









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	Grg Spcs	Date	DOM/CDOM
1	OC21082612	S	5925 E Seaside WALK	LONG	1	STD	2	\$82,740		\$2,630,000 	\$1,141.99	2303	1902/ASR	3,784/0.0869	2	06/21/21	17/17
2	PW21007398	S	14 Loma AVE	LONG	2	STD	2	\$72,540		\$1,545,000 	\$779.52	1982	1941/PUB	3,151/0.0723	2	06/22/21	105/105
3	PW21075296	S	948 N Loma Vista DR	LONG	4	STD,TRUS	2	\$42,000		\$770,000 	\$443.29	1737	1914/ASR	8,695/0.1996	0	06/24/21	25/25
4	PW21103480	S	5519 E Peabody ST	LONG	31	STD	2	\$0		\$1,150,000 	\$500.00	2300	1949/ASR	5,570/0.1279	0	06/25/21	10/10
5	PW21013979	S	1065 N Almond CT	LONG	699	STD	2	\$35,400		\$581,666 	\$476.00	1222	1911/ASR	4,250/0.0976	2	06/24/21	104/104
6	PW21104392	S	238 Quincy AVE	LONG	2	STD	3	\$112,800		\$2,159,700 	\$541.55	3988	1921/ASR	6,345/0.1457	2	06/25/21	8/8
7	PW21021905	S	2250 Chestnut AVE	LONG	4	STD	3	\$58,800		\$981,000 	\$424.12	2313	1937/ASR	6,501/0.1492	2	06/22/21	10/10
8	DW21072250	S	116 W Eagle ST	LONG	5	STD,TRUS	3	\$41,520		\$810,000 	\$324.52	2496	1960/ASR	2,705/0.0621	5	06/25/21	8/71
9	PW21084085	S	2237 Pine AVE	LONG	5	STD	8	\$110,400		\$1,750,000 	\$315.09	5554	1946/ASR	6,086/0.1397	4	06/25/21	21/21

Closed • Duplex

List / Sold:

\$2,750,000/\$2,630,000 ↓

17 days on the market

Listing ID: OC21082612

5925 E Seaside Walk • Long Beach 90803

2 units • \$1,375,000/unit • 2,303 sqft • 3,784 sqft lot • \$1141.99/sqft • Built in 1902

Turn right on 60th place from Ocean Blvd., property is on the right hand side.



This amazing Oceanfront Duplex situated on an oversized corner lot & a half, located on highly coveted Long Beach Peninsula, offers a rare opportunity to own a premier piece of the California Coastal lifestyle. This charming property offers spectacular ocean & sunset views from the front house; a Craftsman 3 bed 2 bath + den built in 1902 affording approximately 1546 sq. ft. of living space, & an equally gracious 1 bed 1 bath back unit with about 757 sq. ft., both exuding all the character you'd expect from a property built in this era. A generous front patio, perfect for year round entertaining, beckons you into the charismatic main house accented by beautiful hardwood floors, picture windows & a sitting area to enjoy those fabulous views, focal point fireplace in the living room & box beam ceilings in the dining room. There's a wonderful den off the kitchen, then upstairs to more stunning views from the front bedroom, a middle bedroom with quaint mock fireplace, hall bath and a spacious back bedroom. The unit has a separate entrance & private outdoor space, vaulted ceilings, handsome, custom woodwork & abundant natural light throughout, including a lovely stained glass window. A full 2 car garage with 2 additional off street parking spaces complete this special property, perfect for owner occupant, live in one & rent the other, or build to suit & make your coastal dreams a reality! BE SURE TO CHECK OUT THE VIRTUAL TOUR & FLOORPLAN SKETCHES....

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$2,750,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Floor Furnace
- Laundry: In Closet, Outside
- \$82740 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Wood
- Other Interior Features: In-Law Floorplan, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01967838
- 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	\$4,500	\$4,500	\$4,500
2:	1	1	1	0	Unfurnished	\$2,395	\$2,395	\$2,395

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 # 7245018015

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

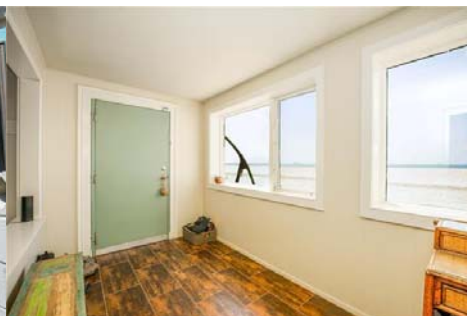
Re/Max Property Connection

State License #: 01891031

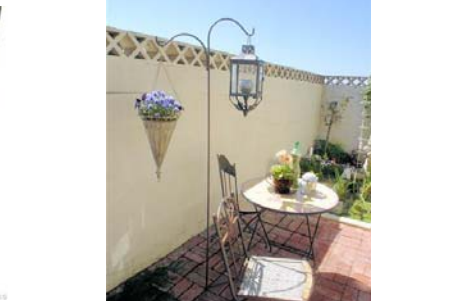
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$1,550,000/\$1,545,000 ↓

105 days on the market

Listing ID: PW21007398

14 Loma Ave • Long Beach 90803

2 units • **\$775,000/unit** • **1,982 sqft** • **3,151 sqft lot** • **\$779.52/sqft** •
Built in 1941

Ocean Blvd South to Loma, turn right.



Amazing location with fantastic water views!! Remodeled duplex just steps from the beach and Bluff Park. Both units have 2 bedrooms and 1 bath, remodeled kitchens with newer cabinets, quartz counter-tops, glass subway tile, and stainless-steel appliances. Both bathrooms have newer tile and fixtures. Each unit has wood laminate flooring and carpeted bedrooms. Upstairs unit enjoys 2 gas fireplaces and a large wrap-around deck with beach and ocean views!! The lower deck has a large front deck, perfect for entertaining, and a gated back yard and patio. There is a 1-car garage and 1 parking spot for each unit. Separate laundry inside both units, newer electrical, and partial copper plumbing. Very close proximity to shopping, restaurants, night life, and Belmont Shore FUN!

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,575,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup
- \$72540 Gross Scheduled Income
- \$45420 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Dishwasher, Gas Oven, Refrigerator
- Other Interior Features: Balcony

Exterior

- Lot Features: Front Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$14,057
- Electric: \$0.00
- Gas:
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01053106
- Gardener:
- Licenses:
- Insurance: \$400
- 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	\$2,950	\$2,950	\$3,400
2:	1	2	1	1	Unfurnished	\$3,095	\$3,095	\$3,600

Of Units With:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7256004022

Michael Lembeck

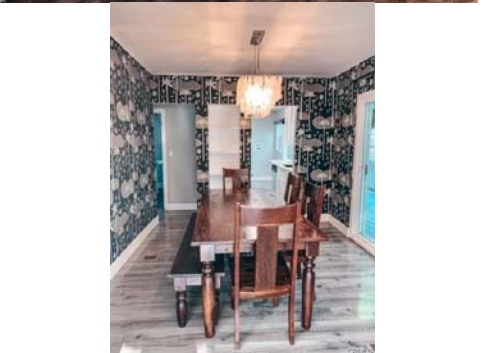
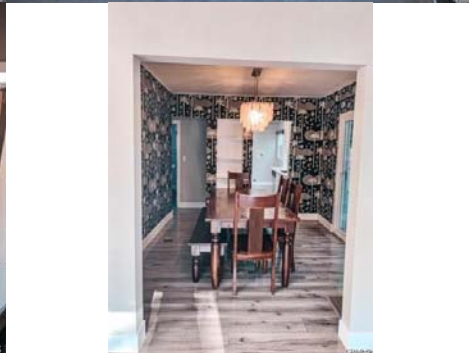
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$780,000/\$770,000** ↓

948 N Loma Vista Dr • Long Beach 90813

25 days on the market

**2 units • \$390,000/unit • 1,737 sqft • 8,695 sqft lot • \$443.29/sqft •
Built in 1914**

Listing ID: PW21075296

South of Anaheim St on Magnolia, Go West on Loma Vista Drive



Long Beach duplex for sale featuring two Craftsman Style homes on a lot. The duplex is located in the Historic District, Drake Park - Wilmore City area in Long Beach, California. The property features a 2 bedroom, 1 bath home in the front house and a 1 bedroom, 1 bath home in the rear. The lot size is over 8,600 square feet so perhaps you can add something else like an ADU, accessory dwelling unit, with the city of Long Beach's approval, of course. Check out the current income to see what the upside would be for you. Drive by only. Do not disturb tenants and do not go on the property. All offers are subject to inspection.

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$780,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Individual Room, Outside
- \$42000 Gross Scheduled Income
- \$42000 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom

Exterior

- Lot Features: Back Yard, Lot 6500-9999, Park Nearby, Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- 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	\$1,500	\$1,500	\$2,200
2:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7271020008

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: PW21075296

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Closed • Duplex

List / Sold:

\$1,070,000/\$1,150,000 ↑

10 days on the market

Listing ID: PW21103480

5519 E Peabody St • Long Beach 90808

2 units • \$535,000/unit • 2,300 sqft • 5,570 sqft lot • \$500.00/sqft •
Built in 1949

E Conant St./N Bellflower Blvd.



Don't miss this stunning newly remodeled and expanded custom built modern farmhouse with a brand new ADU! You will be speechless by the open floor and gorgeous natural light that welcomes you the moment you step into your home. Soaring ceilings in your living room with beautiful French doors that open out to your deck, luxury vinyl flooring throughout, custom wood barn doors, timeless chandeliers and the chef's kitchen you've been dreaming of~an oversized island, farm style sink, stainless steel appliances, separate pantry and next to it, your formal dining room. Down the hallway and past two bedrooms and bathroom is your master en suite with an elegant accent wall and French doors that lead to your deck and backyard. You will just love and appreciate the convenience of double vanities each bathroom offers and the entire craftsmanship put into virtually every space of this exceptional and unique home. Additionally, it also offers smart automation to remotely control locks, Lutron lighting, and your new HVAC system. Last but not least is your newly permitted garage converted ADU that provides the ideal space for home office, a separate unit to rent, and so much more. Peabody's close proximity to top Long Beach schools, parks, golf courses and shopping is everything you need to make this your home.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$1,070,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Kitchen
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947727
- 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	0	1	0	Unfurnished	\$0	\$0	\$1,800
2:	1	3	2	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Drapes:

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

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 31 - South of Conant area
- Los Angeles County
- Parcel # 7187003008

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: **\$589,000/\$581,666** ↓

1065 N Almond Ct • Long Beach 90813

104 days on the market

**2 units • \$294,500/unit • 1,222 sqft • 4,250 sqft lot • \$476.00/sqft •
Built in 1911**

Listing ID: PW21013979

between E 10th St and E 11th St



Great investment opportunity !! Craftsman style Duplex near DTLB with positive cash flow and the opportunity to grow. The main unit is a 2/1 and 862 square feet plus there is a back unit that is a 1 bedroom with another 360 square feet. Each unit has its own water, electric and gas meter, and the property is very low maintenance. In addition, the home has a garage that can be used as extra space and has been rented separately but is now vacant. Located in Long Beach, close to Down Town, the Convention Center, the beach and public transportation, this is a great income property!

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$589,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside
- \$35400 Gross Scheduled Income
- \$34589 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Appliances: Gas Oven, Gas Range
- Other Interior Features: Ceiling Fan(s), Stone Counters

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$850
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896130
- Gardener:
- Licenses:
- Insurance: \$850
- 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	0	Unfurnished	\$1,750	\$1,750	\$1,800
2:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,300

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

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7267007019

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:

\$2,200,000/\$2,159,700 ↓

8 days on the market

Listing ID: PW21104392

238 Quincy Ave • Long Beach 90803

**3 units • \$733,333/unit • 3,988 sqft • 6,345 sqft lot • \$541.55/sqft •
Built in 1921**

Between Vista and Broadway



This enchanting tri-plex in the heart of the lovely Belmont Heights neighborhood! Gorgeous archways, coved and sculpted ceilings. Beautiful Spanish Terracotta tile floors. Luxurious arched French doors and windows. The lower home has been used as the owners unit which features a remodeled kitchen, separate laundry room. An amazing master suite with a luxurious bath with a custom vanity plus an amazing walk in shower. The master has an adjacent sitting area or office with custom closets, sliding doors lead to a lovely private deck! The entire place has an amazing Mediterranean feel. stairs and the downstairs Units have spacious living rooms and dining rooms. Both have elegant archways and coved and sculpted ceilings. The lower home also includes a lovely office or 2nd bedroom with an adjacent completely remodeled 3/4 bath. All of the downstairs windows and doors have been replaced. There is also an enchanting private stone patio with a serene fountain flowing. The upstairs of the front duplex features 3 spacious bedrooms and 2 remodeled bathrooms. Classic sconces and chandelier in the living and dining rooms. A very bright and sunny kitchen with a breakfast nook with a lovely private deck with tree top views. There is also a darling back home remodeled in 2015 and features it's own private balcony. There are is also a 2 1/2 car garage with custom shelving with a custom work stations. Perfectly set up for working from home. There is also the possibility to create an ADU! Walking distance to tons of restaurants and shops in the Belmont Shore business district plus a short walk to the ocean. Ocean breezes abound most afternoons! This is truly a place of peace and tranquility, while also being a fabulous investment property! Additionally there is a lovely back lawn and garden.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$2,200,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Wall Furnace, Forced Air
- Laundry: Gas Dryer Hookup, Individual Room
- \$112800 Gross Scheduled Income
- \$99686 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Art Studio, Entry, Galley Kitchen, Laundry, Living Room, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Media Room, Workshop
- Floor: Carpet, Laminate, Tile, Vinyl, Wood
- Appliances: Built-In Range, Dishwasher, Microwave
- Other Interior Features: Balcony, Built-in Features, Ceiling Fan(s), Coffered Ceiling(s), Copper Plumbing Partial, Corian Counters, Crown Molding, Granite Counters, High Ceilings, Recessed Lighting, Stone Counters, Storage, Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Sprinkler System, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,114
- Electric: \$6,633.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02102670
- Gardener:
- Insurance: \$2,316
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	2	2	Unfurnished	\$0	\$0	\$4,000
2:	1	3	2	0	Unfurnished	\$3,200	\$3,200	\$3,200
3:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 2 - Belmont Heights, Alamilto Heights area
- Los Angeles County
- Parcel # 7250010032

Michael Lembeck

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

Re/Max Property Connection

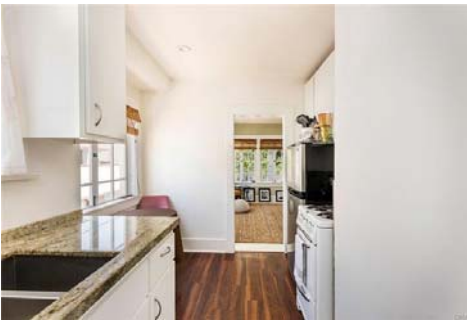
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Single Family Residence**

List / Sold: **\$981,000/\$981,000** ↑

2250 Chestnut Ave • Long Beach 90806

10 days on the market

3 units • **\$327,000/unit** • **2,313 sqft** • **6,501 sqft lot** • **\$424.12/sqft** •
Built in 1937

Listing ID: PW21021905

Willow and Pacific ave



Beautiful Triplex property. All units are detached. Property is very well maintained with good tenants. Completely remodeled in 2017 with new flooring, windows, kitchen, interior and exterior paints. Unit one: 2 beds and 1 bath, Unit two: 1 bed and 1 bath, Unit three: 2 beds and 1 bath. Total living: estimated 2,313 sqft, Lot size: estimated 6,501 sqft. Each unit has its own meters. All information provided are deem reliable but not guarantee. All parties are advise to perform their due diligent.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$898,888
- 3 Buildings
- 2 Total parking spaces
- \$58800 Gross Scheduled Income
- \$44510 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Walkstreet
- Sewer: Public Sewer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$14,290
- Insurance: \$1,000
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$1,560
- Water/Sewer: \$480
- Cable TV:
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$2,200
2:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,200
3:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,600

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- 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 # 7205022006

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: PW21021905

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Closed • **Triplex**

List / Sold: **\$800,000/\$810,000** ↑

116 W Eagle St • Long Beach 90806

8 days on the market

3 units • \$266,667/unit • 2,496 sqft • 2,705 sqft lot • \$324.52/sqft • Built in 1960

Listing ID: DW21072250

Willow St & Pacific Ave



DRIVE BY ONLY, DO NOT DISTURB TENANTS PLEASE. Great Investment opportunity in the city of Long Beach. Lovely stucco building with shingle roof and a 1 car garage for each unit not to mention the 2 extra garage spaces available for additional rental income. This Triplex property features three spacious 1 bedroom 1 bath units with the downstairs unit now available for a brand new tenant. Walkability score of 82 which is a great selling point. Walking distance to schools, shopping areas, transportation and much more. This opportunity is centrally located near major freeways, within 10 minutes to downtown Long Beach, Long Beach Performing arts center and the Long Beach Aquarium. I can't stress this enough please do not disturb tenants and do not walk the property. Make all offers subject to interior inspection.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$725,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Laundry: Common Area
- \$41520 Gross Scheduled Income
- \$39447 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,135
- Electric: \$216.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$657
- 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	1	1	1	Unfurnished	\$980	\$980	\$980
2:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,500
3:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205017019

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: DW21072250

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Closed •

List / Sold:

\$1,749,000/\$1,750,000 ↑

21 days on the market

Listing ID: PW21084085

2237 Pine Ave • Long Beach 90806

**8 units • \$218,625/unit • 5,554 sqft • 6,086 sqft lot • \$315.09/sqft •
Built in 1946**

East Pacific Ave/North Hill St



We are proud to present this Eight Unit Building in Great, Wide Street, Wrigley Location!!! This Gated building is comprised of (Two) 2bed/1bath and (Six) 1bed/1bath nicely sized units, (4) Garages renting for \$150 each, and a Laundry/Storage Room. Current owner has maintained the property in good condition and has Upgraded All Kitchens with New Cabinets, Granite Countertops, and New Ceramic Tile Flooring. Six of the units have also been Upgraded with New two piece Shower and Tub Combo and New Tile Flooring. Other Property Upgrades include a New Roof 8 years ago, Double Pane / Low-E Windows throughout, and Plumbing was Upgraded to Copper and Pex 6 years ago. Very Desirable Rental area near Schools, Public Transportation, and Shopping Centers. There is a tremendous upside potential to raise the rents 40-60% and have this asset perform at a 6.0% + cap rate. Market / Pro Forma GSI is \$164,000+/year.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$1,749,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Community
- \$110400 Gross Scheduled Income
- \$77280 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,615
- Electric: \$150.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,080
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$2,600
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,120
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Unfurnished	\$900	\$2,700	\$4,650
2:	2	1	1	0	Unfurnished	\$950	\$1,900	\$3,100
3:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,550
4:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$1,900
5:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,900

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205020025

Michael Lembeck

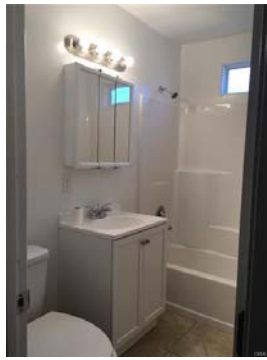
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