

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	PW23075742	S	15301532 Appleton ST	LONG	4	STD	2	\$1,575		\$850,000	\$530.59	1602	1919/PUB	4,109/0.0943	N	2	06/23/23	6/6
2	PW23027863	S	507 509 Rose AVE	LONG	4	STD	2	\$95,040		\$1,278,000 	\$314.31	4066	1990/ASR	7,524/0.1727	N	3	06/21/23	93/93
3	SB23074150	S	1600 E 53rd ST	LONG	7	STD	2	\$52,200		\$800,000 	\$567.78	1409	1955/ASR	7,394/0.1697	N	3	06/23/23	7/7
4	IV23078920	S	748 Newport AVE	LONG	3	REO	4	\$104,400		\$1,485,000 	\$357.14	4158	1968/PUB	6,210/0.1426	N	5	06/23/23	7/7
5	PW23021166	S	1952 Pine AVE	LONG	5	STD	6	\$135,000	5	\$1,620,000 	\$343.37	4718	1940/ASR	6,740/0.1547	N	4	06/20/23	62/62
6	PW22235774	S	40 63rd PL	LONG	1	STD	11	\$183,532		\$3,900,000 	\$586.82	6646	1948/ASR	7,275/0.167	N	7	06/21/23	195/195

Closed • Duplex

List / Sold: **\$850,000/\$850,000**

15301532 Appleton St • Long Beach 90802

6 days on the market

2 units • \$425,000/unit • 1,602 sqft • 4,109 sqft lot • \$530.59/sqft • Built in 1919

Listing ID: PW23075742

On Broadway Turn North on Falcon. Go one block and turn right on Appleton.



This 1919 home is one of a kind. It was changed into 2 units years ago. 1530 has been completely remodeled and was just completed May 3, 2023. This unit has New Flooring, Kitchen, Bathroom, Window Blinds, Ceiling Fans, Recessed Lighting, New Sliding Door and Stairs to the Private Yard which is Surrounded by a the New 8 Foot Wood Fence, Room for Parking in the Spacious Driveway. It is worth viewing! This is the only unit that can be viewed at this time. Oh, I didn't mention it is only 4 blocks to the ocean and very close to the vibrant downtown Long Beach. Please do not disturb the tenant in 1532!! ENTRANCE TO THE BACK YARD IS THROUGH THE SLIDING DOOR IN THE BACK BEDROOM. 1530/1532 Appleton St DO NOT DISTURB TENANT IN 1532. That will be viewed after accepted offer.

Facts & Features

- Sold On 06/23/2023
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Inside
- \$1575 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Laminate
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Microwave
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Storage

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,049
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$330
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,307
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$412
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,575	\$1,575	\$1,700
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 2

- Patio:
- Ranges: 2
- Refrigerator: 1
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County

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:

\$1,295,000/\$1,278,000 ↓

93 days on the market

Listing ID: PW23027863

507 509 Rose Ave • Long Beach 90802

2 units • **\$647,500/unit** • **4,066 sqft** • **7,524 sqft lot** • **\$314.31/sqft** •
Built in 1990

E 7th St & Rose Ave



507-509 Rose Avenue is comprised of two (2) houses on a 7,542-square-foot parcel in Alamitos Beach, Long Beach. The front house, 509, is comprised of six (6) bedrooms and three (3) bathrooms with a laundry room off of the kitchen. The rear house, 507, is comprised of seven (7) bedrooms and 4.5 bathrooms. The property features and enclosed yard along with three (3) single car garages and one (1) two-car tandem uncovered parking space.

Facts & Features

- Sold On 06/21/2023
- Original List Price of \$1,295,000
- 2 Buildings
- 5 Total parking spaces
- \$707 (Estimated)
- Laundry: Inside
- \$95040 Gross Scheduled Income
- \$54486 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$37,703
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525571
- Gardener:
- Licenses: 700
- Insurance: \$3,456
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management: 4609
- Water/Sewer: \$9,613
- Other Expense: \$600
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	6	3	0	Unfurnished	\$2,660	\$2,660	\$4,000
2:	1	7	5	0	Unfurnished	\$4,910	\$4,910	\$6,300

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
- 4 - Downtown Area, Alamitos Beach area

- Rent Controlled
- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 7266021006

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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 • Duplex

List / Sold: **\$789,000/\$800,000** ↑

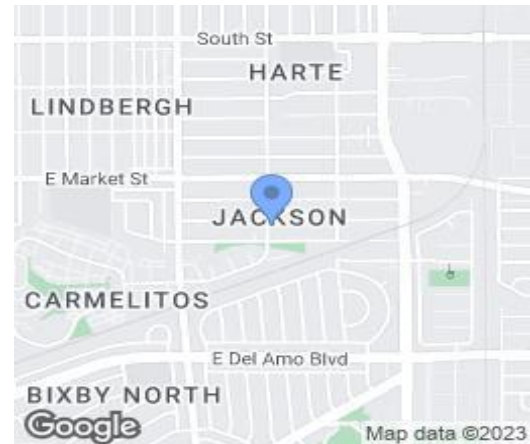
1600 E 53rd St • Long Beach 90805

7 days on the market

2 units • **\$394,500/unit** • **1,409 sqft** • **7,394 sqft lot** • **\$567.78/sqft** •
Built in 1955

Listing ID: SB23074150

Head north on Orange turn right on 53rd street property is 2 block down the street on the right side.



This two house on a corner lot is in great condition! The house that fronts on 53rd street is a two bedroom, one bathroom with refinished hardwood floors and just completely painted inside There is a private large yard with a covered patio and a newer storage shed. The home that fronts on Walnut is a charming one bedroom one bathroom, recently painted on the interior with a nice size yard. There is a two car garage and a one car garage for parking or storage or may be converted into an ADU. This is a great opportunity to own a nice home and have a rental property help pay the mortgage!

Facts & Features

- Sold On 06/23/2023
- Original List Price of \$789,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$463 (Estimated)
- Laundry: In Garage
- \$52200 Gross Scheduled Income
- \$38340 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Wood
- Appliances: Water Heater

Exterior

- Lot Features: Corner Lot, Yard
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,860
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$700
- Cable TV: 01767484
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	2	1	1	Unfurnished	\$0	\$0	\$2,600
2:	1	1	1	2	Unfurnished	\$0	\$0	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7129008013

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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Closed • **Quadruplex**

List / Sold:

\$1,400,000/\$1,485,000 ↑

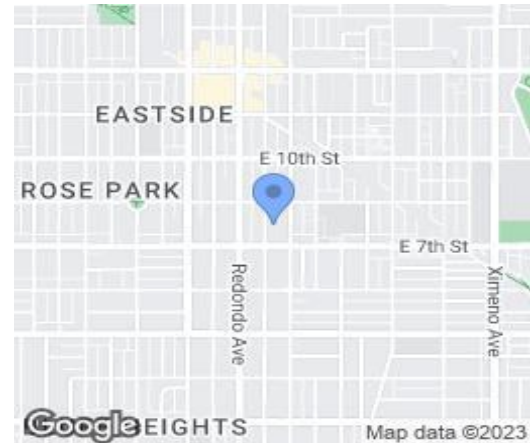
7 days on the market

Listing ID: IV23078920

748 Newport Ave • Long Beach 90804

4 units • \$350,000/unit • 4,158 sqft • 6,210 sqft lot • \$357.14/sqft • Built in 1968

Newport / E7th



Don't miss out on this great investment opportunity in Long Beach. This four unit complex has one 3 bedroom 2 bath all downstairs unit that has recently been renovated. There are three more 2 bedroom 1 bath units with one of the 2 bedroom units downstairs that has been completely renovated. Property features an on-site downstairs common area laundry area. Behind the units are two 2 car garage and one 1 car garage. These units are located with in minutes of parks, schools, shopping, restaurants, public transportation and much more. This property has so much potential.

Facts & Features

- Sold On 06/23/2023
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Ductless, Radiant
- \$919 (Estimated)
- Laundry: Common Area, Outside
- \$104400 Gross Scheduled Income
- 4 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

- Rooms: Laundry
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Electric Range, Electric Water Heater, Disposal, Range Hood

Exterior

- Lot Features: 2-5 Units/Acre, Landscaped, Lawn, Level with Street, Rectangular Lot, Near Public Transit, Park Nearby, Paved, Sprinkler System, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02061504
- 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	\$3,300	\$3,300	\$3,300
2:	1	2	1	1	Unfurnished	\$2,500	\$2,500	\$2,500
3:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$1,200
4:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$1,700

Of Units With:

- Separate Electric: 4
- Gas Meters: 1
- Water Meters: 0
- Carpet: 2
- Dishwasher: 4
- Disposal: 4
- Drapes: 0
- Patio: 0
- Ranges: 4
- Refrigerator: 0
- Wall AC: 2

Additional Information

- Real Estate Owned sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7258024014

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 • [Apartment](#)

List / Sold:

\$1,699,000/\$1,620,000 ↓

62 days on the market

1952 Pine Ave • Long Beach 90806

6 units • **\$283,167/unit** • **4,718 sqft** • **6,740 sqft lot** • **\$343.37/sqft** •
Built in 1940

Listing ID: PW23021166

South of 20th & East of Pacific



We are pleased to present the opportunity to purchase a rare, value-add offering that is cash flowing at a current 5.24% Cap Rate. The high cash flow provides a buyer the opportunity to purchase at a 60%+ LTV. Pine Ave consists of six units that have large floor plans situated on a 6,740 sq ft lot. Additionally, there is significant upside potential to add an additional two ADU units, and to utilize the two common courtyards for tenant amenities. 1952 Pine also benefits from four single car garages which are a commodity in Long Beach. Located near Downtown Long Beach, and proximate to the 710 & 405 Freeways, this is a strong rental location that will benefit a first time or seasoned investor. Note - the property consists of large 1bedroom units which operate as 2bedroom units.

Facts & Features

- Sold On 06/20/2023
- Original List Price of \$1,699,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,174 (Estimated)
- Cap Rate: 5.24
- \$135000 Gross Scheduled Income
- \$89104 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Sprinkler System, Value In Land, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,845
- Electric: \$2,100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,640
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,971
- Maintenance:
- Workman's Comp:
- Professional Management: 5088
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1	4	Unfurnished	\$1,875	\$11,250	\$12,600

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
- Rent Controlled
- Buyer Agency Compensation: 2%

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7209017012

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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: PW23021166

Printed: 06/25/2023 7:27:36 AM

Closed • **Apartment**

List / Sold:

\$4,250,000/\$3,900,000 ↓

195 days on the market

Listing ID: PW22235774

40 63rd Pl • Long Beach 90803

11 units • **\$386,364/unit** • **6,646 sqft** • **7,275 sqft lot** • **\$586.82/sqft** •
Built in 1948

Located on the Bay side of the Peninsula



This 11-unit property is a once in a lifetime opportunity as it was last sold before the 1980s. As the 3rd largest apartment building on The Peninsula, with the 2nd largest lot on The Peninsula, the property features eleven 1 bedroom, 1 bathroom units at approximately 604 SF each. If you are familiar with this area, you know parking is a luxury - have no fear... this property contains 7 garage parking spaces to generate additional income. The property has been well-maintained and features a sunny courtyard for the tenants to enjoy. The location is prime, being a few steps from the water and sand of Alamitos Bay, while only 1 block away from the only restaurant, coffee shop, convenience store, and laundromat on The Peninsula.

Facts & Features

- Sold On 06/21/2023
- Original List Price of \$4,997,500
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area
- \$183532 Gross Scheduled Income
- \$93923 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Lawn
- Waterfront Features: Beach Access, Ocean Access
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$89,608
- Electric: \$674.52
- Gas: \$506
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses: 1239
- Insurance: \$12,843
- Maintenance: \$36,590
- Workman's Comp:
- Professional Management: 12861
- Water/Sewer: \$2,460
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$2,500
2:	1	1	1	1	Unfurnished	\$1,825	\$1,825	\$2,500
3:	1	1	1	1	Unfurnished	\$1,375	\$1,375	\$2,500
4:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$2,500
5:	1	1	1	1	Unfurnished	\$1,225	\$1,225	\$2,500
6:	1	1	1	1	Unfurnished	\$1,225	\$1,225	\$2,500
7:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$2,500
8:	1	1	1	1	Unfurnished	\$1,125	\$1,125	\$2,500
9:	1	1	1	1	Unfurnished	\$1,125	\$1,125	\$2,500

10:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$2,500
11:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$2,500

Of Units With:

- Separate Electric: 11
 - Gas Meters: 11
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
 - Los Angeles County
 - Parcel # 7245023016

Michael Lembeck

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Re/Max Property Connection

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