

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	PW21045559	S	506 Roycroft AVE	LONG	2	TRUS	2	\$41,340		\$985,000	\$633.03	1556	1955/ASR	3,154/0.0724	2	06/07/21	37/59
2	CV20203860	S	1021 Bennett AVE	LONG	2	STD	2	\$42,450		\$1,125,000	\$459.56	2448	2006/ASR	5,851/0.1343	3	06/09/21	164/164
3	PW21087803	S	521 Olive AVE	LONG	4	STD	2	\$38,400		\$705,000	\$600.00	1175	1912/APP	2,223/0.051	0	06/10/21	3/3
4	PW21065732	S	333 E Marshall PL	LONG	6	STD	2	\$0		\$1,300,000	\$411.39	3160	1964/ASR	5,240/0.1203	3	06/07/21	6/6
5	RS21082088	S	1140 E 71st WAY	LONG	7	STD	2	\$0		\$825,000	\$416.67	1980	1959/PUB	9,241/0.2121	2	06/11/21	4/4
6	PW21124920	S	3295 Adriatic AVE	LONG	11	STD	2	\$0		\$845,000	\$266.48	3171	1920/ASR	6,916/0.1588	4	06/09/21	0/0
7	WS21098816	S	1879 Locust	LONG	5	STD	3	\$67,200		\$922,500	\$399.52	2309	1953/ASR	6,753/0.155	3	06/08/21	7/7
8	PW21065624	S	430 E Freeland ST	LONG	6	STD	4	\$38,340		\$1,250,000	\$413.36	3024	1945/ASR	8,320/0.191	4	06/07/21	11/11
9	PW21032054	S	1035 Orange AVE	LONG	4	STD	6	\$121,908		\$1,620,000	\$395.80	4093	1923/ASR	7,499/0.1722	0	06/10/21	87/87

Closed • Duplex

List / Sold: **\$995,000/\$985,000** ↓

506 Roycroft Ave • Long Beach 90814

37 days on the market

2 units • **\$497,500/unit** • **1,556 sqft** • **3,154 sqft lot** • **\$633.03/sqft** •

Listing ID: PW21045559

Built in 1955

5th & Park



Duplex with a View and 2 Garages!!! Location, Location, Location! Large Upstairs 1 br/1ba Unit has a Beautiful View of the Colorado Lagoon thru Large Bay Window! Also Enclosed Sunroom, great for Office, Workout Room or extra Bedroom AND Large Outdoor Upstairs Patio that opens to the Front Yard not included in Sq Footage. Double Paned Windows, Granite Counters in Kitchen, Bar Seating & Stainless Appliances. Loads of Storage & closet Space with #506 Downstairs Unit is 1 br/1 bath with a Large Outdoor Patio Open to the Front Yard in Very Quiet Neighborhood. Front is landscaped with Drought Resistant Plants, all on a Drip System for easy Maintenance. Potential to Expand both units - check with City!! This Duplex has 2 Oversized Garages with Storage, Separate Laundry Room with New Top of the Line Speed Queen Washer & Dryer. Bldg was Tented 12/20 and Termite work Completed & Certified. Walking Distance to Lagoon, 2nd Street with Restaurants/Shops, Bike Paths, Golf & Parks. A Real Gem in Belmont Heights!!

Facts & Features

- Sold On 06/07/2021
- Original List Price of \$989,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community, Dryer Included, Individual Room, Washer Included
- \$41340 Gross Scheduled Income
- \$31640 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- 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	\$2,100
2:	1	1	1	1	Unfurnished	\$1,695	\$1,695	\$2,000

Of Units With:

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

- Disposal: 1

Additional Information

- Trust sale
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7250019013

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:

\$1,189,900/\$1,125,000 ↓

164 days on the market

Listing ID: CV20203860

1021 Bennett Ave • Long Beach 90804

2 units • **\$594,950/unit** • **2,448 sqft** • **5,851 sqft lot** • **\$459.56/sqft** •
Built in 2006

Going East on 7th St., right on Ximeno Ave., left on 10th St., right on Bennett Avenue



Property's address is 1021-1023 Bennett Avenue. Walking distance from Woodrow Wilson High School and a short drive to Cal State Long Beach University. There are two buildings on the lot. The front house (1021 Bennett Ave.) has 4 bedrooms with 2 bathrooms, and the apartment building (1023 Bennett Ave.) in the back has 2 bedrooms and 2 bathrooms. Property has a 3-car enclosed garage located below the apartment building. The driveway on the side of the front house can easily accommodate 3 additional cars. A newly renovated laundry room as well as a courtyard located between the two buildings are available for residents benefit. This property is ideal for homebuyers looking for a house to live in - front house - and an income generating apartment building in the back. Initial discussion with the city of Long Beach Planning Department indicates that the 3-car garage underneath the apartment building can be converted into an ADU, providing for an additional rental unit and income for the future owner. This property is also listed in the single residential family section with Listing ID CV20227946.

Facts & Features

- Sold On 06/09/2021
- Original List Price of \$1,189,900
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Central
- Laundry: Community, Dryer Included
- \$42450 Gross Scheduled Income
- \$41226 Net Operating Income
- 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: \$2,715
- Electric: \$274.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02047775
- Gardener:
- Licenses:
- Insurance: \$1,618
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$426
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$3,350	\$3,350	\$3,500
2:	1	2	2	2	Unfurnished	\$2,250	\$2,250	\$2,500

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7241007028

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: CV20203860

Printed: 06/13/2021 6:15:53 PM

Closed • Duplex

List / Sold: **\$699,000/\$705,000** ↑

521 Olive Ave • Long Beach 90802

3 days on the market

2 units • **\$349,500/unit** • **1,175 sqft** • **2,223 sqft lot** • **\$600.00/sqft** •
Built in 1912

Listing ID: PW21087803

Near the corner of Olive and 5th. Across from St. Anthony Church.



521 Olive is a charming Craftsman duplex located in the heart of the East Village Arts District. This property features a 2 bed, 2 bath front house with interior laundry and a studio in the rear. The architectural appeal of this home offers original craftsman elements such as crown molding, coffered ceilings, and original hardwood floors. Enjoy the abundance of natural sunlight and breeze that enters freely throughout the updated kitchen. Envision yourself relaxing on the large porch while enjoying your morning cup of coffee, or entertaining family and friends on wine night. If that is not enough, the property features a cute rear studio, perfect for rental income or an overnight guest. The property is well maintained, has separate utility meters, and is very low maintenance.

Facts & Features

- Sold On 06/10/2021
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$38400 Gross Scheduled Income
- \$28223 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Wood
- Other Interior Features: Coffered Ceiling(s), Crown Molding

Exterior

- Lot Features: 0-1 Unit/Acre, Rectangular Lot
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,177
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02061094
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$540
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,200	\$2,200	\$2,750
2:	1	0	1	0	Unfurnished	\$1,000	\$1,000	\$1,500

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

- 4 - Downtown Area, Alamitos Beach area
 - Los Angeles County
 - Parcel # 7281003020
-

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:

\$1,249,000/\$1,300,000 ↑

6 days on the market

Listing ID: PW21065732

333 E Marshall Pl • Long Beach 90807

2 units • \$624,500/unit • 3,160 sqft • 5,240 sqft lot • \$411.39/sqft •
Built in 1964

Cross Streets: E. Long Beach Blvd N. Roosevelt



This beautiful Bixby Knolls 2 Story Duplex consists of 2 attached units-Owners Unit upstairs 2,300 sq ft. Downstairs 1,000 sq ft and is encompassed in a gated compound with a 3 car garage, a huge patio with lush gardens, decks, a spa and an outdoor BBQ island. Complete privacy and a gorgeous updated/contemporary interior make this property perfect for a single buyer or multi generation households. The upstairs unit or main house has 4 spacious bedrooms and two baths. The great room is a living and dining room with a gas fireplace attached to a beautifully remodeled kitchen with newer cabinetry and Quartz/CeasarStone counters. The floors throughout are a manufactured wood and both baths have been remodeled with newer cabinets and quartz counters with glass tile inlaid in the back splash. The master bedroom has ample room for a seating area and warmed by a fireplace. The downstairs unit is equally as lovely. With 2 large bedrooms and 1 bath its finishes include light wood flooring and light wood kitchen cabinets with stone counters, and white marble and subway tiles in the bathroom. This unit also has a gas fireplace. Natural Light flows through each unit and the contemporary design invites all styles of living and furnishing finishes. 3 car garage. Single garage has 220 amps electrical . This impeccable abode is perfectly move-in ready- unpack and relax.

Facts & Features

- Sold On 06/07/2021
- Original List Price of \$1,249,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Wall Furnace, Forced Air, Fireplace(s)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Great Room, Jack & Jill, Main Floor Master Bedroom, Master Bedroom, Master Suite, Retreat
- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Vented Exhaust Fan
- Other Interior Features: Beamed Ceilings, Block Walls, Ceramic Counters, High Ceilings, Living Room Deck Attached

Exterior

- Lot Features: Front Yard, Garden, Level, Yard
- Fencing: Block, Privacy, Wood
- Sewer: Sewer On Bond
- Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01862444
- 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	4	2	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 6 - Bixby, Bixby Knolls, Los Cerritos area
 - Los Angeles County
 - Parcel # 7139010031

Michael Lembeck

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

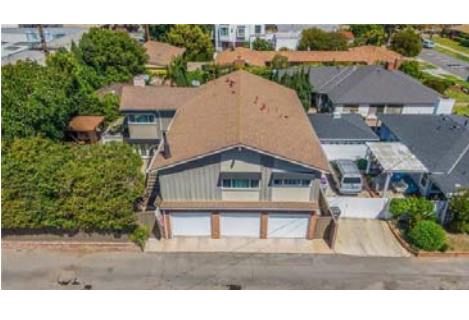
Re/Max Property Connection

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

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Closed •

List / Sold: **\$799,999/\$825,000** ↑

1140 E 71st Way • Long Beach 90805

4 days on the market

**2 units • \$400,000/unit • 1,980 sqft • 9,241 sqft lot • \$416.67/sqft •
Built in 1959**

Listing ID: RS21082088

Go north of 91 freeway on orange ave and make a left on 71st way



THIS DUPLEX SHOWS PRIDE OF OWNERSHIP!! One of the best values located in the city of Long Beach! Take a step into this CHARMING INCOME PROPERTY! EACH UNIT has 3 Bedrooms, 1 full bath, including a half bath in one of the bedrooms, a single car garage, and its own laundry hook-up. Includes SOLAR PANELS, and plenty of parking space outside! The FRONT UNIT has UPGRADED RESTROOMS, UPGRADED KITCHEN, and NEW FLOORING THROUGHOUT! The BACK UNIT is EXTREMELY WELL MAINTAINED and has a LARGE BACKYARD for entertaining!! Ready for another great family to move in! TRULY A MUST-SEE! VIRTUAL TOUR IS AVAILABLE!

Facts & Features

- Sold On 06/11/2021
- Original List Price of \$799,999
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: In Garage
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Laminate, Tile
- Appliances: Gas Oven, Refrigerator, Water Heater
- Other Interior Features: Furnished, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Good Condition
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01952507
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7101031006

Michael Lembeck

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

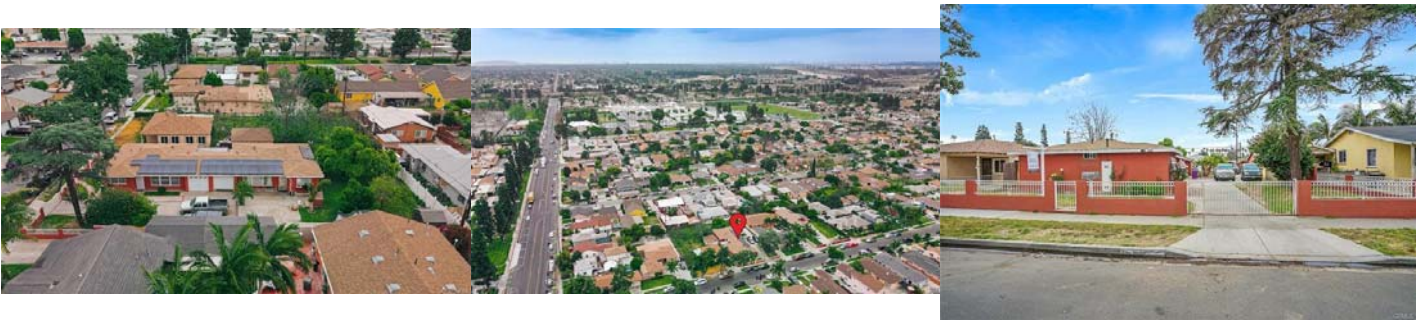
Re/Max Property Connection

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

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Closed •

List / Sold: **\$845,000/\$845,000**

0 days on the market

3295 Adriatic Ave • Long Beach 90810

**2 units • \$422,500/unit • 3,171 sqft • 6,916 sqft lot • \$266.48/sqft •
Built in 1920**

Listing ID: PW21124920

Santa Fe Ave to 33rd St



This 2 unit income property, one of the units is newer built. Each has their own 2 car garage.

Facts & Features

- Sold On 06/09/2021
- Original List Price of \$845,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: Inside
- 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: 01914434
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,100	\$2,100	\$2,600
2:	1	3	3	2	Unfurnished	\$2,600	\$2,600	\$2,800

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
- 11 - Westside area
- Los Angeles County
- Parcel # 7312016024

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** PW21124920

Printed: 06/13/2021 6:16:02 PM

Closed • **Triplex**

List / Sold: **\$900,000/\$922,500** ↑

1879 Locust • Long Beach 90806

7 days on the market

3 units • **\$300,000/unit** • **2,309 sqft** • **6,753 sqft lot** • **\$399.52/sqft** •
Built in 1953

Listing ID: WS21098816

PACIFIC COAST HWY AND LOCUST ST



A great income property that was well designed and remodeled right. New windows, floors, copper pipes, sewage piping, insulation, central air and mini splits. This property is unique with the most desired detail in this neighborhood..... parking! Property has 3 separate garage units, 2 singles and 1 large enough for 2 cars and storage, plus a loooong driveway. 710 freeway and PCH are conveniently nearby along with a Metro Blue Line station. Approximately 2 miles from all types of businesses bars, restaurants, Costco, parks, and the beach! VERY NICE INCOME PROPERTY THAT IS LOW MAINTENANCE. 3 UNITS: ONE HOUSE WITH 2 BEDROOMS, 2 1/2 BATHROOMS. OTHER BUILDING WITH 2 UNITS OF 1 BEDROOM AND 1 BATH EACH.

Facts & Features

- Sold On 06/08/2021
- Original List Price of \$900,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air, Dual, Electric, Gas, High Efficiency
- Heating: Central, Electric, Natural Gas, High Efficiency
- Laundry: Gas & Electric Dryer Hookup, Washer Included
- \$67200 Gross Scheduled Income
- \$51090 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Bamboo, Tile
- Appliances: Gas Range, Gas Water Heater, High Efficiency Water Heater, Refrigerator

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,110
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01522411
- Gardener:
- Licenses:
- Insurance: \$1,050
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,200	\$2,200	\$2,500
2:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$1,800
3:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$1,800

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7209016002

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 • **Quadruplex**

List / Sold: **\$1,250,000/\$1,250,000**

430 E Freeland St • Long Beach 90807

11 days on the market

4 units • \$312,500/unit • 3,024 sqft • 8,320 sqft lot • \$413.36/sqft • Built in 1945

Listing ID: PW21065624

West of Atlantic Blvd, Just North of San Antonio Dr



Quality Four-Plex, located in the heart of Bixby Knolls. Super location, walking distance to the Knolls Business District, Trendy Shops and Restaurants. 405 Freeway and LB Airport are minutes away as well as the 710 and 91 Freeways. Long Term Tenants, all units are 2 bedroom and 1 bath. 2 - 2 car garages off alley plus large separate storage room. There is also a laundry room, but used exclusively by unit #1. All units have separate Gas Meters, Electric Meters and Hot Water Heaters. New roof was installed in 2020. Building has great curb appeal and sets back from street and sidewalk, which allows for a large front yard. There is also a large grassy area between the Bldg and Garages.

Facts & Features

- Sold On 06/07/2021
- Original List Price of \$1,250,000
- 1 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Individual Room, See Remarks
- \$38340 Gross Scheduled Income
- \$18098 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lawn, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Yard
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,242
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00833696
- Gardener:
- Licenses: 229
- Insurance: \$2,006
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,062
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$700	\$700	\$1,900
2:	1	2	1	1	Unfurnished	\$900	\$900	\$1,900
3:	1	2	1	1	Unfurnished	\$825	\$825	\$1,900
4:	1	2	1	1	Unfurnished	\$770	\$770	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7134017011

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: PW21065624

Printed: 06/13/2021 6:16:03 PM

Closed •

List / Sold:

\$1,675,000/\$1,620,000 ↓

87 days on the market

Listing ID: PW21032054

1035 Orange Ave • Long Beach 90813

**6 units • \$279,167/unit • 4,093 sqft • 7,499 sqft lot • \$395.80/sqft •
Built in 1923**

E 10th St & Alamitos Ave



1035 Orange Avenue is a six-unit apartment building in the heart of Long Beach. The property features a desirable mix of two and three bedroom units that are bright and spacious. The building also offers four parking spaces and is separately metered for gas and electric. There is approximately 21.4% rental upside potential and the ability to achieve extra upside with parking space income. With billions of dollars in privately and publicly-funded development taking place, Long Beach is in the midst of a full-scale transformation into a premier metropolitan city, attracting an influx of new businesses, high-quality jobs and an educated, professional demographic of residents.

Facts & Features

- Sold On 06/10/2021
- Original List Price of \$1,675,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$121908 Gross Scheduled Income
- \$76969 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$38,844
- Electric: \$1,125.00
- Gas: \$1,125
- Furniture Replacement:
- Trash: \$1,125
- Cable TV: 02114291
- Gardener:
- Licenses: 700
- Insurance: \$2,047
- Maintenance: \$3,300
- Workman's Comp:
- Professional Management: 5791
- Water/Sewer: \$1,125
- Other Expense: \$1,200
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,214	\$2,214	\$2,300
2:	4	2	1	0	Unfurnished	\$1,563	\$6,252	\$1,925
3:	1	2	1	0	Partially	\$1,691	\$1,691	\$1,950

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, Alhambra Beach area
- Los Angeles County
- Parcel # 7267006018

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