

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	PW23090404	S	3633 Lime AVE	LONG	6	STD	2	\$56,424		\$1,117,935 	\$427.67	2614	1952/ASR	7,088/0.1627	N	3	08/01/23	10/10
2	SB23094227	S	3509 Lime AVE	LONG	6	TRUS	2	\$6,000		\$1,200,000 	\$634.25	1892	1947/ASR	6,978/0.1602	N	2	08/03/23	8/8
3	SB23087761	S	1638 Gaviota AVE	LONG	9	STD	2	\$45,000		\$715,000 	\$697.56	1025	1921/ASR	4,026/0.0924	N	2	07/31/23	28/120
4	PW23075815	S	1622 W Summit ST	LONG	11	STD	3	\$5,463		\$875,000	\$394.50	2218	1959/ASR	6,515/0.1496	N	3	08/03/23	50/50
5	PW22222617	S	1726 E 6th ST	LONG	4	STD	3	\$81,600		\$1,100,000 	\$465.31	2364	1929/ASR	5,850/0.1343	N	2	07/31/23	239/239
6	PW23047866	S	5729 California AVE	LONG	7	STD	7	\$123,372		\$1,450,000 	\$485.76	2985	1928/ASR	5,566/0.1278	N	0	08/02/23	97/97

Closed • Duplex

List / Sold:

\$1,100,000/\$1,117,935 ↑

10 days on the market

Listing ID: PW23090404

3633 Lime Ave • Long Beach 90807

2 units • \$550,000/unit • 2,614 sqft • 7,088 sqft lot • \$427.67/sqft •
Built in 1952

Atlantic Ave to 36th to Lime Ave



Charming Duplex on beautiful street in the Historic California Heights Neighborhood. 3633 1/2 - Front Unit is two bedrooms with walk in closets and ceilings fans, 1.5 bathrooms with a large living room and dining area, kitchen with tile counter tops, laundry area just off kitchen with hook ups, and detached two car garage at end of driveway. 3633 - Rear Unit is two bedrooms with walk in closets and ceiling fans, two bathrooms with a large living room and dining area. Large eat-in kitchen with tile counter tops and a pantry. Laundry area just off kitchen with hookups and a detached single car garage at rear of driveway.

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Floor Furnace
- \$584 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$56424 Gross Scheduled Income
- \$56424 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Gas Range, Refrigerator
- Other Interior Features: Pantry, Tile Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02163228
- 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	2	Unfurnished	\$2,300	\$2,300	\$3,250
2:	1	2	2	1	Unfurnished	\$2,300	\$2,300	\$3,250

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7145017016

Michael Lembeck

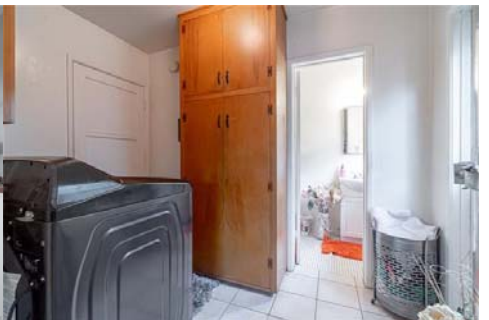
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold:

\$1,285,000/\$1,200,000 ↓

8 days on the market

Listing ID: SB23094227

3509 Lime Ave • Long Beach 90807

2 units • \$642,500/unit • 1,892 sqft • 6,978 sqft lot • \$634.25/sqft •
Built in 1947

From Wardlow turn onto Lime Ave. OR From Atlantic Ave turn on to 35th and turn on Lime



PRESENTING 3509 and 3511 LIME AVE. A REMARKABLE DUPLEX LOCATED IN THE HISTORIC DISTRICT OF CALIFORNIA HEIGHTS. EACH UNIT IS THOUGHTFULLY DESIGNED WITH 2 BEDROOMS AND 1 BATH. WITH DINING ROOM, SPACIOUS LAYOUTS AND COMFORTABLE LIVING SPACES, AMPLE STORAGE INCLUDING EACH UNIT WITH 1 WALK IN CLOSET. NEW WINDOWS, NEW WATER HEATERS AND NEW PAINT. FRONT UNIT, 3511, HAS A LARGE FRONT YARD AND GRANITE COUNTER TOPS AND LAUNDRY HOOK UPS IN THE KITCHEN, NEW CARPET IN BEDROOMS. BACK UNIT, 3509, INCLUDES STAINLESS STEEL APPLIANCES, LAMINATE FLOORING AND PRIVATE BACK YARD WITH ACCESS TO LAUNDRY ROOM. LONG BEACH OFFERS A VIBRANT COMMUNITY WITH NUMEROUS AMENITIES, INCLUDING SHOPPING CENTERS, DINING ESTABLISHMENTS, BREWERIES, SCHOOLS, RECREATIONAL PARKS AND CONVENIENT ACCESS TO TRANSPORTATION.

Facts & Features

- Sold On 08/03/2023
- Original List Price of \$1,285,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$484 (Estimated)
- Laundry: In Garage, In Kitchen
- \$6000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Main Floor
- Appliances: Gas Range
- Bedroom, Walk-In Closet
- Floor: Laminate, Tile, Vinyl

Exterior

- Lot Features: Back Yard, Front Yard, Garden
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Brick, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,285
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$600
- Cable TV: 01856734
- Gardener:
- Licenses: 0
- Insurance: \$1,865
- Maintenance:
- Workman's Comp:
- Professional Management: 4320
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet: 1
- Dishwasher: 1
- Disposal:

- Patio:
- Ranges: 2
- Refrigerator: 1
- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.25%

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7145018023

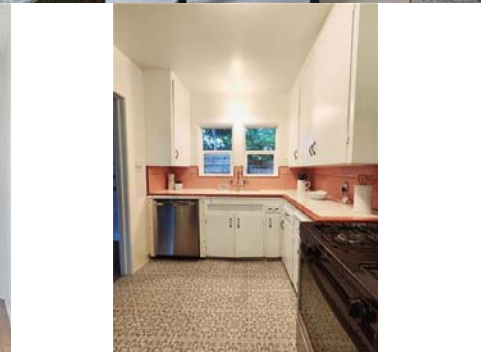
Michael Lembeck

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Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$699,999/\$715,000** ↓

1638 Gaviota Ave • Long Beach 90813

28 days on the market

2 units • **\$350,000/unit** • **1,025 sqft** • **4,026 sqft lot** • **\$697.56/sqft** •
Built in 1921

Listing ID: SB23087761

From I-405 S, Exit Orange Ave, Continue straight on Orange Ave, turn Left on CA-1 S, Right on Gaviota Ave



Fantastic investment opportunity! Back on the market at a HUGE PRICE REDUCTION! This value-add duplex is comprised of a back studio unit that will be delivered vacant at close of escrow and ready for renovations! The front 2-bedroom 1bath house has a large front and side yard. The tenant pays \$2,300/month and has been living there for over four years and has a strong history of paying rent on time. Both units have separate gas and electric meters. There is a free standing, double car garage, perfect for an ADU conversion into 3 units (buyer to verify) with an after repair value (ARV) of \$960,000. Located near Signal Hill and MacArthur Park, this neighborhood is truly in the path of progress and benefits from nearby development. If you're an investor looking for a value-add opportunity or an owner-occupant looking to get started in investment real estate, look no further!

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Gas
- Heating: Natural Gas
- \$390 (Estimated)
- Laundry: In Garage
- \$45000 Gross Scheduled Income
- \$28000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen
- Floor: Laminate, Tile
- Appliances: Gas Range

Exterior

- Lot Features: Corner Lot
- Fencing: Fair Condition, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 01522411
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance: \$2,138
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,300	\$2,300	\$2,350
2:	1	0	1	0	Unfurnished	\$1,450	\$1,450	\$1,450

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

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

- 9 - Poly High area
- Los Angeles County
- Parcel # 7261011002

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold: **\$875,000/\$875,000**

1622 W Summit St • Long Beach 90810

50 days on the market

**3 units • \$291,667/unit • 2,218 sqft • 6,515 sqft lot • \$394.50/sqft •
Built in 1959**

Listing ID: PW23075815

North of PCH



GREAT LOOKING TRIPLEX. 2- TWO BED UNITS AND 1- ONE BED UNIT. ONE BED UNIT (UNIT #C) TO BE DELIVERED VACANT AND IS CURRENTLY BEING REMODELED. 3-CAR GARAGE.

Facts & Features

- Sold On 08/03/2023
- Original List Price of \$875,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$660 (Estimated)
- Laundry: See Remarks
- \$5463 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01909400
- 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	\$1,925	\$1,925	\$2,200
2:	1	2	1	1	Unfurnished	\$1,843	\$1,843	\$2,200
3:	1	1	1	1	Unfurnished	\$1,695	\$1,695	\$1,695

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%
- 11 - Westside area
- Los Angeles County
- Parcel # 7431027014

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW23075815

Printed: 08/06/2023 5:55:22 AM

Closed • **Commercial/Residential**

List / Sold:

\$1,150,000/\$1,100,000 ↓

239 days on the market

Listing ID: PW22222617

1726 E 6th St • Long Beach 90802

3 units • **\$383,333/unit** • **2,364 sqft** • **5,850 sqft lot** • **\$465.31/sqft** •
Built in 1929

Cherry Ave & E 7th St



Facts & Features

- Sold On 07/31/2023
- Original List Price of \$1,150,000
- 2 Buildings
- 6 Total parking spaces
- \$0 (Unknown)
- \$81600 Gross Scheduled Income
- \$52630 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,522
- Electric: \$239.25
- Gas: \$239
- Furniture Replacement:
- Trash: \$239
- Cable TV: 02182544
- Gardener:
- Licenses: 700
- Insurance: \$2,009
- Maintenance: \$1,800
- Workman's Comp:
- Professional Management: 3958
- Water/Sewer: \$239
- Other Expense: \$900
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,850	\$2,850	\$3,400
2:	2	1	1	0	Unfurnished	\$1,890	\$3,780	\$1,995

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%
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7266021004

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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Closed • **Commercial/Residential**

List / Sold:

\$1,475,000/\$1,450,000 ↓

97 days on the market

Listing ID: PW23047866

5729 California Ave • Long Beach 90805

7 units • **\$210,714/unit** • **2,985 sqft** • **5,566 sqft lot** • **\$485.76/sqft** •
Built in 1928

Atlantic Ave & South St



5729 California Avenue is a seven-unit property located in North Long Beach. The property is comprised of six (6) studio units and a detached, remodeled 2BD/1BA house. The house was completely renovated as of 2022. The property is priced at 11.96 x gross and 5.18 cap rate on current rents. A new owner has the opportunity to increase rents and achieve 10.60 x gross and 6.17% cap rate. Additional income generating opportunities for a new owner include renting out storage spaces and surface parking spots on the property. Each building has its own electric meter, and a new owner could implement RUBS to further bring down operating expenditures.

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$1,475,000
- 3 Buildings
- 4 Total parking spaces
- \$1,142 (Estimated)
- \$123372 Gross Scheduled Income
- \$76447 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$43,224
- Electric: \$3,009.00
- Gas: \$1,931
- Furniture Replacement:
- Trash: \$1,018
- Cable TV: 00000001
- Gardener:
- Licenses: 1500
- Insurance: \$2,388
- Maintenance: \$4,550
- Workman's Comp:
- Professional Management: 5984
- Water/Sewer: \$1,437
- Other Expense: \$1,575
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,295	\$2,295	\$2,295
2:	6	0	1	0	Unfurnished	\$1,331	\$7,986	\$1,550

Of Units With:

- Separate Electric: 3
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7127003017

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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