

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	PW23042876	S	1338 Walnut AVE	LONG	11	STD	2	\$43,200		\$800,000↓	\$410.26	1950	1911/ASR	6,521/0.1497	N	0	05/03/23	5/5
2	PW23052036	S	3509 E Arabella ST	LONG	21	STD	2	\$76,200		\$1,080,000↑	\$594.06	1818	1950/ASR	8,267/0.1898	N	1	05/04/23	3/3
3	PW23048566	S	1726 N Stanton PL	LONG	3	TRUS	5	\$127,944	5	\$1,564,000↓	\$242.86	6440	1971/ASR	8,502/0.1952	N	0	05/05/23	4/4
4	QC23034059	S	497 Saint Louis AVE	LONG	699	STD	30	\$646,560		\$9,400,000↓	\$398.46	23591	1987/ASR	20,909/0.48	N	45	05/03/23	16/16

Closed • Duplex

List / Sold: **\$815,000/\$800,000** ↓

1338 Walnut Ave • Long Beach 90813

5 days on the market

2 units • **\$407,500/unit** • **1,950 sqft** • **6,521 sqft lot** • **\$410.26/sqft** •

Listing ID: PW23042876

Built in 1911

Cross Streets Anaheim & Cherry



Great opportunity to own this income property's! Unit one 1338 have 3 bedroom 1 1/2 bath, unit two 1338 1/2 have 3 bedroom 2 bath. Convenience locations, close to restaurants, markets, bus, parks, freeways and about 2 mile s from the breaches.

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$815,000
- 2 Buildings
- 4 Total parking spaces
- \$543 (Estimated)
- Laundry: Common Area
- \$43200 Gross Scheduled Income
- \$36680 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,520
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884922
- Gardener:
- Licenses:
- Insurance: \$1,310
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$2,750
2:	1	3	2	0	Unfurnished	\$0	\$0	\$2,750

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 11 - Westside area
- Los Angeles County
- Parcel # 7261027004

Michael Lembeck
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Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos









Closed • Duplex

List / Sold:

\$1,080,000/\$1,080,000 ↑

3 days on the market

3509 E Arabella St • Long Beach 90805

**2 units • \$540,000/unit • 1,818 sqft • 8,267 sqft lot • \$594.06/sqft •
Built in 1950**

Listing ID: PW23052036

South and Downey are the cross streets.



ESTATE style living awaits you! Welcome home, this completely renovated Long Beach home offers a total of 5 bedrooms 2 ¾ bathroom on an ultra-wide lot! This large 8267 sq ft lot features; one 3 bedrooms 1 ¾ bathrooms home and one brand new 2 bedroom 1 bathroom ADU with attached garage. There are endless possibilities for whatever you desire. (Use options include: Bonus room, exercise room, cave, shed, office, utility room, game room or workshop). Each home is separately electric metered. Best of all, it has its own separate entrance & backyard area. A private estate perfect for multi-generational families or anyone who wants to earn rental income. Both homes include: a new electrical system throughout, a 400 AMP service panel, fully grounded, recessed lights, rocker light switches, energy efficient LED lighting system (mini split systems), hardwired smoke detectors & hardwired carbon monoxide sensors. New plumbing: copper & plex supply lines, new energy efficient tankless water heaters, new waste lines above ground and all new plumbing fixtures. Energy efficient features include: new heating & air conditioning (mini split systems) & new dual glazed low E windows. The main home has new R30 attic insulation. The ADU features new interior wood framing, new 5/8" fire-rated drywall, new insulation in walls & ceilings. Finished garage has a new modern style insulated roll up garage door with sleek windows offering the perfect amount of natural light while maintaining privacy. The main home has new Smart appliances including: Samsung Smart Connectivity range/stove, Smart refrigerator, Smart dishwasher and a Smart LG tower washer & dryer. The ADU has in-unit laundry hook ups. Both kitchens include: new quartz countertops, new shaker cabinets & specialty custom drawer features, new tile backsplash, new sinks with new chrome wand-pull-out faucet. New luxury laminate flooring throughout the homes and the two kitchens & new tile flooring in bathrooms and garage. Great curb appeal with new exterior & interior paint. Privacy fences, new drought resistant landscaping (pre-existing mature fruit trees & cactus w/ a brand-new raised vegetable garden). The spacious backyard offers: peaceful backyard views, outside dining area & outside living area with cozy lighting. Easy parking with off-street parking & 2 driveways. Going Green in the future? Southern sun exposure with an upgraded service panel to accommodate your solar needs. <https://www.youtube.com/watch?v=1dEMfsesKPE>

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$1,038,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central
- \$413 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$76200 Gross Scheduled Income
- \$72421.68 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Kitchen, Laundry, Walk-In Closet
- Floor: Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Tankless Water Heater
- Other Interior Features: Copper Plumbing Partial, Quartz Counters, Storage

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Brick, Privacy
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$3,778
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$328
- Cable TV: 01917184
- Gardener:
- Licenses:

- Insurance: \$1,250
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished			\$3,500
2:	1	2	1	1	Unfurnished			\$2,850

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- 21 - Crest Gardens, Mayfair, Signature area
- Los Angeles County
- Parcel # 7160013009

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Apartment**

List / Sold:

\$1,600,000/\$1,564,000 ↓

4 days on the market

Listing ID: PW23048566

1726 N Stanton Pl • Long Beach 90804

5 units • **\$320,000/unit** • **6,440 sqft** • **8,502 sqft lot** • **\$242.86/sqft** •
Built in 1971

S of PCH



Don't Miss This Clean Eastside 5 Unit Building With Great Cash Flow At Over A 5% Cap Rate. The Configuration Consists Of Three 3 Bedrooms 2 Bath Units And Two 4 Bedroom 2 Bath Unit. This Property Is Located On A Quiet Cul De Sac With New Fascia Around The Building And A Side Patio Area For Each Unit. This Location Is In A Highly Desired Rental Area Of Long Beach And Proximate To Shopping, Entertainment, Freeways And Cal State Long Beach. Additional Features Include: Separate Gas And Electric Meters For Each Unit, Inside Laundry In Each Unit, 5 Assigned Parking Spaces And An Additional 5 Guest Parking Spaces.

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- \$1,252 (Estimated)
- Laundry: Inside
- Cap Rate: 5.2
- \$127944 Gross Scheduled Income
- \$83401 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$44,543
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses: 636
- Insurance: \$2,392
- Maintenance:
- Workman's Comp:
- Professional Management: 6397
- Water/Sewer: \$3,108
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,483	\$2,483	\$2,700
2:	1	3	2	0	Unfurnished	\$1,709	\$1,709	\$2,700
3:	1	3	2	0	Unfurnished	\$2,191	\$2,191	\$2,700
4:	1	3	2	0	Unfurnished	\$2,169	\$2,169	\$2,700
5:	1	4	2	0	Unfurnished	\$2,110	\$2,110	\$2,900

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Trust sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7260002014

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Re/Max Property Connection

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Mission Viejo, 92691

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Closed • **Apartment**

List / Sold:

\$9,500,000/\$9,400,000 ↓

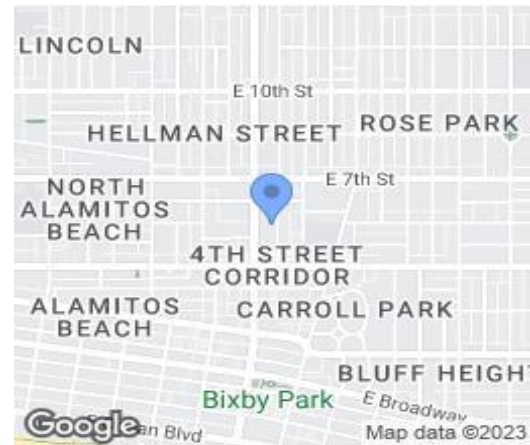
16 days on the market

Listing ID: OC23034059

497 Saint Louis Ave • Long Beach 90814

30 units • **\$316,667/unit** • **23,591 sqft** • **.48 acre(s) lot** • **\$398.46/sqft** •
Built in 1987

Nearby Cross Streets: East 7th Street & Saint Louis Avenue



Saint Louis Apartments is a 30-unit value-add multifamily investment opportunity located in Long Beach, CA. Saint Louis Apartments offers a desirable mix of spacious one, two, and three-bedroom units featuring amenities including private patios and balconies, vinyl and carpet flooring, ceiling fans, and more. Built in 1987, the property features an attractive community amenities package including a subterranean parking garage offering 45 secured parking spaces and 27 spacious storage units, gated pedestrian access, on-site laundry, and an on-site leasing office. Long Beach's continued strong rental metrics, including a 2022 vacancy rate of just 3.4 percent and year-over-year rent growth of 10.6 percent, provide a new owner with the opportunity to take advantage of the substantial demand for rental units in the area through unit interior renovations. With current rents below market rates, Saint Louis Apartments represents an attractive value-add opportunity for a new owner.

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$9,500,000
- 1 Buildings
- Levels: Two
- 45 Total parking spaces
- \$5,212 (Assessor)
- Laundry: Community
- \$646560 Gross Scheduled Income
- \$391093 Net Operating Income
- 30 electric meters available
- 30 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$245,611
- Electric: \$7,327.00
- Gas: \$7,327
- Furniture Replacement:
- Trash: \$7,327
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$10,500
- Maintenance: \$21,000
- Workman's Comp:
- Professional Management: 22285
- Water/Sewer: \$7,327
- Other Expense: \$49,552
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	16	1	1	22	Unfurnished	\$26,155	\$26,155	\$34,400
2:	13	2	2	22	Unfurnished	\$25,630	\$25,630	\$32,435
3:	1	3	3	1	Unfurnished	\$2,095	\$2,095	\$2,895

Of Units With:

- Separate Electric: 30
- Gas Meters: 30
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7263003030

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Re/Max Property Connection

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