

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	PW21088090	S	122 Nieto AVE	LONG	1	STD	2	\$0		\$1,880,000 	\$569.87	3299	1930/ASR	4,500/0.1033	3	05/20/21	3/3
2	IV21074986	S	321 Ximeno AVE #A-B	LONG	2	STD	2	\$57,780		\$999,000	\$650.81	1535	1920/ASR	2,877/0.066	3	05/18/21	2/2
3	OC21054373	S	259 Loma AVE	LONG	2	TRUS	2	\$80,400		\$1,537,000 	\$491.68	3126	1921/PUB	6,750/0.155	4	05/17/21	41/41
4	20637864	S	4409 4411 10Th ST	LONG	3	STD	2			\$550,000 	\$403.23	1364	1949	4,846/0.11		05/17/21	50/50
5	DW21070683	S	1708 E 8th ST	LONG	3	STD	2	\$3,600		\$685,000 	\$428.12	1600	1929/ASR	1,557/0.0357	0	05/21/21	7/7
6	DW21053666	S	1080 E 60th ST	LONG	7	STD	2	\$1,215		\$690,000 	\$463.71	1488	1943/ASR	4,670/0.1072	2	05/19/21	9/9
7	PW21061331	S	70 Roycroft AVE	LONG	1	STD	4	\$81,540		\$1,600,000 	\$576.16	2777	1950/ASR	3,161/0.0726	2	05/19/21	19/19
8	PW21035869	S	5914 E Ocean BLVD	LONG	1	STD	4	\$81,600	4	\$1,650,000 	\$717.39	2300	1953/ASR	2,439/0.056	1	05/17/21	51/51
9	PV20098364	S	2223 E Ocean	LONG	2	STD,TRUS	4	\$78,480		\$1,650,000 	\$586.77	2812	1923/ASR	5,504/0.1264	0	05/19/21	291/291
10	PW21049268	S	1765 Pine AVE	LONG	4	TRUS	4	\$46,620		\$795,000 	\$337.87	2353	1953/ASR	7,544/0.1732	1	05/20/21	53/53
11	CV20185698	S	1916 Magnolia AVE	LONG	5	PRO	4	\$90,000		\$935,000 	\$279.77	3342	1916/ASR	4,308/0.0989	5	05/21/21	51/51
12	PTP2100047	S	1527 Cedar ave	LONG		STD	6	\$70,000	21	\$1,000,000 	\$331.90	3013	1953/ASR	5,287/0.12	2	05/19/21	74/74
13	PW21026135	S	6029 Cherry AVE	LONG	7	STD	6	\$95,580	6	\$1,195,000	\$398.33	3000	1959/ASR	4,678/0.1074	0	05/18/21	0/0

Closed •

List / Sold:

\$1,695,000/\$1,880,000 ↑

3 days on the market

Listing ID: PW21088090

122 Nieto Ave • Long Beach 90803

2 units • \$847,500/unit • 3,299 sqft • 4,500 sqft lot • \$569.87/sqft • Built in 1930

2nd St to Nieto toward the beach



Stunning Spanish duplex on one of the best streets in Belmont Shore! This wonderful property is situated on an rare oversized lot with ample off street parking plus 3 car garage. The original Spanish architecture is evident in the classic details such as arched entryways, sconce lighting, open beam ceilings, beautiful original hardwood flooring, balcony, and large front courtyard patio. The units are one upper and one lower, with each unit having 3 bedrooms and 2 baths. Steps to the beach, this beauty is a rare find given it's oversized lot, unit size and amazing location. You will want to make it a priority to see this one!

Facts & Features

- Sold On 05/20/2021
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02061094
- 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	\$0	\$0	\$3,800
2:	1	3	2	1	Unfurnished	\$0	\$0	\$3,800

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

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7247014005

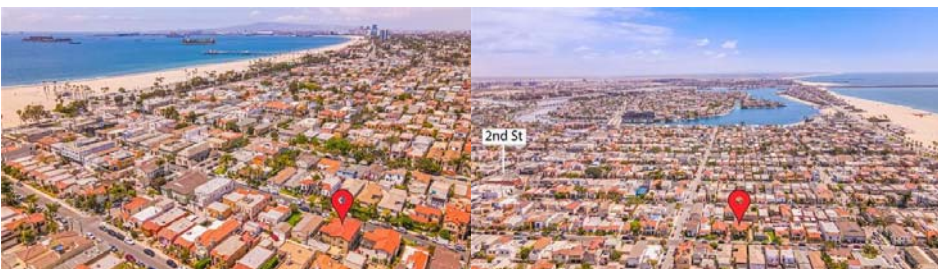
Michael Lembeck

State License #: 01019397
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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 • Duplex

List / Sold: **\$999,000/\$999,000**

321 Ximeno Ave # A-B • Long Beach 90814

2 days on the market

2 units • \$499,500/unit • 1,535 sqft • 2,877 sqft lot • \$650.81/sqft • Built in 1920

Listing ID: IV21074986

Corner Ximeno and E Massachusetts



Amazing Opportunity to Own this Beautiful Belmont Heights Duplex! Home is perfectly located in the heart of the area! Within close proximity to the beach, award winning schools, famous shopping and highly rated entertainment/dining. This property is located about 1 mile from CSULB and just a quick bike ride to 2nd Street. These two completely "Turnkey" units were fully remodeled in 2015. Both units boast Luxury Plank Flooring throughout, Upgraded Kitchens which include Quartz Countertops, Shaker Cabinets, Dishwashers and More...Some additional improvements include newer ceiling fans. replaced electrical panels, all electrical rewired, separate washer/dryer hookups for each unit. Each home comes with a separate gated patio space. With the rental market soaring, this is the perfect time to own an income producing property! Cross Listed in Residential - LISTING ID IV21077949

Facts & Features

- Sold On 05/18/2021
- Original List Price of \$999,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Outside
- \$57780 Gross Scheduled Income
- \$54230 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: See Remarks, Tile
- Appliances: Dishwasher, Gas Oven, Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Corner Lot
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,550
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$450
- Cable TV: 01464124
- Gardener:
- Licenses: 0
- Insurance: \$1,000
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$900
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,520	\$2,520	\$2,795
2:	1	2	1	0	Unfurnished	\$2,295	\$2,295	\$2,395

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7255033024

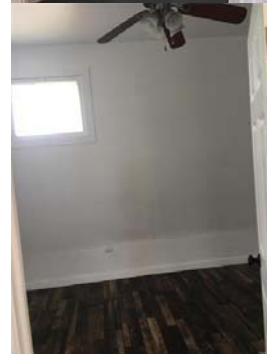
Michael Lembeck

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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:

\$1,550,000/\$1,537,000 ↓

41 days on the market

Listing ID: OC21054373

259 Loma Ave • Long Beach 90803

2 units • \$775,000/unit • 3,126 sqft • 6,750 sqft lot • \$491.68/sqft • Built in 1921

7th St to Loma in between 3rd and Broadway



The property you've been waiting for! Belmont Heights Craftsman Bungalow completely renovated from the ground up. Main home with 2 bedrooms, 2 bathrooms. Delight your culinary senses in the new kitchen with beautiful shaker cabinets, Samsung "smart" appliances, Quartz countertops, and center island with microwave drawer. Other upgrades include Oak flooring, new electrical, air conditioning, ceiling fans, copper plumbing, new gutters and new roof. 2 separate side by side two car garages plus driveway parking spaces and a privacy gate. Two-story back unit includes 3 bedrooms, 3 bathrooms, new paint and carpet and an Elevator. Fully fenced backyard. Ideal location to enjoy the best of Long Beach including shopping and restaurants of the happening 2nd Street, Broadway, and Ocean Blvd. Close proximity to Belmont Shores, Downtown Long Beach, Naples Island, and Long Beach airport for convenient getaways.

Facts & Features

- Sold On 05/17/2021
- Original List Price of \$1,550,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air, Fireplace(s)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$80400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Entry, Kitchen, Laundry, Living Room, Master Suite, Two Masters, Walk-In Pantry
- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Freezer, Disposal, Gas Oven, Gas Range, Ice Maker, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Tankless Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Elevator, Recessed Lighting, Stone Counters, Storage

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$0
- 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	2	2	Unfurnished	\$0	\$0	\$3,400

2: 1 3 3 2 Unfurnished \$0 \$0 \$3,300

Of Units With:

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

Additional Information

- Trust sale
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7257031015

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** OC21054373

Printed: 05/23/2021 5:25:59 PM

Closed •

List / Sold: **\$499,000/\$550,000** ↑

4409 4411 E 10Th St • Long Beach 90804

50 days on the market

2 units • \$249,500/unit • 1,364 sqft • 4,846 sqft lot • \$403.23/sqft • Built in 1949

Listing ID: 20637864

Right on Ximeno to 10th Left



OPPORTUNITY AWAITS ! CITY OF LONG BEACH IS NON-RENT CONTROL! THIS IS TEAR DOWN OPPORTUNITY OR MAJOR REHAB. PER ZONING OF R4R (CITY OF LONG BEACH) WILL PERMIT TO BUILD BY RIGHT-5 UNITS W/THE ADU COMPONENT FOR ADDED UNIT. CURRENTLY TENANT OCCUPIED AND ALL TENANTS ARE PAYING DURING COVID-19. 10 BLOCKS FROM THE BEACH FOR FANTASTIC WEATHER AND EASY ACCESS FOR ACTIVITIES. CITY OF LB RSO IS \$4500 PER UNIT FOR TENANT RELOCATION. BUILDING IS SOLD AS-IS W/O WARRANTY. PRICED BELOW CURRENT MARKET VALUE.

Facts & Features

- Sold On 05/17/2021
- Original List Price of \$499,000
- 1 Buildings
- Heating: Forced Air, Wall Furnace, Electric, Natural Gas
- \$4000 Net Operating Income

Interior

Exterior

- Lot Features: Front Yard
- Security Features: Gated Community
- Sewer: Sewer Paid, Other

Annual Expenses

- Total Operating Expense: \$10,000
- 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	2		Unfurnished	\$1,400	\$1,400	\$2,200
2:	2	1	1		Unfurnished	\$1,100	\$1,100	\$1,800

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

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7241012096

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 20637864

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Closed •

List / Sold: **\$649,998/\$685,000** ↑

1708 E 8th St • Long Beach 90813

7 days on the market

**2 units • \$324,999/unit • 1,600 sqft • 1,557 sqft lot • \$428.12/sqft •
Built in 1929**

Listing ID: DW21070683

Major innersections is Gaviota & 7th street



Property consist of 2 units, one unit is upstairs and 2nd unit is downstairs. Each unit is 2 bedrooms 1 bath total living space is 1600 Sqft. What a great opportunity, This is perfect for a 1st time home buyer who wants to live in one unit and rent the other. It's also a great opportunity for investors to expand on their portfolio. The Property is located just a 4-minute drive to the ocean and minutes from all the fine dining that the city of long beach brings! One of the units is completely move-in ready with new flooring, paint, bathroom tile. Not to mention in-unit laundry hookups. Come take a look for yourself!

Facts & Features

- Sold On 05/21/2021
- Original List Price of \$649,998
- 1 Buildings
- 0 Total parking spaces
- Laundry: Inside
- \$3600 Gross Scheduled Income
- \$2500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,009
- Electric: \$290.00
- Gas: \$150
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense: \$640
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000

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
- 3 - Eastside, Circle Area area
- Los Angeles County

Michael Lembeck

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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: **\$683,000/\$690,000** ↑

1080 E 60th St • Long Beach 90805

9 days on the market

2 units • \$341,500/unit • 1,488 sqft • 4,670 sqft lot • \$463.71/sqft • Built in 1943

Listing ID: DW21053666

South of 91 FWY East of 710 FWY cross streets Lemon and Lewis Ave



2 available for the price of one in the beautiful city of Long Beach! This 2 story unit offers a private master suite and private full bathroom on the 2nd floor. Downstairs a newly remodeled bathroom with the prettiest glass tiles enveloping the shower, a few built in shelves for decor and function add to its charm. There are 2 bathrooms with a bonus room and extra bathroom (bathroom unpermitted). Back patio is cozy but large enough to have a bbq and enjoy the Long Beach weather. Detached garage has been converted for the owner's personal use with full kitchen and bathroom. The 2nd unit is a 1/1 Section 8 approved. Pride of ownership is evident throughout this home. Charming home with extra bonus of an income producing unit. ***Duplex with detached ADU, laundry room, a 3rd bonus bedroom and bathroom on mainfloor, private master bedroom upstairs, an income producing 1 bedroom 1 bath unit, quaint patio that's jacuzzi ready***

Facts & Features

- Sold On 05/19/2021
- Original List Price of \$683,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: In Garage
- \$1215 Gross Scheduled Income
- \$585 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Main Floor Bedroom, Multi-Level Bedroom
- Other Interior Features: Built-in Features, Sunken Living Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,952
- Electric:
- Gas: \$100
- Furniture Replacement:
- Trash: \$25
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$3,414
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	1	Unfurnished	\$1,215	\$1,215	\$1,773

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7124022015

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Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,550,000/\$1,600,000 ↑

19 days on the market

Listing ID: PW21061331

70 Roycroft Ave • Long Beach 90803

4 units • **\$387,500/unit** • **2,777 sqft** • **3,161 sqft lot** • **\$576.16/sqft** •
Built in 1950

East on Ocean North on Roycroft



Fantastic opportunity to own this perfectly located 4-Plex, just 1/2 block from the OCEAN, BEACH, and bike path. It is situated in arguably one of the best rental neighborhoods in Long Beach-Belmont Shore! There are 2- 1BED/1BA units on the 1st floor and a 1BED/1BA and 2BED/2 BA on the 2nd floor. Pride of ownership! Hardwood floors, some recessed lighting, community laundry room, extra building storage area/room, and 2 car garage with alley access. Just a few blocks to 2nd Street dining and shopping and all that Belmont Shore has to offer! This could make an excellent owner occupied property.

Facts & Features

- Sold On 05/19/2021
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: Community
- \$81540 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$26,222
- Electric: \$264.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02060666
- Gardener:
- Licenses: 495
- Insurance: \$5,271
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$0
2:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$0
3:	1	1	1	1	Unfurnished	\$1,650	\$1,650	\$0
4:	1	2	2	1	Unfurnished	\$1,995	\$1,995	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- 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 # 7256032003

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Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,675,000/\$1,650,000 ↓

51 days on the market

5914 E Ocean Blvd • Long Beach 90803

4 units • **\$418,750/unit** • **2,300 sqft** • **2,439 sqft lot** • **\$717.39/sqft** •
Built in 1953

Listing ID: PW21035869

Head east on Ocean Blvd from Bayshore Ave. Units will be on your Right at 60th St.



Amazing 4 units located on the Peninsula in Long Beach. Just steps between Alamitos Bay and the Pacific Ocean. You'll find yourself among some of the most amazing stretches of sand in southern CA with spectacular views of Catalina Island and the lights of downtown. Enjoy all your beach activities, paddle boarding, kayaking while also taking advantage of the bike/jogging paths all the way to downtown Long Beach. You are also just minutes to Belmont Shore with an abundance of quality restaurants and shopping. This is a fantastic opportunity for an investor/owner occupant. These 4 classic beach bungalow units are all 1 bed/1 bath. Amazing, vaulted wood beamed ceilings in the top units, fireplace in the 2 east units and beach themed paneling throughout. Each unit comes with 1 car garage and gated common area patio to BBQ and entertain. Addresses included are 5914 , 5916, 5920 and 5922 and are all separately metered. Take advantage of this outstanding lifestyle & investment opportunity with endless possibilities!! An absolute gem on The Peninsula. The perfect location! Approximate sq/ft per unit: 5914-550 sq/ft, 5916-450 sq/ft, 5920-450 sq/ft, 5922-850 sq/ft.

Facts & Features

- Sold On 05/17/2021
- Original List Price of \$1,750,000
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 4
- \$81600 Gross Scheduled Income
- \$70684 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Wood
- Other Interior Features: Beamed Ceilings

Exterior

- Lot Features: Corner Lot
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$10,916
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$437
- Cable TV: 00338699
- Gardener:
- Licenses: 229
- Insurance: \$1,610
- Maintenance: \$7,981
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$437
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,900
2:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,695
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,695
4:	1	1	1	1	Unfurnished	\$2,100	\$2,100	\$2,250

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges: 4
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7245018018

Michael Lembeck

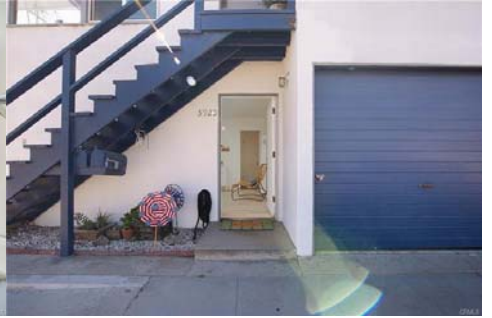
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,695,000/\$1,650,000 ↓

291 days on the market

Listing ID: PV20098364

2223 E Ocean • Long Beach 90803

4 units • **\$423,750/unit** • **2,812 sqft** • **5,504 sqft lot** • **\$586.77/sqft** •
Built in 1923

Take bridge or 7 FWY to Dtnw Long Beach,Exit,South on E Ocean Blvd to property.X street is Kennebec



PRICE ENHANCEMENT ON THIS 4 LEGAL MULTI UNIT BUILDING WITH BEAUTIFUL CURB APPEAL. WITH A RECENTLY RENOVATED EXTERIOR AND AMMENITIES,INCLUDING NEW LANDSCAPING. THIS PROPERTY IN CLASSIC SOUTHERN CALIFORNIA! EACH UNIT HAS A SPECIAL FEEL AND SOME OCEAN VIEWS. THE CITY OF LONG BEACH HAS FINALLY UPDATED THE TAX RECORDS. THE 4 LEGAL UNITS CONSIST OF: 1) FRONT BUILDING -2225 OCEAN BLVD - LARGE 3 BEDROOM, 1 FULL BATH, LIVING ROOM, KITCHEN, YARD. 2) FRONT BUILDING -2223 Ocean Blvd - 1 BEDROOM, 1 FULL BATH, KITCHEN, LIVING ROOM (WINDOWS FACING THE OCEAN SIDE), 3) FRONT BUILDING - 2223 A OCEAN BLVD - 2 BEDROOM, 1 FULL BATH, LIVING ROOM WITH VAULTED CEILING AND SKYLIGHTS, 4) BACK BUILDING - 2227 A - UPSTAIRS STUDIO WITH WINDOWS FACING OCEAN, FULL BATH, FULL KITCHEN, See the Virtual Drone Tour, floor plan and pictures. The property is close to shops, restaurants and public transportation The area is a great place to walk, jog, and bike near family friendly parks, a farmer's market and a dog park. Halfway between downtown Long Beach and Belmont Shores, people love to live here and the place stays rented. Some off street parking. Across the street is the Long Beach Museum of Art with a gourmet ocean view café, Claire's, where you can sip a delicious latte. BUYER TO COOPERATE WITH SELLER'S 1031 XCHANGE AT NO COST TO BUYER. (PROPERTY TO BE IDENTIFIED).

Facts & Features

- Sold On 05/19/2021
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- Laundry: Community, Dryer Included, In Closet, Stackable, Washer Included
- \$78480 Gross Scheduled Income
- \$50147 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Kitchen, Main Floor Bedroom, See Remarks
- Floor: See Remarks, Tile, Wood
- Appliances: Refrigerator
- Other Interior Features: Balcony, Brick Walls, Ceiling Fan(s), Ceramic Counters, Open Floorplan, Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Garden, Landscaped, Level with Street, Lot Over 40000 Sqft, Rectangular Lot, Near Public Transit, Park Nearby
- Waterfront Features: Across the Road from Lake/Ocean, Beach Access, Ocean Access
- Security Features: Resident Manager, Security Lights
- Fencing: Wood
- Sewer: Sewer Paid
- Other Exterior Features: Awning(s), Lighting

Annual Expenses

- Total Operating Expense: \$28,333
- Electric: \$1,440.00
- Gas: \$850
- Furniture Replacement:
- Trash: \$960
- Cable TV: 00000001
- Gardener:
- Insurance: \$1,464
- Maintenance: \$1,659
- Workman's Comp:
- Professional Management: 750
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

- Licenses: 470

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$29,400	\$29,400	\$29,400
2:	1	1	1	0	Unfurnished	\$20,340	\$20,340	\$20,340
3:	1	2	1	0	Unfurnished	\$17,940	\$17,940	\$17,940
4:	1	0	1	0	Unfurnished	\$10,800	\$10,800	\$10,800

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 1
- Drapes:
- Patio: 2
- Ranges: 5
- Refrigerator: 5
- Wall AC: 1

Additional Information

- Standard, Trust sale
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7264021013

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: PV20098364

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Closed • **Quadruplex**

List / Sold: **\$775,000/\$795,000** ↑

1765 Pine Ave • Long Beach 90813

53 days on the market

4 units • **\$193,750/unit** • **2,353 sqft** • **7,544 sqft lot** • **\$337.87/sqft** •
Built in 1953

Listing ID: PW21049268

South of Pacific Coast Highway on Pine Ave



Located just south of Pacific Coast Highway, this property consists of 4 units: a triplex, all 1 bedroom, 1 bath units and a 2 bedroom, 1.75 bath home with a detached garage that is accessed from the alley. All kitchens and bathrooms are original with minor improvements and separate hot water heaters. Each unit is individually metered for gas and electric. Additional driveway parking that will accommodate 3 cars.

Facts & Features

- Sold On 05/20/2021
- Original List Price of \$775,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$46620 Gross Scheduled Income
- \$31566 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

- Lot Features: Near Public Transit
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$14,932
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,265
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,980
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$660	\$660	\$1,400
2:	1	1	1	0	Unfurnished	\$725	\$725	\$1,400
3:	1	1	1	0	Unfurnished	\$700	\$700	\$1,400
4:	1	2	2	1	Unfurnished	\$1,800	\$1,800	\$1,800

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7269009009

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:** PW21049268

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Closed • **Commercial/Residential**

List / Sold: **\$1,175,000/\$935,000** ↓

1916 Magnolia Ave • Long Beach 90806

51 days on the market

4 units • **\$293,750/unit** • **3,342 sqft** • **4,308 sqft lot** • **\$279.77/sqft** •
Built in 1916

Listing ID: CV20185698

North (Spring St.), South (7th St.) (East) Orange Ave. (West) 710 Fwy.



CALLING ALL INVESTORS! INVESTMENT NEEDING SOME TLC. Opportunity to own a 4-Plex that has operated as a sober living facility for 9 years, income has historically been approximately \$9,000 to \$10,000 a month. Buyers to perform their own financial analysis due to the potential for conversion back to 4-plex or based on the income of sober living facility. Traditional style quadruplex. Kitchens have formica counters, flooring is laminate and tile throughout, baths have tile flooring. There are 4 units (2 beds, 1 bath; 3 beds, 2 baths; 4 beds, 2 baths; 3 beds, 2 baths) that have been converted to fit a sober living facility. This is a great opportunity for passive income either as a continued sober living facility or conversion back to 4-Plex. There are 5 one-car garages in back. Water heaters and electrical outlets are almost new. Built in 1916, the gross building area is appx. 3342 square feet on a 4149 square foot lot. With \$6B in development flowing into the City of Long Beach, this is a top beach community and a perfect opportunity for any buyer looking to own a cash flowing asset with upside. Bring Offers! PLEASE FOLLOW ALL COVID-19 GUIDELINES FOR SHOWING.

Facts & Features

- Sold On 05/21/2021
- Original List Price of \$1,175,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area
- \$90000 Gross Scheduled Income
- \$65000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Gas Oven, Gas Range, Gas Cooktop
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: Level with Street
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,050
- Electric: \$1,100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$2,895	\$2,895	\$2,895
2:	2	3	2	1	Unfurnished	\$2,450	\$2,450	\$2,450
3:	1	2	1	1	Unfurnished	\$1,775	\$1,775	\$1,775

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7209032016

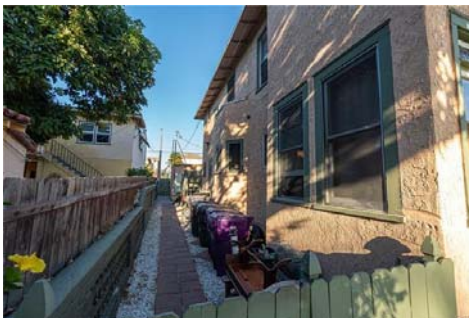
Michael Lembeck

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 •

List / Sold:

\$1,100,000/\$1,000,000 ↓

74 days on the market

Listing ID: PTP2100047

1527 Cedar ave • Long Beach 90813

**6 units • \$183,333/unit • 3,013 sqft • 5,287 sqft lot • \$331.90/sqft •
Built in 1953**

Pacific Ave to Cedar.



An exceptional opportunity to acquire an investment commercial 6 units, 7 bedrooms and 6 bathrooms, 2 car garages, plenty street parking. An opportunity awaits for those seeking an incomparable investment building in the up coming Long Beach neighborhoods, a unique blend of commercial and residential uses.

Facts & Features

- Sold On 05/19/2021
- Original List Price of \$1,275,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup, Outside, Washer Hookup, Washer Included
- Cap Rate: 21
- \$70000 Gross Scheduled Income
- \$41000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,956
- Electric:
- Gas: \$100
- Furniture Replacement:
- Trash: \$80
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,030
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

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
- Los Angeles County
- Parcel # 7269039020

Michael Lembeck
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Cell Phone: 714-742-3700

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

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CUSTOMER FULL: Residential Income LISTING ID: PTP2100047

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Closed •

List / Sold: **\$1,195,000/\$1,195,000**

6029 Cherry Ave • Long Beach 90805

0 days on the market

**6 units • \$199,167/unit • 3,000 sqft • 4,678 sqft lot • \$398.33/sqft •
Built in 1959**

Listing ID: PW21026135

West of Cherry Ave. and South of E. Harding St.



Property Highlights EXCLUSIVE LISTING | MULTIFAMILY OPPORTUNITY • Substantial Upside in Rents • Located Near the New Long Beach Exchange Retail Center • \$35,000 Invested in Improvements Since 2018 • New Roof, Exterior Paint & New Landscaping • Gated Entry • 13% Cash-on-Cash on Market Rents

Facts & Features

- Sold On 05/18/2021
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- Cap Rate: 5.5
- \$95580 Gross Scheduled Income
- \$65939 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: \$26,773
- Electric: \$843.00
- Gas:
- Furniture Replacement:
- Trash: \$843
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance: \$6,691
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$843
- Other Expense: \$694
- Other Expense Description: Assess.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$1,300	\$7,965	\$1,525

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
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7123005016

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: PW21026135

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