

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	PW22060604	S	3661 Webster AVE	LONG	11	STD	2	\$32,760		\$640,000	\$518.22	1235	1954/ASR	2,999/0.0688	N	2	05/06/22	4/4
2	IN21164676	S	1061 E 16th ST	LONG	9	STD,TRUS	3	\$3,300		\$910,000	\$357.14	2548	1921/ASR	6,451/0.1481	N	1	05/02/22	200/200
3	PW22026197	S	1721 Pine AVE	LONG	4	STD	4	\$59,760		\$1,171,000	\$342.10	3423	1949/ASR	7,524/0.1727	N	5	05/02/22	8/8
4	SB22016442	S	1329 Cedar AVE	LONG	4	STD	6	\$109,500		\$1,550,000	\$346.68	4471	1941/ASR	7,463/0.1713	N	5	05/03/22	8/8

Closed • Duplex

List / Sold: **\$625,000/\$640,000** ↑

3661 Webster Ave • Long Beach 90810

4 days on the market

2 units • **\$312,500/unit** • **1,235 sqft** • **2,999 sqft lot** • **\$518.22/sqft** •

Listing ID: PW22060604

Built in 1954

South of Wardlow Rd.



Welcome investors to 3661 Webster Ave. Units A and B. This is a prime, bread and butter, Long Beach duplex. It's the perfect for both beginning and experienced investors. The property consists of one 2 bedroom, 1 bath unit with a 2 car attached garage and private patio and, one 1 bedroom, 1 bath unit with a private, fenced yard. A large, attached 2 car garage separates both units for privacy between them. Each unit is metered for it's own electricity and gas, the owner pays water. Located on an east facing corner lot, close to multiple major freeways, public transportation centers, the ports of Long Beach and Los Angeles as well as surrounding dining and entertainment options of the Bixby Area and Downtown Long Beach. Updates and upgrades made to the property within the last 10 years include, a new roof, new windows, new paint, new kitchen cabinets and granite counters in both units, new flooring and more. This is turnkey investment property with existing tenants in place, there's nothing to do once you're the owner, but sit back, collect the rents, and let the property pay for itself!

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$625,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Garage
- \$32760 Gross Scheduled Income
- \$31920 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$840
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897290
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,500	\$1,500	\$1,900
2:	1	1	1	0	Unfurnished	\$1,230	\$1,230	\$1,500

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 11 - Westside area
- Los Angeles County
- Parcel # 7317003026

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: PW22060604

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Closed •

List / Sold: **\$890,000/\$910,000** ↑

1061 E 16th St • Long Beach 90813

200 days on the market

3 units • \$296,667/unit • 2,548 sqft • 6,451 sqft lot • \$357.14/sqft • Built in 1921

Listing ID: IN21164676

Pacific Coast Highway and Martin Luther King street



DO NOT DISTURB TENANTS. Property features a 3bed 1bath house with a Duplex 2bed 1bath each unit in the rear. Property will be sold with tenants. Conventional Financing or Cash preferred. Property sold as is and subject to inspection. Property can be viewed by appointment only. Great Investment Opportunity! All information on this listing is deemed reliable, but not guaranteed. Buyer to satisfy themselves of all information listed.

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$875,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 1 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$3300 Gross Scheduled Income
- \$3140 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: None

Exterior

- Lot Features: Front Yard, Lawn
- Fencing: Chain Link
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Lighting, TV Antenna

Annual Expenses

- Total Operating Expense: \$4,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,800	\$1,800	\$1,800
2:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$1,700
3:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 2
- Carpet: 3
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled
- 9 - Poly High area
- Los Angeles County
- Parcel # 7268023019

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IN21164676

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Closed •

List / Sold:

\$1,100,000/\$1,171,000 ↑

8 days on the market

1721 Pine Ave • Long Beach 90813

**4 units • \$275,000/unit • 3,423 sqft • 7,524 sqft lot • \$342.10/sqft •
Built in 1949**

Listing ID: PW22026197

South of PCH off of Pine



Prime 4- Plex with great unit mix located minutes to downtown LB, Ocean, CSULB and more! 4 units consisting of 2- 3 bed/ 2 bath , 1-2bed/ 2 bath and 1 - 1 bed/1 bath. 5 garages, onsite laundry room. Individually metered for gas & electric. Owner pays water only. Long term owner with long term tenants. Upside in rents and perfect for someone who wants to come in and make this building their own with some updating!

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area, Community
- \$59760 Gross Scheduled Income
- \$41832 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- 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	2	2	Unfurnished	\$1,560	\$1,560	\$2,300
2:	1	3	2	1	Unfurnished	\$1,450	\$1,450	\$2,300
3:	1	2	2	1	Unfurnished	\$1,125	\$1,125	\$1,650
4:	1	1	1	1	Unfurnished	\$845	\$845	\$1,250

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7269009003

Michael Lembeck

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Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: PW22026197

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Closed •

List / Sold:

\$1,450,000/\$1,550,000 ↑

8 days on the market

Listing ID: SB22016442

1329 Cedar Ave • Long Beach 90813

**6 units • \$241,667/unit • 4,471 sqft • 7,463 sqft lot • \$346.68/sqft •
Built in 1941**

Just north of Anaheim St. East of Magnolia



6 unit investment opportunity consisting of 5 one bedroom one bath units and 1 three bedroom one bath unit. Spacious units 4471 sqft total, nice size lot, wide with greasy areas 7463 sqft, 5 garages off alley with access. Individual gas & electric meters, two level walk up style with pitched roof, Drive by only do not walk property or disturb tenants.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- \$0 (Unknown)
- Laundry: Community
- \$109500 Gross Scheduled Income
- \$84470 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,030
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$840
- Cable TV: 01914434
- Gardener:
- Licenses: 250
- Insurance: \$1,975
- Maintenance: \$3,240
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,350
2:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,350
3:	1	1	1	1	Unfurnished	\$1,275	\$1,275	\$1,275
4:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,450
5:	1	3	1	1	Unfurnished	\$2,300	\$2,300	\$2,300
6:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,400

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7269042022

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income **LISTING ID:** SB22016442

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