

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	PW21134078	S	274 E Granada AVE	LONG	2	STD	2	\$94,200		\$2,350,000	\$649.53	3618	1940/ASR	6,153/0.1413	N	4	07/15/22	15/15
2	PW22084502	S	1208 1214 Atlantic AVE	LONG	4	STD	2	\$0		\$1,350,000	\$247.43	5456	1926/ASR	6,001/0.1378	N	0	07/11/22	20/20
3	PW22106767	S	2490 Linden AVE	LONG	9	STD	2	\$24,000		\$700,000 	\$486.11	1440	1921/ASR	5,296/0.1216	N	2	07/14/22	31/31
4	PW22112627	S	4725 E Colorado ST	LONG	2	STD	3	\$73,800	4	\$1,600,000 	\$855.61	1870	1925/PUB	6,736/0.1546	N	2	07/15/22	16/16

Closed • **Duplex**

List / Sold: **\$2,350,000/\$2,350,000**

274 E Granada Ave • Long Beach 90803

15 days on the market

2 units • \$1,175,000/unit • 3,618 sqft • 6,153 sqft lot • \$649.53/sqft • Built in 1940

Listing ID: PW21134078

Ocean Blvd to Livingston Dr north on Nieto to Vista go left to next street Granada



Reminiscent of the Hollywood heyday, this classic French Normandy Inspired Duplex is situated on a corner lot at the Pinnacle of Belmont Heights Estate section of Long Beach. Built in 1940 and remodeled with the intent to retain the original charm. Amazing curb appeal with copper gutters, architectural turrets, bay windows with beveled glass, wooden shutters, original wood windows, an iron spiral staircase, & attractive landscaping, including flagstone backyard. Each unit approx 1800 sq ft with three spacious bedrooms. Both units have two baths and recently beautifully remodeled. Spectacular cross sawn oak floors, original moldings highlight rooms. Each unit has a separate laundry. Four garages detached with alley access. Street parking is plentiful. Each unit features a vintage gas fireplace. Upper unit features a large, enclosed patio with impressive views of Belmont Shore. Contemporary tile in patio, kitchen, & entry. Kitchen counters are quartz with glass tile backsplash. Master Bath remodeled with new tile & double sinks. Guest bathroom is vintage & in excellent condition. Living room boasts plantation shutters. Fixed window coverings are found throughout the unit. Lower unit features two remodeled bathrooms with 1940's touch. The kitchen features black granite counters & cherry wood cabinets. Outdoor private, covered porch is accessed through kitchen & formal dining room. Step down from the porch onto a hardscape backyard highlighted with mature camelia trees, flowers, & accent lighting. Attached to garage & adjacent to backyard is laundry room for downstairs, plus two bonus bedrooms with 3/4 bath. Could be used as Studio/Office or Hobby Room of approx 400 sq ft are not included in total of sq footage estimate by assessor. Pride of ownership building with Copper plumbing & updated electrical & opportunity to add 800 sq ft ADU over garage. Offered for the first time in 27 years..Come See It

Facts & Features

- Sold On 07/15/2022
- Original List Price of \$2,350,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$581 (Assessor)
- Laundry: Individual Room, Inside
- \$94200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Walk-In Closet
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop, Microwave, Refrigerator
- Other Interior Features: Copper Plumbing Full, Crown Molding

Exterior

- Lot Features: Corner Lot, Front Yard, Garden, Landscaped, Lawn, Near Public Transit, Sprinkler System, Walkstreet
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

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

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	4	Unfurnished	\$4,150	\$49,800	
2:	1	3	2			\$3,700	\$44,400	

Of Units With:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7250034001

Michael Lembeck

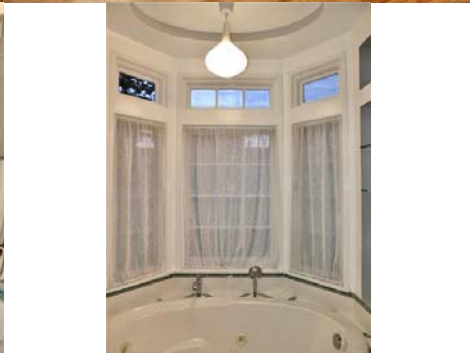
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

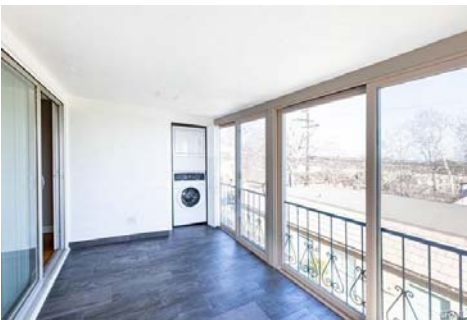
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

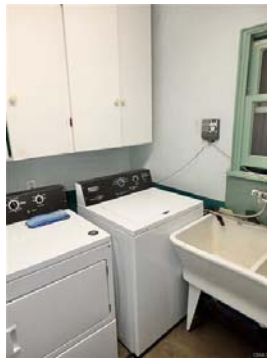
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Closed •

List / Sold: **\$1,350,000/\$1,350,000**

1208 1214 Atlantic Ave • Long Beach 90813

20 days on the market

**2 units • \$675,000/unit • 5,456 sqft • 6,001 sqft lot • \$247.43/sqft •
Built in 1926**

Listing ID: PW22084502

Cross streets are Atlantic Ave and Anaheim St



Built in 1926 by Dentist R. B. Skinner, a Spanish stucco building facing Atlantic Ave, with a two-bed bungalow in the back of the property. The front property is believed to be used for Dr. Skinner's dental practice on the first floor and apartments on the second floor. The current owners have no prior knowledge of the previous floorplans. In its current configuration, a turnkey, gated, fully furnished, and renovated property ideal for a transitional or supportive facility. Downstairs, three offices, a living room, one large kitchen with a dining area, five bedrooms, two bathrooms, and one shower room. Upstairs, seven bedrooms, one kitchen, and three bathrooms. The property can be easily converted into a quadplex with a two-bed bungalow with parking. Located within walkable distance of public transit, local restaurants, and many other enjoyable activities Long Beach has to offer. The potential is endless! Upgrades to the property include: flooring, plumbing, electric systems, and renovations to the kitchens and bathrooms were completed in October 2020.

Facts & Features

- Sold On 07/11/2022
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Floor Furnace
- \$0 (Unknown)
- Laundry: Electric Dryer Hookup, Inside, Washer Hookup
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Freezer, Gas Oven, Microwave, Refrigerator
- Other Interior Features: Built-in Features, Ceiling Fan(s), Furnished

Exterior

- Lot Features: Near Public Transit
- Fencing: Electric, Security
- 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: 0
- 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	0	Negotiable	\$2,100	\$2,100	\$1,470
2:	1	2	1	0	Negotiable	\$2,100	\$2,100	\$1,470

Of Units With:

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

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

Additional Information

- Standard sale

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7274002035

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

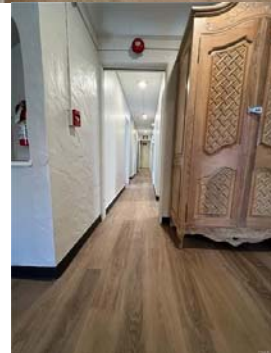
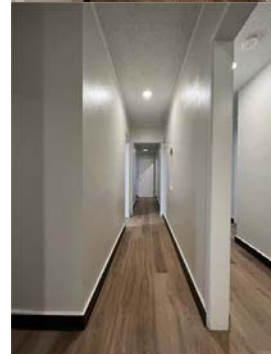
State License #: 01891031

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Mission Viejo, 92691

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Closed •

List / Sold: **\$699,000/\$700,000** ↑

2490 Linden Ave • Long Beach 90806

31 days on the market

**2 units • \$349,500/unit • 1,440 sqft • 5,296 sqft lot • \$486.11/sqft •
Built in 1921**

Listing ID: PW22106767

Willow south on Atlantic, Right Burnett and Right Linden



This charming Duplex, situated at the end of a lovely tree-lined street, is a great opportunity to buy income property or live in one unit and rent the other. Each unit is 2 bedroom/1 bathroom with large open living spaces including laminate and vinyl flooring, upgraded kitchen cabinets and granite countertops. Features include a brand new roof, spacious front and rear yards, wrought iron fencing, and detached 2 car garage. Less than 10 minutes from the beach, the prime location is close to freeways, public transportation, restaurants and shopping.

Facts & Features

- Sold On 07/14/2022
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Garage
- \$24000 Gross Scheduled Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01917184
- 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	\$1,000	\$1,000	\$2,100
2:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 9 - Poly High area
- Los Angeles County
- Parcel # 7208007001

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:

\$1,595,000/\$1,600,000 ↑

16 days on the market

4725 E Colorado St • Long Beach 90814

**3 units • \$531,667/unit • 1,870 sqft • 6,736 sqft lot • \$855.61/sqft •
Built in 1925**

Listing ID: PW22112627

From Park Avenue, head West on Colorado Street, property is on North side...



Excellent Belmont Heights location, Two homes on a large lot (45' x 150'), plus a detached Studio Apartment, with 2 Car Detached Garage. The Front house is a 2 Bedroom, 1 Bath Unit, fully renovated with completely remodeled kitchen, new cabinetry, and granite countertops, tiled backsplash, tastefully remodeled bathroom, with quality fixtures and ceramic tile, upgraded electrical, copper plumbing re-pipe, new hardwood floors, all newer dual pane windows. Newer appliances, refrigerator, stove, & dishwasher. This large 6,736 sqft lot provides a nice yard between the two homes. The back house is a 2 bedroom, 1 bath home, with completely remodeled kitchen and bath, upgraded electrical, copper plumbing. hardwood floors, and newer dual pane windows. The Studio Apartment, has a quaint living area, small kitchen and a 3/4 bath. There is a pull down ladder to a loft area for the bed. Front house has laundry hookups in the garage, back house & studio apartment share an outdoor laundry facility. Upgraded electrical panel w/ 4 meters.

Facts & Features

- Sold On 07/15/2022
- Original List Price of \$1,595,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area, Gas Dryer Hookup, Outside, Washer Hookup
- Cap Rate: 3.8
- \$73800 Gross Scheduled Income
- \$61123 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop, Ice Maker, Refrigerator
- Other Interior Features: Attic Fan, Block Walls, Ceiling Fan(s), Copper Plumbing Full, Pull Down Stairs to Attic, Storage

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Gentle Sloping, Lawn, Lot 6500-9999, Rectangular Lot, Park Nearby, Sprinkler System, Sprinklers In Front, Sprinklers Timer
- Security Features: Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters, Satellite Dish

Annual Expenses

- Total Operating Expense: \$11,201
- Electric: \$360.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,620
- Other Expense: \$5,717
- Other Expense Description: taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$3,000	\$3,000	\$3,600
2:	1	2	1	0	Unfurnished	\$2,400	\$2,400	\$2,700
3:	1	0	1	0	Unfurnished	\$750	\$750	\$825

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 2 - Belmont Heights, Alamilos Heights area
- Los Angeles County
- Parcel # 7250016009

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

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