

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	PW23046020	S	233 Pomona AVE	LONG	1	STD	2	\$34,200		\$1,660,000 	\$772.81	2148	1931/ASR	2,369/0.0544	N	2	06/30/23	14/14
2	PW23078761	S	1111 Ohio AVE	LONG	3	STD	2	\$72,000		\$860,000 	\$437.44	1966	1934/ASR	5,853/0.1344	N	2	06/26/23	16/16
3	PW23071762	S	1007 Lewis AVE	LONG	4	STD	2	\$27,900		\$625,000	\$617.59	1012	1919/ASR	1,300/0.0298	N	0	06/27/23	10/10
4	OC23047340	S	702 E 3rd ST	LONG	699	STD	4	\$84,840		\$1,300,000 	\$398.28	3264	1919/ASR	2,614/0.06	N	0	06/30/23	39/39
5	RS23082979	S	1480 Chestnut AVE	LONG	9	STD	4	\$75,600		\$1,060,000 	\$387.14	2738	1943/ASR	7,491/0.172	N	0	06/30/23	6/6
6	PW22187334	S	3216 E 2nd ST	LONG	2	STD	5	\$92,400		\$3,350,000 	\$717.81	4667	1924/ASR	8,250/0.1894	N	5	06/28/23	179/179
7	23234221	S	2425 Cedar AVE	LONG	5	STD	5		5	\$1,565,000 	\$369.98	4230	1956	6,582/0.15		4	06/26/23	127/127
8	22206015	S	430 E Esther ST	LONG	9	NOD	5			\$1,200,000 	\$375.00	3200	1912	6,754/0.15			06/26/23	173/173
9	OC23041836	S	1410 Coronado AVE	LONG	699	STD	9	\$242,592	5	\$3,250,000 	\$418.28	7770	1987/PUB	6,881/0.158	N	0	06/27/23	102/102

Closed • Duplex

List / Sold:

\$1,585,000/\$1,660,000 ↑

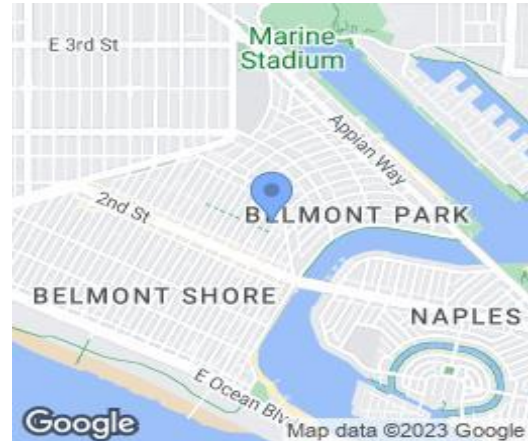
14 days on the market

Listing ID: PW23046020

233 Pomona Ave • Long Beach 90803

2 units • \$792,500/unit • 2,148 sqft • 2,369 sqft lot • \$772.81/sqft • Built in 1931

2nd turn north onto Pomona



Amazing Opportunity! This updated Belmont Shore duplex is perfect for a multi-family owner or for an investor. The downstairs unit (currently the owner's unit) features 2 bedrooms and 2 baths with an office and direct 1 car garage access. The upstairs unit is 3 bedrooms and 2 baths with a large private patio. Both have separate garages and beautiful hardwood flooring. The large front patio offers ample room for seating and dining. As you enter the downstairs unit the spacious living room welcomes you. The dining room is adjacent to the remodeled kitchen with custom-built cabinets and stainless counters and appliances. The primary en-suite bedroom enjoys a beautifully added dramatic full bath. A 2nd remodeled bath shows off a granite walk-in shower. The multi-purpose room is currently used as an office. 2 split systems cool and heat the whole downstairs. The upstairs unit offers a sunny living room and a separate dining room. The updated kitchen has lots of granite counter space. The 2 remodeled baths and 3 bedrooms lead to the private patio with plenty of room for entertaining. A laundry room is just off the patio. This property has fantastic curb appeal and has been extremely well-maintained. Located in one of the most desirable neighborhoods Long Beach, Belmont Shore. Just blocks to the beach and Alamitos Bay with swimming and paddle boarding, the Marina, bike paths and 2nd Street with its unique shops and restaurants.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$1,585,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Zoned
- Heating: Wall Furnace, Zoned
- \$446 (Estimated)
- Laundry: Individual Room
- \$34200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Floor: Wood
- Other Interior Features: Block Walls, Ceiling Fan(s), Crown Molding, Pantry

Exterior

- Lot Features: 0-1 Unit/Acre, Park Nearby, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Stucco Wall
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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	2	1	Unfurnished	\$0	\$0	\$2,850
2:	1	3	2	1	Unfurnished	\$2,850	\$2,850	\$3,000

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
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7249020017

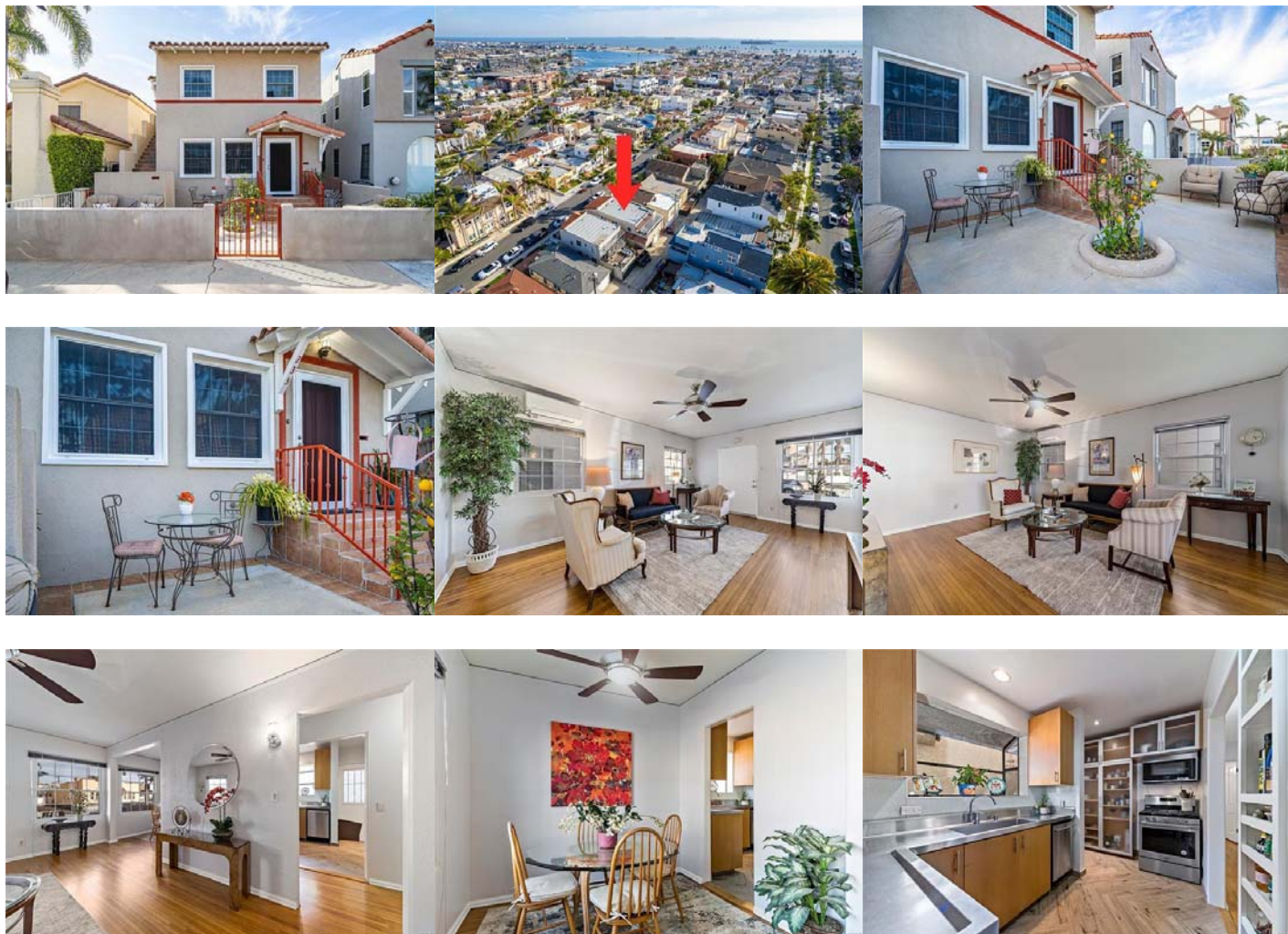
Michael Lembeck

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: **\$799,000/\$860,000** ↑

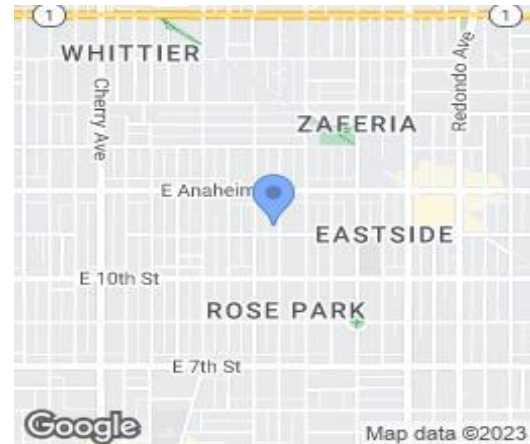
1111 Ohio Ave • Long Beach 90804

16 days on the market

2 units • **\$399,500/unit** • **1,966 sqft** • **5,853 sqft lot** • **\$437.44/sqft** •
Built in 1934

Listing ID: PW23078761

Cherry and East Anaheim



The large property currently features 2 units - 3 bed, 2 bath home and 2 bed 1 bath Cottage. This property is poised for a garage / ADU conversion with ample parking via alley access. This sweet owner/user is conveniently located near Obispo Ave and Anaheim St, where it is a short walk or bike ride away from popular shops, restaurants, and many small businesses. Not far from downtown Long Beach or the beach Opportunity knocks hard here!

Facts & Features

- Sold On 06/26/2023
- Original List Price of \$799,000
- 3 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$501 (Estimated)
- Laundry: Common Area
- \$72000 Gross Scheduled Income
- \$72000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: See Remarks
- Appliances: Gas Range, Water Heater Central
- Other Interior Features: Ceiling Fan(s), Phone System, Storage

Exterior

- Lot Features: Near Public Transit
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02111757
- 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	0	Unfurnished	\$2,700	\$2,700	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7260028021

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: PW23078761

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Closed • Duplex

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

1007 Lewis Ave • Long Beach 90813

10 days on the market

2 units • **\$312,500/unit** • **1,012 sqft** • **1,300 sqft lot** • **\$617.59/sqft** •
Built in 1919

Listing ID: PW23071762

East of Atlantic, just north of 10th Street.



Two units: a 2 bed/1 bath with a bonus room that can be a 3rd bedroom, and a 1 bed/1 bath unit. Great rental income or live in one and rent out the other! Both units have been refreshed with new paint inside & out, new ceiling fans, newer counter tops & cabinets in kitchens & baths, tile & lovely wood laminate flooring. Outside there is a storage unit, washer & dryer hook ups, security fence, and a shared patio. Centrally located near the East Village & Alamilos Beach.

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$625,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Floor Furnace
- \$335 (Estimated)
- Laundry: Dryer Included, Washer Hookup
- \$27900 Gross Scheduled Income
- \$19052 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Wood
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,848
- Electric: \$340.00
- Gas: \$5
- Furniture Replacement:
- Trash: \$1,388
- Cable TV: 02051365
- Gardener:
- Licenses:
- Insurance: \$714
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,325	\$1,325	\$2,250
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7274009028

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 • **Apartment**

List / Sold:

\$1,325,000/\$1,300,000 ↓

39 days on the market

Listing ID: OC23047340

702 E 3rd St • Long Beach 90802

4 units • \$331,250/unit • 3,264 sqft • .06 acre(s) lot • \$398.28/sqft • Built in 1919

Nearby Cross Streets: Lime Avenue & East 3rd Street



702 East 3rd Street is a 4-unit multifamily investment property located in the East Village Arts District of Long Beach, CA. 702 East 3rd Street offers an attractive mix of 2, two-bedroom units and 2, three-bedroom units with significant rental upside. The property has received significant capital investment towards modernizing the units with three of four units featuring upgraded countertops, flooring, paint, and appliances. Tenants pay for their own electric and gas. The property is positioned near the intersection of the East Village and Alamitos Beach neighborhoods, offering residents easy access to all that Long Beach has to offer. The property is situated in the East Village Arts District, providing tenants convenient access to the plethora of retail, dining, and entertainment options located in Downtown Long Beach and the Shoreline Village. 702 East 3rd Street is within 1 mile of the 4th Street Corridor, more commonly known as "Retro Row", a stretch of 4th Street with numerous specialty shops and cafes. Additionally, the property benefits from its location near the junction of East Ocean Boulevard and Alamitos Avenue, two major thoroughfares that connect residents to arterial freeways.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$1,325,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$2,519 (Assessor)
- Laundry: Common Area, Electric Dryer Hookup, Washer Hookup
- \$84840 Gross Scheduled Income
- \$54027 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,268
- Electric: \$618.00
- Gas: \$618
- Furniture Replacement:
- Trash: \$618
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$2,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$619
- Other Expense: \$4,239
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$3,610	\$3,610	\$4,390
2:	2	3	1	0	Unfurnished	\$3,460	\$3,460	\$5,190

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7281013001

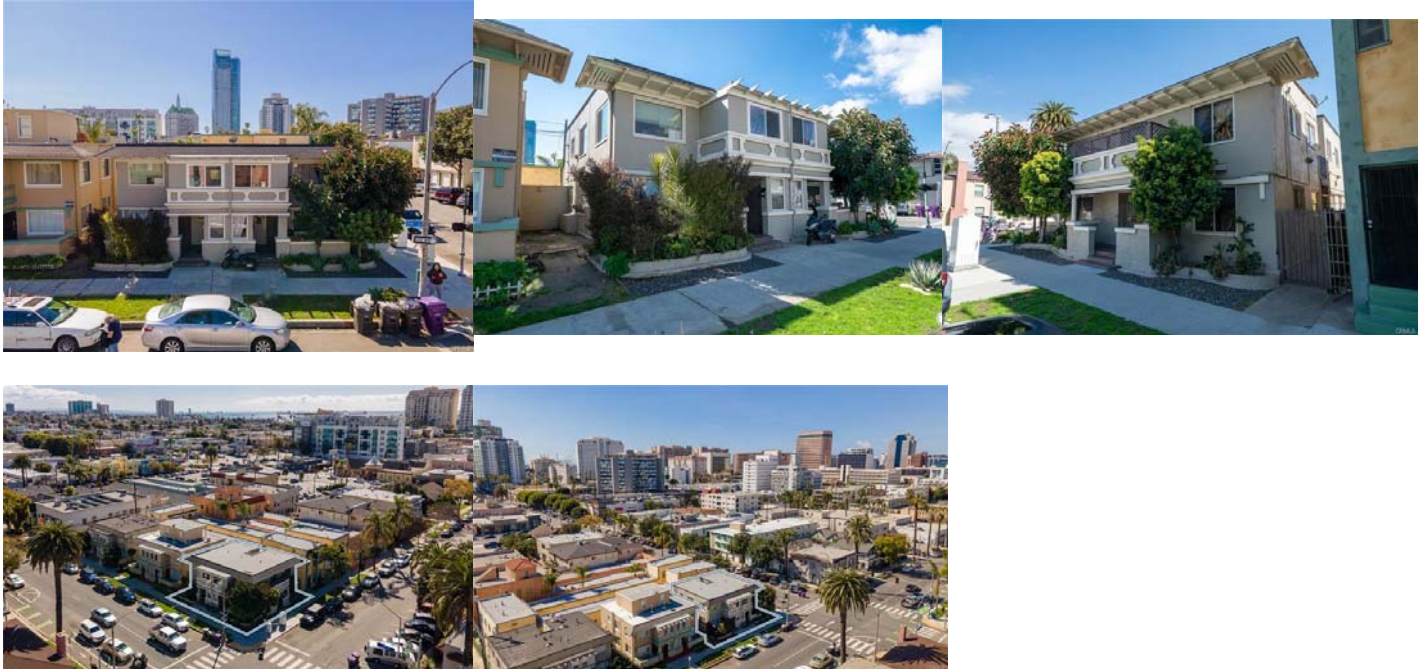
Michael Lembeck

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: OC23047340

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Closed • **Quadruplex**

List / Sold:

\$1,100,000/\$1,060,000 ↓

6 days on the market

Listing ID: RS23082979

1480 Chestnut Ave • Long Beach 90813

4 units • **\$275,000/unit** • **2,738 sqft** • **7,491 sqft lot** • **\$387.14/sqft** •
Built in 1943

Chestnut and 14th street



Great opportunity to own 4 units in Long Beach. This apartment building with (two)-3 bedrooms 1.5 bathroom and (two)-2 bedrooms 1 bathroom on 7491 square feet of land. Public transportation is nearby the property and is very convenient to go to retail stores, banks, restaurants, and downtown Long Beach. the property has 6 parking spaces.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- \$876 (Estimated)
- \$75600 Gross Scheduled Income
- \$54120 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: \$17,700
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01211810
- Gardener:
- Licenses: 250
- Insurance: \$1,200
- Maintenance: \$1,200
- 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	3	2		Unfurnished	\$0	\$0	\$2,500
2:	1	3	2		Unfurnished	\$1,900	\$1,900	\$2,500
3:	1	2	1		Unfurnished	\$1,200	\$1,200	\$1,800
4:	1	2	1		Unfurnished	\$1,300	\$1,300	\$1,800

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
- Buyer Agency Compensation: 2%

- 9 - Poly High area
- Los Angeles County
- Parcel # 7269041007

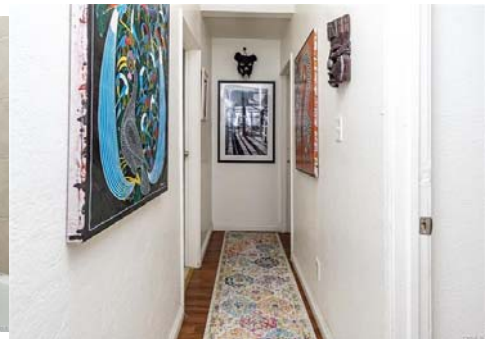
Michael Lembeck

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 • **Commercial/Residential**

List / Sold:

\$3,350,000/\$3,350,000 ↓

179 days on the market

Listing ID: PW22187334

3216 E 2nd St • Long Beach 90803

**5 units • \$670,000/unit • 4,667 sqft • 8,250 sqft lot • \$717.81/sqft •
Built in 1924**

Ocean north on Paloma right on 2nd



PRICE ADJUSTMENT! HISTORIC SWISS CHALET CRAFTSMAN, 4 BEDROOM 3 1/2 BATH ESTATE WITH 4 ADDITIONAL INCOME PRODUCING UNITS: 2-1 BEDROOM UNITS & 2 SINGLES OVER 5 GARAGES (TOTAL 8 BED & 8 BATHS). SITUATED IN PRESTIGIOUS BLUFF PARK, JUST BLOCKS FROM THE OCEAN. The original home was built on Ocean Blvd across from the art museum. The current owner saved it from demolition & moved it to its present location."CENTURY-OLD BLUFF PARK HOUSE, ONCE 'FREE' & THEN MOVED TO NEW LOCATION" This iconic Craftsman embodies all the character & craftsmanship of the early 20th century, meticulously restored with modern amenities, & now lives more vibrant today than it did when it was built in 1913. Virtually every detail was resurrected through renovation by its current owners. Charming details exemplified by gracious rooms, quarter-sawn oak throughout, custom built-ins, coffered ceilings & original art glass windows, all add to the unique look of this historic property. The beautifully landscaped gardens welcome you. As you enter the foyer the spectacular curved staircase takes your breath away! This well-flowing layout accommodates a perfect balance for both entertaining & living spaces. An expansive living room showcases the dramatic fireplace wall with original built-in bookshelves & original art glass windows. Exposed wood-beamed ceiling with Mica chandeliers crown this amazing room. A spacious dining room with original built-ins, a sunroom, a breakfast room & a guest bath flow throughout the first level leading to the spectacular newly upgraded kitchen. Presenting top-of-the-line Thermador appliances, Cambria quartz counters, historically inspired custom cabinets & an eat-in bar. Ascend the spectacular staircase to the 2nd level featuring 4 bedrooms, 3 en-suite with dazzling remodeled bathrooms & a charming dressing room off the primary bedroom. The show-stopping primary bath is a conversation piece with a steam shower & soaking air bath! The private backyard, with a combination of entertaining & private spaces, invites your imagination for outdoor living at its finest. Nestled in the back of the property are the 4 units, 2/1beds, 2 singles, built-in 1924, over 5 coveted garages with alley access. Each 1 bed unit is complete with an office area & balcony. This property is totally devoted to classic beauty & historic integrity. Here is your rare opportunity to be the next steward of this superb estate & all of its Long Beach history! Come make this architectural masterpiece your very own!

Facts & Features

- Sold On 06/28/2023
- Original List Price of \$3,495,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Central
- \$0 (Other)
- Laundry: In Closet, Inside
- \$92400 Gross Scheduled Income
- \$92400 Net Operating Income
- 6 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Basement, Center Hall, Dressing Area, Formal Entry, Kitchen, Laundry, Living Room, Master Suite, Walk-In Closet
- Floor: Stone, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Water Purifier
- Other Interior Features: 2 Staircases, Bar, Beamed Ceilings, Block Walls, Built-in Features, Ceiling Fan(s), Copper Plumbing Full, Crown Molding, Pantry, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Garden, Landscaped, Lawn, Lot 10000-19999 Sqft, Near
- Fencing: Block
- Sewer: Public Sewer

Public Transit, Sprinkler System, Walkstreet, Yard
• Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02111757
- 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	1	Unfurnished	\$2,250	\$2,250	\$2,500
2:	1	1	1	1	Unfurnished	\$1,650	\$1,650	\$2,300
3:	1	4	4	3	Unfurnished	\$0	\$0	\$8,000
4:	1	1	2	0	Unfurnished	\$800	\$800	\$1,000
5:	1	1	2	0	Unfurnished	\$3,000	\$3,000	\$3,000

Of Units With:

- Separate Electric: 6
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7264010008

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

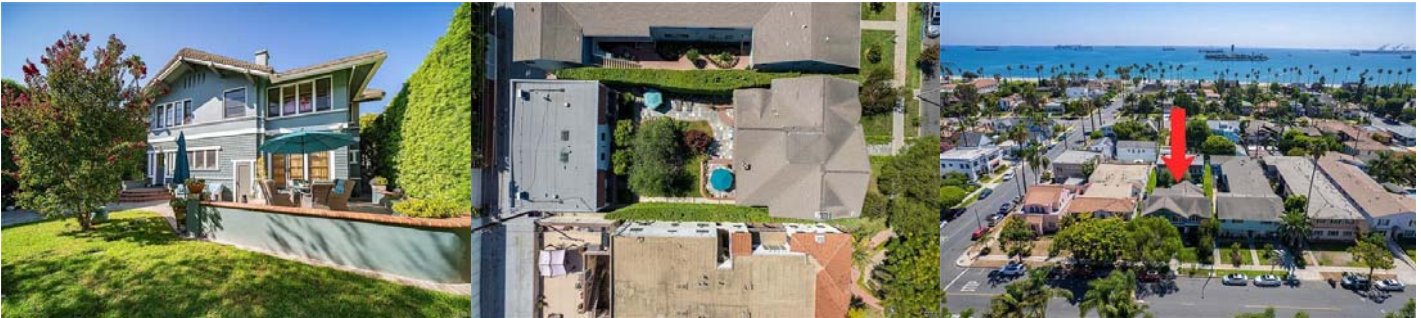
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Closed •

List / Sold:

\$1,600,000/\$1,565,000 ↓

127 days on the market

Listing ID: 23234221

2425 Cedar Ave • Long Beach 90806

**5 units • \$320,000/unit • 4,230 sqft • 6,582 sqft lot • \$369.98/sqft •
Built in 1956**

Cedar Ave & W Burnett St



We are pleased to present 2425 Cedar Avenue, a 5-unit investment property in Long Beach, California. The property is located between Willow and Burnett Streets just off Pacific Avenue. This area is a solid majority-renter market with low vacancy rates. 2425 Cedar Avenue consists of two 2 bedroom 1 bathroom units and three 1 bedroom 1 bathroom units. All of the units are separately metered for gas and electricity. The property also offers four single car garages plus surface parking. This offering presents a great opportunity for an investor to acquire an asset with steady cash flow in a strong rental market and capture potential upside in rents.

Facts & Features

- Sold On 06/26/2023
- Original List Price of \$1,600,000
- 2 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 4.61
- \$73826 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$40,380
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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:	1	2	1		Unfurnished	\$2,295	\$2,295	\$2,400
2:	1	2	1		Unfurnished	\$2,250	\$2,250	\$2,400
3:	1	1	1		Unfurnished	\$1,675	\$1,675	\$1,900
4:	1	1	1		Unfurnished	\$1,725	\$1,725	\$1,900
5:	1	1	1		Unfurnished	\$1,650	\$1,650	\$1,900
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205010019

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:

\$1,100,000/\$1,200,000 ↑

173 days on the market

Listing ID: 22206015

430 E Esther St • Long Beach 90813

**5 units • \$220,000/unit • 3,200 sqft • 6,754 sqft lot • \$375.00/sqft •
Built in 1912**

Near Poly High



5 unit building in Long Beach Large front house is a 3 bedroom house with architectural detailing. Separate building has 4-1+1 units

Facts & Features

- Sold On 06/26/2023
- Original List Price of \$1,000,000
- 2 Buildings
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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:	1	3	1		Unfurnished	\$0	\$0	\$3,000
2:	1	1	1		Unfurnished	\$0	\$0	\$2,000
3:	1	1	1		Unfurnished	\$0	\$0	\$2,000
4:	1	1	1		Unfurnished	\$0	\$0	\$2,000
5:	1	1	1		Unfurnished	\$0	\$0	\$2,000

6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

- Disposal:

Additional Information

- Notice Of Default sale
- Buyer Agency Compensation: 2.5%
- 9 - Poly High area
- Los Angeles County
- Parcel # 7269021031

Michael Lembeck

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Re/Max Property Connection

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

 Click arrow to display photos



Closed • [Apartment](#)

List / Sold:

\$3,350,000/\$3,250,000 ↓

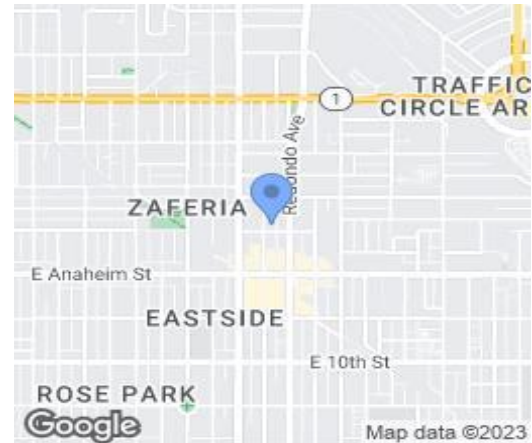
102 days on the market

Listing ID: OC23041836

1410 Coronado Ave • Long Beach 90804

9 units • **\$372,222/unit** • **7,770 sqft** • **6,881 sqft lot** • **\$418.28/sqft** •
Built in 1987

Please do not disturb tenants; make all offers subject to inspection.



The Coronado Avenue Apartments is a nine-unit apartment building located in the City of Long Beach, a premier rental market in Los Angeles County, California. Built in 1987, the subject property offers an attractive unit mix comprised of (8) two-bedroom/ two-bathroom units and (1) one-bedroom/ one-bathroom unit totaling 7,770 square feet. Some amenities include gated entry, ample on-site gated parking, on-site laundry room, and balconies. Some recent renovations and upgrades include new floors, new bathrooms, and updated kitchens. This offering represents a rare opportunity for an investor to achieve a 5.1% CAP Rate on current income, for a stable, turnkey investment property in the desirable rental market of Long Beach, California. Additionally, The Coronado Avenue Apartments are well suited to provide investors with strong returns and value appreciation over the long-term investment horizon.

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$3,350,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,734 (Estimated)
- Laundry: Common Area
- Cap Rate: 5.14
- \$242592 Gross Scheduled Income
- \$172209 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$65,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,950
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance: \$3,750
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,950
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,738	\$1,738	\$1,995
2:	8	2	2	0	Unfurnished	\$2,309	\$2,309	\$2,700

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7259007025

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: OC23041836

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