

### 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		<a href="#">PW21067751</a>	S	1208	<a href="#">Linden AVE</a>	LONG	4	STD	2	\$70,800	\$1,100,000 ↓	\$261.90	4200	1909/ASR	7,249/0.1664	0	06/30/21	<a href="#">46/46</a>
2		<a href="#">SB20226309</a>	S	2354	<a href="#">Elm AVE</a>	LONG	5	STD	2	\$40,800	\$630,000 ↓	\$376.57	1673	1948/PUB	5,245/0.1204	2	06/28/21	<a href="#">80/80</a>
3		<a href="#">PW21099299</a>	S	1504 E	<a href="#">Wardlow RD</a>	LONG	6	STD	2	\$52,980	5 \$880,000 ↑	\$455.02	1934	1961/APP	4,064/0.0933	2	06/28/21	<a href="#">3/3</a>
4		<a href="#">PW21078523</a>	S	1630 E	<a href="#">Plymouth ST</a>	LONG	7	TRUS	2	\$29,158	4 \$665,000 ↓	\$574.76	1157	1943/ASR	6,909/0.1586	2	06/30/21	<a href="#">26/26</a>
5		<a href="#">SR21105115</a>	S	6552	<a href="#">Rose AVE</a>	LONG	7	STD	2	\$56,232	\$750,000	\$405.41	1850	1926/ASR	5,865/0.1346	4	06/30/21	<a href="#">0/0</a>
6		<a href="#">RS21012918</a>	S	1569 W	<a href="#">23rd ST</a>	LONG	11	STD	2	\$28,800	\$575,000	\$383.59	1499	1943/PUB	6,923/0.1589	2	06/30/21	<a href="#">53/53</a>
7		<a href="#">PW20216239</a>	S	1326	<a href="#">Bennett AVE</a>	LONG	3	STD	3	\$57,360	\$951,000 ↑	\$517.13	1839	1916/ASR	5,219/0.1198	1	06/30/21	<a href="#">80/80</a>
8		<a href="#">RS21071717</a>	S	1534	<a href="#">Grand #2 AVE</a>	LONG	3	STD	4	\$76,200	\$1,335,000 ↓	\$370.52	3603	1963/ASR	6,395/0.1468	4	06/30/21	<a href="#">48/48</a>
9		<a href="#">RS21071639</a>	S	1534	<a href="#">Grand #1 AVE</a>	LONG	3	STD	4	\$77,400	\$1,335,000 ↓	\$377.44	3537	1963/ASR	6,395/0.1468	4	06/30/21	<a href="#">48/48</a>
10		<a href="#">PW21110357</a>	S	121	<a href="#">Ximeno AVE</a>	LONG	1	TRUS	8	\$121,440	6 \$1,825,000 ↓	\$438.49	4162	1947/ASR	3,160/0.0725	0	06/30/21	<a href="#">10/10</a>

**Closed** •

List / Sold:

**\$1,245,000/\$1,100,000** ↓

46 days on the market

Listing ID: PW21067751

**1208 Linden Ave** • Long Beach 90813

**2 units** • \$622,500/unit • 4,200 sqft • 7,249 sqft lot • \$261.90/sqft • Built in 1909

**Just West of Atlantic, South of Anaheim St**



50K REDUCTION!! VERY RARE FIND, 2 LARGE HOMES ON A HUGE LOT WITH VERY HIGH CURRENT INCOME. This high income producing property is perfect for many applications, Blocks away from St Mary's Medical Center and close to the beach and vibrant downtown with it's shops, restaurants, entertainment centers and the substantial Long Beach redevelopment including the Port of Long Beach. 7,249 lot front house remodeled in 2010 and rear house built in 1960. The front house is 4 Bd/2Ba, recently remodeled and expanded by another 1000 sq ft with beautiful open floor plan, hardwood floors, tile, granite countertops, new cabinets, newer electrical, copper plumbing and large stand up basement. The rear home is 7Bd/2Ba. Beautifully landscaped front and back yards, long driveway accommodating up to 4 vehicles. investment...live in the front home and pay the mortgage with the income from the rear home....Buyer to investigate potential for recovery, elderly or other type of housing, or airbnb

**Facts & Features**

- Sold On 06/30/2021
- Original List Price of \$1,295,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Common Area
- \$70800 Gross Scheduled Income
- \$50012 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$20,788
- Electric: \$480.00
- Gas: \$720
- Furniture Replacement:
- Trash: \$660
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance: \$750
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,020
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,900	\$2,900	\$3,500
2:	1	7	2	0	Unfurnished	\$2,900	\$2,900	\$3,500

**# Of Units With:**

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

- Disposal:

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## Additional Information

- Standard sale
- 4 - Downtown Area, Alhambra Beach area
- Los Angeles County
- Parcel # 7274001005

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### Michael Lembeck

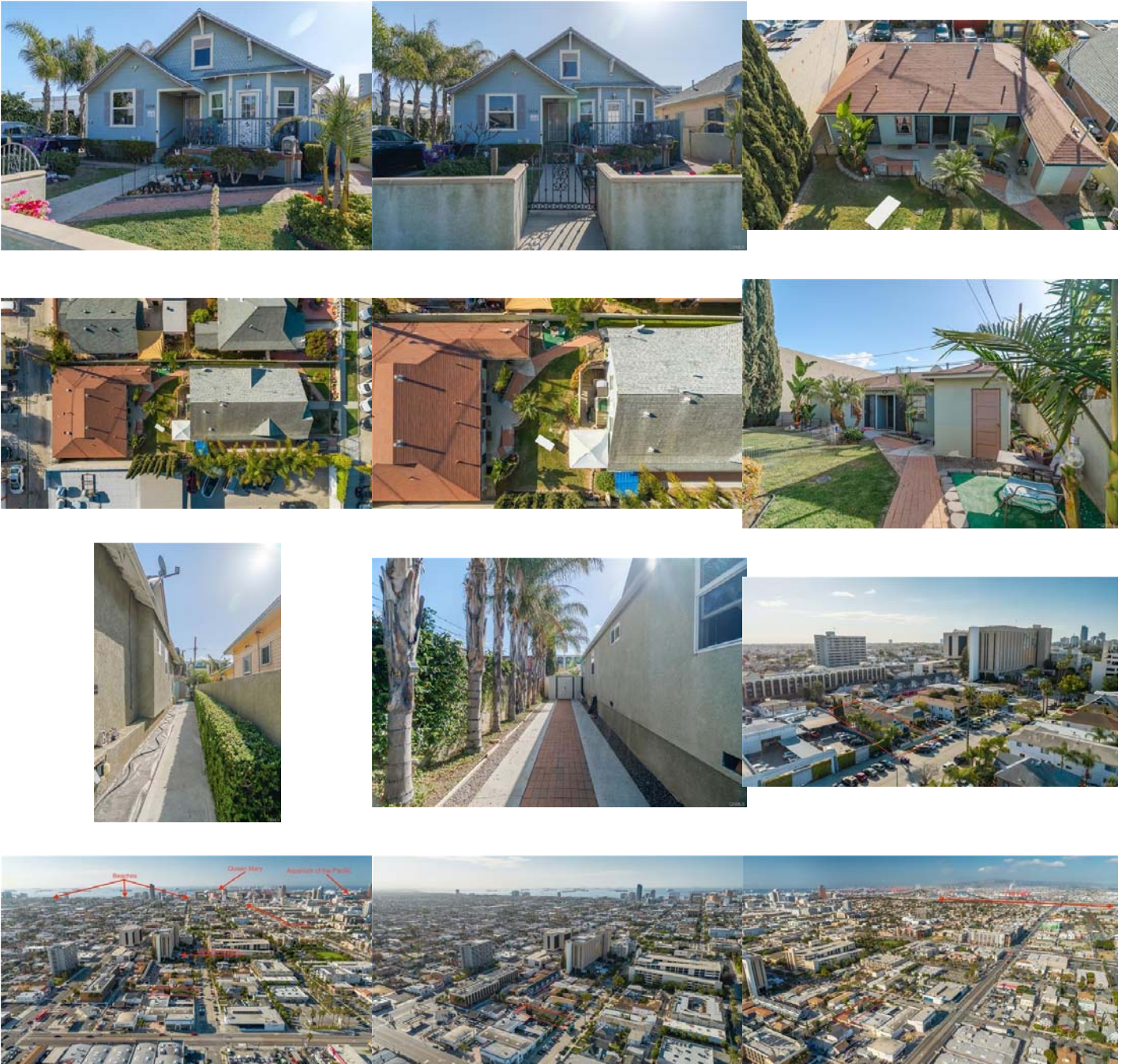
State License #: 01019397  
Cell Phone: 714-742-3700

### Re/Max Property Connection

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

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**Closed** • Duplex

List / Sold: **\$690,000/\$630,000** ↓

**2354 Elm Ave** • Long Beach 90806

80 days on the market

**2 units** • **\$345,000/unit** • **1,673 sqft** • **5,245 sqft lot** • **\$376.57/sqft** •  
**Built in 1948**

Listing ID: SB20226309

**Going East from Willow St, Turn Right (South) on Elm Ave. Property is located on the corner of Eagle and Elm St.**



Back on the Market! Excellent Fixer Upper Opportunity. Starter home with a rental second unit for additional income, and fixer upper for value add investment property. Large Corner lot with two separate units (2 bedrooms, 1 bath each), detached 2 car garage, and no common walls. Both units need full interior renovation repairs and exterior repairs, as reflected in list price. Great location to nearby metro train station at Willow A Line, nearby medical centers, shopping centers, and the 405 fwy. Will review Serious Buyer Offers Only with Pre-approved Financing (no FHA). Qualify with in-house financing (Summit Lending) available. Buyer to purchase AS-IS with no repairs from Seller.

### Facts & Features

- Sold On 06/28/2021
- Original List Price of \$648,800
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup
- \$40800 Gross Scheduled Income
- \$30600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: All Bedrooms Down, Family Room, Jack & Jill, Living Room, Master Bedroom
- Appliances: Gas Oven, Gas Range
- Floor: Carpet, Wood

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$8,900
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01434210
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

### Unit Details

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

### # Of Units With:

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

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**Additional Information**

- Standard sale
- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7208016008

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**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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CUSTOMER FULL: Residential Income LISTING ID: SB20226309

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**Closed** •

List / Sold: **\$850,000/\$880,000** ↑

**1504 E Wardlow Rd • Long Beach 90807**

**3 days on the market**

**2 units • \$425,000/unit • 1,934 sqft • 4,064 sqft lot • \$455.02/sqft • Built in 1961**

**Listing ID: PW21099299**

**Wardlow / Walnut**



Charming updated Spanish Style Duplex with permitted rumpus room! The main house is a beautiful Spanish style home - 2 bed 1.5 bath that features original charm of covered ceilings and built in cabinets with a faux fireplace, but all the modern updates in the kitchen, central heat, and updated bathrooms. The kitchen features newer cabinets, granite tile countertops and opens to the dining room. There is a bonus room off the kitchen currently being used as a 3rd bedroom. In the rear of the property is a rumpus room that is being used as a studio unit which has an updated bathroom and kitchen as well. (The studio is 272 SF and is currently rented for \$760). Extra income for you or it can be used as an office as well for an owner occupant! In addition, there is a 1BD/1BA (1506) unit above a two car garage. The one bedroom unit has a large retro style kitchen and balcony off of the bedroom. Lots of windows for great cross breezes up above! Laundry is located on site in a separate laundry room. The enclosed backyard has fruit trees and a fire pit and shade cover for enjoying the outside. Artificial turf makes it low maintenance, and the yard is shared between the tenants. Solar panels are leased with Solar City at a low \$75.00 a month to keep the energy bill low. This property is perfect for either an owner user or an investor. Don't miss out! Showings by appointment only.

**Facts & Features**

- Sold On 06/28/2021
- Original List Price of \$850,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- Laundry: Common Area
- Cap Rate: 4.63
- \$52980 Gross Scheduled Income
- \$39360 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Floor: Carpet
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s)

**Exterior**

- Lot Features: Back Yard, Front Yard, Near Public Transit, Park Nearby
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$13,620
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00924277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$75
- Other Expense Description: Solar

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$3,060	\$3,060	\$2,400
2:	1	1	1	0	Unfurnished	\$1,355	\$1,355	\$1,695

**# 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

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7148019033

### Michael Lembeck

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### Re/Max Property Connection

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

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**Closed** •

List / Sold: **\$649,900/\$665,000** ↓

**1630 E Plymouth St** • Long Beach 90805

26 days on the market

**2 units** • **\$324,950/unit** • **1,157 sqft** • **6,909 sqft lot** • **\$574.76/sqft** •  
**Built in 1943**

Listing ID: PW21078523

Traveling South on Cherry Ave. the first street past Market is Plymouth turn right property will be on the left.



Very desirable North Long Beach neighborhood! 2- 1 Bedroom units with 1 bathroom in each. This property is ideal for an investor or someone who wants to live in one unit and rent out the other. Large lot zoned LBR1N with ADU potential. Shared 2 car garage. Easy access to the 91, 405 and 710 freeways. Do not miss out on this one!!

### Facts & Features

- Sold On 06/30/2021
- Original List Price of \$699,900
- 1 Buildings
- 2 Total parking spaces
- Cap Rate: 4
- \$29158 Gross Scheduled Income
- \$24698 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Back Yard, Front Yard
- Fencing: Block, Chain Link
- Sewer: Sewer Paid

### Annual Expenses

- Total Operating Expense: \$10,476
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$240
- Cable TV: 01208606
- Gardener:
- Licenses:
- Insurance: \$756
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$240
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,134	\$1,134	\$1,219
2:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,398

### # Of Units With:

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

### Additional Information

- Trust sale
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7129005013

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**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: PW21078523

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**Closed** •

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

**6552 Rose Ave • Long Beach 90805**

**0 days on the market**

**2 units • \$375,000/unit • 1,850 sqft • 5,865 sqft lot • \$405.41/sqft •  
Built in 1926**

**Listing ID: SR21105115**

**Artesia/ Cherry are the cross street**



Wow!! Here is great opportunity to add a great investment into your portfolio or simply live in one and rent the other!!. Great 3 Bed/1Bath updated over the last 2 years. The Second unit is a 2 bed/2 bath detached unit! with Great tenants

**Facts & Features**

- Sold On 06/30/2021
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: In Garage, In Kitchen
- \$56232 Gross Scheduled Income
- \$47386 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 0-1 Unit/Acre, Paved, Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$12,189
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,242
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$2,599	\$2,599	\$2,700
2:	1	2	2	2	Unfurnished	\$2,089	\$2,089	\$2,400

**# Of Units With:**

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

**Additional Information**

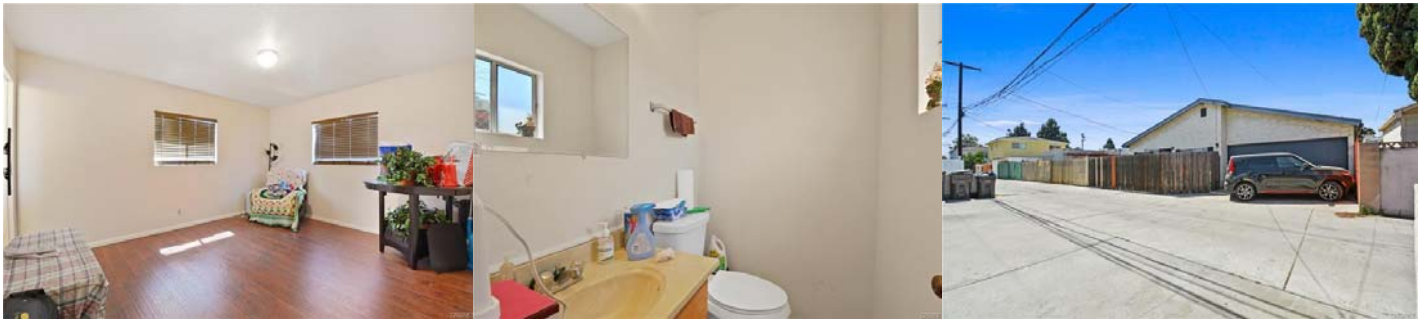
- Standard sale
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7114007038

**Michael Lembeck**  
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**Re/Max Property Connection**  
State License #: 01891031  
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SR21105115

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**Closed** • Duplex

List / Sold: **\$575,000/\$575,000**

**1569 W 23rd St • Long Beach 90810**

**53 days on the market**

**2 units • \$287,500/unit • 1,499 sqft • 6,923 sqft lot • \$383.59/sqft • Built in 1943**

**Listing ID: RS21012918**

**West of 710 Freeway; South of Willow**



INVESTORS OPPORTUNITY!! Duplex in West Long Beach This property features 2 attached units along with a detached 2 car garage. The front unit is a 2 bedroom, 1 full bath. The second unit is a 2 bedroom and 2 full baths, this unit has spacious closets and ceiling fan The detached garage has a permitted "family room" attached. Spacious yard between the units and the garage and a cozy side yard to enjoy a cup of coffee.

**Facts & Features**

- Sold On 06/30/2021
- Original List Price of \$575,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Outside
- \$28800 Gross Scheduled Income
- \$23280 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

**Interior**

- Rooms: All Bedrooms Down, Bonus Room, Family Room, Galley Kitchen, Kitchen
- Floor: Carpet, Laminate
- Appliances: None
- Other Interior Features: Ceiling Fan(s), Ceramic Counters

**Exterior**

- Lot Features: Front Yard
- Fencing: Wood
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$15,625
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$300
- Cable TV: 01978276
- Gardener:
- Licenses: 0
- Insurance: \$1,200
- Maintenance: \$200
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$2,400
- Other Expense: \$720
- Other Expense Description: gas

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$1,200
2:	1	2	2	1	Unfurnished	\$1,200	\$1,200	\$1,200

**# Of Units With:**

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

## Additional Information

- Standard sale
- Rent Controlled

- 11 - Westside area
- Los Angeles County
- Parcel # 7401017027

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## 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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CUSTOMER FULL: Residential Income LISTING ID: RS21012918

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**Closed** • **Triplex**

List / Sold: **\$899,000/\$951,000** ↑

**1326 Bennett Ave** • Long Beach 90804

**80 days on the market**

**3 units** • **\$299,667/unit** • **1,839 sqft** • **5,219 sqft lot** • **\$517.13/sqft** •  
**Built in 1916**

**Listing ID: PW20216239**

**Off of Anaheim and Ximeno**



The Bennett Bungalows are a Spanish Triplex on a tranquil, tree-lined block, surrounded by darling cottages, in a fantastic East Long Beach neighborhood. The side-by-side 1 bedroom, 1 bathroom front units offer exquisite historic details: barrel tile roofs, quaint front porches, built-in cabinetry and hardwood floors. The more expansive, detached, rear unit offers 2 bedrooms, 1 bathroom and an attached garage with laundry hookups. While this charming property recently celebrated its 100th birthday, numerous modern updates have occurred: updated cabinets, newer flooring, efficient double-pane windows, newer rear roof. Primely located a short distance to the beach, incredibly close to Recreation Park and CSULB, find yourself connected to many of the area's top attractions. Whether you are looking to expand your investment portfolio or exploring the idea of living in one of the units while you generate passive income from the others, this is a unique opportunity you do not want to miss.

**Facts & Features**

- Sold On 06/30/2021
- Original List Price of \$899,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage, Washer Hookup
- \$57360 Gross Scheduled Income
- \$44491.29 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen, Living Room
- Floor: Laminate, Tile, Wood
- Other Interior Features: Ceiling Fan(s), Granite Counters, Unfurnished

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$12,869
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$717
- Maintenance: \$720
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$1,425	\$1,425	\$3,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,300

**# Of Units With:**

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

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## Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7253028025

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## Michael Lembeck

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

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## Re/Max Property Connection

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

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**Closed** •

List / Sold:

**\$1,365,000/\$1,335,000** ↓

48 days on the market

Listing ID: RS21071717

**1534 Grand #2 Ave** • Long Beach 90804  
4 units • \$341,250/unit • 3,603 sqft • 6,395 sqft lot • \$370.52/sqft •  
Built in 1963

(Vista Building) On Grand Ave between S of PCH and N of E Anaheim St. Thanks



(THE VISTA BUILDING) EXCELLENT AREA - EXCELLENT CONDITION PROPERTY .This 4 Unit building Perfect Investment Opportunity! Great Eastside Long Beach location. This property offers a solid tenant base with low vacancy rates. Beautifully maintained, gated sparkling pool and a well-manicured lawn with surrounding trees. The 2 bedroom 2 bath is two stories with a balcony, fireplace, enclosed patio, and laundry closet. The other 3 large one-bedroom units are in great condition! Featuring copper plumbing (from meters in) 4 attached garages. 1534 Grand is in a prime location! Close to the beach, major retail shopping areas, freeways, schools, Belmont Shore and Downtown Long Beach.

**Facts & Features**

- Sold On 06/30/2021
- Original List Price of \$1,395,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Community, Individual Room
- \$76200 Gross Scheduled Income
- \$50485 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

**Interior**

**Exterior**

- Lot Features: Greenbelt
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$736.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$838
- Cable TV: 01987375
- Gardener:
- Licenses:
- Insurance: \$2,550
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,243
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$0
2:	1	1	1	1	Unfurnished	\$1,660	\$1,660	\$0
3:	1	1	1	1	Unfurnished	\$1,291	\$1,291	\$0
4:	1	1	1	1	Unfurnished	\$1,800	\$1,800	\$0

**# Of Units With:**

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



## Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7253013052

## 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:

**\$1,365,000/\$1,335,000** ↓

48 days on the market

Listing ID: RS21071639

**1534 Grand #1 Ave** • Long Beach 90804

**4 units** • **\$341,250/unit** • **3,537 sqft** • **6,395 sqft lot** • **\$377.44/sqft** •  
**Built in 1963**

**(Granada Building) On Grand Ave between S of PCH and N of E Anaheim St. Thanks**



(THE GRANADA BUILDING) EXCELLENT AREA - EXCELLENT CONDITION PROPERTY .This 4 Unit building Perfect Investment Opportunity! Great Eastside Long Beach location. This property offers a solid tenant base with low vacancy rates. Beautifully maintained, gated sparkling pool and a well-manicured lawn with surrounding trees. The 2 bedroom 2 bath is two stories with a balcony, fireplace, enclosed patio, and laundry closet. The other 3 large one-bedroom units are in great condition! Featuring copper plumbing (from meters in) 4 attached garages. 1534 Grand is in a prime location! Close to the beach, major retail shopping areas, freeways, schools, Belmont Shore and Downtown Long Beach.

**Facts & Features**

- Sold On 06/30/2021
- Original List Price of \$1,395,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Community, Individual Room
- \$77400 Gross Scheduled Income
- \$26015 Net Operating Income
- 1 electric meters available
- 0 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Greenbelt
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$26,015
- Electric: \$736.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$838
- Cable TV: 01987375
- Gardener:
- Licenses:
- Insurance: \$2,550
- Maintenance: \$360
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,243
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,926	\$1,926	\$0
2:	1	1	1	1	Unfurnished	\$1,498	\$1,498	\$0
3:	1	1	1	1	Unfurnished	\$1,650	\$1,650	\$0
4:	1	1	1	1	Unfurnished	\$1,800	\$1,800	\$0

**# Of Units With:**

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

## Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7253013051

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### 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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CUSTOMER FULL: Residential Income LISTING ID: RS21071639

Printed: 07/04/2021 2:42:06 PM

**Closed** •

List / Sold:

**\$2,000,000/\$1,825,000** ↓

10 days on the market

Listing ID: PW21110357

**121 Ximeno Ave** • Long Beach 90803

**8 units** • \$250,000/unit • 4,162 sqft • 3,160 sqft lot • \$438.49/sqft •  
Built in 1947

Livingston and Ocean Blvd



Location, Location, Location! Just One Block Away from the Ocean in a Prime Neighborhood of Long Beach. The Two Story 8 units Building comprised of Five Studios and 3 One Bedroom Units. The Property Presents Investors with a Stabilized Asset in a Highly-Sought Neighborhood with Great Long Terms Tenants. This Well Kept Building Stays Rented as it is One of the Most Desirable Location. It has its Own onsite Laundry. Separate Gas and Electric Meters. This Building is Located in the Affluent Neighborhood of Belmont Shore, Walking Distance from the Ocean and Belmont Shore's 2nd Street Retail Corridor, Restaurants and Coffee Shops. Do not let this Opportunity Pass By!

### Facts & Features

- Sold On 06/30/2021
- Original List Price of \$2,000,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Common Area
- Cap Rate: 5.5
- \$121440 Gross Scheduled Income
- \$103178 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: \$14,600
- Electric: \$199.18
- Gas: \$0
- Furniture Replacement:
- Trash: \$421
- Cable TV: 01917184
- Gardener:
- Licenses: 215
- Insurance: \$1,470
- Maintenance: \$823
- Workman's Comp:
- Professional Management: 6567
- Water/Sewer: \$422
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,700
2:	1	0	1	0	Unfurnished	\$1,150	\$1,150	\$1,400
3:	1	0	1	0	Unfurnished	\$1,150	\$1,150	\$1,400
4:	1	0	1	0	Unfurnished	\$1,175	\$1,175	\$1,450
5:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700
6:	1	0	1	0	Unfurnished	\$1,350	\$1,350	\$1,400
7:	1	0	1	0	Unfurnished	\$1,295	\$1,295	\$1,400
8:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,700

### # Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

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### Additional Information

- Trust sale
- Rent Controlled

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7256027012

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