

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	SB23065163	S	330 E Dayman ST	LONG	9	STD	2	\$56,400	6	\$759,000↓	\$488.42	1554	1913/ASR	5,799/0.1331	N	1	07/17/23	32/32
2	PW23062727	S	4201 E 7th ST	LONG	2	STD	4	\$111,084	5	\$1,535,000↓	\$470.14	3265	1930/ASR	4,255/0.0977	N	3	07/19/23	53/53
3	OC23051723	S	1891 Caspian AVE	LONG	699	STD	4	\$82,314		\$1,240,000↓	\$361.31	3432	1910/PUB	6,983/0.1603	N	4	07/18/23	44/44
4	PW23027872	S	2033 Cedar AVE	LONG	5	STD	8	\$166,452		\$1,950,000↓	\$307.57	6340	1929/ASR	6,706/0.1539	N	0	07/18/23	88/88
5	SB23036205	S	227 Lime AVE	LONG	4	STD	11	\$200,208	5	\$2,500,000↓	\$730.14	3424	1923/PUB	3,750/0.0861	N	0	07/21/23	31/31

Closed • Duplex

List / Sold: **\$759,000/\$759,000** ↓

330 E Dayman St • Long Beach 90806

32 days on the market

2 units • **\$379,500/unit** • **1,554 sqft** • **5,799 sqft lot** • **\$488.42/sqft** •

Listing ID: SB23065163

Built in 1913

330 E Dayman Street



Back on the Market! Amazing opportunity to own this income producing Duplex in Poly High. The Front House is 2 Bedrooms and 3 Bathrooms, the Back Unit is 1 Bedroom 1 Bathroom. Front House was recently Remodeled with Laminate Floors, Plantation Shutters, New Roof, New Windows and Front Door, Updated Bathrooms and Kitchen. Street to Alley lot with long driveway in the front and back of the property. 2 Car tandem garage and lots of extra parkings. Both units will be delivered vacant at the close of escrow. Perfect Owner User opportunity or Investment Property. Close to public transportation, shops, and restaurants.

Facts & Features

- Sold On 07/17/2023
- Original List Price of \$830,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Outside
- Cap Rate: 5.9
- \$56400 Gross Scheduled Income
- \$44400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 02004333
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- 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	3	1	Unfurnished	\$0	\$0	\$3,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700

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
- Buyer Agency Compensation: 2.5%

- 9 - Poly High area
- Los Angeles County
- Parcel # 7209007018

Michael Lembeck

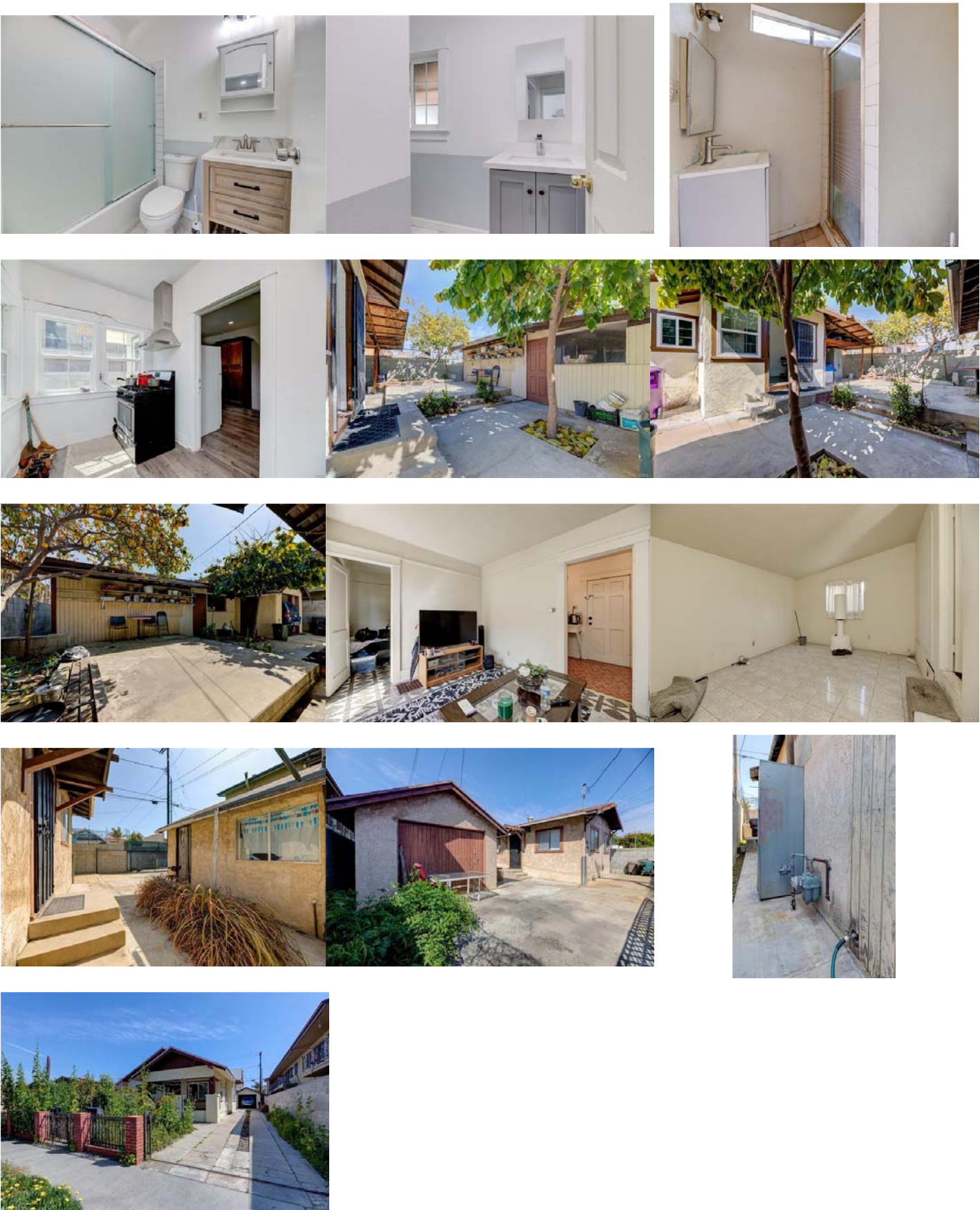
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,575,000/\$1,535,000 ↓

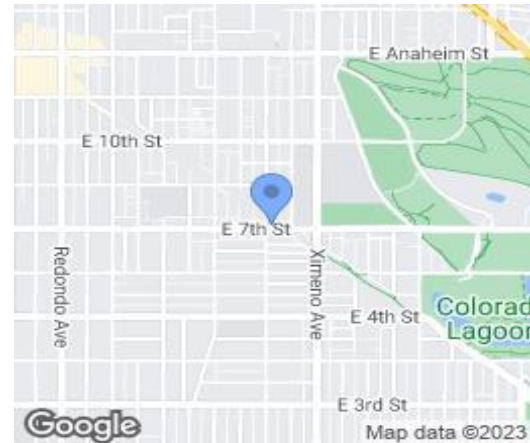
53 days on the market

Listing ID: PW23062727

4201 E 7th St • Long Beach 90804

4 units • \$393,750/unit • 3,265 sqft • 4,255 sqft lot • \$470.14/sqft • Built in 1930

West of Ximeno and North of 7th Street



WELCOME TO YOUR DREAM INVESTMENT PROPERTY - This stunning Classic Spanish-style building offers spacious units, a private lot, and an incredible CASH FLOW. With dream tenants in place, this property is a smart investment for any real estate portfolio. Each unit has been thoughtfully renovated in 2010, ensuring modern amenities while maintaining its 1930's charm. The units are spacious and offer plenty of light, making them desirable to the tenants. The property also features on-site laundry and another highlight is the 800 square foot garage/basement, offering endless possibilities, including more potential rental space. This is an exceptional investment that promises an excellent cash flow and a solid return on investment.

Facts & Features

- Sold On 07/19/2023
- Original List Price of \$1,675,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$814 (Estimated)
- Laundry: Community
- Cap Rate: 5.2
- \$111084 Gross Scheduled Income
- \$88043 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Appliances: Gas Range, Refrigerator, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,708
- Electric: \$8,206.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01767484
- Gardener:
- Licenses: 103
- Insurance: \$4,274
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,782
- Other Expense: \$220
- Other Expense Description: plumbing

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,336	\$3,336	\$4,250
2:	1	3	2	0	Unfurnished	\$2,676	\$2,676	\$3,750
3:	1	2	1	0	Unfurnished	\$1,720	\$1,720	\$2,750
4:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,950

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7241003016

Michael Lembeck

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: PW23062727

Printed: 07/23/2023 5:57:17 AM

Closed • **Quadruplex**

List / Sold:

\$1,250,000/\$1,240,000 ↓

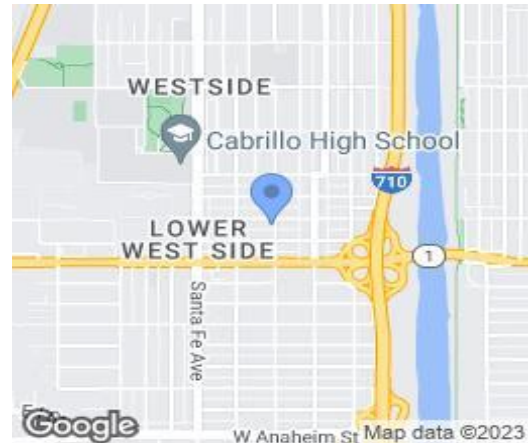
44 days on the market

Listing ID: OC23051723

1891 Caspian Ave • Long Beach 90810

4 units • **\$312,500/unit** • **3,432 sqft** • **6,983 sqft lot** • **\$361.31/sqft** •
Built in 1910

710 exit PCH west Right on Caspian



Great Value add Investment, Dont miss this well maintained 4plex on large lot with 4 garages. Perfect for additional ADU income see proforma. Do not disturb- Drive by only. Pictures are from prior to move in, currently fully occupied with stable tenancy. Individually metered, currently owner only pays for water, sewer, trash, common area gardener and monthly pest control.

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$1,299,999
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$850 (Estimated)
- Laundry: Common Area
- \$82314 Gross Scheduled Income
- \$77314 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$380
- Cable TV: 01868909
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense: \$840
- Other Expense Description: pest con

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,595	\$19,140	\$2,150
2:	1	2	2	1	Unfurnished	\$1,700	\$20,400	\$2,150
3:	1	2	1	1	Unfurnished	\$1,700	\$20,400	\$2,150
4:	1	3	1	1	Unfurnished	\$1,865	\$22,374	\$2,300

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
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7431029008

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • [Apartment](#)

List / Sold:

\$2,150,000/\$1,950,000 ↓

88 days on the market

Listing ID: PW23027872

2033 Cedar Ave • Long Beach 90806

8 units • **\$268,750/unit** • **6,340 sqft** • **6,706 sqft lot** • **\$307.57/sqft** •
Built in 1929

W 21st St & Cedar Ave



2033 Cedar Avenue is a nicely landscaped 8-unit apartment building on a tree-lined street in Long Beach, California. The property consists of two buildings with a shared courtyard on a 6,706-square-foot lot, and an attractive mix of two- bedroom, one-bedroom, and studio units Approximately two-thirds of the units have been renovated with new interior paint throughout, new kitchen and vanity cabinets, granite or new Formica countertops and Life- Proof locking or linoleum flooring. Each unit in the front building has a dedicated laundry room with washer/dryer and hot water heater. The rear building has one shared laundry room equipped with a washer/dryer. Located five minutes from Downtown Long Beach and just a few minutes away from the 710 and 405 freeways, 2033 Cedar Avenue provides a new owner with a well-located property at 12.92 x gross on current rents.

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$2,150,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,557 (Estimated)
- Laundry: Community, Inside, Stackable
- \$166452 Gross Scheduled Income
- \$107748 Net Operating Income
- 8 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: \$53,710
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses: 700
- Insurance: \$5,389
- Maintenance: \$4,800
- Workman's Comp:
- Professional Management: 8073
- Water/Sewer: \$3,940
- Other Expense: \$2,400
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,950	\$1,950	\$2,100
2:	3	2	1	0	Unfurnished	\$1,970	\$5,910	\$1,995
3:	2	1	1	0	Unfurnished	\$1,602	\$3,204	\$1,695
4:	2	0	1	0	Unfurnished	\$1,373	\$2,746	\$1,573

Of Units With:

- Separate Electric: 8
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7209025021

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Apartment**

List / Sold:

\$2,650,000/\$2,500,000 ↓

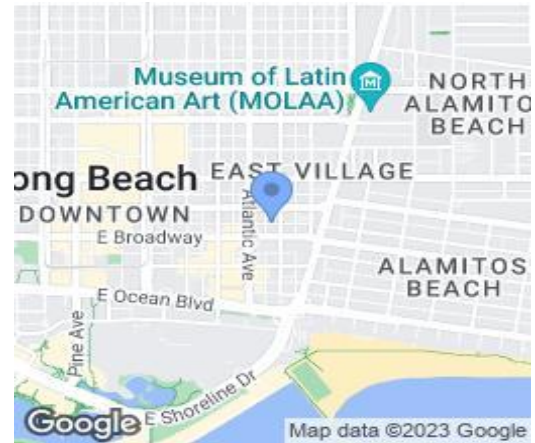
31 days on the market

Listing ID: SB23036205

227 Lime Ave • Long Beach 90802

11 units • **\$240,909/unit** • **3,424 sqft** • **3,750 sqft lot** • **\$730.14/sqft** •
Built in 1923

West side of street on Lime.



11 units in the heart of the East Village Arts District priced at only \$240k per door. High yield property for this area at an actual GRM of 13.06 and in place cap rate of 4.8% with an upside to a market GRM of 12. Market cap rate of 5.4% less than three blocks to the beach in a coastal walkable Downtown location. Unit mix comprised of 5 studios and 6 one-bedroom units (1 non-conforming). 7 out of 11 units fully upgraded including new kitchens, bathrooms, vinyl floors, paint, and lighting. Just completed exterior refresh and paint job. 2 parking spaces behind the building with enough space to replace with 1 ADU. Located less than 3 blocks to the beach in the East Village Arts District, one of the trendiest neighborhoods in Long Beach. In close proximity to billions of dollars in new development including Shoreline Gateway, Long Beach's new tallest building. Tenants can enjoy cafes, galleries, bars, restaurants, the Long Beach Art Walk, and much more only steps from the front door.

Facts & Features

- Sold On 07/21/2023
- Original List Price of \$2,650,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$2,020 (Estimated)
- Cap Rate: 4.8
- \$200208 Gross Scheduled Income
- \$127186 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$65,712
- Electric: \$1,724.00
- Gas: \$1,724
- Furniture Replacement:
- Trash: \$1,724
- Cable TV: 01914434
- Gardener:
- Licenses: 400
- Insurance: \$4,400
- Maintenance: \$9,645
- Workman's Comp:
- Professional Management: 9645
- Water/Sewer: \$1,724
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,695	\$1,695	\$1,695
2:	1	0	1	0	Unfurnished	\$1,495	\$1,495	\$1,595
3:	1	1	1	0	Unfurnished	\$1,480	\$1,480	\$1,695
4:	1	0	1	0	Unfurnished	\$1,595	\$1,595	\$1,595
5:	1	0	1	0	Unfurnished	\$1,395	\$1,395	\$1,595
6:	1	0	1	0	Unfurnished	\$1,395	\$1,395	\$1,595
7:	1	1	1	0	Unfurnished	\$1,695	\$1,695	\$1,695
8:	1	1	1	0	Unfurnished	\$1,595	\$1,595	\$1,695
9:	1	1	1	0	Unfurnished	\$1,695	\$1,695	\$1,695

10:	1	0	1	0	Unfurnished	\$1,049	\$1,049	\$1,595
11:	1	1	1	0	Unfurnished	\$1,595	\$1,595	\$1,695

Of Units With:

- Separate Electric: 11
 - Gas Meters: 11
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 4 - Downtown Area, Alamitos Beach area
 - Los Angeles County
 - Parcel # 7281014010

Michael Lembeck

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Re/Max Property Connection

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