

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	Grg Spcs	Date	DOM/CDOM
1	PW20233046	S	64 63rd PL	LONG	1	STD	2	\$74,400		\$1,695,000	\$778.59	2177	1956/ASR	2,451/0.0563	2	04/07/21	95/95
2	PW21045191	S	3521 E 3rd ST	LONG	2	TRUS	2	\$0		\$870,000	\$549.94	1582	1913/ASR	4,725/0.1085	2	04/09/21	2/2
3	PW21038989	S	362 Orizaba AVE	LONG	2	STD	2	\$58,200		\$1,140,000	\$428.73	2659	1917/PUB	6,501/0.1492	3	04/07/21	16/16
4	PW21045028	S	282 Park AVE	LONG	2	STD	2	\$0		\$2,160,000	\$576.15	3749	1931/ASR	6,339/0.1455	4	04/09/21	8/8
5	TR20141137	S	177 E 67th ST	LONG	7	STD	2	\$42,000		\$573,000	\$554.16	1034	1948/ASR	6,085/0.1397	2	04/06/21	169/169
6	RS20251898	S	4803 Ocana AVE	LONG	23	STD	2	\$60,000	4	\$992,000	\$453.38	2188	2018/SLR	5,000/0.1148	2	04/05/21	89/89
7	PW21031097	S	5000 E Stearns ST	LONG	35	STD	2	\$41,100		\$865,000	\$511.83	1690	1949/ASR	6,050/0.1389	2	04/07/21	5/5
8	NP21029290	S	814 Saint Louis AVE	LONG	3	STD	3	\$51,180		\$945,000	\$413.39	2286	1923/ASR	6,505/0.1493	0	04/05/21	21/172
9	PW21010036	S	2610 E Spaulding ST	LONG	3	STD	4	\$70,800		\$1,080,000	\$400.44	2697	1948/ASR	6,455/0.1482	4	04/07/21	46/46
10	21691876	S	702 E Burnett ST	LONG	9	STD	4			\$950,000	\$320.51	2964	1924	2,883		04/07/21	9/9
11	PW21041140	S	4818 N Lakewood BLVD	LONG	29	STD,TRUS	4	\$60,000		\$1,100,000	\$474.14	2320	1943/ASR	7,562/0.1736	0	04/06/21	9/68
12	PW21004028	S	1819 E 7th ST	LONG	699	STD	6	\$110,940		\$1,550,000	\$351.63	4408	1923/PUB	6,238/0.1432	4	04/09/21	42/42
13	PW21009509	S	2552 Cedar AVE	LONG	5	STD	7	\$69,060		\$1,112,500	\$322.74	3447	1937/ASR	11,821/0.2714	6	04/07/21	20/20
14	20652070	S	201 E 12Th ST	LONG	4	STD	28			\$6,700,000	\$365.24	18344	1954	17,008/0.19		04/07/21	94/94

Closed • Duplex

List / Sold:

\$1,750,000/\$1,695,000 ↓

95 days on the market

64 63rd Pl • Long Beach 90803

2 units • \$875,000/unit • 2,177 sqft • 2,451 sqft lot • \$778.59/sqft • Built in 1956

Listing ID: PW20233046

Go to Ocean Blvd from anywhere in the City and go left



The Peninsula lifestyle can be yours in this tastefully upgraded bayside duplex, remodeled in 2011-13. The upstairs unit offers three bedrooms, one of which was converted to an office, another which is a master suite. The kitchen is open to the dining area and living room and highlights additional peek a boo views of the bay. The floor throughout is imported porcelain tile and there is recessed lighting throughout. Kitchen features light granite counters, custom cabinetry, and stainless Viking appliances. Pull up a chair at the counter and talk to the chef or look back at the peek a boo views of the water. Master suite has custom built-ins and leads to a beautifully upgraded bath with a stand up, porcelain tiled shower with custom glass enclosure, and custom dual vanity with custom wall mirrors. Shared bath has a step in tub & shower w/ partial glass enclosure and custom vanity. The second bedroom opens to a nice size patio offering additional views of the bay. Downstairs offers two bedrooms and a recently remodeled bathroom. Both units have their own laundry and there is a large two car garage with a work bench, cabinetry, and room for beach toys. There is an additional parking pad off the back with space for two more cars. In addition, there is a bonus bathroom with shower in the garage to wash off that sand before you head inside.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- Laundry: In Closet
- \$74400 Gross Scheduled Income
- \$2400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Master Suite
- Floor: Stone
- Appliances: Dishwasher, Freezer, Disposal, Gas Cooktop, Refrigerator, Water Heater
- Other Interior Features: 2 Staircases, Open Floorplan, Pantry, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Zero Lot Line
- Waterfront Features: Beach Access
- Fencing: Partial
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,725
- Electric: \$1,680.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$3,550
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,500
2:	1	2	1	0	Unfurnished	\$2,300	\$2,300	\$2,700

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 2
 - Carpet:
 - Dishwasher: 2
 - Disposal: 2
- Drapes:
 - Patio: 1
 - Ranges: 2
 - Refrigerator: 2
 - Wall AC: 0

Additional Information

- Standard sale
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
 - Los Angeles County
 - Parcel # 7245023019

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW20233046

Printed: 04/11/2021 7:20:19 PM

Closed •

List / Sold: **\$850,000/\$870,000** ↑

3521 E 3rd St • Long Beach 90814

2 days on the market

**2 units • \$425,000/unit • 1,582 sqft • 4,725 sqft lot • \$549.94/sqft •
Built in 1913**

Listing ID: PW21045191

East of Redondo/North of Broadway



Rare Belmont Heights 2 houses on 1 lot! 3521 & 3523 East 3rd Street. Rear unit (3523) built in 1913 and has 766 sq.ft, front unit (3521) built in 1952 and has 816 sq. ft. Each home has a private 1 car garage with laundry hook-ups. Rear unit has a grassy backyard. Lots of off-street parking. This diamond-in-the-rough could be renovated to be nice, and the property is close to transportation, schools, shopping and restaurants.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- Laundry: In Garage
- 2 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

- Floor: Wood
- Appliances: Gas Range
- Other Interior Features: Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Near Public Transit, Utilities - Overhead
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,625
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01430724
- Gardener:
- Licenses:
- Insurance: \$0
- 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	2	1	1	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Trust sale

- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7257017026

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • Duplex

List / Sold:

\$1,179,000/\$1,140,000 ↓

16 days on the market

362 Orizaba Ave • Long Beach 90814

2 units • \$589,500/unit • 2,659 sqft • 6,501 sqft lot • \$428.73/sqft • Built in 1917

Listing ID: PW21038989

3rd Street to Orizaba Avenue



Don't miss a great opportunity to own a an income property in a strong rental market neighborhood, Belmont Heights, which is conveniently located near CSULB, VA Hospital, 4th Street Retro Row unique shops, restaurants and coffee houses, DTLB, the beach and easy access to freeways. The 1917 darling 2 bedroom 1 bathroom craftsman style bungalow house in front has a roomy eat-in kitchen, living room with fireplace, dining area, wood floors under carpet, central AC/heat, washer/dryer hook ups, attached direct access to the single car garage with carport for extra parking. Enjoy the private back yard of the house with room for entertaining! The two story apartment in back has 3 bedrooms 2 baths with direct access to a 2 car garage where laundry hook ups are located. Structure built in the '80's. There are 2 very spacious upstairs bedrooms with vaulted ceilings that share a bathroom; 'master' has a skylight, fireplace and access to a private balcony overlooking tree tops. The private patio area behind the apartment is spacious and offers access through the gate to the garage also. Newer garage door. The white fence in back was recently installed. Main drain line to city replaced in 2020. Located on a quiet street the property is within convenient walking distance to a grocery store on corner of 4th and Orizaba! Please do not disturb the occupants.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$1,250,000
- 2 Buildings
- 6 Total parking spaces
- Cooling: See Remarks
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$58200 Gross Scheduled Income
- \$45200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Wood
- Appliances: Dishwasher, Refrigerator, Water Heater

Exterior

- Lot Features: Lawn, Utilities - Overhead
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,620
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,350	\$2,350	\$2,900
2:	1	3	2	2	Unfurnished	\$2,500	\$2,500	\$3,100

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 2

- Carpet: 2
- Dishwasher: 2
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7257011010

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Duplex

List / Sold:

\$1,999,000/\$2,160,000 ↑

8 days on the market

282 Park Ave • Long Beach 90803

2 units • **\$999,500/unit** • **3,749 sqft** • **6,339 sqft lot** • **\$576.15/sqft** •
Built in 1931

Listing ID: PW21045028

Cross streets are Park Ave & Vista



Introducing 282 Park Ave, a timeless Spanish hacienda built in 1931 by John Max Morrell and located in the coveted Estates section of Belmont Heights. Originally built as a duplex, this stunning property welcomes you through the traditional Spanish courtyard, thoughtfully designed for impressive curb appeal and privacy. Appreciate quality preservation in the original oak floors with mahogany inlay, charming built-ins and character that stands the test of time. Grand arched windows highlight the romantic details of the generous living spaces, graced with intricate stencil artwork in the lath & plaster of the barrelled ceilings. The main house has an extensive layout that includes an upstairs master retreat, custom closets and an exterior deck with tree top views. A chef's kitchen is well appointed with Carrera marble countertops, high end appliances and a butler's pantry. The alternative one bedroom unit is also generous in size with a private entrance. The grand living room, dining room and full kitchen plus sunroom give this living space an incredible amount of options. Outdoor living comes easy in the open air veranda with a built in barbeque & smoker. The expansive four car garage provides function and endless possibilities. Additional amenities include zoned central heat & AC, private elevator, electric car charging station and so much more. A premier setting in one of the best neighborhoods in Long Beach, just moments from trendy restaurants, shopping and the beach.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$1,999,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Formal Entry, Foyer, Galley Kitchen, Game Room, Kitchen, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom, Master Suite, Office
- Appliances: 6 Burner Stove, Barbecue, Dishwasher, Refrigerator
- Other Interior Features: Balcony, Built-in Features, Elevator
- Floor: Wood

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- 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	3	3	Unfurnished	\$0	\$0	\$4,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7250030009

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21045028

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Closed • Duplex

List / Sold: **\$572,900/\$573,000** ↓

177 E 67th St • Long Beach 90805

169 days on the market

2 units • \$286,450/unit • 1,034 sqft • 6,085 sqft lot • \$554.16/sqft • Built in 1948

Listing ID: TR20141137

North of the 91 fwy and East of Long Beach Blvd



***SELLER HIGHLY MOTIVATED North Long Beach Renovated Duplex with Huge front Yard w/ RV access and Carport. UPSTAIRS UNIT : 2 Bed 1 Bath, w/ Remodeled Kitchen, Stainless Steel appliances, Micro-hood, Range, and Dishwasher, New Cabinets and Quartz Counter Tops. New tile Flooring in Kitchen/Bathroom & Wood Floors in Bedrooms. Also, a 1 Car Garage. DOWNSTAIRS STUDIO UNIT: New Kitchen Cabinets , Tile Flooring, New Paint inside and Out. New light fixtures. New vanities and fixtures. This Unit also has Garage Converted to 1 Bedroom without Permits. DETACHED STORAGE ROOM BEHIND CARPORT. Great for Multifamily or Buyer Can Live in One and Rent Out the other Unit at Current Market Value.

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$575,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: In Garage
- \$42000 Gross Scheduled Income
- \$28373 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,627
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,520
- Cable TV: 02078798
- Gardener:
- Licenses:
- Insurance: \$700
- 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	2	1	1	Unfurnished	\$0	\$0	\$2,000
2:	1	0	1	1	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 7 - North Long Beach area

- Los Angeles County
- Parcel # 7304010053

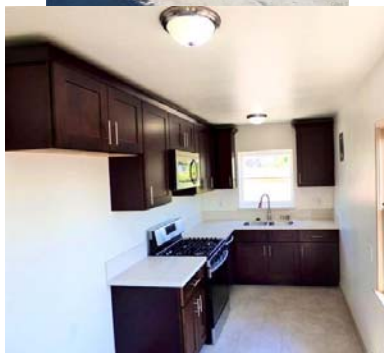
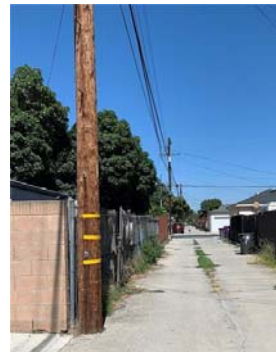
Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos



Closed • **Single Family Residence**

List / Sold: **\$969,000/\$992,000** ↑

4803 Ocana Ave • Long Beach 90713

89 days on the market

2 units • **\$484,500/unit** • **2,188 sqft** • **5,000 sqft lot** • **\$453.38/sqft** •
Built in 2018

Listing ID: RS20251898

South of Del Amo West of Woodruff



4803-4805 Ocana-Two houses in one-a must see! This fully renovated home has a second legal Accessory Dwelling Unit. Great investment opportunity, live in one and rent out the other. The larger unit features three large Bedrooms three baths including two master suites, the second unit includes a one bedroom, two bath unit. Each unit is complimented with new gourmet kitchens featuring brilliant quartzite counter tops, stainless steel appliances, each home has his own laundry unit.

Facts & Features

- Sold On 04/05/2021
- Original List Price of \$990,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- Cap Rate: 4.4
- \$60000 Gross Scheduled Income
- \$43600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Microwave
- Other Interior Features: 2 Staircases, Block Walls, Ceiling Fan(s), Pantry

Exterior

- Lot Features: Sprinklers In Front, Sprinklers In Rear, Yard
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$16,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	5	2	Unfurnished	\$0	\$0	\$5,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet: 2
- Dishwasher: 2
- Disposal: 2
- Drapes: 0
- Patio: 2
- Ranges: 2
- Refrigerator: 0
- Wall AC: 2

Additional Information

- Standard sale

- 23 - Lakewood Park area
- Los Angeles County
- Parcel # 7175008002

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Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$865,000/\$865,000**

5000 E Stearns St • Long Beach 90815

5 days on the market

2 units • **\$432,500/unit** • **1,690 sqft** • **6,050 sqft lot** • **\$511.83/sqft** •

Built in 1949

Listing ID: PW21031097

PCH / Clark / Stearns



Rare DUPLEX opportunity in East Long Beach! Each unit features 2 bedrooms and 1 full bath. Both kitchens are upgraded with granite counters + the bathrooms are upgraded with tile flooring and tile shower/tub surround!!! Both units have inside laundry hook-ups. Plenty of parking with two car garage + off-street parking for 4 cars. Located in close proximity to CSULB, Belmont Shore & steps school & park! Please do not disturb tenants.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$865,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$41100 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Gas Range
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- 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	2	1	1	Unfurnished	\$1,725	\$1,725	\$2,200
2:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 35 - Artcraft Manor area

- Los Angeles County
- Parcel # 7219020008

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21031097

Printed: 04/11/2021 7:20:25 PM

Closed • **Triplex**

List / Sold: **\$975,900/\$945,000** ↓

814 Saint Louis Ave • Long Beach 90804

21 days on the market

3 units • **\$325,300/unit** • **2,286 sqft** • **6,505 sqft lot** • **\$413.39/sqft** •
Built in 1923

Listing ID: NP21029290

7th and Saint Louis Ave



Amazing Long Beach craftsman with 3 detached little houses on 1 lot. Front house is a Cal-Bungalow 2bd home, stainless steel APPLIANCES & nice cabinets w/ granite counter tops in kitchen plus laundry room with washer/dryer; 3 great little homes w/driveway parking front and rear parking space behind middle house w/ alley access for multiple car parking and ez unloading to these homes. Tenants in rear 816 St. Louis home and middle 810 St. Louis home have been amazing tenants for years. The tenants keep up the property very well. The back area has a iron security gate on wheels for easy access from the back. Very safe property on a quite street. (rear 816 is two bedroom; middle 810 is also a one bedroom; front 814 is 2 bedroom). At today's low interest rates you would benefit from these 3 homes on ONE LOT in famous HISTORIC Rose Park!

Facts & Features

- Sold On 04/05/2021
- Original List Price of \$975,900
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: Dryer Included, Gas Dryer Hookup, In Kitchen, Washer Included
- \$51180 Gross Scheduled Income
- \$10000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01885775
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,610	\$1,610	\$2,700
2:	1	2	1	0	Unfurnished	\$1,460	\$1,460	\$1,895
3:	1	1	1	0	Unfurnished	\$1,195	\$1,195	\$1,795

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262010030

Michael Lembeck

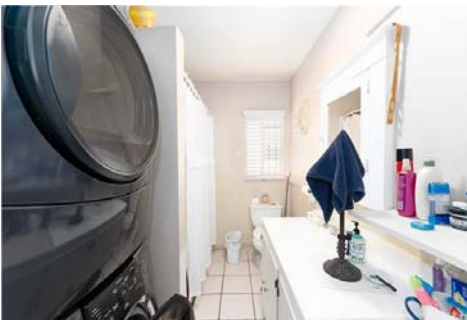
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold:

\$1,125,000/\$1,080,000 ↓

46 days on the market

Listing ID: PW21010036

2610 E Spaulding St • Long Beach 90804

4 units • **\$281,250/unit** • **2,697 sqft** • **6,455 sqft lot** • **\$400.44/sqft** •
Built in 1948

North of Anhaeim, West of Temple



This charming 4 Unit Apartment Building. This hidden Gem is tucked away in the Zaferia District of Long Beach and is located near the traffic circle area. These units are a short 2 miles away from the beach and within walking distance to Joe Jost's as well as many other restaurants and markets. Some of the highlights of this building include 4 1-car garages, new dual pane windows, amazing curb appeal, new PEX repipe plumbing, individual sub meters for gas and electricity. All units have been remodeled. The owners unit is a 2 bed & 2 bath with a den/office that can be used as 3rd bedroom. The remaining 3 units are adorable 1 bed / 1 bath units all with new dual pane windows, interior laundry, hardwood floors, granite counter tops, bathtub walls.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$1,125,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: Inside
- \$70800 Gross Scheduled Income
- \$52630 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,570
- Electric: \$454.00
- Gas: \$475
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01247521
- Gardener:
- Licenses:
- Insurance: \$1,196
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$963
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,500
2:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,500
3:	1	1	1	1	Furnished	\$1,550	\$1,550	\$1,550
4:	1	2	2	1	Unfurnished	\$0	\$0	\$2,350

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7260018026

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$950,000/\$950,000**

702 E Burnett St • Long Beach 90806

9 days on the market

**4 units • \$237,500/unit • 2,964 sqft • No lot size data • \$320.51/sqft •
Built in 1924**

Listing ID: 21691876

Exit the 710 south on W Willow Street. Make a right on Atlantic Ave and a left on Burnett Street. The property is on the corner of Burnett and Lime.



We are pleased to present 702 E Burnett Street, a four unit property located in the City of Long Beach, California. Built in 1924, the property is situated on a 2,883 square foot lot zoned LBR1N near the intersection of Lime Avenue and E Burnett Street. The property consists of one structure with four two bedroom, one bathroom units. All the units are individually metered for electricity and gas. Located in the South Wrigley area of town, this property boasts convenient access to the 710 freeway and all of downtown Long Beach. Located in a strong rental market, the City of Long Beach continues to progress forward and is currently experiencing major redevelopment. The Long Beach Port is currently undergoing 4.4 billion in future redevelopments, creating 14,000 new and permanent jobs in Southern California.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$950,000
- 1 Buildings
- Laundry: Community
- \$46490 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$18,344
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1		Unfurnished	\$1,388	\$5,550	\$7,200
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 9 - Poly High area
- Los Angeles County
- Parcel # 7211009001

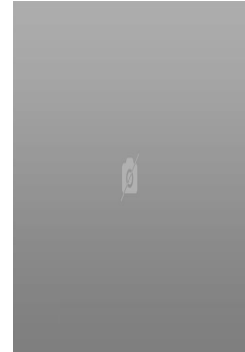
Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold:

\$1,049,900/\$1,100,000 ↑

9 days on the market

Listing ID: PW21041140

4818 N Lakewood Blvd • Long Beach 90808
4 units • **\$262,475/unit** • **2,320 sqft** • **7,562 sqft lot** • **\$474.14/sqft** •
Built in 1943
South of Del Amo



Great opportunity to own this 4 unit building in the popular Lakewood Village neighborhood. All units are one bedroom and one bath and have separate gas and electric meters, and water heaters. With huge lot and set back off the service street, there is on site parking as well as plenty of street parking. The property is professionally managed and in good condition. Fantastic location near the new LBX shopping center featuring Whole Foods and Nordstrom Rack, minutes to Lakewood mall, freeways and more! Multi units rarely come up in the area so don't let this pass you by!

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$1,049,900
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$60000 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Carpet, Laminate, Wood

Exterior

- Lot Features: Rectangular Lot, Near Public Transit, Park Nearby, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 265
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,166
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,600
2:	1	1	1	0	Unfurnished	\$1,175	\$1,175	\$1,600
3:	1	1	1	0	Unfurnished	\$1,125	\$1,125	\$1,600
4:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,600

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled

- 29 - Lakewood Village area
- Los Angeles County
- Parcel # 7181001008

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$1,595,000/\$1,550,000 ↓

42 days on the market

Listing ID: PW21004028

1819 E 7th St • Long Beach 90813

**6 units • \$265,833/unit • 4,408 sqft • 6,238 sqft lot • \$351.63/sqft •
Built in 1923**

7th Street & Cherry Avenue



1819 E. 7th Street is a 6-unit multifamily investment property in the City of Long Beach. 1819 E. 7th Street represents an opportunity to acquire a multifamily asset in one of the most desirable submarkets in Los Angeles County. While being centrally located in the heart of the city, the property benefits from being 2-miles (approximately) from the 710 Freeway and 2.5-miles (approximately) from the 405 Freeway. Within the city, residents enjoy easy access to public transit including the light rail Metro A Line which connects the City of Long Beach with Downtown Los Angeles. Built in 1923, the property consists of an excellent unit mix of two one-bedrooms and four two-bedrooms. The property also offers its residents convenient on-site amenities such as laundry, garage parking, secured entry, as well as, as a warm and inviting courtyard. 1819 E. 7th Street is located on the northside of 7th Street near the cross-streets of 7th St. and Cherry Avenue in the highly desirable neighborhood of Hellman. The property is just minutes from Cal. State Long Beach, 4th Street (Retro Row), Museum of Latin American Art, Shoreline Village, The Pike Outlets, the newly build Long Beach Exchange, as well as, numerous local shopping and dining options.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$1,595,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Common Area
- \$110940 Gross Scheduled Income
- \$68585 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$37,409
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01909400
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$2,650	\$2,650	\$2,900
2:	4	2	1	0	Unfurnished	\$6,595	\$6,595	\$7,600

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7267030003

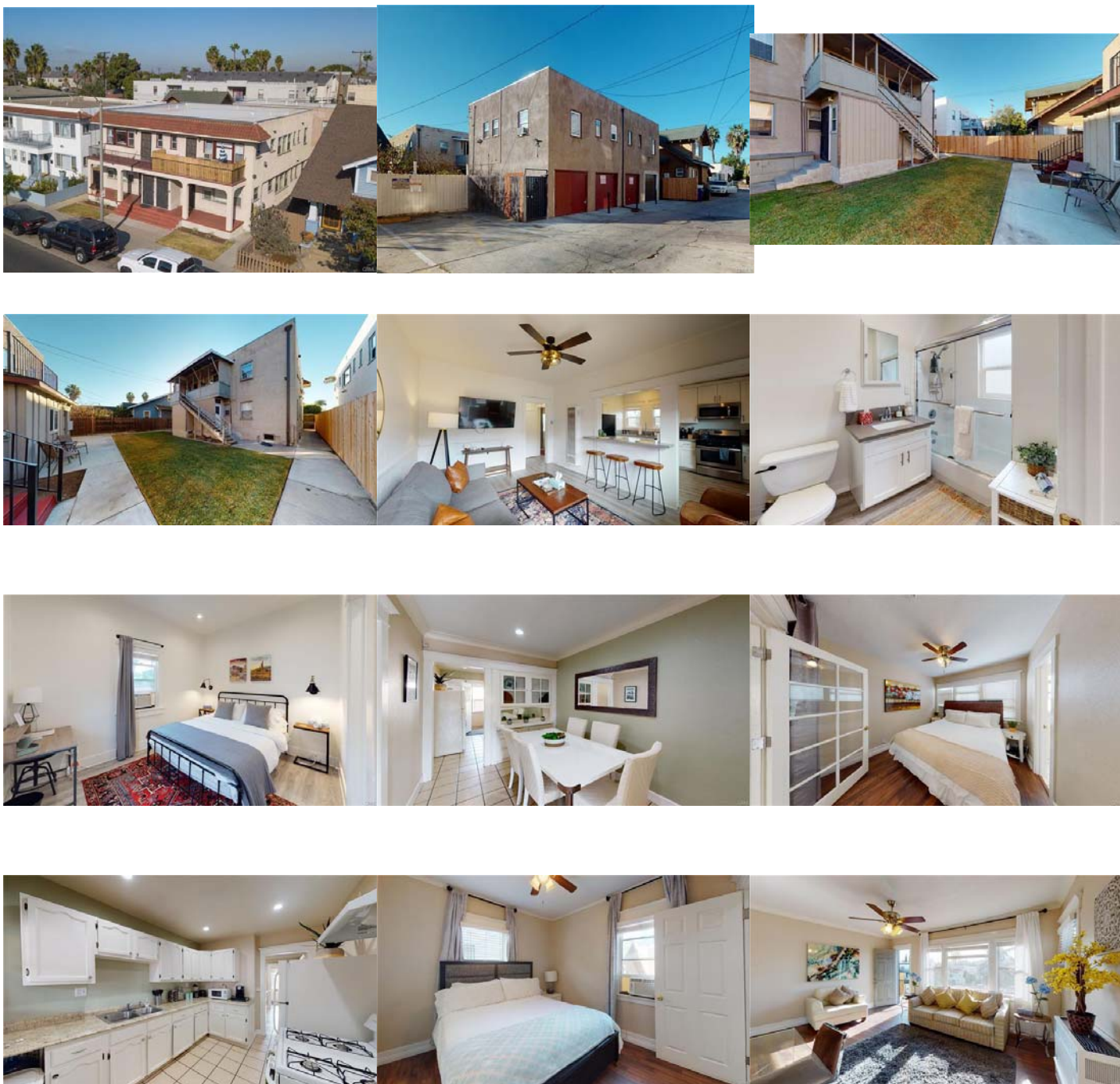
Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$1,295,000/\$1,112,500 ↓

20 days on the market

Listing ID: PW21009509

2552 Cedar Ave • Long Beach 90806

**7 units • \$185,000/unit • 3,447 sqft • 11,821 sqft lot • \$322.74/sqft •
Built in 1937**

Willow to Cedar Ave.



2552 & 2560 Cedar Ave. is an excellent investment opportunity in the North Wrigley area of Long Beach. The subject property consists of 7 units on two separate parcels (5,273 SF + 6,548 SF = Totaling 11,821 Lot SF). 2552 Cedar Ave. is a 5 unit property (former Harvey Line Motel) and is comprised of a two story townhouse style 2bd/1bth unit with a large basement (recently vacated and will delivered vacant), and (4) studio units. 2560 Cedar Ave. consists of a two unit two story structure located at the rear of lot, comprised of (1) 1bd/1bth unit, and (1) studio unit. The 2560 Cedar Ave. parcel is primarily all land which allows a potential buyer the opportunity to build 2-3 additional units. There are 6 single car garages on the property. Rents are extremely, extremely, extremely low and property is in need of upgrades and improvements. Two electric meters, one for each property, owner pays electricity. Priced to sell at \$185,000 per unit. Don't miss this great investment opportunity.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$1,295,000
- 2 Buildings
- 6 Total parking spaces
- \$69060 Gross Scheduled Income
- \$69060 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$1,800
2:	1	0	1	1	Unfurnished	\$700	\$2,500	\$1,295
3:	1	0	1	1	Unfurnished	\$600	\$3,100	\$1,295
4:	1	0	1	1	Unfurnished	\$600	\$3,700	\$1,295
5:	1	0	1	1	Unfurnished	\$605	\$4,305	\$1,295
6:	1	0	1	1	Unfurnished	\$700	\$5,005	\$1,295
7:	1	1	1	1	Unfurnished	\$750	\$5,755	\$1,495

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205004008

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21009509

Printed: 04/11/2021 7:20:39 PM

Closed •

List / Sold:

\$7,000,000/\$6,700,000 ↓

94 days on the market

Listing ID: 20652070

201 E 12Th St • Long Beach 90813

**28 units • \$250,000/unit • 18,344 sqft • 17,008 sqft lot • \$365.24/sqft •
Built in 1954**

**Head East on East Anaheim Street from the 710 freeway. Make a right on Locust Ave, the a left on 12th Street.
The property is on the left hand side.**



The subject property is located at 201-209 East 12th Street, Long Beach, CA

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$7,000,000
- 2 Buildings
- \$284289 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$180,274
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1		Unfurnished	\$1,085	\$2,170	\$2,500
2:	22	1	1		Unfurnished	\$1,380	\$30,368	\$34,150
3:	4	2	1		Unfurnished	\$1,582	\$6,330	\$7,850
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7273003007

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 20652070

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