

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	PW23038057	S	673 675 Mira Mar AVE	LONG	2	STD	2	\$72,600		\$1,340,000.↓	\$719.27	1863	1935/ASR	6,751/0.155	N	2	08/31/23	100/100
2	PW23122002	S	622 Orizaba AVE	LONG	3	STD,TRUS	2	\$47,700		\$905,000.↑	\$663.49	1364	1923/ASR	2,170/0.0498	N	2	08/31/23	15/15
3	PW23109304	S	323 E Norton ST	LONG	7	STD	2	\$57,600		\$880,000.↓		2	1936/ASR	4,536/0.1041	N	0	08/30/23	20/20
4	PW23119878	S	1940 Magnolia AVE	LONG	9	STD	2	\$0		\$848,500.↓	\$402.13	2110	1941/ASR	4,150/0.0953	N	2	08/29/23	10/138
5	PW23139709	S	2466 Elm AVE	LONG	9	STD	2	\$0		\$900,000.↑	\$473.93	1899	1947/ASR	6,085/0.1397	N	2	08/31/23	4/4
6	23259695	S	1043 Alamitos AVE	LONG	4	STD	3		4	\$815,000.↓	\$363.84	2240	1929	4,552/0.1			08/30/23	105/105

Closed • Duplex

List / Sold:

\$1,350,000/\$1,340,000 ↓

100 days on the market

Listing ID: PW23038057

673 675 Mira Mar Ave • Long Beach 90814

2 units • \$675,000/unit • 1,863 sqft • 6,751 sqft lot • \$719.27/sqft • Built in 1935

E 7th St & Ximeno Ave



673 & 675 Mira Mar is comprised of two SFR's on a large lot in the prestigious Belmont Heights neighborhood. Set behind lush, tropical front landscaping, the front house (675) is a 1935-vintage Spanish-style casita with three (3) bedrooms and one (1) bathroom. The house retains its period character with well-maintained wood open beam ceilings, original hardwood floors, and original hand-wrought iron black chandelier with matching curtain rods in the dining and living rooms. French-style windows and doors, a cozy gas fireplace in the living room, a built-in wine storage boot-box and arched detailing provide additional charm and appeal. Modern improvements include an upgraded electrical system and copper plumbing throughout. The large kitchen is equipped with oak cabinetry, Caesarstone countertops, cast iron enamel sink with oil-rubbed bronze designer faucet and stainless-steel appliances (refrigerator, dishwasher). A generous-sized laundry room/mudroom with backdoor is located off the kitchen and features a Samsung washer/dryer set and additional oak cabinets for ample storage. The large paved back patio has been transformed into a fully fenced-in tropical oasis. Accessible from the laundry/mudroom or the two rear bedrooms, this lushly landscaped patio can be used for dining, entertaining or relaxation. Adjacent to the patio sits a detached two-car garage, which is currently being used for storage. This could remain storage or can be converted back to parking. Additional off-street parking is available with three (3) surface spaces along the driveway. The rear California bungalow house (673), built in 1960, is comprised of two (2) bedrooms and one (1) bathroom, and has its own separate private side entrance from the street. Upgrades to the house include a heavy-duty screen front door, plank engineered flooring, interior raised-panel doors, dining window awning, re-glazed tub, and more. The kitchen features a breakfast bar counter, large window over the sink, granite countertops, stainless steel sink, refrigerator, dishwasher, five-burner gas stove, and wall metal pot rack. A laundry room with back door off the kitchen is equipped with a washer/dryer and storage cabinets. The private backyard is enclosed by a 35-foot-tall bamboo wall to the east and a 15-foot wall to the west providing dining, entertainment and other recreational possibilities.

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$1,395,000
- 3 Buildings
- 2 Total parking spaces
- \$465 (Estimated)
- Laundry: Inside
- \$72600 Gross Scheduled Income
- \$48361 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: \$22,061
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014505
- Gardener:
- Licenses:
- Insurance: \$1,248
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,195
- Other Expense: \$300
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$3,300	\$3,300	\$3,630
2:	1	2	1	0	Unfurnished	\$2,750	\$2,750	\$3,025

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: 2.5%
- 2 - Belmont Heights, Alamilto Heights area
 - Los Angeles County
 - Parcel # 7254026010

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: **\$895,000/\$905,000** ↑

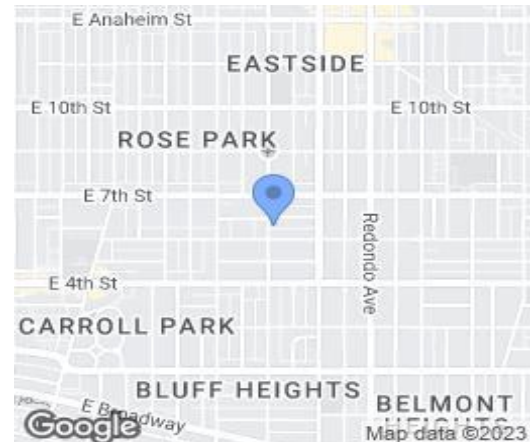
622 Orizaba Ave • Long Beach 90814

15 days on the market

2 units • \$447,500/unit • 1,364 sqft • 2,170 sqft lot • \$663.49/sqft • Built in 1923

Listing ID: PW23122002

N/4th; W/Redondo; S/7th; E/Temple



Spanish Duplex, in historic Rose Park. Set above the street, it looks like a cute Spanish Castle. Plenty of parking on the double red-stained driveway with double garage. The entrance has the original arched front door for the upper unit, and French doors for the bottom unit. Plenty of curb appeal with wrought iron accents behind a brick border planter. Notice the drought resistant landscaping. The lower 1-Bedroom home, is easy to view. Original built-ins, plus over-sized space off living room that been used for a home office or a huge walk-in closet. Completely repainted with new flooring throughout. Off the kitchen is a washer/dryer exiting to a private back courtyard, and more outside storage. The upstairs 1-Bedroom home is tenant-occupied (do not disturb). This upstairs home also boasts a large bonus space that is being used as a home office. It also offers a back enclosed porch and the double garage with a built-in storage room. Ceiling fans in both units. The location carries a high walkability score, close to all that Retro-Row has to offer, Ralph's and just a bike-ride to the beach. Always easy to rent, but could also be easily transformed to a single-family home. Plenty of Options on Orizaba!

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$895,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: Natural Gas, Space Heater
- \$383 (Estimated)
- Laundry: Gas Dryer Hookup, Stackable, Washer Hookup
- \$47700 Gross Scheduled Income
- \$45152 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl
- Appliances: Gas Oven, Refrigerator

Exterior

- Lot Features: Rectangular Lot, Up Slope from Street, Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,548
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$988
- Maintenance: \$480
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$480
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$1,875	\$25,200	\$2,100
2:	1	1	1	2	Unfurnished	\$0	\$24,000	\$2,000

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

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

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7258029002

Michael Lembeck

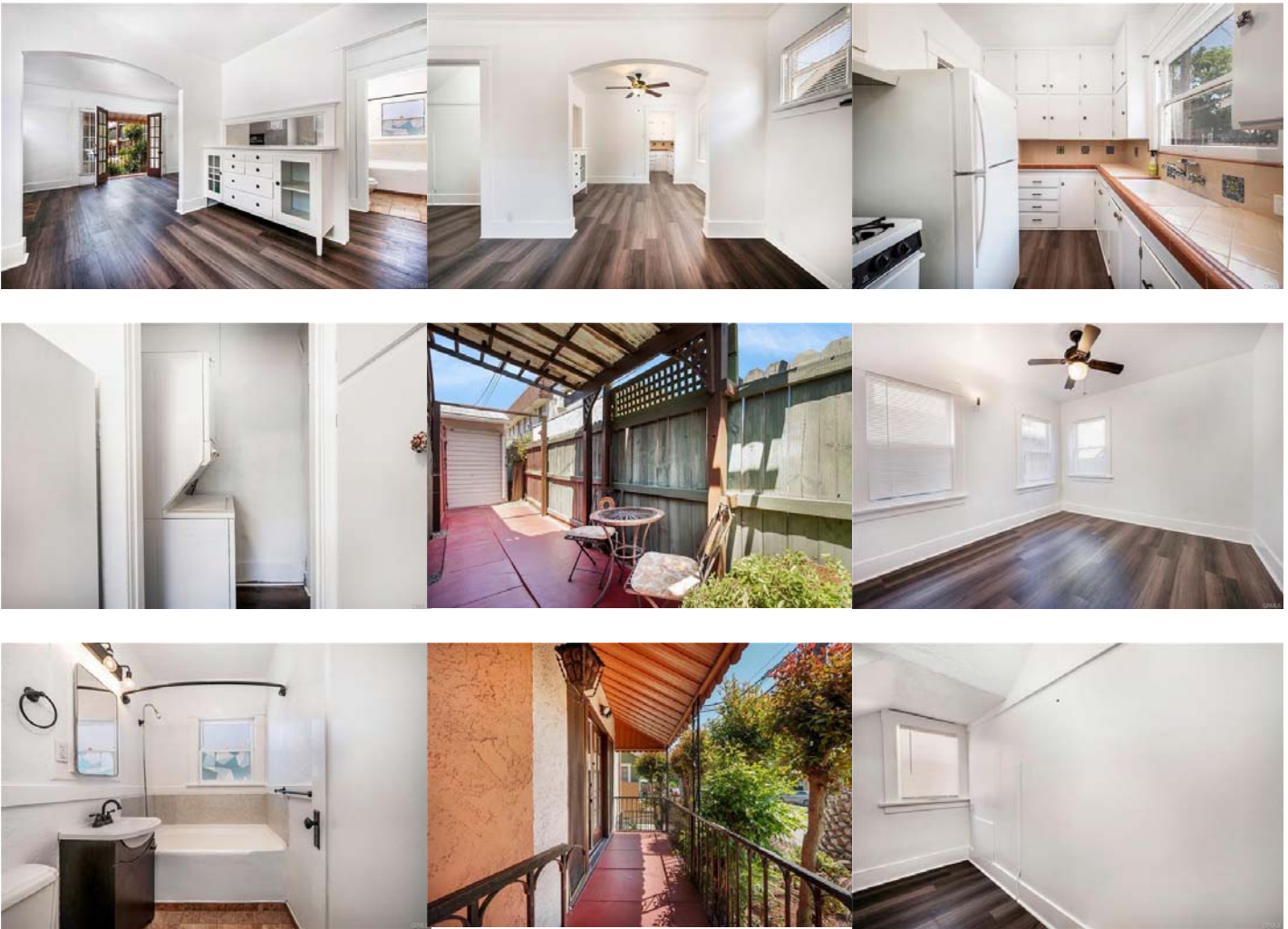
State License #: 01019397
Cell Phone: 714-742-3700

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: **\$899,900/\$880,000** ↓

323 E Norton St • Long Beach 90805

20 days on the market

2 units • **\$449,950/unit** • **2 sqft** • **4,536 sqft lot** • **No \$/Sqft data** •
Built in 1936

Listing ID: PW23109304

LOCUST @ NORTON



BEAUTIFUL RENOVATED 2 HOMES WITH FRONT AND BACK YARDS SEPATATED BY WHITE FENCES FOR MORE PRIVACY : FRONT HOUSE 3 BEDROOMS, 2 BATHS AND BACK HOUSE 1 BEDROOM, ONE BATH WITH : AIR CONDITION, QUARTZ KITCHEN COUNTERTOPS, LAMINATE FLOORING, DOUBLE PANE WINDOWS, RECESSED LIGHTING AND CEILING FANS, UPGRADE BATHROOMS WITH MODERN LOOK. THIS IS A MUST SEE !

Facts & Features

- Sold On 08/30/2023
- Original List Price of \$990,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- \$25 (Assessor)
- Laundry: Inside
- \$57600 Gross Scheduled Income
- \$57600 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$960
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02182544
- Gardener:
- Licenses:
- Insurance: \$960
- 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	\$3,000	\$3,000	\$3,300
2:	1	1	1	0	Unfurnished	\$1,800	\$1,800	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 7 - North Long Beach area

• Buyer Agency Compensation: 2%

• Los Angeles County
• Parcel # 7126013018

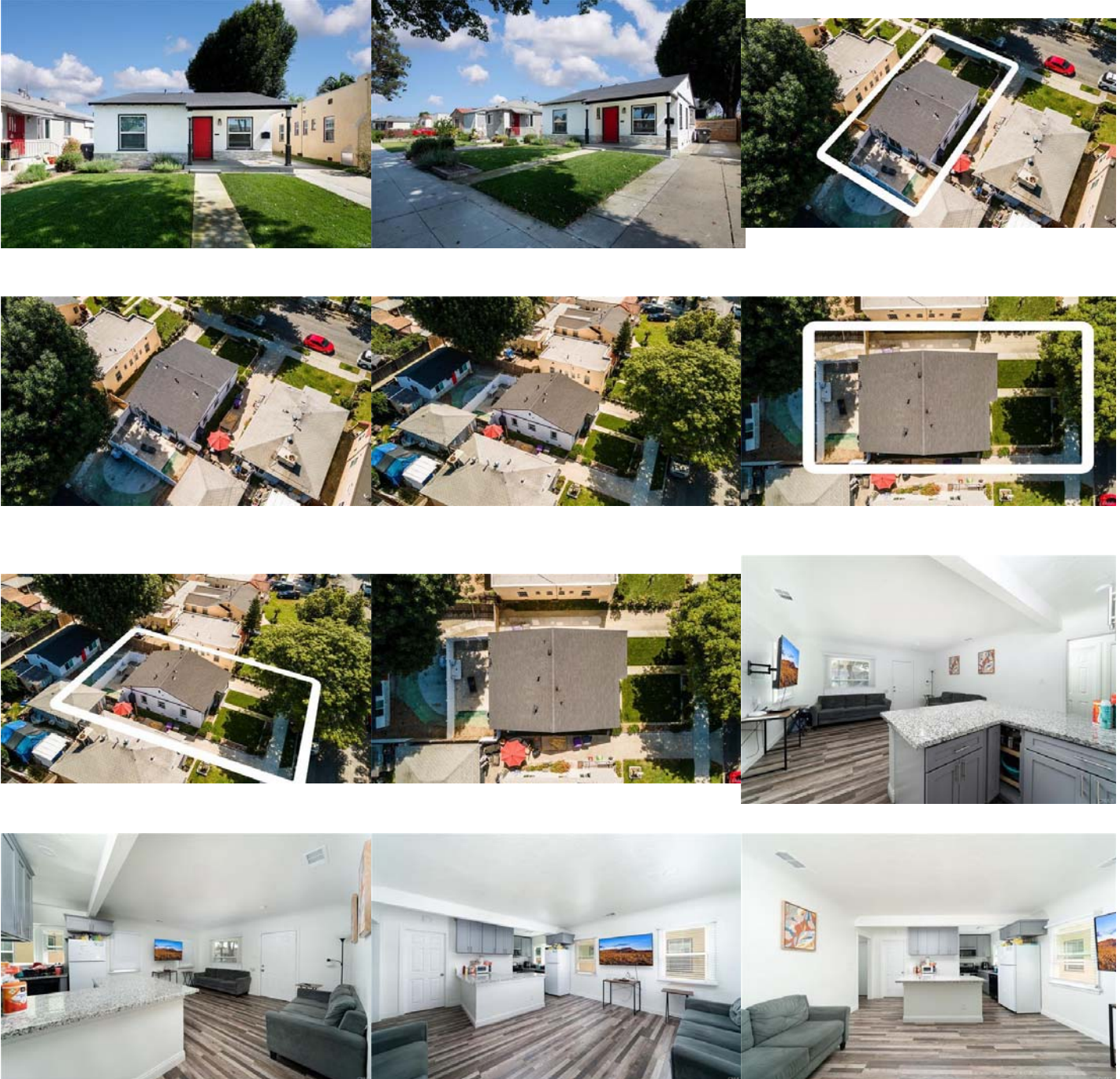
Michael Lembeck

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: **\$888,000/\$848,500** ↓

1940 Magnolia Ave • Long Beach 90806

10 days on the market

2 units • **\$444,000/unit** • **2,110 sqft** • **4,150 sqft lot** • **\$402.13/sqft** •
Built in 1941

Listing ID: PW23119878

Cross Street: W. 19th Street



Great income producing opportunity! Here is your chance to live in one unit and rent the other out to help pay your mortgage! This great duplex in Long Beach consists of one upper and lower unit, each featuring 2 bedrooms, 1 full bathroom, light and bright living room, separate dining area, flowing into a fully-equipped kitchen. There is plenty of storage space to be found too. To top it all off, each unit enjoys its own single car garage. A large yard provides outdoor enjoyment with a shared laundry room for the two units. Ideally located only minutes from the freeway for easy commuting and blocks from an abundance of shopping, dining and entertainment venues, 2 miles from the Metro station and only 10 minutes away from downtown Long Beach, the convention center, the courthouse, Shoreline Village, the beach and the Pike. What are you waiting for?! Don't let this opportunity pass you by!

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$888,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- 0 Total carport spaces
- \$457 (Estimated)
- Laundry: Common Area, Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Tile, Wood
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s), Tile Counters

Exterior

- Lot Features: Level
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014153
- 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	\$2,067	\$2,067	\$2,650
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,650

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes: 0
- Patio: 0
- Ranges: 2

- Carpet: 0
- Dishwasher: 0
- Disposal: 0

- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 9 - Poly High area
- Los Angeles County
- Parcel # 7209032013

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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CUSTOMER FULL: Residential Income LISTING ID: PW23119878

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Closed • Duplex

List / Sold: **\$900,000/\$900,000** ↑

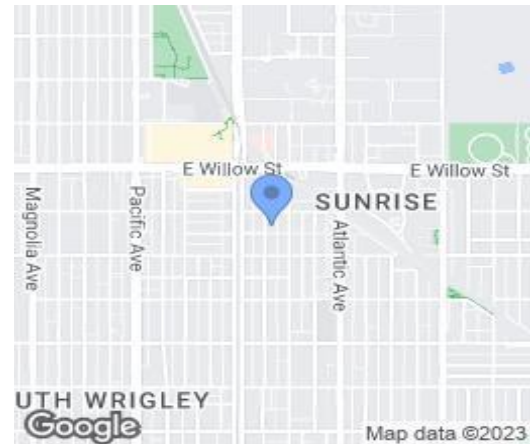
2466 Elm Ave • Long Beach 90806

4 days on the market

2 units • **\$450,000/unit** • **1,899 sqft** • **6,085 sqft lot** • **\$473.93/sqft** •
Built in 1947

Listing ID: PW23139709

South of Willow St.



Two houses on one Lot. BOTH DELIVERED VACANT!!! All structures EXTENSIVELY remodeled inside and out. NEW COPPER PLUMBING on both units. Both houses are COMPLETELY REWIRED. UPGRADED ELECTRICAL PANEL on both units. New VINYL WINDOWS, NEW ROOF on all structures, New LIGHTING THROUGHOUT with extensive recessed lighting. All new VINYL PLANK FLOORING, Modern kitchens with new cabinetry and countertops. REMODELED BATHROOMS. New interior/exterior paint. Extra deep garage is drywalled with epoxy flooring--seems perfect for ADU.

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$845,000
- 3 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$526 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 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: 02022092
- 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	\$0	\$0	\$2,700
2:	1	2	1	1	Unfurnished	\$0	\$0	\$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
- 9 - Poly High area

- Rent Controlled
- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 7208009005

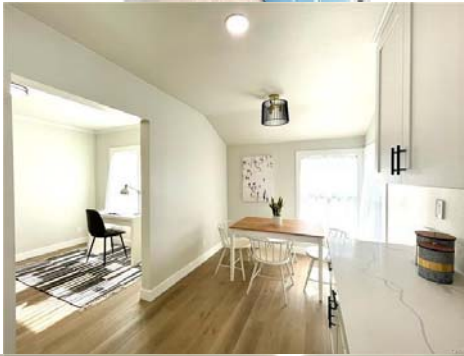
Michael Lembeck

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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: **\$859,000/\$815,000** ↓

1043 Alamos Avenue • Long Beach 90813

105 days on the market

3 units • **\$286,333/unit** • **2,240 sqft** • **4,552 sqft lot** • **\$363.84/sqft** •
Built in 1929

Listing ID: 23259695

[See Google Maps](#)



We are pleased to offer the opportunity to acquire 1043 Alamos Avenue, a 3-unit apartment building located in a rapidly evolving neighborhood of Long Beach. 1043 Alamos Avenue is a unique property that offers a buyer the opportunity to convert the unused garage space into a brand new 1-bedroom ADU unit which will provide an investor with over 95% rental upside potential. Built in 1929, this 2,240 SqFt bungalow style apartment features gated access to the building and a great unit mix of majority 2-bedroom units. The front two structures have been completed renovated with new bathrooms, restored hardwood floors, new cabinetry, and new utility lines throughout. The property is well-maintained with all units possessing new tankless water heaters, new roofs, and utility lines, but still offers plenty of potential for an investor to capitalize on the incomplete renovations for the 1-bedroom unit and easily convert the garage into a large 1-bedroom ADU.

Facts & Features

- Sold On 08/30/2023
- Original List Price of \$900,000
- 3 Buildings
- Cap Rate: 3.92
- \$33168 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$17,653
- 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:	1	2	2		Unfurnished	\$1,705	\$1,705	\$2,450
2:	1	2	1		Unfurnished	\$1,760	\$1,760	\$2,350
3:	1	1	1		Unfurnished	\$901	\$901	\$1,850
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7274008002

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: 23259695

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