

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	PW23027869	S	503 505 Rose AVE	LONG	4	STD	2	\$71,700		\$998,000	\$479.81	2080	1909/ASR	7,482/0.1718	N	2	05/19/23	10/10
2	CV23064128	S	6900 Beechley AVE	LONG	7	STD	2	\$0		\$865,000	\$411.71	2101	1948/ASR	6,162/0.1415	N	3	05/16/23	9/9
3	OC23038605	S	2627 E Broadway	LONG	2	STD	4	\$103,900		\$1,970,000	\$437.78	4500	1976/ASR	7,180/0.1648	N	5	05/17/23	9/9
4	PW23048534	S	1600 Junipero AVE	LONG	3	TRUS	4	\$107,724	5	\$1,290,000	\$302.39	4266	1977/ASR	7,043/0.1617	N	0	05/19/23	12/12
5	23253107	S	801 Atlantic AVE	LONG	4	STD	4		6	\$1,100,000	\$332.13	3312	1914	3,001/0.06	N		05/16/23	16/16
6	PW23035436	S	3032 E 7th ST	LONG	3	STD	10	\$194,580		\$2,250,000	\$372.52	6040	1962/ASR	5,640/0.1295	N	4	05/16/23	14/14

Closed • Duplex

List / Sold: **\$875,000/\$998,000** ↑

503 505 Rose Ave • Long Beach 90802

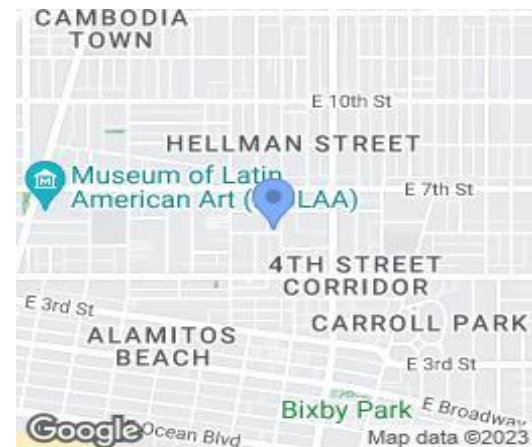
10 days on the market

2 units • **\$437,500/unit** • **2,080 sqft** • **7,482 sqft lot** • **\$479.81/sqft** •

Listing ID: PW23027869

Built in 1909

E 7th St & Rose Ave



503-505 Rose Avenue is comprised of two (2) houses on a 7,482-square foot parcel in Alhambra, Long Beach. 503 is comprised of three (3) bedrooms / two (2) bathrooms and 505 consists of three (3) bedroom / two (2) bathrooms. Front house features a large, unique standup attic with window views on three sides, with a dividing wall and dedicated stairway that make the space feel like two extra loft bedrooms. Both houses offers in-unit washer/dryers and sizable private and fenced off yards. The rear unit features a large covered front porch. Ample parking is available in an impacted parking area. The property offering two (2) single car garages and five (5) surface spaces. A third garage provides storage.

Facts & Features

- Sold On 05/19/2023
- Original List Price of \$875,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- \$558 (Estimated)
- Laundry: Inside, Stackable
- \$71700 Gross Scheduled Income
- \$46501 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,048
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01984062
- Gardener:
- Licenses: 700
- Insurance: \$1,768
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management: 3477
- Water/Sewer: \$2,081
- Other Expense: \$600
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,475	\$3,475	\$3,600
2:	1	3	2	0	Unfurnished	\$2,500	\$2,500	\$3,200

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
- 4 - Downtown Area, Alhambra Beach area

- Rent Controlled

- Los Angeles County
- Parcel # 7266021007

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: PW23027869

Printed: 05/21/2023 6:54:28 AM

Closed • Duplex

List / Sold: **\$850,000/\$865,000** ↑

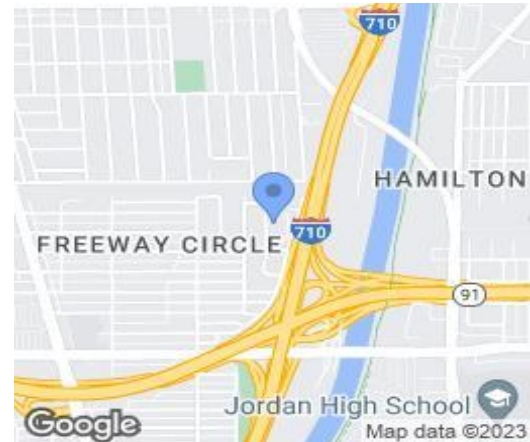
6900 Beechley Ave • Long Beach 90805

9 days on the market

2 units • **\$425,000/unit** • **2,101 sqft** • **6,162 sqft lot** • **\$411.71/sqft** •
Built in 1948

Listing ID: CV23064128

E 68th to Beechley North



Great opportunity to live in one and rent the 2nd unit in a quiet Long Beach area. The front unit has 3 spacious bedrooms and 1 bathroom. The living room has a fireplace and windows that offer plenty of natural lighting. The kitchen opens to the dining area and exits to the backyard. The 2nd unit has 3 bedrooms with an optional 4th bedroom. The unit is currently being painted and has an updated full bathroom. There is a 3 car garage with a portion of it converted to a bonus room. Ample parking for both tenants. Property is located near public transportation, schools, and shopping.

Facts & Features

- Sold On 05/16/2023
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$543 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Front Yard, Garden, Park Nearby, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	3	Unfurnished			\$2,600
2:	1	4	1	0	Unfurnished			\$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
- 7 - North Long Beach area

- Los Angeles County
- Parcel # 7303002044

Michael Lembeck

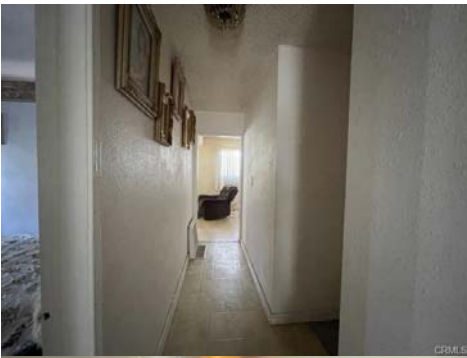
State License #: 01019397
Cell Phone: 714-742-3700

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: CV23064128

Printed: 05/21/2023 6:54:30 AM

Closed • **Quadruplex**

List / Sold:

\$1,950,000/\$1,970,000 ↑

9 days on the market

Listing ID: OC23038605

2627 E Broadway • Long Beach 90803

4 units • **\$487,500/unit** • **4,500 sqft** • **7,180 sqft lot** • **\$437.78/sqft** •
Built in 1976

from 7th St, West on Redondo, North on Broadway



2627 E Broadway is a spectacular 4plex consisting of four separate 2 bdrm 2.5 ba units each of them adjacent to one another. The property is just a short walk to the beach. There are two end units that share only one common wall. Three units are approximately 1,000 sq ft with one larger end unit approximately 1,403 sq ft. Perfect for an owner user to live in and rent the other 3 units to generate additional income. The building has approximately 8 bedrooms and 9 bathrooms. There are 4 separate garages that can be assigned to the unit in any configuration (they are detached from the units). One of the garages is a 2 car garage and the other three garages are 1 car garages. There is a separate laundry room for the building which currently generates cash revenues. There is land space in the back of the property with opportunity improve upon.

Facts & Features

- Sold On 05/17/2023
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Electric
- \$0 (Assessor)
- Laundry: Common Area
- \$103900 Gross Scheduled Income
- \$89128 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,772
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$3,406
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,202
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3	2	Unfurnished	\$2,000	\$2,000	\$2,000
2:	1	2	2	1	Unfurnished	\$1,625	\$1,625	\$1,625
3:	1	2	2	1	Unfurnished	\$2,500	\$2,500	\$2,500
4:	1	2	2	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4

- Dishwasher: 4
- Disposal: 4

- Wall AC: 0

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7263017012

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:

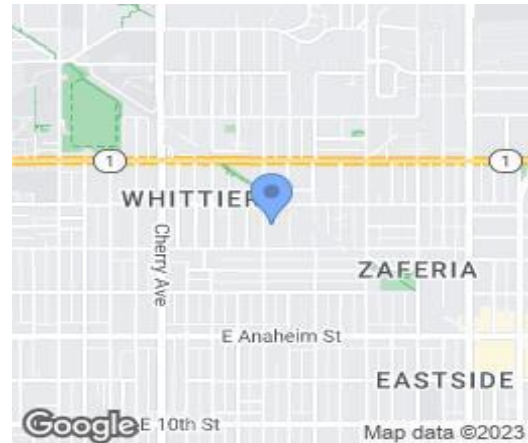
\$1,350,000/\$1,290,000 ↑

12 days on the market

1600 Junipero Ave • Long Beach 90804
4 units • **\$337,500/unit** • **4,266 sqft** • **7,043 sqft lot** • **\$302.39/sqft** •
Built in 1977

Listing ID: PW23048534

S. PCH on Junipero



Built In 1977, This Eastside Fourplex Offers Very Desirable And Spacious Configuration Of All 3 Bedroom Units. All Units Are Currently Occupied. This Strong Coastal Market Of Long Beach Offers Great Upside Rents, Proximity To Freeways, Shopping, Entertainment, And Cal State Long Beach. All Units Are Metered Separately For Gas And Electric. This Property Also Offers An Abundance Of Parking With The Ability To Park Up To 12 Cars On The Premises With 6 Tandem Parking Spots. All Units Have Inside Laundry As Well! Don't Miss This Well Located Income Producing Property With A Cap Rate Above 5%!

Facts & Features

- Sold On 05/19/2023
- Original List Price of \$135,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Heating: Wall Furnace
- \$961 (Estimated)
- Laundry: Inside
- Cap Rate: 5.27
- \$107724 Gross Scheduled Income
- \$71119 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,605
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses: 609
- Insurance: \$1,753
- Maintenance:
- Workman's Comp:
- Professional Management: 5134
- Water/Sewer: \$2,232
- Other Expense:
- Other Expense Description: 4000misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,139	\$2,139	\$2,600
2:	1	3	1	0	Unfurnished	\$2,560	\$2,560	\$2,600
3:	1	3	1	0	Unfurnished	\$2,139	\$2,139	\$2,600
4:	1	3	1	0	Unfurnished	\$2,139	\$2,139	\$2,600

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7260012006

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

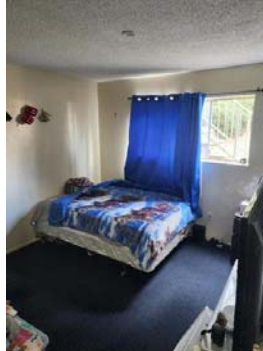
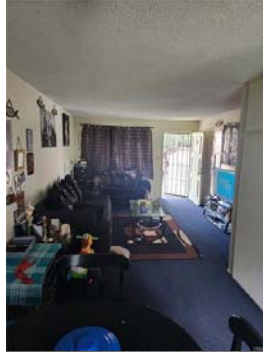
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$1,100,000/\$1,100,000**

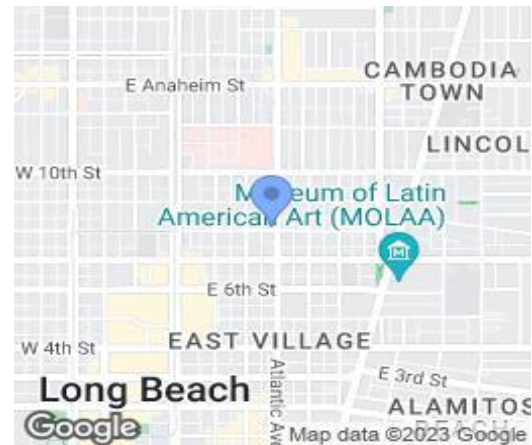
801 Atlantic Ave • Long Beach 90813

16 days on the market

**4 units • \$275,000/unit • 3,312 sqft • 3,001 sqft lot • \$332.13/sqft •
Built in 1914**

Listing ID: 23253107

E 8th St and Atlantic Ave



801 Atlantic Avenue, Long Beach, CA is a 3,312 square foot, four-unit building was constructed in 1914 and is situated on a 3,001 square foot corner lot, with a unit mix of (2) three-bedroom one-bath units, and (2) two-bedroom one-bathroom units. The property is individually metered for gas and electric and landlord pays for water, sewer, and trash. Unit 805 has washer and dryer hook-ups. Two units will be delivered vacant and one unit (#807) has a pending eviction case. Units will need to be remodeled to achieve market rents. No onsite parking, but there are striped spaces directly in front of the building, and there may be potential to add a space behind the building.

Facts & Features

- Sold On 05/16/2023
- Original List Price of \$1,100,000
- 1 Buildings
- Heating: Natural Gas
- Cap Rate: 5.65
- \$62134 Net Operating Income

Interior

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$26,865
- 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:	1	3	1		Unfurnished	\$2,700	\$0	\$2,700
2:	1	2	1		Unfurnished	\$1,000	\$1,000	\$2,046
3:	1	2	1		Unfurnished	\$2,046	\$0	\$2,046
4:	1	3	1		Unfurnished	\$1,900	\$1,900	\$2,700

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
- Rent Controlled

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7274016016

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 • **Apartment**

List / Sold:

\$2,400,000/\$2,250,000 ↓

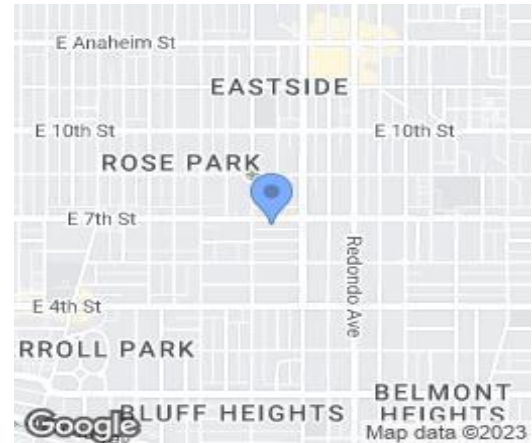
14 days on the market

Listing ID: PW23035436

3032 E 7th St • Long Beach 90804

10 units • \$240,000/unit • 6,040 sqft • 5,640 sqft lot • \$372.52/sqft • Built in 1962

Obispo Ave & E 7th St



3032 E. 7th Street is a 10-unit apartment building in the popular Rose Park neighborhood of Long Beach, California. The property consists of (4) 2 BD/1 BA units, (4) 1 BD/1BA units and (2) retail units. All residential units feature balconies or patios, and select units have been renovated with new flooring and kitchens. On site laundry is available, contributing to the current income, as well (4) garages with the potential for parking income. The property has a Walk Score of 92 out of 100, considered a "Walker's Paradise", so daily errands do not require a car. Living in Rose Park offers residents an urban/suburban mix feel and most residents rent their homes. The area offers many amenities such as bars, restaurants, coffee shops and parks, and the neighborhood is highly rated for families and young professionals. Public schools in the area are also highly rated. 3032 E. 7th Street provides a new owner with over 20% rental upside potential in a desirable rental market.

Facts & Features

- Sold On 05/16/2023
- Original List Price of \$2,400,000
- 1 Buildings
- 4 Total parking spaces
- \$1,489 (Estimated)
- Laundry: Community
- \$194580 Gross Scheduled Income
- \$124293 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$65,450
- Electric: \$1,875.00
- Gas: \$1,875
- Furniture Replacement:
- Trash: \$1,875
- Cable TV: 01909400
- Gardener:
- Licenses: 700
- Insurance: \$5,138
- Maintenance: \$7,000
- Workman's Comp:
- Professional Management: 9437
- Water/Sewer: \$1,875
- Other Expense: \$2,250
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	0	Unfurnished	\$1,796	\$7,184	\$2,250
2:	4	1	1	0	Unfurnished	\$1,695	\$6,780	\$1,800
3:	2	1	0	0	Unfurnished	\$1,025	\$2,050	\$1,350

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- 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 # 7258030005

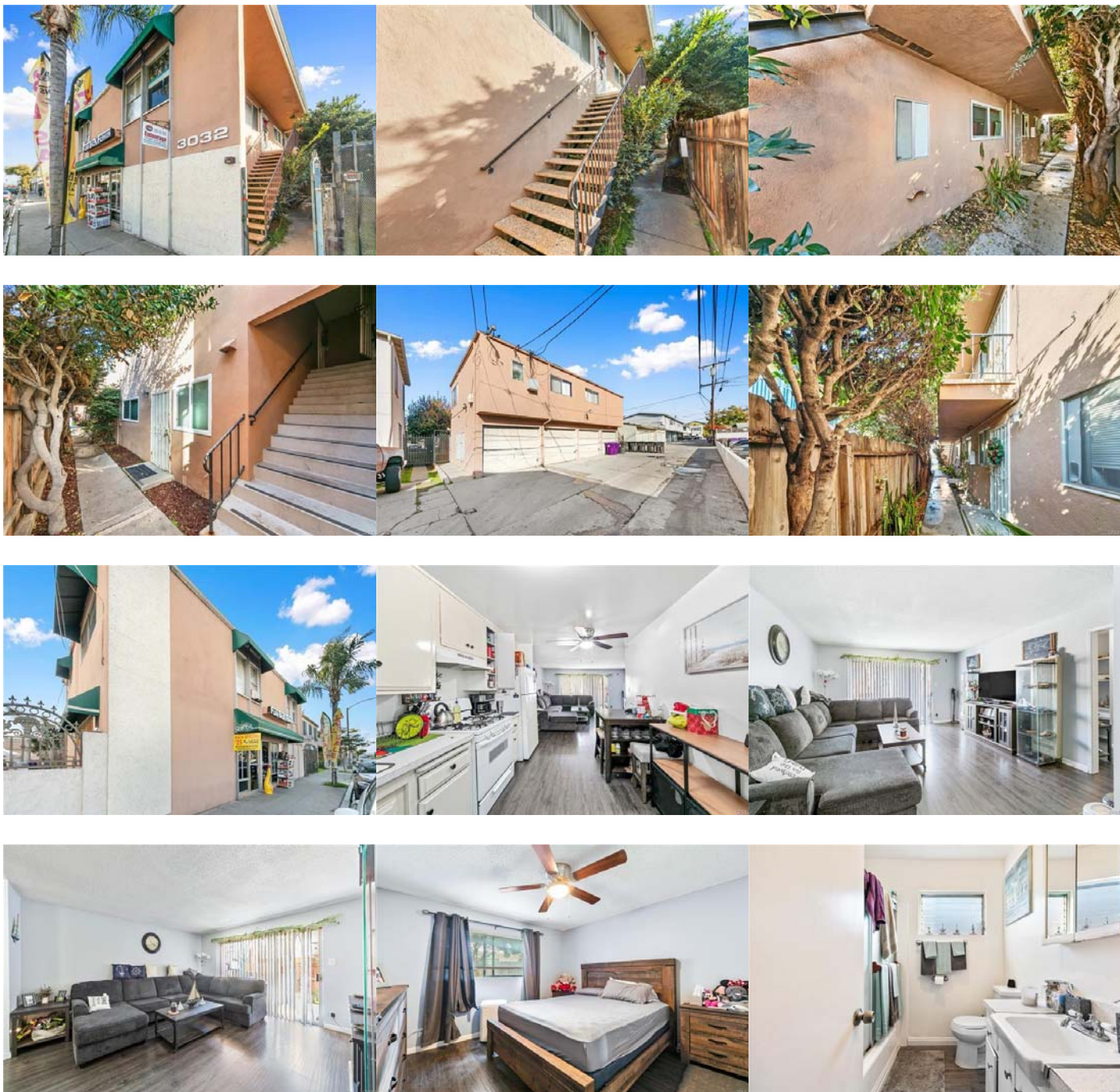
Michael Lembeck

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: PW23035436

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