

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	23261011	S	3530 Orange AVE	LONG		STD	2			\$835,000 	\$434.44	1922	1953	4,410/0.1			06/09/23	11/11
2	OC23084158	S	2220 E 14th ST	LONG	3	STD,TPAP,TRI	2	\$52,800		\$560,000 	\$527.31	1062	1923/OTH	2,220/0.051	N	1	06/09/23	8/8
3	PW23027786	S	1711 1711 5th ST	LONG	4	STD	2	\$70,260		\$950,000	\$541.31	1755	1923/ASR	6,071/0.1394	N	1	06/07/23	73/73
4	PV22250315	S	2206 2208 Arlington St	LONG	699	STD	2	\$36,912		\$635,000 	\$446.55	1422	1946/PUB	5,864/0.1346	N	1	06/09/23	82/82
5	PW22126562	S	64 62nd PL	LONG	1	STD	3	\$60,500		\$2,050,000 	\$632.91	3239	1928/ASR	1,986/0.0456	N	0	06/08/23	323/380
6	PW23042440	S	2627 Magnolia AVE	LONG	5	STD	3	\$28,200		\$950,000 	\$359.30	2644	1929/ASR	6,037/0.1386	N	2	06/08/23	22/22
7	OC23013563	S	3723 E 8th ST	LONG	699	STD	8	\$151,764		\$2,200,000	\$321.07	6852	1964/ASR	6,098/0.14	N	4	06/07/23	57/57

Closed •

List / Sold: **\$799,000/\$835,000** ↑

3530 Orange Ave • Long Beach 90807

11 days on the market

2 units • \$399,500/unit • 1,922 sqft • 4,410 sqft lot • \$434.44/sqft •

Listing ID: 23261011

Built in 1953

See Mapquest.



This charming duplex is located on Orange Ave, walking distance to shops and restaurants on Wardlow Rd. As well as close to parks and all the fun on Atlantic Ave. The neighborhood of California Heights is the largest historic district in Long Beach and bursting with charm and character. Great shopping, beautiful homes, and community pride are just several reasons why people chose to make Cal Heights their home. The units are 2 bedrooms, 1 bathroom each and quite spacious at almost 1,000 sq ft per unit. A great investment property. Drive by only - showings by appointment. See private remarks for more info.

Facts & Features

- Sold On 06/09/2023
- Original List Price of \$799,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$35400 Net Operating Income

Interior

- Floor: Wood
- Appliances: Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$1,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- 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	\$1,475	\$1,475	\$2,400
2:	1	2	1		Unfurnished	\$1,475	\$1,475	\$2,400
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- Los Angeles County
- Parcel # 7146027009

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: **\$540,000/\$560,000** ↑

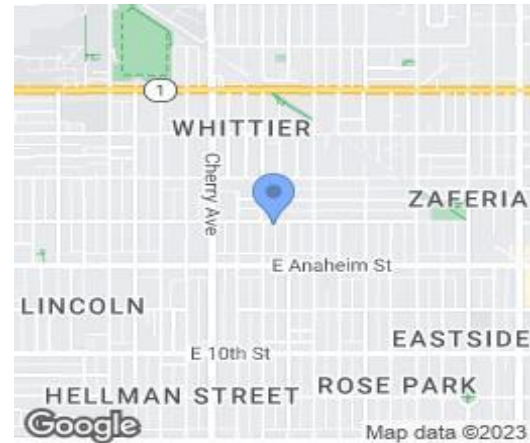
2220 E 14th St • Long Beach 90804

8 days on the market

2 units • **\$270,000/unit** • **1,062 sqft** • **2,220 sqft lot** • **\$527.31/sqft** •
Built in 1923

Listing ID: OC23084158

From the 405 FWY (North) exit Cherry Ave, turn left to E. 14th St turn left. Property located on right hand side.



Looking for a cozy and charming 2-unit property with endless possibilities near the Beach? Look no further than 2220 E. 14th St!!! This duplex is in the heart of Long Beach, each unit offers 1 bed, 1 bath with 1,062 SQFT of combined living space and just over 2200 SQFT low maintenance lot. You can live in 1 and rent the other, OR great investment opportunity for landlords looking to add to their portfolio. The Sky is the limit, bring your creative ideas and make this yours today. This property priced to sell!!! This property is centrally located, just mins from Cal State University Long Beach, Queen Mary, Port of Long Beach, Convention Center, Long Beach Airport, Shopping, Entertainment, Restaurants, Golf Course, Traffic Circle, and much more.

Facts & Features

- Sold On 06/09/2023
- Original List Price of \$540,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$362 (Estimated)
- Laundry: In Garage
- \$52800 Gross Scheduled Income
- \$49600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Appliances: Gas Range, Gas Water Heater, Recirculated Exhaust Fan, Water Heater
- Other Interior Features: Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,200
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 02031312
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard, Third Party Approval, Trust sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7260021002

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

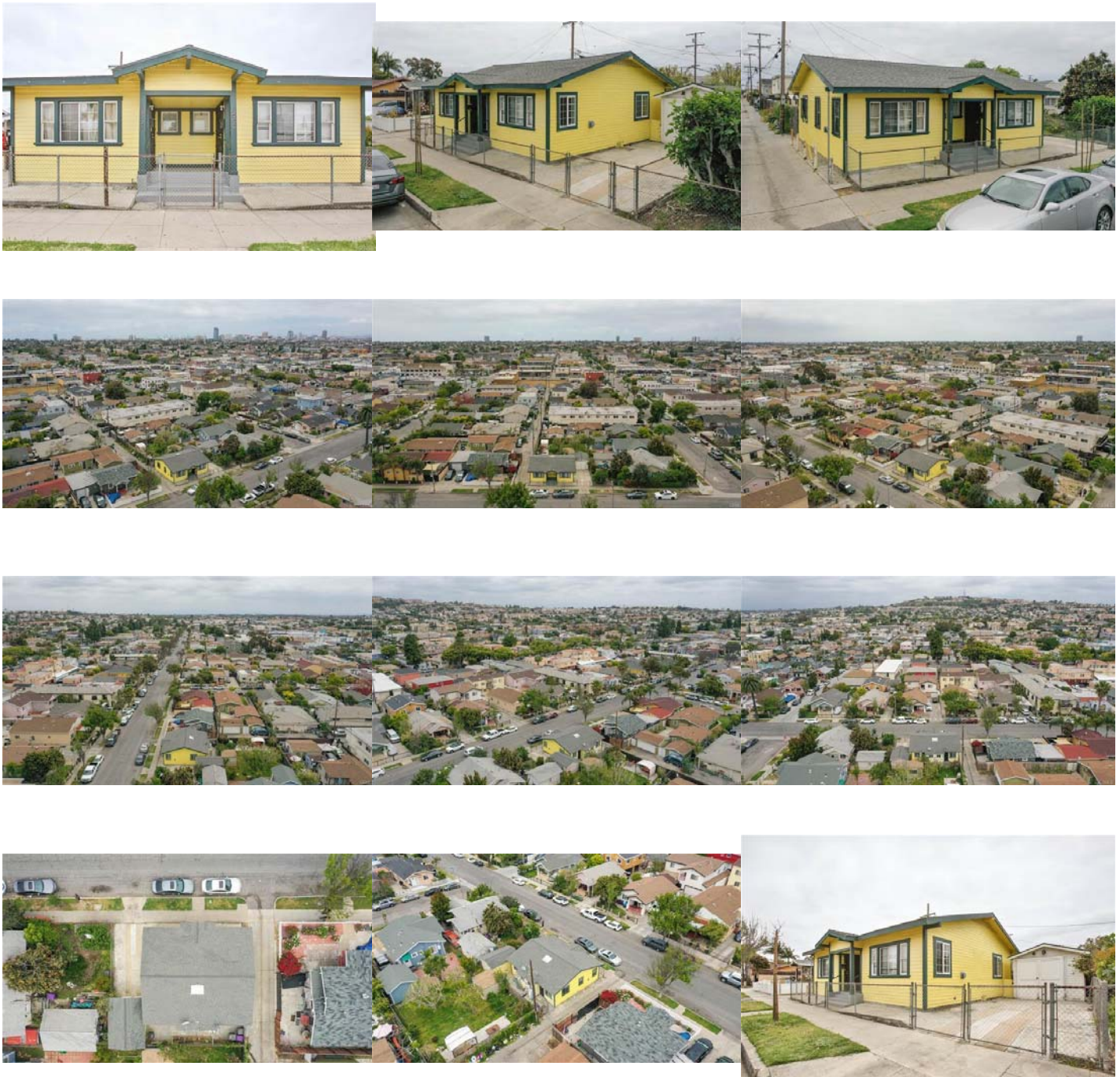
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC23084158

Printed: 06/12/2023 7:35:42 AM

Closed • DuplexList / Sold: **\$950,000/\$950,000****73 days on the market****1711 1711.5 E 5th St • Long Beach 90802****2 units • \$475,000/unit • 1,755 sqft • 6,071 sqft lot • \$541.31/sqft • Built in 1923****Listing ID: PW23027786****Rose Ave & E 5th St**

1711 -1711 ½ E. 5th Street is comprised of two (2) houses on a 6,071-square-foot lot. 1711 offers five (5) bedrooms and three (3) bathrooms with an office and a one (1) car garage as well as an enclosed patio off the living room and an enclosed backyard. Laundry hookups are available in the garage and a long driveway provides tandem space for up to four (4) cars. Upgrades include new windows, new exterior paint, a newer remodeled kitchen with newer cabinets, granite counter tops, tile backsplash, new Life-Proof locking flooring and stainless steel appliances. 1711 ½ offers two (2) bedrooms and one (1) bathroom, along with in-unit washer/dryer and an enclosed private yard. Upgrades include new windows, new exterior paint, a newer remodeled kitchen with newer cabinets, granite counter tops, tile backsplash, new Life-Proof locking flooring and stainless steel appliances.

Facts & Features

- Sold On 06/07/2023
- Original List Price of \$950,000
- 2 Buildings
- 5 Total parking spaces
- \$372 (Estimated)
- Laundry: Stackable
- \$70260 Gross Scheduled Income
- \$46319 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,833
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01968349
- Gardener:
- Licenses: 700
- Insurance: \$1,492
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management: 3408
- Water/Sewer: \$618
- Other Expense: \$600
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	0	Unfurnished	\$3,850	\$3,850	\$3,850
2:	1	2	1	0	Unfurnished	\$2,005	\$2,005	\$2,055

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
- Rent Controlled

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7266021012

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

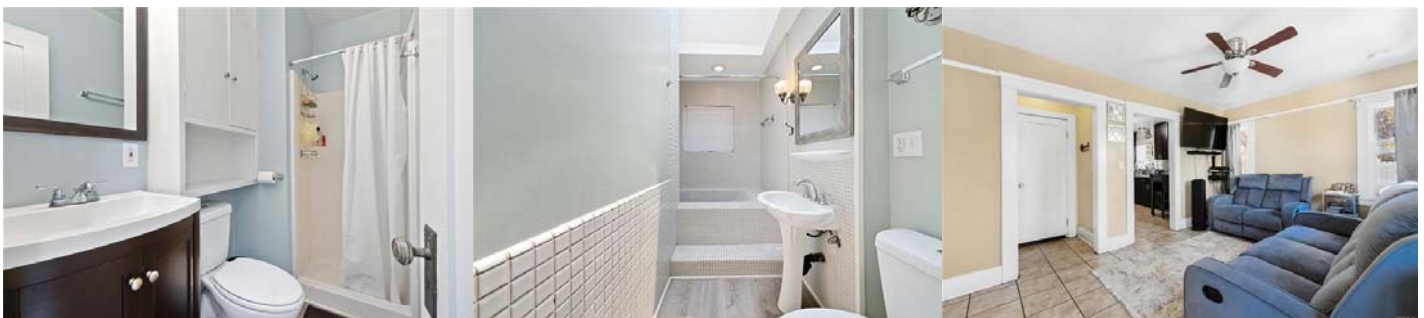
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$699,999/\$635,000** ↓

2206 2208 W Arlington St • Long Beach 90810

82 days on the market

**2 units • \$350,000/unit • 1,422 sqft • 5,864 sqft lot • \$446.55/sqft •
Built in 1946**

Listing ID: PV22250315

Exit 405 S at Alameda St. East on 223rd St. South on River Ave. East on Arlington St.



A wonderful investment opportunity in Long Beach! 2 houses on one lot. Front unit 3 beds/2 baths and attached 1 car garage. Rear unit 2 beds/1 bath. Fixer. Huge lot with 5,864 square feet of space to tear down and rebuild or add to the existing structures. Close to schools, shops, restaurants, parks and freeways. Drive-by only. Please do not disturb tenants.

Facts & Features

- Sold On 06/09/2023
- Original List Price of \$699,999
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- \$0 (Unknown)
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$36912 Gross Scheduled Income
- \$33547 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,365
- Electric: \$900.00
- Gas: \$450
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01947193
- Gardener:
- Licenses:
- Insurance: \$915
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,836	\$22,032	\$3,000
2:	1	2	1	0	Unfurnished	\$1,250	\$15,000	\$2,000

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7317011028

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: PV22250315

Printed: 06/12/2023 7:35:44 AM

Closed • **Triplex**

List / Sold:

\$2,195,000/\$2,050,000 ↓

323 days on the market

Listing ID: PW22126562

64 62nd Pl • Long Beach 90803

**3 units • \$731,667/unit • 3,239 sqft • 1,986 sqft lot • \$632.91/sqft •
Built in 1928**

Peninsula - Ocean Blvd



Work where you play in this rare coastal mixed use commercial opportunity currently operating as a residential income triplex. Steps to the sand, Alamitos Bay, Pacific Ocean plus trendy 2nd Street, Belmont Shore restaurants and retail. All the activities you dream of: sailing, paddle boarding, kayaking, swimming, surfing, fishing and more! This area of Long Beach is the best kept secret on the Southern California coast. Loads of custom features and renovations throughout: recessed lighting, speakers, custom wrought iron balconies & spiral staircase & beautiful oak hardwood floors in the upper unit with an open floor plan to enjoy cool breezy California resort style living. Featuring an expansive rooftop area & 2 "owners" unit access points. Upgrades: Island, granite counters & high-end Dynasty range, French doors, central heating, copper plumbing, new drain lines, vinyl windows, new paint, stucco, vinyl plantation shutters, & custom window coverings and more. Upper: 1491 s.f., 2-3 bedroom/2 bath with a private master en-suite & attached gym. 2 downstairs units, both recently remodeled: 713 sf loft style 1 bed/1 bath + fireplace & French doors to private patio & front 1035 sf 2 bed/1 bath open split-level. Long & short term rental area. All information is deemed reliable but not guaranteed, buyer to conduct own investigations.

Facts & Features

- Sold On 06/08/2023
- Original List Price of \$3,200,000
- 1 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: See Remarks
- Heating: Central
- \$0 (Assessor)
- Laundry: Inside, Stackable
- \$60500 Gross Scheduled Income
- \$49700 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Exercise Room, Kitchen, Living Room, Loft, Master Suite, Multi-Level Bedroom, See Remarks
- Floor: Carpet, See Remarks, Vinyl, Wood
- Appliances: Dishwasher, Gas Range, Gas Cooktop, Indoor Grill, Microwave, Range Hood, Refrigerator
- Other Interior Features: 2 Staircases, Balcony, Ceiling Fan(s), Copper Plumbing Full, Granite Counters, Living Room Balcony, Open Floorplan, Partially Furnished, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Zero Lot Line
- Waterfront Features: Beach Access, Fishing in Community, Ocean Access, Ocean Side of Freeway
- Fencing: Excellent Condition, Stucco Wall
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Barbecue Private, Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$10,800
- Electric: \$1,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,400
- Cable TV: 01884584
- Gardener:
- Insurance: \$2,500
- Maintenance: \$2,000
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$2,800
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Furnished	\$0	\$0	\$6,000
2:	1	2	1	0	Furnished	\$3,600	\$43,200	\$3,800
3:	1	1	1	0	Furnished	\$3,100	\$37,200	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7245022022

Michael Lembeck

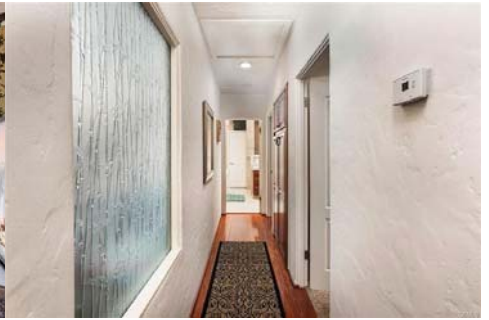
State License #: 01019397
Cell Phone: 714-742-3700

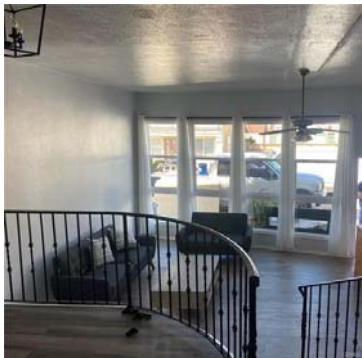
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW22126562

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Closed • **Triplex**

List / Sold: **\$999,900/\$950,000** ↓

2627 Magnolia Ave • Long Beach 90806

22 days on the market

3 units • **\$333,300/unit** • **2,644 sqft** • **6,037 sqft lot** • **\$359.30/sqft** •

Built in 1929

Listing ID: PW23042440

N/Willow at Magnolia



Nice clean triplex in one of the nicest parts of Wrigley. The front building consists of two large two bedroom one bath apartments, one upstairs one downstairs, additionally, in the rear next to the two car garage is a one bedroom one bath apartment . The two bedroom unit downstairs has been recently renovated and the roof has been replaced this year. Besides the garage there are six parking spaces.

Facts & Features

- Sold On 06/08/2023
- Original List Price of \$999,900
- 2 Buildings
- 2 Total parking spaces
- \$682 (Assessor)
- Laundry: In Garage
- \$28200 Gross Scheduled Income
- \$19500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Private Sewer

Annual Expenses

- Total Operating Expense: \$8,700
- Electric: \$1,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- 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	\$2,200
2:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$2,200
3:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,600

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
- 5 - Wrigley Area area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

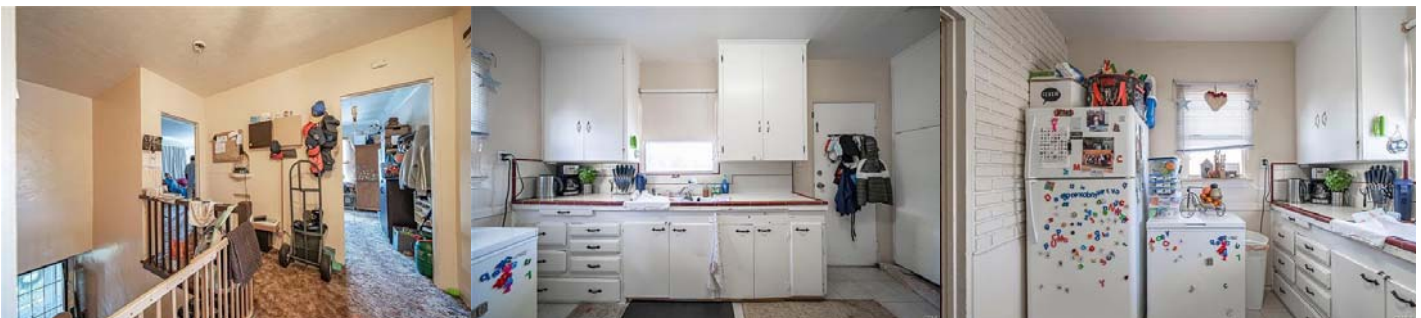
Re/Max Property Connection

State License #: 01891031

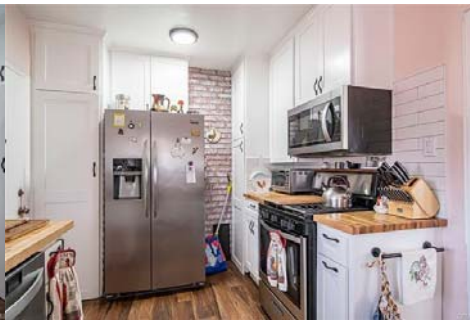
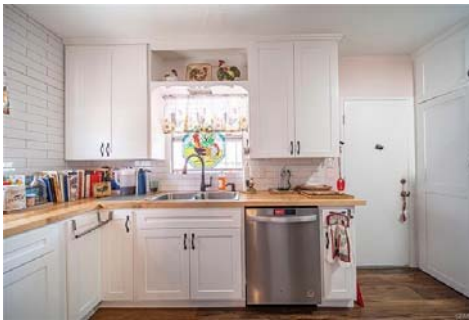
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Apartment

List / Sold: **\$2,200,000/\$2,200,000**

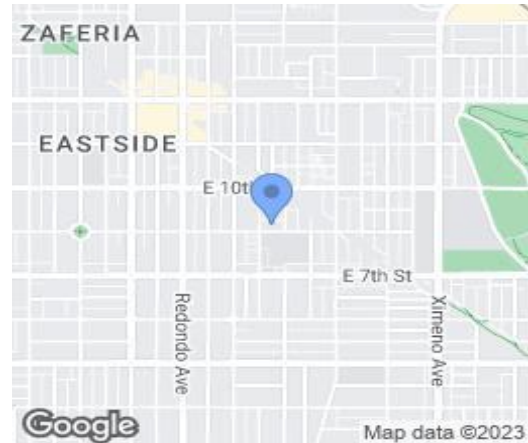
3723 E 8th St • Long Beach 90804

57 days on the market

8 units • **\$275,000/unit** • **6,852 sqft** • **.14 acre(s) lot** • **\$321.07/sqft** •
Built in 1964

Listing ID: OC23013563

Nearby Cross Streets: East 8th Street & Euclid Avenue



3723 East 8th Street is an 8-unit multifamily investment property located in Long Beach, CA. 3723 East 8th Street offers an attractive mix of one and two-bedroom floor plans as well as 4 garage parking spaces, providing additional income potential. Long Beach's strong rental metrics, including a 2021 vacancy rate of just 1.8 percent and year-over-year rent growth of 12.1 percent, are evidence of the substantial demand for rental units in the area. With current rents below market rates, 3723 East 8th Street represents an attractive value-add opportunity for a new owner. 3723 East 8th Street is situated in the desirable Eastside neighborhood of Long Beach where residents enjoy convenient access to everyday needs as well as a plethora of retail, dining, and entertainment options at the Los Alamitos Traffic Circle, located within 1 mile of the property. 3723 East 8th Street is in close proximity to all levels of schooling including Willard Elementary, Jefferson Middle, and Woodrow Wilson High. Additionally, the property benefits from its location within 0.90 miles of Pacific Coast Highway and 1.50 miles from State Route 22, connecting residents to employment hubs throughout Los Angeles and Orange Counties.

Facts & Features

- Sold On 06/07/2023
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,288 (Assessor)
- Laundry: Community
- \$151764 Gross Scheduled Income
- \$92960 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$55,452
- Electric: \$1,484.00
- Gas: \$1,484
- Furniture Replacement:
- Trash: \$1,484
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$3,200
- Maintenance: \$6,000
- Workman's Comp:
- Professional Management: 7421
- Water/Sewer: \$1,487
- Other Expense: \$6,688
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	2	Unfurnished	\$3,882	\$3,882	\$5,385
2:	5	2	1	2	Unfurnished	\$8,765	\$8,765	\$10,500

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 0
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7254015015

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: OC23013563

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