

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	Spes	Date	DOM/CDOM
1	DW22049249	S	5366	Pine AVE	LONG	7	STD	2	\$0		\$690,000↓	\$369.18	1869	1961/ASR	5,000/0.1148	N	2	0	06/10/22	25/25
2	RS22088172	S	1710 E	55th ST	LONG	7	STD	2	\$48,000		\$865,000↑	\$846.38	1022	1941/PUB	5,650/0.1297	N	0	0	06/07/22	6/6
3	PW21260802	S	297	Argonne AVE	LONG	2	STD	3	\$132,000		\$2,760,000↓	\$664.74	4152	1937/ASR	6,340/0.1455	N	4	0	06/10/22	100/100
4	DW20210283	S	1116	Orizaba AVE	LONG	3	STD	4	\$0		\$950,000↓	\$246.50	3854	1909/ASR	6,350/0.1458	N	3	0	06/07/22	70/70
5	OC22010697	S	623 E	7th ST	LONG	4	STD	6	\$101,520		\$1,350,000↓	\$259.87	5195	1952/ASR	7,501/0.1722	N	12	0	06/10/22	83/83
6	22134165	S	1335	WALNUT AVE	LONG	9	STD	7			\$1,388,000↓	\$406.68	3413	1929	6,308/0.14		2	0	06/07/22	28/28

Closed •

List / Sold: **\$730,000/\$690,000** ↓

5366 Pine Ave • Long Beach 90805

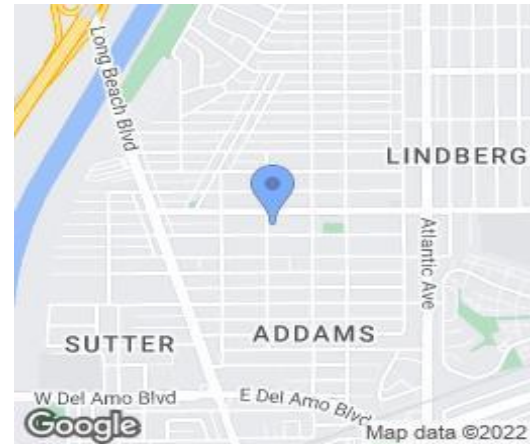
25 days on the market

2 units • \$365,000/unit • 1,869 sqft • 5,000 sqft lot • \$369.18/sqft •

Listing ID: DW22049249

Built in 1961

Market St / Long Beach Blvd.



Welcome to North Long Beach. Two Separate Homes on a large lot with plenty of parking. The Front House needs TLC, which would appeal to investors to put their personal touch in it. The Back House is about 80% remodeled. This property also has two separate Water Meters, and two garage spaces.

Facts & Features

- Sold On 06/10/2022
- Original List Price of \$730,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01368364
- 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	1	Unfurnished	\$0	\$0	\$2,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200

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
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7131003018

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: **\$849,000/\$865,000** ↑

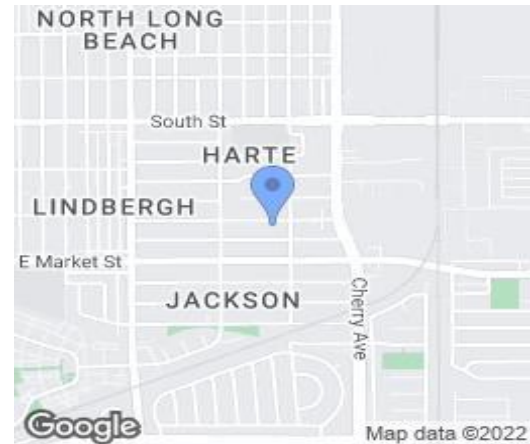
1710 E 55th St • Long Beach 90805

6 days on the market

**2 units • \$424,500/unit • 1,022 sqft • 5,650 sqft lot • \$846.38/sqft •
Built in 1941**

Listing ID: RS22088172

Major cross streets Cherry and Market



Newly renovated 3 bedroom, 1 bathroom home with a detached 1 bedroom, 1 bath ADU! The main house offers 1,022 sf of living space. The cozy living room consists of an abundance of natural light. Lovely open floor plan flows nicely into the dining area through to the kitchen. The remodeled kitchen includes new white shaker cabinets, quartz countertops and stainless steel appliances. Newly renovated bathroom contains a new vanity with quartz countertop, brand new bathtub, newly tiled shower and glass shower door. Numerous upgrades include vinyl laminate flooring throughout, brand new roof, copper plumbing, new electrical with 200 amp panel, new windows and doors, interior/exterior paint and more. Garage was converted to a 311sf 1 bedroom, 1 bath detached ADU. The dwelling offers an upgraded bathroom and kitchen with appliances, white shaker cabinets and quartz countertop. ADU upgrades also include vinyl laminate flooring, new roof and tankless water heater. New laundry area, accessible to both dwellings, includes a washer and dryer. The spacious backyard consists of an uncovered concrete patio area and landscaped yard. The long tandem driveway offers parking for multiple cars.

Facts & Features

- Sold On 06/07/2022
- Original List Price of \$849,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Community, Dryer Included, Individual Room, Outside, Washer Included
- \$48000 Gross Scheduled Income
- \$43200 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate, Vinyl
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator
- Other Interior Features: Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,800
- Electric: \$1,800.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01257829
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher: 1
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7128023014

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

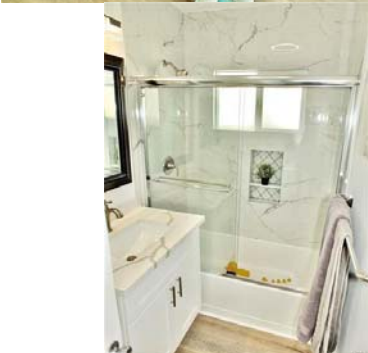
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$2,995,000/\$2,760,000 ↓

100 days on the market

Listing ID: PW21260802

297 Argonne Ave • Long Beach 90803

**3 units • \$998,333/unit • 4,152 sqft • 6,340 sqft lot • \$664.74/sqft •
Built in 1937**

Heading west on E. 3rd st from Nieto Ave. make a left on Argonne



297 Argonne Avenue is a One-of-A-Kind 1930's Triplex in Belmont Heights Estates with 4,150 total building square footage and sits on a large 6,340 sqft Lot. This exceptional 3-Unit property is made up of two gorgeous side-by-side town house style 3-bedroom, 2.5-bathroom 1,650 sqft units and one large bright 1 bedroom, 1 bathroom 850 sqft unit each with their own laundry and private garages. The 2-town house style front units can be combined to create a glamorous main house with approximately 3,300 sqft of living space and a 3-Car Garage and still have the 1 bedroom 1 bathroom unit with a 1-Car Private Garage for additional income or a mother-in-law quarters. Two of the units have been completely renovated throughout and the property has beautifully landscaped grounds, wonderful outdoor entertaining areas and a garden-like yard in the center of the lot. This Unique and Stunning Multi-Generational property has many possibilities and is located close to Lowell elementary and Rogers Middle schools, Marine Stadium, and 2nd Street's Fine Dining and Shops. Unit A: Townhouse style 3 bedroom, 2.5 bathroom owner's unit with approximately 1,650 sqft of living space. This home offers great traditional charm and character with lots of natural light, original features and hardwood floors throughout. The Foyer offers a warm and inviting entrance and the living room offers a romantic wood burning fireplace and a large bay window. The formal dining room has French doors to the patio, and a galley kitchen with a ½ bath that make up the first floor. All 3 spacious bedrooms and 2 bathrooms (including the primary retreat) are upstairs. Additionally, there is laundry and a private 2-car garage. Unit B: Thoroughly Upgraded and Remodeled 3 Bedroom, 2.5 Bathroom Townhouse Style Unit with 1,650 sqft of living space. This Home Features Hardwood Floors Throughout, Formal Entry, Large Living Room with a Wood Burning Fireplace, a Formal Dining Room, Newer Remodeled Kitchen with Eat-In Area, Newer Appliances and cabinets, inside Laundry/Utility Room, Updated Bathrooms, Primary Suite Retreat with Walk-In Closet, Tons of Storage, and a Private 1-Car Garage. Unit C: Completely Upgraded Extra-Large 1 Bedroom, 1 Bathroom Unit with approximately 850 sqft of living space features tons of natural light, hardwood floors, a faux fireplace, office area, updated bathroom, newer kitchen with an eat-in area, high end appliances, a separate laundry room, and a 1-Car Private Garage.

Facts & Features

- Sold On 06/10/2022
- Original List Price of \$2,995,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Forced Air
- \$0 (Estimated)
- Laundry: Inside
- \$132000 Gross Scheduled Income
- \$92180 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Foyer, Galley Kitchen, • Appliances: Dishwasher, Gas Oven, Refrigerator, Water Heater Kitchen, Laundry, Living Room, Master Bedroom
- Floor: Wood

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$39,820
- Electric:
- Gas:
- Furniture Replacement:
- Insurance: \$3,430
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:

- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:

- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7250029014

Michael Lembeck

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

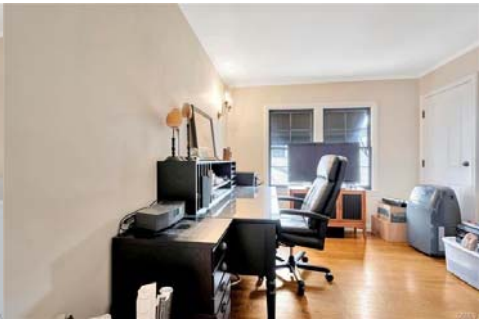
Re/Max Property Connection

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

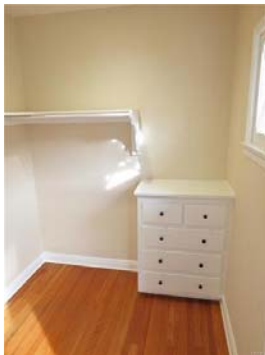
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Closed •

List / Sold: **\$1,200,000/\$950,000** ↓

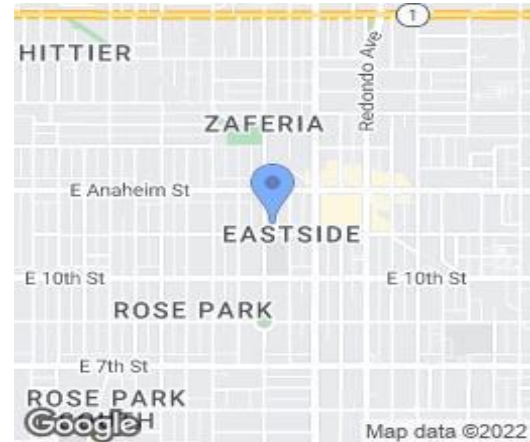
1116 Orizaba Ave • Long Beach 90804

70 days on the market

**4 units • \$300,000/unit • 3,854 sqft • 6,350 sqft lot • \$246.50/sqft •
Built in 1909**

Listing ID: DW20210283

Cross Streets Anaheim/Redondo



Special Income Property. Each unit is unique with large rooms and individual charm. Close to shopping, public transportation, Long Beach Airport and freeways. Property needs some work, updating and TLC.

Facts & Features

- Sold On 06/07/2022
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01017859
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description: ownerocc

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7259018013

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: DW20210283

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Closed •

List / Sold:

\$1,400,000/\$1,350,000 ↓

83 days on the market

Listing ID: OC22010697

623 E 7th St • Long Beach 90813

**6 units • \$233,333/unit • 5,195 sqft • 7,501 sqft lot • \$259.87/sqft •
Built in 1952**

7th st x Atlantic Ave



Fantastic mix-use investment opportunity in the heart of Long Beach! On the large 7501 sqft lot. 1 residential 4-plex apartment at the back with 2bedroom +1bath x 2 units and 1bedroom+1 bathroom x 2 units. Hardwood and tile floors. 1 Commerical building fronting on the 7th st with stable long-term tenants. All units fully leased. Ample parking of 11+ total spaces between the commercial building and the residential building, 4+ spaces secured by a gate. Convenient location for business and residence! MOTIVATED SELLER!!

Facts & Features

- Sold On 06/10/2022
- Original List Price of \$1,650,000
- 2 Buildings
- 12 Total parking spaces
- \$1,168 (Estimated)
- \$101520 Gross Scheduled Income
- \$58444 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$38,000
- Electric: \$300.00
- Gas: \$520
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01922362
- Gardener:
- Licenses: 70
- Insurance: \$4,000
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management: 5000
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,695	\$1,695	\$1,750
2:	1	2	1	1	Unfurnished	\$1,495	\$1,495	\$1,750
3:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,500
4:	1	1	1	1	Unfurnished	\$1,020	\$1,020	\$1,500
5:	1	0	0	4	Unfurnished	\$1,350	\$1,350	\$1,850
6:	1	0	0	1	Unfurnished	\$1,550	\$1,550	\$1,550

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- 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 # 7274017034

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

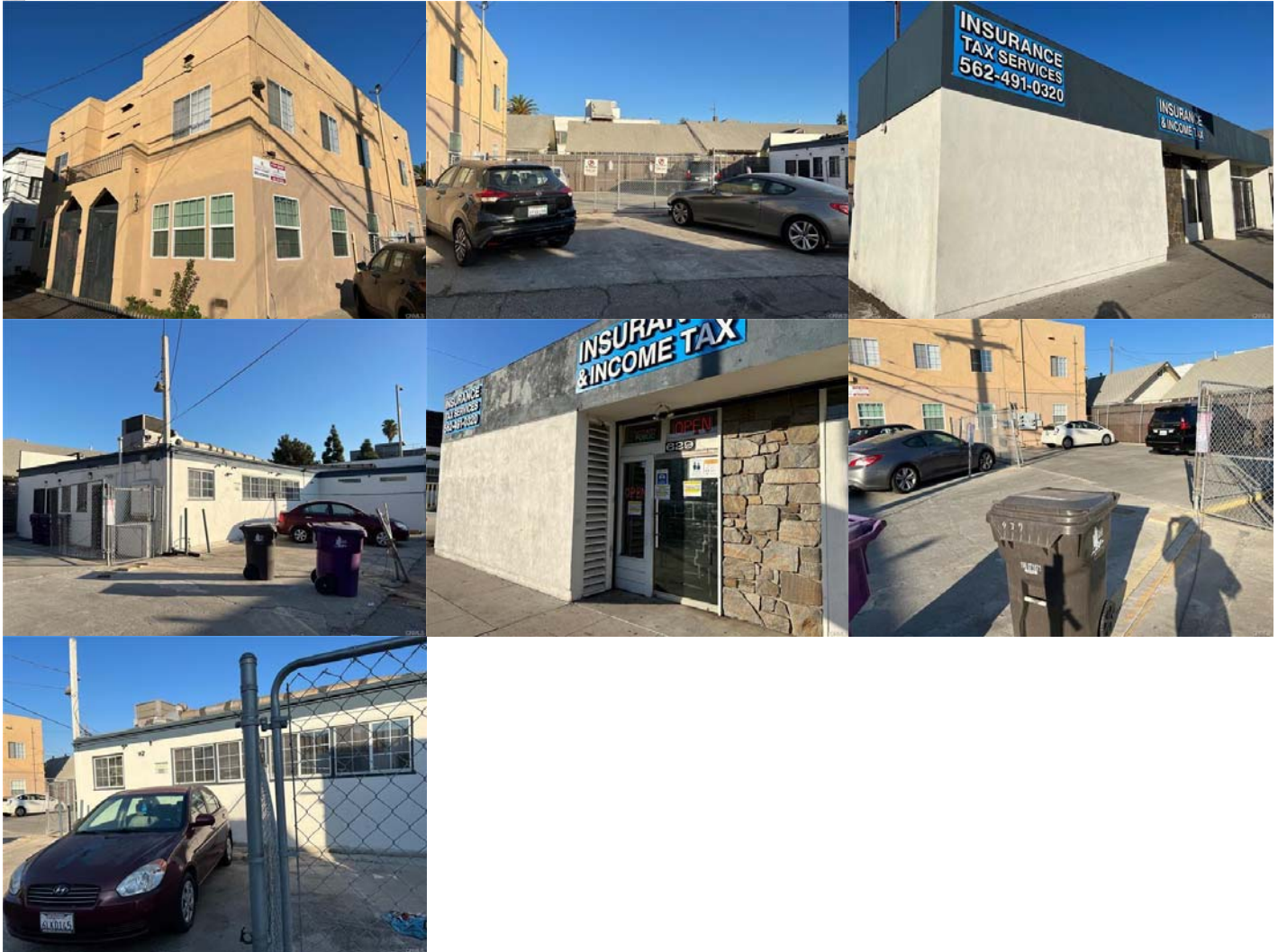
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$1,400,000/\$1,388,000 ↓

28 days on the market

Listing ID: 22134165

1335 WALNUT Ave • Long Beach 90813

7 units • **\$200,000/unit** • **3,413 sqft** • **6,308 sqft lot** • **\$406.68/sqft** •
Built in 1929

From I-405 N, use the right 2 lanes to take exit 27 for CA-19 S/Lakewood Blvd. Continue on CA-19 N/N Lakewood Blvd and take slight right toward CA-1 N, Turn left onto N Walnut Ave, 1335 Walnut Ave will be on the right



1335 Walnut Ave. is a 7-unit multifamily investment opportunity located within Cambodia Town in Long Beach, CA. Unit mix includes (4) 1B/1B, (2) Studios & (1) 2B/1B Single-Family Residence.

Facts & Features

- Sold On 06/07/2022
- Original List Price of \$1,400,000
- 3 Buildings
- 2 Total parking spaces
- \$53831 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$48,739
- 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:	2	1	1		Unfurnished	\$876	\$1,752	\$2,400
2:	4	1	1		Unfurnished	\$1,310	\$5,239	\$5,980
3:	1	2	1		Unfurnished	\$1,663	\$1,663	\$2,000

4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 9 - Poly High area
- Los Angeles County
- Parcel # 7268040017

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: 22134165

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