

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	OC23077296	S	173 Santa Ana AVE	LONG	1	TRUS	2	\$0		\$1,360,000.↓	\$693.17	1962	1930/ASR	2,407/0.0553	N	2	07/25/23	55/55
2	PW23120888	S	4713 E Ocean BLVD	LONG	1	STD	2	\$54,000		\$1,600,000	\$890.87	1796	1948/ASR	2,757/0.0633	N	2	07/28/23	11/11
3	PW23055418	S	258 Granada AVE	LONG	2	STD	2	\$0		\$2,150,000	\$597.22	3600	1938/ASR	6,271/0.144	N	4	07/28/23	0/0
4	PW23111118	S	2225 San Vicente AVE	LONG	34	STD	2	\$6,900		\$1,260,000.↓	\$676.69	1862	1953/ASR	6,079/0.1396	N	0	07/26/23	8/8
5	PW23080258	S	2124 Elm AVE	LONG	9	STD	3	\$40,920		\$840,000.↓	\$357.14	2352	1910/ASR	7,307/0.1677	N	0	07/27/23	25/25

Closed • Duplex

List / Sold:

\$1,349,999/\$1,360,000 ↓

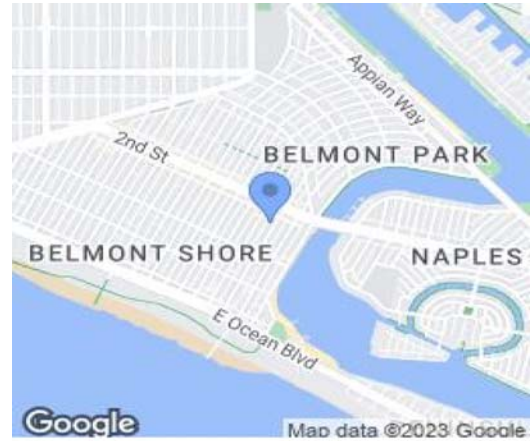
55 days on the market

Listing ID: OC23077296

173 Santa Ana Ave • Long Beach 90803

2 units • \$675,000/unit • 1,962 sqft • 2,407 sqft lot • \$693.17/sqft • Built in 1930

2nd St to Santa ana



Welcome to the stunning Spanish-style art deco building located in the heart of the highly coveted Belmont Shores community in the City of Long Beach. This charming property boasts a spacious duplex with a total of 1962 square feet of living space, perfect for an investor or owner-occupied buyer looking for a unique opportunity. Each unit features 2 cozy bedrooms and 1 beautifully appointed bath, making it an ideal place for comfortable living. The duplex is in excellent condition, retaining all of its original charm and character from when it was built in the 1930s. The property has been meticulously maintained and updated, ensuring a seamless transition for the new owner. Location, location, location! Situated just 1/2 block from 2nd street and 2 blocks from the bay and the beach, this property offers endless opportunities for fun in the sun. Easy access to the 405 and 605 freeways makes commuting a breeze, providing the perfect balance of convenience and serenity. Fully rented and professionally managed, this property offers immediate income potential for the savvy investor. Don't miss out on this rare opportunity to own a piece of history in one of Long Beach's most sought-after neighborhoods. Schedule a showing today and experience the true essence of Belmont Shores living.

Facts & Features

- Sold On 07/25/2023
- Original List Price of \$1,499,997
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$425 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside, Stackable, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Tile, Wood
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Beamed Ceilings, Stone Counters

Exterior

- Lot Features: Rectangular Lot
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	\$2,620	\$2,620	\$3,000
2:	1	2	1	1	Unfurnished	\$2,900	\$2,900	\$3,000

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

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
 - Los Angeles County
 - Parcel # 7245001026

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: **\$1,600,000/\$1,600,000**

4713 E Ocean Blvd • Long Beach 90803

11 days on the market

2 units • **\$800,000/unit** • **1,796 sqft** • **2,757 sqft lot** • **\$890.87/sqft** •
Built in 1948

Listing ID: PW23120888

Located on the east side of Ocean Blvd.



Gorgeous duplex located right in Belmont Shore across the street from the actual Pacific Ocean! 2 story unit with large open and airy downstairs unit. Large unit upstairs as well with upgraded appliances and newer updates. Tile kitchens and wooden floors in each unit. Beautiful lighting and floor moulding as well. Includes Large Courtyard area attached between units and their garages. Laundry room right off of the courtyard area. Can't beat the view and walking distance of local shopping and local entertainment.

Facts & Features

- Sold On 07/28/2023
- Original List Price of \$1,600,000
- 1 Buildings
- 2 Total parking spaces
- \$431 (Estimated)
- Laundry: Community, Individual Room
- \$54000 Gross Scheduled Income
- \$50050 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,950
- Electric: \$800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$350
- Cable TV: 01886301
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,700
2:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,700

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
- Rent Controlled
- Buyer Agency Compensation: 2.25%

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7256032027

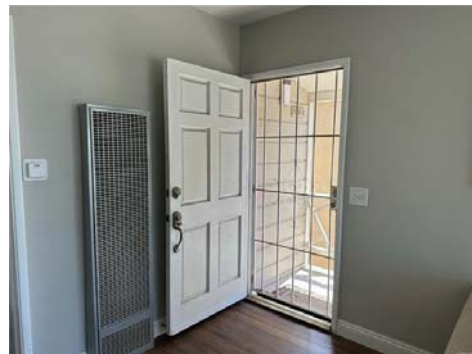
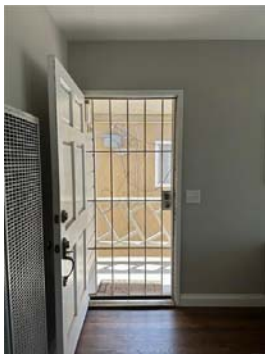
Michael Lembeck

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

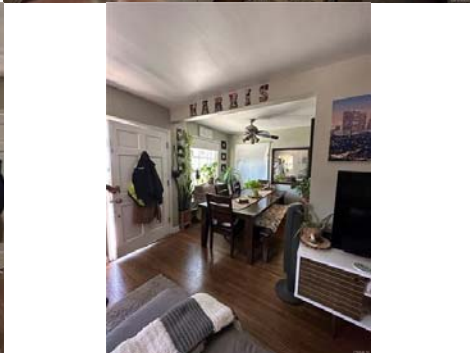
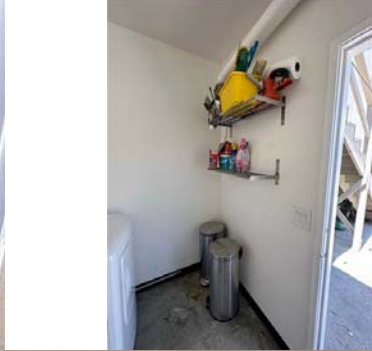
Re/Max Property Connection

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

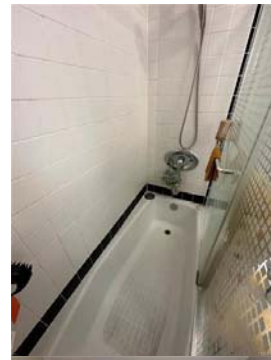
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Closed • Duplex

List / Sold: **\$2,150,000/\$2,150,000**

258 Granada Ave • Long Beach 90803

0 days on the market

2 units • **\$1,075,000/unit** • **3,600 sqft** • **6,271 sqft lot** • **\$597.22/sqft** •
Built in 1938

Listing ID: PW23055418

North off Broadway



COMP purposes only.... Large 3/2 flats, 1760sf each w 2 car garages, interior laundry rooms, breakfast rooms, and grand DR and LR with Fireplace, in the the Estates Section of Belmont Hts. The care to meticulously preserve its pristine character is second to none, a marvelous 2 home-property on the hillside of the Estates, with views of all the Shore and a bachelor pad for guests, office, gym, with full facilities.

Facts & Features

- Sold On 07/28/2023
- Original List Price of \$2,150,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Gravity
- \$601 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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:	2	3	2	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamitos Heights area

- Rent Controlled
- Buyer Agency Compensation: 2.5%

- Los Angeles County
- Parcel # 7250034008

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:** PW23055418

Printed: 07/30/2023 2:13:40 PM

Closed • **Single Family Residence**

List / Sold:

\$1,275,000/\$1,260,000 ↓

8 days on the market

2225 San Vicente Ave • Long Beach 90815

2 units • \$637,500/unit • 1,862 sqft • 6,079 sqft lot • \$676.69/sqft • Built in 1953

Listing ID: PW23111118

ellflower and Stearns: Head East on Stearns, North (L) on Aldbury, East (R) on Stearns, North (L) on San Vicente.



AMAZING CASHFLOW OPPORTUNITY. Contact us today for the rental income information. Gorgeous, remodeled home with Permitted ADU nestled in the highly desirable neighborhood of Los Altos providing a private everyday sanctuary. This marvelous masterpiece delivers elegance inside and out with a 3 bed, 2 bath 1,495 Square Foot home and 367 Square Foot ADU for 1,862 Square Feet in total. Brand new roof on both structures. Endless home upgrades include new central AC and heater. The kitchen is replete with modern shaker cabinets adorned with a high-design backsplash, quartz countertop, stainless-steel appliances, and farmhouse sink seated in an oversized peninsula open to the dining room. New windows envelope the home for excellent natural light in all rooms and spaces while new recessed lighting is located throughout for nighttime activities. The master suite is sublime with 2 separate closets including stacked shelving, a dual sink vanity that is complemented with a splendid backsplash, a stunning oversized shower garnished with a 16-inch waterfall showerhead, shower wand, and generous-sized shower niche. Important, yet often overlooked, excellent storage with 4 new linen closets throughout. 2 New separate electrical panels for home and ADU with Separate Electric and Gas Meters! ADU is rich with amenities including a tankless water heater, modern vanity and kitchen backsplash, and stainless-steel appliances! Well-manicured yard, front and back. 3 mature citrus trees adjacent to a beautiful redwood deck that awaits your presence where you can entertain or simply immerse yourself with a morning latte and good reading material as you are enveloped by the natural surroundings of tranquility. Great location and surrounded by A-Rated schools K through 12 including Prisk, which is ranked higher than Minnie Gant! Walking distance to Cal State Long Beach including the Walter Pyramid! Well under a mile to Los Altos Park, Whaley Park, numerous major retailers, and restaurants such as Target, CVS, L.A Fitness, Trader's Joes, Lazy Acres, Starbucks, Post Office and more with great access to the 405.

Facts & Features

- Sold On 07/26/2023
- Original List Price of \$1,275,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$449 (Estimated)
- Laundry: Gas Dryer Hookup, Inside
- \$6900 Gross Scheduled Income
- \$82800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Appliances: Dishwasher, Electric Oven, Gas Oven, Microwave
- Other Interior Features: Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Level, Park Nearby, Sprinkler System, Sprinklers Drip System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Yard
- Fencing: Masonry
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Insurance: \$0
- Electric:
- Maintenance:

- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:

- 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	0	Unfurnished	\$60,000	\$60,000	\$60,000
2:	1	0	1	0	Unfurnished	\$22,800	\$22,800	\$22,800

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%

- 34 - Los Altos, X-100 area
- Los Angeles County
- Parcel # 7226019004

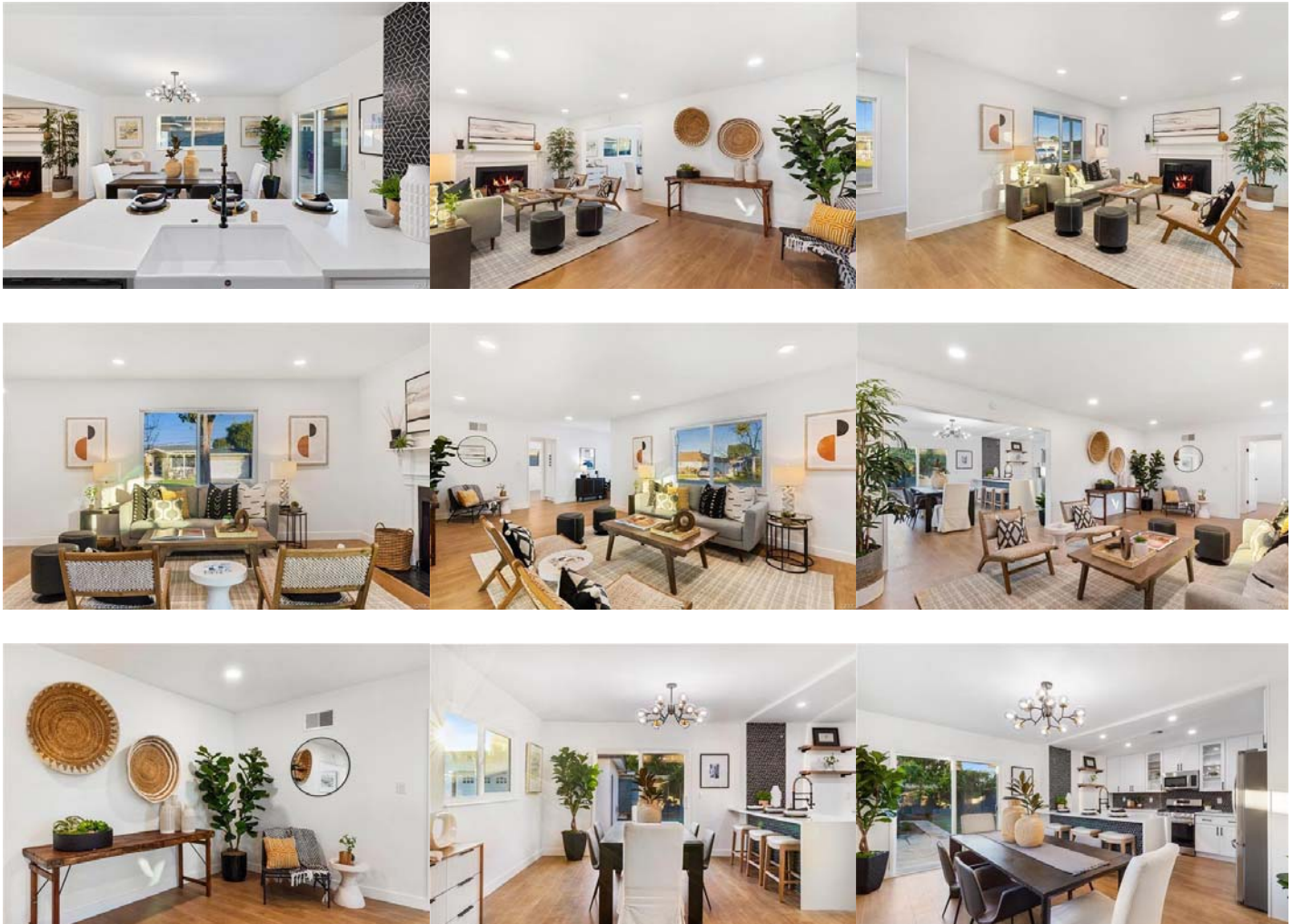
Michael Lembeck

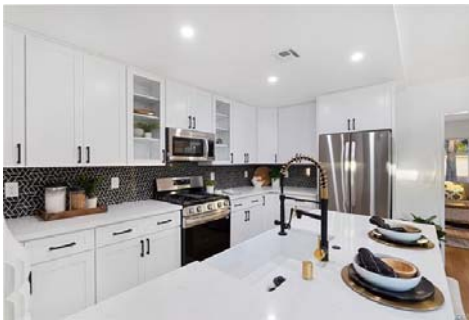
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold: **\$850,000/\$840,000** ↓

2124 Elm Ave • Long Beach 90806

25 days on the market

3 units • **\$283,333/unit** • **2,352 sqft** • **7,307 sqft lot** • **\$357.14/sqft** •
Built in 1910

Listing ID: PW23080258

East of Long Beach Blvd and North of 21st St. on Elm Ave.



Three on a large lot, all single story 2 bedroom Units. Unit Mix - 2/1.5, 2 + Den/1, 2/1. Hot and Cold Water pipes have been updated to copper pipes. Ceramic tile floors. Gated property. Outdoor space for tenants' use. Individual meters for Gas and Electric. Long term tenants. Convenient location near Metro rail, buses, and shopping. Great for owner occupied or an investor.

Facts & Features

- Sold On 07/27/2023
- Original List Price of \$850,000
- 3 Buildings
- 3 Total parking spaces
- \$680 (Estimated)
- \$40920 Gross Scheduled Income
- \$22404 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,289
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01194720
- Gardener:
- Licenses: 100
- Insurance: \$1,400
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense: \$1,564
- Other Expense Description: Misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,200	\$1,200	\$1,750
2:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,850
3:	1	2	1	0	Unfurnished	\$1,010	\$1,010	\$1,650

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
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 9 - Poly High area
- Los Angeles County
- Parcel # 7208028019

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: PW23080258

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