

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	Spes	Date	DOM/CDOM
1	PW22033658	S	828	Terraine AVE	LONG	2	STD	2	\$18,900		\$1,500,000	↓	\$616.02	2435	1953/ASR	5,523/0.1268	N	3	05/09/22	28/28
2	OC22050388	S	3725 E	14th ST	LONG	3	STD,TRUS	2	\$0		\$1,150,000	↑	\$531.67	2163	1946/ASR	6,744/0.1548	N	3	05/12/22	9/9
3	22139651	S	811 E	9TH ST	LONG	4	STD	2			\$780,000	↑	\$497.45	1568	1900	3,609/0.08	N		05/12/22	14/14
4	PW22072562	S	245 E	59th ST	LONG	7	STD	2	\$0		\$685,000	↑	\$309.26	2215	1961/ASR	5,873/0.1348	N	2	05/11/22	3/3
5	PW22051341	S	900 E	20th WAY	LONG	7	STD	2	\$14,100		\$718,000	↑	\$650.36	1104	1947/ASR	5,997/0.1377	N	4	05/10/22	4/4
6	RS22073281	S	1650 E	53rd ST	LONG	7	PRO	2	\$0		\$940,000	↑	\$412.28	2280	1937/ASR	8,541/0.1961	N	4	05/11/22	13/13
7	PW22072335	S	5325 E	Ocean BLVD	LONG	1	TRUS	8	\$201,300	4	\$3,560,000	↑	\$625.44	5692	1955/ASR	3,542/0.0813	N	0	05/11/22	3/3

Closed • Duplex

List / Sold:

\$1,598,000/\$1,500,000 ↓

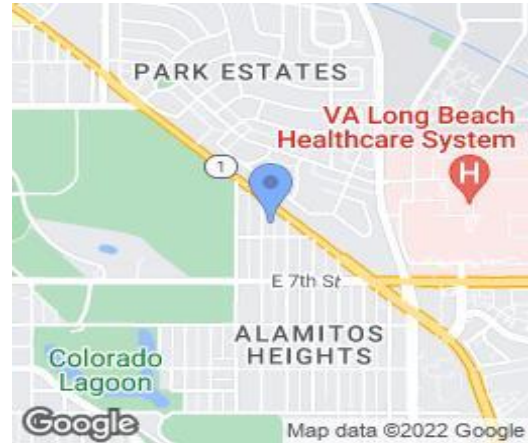
28 days on the market

Listing ID: PW22033658

828 Terraine Ave • Long Beach 90804

2 units • \$799,000/unit • 2,435 sqft • 5,523 sqft lot • \$616.02/sqft • Built in 1953

Pacific Coast Highway turn South on Terraine Avenue



PRIME ALAMITOS HEIGHTS DUPLEX. A RARE OPPORTUNITY TO OWN A DUPLEX IN THE MUCH SOUGHT AFTER NEIGHBORHOOD OF ALAMITOS HEIGHTS. LOCATED JUST ONE BLOCK TO RECREATION PARK GOLF COARSE AND EIGHT BLOCKS TO THE BAY. EXTENSIVELY UPGRADED AND LOVINGLY MAINTAINED. THIS PRIME DUPLEX SHOWS PRIDE OF OWNERSHIP. UNIT 828 CONSISTS OF A 3 BEDROOM 3 BATHROOM PLUS SUNROOM. PRIMARY BEDROOM ENSUITE WITH HIS AND HERS CLOSETS. BUILTINS IN SMALL BEDROOM. UPSTAIRS BEDROOM IS ENSUITE. CUSTOM FAUX PAINTED WALLS THROUGHT OUT THE HOME. THE COURTYARD OFF THE SUNROOM WITH THE INGROUND SPA WILL SURELY DELIGHT FOR THE FAMILY GATHERINGS. LED LIGHTING AND WOOD SHUTTERS THROUGHT OUT. RED OAK FLOORS. A COOKS KITCHEN WITH GRANITE, HIGH END APPLIANCES, CUSTOM BUILT CABINETS. SURROUND SOUND DUAL ZONE AUDIO SYSTEM. THE HVAC SYSTEM IS JUST 2 YEARS NEW. CITY APPROVED DROUGHT TOLERANT LANDSCAPING. UNIT 830 CONSISTS OF AN OVERSIZE 1 BEDROOM 1 BATHROOM THAT SITS ON TOP OF THE 3 CAR GARAGE. SUNSET VIEWS FROM THE BEDROOM WINDOW AND FOREVER VIEWS FROM THE REST OF THE WINDOWS. WALK IN CLOSET, BREAKFAST BAR, LED LIGHTING. GREAT FOR AN EXTENDED FAMILY OR LIVE IN ONE AND RENT THE OTHER.

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Common Area
- \$18900 Gross Scheduled Income
- \$14625 Net Operating Income
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Built-In Range, Dishwasher, Disposal, Gas Water Heater, Refrigerator, Self Cleaning Oven, Water Line to Refrigerator
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Granite Counters

Exterior

- Lot Features: Front Yard, Landscaped, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,275
- Electric: \$1,975.00
- Gas:
- Furniture Replacement:
- Trash: \$360
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$740
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$18,900	\$18,900	\$24,000
2:	1	3	3	3	Unfurnished		\$0	\$36,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7241022006

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: PW22033658

Printed: 05/15/2022 10:34:32 AM

Closed • Duplex

List / Sold:

\$1,150,000/\$1,150,000 ↑

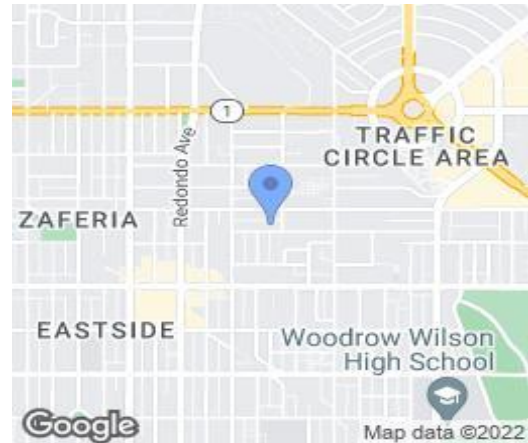
9 days on the market

Listing ID: OC22050388

3725 E 14th St • Long Beach 90804

2 units • **\$575,000/unit** • **2,163 sqft** • **6,744 sqft lot** • **\$531.67/sqft** •
Built in 1946

North of East Anaheim and West of Termino Avenue



Two houses on a large lot located in Eastside Long Beach. Front house is a two bedroom with one bathroom approx. 1,000 sq. ft. Back House is a three bedroom with two bathrooms approx. 1,200 sq. ft. Property has a long driveway with a three car garage with separate laundry for both units. Potential of six car off street parking. Interior photos available by request.

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,550
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 02099468
- Gardener:
- Licenses:
- Insurance: \$1,170
- 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	1	1	Unfurnished		\$1,450	\$2,250
2:	1	3	2	2	Unfurnished		\$2,150	\$2,800

Of Units With:

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

Additional Information

- Standard, Trust sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7253006013

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: OC22050388

Printed: 05/15/2022 10:34:32 AM

Closed •

List / Sold: **\$735,000/\$780,000** ↑

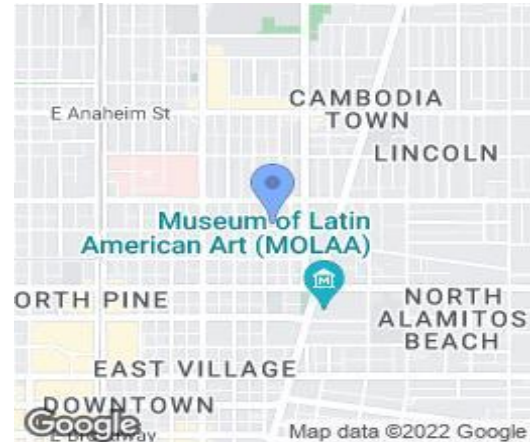
811 E 9TH St • Long Beach 90813

14 days on the market

**2 units • \$367,500/unit • 1,568 sqft • 3,609 sqft lot • \$497.45/sqft •
Built in 1900**

Listing ID: 22139651

9th Street & Atlantic



1st unit is a 2 Bedroom 1 Bath and 2nd Unit is a 2 Bedroom 2 Bath plus a 3rd non-conforming unit separate Guest Room/studio. Blocks from the Beach & Downtown Long Beach Restaurants and shops, easy access to 710 Freeway and our New Bridge. These 2 Units have separate leases and utilities. All New exterior Paint, Wooden Gates and Fences, Landscaping, plus updates to some Windows, Fencing, Interior Ceiling and walls. Come see and Live in 1 and Rent out the other or keep them as Income Properties with new month to month leases at market rates.

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$735,000
- 2 Buildings
- Cooling: Central Air, Gas
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$35145 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Oven

Exterior

- Lot Features: Lawn, Front Yard, Back Yard, Landscaped
- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$10,035
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,900	\$1,900	\$1,900
2:	2	2	2		Unfurnished	\$1,890	\$1,890	\$1,890
3:	3	0	1		Unfurnished	\$0	\$0	\$750
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- 4 - Downtown Area, Alamos Beach area
- Los Angeles County
- Parcel # 7274022026

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

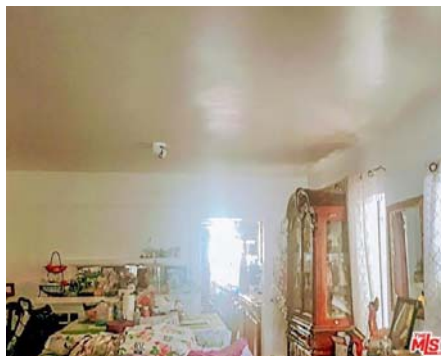
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed • Duplex

List / Sold: **\$625,000/\$685,000** ↑

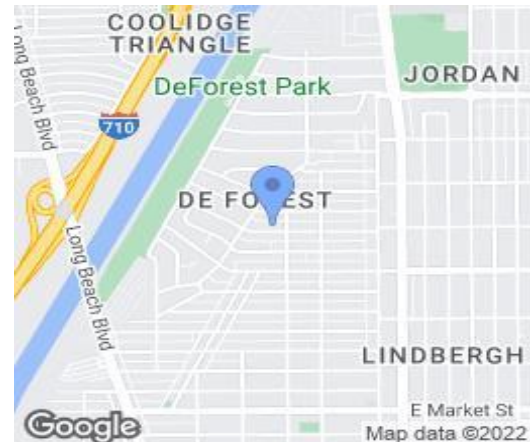
245 E 59th St • Long Beach 90805

3 days on the market

2 units • \$312,500/unit • 2,215 sqft • 5,873 sqft lot • \$309.26/sqft • Built in 1961

Listing ID: PW22072562

59th St west of Atlantic Ave



If you're looking for an investment opportunity with plenty of potential, this is the property for you! Situated on a tree-lined residential street, 245 E 59th St is legally a duplex with a front house, a back house and a detached garage, all situated on a 5,873 square foot lot in North Long Beach. The front home is waiting for your finishing touches and already features numerous updates, including a remodeled bathroom, newer windows, and engineered wood flooring. Built in 1908, it has coved ceilings, charming built-ins throughout, a large enclosed patio, and central heat. It's currently being used as a 2-bedroom home, but on tax records, it's a 3-bedroom. With a pocket door, window, and closet, the front living space can easily be used as a third bedroom. The back home is currently uninhabitable and will require some imagination. Conveniently located, this property is close to parks, eateries, and transportation.

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$625,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Main Floor Bedroom

Exterior

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

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

Of Units With:

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

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7125021015

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

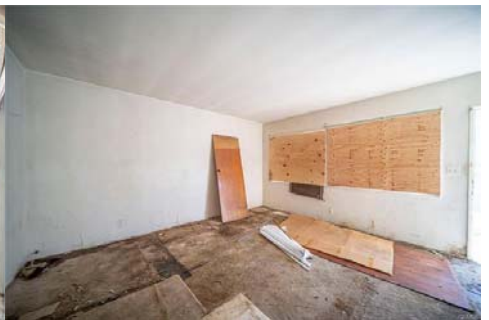
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed •

List / Sold: **\$650,000/\$718,000** ↑

900 E 70th Way • Long Beach 90805

4 days on the market

**2 units • \$325,000/unit • 1,104 sqft • 5,997 sqft lot • \$650.36/sqft •
Built in 1947**

Listing ID: PW22051341

From 91 freeway exit on Orange Ave. north, turn left on 70th Way



Great duplex in quiet area of North Long Beach on large corner lot. Two one bedroom one bath units, sunny corner units with fruit trees and covered patio in fenced back yard makes for a pleasing enclosed entertainment space. 4 large enclosed garages, two single garages and one double garage with high ceilings and extra storage. Recently updated drought resistant landscaping in front yard. 40 year roof with 28 years remaining. Copper plumbing.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$650,000
- 1 Buildings
- 4 Total parking spaces
- \$6,519 (Assessor)
- Laundry: Dryer Included, Outside, Washer Included
- \$14100 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01952507
- 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	1	1	2		\$1,175		\$1,500
2:	1	1	1	2		\$0		\$1,500

Of Units With:

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

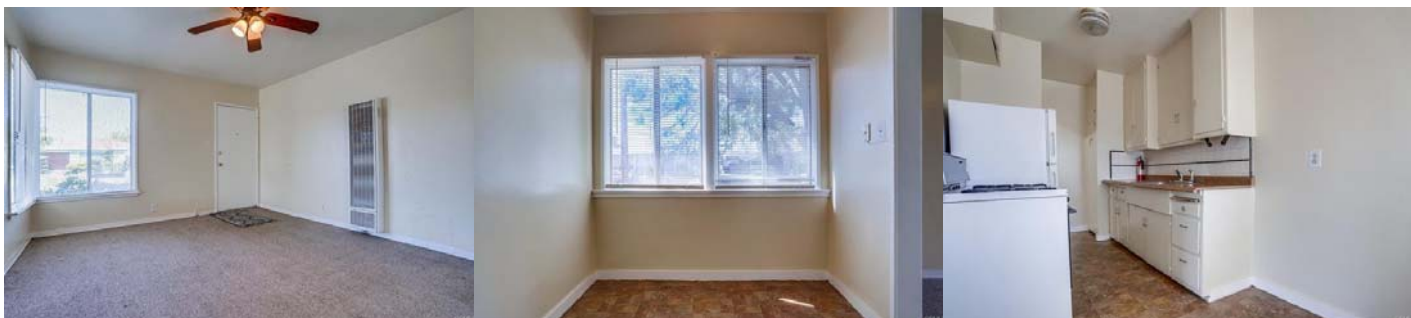
Additional Information

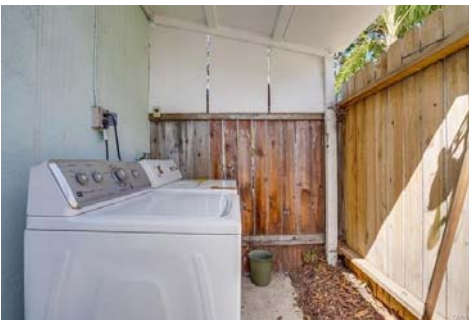
- Standard sale
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7101035029

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: **\$775,000/\$940,000** ↑

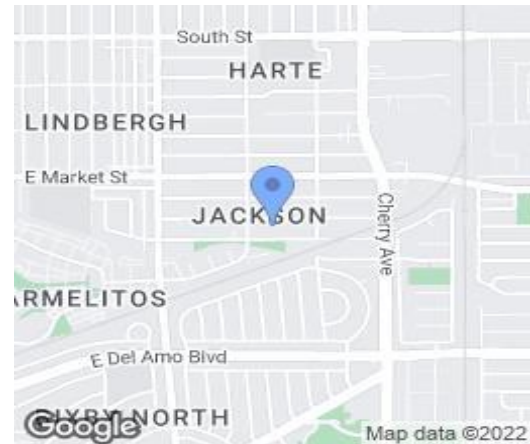
1650 E 53rd St • Long Beach 90805

13 days on the market

**2 units • \$387,500/unit • 2,280 sqft • 8,541 sqft lot • \$412.28/sqft •
Built in 1937**

Listing ID: RS22073281

West of Cherry; North of Del Amo Blvd



2 separate charming homes comprise this Jackson Park area duplex. The 3 bedroom, 2 bathroom front home includes a lovely fireside living room featuring a stone fireplace plus a door and window wall to the rear patio and sheltered terrace with a brick barbecue/ fireplace. An enchanting family room has a soaring vaulted ceiling, amazing brick fireplace, glass doors to the patio plus access to the charming kitchen with a laundry room. The guest bathroom is convenient to all of the bedrooms, each with great storage. A primary suite boasts 2 wardrobe closets plus access to the 2nd bathroom with storage and a vanity. The workshop/ storage building, covered patio and oversized 1 car garage are big pluses. A long driveway extends to the rear 2 car garage. Tucked away... the 1 bedroom rear home features a wooden archway approach, a living/ dining room with built in cabinetry, sun-filled kitchen, bathroom with a tub/ shower plus a large private bedroom. The possibilities seem endless, as does the embracing natural warmth and lifestyle opportunities!! Front home was built in 1957 and guest home was built in 1937. COURT CONFIRMATION NOT REQUIRED.

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$775,000
- 2 Buildings
- Levels: One
- 9 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Fireplace(s)
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room

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: 01008773
- 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	\$0
2:	1	1	1	2	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Drapes:
- Patio: 1
- Ranges: 2

- Carpet: 1
- Dishwasher:
- Disposal: 2

- Refrigerator: 2
- Wall AC: 2

Additional Information

- Probate Listing sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7129008009

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

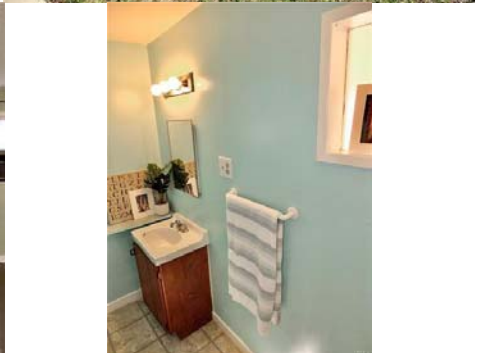
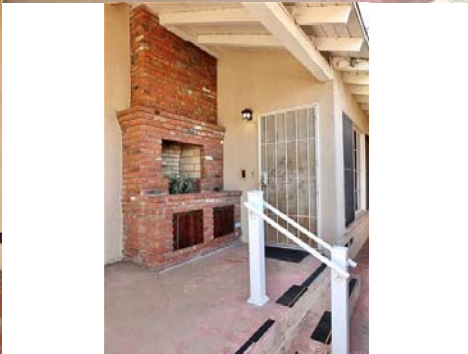
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: RS22073281

Printed: 05/15/2022 10:34:38 AM

Closed • **Apartment**

List / Sold:

\$3,400,000/\$3,560,000 ↑

3 days on the market

5325 E Ocean Blvd • Long Beach 90803

8 units • **\$425,000/unit** • **5,692 sqft** • **3,542 sqft lot** • **\$625.44/sqft** •
Built in 1955

Listing ID: PW22072335

Ocean Blvd to Pomona Ave.



Mid-century style apartment building in "PRIME" Belmont Shore location with unobstructed ocean views! There are eight one-bedroom units with laundry room, storage and tuck-under carport parking for four cars. This "trophy" property has not been on the market in over thirty-five years! All units are individually metered for gas & electricity. Plenty of opportunity to increase rental values as tenants relocate and units continue to be upgraded. Rental income shown is current and expenses shown are from last year's operating statement. Beach is directly across the street with close by access to Belmont Shore shops on 2nd St., paddle boarding, basketball courts, kayaking and more! This is an ideal upleg for investors! One-of-a-kind opportunity!

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$3,400,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area
- Cap Rate: 4
- \$201300 Gross Scheduled Income
- \$140148 Net Operating Income
- 9 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Vinyl
- Appliances: Electric Range, Disposal

Exterior

- Lot Features: Corner Lot, Level with Street
- Waterfront Features: Across the Road from Lake/Ocean, Beach Front, Ocean Front, Ocean Side of Freeway, Ocean Side Of Highway 1
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$57,126
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- 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		Unfurnished	\$2,325	\$2,325	
2:	1	1	1		Unfurnished	\$1,860	\$1,860	
3:	1	1	1		Unfurnished	\$1,925	\$1,925	
4:	1	1	1		Unfurnished	\$1,740	\$1,740	
5:	1	1	1		Unfurnished	\$2,900	\$2,900	

6:	1	1	1	Unfurnished	\$1,850	\$1,850
7:	1	1	1	Unfurnished	\$2,030	\$2,030
8:	1	1	1	Unfurnished	\$1,995	\$1,995

Of Units With:

- Separate Electric: 9
 - Gas Meters: 8
 - Water Meters: 1
 - Carpet:
 - Dishwasher: 0
 - Disposal: 8
- Drapes:
 - Patio:
 - Ranges: 8
 - Refrigerator:
 - Wall AC: 4

Additional Information

- Trust sale
 - Rent Controlled
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
 - Los Angeles County
 - Parcel # 7245007023

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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