

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	DW23066510	S	5920 Olive AVE	LONG	7	STD	2	\$0		\$725,000 	\$482.37	1503	1927/ASR	5,010/0.115	N	2	06/01/23	7/7
2	PW23031338	S	6919 E Seaside WALK	LONG	1	STD	3	\$0		\$3,700,000 	\$886.86	4172	1923/ASR	4,287/0.0984	N	4	06/03/23	78/78
3	PW23096586	S	2826 E 16th ST	LONG	3	STD	9	\$147,300		\$2,000,000	\$392.16	5100	1923/ASR	13,001/0.2985	N	5	06/01/23	0/0

Closed • Duplex

List / Sold: **\$679,999/\$725,000** ↑

5920 Olive Ave • Long Beach 90805

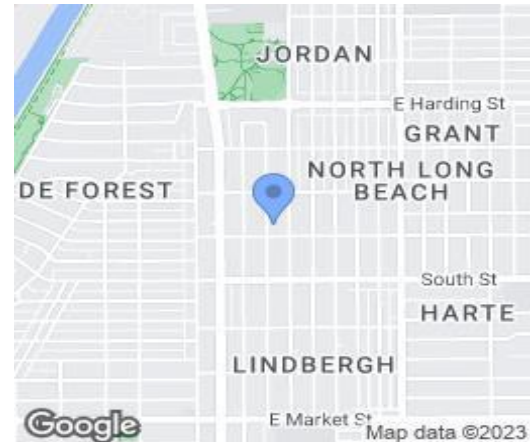
7 days on the market

2 units • **\$340,000/unit** • **1,503 sqft** • **5,010 sqft lot** • **\$482.37/sqft** •

Listing ID: DW23066510

Built in 1927

Right off 59th St.



Perfect opportunity to own income property in Long Beach! Two units each with 2bed 1 Bath, 2 separate buildings that include upgrades with the plumbing and electrical in the front unit. The front unit is occupied perfect for owner-occupied or new tenants back unit is currently on a month-to-month lease. Gated front yard and private back yard as well with storage unit. Do not miss out on this perfect opportunity!

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$679,999
- 2 Buildings
- 2 Total parking spaces
- \$457 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01958643
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$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
- Rent Controlled
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7124019012

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



CUSTOMER FULL: Residential Income **LISTING ID:** DW23066510

Printed: 06/04/2023 8:50:12 AM

Closed • **Triplex**

List / Sold:

\$3,895,000/\$3,700,000 ↓

78 days on the market

Listing ID: PW23031338

6919 E Seaside Walk • Long Beach 90803

**3 units • \$1,298,333/unit • 4,172 sqft • 4,287 sqft lot • \$886.86/sqft •
Built in 1923**

70th and Ocean



TRIPLEX!!!Welcome to the South of France in Long Beach! This beautiful French inspired ocean facing peninsula TRIPLEX is a rare find and is just one of a few sand front lots in Long Beach. Front home features saltillo tile and marble flooring throughout with a gourmet chef's kitchen, wolf range, sub zero refrigerator, custom cabinets, warming drawer and marble counters. Gorgeous open floor plan downstairs gives way to amazing ocean views and tons of natural light throughout. Upstairs lies two spacious bedrooms with a large jack and jill bath. Plus... laundry in hall custom closets and extra powder room. Master suite boasts tons of closet space with a cedar lined walk in closet and large balcony overlooking the entire coastline. In addition to the front home on it's own lot(2303 sq. feet), property also features two separate lots (960 sq ft +1024 sq ft) with two one-bedroom rental units upstairs, and an art studio/home office downstairs. Two two-car garages offer plenty of parking. Properties are L shape and share a large courtyard with beautifully landscaped garden and hidden in ground spa. This truly unique triplex is a MUST SEE! NOI and expenses shall be provided upon request. Only one unit is rented at this time.

Facts & Features

- Sold On 06/03/2023
- Original List Price of \$4,950,000
- 3 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$351 (Estimated)
- Laundry: In Closet, In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Jack & Jill, Kitchen, Laundry, Living Room, Master Suite, Walk-In Closet
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Range, Refrigerator
- Other Interior Features: Copper Plumbing Partial, Open Floorplan

Exterior

- Lot Features: Sprinkler System
- Waterfront Features: Ocean Access, Ocean Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$4,800.00
- Gas: \$5,000
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$3,061
- 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	1	1	1	Unfurnished	\$2,000	\$2,000	\$2,350
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,400
3:	1	3	4	2	Unfurnished	\$0	\$0	\$8,500

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 # 7245030014

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

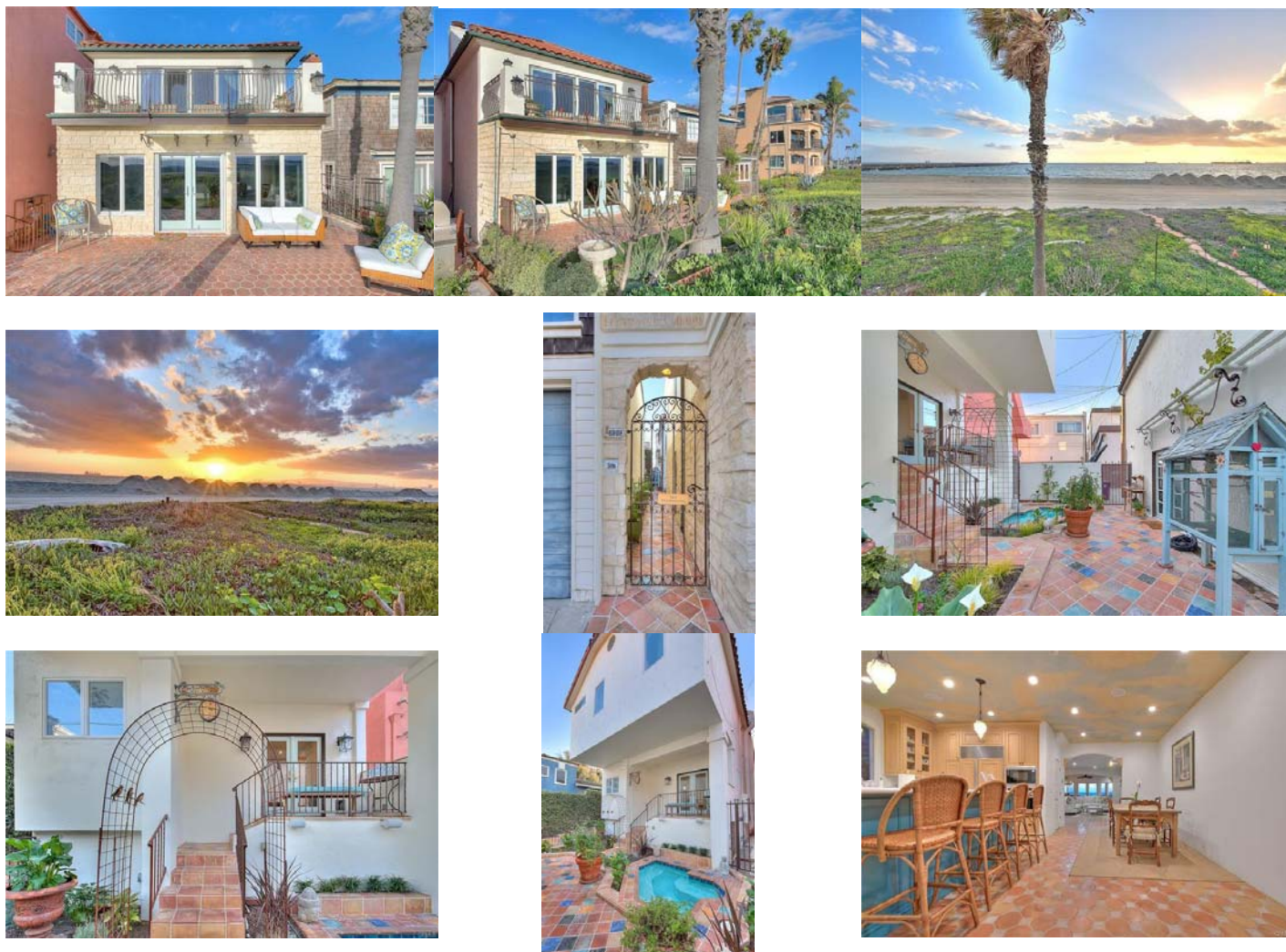
Re/Max Property Connection

State License #: 01891031

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Mission Viejo, 92691

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Closed • Commercial/Residential

List / Sold: **\$2,000,000/\$2,000,000**

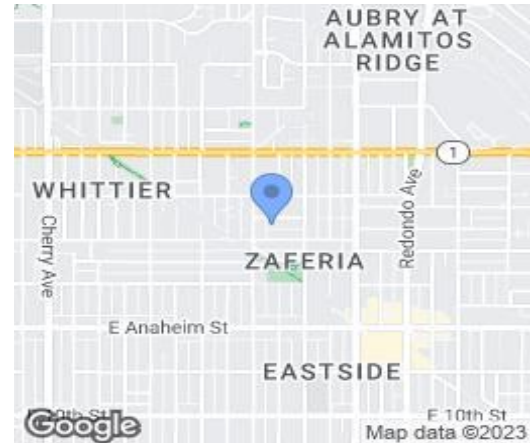
2826 E 16th St • Long Beach 90804

0 days on the market

**9 units • \$222,222/unit • 5,100 sqft • 13,001 sqft lot • \$392.16/sqft •
Built in 1923**

Listing ID: PW23096586

From Temple East on 16th



SOLD BEFORE LISTED

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$2,000,000
- 6 Buildings
- Levels: Two
- 5 Total parking spaces
- \$1,000 (Unknown)
- \$147300 Gross Scheduled Income
- \$98691 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,000
- Electric: \$1,000.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$5,000
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$10,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	1	0	0	Unfurnished	\$147,300	\$147,300	\$175,000

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
- Rent Controlled
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7259029010

Michael Lembeck

Re/Max Property Connection

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