

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	DW22069206	S	299 E Marker ST	LONG	7	PRO	2	\$31,200		\$730,000 	\$416.43	1753	1948/ASR	6,169/0.1416	N	3	07/05/22	21/21
2	PW22103441	S	1345 Dawson AVE #1345 A	LONG	9	STD	2	\$0		\$850,000	\$626.84	1356	1922/PUB	6,468/0.1485	N	2	07/08/22	8/8
3	PW22068187	S	324 Carroll Park West	LONG	2	STD	3	\$36,600		\$2,167,500 	\$552.65	3922	1912/ASR	10,811/0.2482	N	2	07/07/22	19/19
4	DW22092591	S	217 E 20th ST	LONG	5	STD	3	\$32,040		\$773,000 	\$330.34	2340	1939/PUB	4,944/0.1135	N	3	07/05/22	27/27
5	PW22105084	S	241 E 25th ST	LONG	5	STD	3	\$66,048		\$982,000 	\$491.00	2000	1956/ASR	6,509/0.1494	N	3	07/06/22	20/20
6	OC20239212	S	2363 PACIFIC AVE	LONG	5	STD,TRUS	4	\$63,600		\$620,000 	\$314.72	1970	1929/ASR	3,301/0.0758	N	2	07/05/22	273/273
7	AR22121606	S	2425 E 15th ST	LONG	3	STD	7	\$144,600		\$2,102,000 	\$442.15	4754	1963/ASR	5,855/0.1344	N	0	07/07/22	4/4
8	PW22074536	S	1042 Molino AVE	LONG	3	STD	9	\$177,120		\$3,125,000 	\$389.99	8013	1987/ASR	6,495/0.1491	N	13	07/07/22	11/11

Closed • Duplex

List / Sold: **\$670,000/\$730,000** ↑

299 E Marker St • Long Beach 90805

21 days on the market

2 units • **\$335,000/unit** • **1,753 sqft** • **6,169 sqft lot** • **\$416.43/sqft** •

Listing ID: DW22069206

Built in 1948

CA-91 exit N Long Beach Blvd, Turn right onto E Artesia Blvd, Turn left onto Butler Ave



Probate with full authority selling in as-is condition. Duplex on a corner lot, 299 E. Marker is a 2 bedroom, 1 bath with a 1 car garage. 6655 Butler Ave. is also a 2 bedroom, 1 bath, dining room, with a driveway for 2 cars and a larger garage. Both units are in fair condition, the exterior has recently been painted, block wall and iron-gate around both the units. 2 gas meters, 2 light meters. Great location, easy access to the 710 and 91 freeway. Cash or large down payment (+20%).

Facts & Features

- Sold On 07/05/2022
- Original List Price of \$670,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- 2 Total carport spaces
- \$0 (Public Records)
- Laundry: Gas Dryer Hookup, In Garage, Outside
- \$31200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Tile

Exterior

- Lot Features: Lawn, Yard
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02156564
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	\$1,300	\$1,300	\$2,000
2:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,000

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7303014010

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: **\$850,000/\$850,000**

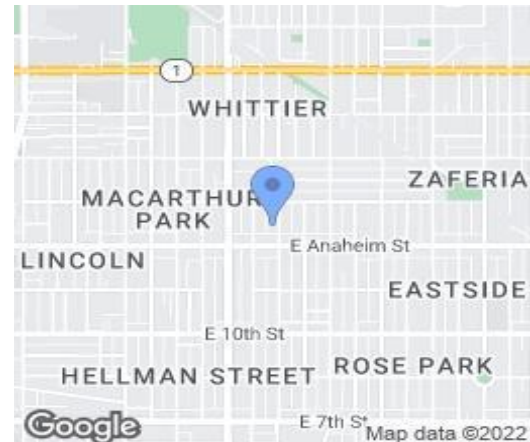
1345 Dawson Ave # 1345 A • Long Beach 90804

8 days on the market

**2 units • \$425,000/unit • 1,356 sqft • 6,468 sqft lot • \$626.84/sqft •
Built in 1922**

Listing ID: PW22103441

East of Cherry, North of Anaheim



WOW Turnkey!!!!!! TWO Homes on one lot, perfect for two families or live in one and rent the other, or it could be a mother in-law quarters. Lots of parking, front and back with new long driveway and electric gates with remote. Each beautiful fully remodeled unit features, new roof, new dual-pane windows, new electrical, new plumbing, new kitchen, new laminate flooring, new stainless appliances, new AC, recessed lighting through out, tankless water heater and so much more. Come and see before its gone.

Facts & Features

- Sold On 07/08/2022
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: In Garage, Individual Room, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Tankless Water Heater
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Lawn
- Security Features: Automatic Gate
- Fencing: Chain Link, Electric
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00338699
- 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	2	1	Unfurnished	\$0	\$0	\$2,200
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 9 - Poly High area
- Los Angeles County
- Parcel # 7261021018

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: PW22103441

Printed: 07/10/2022 10:18:09 AM

Closed • **Triplex**

List / Sold:

\$1,750,000/\$2,167,500 ↑

19 days on the market

Listing ID: PW22068187

324 Carroll Park West • Long Beach 90814

3 units • **\$583,333/unit** • **3,922 sqft** • **10,811 sqft lot** • **\$552.65/sqft** •
Built in 1912

Cross streets are Junipero and 3rd



Compound @ Carroll Park offers an exceptional and rare opportunity to live in a magnificent Spanish Colonial home while also operating two investment cottages that are expertly sited on the estate-sized lot to maintain the utmost of privacy for all residents. Located within an awe-inspiring pocket of the Carroll Park Historic District, this residence is directly adjacent to one of the leafy circular parks within the enchanting neighborhood. Offering two bedrooms plus a den and two bathrooms, the owner's home is distinct as it provides eye-catching modern updates (THAT kitchen!) and jaw-dropping historic details (did you see the Mayan Art CALCO tile on the wood-burning fireplace or the built-ins or THOSE windows?!). With five access points to the private yard, prepare to entertain al fresco as you dine under the grape-vined pergola while playing bocce ball with your besties. Not to be outdone, the supporting bungalows are special as they each offer two bedrooms and one bathroom while chock full of alluring historic details. The quintessential 'cherries on top' of this special abode are the oversized two-car garage, off-street parking and detached office / wine cellar. Compound @ Carroll Park is everything you have been scouring to uncover (charm, charisma, opportunity!), the only thing missing from this once-in-a-lifetime opportunity is YOU!

Facts & Features

- Sold On 07/07/2022
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- \$36600 Gross Scheduled Income
- \$28800 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom, Master Bedroom
- Appliances: Dishwasher, Gas Oven, Gas Range
- Floor: Carpet, Tile, Wood

Exterior

- Lot Features: Back Yard, Landscaped, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,891
- Electric: \$2,412.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$5,155
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,124
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	0	Unfurnished	\$1,675	\$1,675	\$2,000

3:1210Unfurnished\$1,375\$1,375\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamos Heights area
 - Los Angeles County
 - Parcel # 7263011025

Michael Lembeck

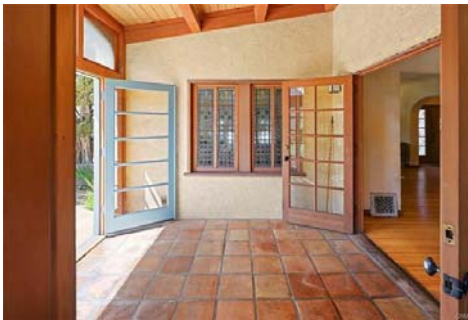
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$750,000/\$773,000** ↑

217 E 20th St • Long Beach 90806

27 days on the market

**3 units • \$250,000/unit • 2,340 sqft • 4,944 sqft lot • \$330.34/sqft •
Built in 1939**

Listing ID: DW22092591

Exit 710 South on Willow heading East. Go South on Long Beach Blvd. then right on 20th St.



This, South Wrigley location is near shopping, public transportation, and services. Only a few doors away from Long Beach Boulevard, which is a major street in the area. Has undergone significant renovations, with the redevelopment of new retail centers, office buildings, and housing, along this thoroughfare. This new redevelopment has sparked a renewed interest in the immediate area, whereby increasing commerce and property values. This property provides an investor the chance to own a well-located tri-plex with rent upside and added value. The property consists of all one-bedroom/one units measuring over 780 sq. ft. All three units are separately metered for gas & electricity. Each unit has its own hot water heater. The property owner pays for water/trash and there is a house meter for electricity which feeds exterior lighting. Parking is provided by three, private garages and three open spaces, for a total of six off-street parking spaces. In summary, the property is well located and offers large units which are separately metered for utilities and great off-street parking. Added value opportunity through minor property upgrades and significant rental upside.

Facts & Features

- Sold On 07/05/2022
- Original List Price of \$750,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$338,506 (Public Records)
- Laundry: Community
- \$32040 Gross Scheduled Income
- \$14354 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,686
- Electric: \$240.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01884922
- Gardener:
- Licenses:
- Insurance: \$1,170
- Maintenance: \$1,950
- Workman's Comp:
- Professional Management: 1950
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$895	\$10,740	\$1,500
2:	1	1	1	1	Unfurnished	\$920	\$11,040	\$1,500
3:	1	1	1	1	Unfurnished	\$895	\$10,740	\$1,500

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7209013033

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: **\$995,000/\$982,000** ↓

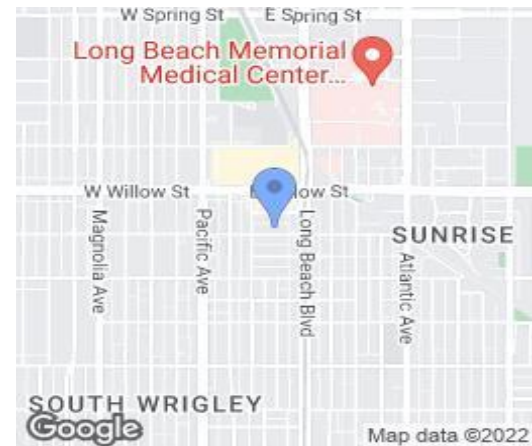
241 E 25th St • Long Beach 90806

20 days on the market

**3 units • \$331,667/unit • 2,000 sqft • 6,509 sqft lot • \$491.00/sqft •
Built in 1956**

Listing ID: PW22105084

West of Long Beach Blvd before Earl



The property is a single-story, 1956 construction with all two-bedroom/one-bath units, in-unit laundry hookups, and garage parking. This asset's great location, desirable unit mix, and potential for ADU development make it a great investment opportunity in a strong rental market. Located near the intersection of Long Beach Boulevard and Willow Street, 241 East 25th Street boasts convenient proximity to retail and is within walking distance of an Albertson's, Starbucks, CVS, Wells Fargo, Carl's Jr., McDonald's, L&L Hawaiian Barbecue, and more. This commuter-friendly location is also within easy walking distance of the Metro Blue Line and a mile from both the 710 and 405 freeways. 241 East 25th Street is offered as part of a portfolio along with the adjacent duplex at 233 East 25th Street. Properties may be acquired separately or together.

Facts & Features

- Sold On 07/06/2022
- Original List Price of \$995,000
- 1 Buildings
- 3 Total parking spaces
- \$614 (Assessor)
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$66048 Gross Scheduled Income
- \$42452 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,614
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- 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	\$1,669	\$1,669	\$2,000
2:	1	2	1	0	Unfurnished	\$1,865	\$1,865	\$2,000
3:	1	2	1	0	Unfurnished	\$1,895	\$1,895	\$2,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7208002012

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: PW22105084

Printed: 07/10/2022 10:18:14 AM

Closed •

List / Sold: **\$680,000/\$620,000** ↓

2363 PACIFIC Ave • Long Beach 90806

273 days on the market

4 units • \$170,000/unit • 1,970 sqft • 3,301 sqft lot • \$314.72/sqft • Built in 1929

Listing ID: OC20239212

Pacific south of W. Willow St.



This Wrigley District mixed use property offers flexibility and limitless possibilities as an investment. The property consists of 2 office/retail spaces in the front and two residential studios, both with their own one car garage in the back. The front offices are split roughly 60/40. The south office is already set up as a PO Box office with direct, private and secured access from the front of the building. Beyond a secondary, secured door, is a larger private office area with its own designated bathroom. Laminate flooring occupy the office and PO Box space and tile flooring has just been laid in the bathroom. The north portion is divided into an larger office with 4 separate office rooms with doors, a reception or waiting area, kitchen space and dedicated separate bathroom. New carpeting throughout the offices and recently laid tile flooring in the bathroom and kitchen areas. The second office side is already set up as a PO Box mail center with additional back office and private bathroom. There are 270 small sized mail boxes, 6 medium sized and 16 large sized boxes. This PO Box business, if full could earn over \$4000 per month in revenue. The city permitted uses for these two front offices is extensive, we recommend you visit the Long Beach Municode site, under Division I permitted uses for CNP zoned properties. The back two studio units have just finished their remodels and are in move in condition. Both have their own, private enclosed garages with ample over head storage capacity. With approximately 20,000 cars by daily, this is a great location. The property is zoned CNP.

Facts & Features

- Sold On 07/05/2022
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: See Remarks
- \$0 (Unknown)
- \$63600 Gross Scheduled Income
- \$51400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen
- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,200
- Electric: \$840.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$580
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$580
- Other Expense:
- Other Expense Description:

Unit Details

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

4: 1 0 0 0 Unfurnished \$0 \$0 \$2,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet: 3
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard, Trust sale
- Rent Controlled
- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205016018

Michael Lembeck

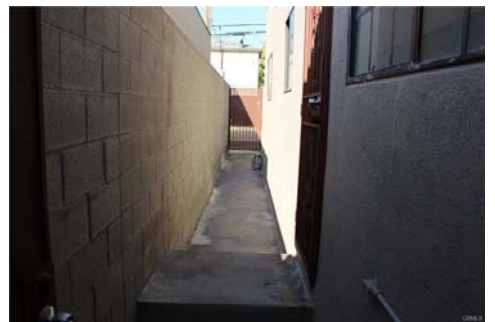
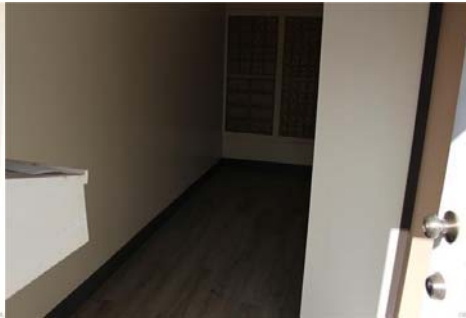
State License #: 01019397
Cell Phone: 714-742-3700

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: OC20239212

Printed: 07/10/2022 10:18:15 AM

Closed •

List / Sold:

\$1,998,000/\$2,102,000 ↑

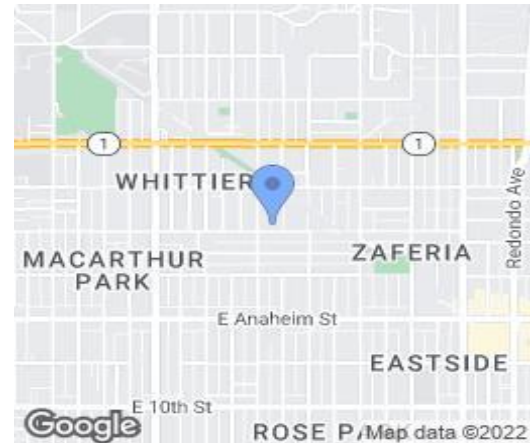
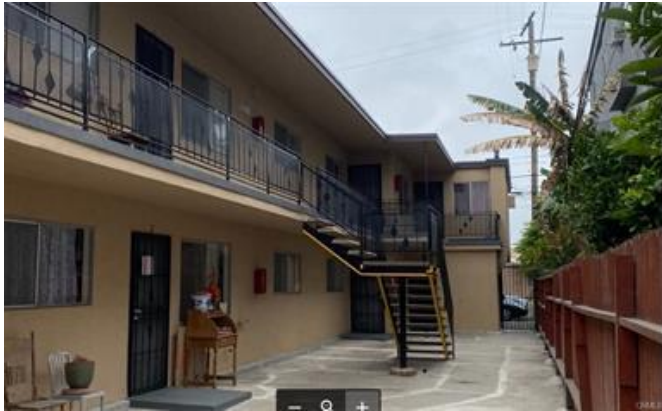
4 days on the market

Listing ID: AR22121606

2425 E 15th St • Long Beach 90804

7 units • \$285,429/unit • 4,754 sqft • 5,855 sqft lot • \$442.15/sqft • Built in 1963

E/Cherry S/Whittier



Rare opportunity to pick up a 7 unit-- 2 bedroom 1 bathroom income rental property with excellent history, low maintenance and monthly expenses. Owner has remodeled 5 units, 4 recently in the past 1-2 years. New roof recently installed. Fumigation recently done. New water heater recently installed. Exterior paint recently done. Newer stair railings. Extensive remodeling on the structure of the carport in 2007. 6 units of granite kitchen countertop. Excellent location! Short drive to Long Beach Waterfront, Queen Mary, Cal State Long Beach, Leisure World, Seal Beach, Long Beach Museum of Art, shops, restaurants, public transportation. Lots of upside rent potential. Property is sold in "as is" condition. First time on the market in 20 years. Well cared for and looked after by owner.

Facts & Features

- Sold On 07/07/2022
- Original List Price of \$1,998,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- \$144600 Gross Scheduled Income
- \$102545 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Appliances: Gas Oven, Gas Water Heater
- Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$42,055
- Electric: \$427.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,322
- Cable TV: 01914434
- Gardener:
- Licenses: 0
- Insurance: \$2,209
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 3600
- Water/Sewer: \$2,448
- Other Expense: \$1,258
- Other Expense Description: gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,804	\$1,804	\$2,100
2:	1	2	1	0	Unfurnished	\$1,720	\$1,720	\$2,100
3:	1	2	1	0	Unfurnished	\$1,662	\$1,662	\$2,100
4:	1	2	1	0	Unfurnished	\$1,692	\$1,692	\$2,100
5:	1	2	1	0	Unfurnished	\$1,649	\$1,649	\$2,100
6:	1	2	1	0	Unfurnished	\$1,719	\$1,719	\$2,100
7:	1	2	1	0	Unfurnished	\$1,804	\$1,804	\$2,100

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7260012015

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

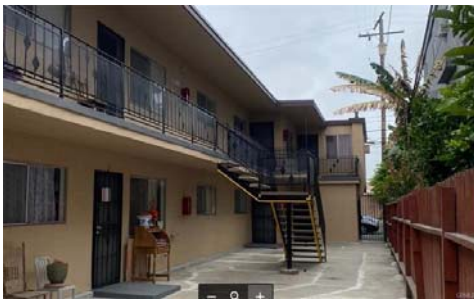
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$3,275,000/\$3,125,000 ↓

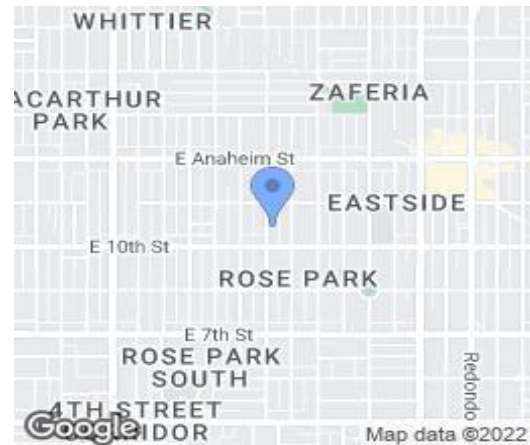
11 days on the market

1042 Molino Ave • Long Beach 90804

9 units • \$363,889/unit • 8,013 sqft • 6,495 sqft lot • \$389.99/sqft • Built in 1987

Listing ID: PW22074536

North of 10th and West of Temple



1042 Molino Ave. Built in 1987 is a 9 unit building 3 story building with 13 ground level parking spots (9 Spots are gated with 4 more covered spots on the alley). This is a great bread and butter rental property, in an area that is well desired, with room to raise rents. It has a great unit mix with Seven 2 bedroom 2 bath units, One 1 bedroom 1 bath, and One 3 bedroom 2 baths, all with great layouts . Newer construction, complete exterior paint in 2016, balconies and on-site laundry make this a great property. Separately metered for gas, and electrical, and each unit has it's own water heater, dishwashers (hard to find), and wall heaters. Master metered for water. Buyers to very property details including but not limited to square footage, permits, upgrades, zoning, etc.

Facts & Features

- Sold On 07/07/2022
- Original List Price of \$3,275,000
- 1 Buildings
- Levels: Three Or More
- 13 Total parking spaces
- \$0 (Public Records)
- Laundry: Common Area
- \$177120 Gross Scheduled Income
- \$141000 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,120
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	1	1	1	Unfurnished	\$1,495	\$1,495	\$1,595
2:	1	2	2	1	Unfurnished	\$1,625	\$1,625	\$1,795
3:	1	2	2	1	Unfurnished	\$1,795	\$1,795	\$1,895
4:	1	2	2	1	Unfurnished	\$1,695	\$1,695	\$1,795
5:	1	2	2	1	Unfurnished	\$1,465	\$1,465	\$1,795
6:	1	2	2	1	Unfurnished	\$1,795	\$1,495	\$1,895
7:	1	2	2	1	Unfurnished	\$1,300	\$1,300	\$1,795
8:	1	2	2	1	Unfurnished	\$1,695	\$1,695	\$1,795
9:	1	3	2	1	Unfurnished	\$1,895	\$1,895	\$2,295

Of Units With:

- Separate Electric: 9
- Drapes:

- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262002017

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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