

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	PW22107676	S	126	Saint Joseph AVE	LONG	1	STD	2	\$30,600		\$1,620,000	\$691.13	2344	1931/ASR	3,150/0.0723	N	2		05/18/22	0/0
2	OC21217075	S	5121	E Ocean BLVD	LONG	1	STD	2	\$0		\$3,050,000 ↓	\$971.96	3138	1923/ASR	2,563/0.0588	N	4		05/19/22	190/344
3	PW22015537	S	1137	E Broadway	LONG	4	STD	2	\$62,100		\$1,245,000 ↓	\$630.06	1976	1920/SLR	3,221/0.0739	N	0		05/17/22	53/53
4	PW22050566	S	2527	Cedar AVE	LONG	5	STD	2	\$35,400		\$975,000	\$321.36	3034	1929/ASR	6,797/0.156	N	2		05/20/22	7/7
5	PW21257396	S	4925	Locust AVE	LONG	7	STD,TRUS	2	\$23,700		\$690,000 ↑	\$422.79	1632	1963/ASR	5,189/0.1191	N	2		05/20/22	43/43
6	SB22058704	S	533	Daisy AVE	LONG	4	STD	3	\$58,883		\$1,150,000 ↑	\$586.73	1960	1926/ASR	6,049/0.1389	N	4		05/18/22	3/3
7	PW22070250	S	732	Redondo AVE	LONG	4	STD	3	\$80,400		\$1,343,000 ↑	\$509.10	2638	1928/ASR	6,241/0.1433	N	2		05/18/22	1/1
8	PW22037764	S	1034	Gaviota AVE	LONG	699	STD	3	\$75,720	6	\$980,000 ↑	\$546.27	1794	1921/PUB	5,600/0.1286	N	2		05/17/22	41/41
9	22141975	S	1332	STANLEY AVE	LONG	3	STD	4			\$1,350,000 ↓	\$392.44	3440	1923	6,101/0.14				05/17/22	20/20
10	22128345	S	1710	E 4TH ST	LONG	4	STD	4			\$1,380,000 ↑	\$575.72	2397	1923	5,563/0.12	N	4		05/20/22	30/30

Closed •

List / Sold: **\$1,620,000/\$1,620,000**

126 Saint Joseph Ave • Long Beach 90803

0 days on the market

**2 units • \$810,000/unit • 2,344 sqft • 3,150 sqft lot • \$691.13/sqft •
Built in 1931**

Listing ID: PW22107676

South of 2nd and East of Park



Lovely Spanish Duplex with coved ceilings, archways, built-in cabinetry, beautiful hardwood floors newer windows, plus sculpted and arched front picture windows.

Facts & Features

- Sold On 05/18/2022
- Original List Price of \$1,620,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Gravity
- \$1 (Assessor)
- Laundry: In Kitchen
- \$30600 Gross Scheduled Income
- \$24600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Rectangular Lot, Level, Sprinklers In Front
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$5,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,550	\$2,550	\$2,800
2:	1	2	1	1	Furnished	\$0	\$0	\$2,800

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
- Rent Controlled
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7247017004

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:** PW22107676

Printed: 05/22/2022 11:22:59 AM

Closed • Duplex

List / Sold:

\$3,149,000/\$3,050,000 ↓

190 days on the market

Listing ID: OC21217075

5121 E Ocean Blvd • Long Beach 90803

**2 units • \$1,574,500/unit • 3,138 sqft • 2,563 sqft lot • \$971.96/sqft •
Built in 1923**

Located on the North side of Ocean Blvd. between Granada Ave. & Corona Ave.



Enjoy Spectacular Ocean views from each level of this highly upgraded & spacious Belmont Shore Duplex located in the hub of all this fantastic beach community has to offer. Remodeled in 2008, both units feature gorgeous Brazilian cherry wood floors, open floorplans, chef's kitchens upgraded with granite countertops, custom cabinetry, high end stainless steel appliances, beautiful travertine accented baths & individual inside laundry. The larger split level unit offers a 2nd level Great Room with coastline vistas from the amazing balcony, two en suite bedrooms, an unbelievable top floor bonus/game room with access to a cool "crow's nest" observation room adjacent a cozy sitting area with fireplace, Murphy bed for extra sleeping options just off another generous deck with awe inspiring views and AN ELEVATOR! The smaller unit is accessed from a great main floor deck with more water views, a gracious living area with one bedroom & bath downstairs and the others upstairs. Additional amenities include central heat & air conditioning, recessed lighting, crown molding and 2-two car finished tandem garages with direct access into each unit. Steps to the Beach & just a short distance to Alamitos Bay and wonderful dining & shopping on 2nd St, this special property is perfect for the savvy investor, an owner occupant (live in one, rent out the other) or easily converted into a single family residence.

Facts & Features

- Sold On 05/19/2022
- Original List Price of \$3,149,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$459 (Estimated)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Other Interior Features: Balcony

Exterior

- Lot Features: 0-1 Unit/Acre
- Waterfront Features: Across the Road from Lake/Ocean, Beach Access, Ocean Access
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885775
- 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	2	2	Negotiable	\$0	\$0	\$4,200

2: 1 2 3 2 Negotiable \$0 \$0 \$6,500

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
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
 - Los Angeles County
 - Parcel # 7247022023

Michael Lembeck

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

Re/Max Property Connection

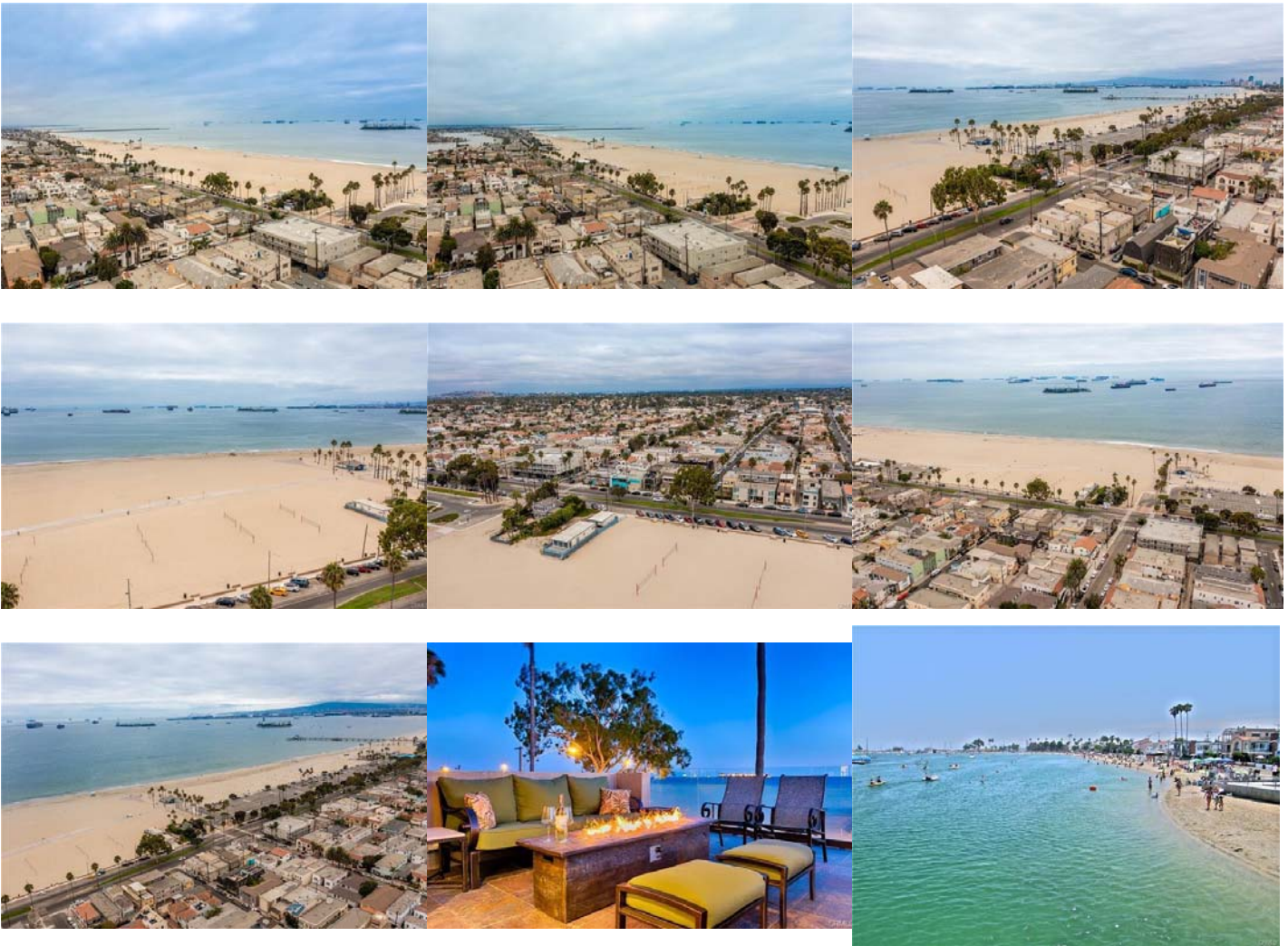
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC21217075

Printed: 05/22/2022 11:23:02 AM

Closed •

List / Sold:

\$1,245,000/\$1,245,000 ↓

53 days on the market

Listing ID: PW22015537

1137 E Broadway • Long Beach 90802

2 units • \$622,500/unit • 1,976 sqft • 3,221 sqft lot • \$630.06/sqft • Built in 1920

Broadway and Orange Ave



NEW PRICING - Motivated Seller - Tenants are on month-to-month leases. 1137-1139 E Broadway in "Los Alamitos Beach", Long Beach, CA. Completely remodeled and located a few blocks from the ocean, this luxurious two-unit property features a two-bedroom & three-bathroom unit on the top floor and a two-bedroom & three-bathroom unit at the bottom. 1137 E Broadway has two French doors that open to create an in-and-out atmosphere throughout the bottom unit. 1139 E Broadway has a master Suite featuring a steam room that offers a very spa-looking vibe and a back-patio which gives the unit additional indoor/outdoor space. These two units are separately metered for gas and electricity. With over \$4 billion invested into the Port of Long Beach and \$1.5 billion in Downtown projects the already well-positioned City of Long Beach offer investors and residents an established market with a fun and exciting future. With the city's focus on economic expansion the revitalized City of Long Beach remains bullish in attracting a new demographic of residents through new business, higher education, quality jobs, and exciting amenities and venues.

Facts & Features

- Sold On 05/17/2022
- Original List Price of \$1,275,000
- 1 Buildings
- 0 Total parking spaces
- \$397 (Estimated)
- Laundry: Washer Hookup
- \$62100 Gross Scheduled Income
- \$39199 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,038
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,087
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3	2	Unfurnished	\$2,550	\$2,550	\$2,950
2:	1	2	3	2	Unfurnished	\$2,625	\$2,625	\$2,950

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 4 - Downtown Area, Alhambra Beach area
- Los Angeles County
- Parcel # 7275004031

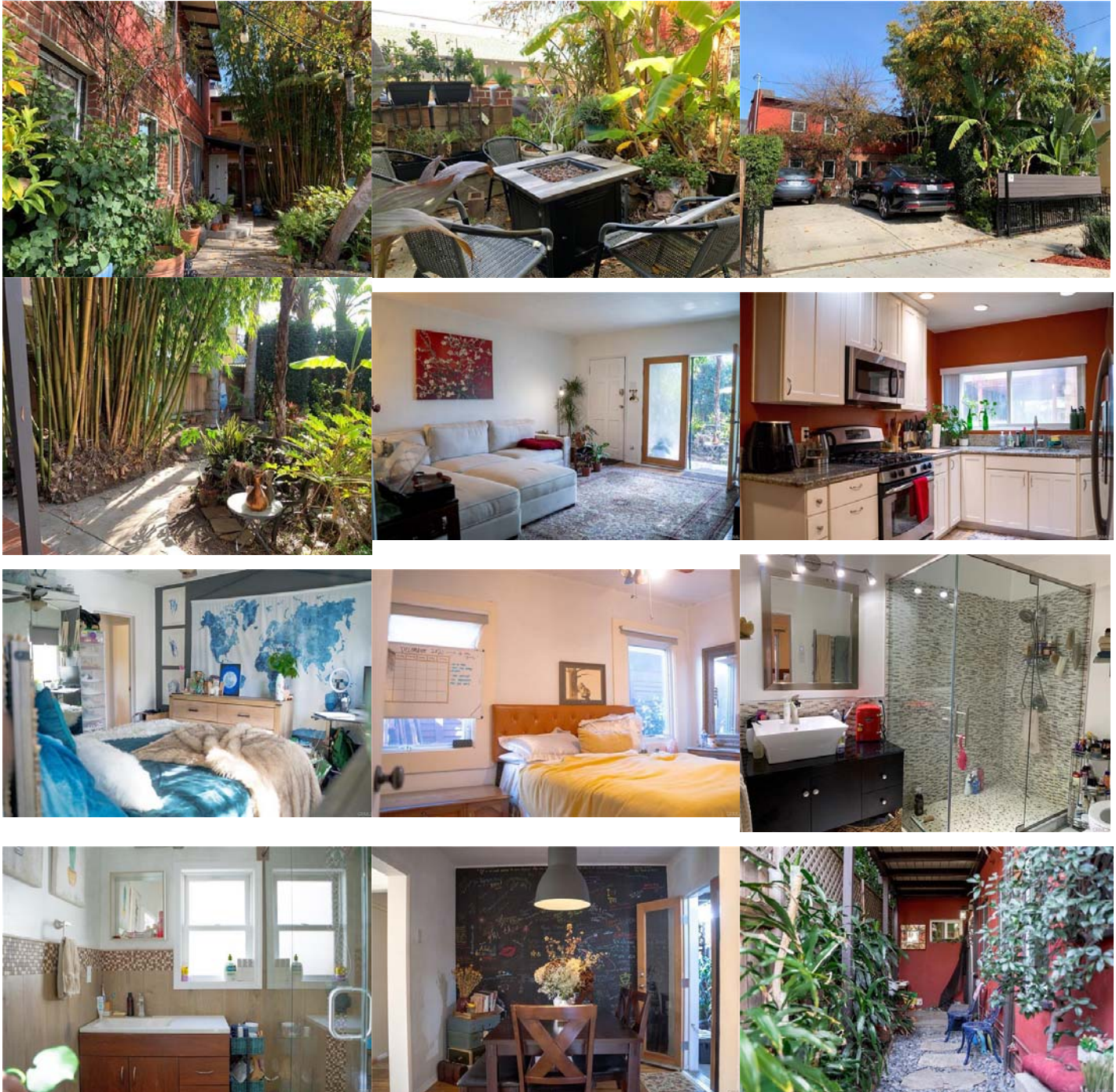
Michael Lembeck

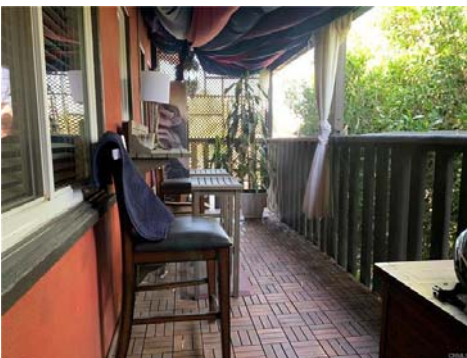
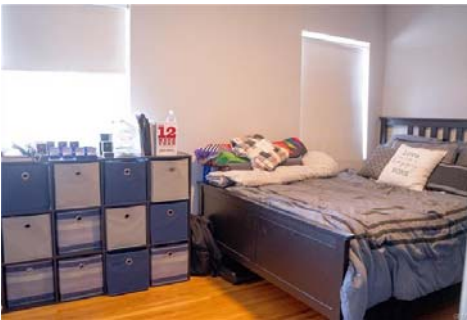
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$975,000/\$975,000**

2527 Cedar Ave • Long Beach 90806

7 days on the market

2 units • **\$487,500/unit** • **3,034 sqft** • **6,797 sqft lot** • **\$321.36/sqft** •
Built in 1929

Listing ID: PW22050566

South of Willow St East of Pacific Ave



2 on 1, 3 bedroom spanish home in front over 1600 sqft, with 2 car garage awesome architecture, formal dining room separate breakfast room, separate laundry room, spacious bedrooms . Back house is a 4 bedroom 2 bath home built in 1964. Was a 5 bedroom the wall was opened between 2 bedrooms. There might be a possibility to convert the back house into a duplex already has rear entrance and a floor plan that would make it easy to convert, subject to local ordinance.

Facts & Features

- Sold On 05/20/2022
- Original List Price of \$975,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Individual Room
- \$35400 Gross Scheduled Income
- \$30400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,500	\$1,500	\$3,000
2:	1	4	2	0	Unfurnished	\$1,450	\$1,450	\$3,000

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
- 5 - Wrigley Area area
- Los Angeles County

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: **\$650,000/\$690,000** ↑

4925 Locust Ave • Long Beach 90805

43 days on the market

2 units • **\$325,000/unit** • **1,632 sqft** • **5,189 sqft lot** • **\$422.79/sqft** •
Built in 1963

Listing ID: PW21257396

Cross St: E. Del Amo Blvd. Ave & Long Beach Blvd.



Mid-century modern duplex with loads of potential! Both units feature beamed ceilings and open floor plans with kitchen and living space, and include their own laundry hookups, garage, and private entrance and yard. Bixby Knolls adjacent, located near Scherer Park.

Facts & Features

- Sold On 05/20/2022
- Original List Price of \$650,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$442 (Estimated)
- Laundry: In Closet, Washer Hookup
- \$23700 Gross Scheduled Income
- \$12224 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Park Nearby, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,776
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,100	\$1,100	\$2,050
2:	1	2	1	1	Unfurnished	\$875	\$875	\$2,050

Of Units With:

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

Additional Information

- Standard, Trust sale
- 7 - North Long Beach area

- Los Angeles County
- Parcel # 7133005036

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 • **Triplex**

List / Sold:

\$1,045,000/\$1,150,000 ↑

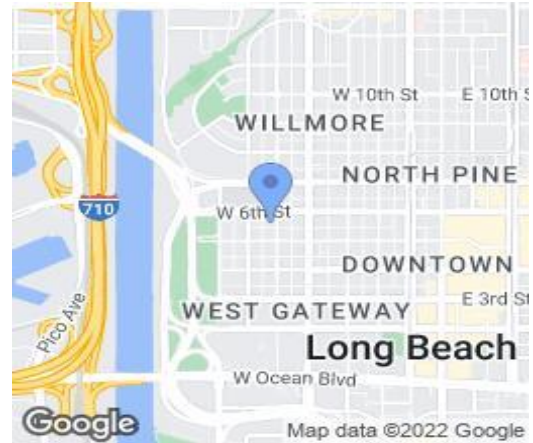
3 days on the market

Listing ID: SB22058704

533 Daisy Ave • Long Beach 90802

3 units • \$348,333/unit • 1,960 sqft • 6,049 sqft lot • \$586.73/sqft • Built in 1926

Daisy Avenue off of W. 6th St. between Shoreline Dr. and Magnolia



REMODELED Triplex in the Wilmore Historic District walkable to Downtown Long Beach with large open courtyard/backyard with deck between two structures, plus a private fenced area for the main house. FRONT HOUSE is a 2 bedroom Single Family Home. REAR UNITS are 1 bedrooms. ADD'L UPGRADES: - Update drought-friendly landscaping with drip irrigation. - Update electrical and plumbing. - Front house foundation bolted. *** Owners pays gas and water. Tenants pay electric. *** 3 separate garages with space for 4 cars. The large garage for 2 cars - Not rented at the moment but was previously rented at \$150/month and the 2 Individual garages currently rented at \$75 each. *Laundry income: \$40/month ***

Facts & Features

- Sold On 05/18/2022
- Original List Price of \$1,045,000
- 2 Buildings
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area, Community
- \$58883 Gross Scheduled Income
- \$42802.38 Net Operating Income
- 3 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,052
- Electric: \$0.00
- Gas: \$932
- Furniture Replacement:
- Trash: \$932
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$632
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1		\$2,195		
2:	1	1	1	1		\$1,595		
3:	1	1	1	1		\$1,550		

Of Units With:

- Separate Electric: 3
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC: 3

Additional Information

- Standard sale
- Rent Controlled

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7278020037

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:

\$1,333,000/\$1,343,000 ↑

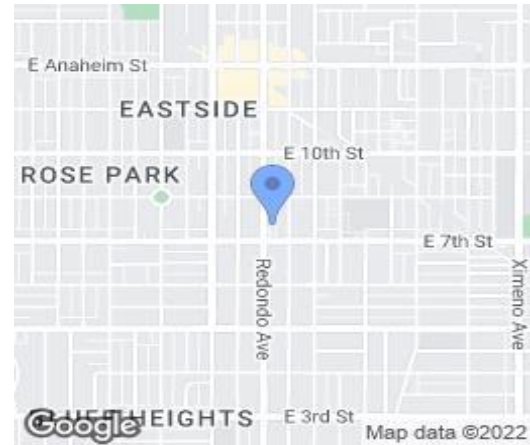
1 days on the market

Listing ID: PW22070250

732 Redondo Ave • Long Beach 90804

3 units • \$444,333/unit • 2,638 sqft • 6,241 sqft lot • \$509.10/sqft • Built in 1928

Redondo & 7th St



Beautifully Remodeled Throughout! 3 units, zoned for commercial or residential use. 3/2 with den + 1/1 + 1/1 + 2-car detached garage. Large front detached house has 3 bedrooms, 2 bathrooms and a den (being used as a 4th bedroom). Open floorplan with hardwood floors, beautiful wood trim, built-in cabinets. Living room has a faux fireplace, dining area is open with pass-through window to spacious modern kitchen. Covered front and side porches are great for outdoor relaxation. Spacious backyard courtyard, great for BBQs, entertaining. Rear building has two 1 bedroom, 1 bathroom units. Rear units also feature hardwood flooring, built-in cabinets and wood trim. Over-sized 2-car detached garage has long driveway for additional parking, washer/dryer. This property is great for owner occupants AND savvy investors, great for long-term or short-term rental income.. Close to Belmont Shores, Rec Park, CSULB, The Beach, Bluff Park, freeways, shops, restaurants and entertainment.

Facts & Features

- Sold On 05/18/2022
- Original List Price of \$1,333,000
- 3 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- \$0 (Owner)
- Laundry: In Garage
- \$80400 Gross Scheduled Income
- \$76500 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

- Lot Features: Front Yard, Garden, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$132
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,848
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$0	\$0	\$3,300
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7258023010

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

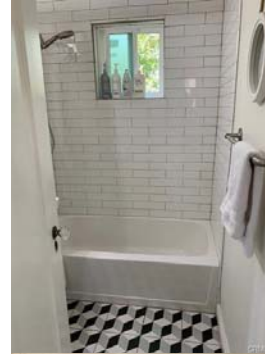
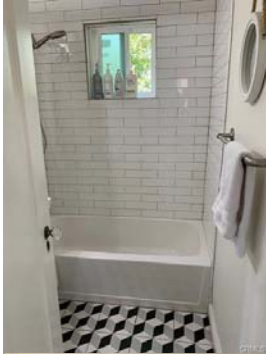
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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW22070250

Printed: 05/22/2022 11:23:07 AM

Closed • **Triplex**

List / Sold: **\$950,000/\$980,000** ↑

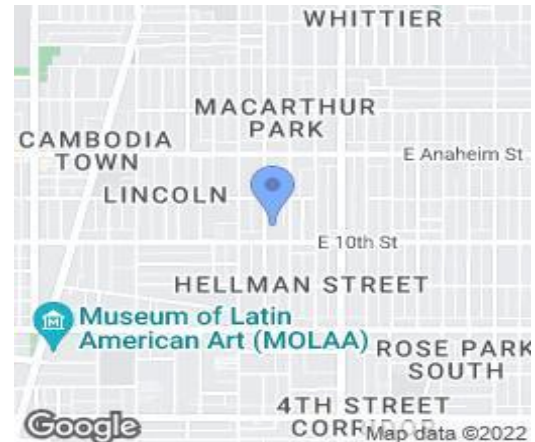
1034 Gaviota Ave • Long Beach 90813

41 days on the market

3 units • **\$316,667/unit** • **1,794 sqft** • **5,600 sqft lot** • **\$546.27/sqft** •
Built in 1921

Listing ID: PW22037764

North of 10th St



This very well-positioned triplex has a great set up of (3) 2 bedroom, 1 bathroom units. 2 side by side units in the front have been recently renovated. One is nicely appointed with in-unit laundry, custom kitchen island, granite counters and backsplash, a spa like bathroom, and tankless water heater. The back, fully detached home consists of 2 bedrooms, and 1 bathroom, also recently renovated, and has individual laundry and a yard. The 2 car garage is fully detached, and the long driveway affords parking for multiple vehicles. The tenants in all units enjoy luxury vinyl plank floors, granite countertops, remodeled bathrooms, newer paint, and a new roof on the rear unit within the last 2 years. Property has 3 gas meters, 3 electric meters and 1 water meter. The sewer line was also just hydro jetted.

Facts & Features

- Sold On 05/17/2022
- Original List Price of \$895,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Inside, See Remarks, Washer Hookup
- Cap Rate: 5.95
- \$75720 Gross Scheduled Income
- \$63616 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen
- Floor: Tile, Vinyl
- Appliances: Gas Range

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,104
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$744
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description: Prop Tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished			\$2,050
2:	1	2	1		Unfurnished	\$1,760		
3:	1	2	1		Unfurnished			\$2,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7267012027

Michael Lembeck

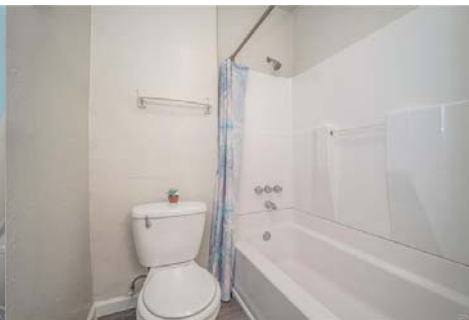
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

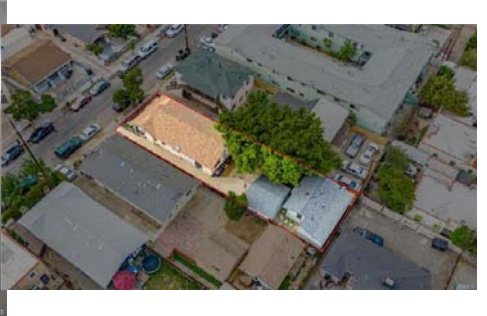
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos









Closed •

List / Sold:

\$1,450,000/\$1,350,000 ↓

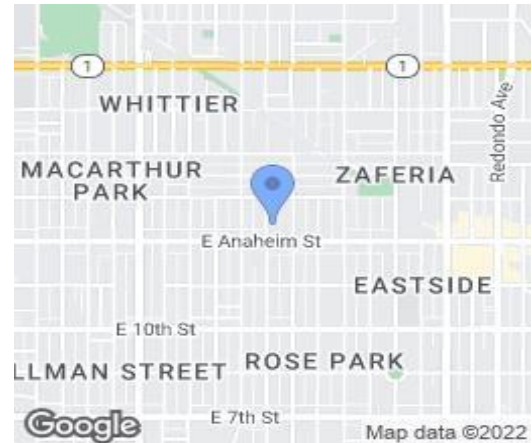
20 days on the market

Listing ID: 22141975

1332 STANLEY Ave • Long Beach 90804

4 units • **\$362,500/unit** • **3,440 sqft** • **6,101 sqft lot** • **\$392.44/sqft** •
Built in 1923

Stanley Ave just north of Anaheim St



Wydown Partners, Inc. is pleased to present 1332-1338 Stanley Ave, a pristine, true turnkey 4-unit apartment building for sale. The property is located in the broader Eastside neighborhood of Long Beach and is a fantastic, unique to the market investment opportunity. Stanley Ave. features four updated 2-bedroom units, each with their own washer/dryer and multiple parking spaces. In 2019 and 2021, the building underwent an extensive and thorough renovation. The renovation features everything from plumbing, electrical, and gas to windows, landscaping, and security. There is also potential for an investor to add an ADU (to be verified). The project has been well received in the market. Professional management has heavily screened all new tenants while leasing each unit with full security deposits. Tenants enjoy this central location that allows for easy freeway access for those commuting to LA or Orange County. Vibrant, rapidly growing downtown Long Beach and the famed 2nd Street are both just a few minutes away. Numerous public transportation routes, including the Metro Blue Line, are also within easy walking distance.

Facts & Features

- Sold On 05/17/2022
- Original List Price of \$1,450,000
- 1 Buildings
- Heating: Wall Furnace
- \$61699 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$31,188
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- 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	\$1,995	\$7,980	\$8,380
2:								
3:								
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
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7260024016

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

 Click arrow to display photos





Closed •

List / Sold:

\$1,295,000/\$1,380,000 ↑

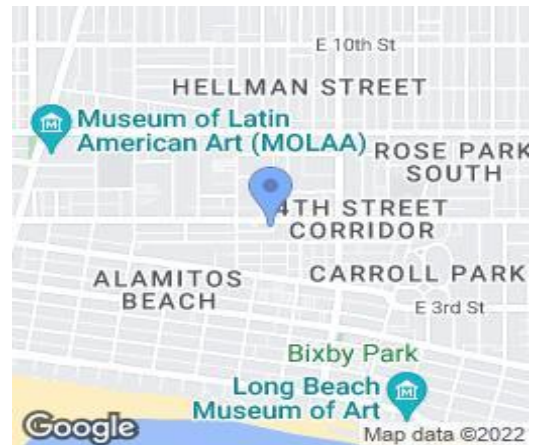
30 days on the market

Listing ID: 22128345

1710 E 4TH St • Long Beach 90802

**4 units • \$323,750/unit • 2,397 sqft • 5,563 sqft lot • \$575.72/sqft •
Built in 1923**

When traveling on I-710, exit on Pacific Coast Hwy and head East. Continue on Pacific Coast Hwy to Cherry Ave and head South towards the water. From Cherry Ave turn onto 4th St and head West. The property will be located on the South side of 4th St, in-between Rose Ave & Gaviota Ave.



1710 E 4th Street is a 4-unit building that is situated on a 5,563 Square foot lot. The subject property is composed of (1) 2 bedroom and 1 bath house (built 1923), (2) 1 bedroom and 1 bath units (built 1953), (1) studio attached to the front house, and (1) 1 bedroom and 1 bath non conforming ADU. Each 1 bedroom unit is approximately 600 square feet each, the front house is about 1,000 square feet, and the studio is about 300 square feet. There are (2) double garages below the 1 bedroom units. Gas & electric are individually metered paid by the tenants and the owner pays for water and trash. Value Add Opportunity Along with the 15% potential upside in rents, one of the two car garages in the back has been converted into a 1-bed/1-bath unit. It has electrical, plumbing, bedroom, bathroom, shower, and a kitchen. This converted unit is currently not being rented. The studio can also be converted into a 1-bed/1-bath unit. The on-site coin laundry room is currently inside a bedroom once connected to the studio, but is now closed off. If both units are legally converted they will add about \$2,000/month in additional income.

Facts & Features

- Sold On 05/20/2022
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$52060 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$23,833
- 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	2	1		Unfurnished	\$2,150	\$2,150	\$2,300
2:	1	1	1		Unfurnished	\$1,495	\$1,495	\$1,800
3:	1	1	1		Unfurnished	\$1,450	\$1,450	\$1,800
4:	1	0	1		Unfurnished	\$1,295	\$1,295	\$1,395
5:	1	1	1		Unfurnished	\$0	\$0	\$1,450
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 # 7275016016

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

Click arrow to display photos



