

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	21106709	S	356 Redondo AVE	LONG	2	STD	2			\$2,195,000	\$431.41	5088	1982	8,506/0.19	N		06/30/22	94/94
2	PV22101478	S	3175 N Park LN	LONG	5	STD	2	\$0		\$904,000 	\$470.10	1923	1958/ASR	7,321/0.1681	N	3	06/28/22	12/12
3	TR22100868	S	1160 E 65th ST	LONG	7	STD	2	\$0		\$825,000 	\$622.17	1326	1933/ASR	3,843/0.0882	N	0	07/01/22	22/22
4	320010091	S	1910 W Lincoln ST	LONG	11	STD	2	\$0	0	\$725,000 	\$617.55	1174	1925	3,035/0.0697		1	06/29/22	8/8
5	PW22071225	S	1947 Daisy AVE	LONG	5	STD	3	\$58,200		\$925,000 	\$591.81	1563	1941/ASR	6,884/0.158	N	2	06/27/22	44/44
6	PW22070840	S	1941 Daisy AVE	LONG	5	STD	3	\$59,880		\$925,000 	\$591.81	1563	1941/ASR	6,875/0.1578	N	2	06/27/22	44/44
7	OC22108004	S	2041 E Bermuda ST	LONG	2	TRUS	4	\$119,400		\$1,955,000 	\$450.25	4342	1968/ASR	6,505/0.1493	N	4	06/30/22	13/13
8	DW22070397	S	118 Orange Ave.	LONG	4	STD	4	\$94,848	4	\$1,700,000	\$655.86	2592	1935/ASR	4,996/0.1147	N	9	06/29/22	21/21
9	SB22082677	S	935 N Washington PL	LONG	9	STD	10	\$201,350	4	\$2,825,000 	\$477.84	5912	1956/PUB	6,255/0.1436	N	3	06/27/22	13/13

Closed •

List / Sold: **\$2,195,000/\$2,195,000**

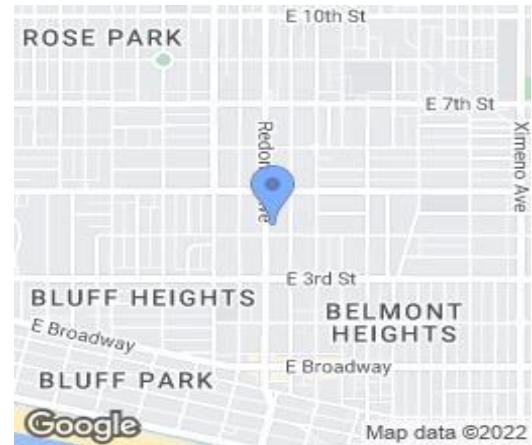
356 Redondo Ave • Long Beach 90814

94 days on the market

**2 units • \$1,097,500/unit • 5,088 sqft • 8,506 sqft lot • \$431.41/sqft •
Built in 1982**

Listing ID: 21106709

From PCH head South on Redondo and property is on East side



Potential live/work loft property remodeled in 2020 with a private parking lot, less that 1 mile to the beach, close to shopping, dining, schools and other amenities. Great pylon and building signage available.

Facts & Features

- Sold On 06/30/2022
- Original List Price of \$2,195,000
- 1 Buildings
- Levels: Multi/Split
- Cooling: Central Air
- Heating: Forced Air
- \$6000 Net Operating Income

Interior

- Rooms: Office, Loft, Living Room, Entry
- Floor: Carpet
- Other Interior Features: Open Floorplan

Exterior

- Security Features: Fire and Smoke Detection System, Carbon Monoxide Detector(s), Fire Sprinkler System
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$2,000
- 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	1	1		Unfurnished	\$6,000	\$6,000	\$6,000
2:								
3:								
4:								
5:								
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
- Rent Controlled
- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7257015094

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: **\$899,000/\$904,000** ↑

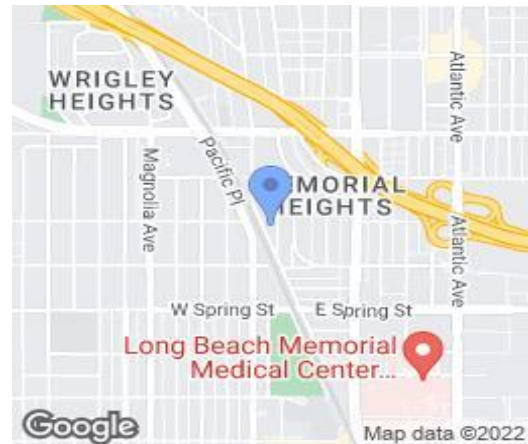
3175 N Park Ln • Long Beach 90807

12 days on the market

**2 units • \$449,500/unit • 1,923 sqft • 7,321 sqft lot • \$470.10/sqft •
Built in 1958**

Listing ID: PV22101478

PACIFIC PL



2 SEPARATE HOMES ON 1 LOT WITH 2 DIFFERENT STREET ADDRESSES, WITH 2 COMPLETELY DIFFERENT ENTRANCES. Main address is 3175 Park Ln, is a Spanish 2 br 1 bath with coved ceilings, built ins and arches. Nice size kitchen and 1119 sqft. New garage door on detached garage, New driveway gate, Added small office space, Entry room before the living space is very cool, New pavers in backyard. Both homes are completely private from each other. Both have private front and rear yards. 3174 Del Mar ave is an 800sqft home with 2br and 1 bath, updated kitchen with eat in area. 1 car garage. Kitchen remodel with added dishwasher hookup. Stamped concrete driveway. Backyard pavers and garden with new built in bench, Bathroom added ceiling fan, Subway Tile with wainscot. New ceiling fans in all rooms, New wall dividing neighbor property to north, New electrical outside and in garage. Motion light with camera in front of house This is the perfect set up to own and rent the other or family members to stay close on the same lot but live totally separate. Like owning 2 completely different homes.

Facts & Features

- Sold On 06/28/2022
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$0 (Unknown)
- Laundry: In Garage, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	2		\$0		
2:	1	2	1	1		\$0		

Of Units With:

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

- Disposal:

Additional Information

- Standard sale

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7204013004

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

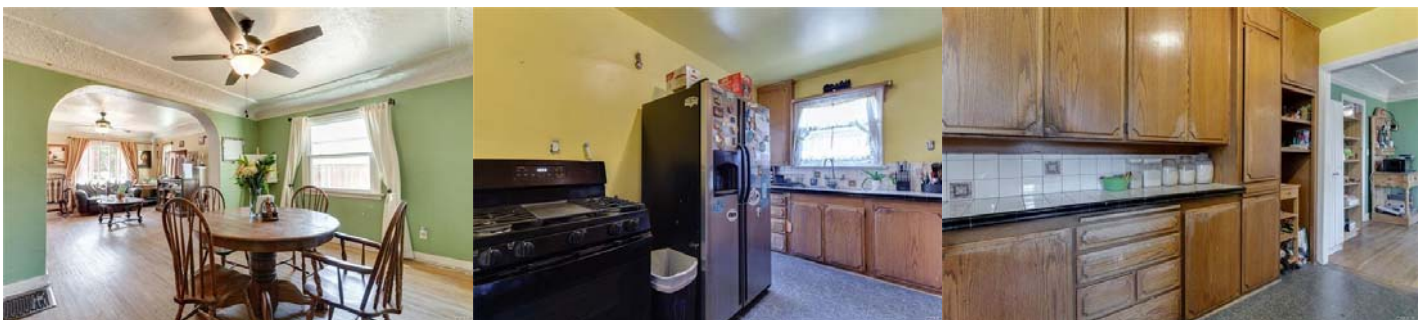
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$825,000/\$825,000** ↓

1160 E 65th St • Long Beach 90805

22 days on the market

**2 units • \$412,500/unit • 1,326 sqft • 3,843 sqft lot • \$622.17/sqft •
Built in 1933**

Listing ID: TR22100868

Orange Ave. and 65th St.



A great opportunity to own a terrific home with an additional unit to rent and earn income. The front house consists of a charming 2 bedrooms, 2 bathrooms unit with an additional bonus room in the attic. The living room, bedrooms and bonus room has updated laminate flooring throughout. The kitchen was updated with newer countertops and newer cabinets. The main bathroom was updated with newer flooring, sink and a stand up shower. This main house has a beautiful front porch that was added in 2016 to make the house feel homely while living in the City. The 2nd unit has 1 bedroom and 1 bathroom with a very spacious living room with new lighting and new speakers in the ceiling. The kitchen area is also in the living room with new counter tops and cabinets. This property is a well maintained and well loved. Enjoy a location that is close to freeway access, local grocery store and much much more!

Facts & Features

- Sold On 07/01/2022
- Original List Price of \$899,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area, Outside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Garden, Near Public Transit
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01945842
- 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	0	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800

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
- Rent Controlled

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7115014002

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: **\$699,000/\$725,000** ↑

1910 W Lincoln St • Long Beach 90810

8 days on the market

**2 units • \$349,500/unit • 1,174 sqft • 3,035 sqft lot • \$617.55/sqft •
Built in 1925**

Listing ID: 320010091

Cross Streets: N of W Pacific Ave



Newly renovated 2 bed/ 1 bath mid-century home with loft and permitted 1 bed/1 bath ADU in prime Long Beach area! This charming home features plenty of natural light, an eat-in kitchen, new carpet in the upstairs loft, storage unit for laundry, new exterior and interior paint, modern front yard landscaping and mulch in the backyard, updated smoke and carbon monoxide detectors and a new 200-amp panel. New refrigerator and electric stove oven with hood vent are included. ADU features a full kitchen with breakfast nook, 3-piece bathroom with standup shower, custom built in closet, new mini split system AC and heating unit, and added sub panel. Perfect for a mother-in-law's quarters or rental property. Located on a quiet street with easy access to the 405 and 710 freeways and just minutes from Downtown Long Beach. Front unit is 2+1 with a very large loft/attic and the back unit is 1+1.

Facts & Features

- Sold On 06/29/2022
- Original List Price of \$699,000
- 2 Buildings
- Levels: Multi/Split
- 1 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- Laundry: Inside
- Cap Rate: 0
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Living Room, Loft, Master Bedroom
- Floor: Carpet, Tile, Laminate
- Appliances: Built-In, Oven, Dishwasher, Refrigerator
- Other Interior Features: Dumbwaiter, Built-in Features, Open Floorplan

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0			\$0	\$0	\$0
2:	1	1	0			\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet: 0
- Drapes: 0
- Patio: 0
- Ranges: 0
- Refrigerator: 0

- Dishwasher: 0
- Disposal: 0

- Wall AC: 0

Additional Information

- Standard sale

- 11 - Westside area
- Los Angeles County
- Parcel # 7317013010

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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FLOOR 1

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CREALITY

Closed • **Triplex**

List / Sold: **\$950,000/\$925,000** ↓

1947 Daisy Ave • Long Beach 90806

44 days on the market

3 units • **\$316,667/unit** • **1,563 sqft** • **6,884 sqft lot** • **\$591.81/sqft** •
Built in 1941

Listing ID: PW22071225

North of PCH; west of Magnolia



Triplex 1947, 1949, 1951 Daisy Ave. 2 Triplexes sold together or separate; separate legal lots; 1941,1943,1945 (APN-7202-039- 020) and 1947, 1949, 1951 (APN-7202-039-019). Both adjoining lots=1/4 acre. Triplex 1947, 1949, 1951; 2 units (1949, 1951) Independent 1Bed/1Bath cottages with Dining rooms. All have remodeled kitchens with newer appliances and bathrooms with full tubs. Individual gas water heaters per unit. New exterior paint Summer 2019. 1947 Studio with 2 car garage and work bench. 2 unassigned parking spots. Unfinished Laundry Room with separate electrical meter currently used as Owner's Storage. 2 car-garage (currently rented by 1947 tenant). 1951-Remodeled Kitchen with black and white retro tile on counter tops and floor. Refrigerator, dishwasher, stainless steel sink, gas stove and garbage disposal. Gas floor heater. Original refinished Red Oak floors and ceiling fan. Bathroom with new fixtures and full tub. 1949-1Bed/1Bath cottage w/ Dining Rm. Kitchen with black granite counter tops and maple cabinets and flooring; Refrigerator, dishwasher double sink, built-in microwave, gas stove and garbage disposal. Bathroom with new fixtures and full tub. Tenants pay electric, gas and trash. Daisy Avenue is Historic for Christmas Tree Lane.

Facts & Features

- Sold On 06/27/2022
- Original List Price of \$950,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area
- \$58200 Gross Scheduled Income
- \$55280 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Range, Microwave, Refrigerator, Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Lot 6500-9999, Level, Sprinklers None
- Sewer: Private Sewer

Annual Expenses

- Total Operating Expense: \$2,920
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00657635
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	0	1	0	Unfurnished	\$1,360	\$1,360	\$1,895
2:	1	1	1	0	Unfurnished	\$1,795	\$1,795	\$1,995
3:	1	1	1	0	Unfurnished	\$1,695	\$1,695	\$1,995

Of Units With:

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

Additional Information

- Standard sale
- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7202039019

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 • Triplex

List / Sold: **\$950,000/\$925,000** ↓

1941 Daisy Ave • Long Beach 90806

44 days on the market

3 units • **\$316,667/unit** • **1,563 sqft** • **6,875 sqft lot** • **\$591.81/sqft** •
Built in 1941

Listing ID: PW22070840

N/PCH W/Magnolia



Triplex 1941, 1943, 1945 Daisy Ave. 2 Triplexes sold together or separately; separate legal lots; 1941,1943,1945 (APN-7202-039-020) and 1947, 1949, 1951 (APN-7202-039-019). Both adjoining lots=1/4 acre. Triplex 1941, 1943, 1945; 2 (1941, 1943). All 3 units are independent Cottages. 1941 and 1943 are 1Bed/1Bath cottages with Dining rooms. 1945 Studio cottage with 2 car garage. Newer kitchens with newer appliances and bathrooms with full tubs. New Exterior paint Summer 2019. 2 car garage (currently used by owner) and 2 parking spots off of the alley. 1941-Kitchen with granite countertops, refrigerator, dishwasher, built-in microwave, gas stove and garbage disposal. Dual side gas wall heater and ceiling fans. Original refinished Red Oak floors. Bathroom with new fixtures and full tub. 1943- Kitchen with refrigerator, dishwasher, gas stove, built-in microwave and stainless-steel sink with garbage disposal. Gas wall heater. Carpet. Bathroom with new fixtures and full tub. -1945-Studio with 2-car garage. Remodeled Kitchen with gas stove, garbage disposal, dishwasher, built-in microwave and refrigerator. Bath with new fixtures and full tub. Coin-op laundry with separate entrance. 6' Redwood fence on the south and west sides with gate to west alley. On-site coin op laundry with tankless electric water heater and separate electric meter. Income about \$100.00-130.00/month. Daisy Street is historic Christmas Tree Lane.

Facts & Features

- Sold On 06/27/2022
- Original List Price of \$950,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- \$12 (Other)
- Laundry: Common Area
- \$59880 Gross Scheduled Income
- \$55760 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,120
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 00657635
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	\$1,795	\$1,795	\$1,995
2:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,995
3:	1	0	1	0	Unfurnished	\$1,695	\$1,695	\$1,695

Of Units With:

- Separate Electric: 4
- Drapes: 0

- Gas Meters: 3
- Water Meters: 1
- Carpet: 1
- Dishwasher: 2
- Disposal: 3

- Patio: 0
- Ranges: 3
- Refrigerator: 3
- Wall AC: 3

Additional Information

- Standard sale

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7202039020

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: PW22070840

Printed: 07/03/2022 12:43:12 PM

Closed • **Quadruplex**

List / Sold:

\$1,975,000/\$1,955,000 ↓

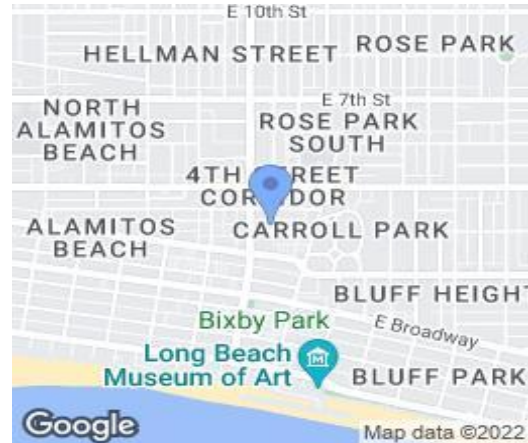
13 days on the market

Listing ID: OC22108004

2041 E Bermuda St • Long Beach 90814

4 units • \$493,750/unit • 4,342 sqft • 6,505 sqft lot • \$450.25/sqft • Built in 1968

North of 4th Street between Cherry Ave and Junipero Ave



Four Units totaling 4,342 SF Located 1/2 a mile from the Long Beach Coast. The Front unit is 3 Bed/2Ba recently renovated (approx 1,322 SF). It has a front yard, AC, new appliances, fireplace, newer windows, sliding door and inside laundry. Unit 2 is a 2 Bed/ 1Ba (approx 910 SF) located Behind the front unit with newer kitchen appliances, granite counters, newer HVAC unit, and side private entrance. Unit 3 & 4 are located above the garages and are both 2 bed/ 1 bath (approx 980 SF each) with Alley Access. Also with newer kitchen appliances, granite counters & newer HVAC units. Recently upgrades electrical and sewer pipes. On site separate coined laundry for convenience of tenants in units 2,3 & 4. Every Unit has its own single car garage and additional shared parking in driveway. Walking Score is 89 and Biking Score is 91! Blocks from Alamitos Beach and Junipero Beach, Carroll Park, Bluff Park, Long Beach Museum of Art, minutes from Belmont Shore, Downtown, Pine Street, all the wonderful restaurants, shopping and entertainment. Great investment opportunity or live in one and rent the other 3 units!

Facts & Features

- Sold On 06/30/2022
- Original List Price of \$1,975,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: SEER Rated 13-15
- Heating: Combination
- \$0 (Assessor)
- Laundry: Community, Inside
- \$119400 Gross Scheduled Income
- \$86675 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Vinyl
- Appliances: Electric Oven, Electric Cooktop, Electric Water Heater, Disposal, Refrigerator
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,045
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,151
- Maintenance:
- Workman's Comp:
- Professional Management: 3000
- Water/Sewer: \$1,254
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$3,500

2:	2	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,200
3:	3	2	1	1	Unfurnished	\$1,995	\$1,995	\$2,150
4:	4	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,389

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- 2 - Belmont Heights, Alamilos Heights area
 - Los Angeles County
 - Parcel # 7263005010

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: OC22108004

Printed: 07/03/2022 12:43:12 PM

Closed • **Quadruplex**

List / Sold: **\$1,700,000/\$1,700,000**

118 Orange Ave. • Long Beach 90802

21 days on the market

4 units • **\$425,000/unit** • **2,592 sqft** • **4,996 sqft lot** • **\$655.86/sqft** •
Built in 1935

Listing ID: DW22070397

East Of Ocean Blvd West of 2nd St



A great 4(1x1) building with 9 garages opportunity in the heart of Alhambra. Building is well maintained and has a one year old roof with some copper plumbing. The building has an on site owner owned laundry room that generates extra income. Orange Avenue is short 1.5 blocks walk from beach. It is near Downtown and Belmont Shores dining and entertainment. The location attracts quality tenants, looking for an exceptional living experience and a vibrant neighborhood. Property provides tenants with a landscaped, peaceful, safe and enjoyable secured private courtyard. Each tenant has a garage with direct in and out access to the courtyard. Long Beach is freeway close to Los Angeles and Orange county employment centers. All units have crown molding, baseboards and wood trim around all windows and doors. Property may offer the opportunity to convert some of the garages into ADUs for more income. Advise checking with City of Long Beach. Property has been professionally managed for many years. Garages annual income included in Gross Schedule Income. Also add rented 5 garages sq.ft. (1,150) to 2592 sq. ft. for accurate rental sq. ft.

Facts & Features

- Sold On 06/29/2022
- Original List Price of \$1,700,000
- 1 Buildings
- 9 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area, Dryer Included, Washer Included
- Cap Rate: 3.71
- \$94848 Gross Scheduled Income
- \$63126 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Disposal, Gas Oven, Gas Water Heater, Range Hood, Refrigerator, Water Heater

Exterior

- Lot Features: Landscaped, Rectangular Lot, Sprinkler System, Sprinklers In Front, Sprinklers Timer, Yard
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$32,544
- Electric: \$1,272.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02106138
- Gardener:
- Licenses: 504
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management: 5736
- Water/Sewer: \$972
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,900
2:	1	1	1	1	Unfurnished	\$1,629	\$1,629	\$1,900
3:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$1,900
4:	1	1	1	1	Unfurnished	\$1,575	\$1,575	\$1,900

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet: 1
- Dishwasher: 0
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- 4 - Downtown Area, Alamilos Beach area
- Los Angeles County
- Parcel # 7265011022

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: DW22070397

Printed: 07/03/2022 12:43:13 PM

Closed •

List / Sold:

\$2,895,000/\$2,825,000 ↓

13 days on the market

Listing ID: SB22082677

935 N Washington Pl • Long Beach 90813

10 units • \$289,500/unit • 5,912 sqft • 6,255 sqft lot • \$477.84/sqft • Built in 1956

On West side of street



10 Units in two buildings in dense rental market just North of Downtown Long Beach. Recently renovated property including exterior refresh, landscaping, lighting, and windows. 8 out of 10 units have been upgraded with vinyl plank floors, new cabinets, quartz countertops, and new bathrooms. Well priced on actual income at 14.38X gross with a 9% upside to a market GRM of 13.22. Great unit mix of five 2 Bed/1 Bath units, three 1 Bed/1 Bath units, and two studios. Three garages in front of the building with the potential for an ADU conversion. Community laundry room for extra income. Leased solar system on back building for electrical savings. Perfect 1031 exchange upleg property!

Facts & Features

- Sold On 06/27/2022
- Original List Price of \$2,895,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- \$0 (Public Records)
- Laundry: Common Area
- Cap Rate: 4
- \$201353 Gross Scheduled Income
- \$114754 Net Operating Income
- 8 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$76,772
- Electric: \$3,043.00
- Gas: \$3,043
- Furniture Replacement:
- Trash: \$3,043
- Cable TV: 01909400
- Gardener:
- Licenses: 459
- Insurance: \$4,104
- Maintenance: \$9,576
- Workman's Comp:
- Professional Management: 11239
- Water/Sewer: \$3,043
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,770	\$1,770	\$1,900
2:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$1,900
3:	1	2	2	0	Unfurnished	\$1,770	\$1,770	\$2,000
4:	1	2	2	0	Unfurnished	\$1,699	\$1,699	\$2,000
5:	1	0	1	0	Unfurnished	\$1,295	\$1,295	\$1,550
6:	1	0	1	0	Unfurnished	\$1,550	\$1,550	\$1,550
7:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,650
8:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,650
9:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,650
10:	1	2	1	0	Unfurnished	\$1,844	\$1,844	\$2,000

Of Units With:

- Separate Electric: 8
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- 9 - Poly High area
- Los Angeles County
- Parcel # 7274022015

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