

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	PW22105506	S	1069 Euclid AVE	LONG	3	STD	2	\$62,712		\$995,000 	\$555.87	1790	1951/ASR	5,805/0.1333	N	2	07/26/22	18/18
2	PW22092480	S	1901 E Market ST	LONG	7	STD	2	\$14,400		\$685,000 	\$428.12	1600	1947/PUB	7,768/0.1783	N	2	07/28/22	51/51
3	DW22101428	S	4525 Pasadena AVE	LONG	6	STD	3	\$96,000		\$1,600,000 	\$824.74	1940	1945/ASR	5,203/0.1194	N	0	07/27/22	19/19
4	DW22091802	S	5354 E The Toledo	LONG	1	STD	4	\$86,400		\$2,450,000 	\$616.20	3976	1928/ASR	4,508/0.1035	N	2	07/28/22	64/64
5	OC22103444	S	921 Chestnut AVE #1	LONG	4	STD,TRUS	11	\$7,295		\$1,782,500 	\$298.58	5970	1923/EST	5,290/0.1214	N	0	07/25/22	15/15

Closed •

List / Sold: **\$974,000/\$995,000** ↑

1069 Euclid Ave • Long Beach 90804

18 days on the market

2 units • \$487,000/unit • 1,790 sqft • 5,805 sqft lot • \$555.87/sqft •

Listing ID: PW22105506

Built in 1951

10th and Euclid



Two on One. 1069 Euclid Ave. (front house) and 1071 Euclid (back house). The front house is a nicely renovated 2 bedroom 1 bath with hickory hardwood floors T/O, remodeled kitchen with granite, dual clad windows, air conditioning, double garage and APPROXIMATELY 1,000 SQFT and the back house was originally built in 1903 with two bedrooms, one bath and APPROXIMATELY 800 SQFT. Buyer to verify square footage. The two houses are separated by a yard. 1069 (front) has a long time tenant of 6 years and the back house has been recently leased. Rents for both houses total \$5226 monthly. \$2836 front, \$2390 rear. Both homes are metered separately with one water main. Automatic sprinklers in the front. The rear house has a separate side yard. The existing double garage was added and built in front of the original single garage for the back house which is now used as storage given no access from the street. The back house has been painted inside and out in the past 30 days. New carpet has also been added. There is a washer and dryer hook up in the side yard for the back house and an inside stackable unit in the front house. Long partially covered driveway to the side of the front house that can accommodate 3 cars. Forced air heat in the front house and wall furnace in the rear house. All appliances stay.

Facts & Features

- Sold On 07/26/2022
- Original List Price of \$974,000
- 2 Buildings
- 6 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: Dryer Included, Inside, Outside, See Remarks, Stackable, Washer Hookup, Washer Included
- \$62712 Gross Scheduled Income
- \$5051 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: \$14,211
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$636
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$5,226	\$5,226	\$5,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 2

- Carpet: 1
- Dishwasher: 1
- Disposal: 1

- Refrigerator: 2
- Wall AC: 2

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7254012027

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

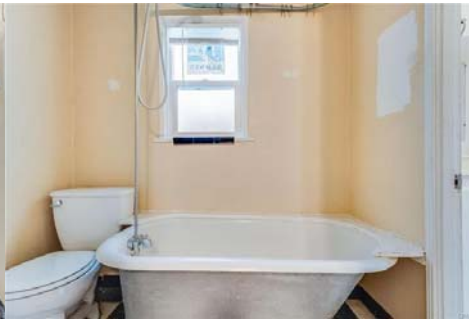
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Single Family Residence**

List / Sold: **\$689,000/\$685,000** ↓

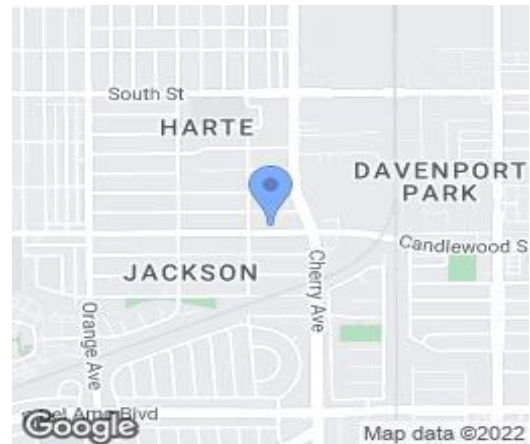
1901 E Market St • Long Beach 90805

51 days on the market

2 units • **\$344,500/unit** • **1,600 sqft** • **7,768 sqft lot** • **\$428.12/sqft** •
Built in 1947

Listing ID: PW22092480

west of Cherry ave on Market St



Charming 3 bedroom, 1 bathroom home with a 1 single guest house in the rear. Home has updated electrical panel, copper plumbing, newer quiet double-pane windows and the mainline replaced in 1999. Relax in this quaint home with your fireplace and hardwood floors. Needs TLC. This 7,768 square foot lot collects \$1200 in rent for the back house. some appliances included. Has 2 additional storage sheds. Privacy fence from the back unit.

Facts & Features

- Sold On 07/28/2022
- Original List Price of \$699,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$6,943 (Assessor)
- Laundry: In Garage
- \$14400 Gross Scheduled Income
- \$13400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01449746
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$0	\$0	\$2,800
2:	1	0	1	0	Unfurnished	\$1,200	\$1,200	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- 7 - North Long Beach area
- Los Angeles County

Michael Lembeck

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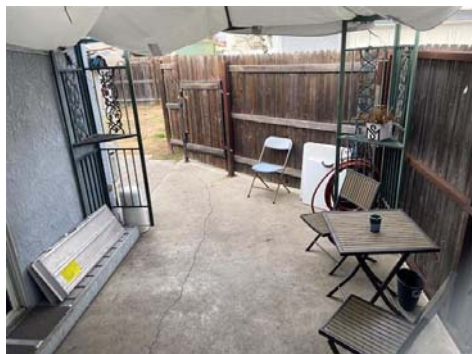
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$1,550,000/\$1,600,000 ↑

19 days on the market

Listing ID: DW22101428

4525 Pasadena Ave • Long Beach 90807

**3 units • \$516,667/unit • 1,940 sqft • 5,203 sqft lot • \$824.74/sqft •
Built in 1945**

ATLANTIC TO 45TH TO PASADENA



Welcome to your new home and best investment opportunity, all in one flex property! This property consists of two full sized homes with an addition that was built for a third unit in mind. 70% of this property is brand new 2022 construction, built with the newest building code, fully permitted, engineered, and certified energy efficient. The opportunities are endless. Live in one full sized home and take the addition as your full-size office, rent the second full sized home. Or Live in one full sized home, rent the other full-size home, and have a second rental in your backyard as Junior ADU. Designed by a renowned house hack and luxury designer, this home will help you keep your living cost low while building tons of equity. No matter where you are in your stage of your life; you won't ever have to burden the full heavy weight of all the mortgage with so many options in your hands. You could be an investor who wants a turnkey duplex or triplex. Maybe you're a savvy young professional who wants to build equity and live communally. Or, you have a big extended family who's been looking for a haven for everyone to stay together; the opportunities are endless here. Designed with the ACE hotel as inspiration, each material chosen and installation here are luxurious. From the herringbone ceramic floor, custom graphic tiled bathrooms, steel barn doors, custom welded + powder coated closet fixtures/gating, high end LED luminaries, imported wood facade from the island of Borneo. We went out of our way to use materials that you would only see in 5-star hotels and luxury homes. But since we know beauty is nothing without function, we'd like to showcase the smart functions we installed as well. Dual pane/argon gas windows Low-E, tempered glass partitions, PAID solar panels for the second full sized home, gutters which lead to LID water conserving planters, permeable pavers for LID engineering as well. R-30 ceiling insulation, R-15 + R-18 wall insulation, fulfilling title 24 energy act we were prescribed. Did we mention that the gas and electric panels are separated for easy accounting? A property like this is once in a lifetime. The measure, planning, and action taken to build such a smart investment is intensive. Make sure you check out our house hack cost breakdown to really comprehend how much of a value this property is. You won't find another one like it, so come see it today!

Facts & Features

- Sold On 07/27/2022
- Original List Price of \$1,550,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: In Kitchen
- \$96000 Gross Scheduled Income
- \$96000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01856858
- 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	0	Unfurnished	\$3,500	\$3,500	\$3,500
2:	1	2	1	0	Unfurnished	\$2,750	\$2,750	\$2,750
3:	1	0	1	0	Unfurnished	\$1,750	\$1,750	\$1,750

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
- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7134012022

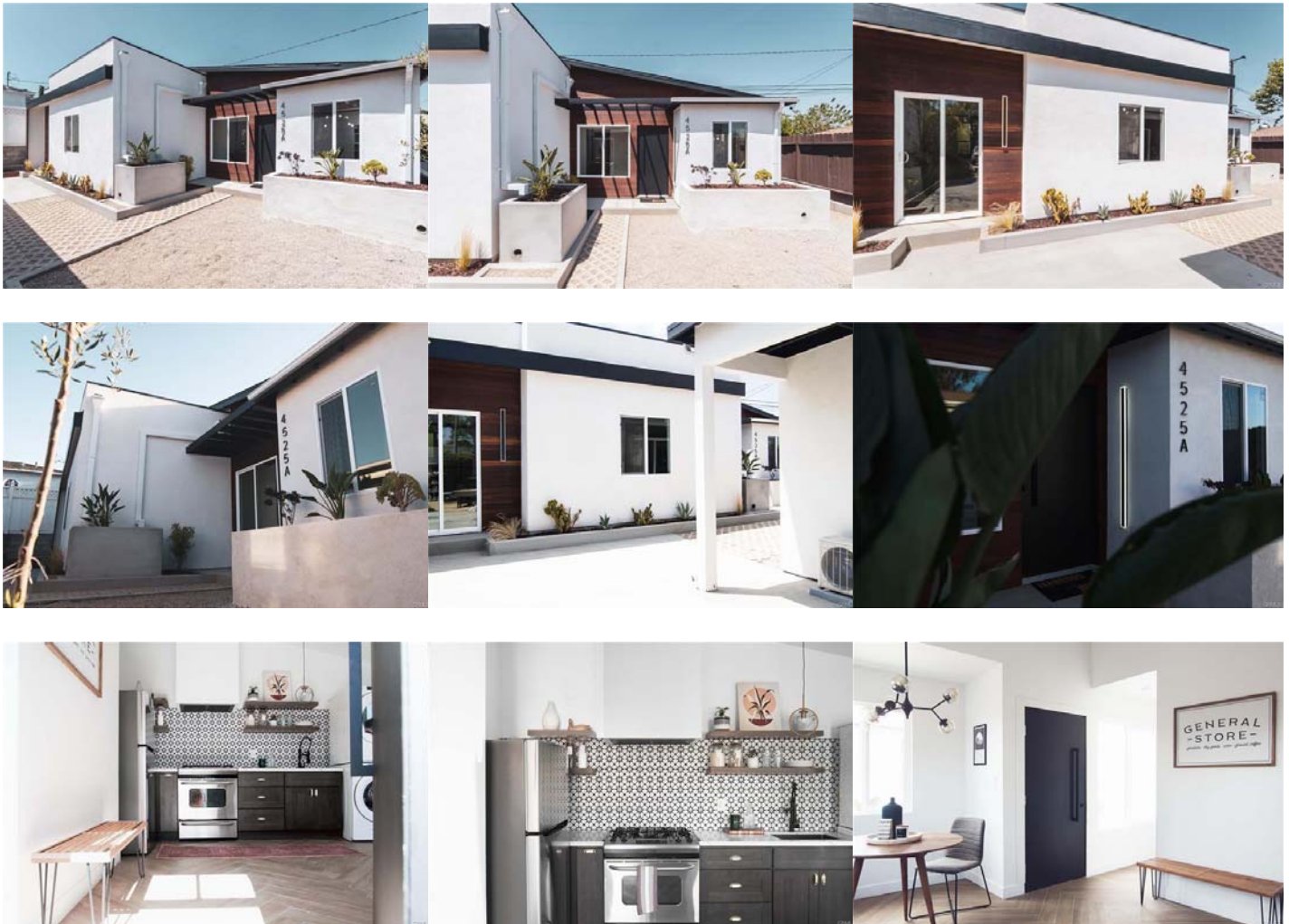
Michael Lembeck

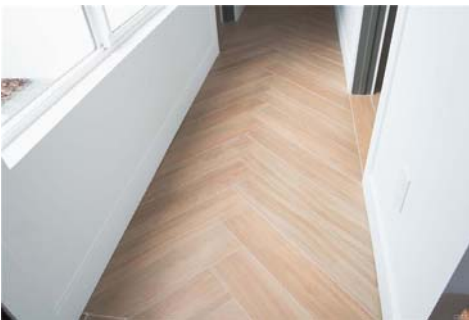
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

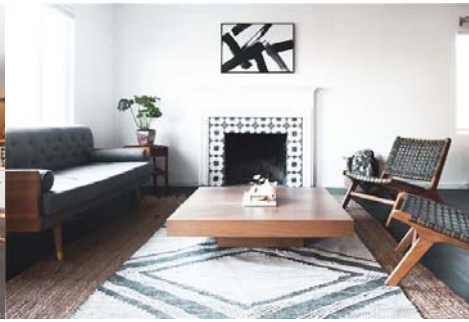
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold:

\$2,495,000/\$2,450,000 ↓

64 days on the market

Listing ID: DW22091802

5354 E The Toledo • Long Beach 90803

4 units • **\$623,750/unit** • **3,976 sqft** • **4,508 sqft lot** • **\$616.20/sqft** •
Built in 1928

2nd St to the Toledo head north



Absolutely amazing quadruplex located in the heart of Belmont Shore less than a block from the bay and 2 blocks from the Ocean. Situated in the heart of all that is Belmont Shore. Take a stroll to Mother's Beach, a hop skip and a jump to Bay View, a short walk to the restaurant, bars and shopping your heart desires. This 4-unit consists of all 2-bedroom units approximately 1,000 square feet in size each. Seller has permits in the works to convert the 2-car garage into an ADU style apartment with a private yard and entrance. Seller has also initiated permits to renovate all 4 units.

Facts & Features

- Sold On 07/28/2022
- Original List Price of \$2,695,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$86400 Gross Scheduled Income
- \$84000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- 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	0	Unfurnished	\$1,730	\$1,730	\$3,500
2:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$3,500
3:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$3,500
4:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$3,500

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

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7249017001

Michael Lembeck

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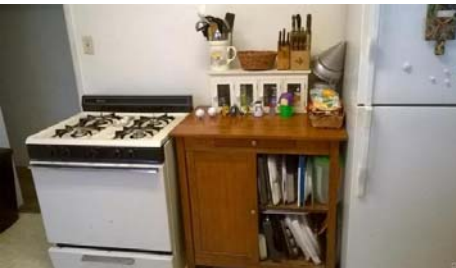
Re/Max Property Connection

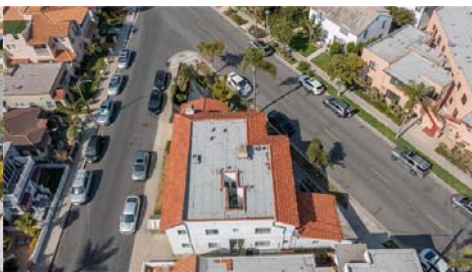
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Own Your Own

List / Sold:

\$1,990,000/\$1,782,500 ↓

15 days on the market

Listing ID: OC22103444

921 Chestnut Ave # 1 • Long Beach 90813

11 units • **\$180,909/unit** • **5,970 sqft** • **5,290 sqft lot** • **\$298.58/sqft** •
Built in 1923

Ocean Blvd. to north on 17th between 9th & 10th st.



11 Own Your Own units, in Downtown Long Beach. 8 of the units average approx. 450' square feet and 3 larger units located in the back house. All units are tenant occupied.

Facts & Features

- Sold On 07/25/2022
- Original List Price of \$1,990,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Assessor)
- \$7295 Gross Scheduled Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Other Interior Features: Balcony, Unfurnished

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- 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:	10	0	1	0	Unfurnished	\$0	\$0	\$0
2:	1	3	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio: 0
- Ranges: 11
- Refrigerator: 11
- Wall AC: 0

Additional Information

- Standard, Trust sale
- Rent Controlled
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7272010026

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Cell Phone: 714-742-3700

Re/Max Property Connection
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CUSTOMER FULL: Residential Income LISTING ID: OC22103444

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