

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	SR22145630	S	4825 E Trimble CT	LONG	2	PRO	2	\$47,784		\$1,500,000 	\$504.03	2976	1963/ASR	5,191/0.1192	N	3	08/24/22	20/20
2	PW22145502	S	4433 E 3rd ST	LONG	2	STD	2	\$1		\$1,510,000 	\$649.46	2325	1963/ASR	4,238/0.0973	N	2	08/25/22	7/7
3	GD22140030	S	2154 Pine AVE	LONG	5	TRUS	2	\$0		\$885,000 	\$424.66	2084	1938/ASR	3,286/0.0754	N	2	08/26/22	15/15
4	PW22077000	S	1072 E 72nd ST	LONG	7	STD	2	\$35,400		\$750,000 	\$435.29	1723	1954/PUB	4,771/0.1095	N	2	08/23/22	103/103
5	CV22155807	S	3712 Gundry AVE	LONG	699	STD	2	\$0		\$1,000,000 	\$357.40	2798	1941/ASR	6,332/0.1454	N	4	08/24/22	11/11
6	PW22042064	S	2815 E 64th ST	LONG	7	STD	4	\$108,480		\$1,600,000 	\$370.37	4320	1964/ASR	5,056/0.1161	N	4	08/22/22	58/58
7	22153159	S	1752 CHERRY AVE	LONG	3	STD	5			\$1,190,000 	\$365.25	3258/A	1922	8,500/0.19		1	08/26/22	114/114
8	PW22115594	S	1035 Cedar AVE	LONG	699	STD	7	\$93,870		\$1,100,000 	\$265.64	4141	1935/ASR	7,456/0.1712	N	1	08/23/22	49/49

Closed • Duplex

List / Sold:

\$1,425,000/\$1,500,000 ↑

20 days on the market

Listing ID: SR22145630

4825 E Trimble Ct • Long Beach 90814

2 units • **\$712,500/unit** • **2,976 sqft** • **5,191 sqft lot** • **\$504.03/sqft** •
Built in 1963

PCH to XIMENO, Left on Fourth, right on Park, left on Trimble



PRICED BELOW APPRAISED VALUE! Opportunity awaits in BELMONT HEIGHTS! Rare duplex with an outstanding location near the lagoon and ocean. Each unit has three bedrooms and two bathrooms and feels like its own single-family home. Both have great layouts with large living areas. With this square footage and unique footprint, the possibilities for improvement are tremendous and would enhance the value and income potential. A highly desirable three-car garage adds even more value. The duplex is being sold as-is and the price reflects the condition but also presents a once-in-a-lifetime chance to create your own trophy property in this iconic neighborhood offering the best of Long Beach including Marine Stadium Park, Colorado Lagoon, water recreation, parks, golf courses, weekly local farmer's markets, and upscale shops and restaurants. ADDRESS IS 4825 AND 4827 E TRIMBLE COURT PER FIRST AMERICAN TITLE 8/11/2022

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$1,425,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$516 (Assessor)
- Laundry: Washer Hookup
- \$47784 Gross Scheduled Income
- \$32244 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Galley Kitchen, Kitchen
- Appliances: Built-In Range, Dishwasher, Water Heater
- Floor: Tile

Exterior

- Lot Features: Near Public Transit
- Waterfront Features: Lagoon
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,540
- Insurance: \$1,500
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer:
- Cable TV: 01385864
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	3	Unfurnished	\$3,982	\$3,982	\$6,400

Of Units With:

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

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

- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale
- Rent Controlled

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7250022006

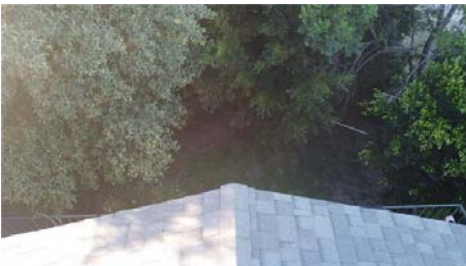
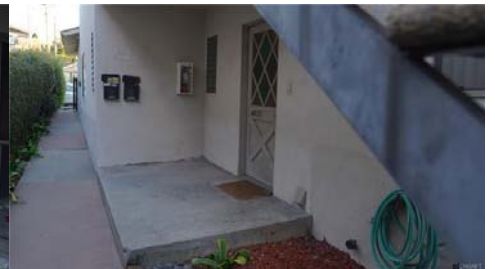
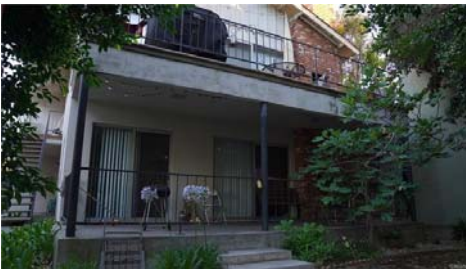
Michael Lembeck

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 •

List / Sold:

\$1,529,000/\$1,510,000 ↓

7 days on the market

4433 E 3rd St • Long Beach 90814

**2 units • \$764,500/unit • 2,325 sqft • 4,238 sqft lot • \$649.46/sqft •
Built in 1963**

Listing ID: PW22145502

Major Cross streets Ximeno and 3rd street . Corner of Prospect and 3rd.



Delightful corner lot duplex located in the heart of Belmont Heights. Tremendous opportunity to rent both units or live in one, and rent the other. One unit has two bedrooms and 1 bathroom. That unit opens to a private courtyard with a fountain. The units are separated by garages that offer privacy and convenience. The second unit has a spacious living room that comes with a fireplace. Down stairs you will find an open dining area and kitchen. Also located downstairs are two well sized bedrooms and two bathrooms. Upon entering the upstairs you will find a bonus room, currently being used for media room and home office. Also upstairs is a large master bedroom with en suite bathroom. Outside the master bedroom is an outdoor deck with great views of Belmont Heights. This charming duplex is located close to dining and shopping on 2nd street. Located moments from from parks, schools and CSULB.

Facts & Features

- Sold On 08/25/2022
- Original List Price of \$1,529,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Electric
- \$14,500 (Assessor)
- Laundry: Common Area
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Electric Oven, Electric Range
- Other Interior Features: Balcony

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01523891
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- 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	\$0	\$0
2:	1	3	3	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 0
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7250004031

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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: **\$880,000/\$885,000** ↑

2154 Pine Ave • Long Beach 90806

15 days on the market

2 units • **\$440,000/unit** • **2,084 sqft** • **3,286 sqft lot** • **\$424.66/sqft** •
Built in 1938

Listing ID: GD22140030

Willow Street and Pacific to Pine Ave.



Here's your opportunity to own a very well maintained Multi Unit Property. Welcome to 2154-2156 Pine Ave. in the Wrigley neighborhood. Each unit features two bedrooms and one full bath. Spacious sun-filled living room, dining room and pantry area with direct access to the backyard. Both units have been freshly painted. Unit 2154 features hardwood floors, tile and granite countertops in the kitchen. The 2nd bedroom/den features a closet and patio doors leading to the backyard. Unit 2156 features carpet, tile flooring and tile countertops. The front and backyard feature drought friendly landscaping with plenty of beautiful plants and garden art to enjoy. Detached 2-car garage features laundry area, storage space and alley access. So much charm and character both units have to offer. Centrally located close downtown Long Beach, beach, shopping centers, metro line and fwy access.

Facts & Features

- Sold On 08/26/2022
- Original List Price of \$880,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$31
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,576
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$31
- 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	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205030006

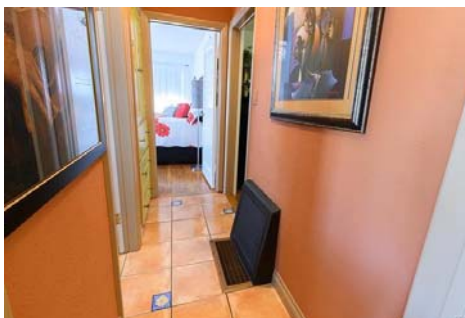
Michael Lembeck

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: GD22140030

Printed: 08/28/2022 10:08:43 AM

Closed •

List / Sold: **\$750,000/\$750,000** ↓

1072 E 72nd St • Long Beach 90805

103 days on the market

**2 units • \$375,000/unit • 1,723 sqft • 4,771 sqft lot • \$435.29/sqft •
Built in 1954**

Listing ID: PW22077000

Corner of Orange and Alondra



We are pleased to present a two-unit property located at the border of North Long Beach and Paramount. Each unit is a 2-bedroom & 1-bath currently occupied by a tenant. One tenant is paying \$1,400 and the other one \$1,550 per month; both tenants are on a month-to-month basis. Because its affordable price point, great location, and solid potential for future appreciation and increase in cashflow, this property will trade rapidly.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$810,000
- 1 Buildings
- 2 Total parking spaces
- \$999,999,999 (Unknown)
- Laundry: Community
- \$35400 Gross Scheduled Income
- \$18716 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,622
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$948
- 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	2	Unfurnished	\$1,400	\$1,400	\$2,150
2:	1	2	1	2	Unfurnished	\$1,550	\$1,550	\$2,150

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
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7101029007

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Re/Max Property Connection
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW22077000

Printed: 08/28/2022 10:08:43 AM

Closed •

List / Sold:

\$1,150,000/\$1,000,000 ↓

11 days on the market

Listing ID: CV22155807

3712 Gundry Ave • Long Beach 90807

**2 units • \$575,000/unit • 2,798 sqft • 6,332 sqft lot • \$357.40/sqft •
Built in 1941**

Please refer to a GPS.



This your opportunity to own a duplex within a few files to the Long Beach Waterfront. Nested in a friendly neighborhood in California Heights, you have a wonderful property you can call your home featuring 2 units. The first spacious unit is 3 bedrooms 2 bathrooms and the second one is 3 bedrooms 1 bathroom. Both units come with their own garage and private entrance. The front unit is vacant and has immaculate wood flooring and natural lighting throughout. Come in to look at this cozy home and make it your own!

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- \$0 (Unknown)
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01881589
- 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	0	2	Unfurnished	\$0	\$0	\$0
2:	1	3	0	2	Furnished	\$0	\$0	\$0

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

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7147002007

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Apartment**

List / Sold:

\$1,650,000/\$1,600,000 ↓

58 days on the market

2815 E 64th St • Long Beach 90805

4 units • **\$412,500/unit** • **4,320 sqft** • **5,056 sqft lot** • **\$370.37/sqft** •
Built in 1964

Listing ID: PW22042064

E/Paramount & 64th.



Long term tenants, excellent income generation property in popular area of Long Beach, An opportunity to acquire a 4-unit multifamily building, All 4 are 3 bedrooms & 1.5 bathrooms property is has been heavily and completely remodeled, The current owner has spent over \$200,000 on improvement including electric panels, roof, dual pane windows, laminate flooring (no carpet), kitchen cabinet, granite counter top & appliances, bathroom include fixtures throughout, wall heater, recessed lightings, copper plumbing, 4 separate electrical meters, interior & exterior paint, gated carport for 4 cars space w/new roof, extra sound proof protection on flooring between first and second floor, on-site coin operated laundry room w/2washers & 2dryers for 4units, new driveway, There are no vacancies, This property is also conveniently located to several freeways and public transportation. any renter would be happy to live here! Tenants are on with full 1 month security deposit and fully executed rental agreement, City of Long Beach market has always enjoyed strong rental growth and with lots of redevelopment it seems this will continue for years to come. Make your offers subject to inspection and approval, sale as-is, no sign on property, * PLEASE DO NOT DISTURB TENANTS* * DRIVE BY ONLY * !!!

Facts & Features

- Sold On 08/22/2022
- Original List Price of \$1,650,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area
- \$108480 Gross Scheduled Income
- \$100830 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bedroom
- Floor: Laminate
- Appliances: Free-Standing Range, Disposal, Gas Range
- Other Interior Features: Granite Counters, Open Floorplan, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,650
- Electric: \$492.00
- Gas: \$840
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,698
- Maintenance:
- Workman's Comp:
- Professional Management: 7650
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,260	\$2,260	\$2,700
2:	1	3	2	1	Unfurnished	\$2,260	\$2,260	\$2,700
3:	1	3	2	1	Unfurnished	\$2,260	\$2,260	\$2,700

4:1321Unfurnished\$2,260\$2,260\$2,700

Of Units With:

- Separate Electric: 5
 - Gas Meters: 5
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 7 - North Long Beach area
 - Los Angeles County
 - Parcel # 7120008005

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW22042064

Printed: 08/28/2022 10:08:44 AM

Closed •

List / Sold:

\$1,220,000/\$1,190,000 ↓

114 days on the market

Listing ID: 22153159

1752 CHERRY Ave • Long Beach 90813

5 units • **\$244,000/unit** • **3,258 sqft** • **8,500 sqft lot** • **\$365.25/sqft** •
Built in 1922

From I-405 N, Take Exit 27 for CA-19 S/Lakewood Blvd, Merge onto CA-19 N/N Lakewood Blvd, Slight Right Toward CA-1 N, Slight Right onto CA-1 N, Turn left onto Cherry Ave, Property will be on the left



1752 Cherry Avenue is a value-add, four-unit plus one non-conforming unit multifamily investment opportunity located within Cambodia Town in Long Beach, CA.

Facts & Features

- Sold On 08/26/2022
- Original List Price of \$1,300,000
- 5 Buildings
- 1 Total parking spaces
- \$52451 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,230
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- 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:	2	0	1		Unfurnished	\$1,050	\$2,100	\$2,400
2:	1	3	1		Unfurnished	\$1,300	\$1,300	\$1,950
3:	1	3	2		Unfurnished	\$1,925	\$1,925	\$2,100
4:	1	3	2		Unfurnished	\$1,950	\$1,950	\$2,600

5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7261006019

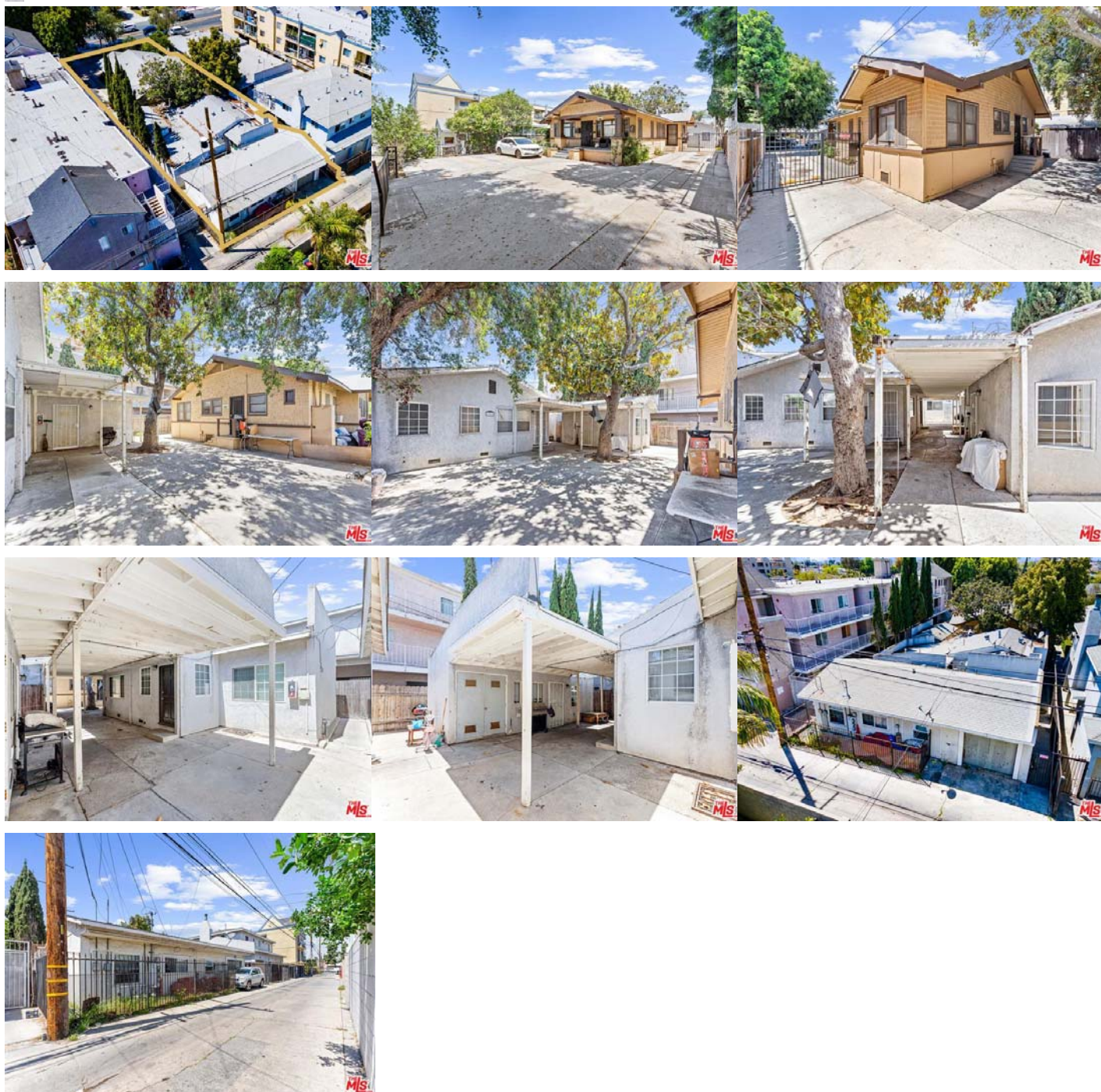
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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$1,150,000/\$1,100,000 ↓

49 days on the market

1035 Cedar Ave • Long Beach 90813

7 units • \$164,286/unit • 4,141 sqft • 7,456 sqft lot • \$265.64/sqft • Built in 1935

Listing ID: PW22115594

Cedar Ave & 10th St



1035 Cedar Avenue is a 6 +1 non-conforming unit investment asset located in the up-and-coming Willmore Historic District. The property consists of a variety of unit types, including (1) 3 BD/2 BA, (1) 2 BD/1 BA, (3) 1 BD/1 BA, (1) studio, and (1) bachelor (no kitchen) unit. There is onsite laundry providing current income, as well two garages on the property and a driveway with tandem-parking potential. One of the garages provides the opportunity for a 1 BD / 1 BA ADU conversion that would increase rental income by \$19,200 annually. Additional increased income potential can be achieved by converting the building to separate meters. The property is conveniently located adjacent to the many employment opportunities and modern conveniences of Downtown Long Beach. The location is also favorable to commuters with easy access to the 710 and 405 freeways as well as the Metro Blue Line, which runs from Long Beach to Downtown Los Angeles. This is an excellent opportunity for an investor to get into a neighborhood that is quickly gentrifying.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$1,300,000
- 4 Buildings
- Levels: Two
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- \$93870 Gross Scheduled Income
- \$43119 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$46,058
- Electric: \$4,074.00
- Gas: \$4,074
- Furniture Replacement:
- Trash: \$4,074
- Cable TV: 01914434
- Gardener:
- Licenses: 700
- Insurance: \$2,485
- Maintenance: \$3,500
- Workman's Comp:
- Professional Management: 4549
- Water/Sewer: \$4,074
- Other Expense: \$1,750
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Unfurnished	\$1,129	\$3,387	\$1,600
2:	1	2	1	0	Unfurnished	\$1,155	\$1,155	\$1,850
3:	1	3	2	0	Unfurnished	\$1,680	\$1,680	\$2,450
4:	2	0	1	0	Unfurnished	\$680	\$1,360	\$1,350

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7272006013

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
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