

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	PW23078608	S	1071 Newport AVE	LONG	3	STD	2	\$3,500		\$775,000 		1	1905/PUB	3,125/0.0717	N	0	07/07/23	12/12
2	SB23103134	S	5846 Gardenia AVE	LONG	7	STD	2	\$0		\$786,000 	\$488.81	1608	1946/ASR	4,805/0.1103	N	2	07/07/23	2/2
3	OC22198445	S	850 Daisy AVE	LONG	4	STD,TRUS	4	\$34,140		\$1,099,000 	\$409.46	2684	1918/ASR	4,000/0.0918	N	0	07/05/23	256/256

Closed • **Single Family Residence**

List / Sold: **\$699,000/\$775,000** ↑

1071 Newport Ave • Long Beach 90804

12 days on the market

2 units • **\$349,500/unit** • **1 sqft** • **3,125 sqft lot** • **No \$/Sqft data** •
Built in 1905

Listing ID: PW23078608

11TH & NEWPORT AVE



Fully remodeled, rare two on a lot opportunity!! 93 Walkscore, with lots of parks, centrally located for easy freeway access, beach and entertainment all in close proximity. The charming home front, home offers 2 bedrooms and a front office that could be used as 3rd bedroom. A Modern design with new appliances, lighting, flooring, paint & fixtures. The second structure is a legal ADU situated at the back side of the property separated by a shared backyard with new sod in front and backyard. Back ADU is a studio with open floorplan and full of upgrades. Perfect for additional rental income or mother in las/ guest quarters. Large enough lot to separate the yard spaces if you want to have private areas for each home. Both units have been fully repiped with Pex Plumbing & new water heater. Turnkey ready for you! it's a SFR plus ADU not a legal duplex.

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$372 (Estimated)
- \$3500 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

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: 02014153
- 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	0	0	Unfurnished	\$0	\$0	\$0
2:	1	1	0	0	Unfurnished	\$0	\$0	\$0

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
- Buyer Agency Compensation: 2%

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7258007021

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: **\$785,000/\$786,000** ↑

5846 Gardenia Ave • Long Beach 90805

2 days on the market

2 units • **\$392,500/unit** • **1,608 sqft** • **4,805 sqft lot** • **\$488.81/sqft** •
Built in 1946

Listing ID: SB23103134

59th St and Cherry Ave



Very Nice 2 on a Lot in a tree-lined street. The front unit is a 2 bedroom and 1 bathroom, with updated electrical and a long driveway. It is rented for \$ 1,800 Rear house is a bigger house; the owner occupies 2 bedrooms and 1 bathroom plus a 2-car garage, rear unit. The 2-car garage may be a new buyer who can become an ADU. Each house has individual yards. The rear house will be vacant at the close of escrow. Very convenient for commuters with easy access to major freeways and public transportation

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$785,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$451 (Estimated)
- Laundry: In Garage
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01948243
- 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	0	Unfurnished	\$1,800	\$1,800	\$2,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,700

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
- 7 - North Long Beach area

• Buyer Agency Compensation: 2.5%

• Los Angeles County
• Parcel # 7123014005

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Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: SB23103134

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Closed •

List / Sold:

\$1,099,000/\$1,099,000 ↓

256 days on the market

Listing ID: OC22198445

850 Daisy Ave • Long Beach 90813

**4 units • \$274,750/unit • 2,684 sqft • 4,000 sqft lot • \$409.46/sqft •
Built in 1918**

from 7th & Magnolia, go west on 7th, R on Daisy, lot is on east/right side - beautiful blue craftsman 2nd lot from 9th



Located less than a mile from the fun and shops of Rainbow Harbor, this beautiful historic four bedroom two bath craftsman home already features your income producing triplex attached in the back of the lot. Check the value on the big front unit alone - 4BR 2Ba craftsman homes in this area in the past year have all sold between \$900-\$1m, reaching as high as \$1.075 with just another half bath! Then the _median_ price for a triplex is over \$929k.. so with both the big front unit and the triplex, this is an amazing value in a quality location. This lot is available to be purchased separately or together with 3 other lots as a portfolio. Now is the rare opportunity to own some of the type of units usually reserved for legacy investors. Or live in this front house and use the triplex income to help make your house payment.

Facts & Features

- Sold On 07/05/2023
- Original List Price of \$1,600,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- \$34140 Gross Scheduled Income
- \$17207 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Level with Street, Rectangular Lot, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,933
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 01858196
- Gardener:
- Licenses:
- Insurance: \$2,079
- 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	4	2	0	Unfurnished	\$1,700	\$1,700	\$3,200
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,200
3:	1	0	1	0	Unfurnished	\$605	\$605	\$1,200
4:	1	0	1	0	Unfurnished	\$630	\$630	\$1,200

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 4 - Downtown Area, Alamos Beach area
- Los Angeles County
- Parcel # 7272016005

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CUSTOMER FULL: Residential Income LISTING ID: OC22198445

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