

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	SR21153179	S	1728 E Florida ST	LONG	4	STD	2	\$49,200		\$1,037,400 	\$600.35	1728	1923/PUB	2,562/0.0588	N	1	06/03/22	263/263
2	PW22074447	S	3559 Lime Avenue	LONG	6	STD	2	\$0		\$1,050,000 	\$671.79	1563	1924/ASR	7,180/0.1648	N	2	05/31/22	4/4
3	PW22057824	S	3734 Falcon AVE	LONG	6	STD	2	\$59,316		\$1,242,000 	\$541.65	2293	1925/ASR	6,327/0.1452	N	3	06/04/22	12/12
4	OC22040081	S	5451 Lewis AVE	LONG	7	STD	2	\$51,000		\$960,000 	\$326.09	2944	1969/PUB	4,806/0.1103	N	3	06/03/22	46/154
5	SB21256201	S	2311 E 11th ST	LONG	3	STD	4	\$94,500	5	\$1,275,000	\$538.88	2366	1922/PUB	3,926/0.0901	N	0	06/02/22	76/76
6	OC22040476	S	333 W 9th ST	LONG	4	STD	4	\$96,372	4	\$1,515,000 	\$434.35	3488	1913/SLR	5,015/0.1151	N	2	05/31/22	15/27
7	PW22020208	S	476 Almond AVE	LONG	4	STD	4	\$91,500		\$1,544,000 	\$513.30	3008	1956/PUB	6,764/0.1553	N	2	06/02/22	34/34
8	PW22067357	S	3370 Santa Fe AVE	LONG	11	STD	4	\$91,800		\$900,000 	\$255.68	3520	1957/ASR	3,929/0.0902	N	0	06/03/22	1/1

Closed •

List / Sold: **\$999,900/\$1,037,400 ↓**

1728 E Florida St • Long Beach 90802

263 days on the market

2 units • \$499,950/unit • 1,728 sqft • 2,562 sqft lot • \$600.35/sqft •

Listing ID: SR21153179

Built in 1923

Florida and 4th



Reduced price!!! This is a great opportunity to own a remodeled income property in the city of Long Beach. This duplex is centrally located in the city with restaurants, bars, coffee shops and the beach all within walking distance. This building consists of 2 units with a 1 car garage and a driveway that can fit 2 additional cars. The top unit is a 1bedroom with bonus room that can be used as office and 1 bathroom. This unit has a remodeled kitchen with granite countertops and modern state off the art appliances. The bottom unit consists of 1 bedroom with an office and 1 bathroom. The assessor has this unit as a 2 bedroom, because the bonus room has a small closet. Each unit comes equipped with washer and dryers inside the unit as well as original hard wood flooring. This fantastic property would be a great addition to an investor's portfolio or an opportunity for homeowner to live in one unit and rent out the other unit to help with the mortgage.

Facts & Features

- Sold On 06/03/2022
- Original List Price of \$1,175,000
- 1 Buildings
- 1 Total parking spaces
- Laundry: Inside
- \$49200 Gross Scheduled Income
- \$47356 Net Operating Income
- 2 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: \$1,844
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance: \$484
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$480
- Other Expense:
- 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	\$2,600
2:	1	1	1	1	Unfurnished	\$2,300	\$2,300	\$2,600

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

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7275015018

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: SR21153179

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Closed •

List / Sold: **\$990,000/\$1,050,000** ↑

3559 Lime Avenue • Long Beach 90807

4 days on the market

**2 units • \$495,000/unit • 1,563 sqft • 7,180 sqft lot • \$671.79/sqft •
Built in 1924**

Listing ID: PW22074447

Off of Atlantic & 36th Street



Spanish-Style duplex – two homes on one lot - in Historic Cal Heights! With an abundance of original features and charm - from the original hardwood floors and wall sconces in the living room to the original tile in the bathrooms - you can't help but to be transported back in time. Front house has 2 bedrooms, 1 bath plus an office/bonus space, mock fireplace and spacious closets. Access to detached garage with laundry through a private breezeway. Back house has 2 bedrooms, 1 bath, mock fireplace and access to gated garage/storage space. Lot features private yard with beautiful mature trees for privacy and vined flowers and fountain for tranquility. Large lot with long driveway with plenty of room for an RV/Boat plus several cars to park and plenty of off-street parking. Potential to possibly add one or two ADU's - subject to city approval(s). Great California Heights neighborhood - "Cal Heights" is the largest designated Historic District in Long Beach. Enjoy a leisure walk to the trendy shops and restaurants along the Bixby Knolls business corridor.

Facts & Features

- Sold On 05/31/2022
- Original List Price of \$990,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- \$0 (Unknown)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Entry, Living Room, Office
- Floor: Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Recirculated Exhaust Fan, Refrigerator
- Other Interior Features: Built-in Features, Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01430724
- 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	1	1	Unfurnished	\$0	\$0	\$2,800
2:	1	2	1	1	Unfurnished			\$1,950

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Drapes:
- Patio:
- Ranges: 2

- Carpet:
- Dishwasher: 1
- Disposal: 2

- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7145018015

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:

\$1,249,000/\$1,242,000 ↓

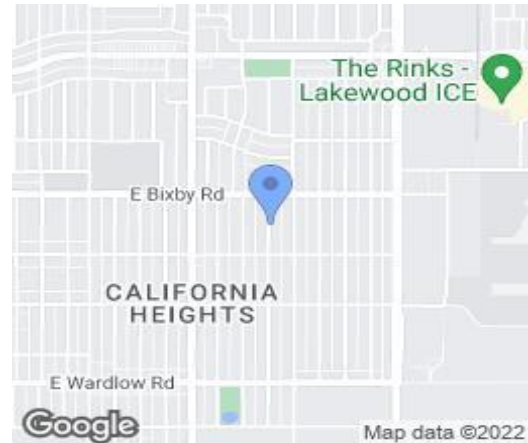
12 days on the market

Listing ID: PW22057824

3734 Falcon Ave • Long Beach 90807

**2 units • \$624,500/unit • 2,293 sqft • 6,327 sqft lot • \$541.65/sqft •
Built in 1925**

North of Wardlow Rd. South of Bixby Rd.



3734 - 3734 1/2 Falcon Ave. is charming Craftsman style duplex located in the Historic California Heights neighborhood of Long Beach. Located on a spacious 6,327 SF lot, the front house is a 3 bedroom, 2 bathroom home, approximately 1,558 square feet, with large bedrooms, kitchen and living room. The front house features tons of natural light from the beautiful wood windows, hardwood floors, fireplace, and washer/dryer hook ups. The back unit is a spacious 1bd/1bth unit, approximately 735 square feet, that sits over 3 single car garages. Great opportunity to convert two, or even all 3 garages to an ADU, creating another unit and generating additional rental income. Large backyard between the two structures, perfect for outdoor bbq's and entertaining. New 100 AMP sub panel installed in the back unit garage. Long driveway that runs down the entire side of the house that can fit 3-4 cars. Property is separately metered and tenants pay their own utilities. Excellent Cal Heights location on a beautiful tree lined street. Perfect for investors or owner occupants alike!

Facts & Features

- Sold On 06/04/2022
- Original List Price of \$1,249,000
- 2 Buildings
- 6 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: In Garage, Inside
- \$59316 Gross Scheduled Income
- \$59316 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01264338
- 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	3	2	2	Unfurnished	\$3,143	\$3,143	\$3,500
2:	1	1	1	1	Unfurnished	\$1,800	\$4,943	\$2,195

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
- Rent Controlled

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7147004024

Michael Lembeck

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

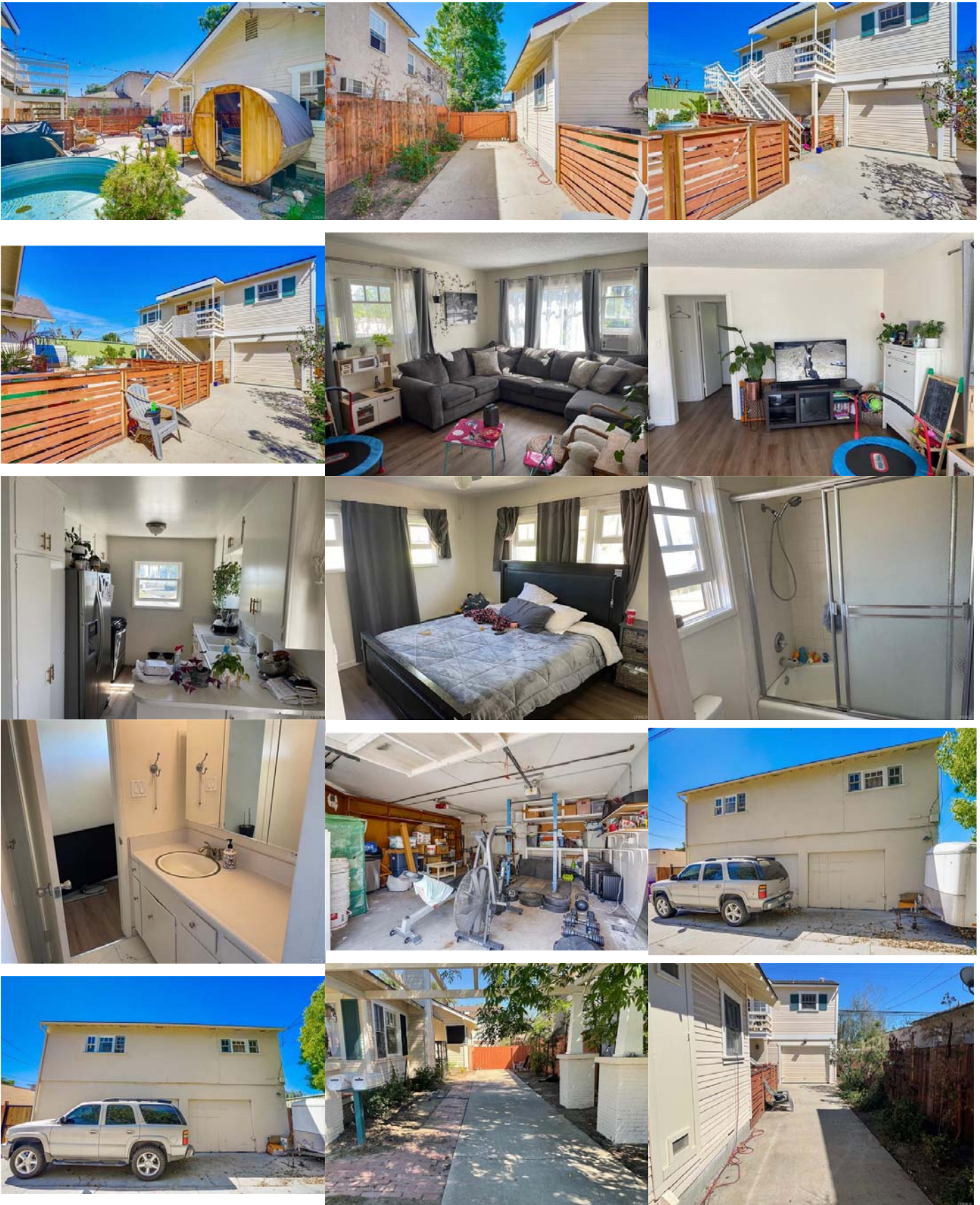
Re/Max Property Connection

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

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Closed •

List / Sold: **\$949,000/\$960,000** ↑

5451 Lewis Ave • Long Beach 90805

46 days on the market

2 units • \$474,500/unit • 2,944 sqft • 4,806 sqft lot • \$326.09/sqft • Built in 1969

Listing ID: OC22040081

Cross Streets: E. Market Ave. & Lewis Ave.



Amazing investment opportunity! Excellent location! Located just above Bixby Knolls, just west of Lakewood. Two units, each with 3 bedrooms and 2.5 baths and their own spacious private yards. The first unit offers a two-car attached garage, and the second a single-car attached garage. Quiet tree lined street location this is an amazing opportunity for investor or owner occupied. Current rents under market long time tenants.

Facts & Features

- Sold On 06/03/2022
- Original List Price of \$949,000
- 1 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$51000 Gross Scheduled Income
- \$6000 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01280398
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,350	\$2,350	\$2,700
2:	1	3	3	1	Unfurnished	\$2,000	\$2,000	\$2,400

Of Units With:

- Separate Electric: 2
- Gas Meters: 0
- 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 # 7127016008

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: **\$1,275,000/\$1,275,000**

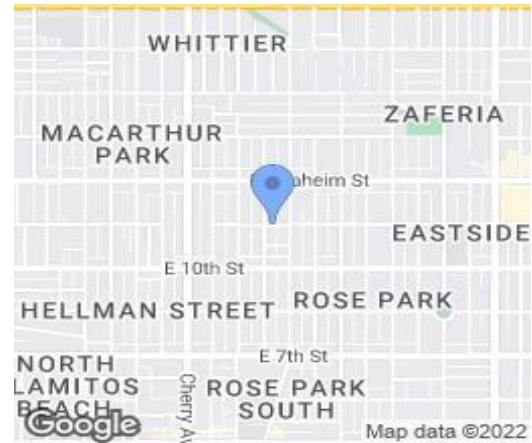
2311 E 11th St • Long Beach 90804

76 days on the market

**4 units • \$318,750/unit • 2,366 sqft • 3,926 sqft lot • \$538.88/sqft •
Built in 1922**

Listing ID: SB21256201

Head north on Cherry Ave, make a left onto E 10th, left on Raymond Ave and then park on the corner of Raymond and E 11th.



2311 E 11th St is a rare opportunity to acquire 4 Units & an ADU collecting an additional \$1,590 per month. The property will be financed residentially. This building is located between Downtown Long Beach and the Traffic Circle Area, less than 1.5 Miles to the Pacific Ocean, where long term rental demand is high. The property offers strong in place rents, trading at a CAP rate of 4.86% and GRM of 13.49. Four of five tenants are Section 8, offering secured income. The ADU has recently been completely remodeled. Rental increases to take effect in January and March. Bathroom remodel completed on one other unit. ADU permit to be transferred to new owner through escrow. See offering memorandum in supplements for additional details.

Facts & Features

- Sold On 06/02/2022
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Electric
- \$0 (Seller)
- Cap Rate: 4.86
- \$94500 Gross Scheduled Income
- \$61938 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$32,618
- Electric: \$975.00
- Gas: \$975
- Furniture Replacement:
- Trash: \$975
- Cable TV: 00889327
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 4500
- Water/Sewer: \$975
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,507	\$1,507	\$2,123
2:	1	0	1	0	Unfurnished	\$1,310	\$1,310	\$1,441
3:	1	1	1	0	Unfurnished	\$1,585	\$1,585	\$1,661
4:	1	2	1	0	Unfurnished	\$1,883	\$1,883	\$2,123

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7260031001

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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CUSTOMER FULL: Residential Income LISTING ID: SB21256201

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Closed •

List / Sold:

\$1,525,000/\$1,515,000 ↓

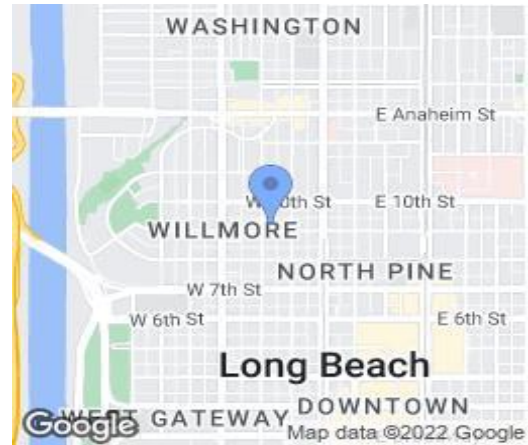
15 days on the market

Listing ID: OC22040476

333 W 9th St • Long Beach 90813

**4 units • \$381,250/unit • 3,488 sqft • 5,015 sqft lot • \$434.35/sqft •
Built in 1913**

Exit 710 S L on W Anaheim St R Magnolia L on 9th



Accepting backup offers! This classic, charming historical fourplex has a unit mix of sizable 2BR/1BA units. Unit available providing fantastic opportunities for owner-users and traditional investors alike. Each unit has its own washer/dryer hookups. The two garage spaces housed in the rear of the lot are rented by current tenants via non-residential month-to-month contracts separate from their residential leases. Units are separately metered for gas & electricity. Offers backyard outdoor space.

Facts & Features

- Sold On 05/31/2022
- Original List Price of \$1,525,000
- 1 Buildings
- 2 Total parking spaces
- \$782 (Public Records)
- Laundry: Inside
- Cap Rate: 4.45
- \$96372 Gross Scheduled Income
- \$67791 Net Operating Income
- 4 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: \$25,690
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,570
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,300
2:	1	2	1	1	Unfurnished	\$1,958	\$1,958	\$2,095
3:	1	2	1	1	Unfurnished	\$2,045	\$2,045	\$2,188
4:	1	2	1	0	Unfurnished	\$1,728	\$1,728	\$1,849

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- 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 # 7272011014

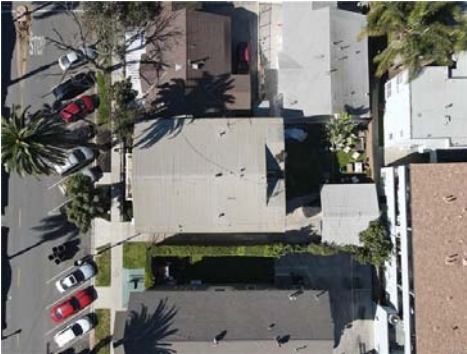
Michael Lembeck

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: OC22040476

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Closed •

List / Sold:

\$1,395,000/\$1,544,000 ↑

34 days on the market

476 Almond Ave • Long Beach 90802

**4 units • \$348,750/unit • 3,008 sqft • 6,764 sqft lot • \$513.30/sqft •
Built in 1956**

Listing ID: PW22020208

n/a



- Prime North Alamos Beach Location - Detached front 3 bed/2bath house & three 1bed/1bath units in the rear - Garage & Carport Parking - Significant ADU potential through garage conversion or new build - All units have been renovated within the last five years - Potential 28% upside on rents

Facts & Features

- Sold On 06/02/2022
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$818 (Estimated)
- Laundry: Common Area
- \$91500 Gross Scheduled Income
- \$58468 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,131
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,354
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$940
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,475	\$2,475	\$3,300
2:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$2,150
3:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$2,150
4:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$2,150

Of Units With:

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

Additional Information

- Standard sale
- 4 - Downtown Area, Alamos Beach area

- Los Angeles County
- Parcel # 7266015015

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: PW22020208

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Closed •

List / Sold: **\$950,000/\$900,000 ↓**

3370 Santa Fe Ave • Long Beach 90810

1 days on the market

**4 units • \$237,500/unit • 3,520 sqft • 3,929 sqft lot • \$255.68/sqft •
Built in 1957**

Listing ID: PW22067357

Easy access to all transportation.



Quadruplex (Originally 6 units) consisting of (1) 5 bedroom 2 bath unit; (1) 4 bedroom 2 bath unit and (2) 3 bedroom 1 bath units. Copper plumbing, bathrooms have been upgraded along with newer windows in bathrooms. A new roof was installed in 2014. 3 units have hardwood and tile floors. The 5 bedroom unit needs upgrading. Tenants are month-to-month. Units have individual gas and electric meters. Units 1 & 4 share a water heater. Proforma Rents are very conservative at \$91,800 GSI. There is significant rent improvements. This property is close to bus transportation, and the 405, and 710 freeways. DRIVE BY ONLY PLEASE!

Facts & Features

- Sold On 06/03/2022
- Original List Price of \$950,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Assessor)
- \$91800 Gross Scheduled Income
- \$72813 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Appliances: Gas Range

Exterior

- Lot Features: Paved, Walkstreet
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00338699
- 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:	2	6	6	0	Unfurnished	\$0	\$0	\$0
2:	2	6	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale

- 11 - Westside area
- Los Angeles County
- Parcel # 7312001047

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: PW22067357

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