

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	220011357SD	S	849 Freeman Ave	LONG			2	\$0	0	\$825,000 			1921	6,773/0.15	N		06/17/22	2/2
2	SB22078174	S	3701 E 4th ST	LONG	2	STD	2	\$64,800		\$995,000	\$781.62	1273	1921/ASR	6,501/0.1492	N	0	06/16/22	19/19
3	QC21264518	S	1630 Loma AVE	LONG	3	STD	3	\$61,560		\$870,000 	\$475.67	1829	1920/ASR	6,051/0.1389	N	0	06/16/22	108/136
4	PW22075334	S	4030 E Ransom Ave	LONG	3	STD	3	\$60,000		\$1,400,000 	\$590.72	2370	1939/PUB	6,532/0.15	N	4	06/16/22	9/9
5	SR21244325	S	1035 E Salt Lake ST	LONG	9	STD	4	\$57,900		\$1,100,000 	\$288.87	3808	1963/ASR	6,494/0.1491	N	0	06/16/22	97/97
6	CV22052753	S	721 E 7th ST	LONG	4	STD	16	\$227,868		\$3,305,000 	\$315.84	10464	1923/ASR	7,501/0.1722	N	0	06/17/22	0/0
7	CV22052596	S	636 Linden AVE	LONG	4	STD	20	\$259,140		\$3,775,000 	\$524.01	7204	1939/ASR	7,520/0.1726	N	0	06/17/22	0/0

Closed •

List / Sold: **\$750,000/\$825,000** ↑

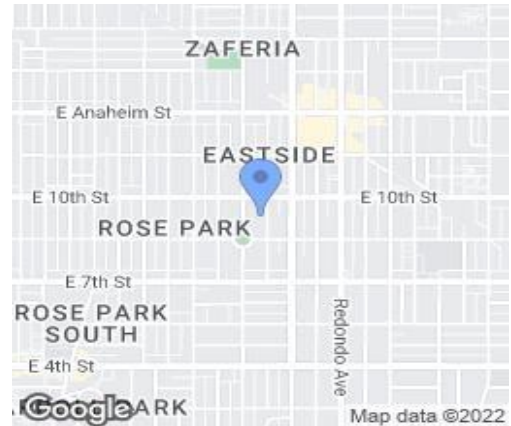
849 Freeman Ave • Long Beach 90804

7 days on the market

2 units • **\$375,000/unit** • **sqft** • **6,773 sqft lot** • **No \$/Sqft data** •

Listing ID: 220011357SD

CrossStreet: Orizaba



Investor special, flip opportunity, contractor opportunity. 2 detached houses on one parcel. Lots of light flows into the house through the large, wood frame windows. There is so much potential for this property! Unit # for Unit 1: 851 Unit # for Unit 2: 849 Number of Furnished Units: 0

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01008773
- 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:		2	1			\$0		
2:		1	1			\$1,900		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Los Angeles County
- Parcel # 7258014013

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: **\$995,000/\$995,000**

3701 E 4th St • Long Beach 90814

19 days on the market

**2 units • \$497,500/unit • 1,273 sqft • 6,501 sqft lot • \$781.62/sqft •
Built in 1921**

Listing ID: SB22078174

5 Parcels West of the Intersection of E 4th Street and Grand Ave



3701 E 4th Street is a well-positioned mixed-use property in Long Beach. Built in 1921, the existing 1,210 SF building sits on a 6,501 SF lot, and features (1) food use/restaurant unit (1) 3-Bed/1-Bath house, and (1) non-conforming studio unit in the back. Currently with a 4.17% market cap, this property is a unique opportunity for any investor or owner-user looking to capitalize on mixed use potential and a value-add proposition.

Facts & Features

- Sold On 06/16/2022
- Original List Price of \$995,000
- 2 Buildings
- 3 Total parking spaces
- \$654 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- \$64800 Gross Scheduled Income
- \$41579 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,981
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 0193472
- Gardener:
- Licenses:
- Insurance: \$637
- Maintenance: \$3,240
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$2,400
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,600	\$3,600	\$3,600
2:	1	0	0	0	Unfurnished	\$1,800	\$1,800	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7255002012

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SB22078174

Printed: 06/20/2022 9:59:53 AM

Closed • **Triplex**

List / Sold: **\$899,000/\$870,000** ↓

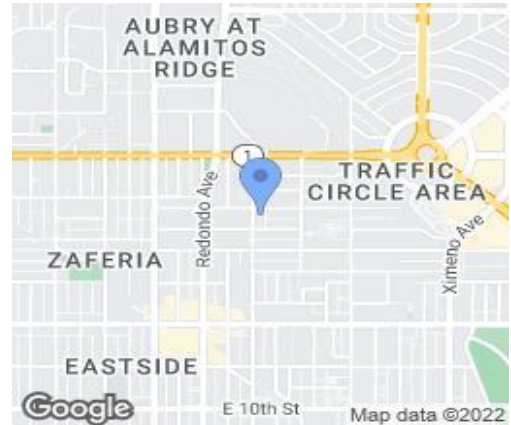
1630 Loma Ave • Long Beach 90804

108 days on the market

**3 units • \$299,667/unit • 1,829 sqft • 6,051 sqft lot • \$475.67/sqft •
Built in 1920**

Listing ID: OC21264518

between Redondo Ave and Grand



LOCATION! LOCATION! LOCATION! Great Value Triplex hard to find in this area. All units are in good condition, featuring 2 bedroom and 1 bathroom has new tile flooring, partial new plumbing and new dry wall,(remodeling done within the last 2 years) this unit is towards the front of the property. In the back you have a 1 bedroom and 1 bath with attached studio have recently (within the last 2 years) new plumbing, new windows, new tile flooring and new inside paint. All units have separate gas and electric meters. Water meters have been installed for each unit however they have not been connected yet. Few minutes away from major shopping centers and the ocean! This is a wonderful investment to own!

Facts & Features

- Sold On 06/16/2022
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$522 (Estimated)
- \$61560 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01886242
- 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	0	Unfurnished	\$2,000	\$2,000	\$2,000
2:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$1,850
3:	1	0	1	0	Unfurnished	\$1,387	\$1,387	\$1,387

Of Units With:

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

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7253004002

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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: OC21264518

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Closed •

List / Sold:

\$1,359,999/\$1,400,000 ↑

9 days on the market

4030 E Ransom Ave • Long Beach 90804

**3 units • \$453,333/unit • 2,370 sqft • 6,532 sqft lot • \$590.72/sqft •
Built in 1939**

Listing ID: PW22075334

From PCH take Termino South, then East on Ransom.



INTRODUCING 4030 E RANSOM ST! A beautiful triplex on a spectacular street in the Traffic Circle area of Long Beach. A charming home in the front with two more units at the rear. A detached two car garage with laundry room. Two single car garages in rear building. A large driveway with room for several cars and an RV all behind an automatic gate! A second laundry room in rear building to support the units. The front Craftsman House is a 3 Bedroom, 2 Bath with hardwood flooring. A large master bedroom with private bath. Light & bright kitchen with pantry. Additional entry door from kitchen to driveway and fully paid solar. Rear, Detached Duplex features an upper 2 bedroom, 1 bath unit with an office next to kitchen that could function as a third bedroom. Lower Studio Unit is cozy and quaint with granite counters, ample cupboard space a nice bathroom and private outdoor patio space. Plenty of outdoor space for all tenants to enjoy! All utilities are separately metered from front house and rear duplex. This is a great opportunity with incredible upside!

Facts & Features

- Sold On 06/16/2022
- Original List Price of \$1,359,999
- 3 Buildings
- Levels: Two
- 12 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- \$0 (Unknown)
- Laundry: Community, In Garage
- \$60000 Gross Scheduled Income
- \$58200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Laundry, Living Room
- Appliances: Water Heater
- Other Interior Features: Ceiling Fan(s), Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lot 6500-9999, Rectangular Lot, Level
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$1,300
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,000	\$2,000	\$3,100

2:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,600
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- 3 - Eastside, Circle Area area
 - Los Angeles County
 - Parcel # 7253020023

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold:

\$1,250,000/\$1,100,000 ↓

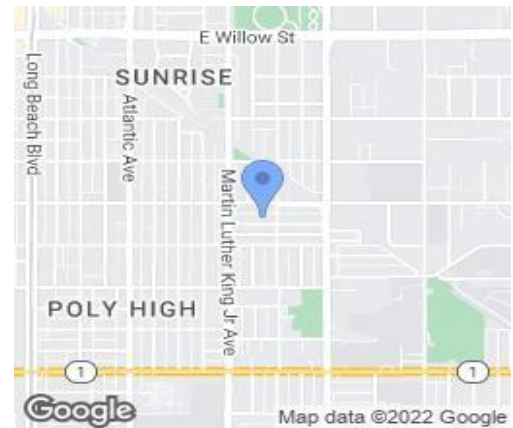
97 days on the market

Listing ID: SR21244325

1035 E Salt Lake St • Long Beach 90806

4 units • **\$312,500/unit** • **3,808 sqft** • **6,494 sqft lot** • **\$288.87/sqft** •
Built in 1963

**South on 710 Freeway, take Exit W. Willow St. East on W. Willow St 4 miles to Martin Luther King Jr Ave.
South on Martin Luther King Jr Ave to E. Salt Lake St. Turn Left, Property on the Left.**



Excellent opportunity for Investors. Fully occupied quadruplex in a residential neighborhood located just a few miles West of Cal State Long Beach University and North of the Queen Mary, and only two blocks North West of Long Beach City College, Pacific Coast Campus. Conveniently located just a few miles East of 710 Freeway and South of 405 Freeway. The property is sold AS IS. Buyer(s) and Buyer(s)'s agent is advised to do their own due diligence to satisfy all necessary information.

Facts & Features

- Sold On 06/16/2022
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- \$0 (Assessor)
- Laundry: Common Area
- \$57900 Gross Scheduled Income
- \$54300 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Multi-Level Bedroom
- Floor: Carpet
- Appliances: Dishwasher, Gas Range, Gas Water Heater

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Partially	\$1,200	\$14,400	\$14,400
2:	1	2	1	2	Partially	\$1,200	\$14,400	\$14,400
3:	1	2	1	2	Partially	\$1,200	\$14,400	\$14,400
4:	1	2	1	2	Partially	\$1,200	\$14,400	\$14,400

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 4

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC: 0

Additional Information

- Standard sale

- 9 - Poly High area
- Los Angeles County
- Parcel # 7210024025

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 •

List / Sold:

\$3,280,000/\$3,305,000 ↑

0 days on the market

Listing ID: CV22052753

721 E 7th St • Long Beach 90813

16 units • \$205,000/unit • 10,464 sqft • 7,501 sqft lot • \$315.84/sqft • Built in 1923

East of I-710 & South of I-405; Near Intersection of N Marietta Ct & E 7th St



We are pleased to present this 16 unit opportunity in the "Downtown Adjacent" region of Long Beach. The property consists of 2 separate buildings with the front building housing 12 units and the rear building housing the other 4. There are a total of (11) 1 Bedroom units and (5) Studio units that are separately metered for gas and electricity. A new investor will immediately enjoy strong positive cash flow with a huge upside of 34%+ in rental income once stabilized.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$3,280,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$0 (Assessor)
- \$227868 Gross Scheduled Income
- \$151407 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$69,625
- Electric: \$700.00
- Gas: \$1,750
- Furniture Replacement:
- Trash: \$956
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$6,278
- Maintenance: \$13,672
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,750
- Other Expense: \$4,089
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$1,400	\$2,800	\$1,650
2:	2	1	1	0	Unfurnished	\$1,350	\$2,700	\$1,650
3:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,650
4:	1	1	1	0	Unfurnished	\$1,072	\$1,072	\$1,650
5:	4	1	1	0	Unfurnished	\$1,000	\$4,000	\$1,650
6:	1	1	0	0	Unfurnished	\$500	\$500	\$1,650
7:	1	0	1	0	Unfurnished	\$1,250	\$1,250	\$1,395
8:	3	0	1	0	Unfurnished	\$1,200	\$3,600	\$1,395
9:	1	0	1	0	Unfurnished	\$1,100	\$1,100	\$1,395

Of Units With:

- Separate Electric: 16
- Gas Meters: 16
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7274020015

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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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Closed •

List / Sold:

\$3,750,000/\$3,775,000 ↑

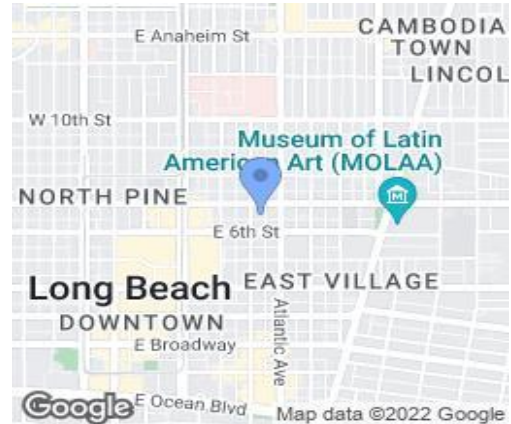
636 Linden Ave • Long Beach 90802

0 days on the market

**20 units • \$187,500/unit • 7,204 sqft • 7,520 sqft lot • \$524.01/sqft •
Built in 1939**

Listing ID: CV22052596

East of I-710 & South of I-405; Near Intersection of E 7th St & Linden Ave



We are pleased to exclusively offer for sale 636 Linden, a 20 unit property situated in the Arts District of Long Beach. The subject property is comprised of all studio units with a private and gated entryway. All units are individually metered for gas and electricity. Priced at only \$187K per unit, this property boasts excellent value-add potential for a new investor.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$3,750,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Assessor)
- \$259140 Gross Scheduled Income
- \$169262 Net Operating Income
- 20 electric meters available
- 20 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$82,104
- Electric: \$415.00
- Gas: \$3,072
- Furniture Replacement:
- Trash: \$3,700
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$4,683
- Maintenance: \$15,548
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,865
- Other Expense: \$3,885
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	0	1	0	Unfurnished	\$1,250	\$11,250	\$1,395
2:	1	0	1	0	Unfurnished	\$1,100	\$1,100	\$1,395
3:	1	0	1	0	Unfurnished	\$948	\$948	\$1,395
4:	5	0	1	0	Unfurnished	\$904	\$4,522	\$1,395
5:	1	0	1	0	Unfurnished	\$893	\$893	\$1,395
6:	1	0	1	0	Unfurnished	\$866	\$866	\$1,395
7:	1	0	1	0	Unfurnished	\$731	\$731	\$1,395
8:	1	0	1	0	Unfurnished	\$635	\$635	\$1,395

Of Units With:

- Separate Electric: 20
- Gas Meters: 20
- 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 # 7274018010

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: CV22052596

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