

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	PW22090278	S	210 Glendora AVE	LONG	1	TRUS	2	\$58,200		\$1,525,000↓	\$665.36	2292	1988/PUB	2,207/0.0507	N	2	08/11/22	57/57
2	DW22129880	S	5493 Lemon AVE	LONG	7	STD	2	\$5,500		\$1,000,000↑	\$591.72	1690	1963/ASR	4,394/0.1009	N	2	08/08/22	34/34
3	22176663	S	2277 Linden AVE	LONG	9	STD	2		7	\$680,000↑	\$476.19	1428/A	1958/ASR	5,618/0.12	N	1	08/09/22	6/6
4	RS22140499	S	2744 Santa Fe AVE	LONG	11	STD,TRUS	2	\$0		\$935,000↑	\$382.88	2442	1980/ASR	5,163/0.1185	N	4	08/11/22	8/8
5	PW22099793	S	361 Gladys AVE	LONG	2	STD	3	\$68,400		\$1,220,000↓	\$472.50	2582	1919/PUB	6,500/0.1492	N	2	08/08/22	28/28
6	PW22014203	S	917 Loma AVE	LONG	3	STD	3	\$68,400		\$1,075,000↓	\$521.84	2060	1924/ASR	6,489/0.149	N	3	08/10/22	128/128
7	SB22104956	S	554 Cedar AVE	LONG	4	STD,TRUS	3	\$27,060		\$800,000↓	\$294.99	2712	1903/ASR	2,809/0.0645	N	0	08/09/22	38/38
8	DW22090998	S	2384 Linden AVE	LONG	9	STD	3	\$57,600		\$805,000↑	\$409.04	1968	1923/ASR	5,769/0.1324	N	3	08/08/22	5/5
9	PW22148579	S	3444 E Wilton ST	LONG	3	STD	4	\$70,992		\$1,400,000↑	\$333.25	4201	1968/ASR	6,750/0.155	N	4	08/11/22	14/14
10	PW22143719	S	4121 E Mendez ST	LONG	3	STD,TRUS	4	\$144,000		\$1,728,000↑	\$384.77	4491	1963/ASR	6,509/0.1494	N	4	08/11/22	11/11
11	IV22030241	S	1147 N Loma Vista DR	LONG	699	STD	4	\$86,400		\$1,300,000↓	\$349.46	3720	1965/ASR	4,989/0.1145	N	0	08/09/22	89/89

Closed • Duplex

List / Sold:

\$1,549,000/\$1,525,000 ↓

57 days on the market

Listing ID: PW22090278

210 Glendora Ave • Long Beach 90803

2 units • \$774,500/unit • **2,292 sqft** • **2,207 sqft lot** • **\$665.36/sqft** •
Built in 1988

Head North on 2nd street and turn right on Glendora



Price Improvement! This well-kept duplex with an abundance of character is located a few blocks from the beach in one of the most popular neighborhoods in Long Beach. Both spacious units have the same desirable floor plan with 2 great size bedrooms, 2 full baths, and in-unit laundry. The upper unit has a much sought-after rooftop deck and both units have a 2-car garage. As you enter either unit you are greeted by a bright and airy living space with French Doors opening to either a balcony or front porch accentuating the ocean breeze. On the second floor of each unit, there is a dining room, an open concept kitchen and off the hall, there are both bedrooms. The primary bedroom comes with a walk-in closet and an en-suite bathroom with double sinks. The downstairs unit has its own front yard and both units boast wooden floors, recessed lighting, and a fireplace. Belmont Shore has so much to offer including great restaurants, shops, and of course trendy 2nd street and Naples Island are both within walking distance which will be the envy of your family and friends.

Facts & Features

- Sold On 08/11/2022
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Estimated)
- Laundry: Inside
- \$58200 Gross Scheduled Income
- \$55800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Entry, Kitchen, Laundry, Living Room, Walk-In Closet
- Floor: Carpet, Laminate, Wood
- Appliances: Dishwasher, Freezer, Disposal, Gas Range, Microwave, Refrigerator
- Other Interior Features: Recessed Lighting, Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,847
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance: \$2,447
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,650	\$2,650	\$3,000
2:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$3,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher: 2
- Disposal: 2

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

Additional Information

- Trust sale
- Rent Controlled

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7249019024

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







CUSTOMER FULL: Residential Income LISTING ID: PW22090278

Printed: 08/14/2022 9:36:04 AM

Closed • Duplex

List / Sold: **\$964,900/\$1,000,000** ↑

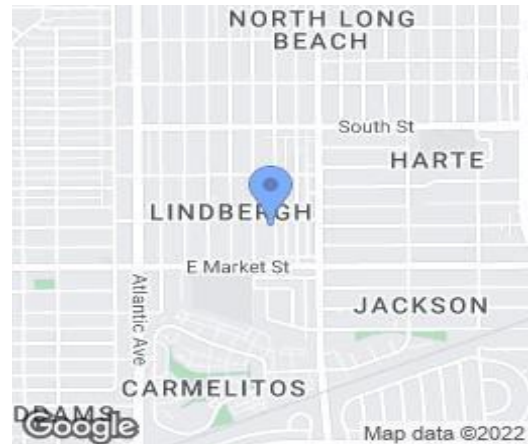
5493 Lemon Ave • Long Beach 90805

34 days on the market

2 units • **\$482,450/unit** • **1,690 sqft** • **4,394 sqft lot** • **\$591.72/sqft** •
Built in 1963

Listing ID: DW22129880

Market and Lemon



Rare turn key FHA approved duplex in the City of Long Beach! Here is your chance to own two tastefully remodeled units which includes a Mid-Century Modern 3 bedroom 2 bath unit and 2bedroom 1bath Craftsman style home. These homes both have freshly painted interior/exterior, New Luxury Vinyl flooring, New custom Kitchens, Spacious open floor plans, Recessed lighting, New Minisplit cooling/heating system, Remodeled restrooms, Separate indoor laundry hook-ups, electrical/plumbing upgrades and much more. Each unit has their own backyard with drought tolerant landscaping. The front unit is approximately 1,210 sq ft with 3bed & 2bath plus a 2 car garage. The back unit is approximately 480 sq ft with 2beds & 1bath. The electrical and gas meters are separated and the water meter is shared. You will love the vibes of these homes as soon as you step in. Perfect opportunity for two families or a first time buyer looking to live in one unit and rent the other. Make your appointment to see these homes today!

Facts & Features

- Sold On 08/08/2022
- Original List Price of \$964,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$0 (Assessor)
- Laundry: Inside
- \$5500 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Master Bedroom, See Remarks
- Floor: Vinyl
- Appliances: Gas Oven
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Back Yard
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01948605
- 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	2	Negotiable	\$0	\$0	\$3,000
2:	1	2	1	0	Negotiable	\$0	\$0	\$2,500

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7127015002

Michael Lembeck

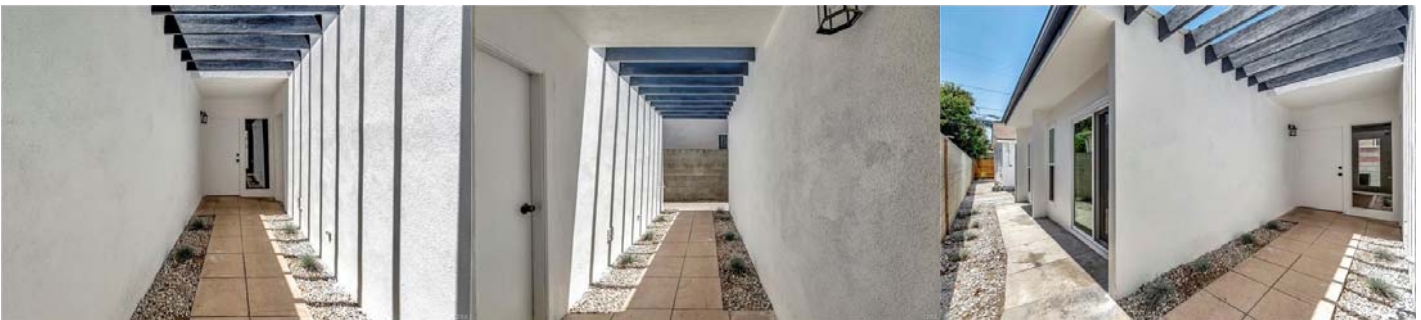
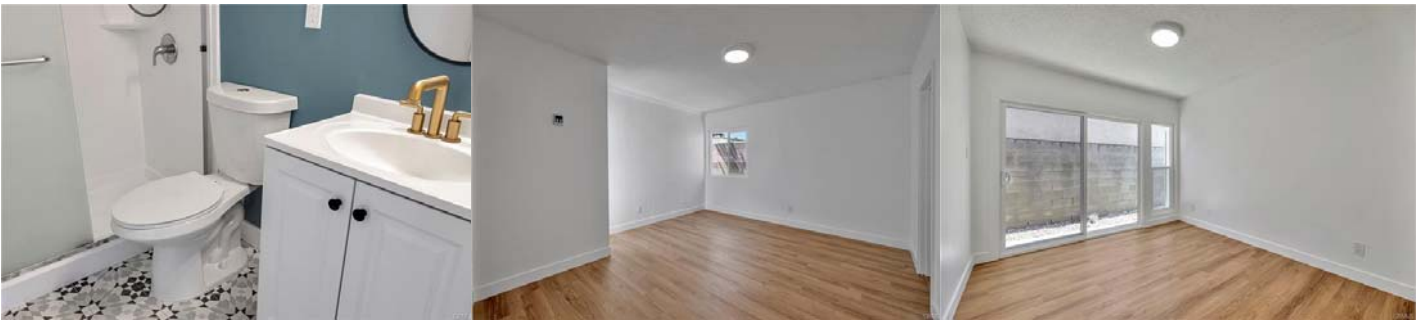
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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$598,998/\$680,000** ↑

2277 Linden Ave • Long Beach 90806

6 days on the market

**2 units • \$299,499/unit • 1,428 sqft • 5,618 sqft lot • \$476.19/sqft •
Built in 1958**

Listing ID: 22176663

Please use your smart phone' s navigation application.



Great opportunity to own a 2-unit property in Long Beach, located in close proximity to Bobby Smith Elementary School. The property consists of two detached units. The front unit is 2 BR / 1 BA house delivered VACANT with cute curb appeal, a relaxing covered front porch that spans the length of the home; sunny windows surrounding; an open, great-room layout; an eat-in kitchen with gas stove / range and dishwasher. The 2 bedrooms hug a hallway bathroom with a pedestal sink and a tub over shower design. The front house has access to an off-street driveway and a detached 1 car garage. The rear unit is a 1 BR / 1 BA apartment built over a large 2 car rear entry garage. This apartment has a vintage aesthetic with tree top view windows and lots of potential. This apartment is tenant occupied at \$900 /mo. (Tenant is fully performing on rent and current!). In preparation for this sale, the current owner has proactively done a home inspection, termite inspection, and the required City of Long Beach garage inspection. This awesome property is to be sold "AS IS" and "WHERE IS" with the current tenant to remain in possession. ** Some photos are virtually staged **

Facts & Features

- Sold On 08/09/2022
- Original List Price of \$598,998
- 2 Buildings
- Levels: One, Two
- 1 Total parking spaces
- 0 Total carport spaces
- Heating: Natural Gas
- Cap Rate: 6.7
- \$40300 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Great Room
- Appliances: Dishwasher, Gas Oven, Range
- Other Interior Features: Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: Rectangular Lot, Front Yard, Back Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community

Annual Expenses

- Total Operating Expense: \$7,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$804
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$552
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$2,500
2:	2	1	1		Unfurnished	\$900	\$900	\$1,500
3:								
4:								

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

Of Units With:

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

Additional Information

- Standard sale
- 9 - Poly High area
- Los Angeles County
- Parcel # 7208020026

Michael Lembeck

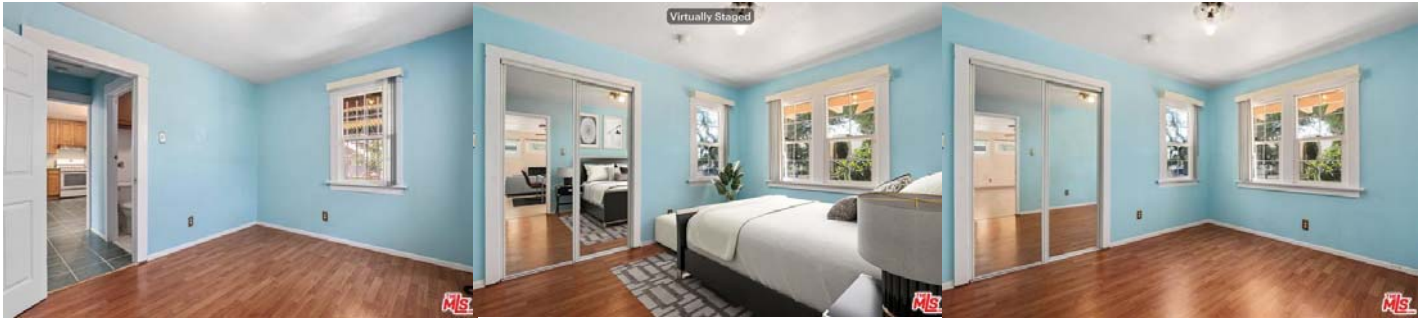
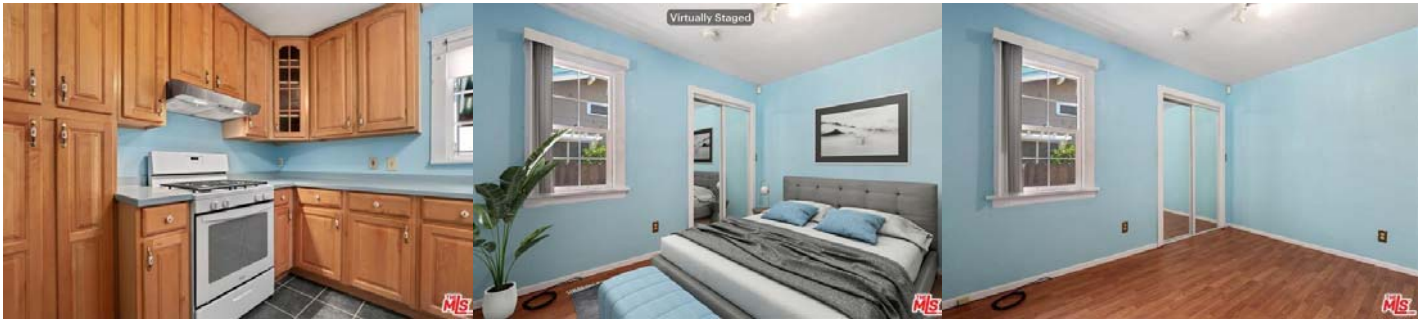
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$899,000/\$935,000** ↑

2744 Santa Fe Ave • Long Beach 90810

8 days on the market

2 units • **\$449,500/unit** • **2,442 sqft** • **5,163 sqft lot** • **\$382.88/sqft** •
Built in 1980

Listing ID: RS22140499

Santa Fe Ave North of Willow



Built in 1980 , this westside duplex could be the one you've been waiting for! Live in one and rent the other out. Property consists of a 3 bedroom 2 bathroom unit with a fireplace and a 2 bedroom 2 bath unit . Both feature 2 car garages with alley access, separate fenced yards, fresh interior and exterior paint, new dual pane windows and sliders, new kitchen cabinets with quartz counters and fixtures, new carpet on stairs and upstairs bedroom areas. Updates to the bathrooms in both units. Each unit has inside laundry hookups. Unknown if heaters work in either unit. Unknown if gas starter in fireplace operates. Partial copper plumbing. Seller has provided exempt disclosures for 2744 and standard for 2746. This property is being sold AS IS by a trust. No repairs. No credits. No termite.

Facts & Features

- Sold On 08/11/2022
- Original List Price of \$899,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Living Room
- Floor: Carpet, Tile
- Appliances: None, Disposal
- Other Interior Features: Copper Plumbing Partial, Quartz Counters

Exterior

- Lot Features: Back Yard, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,343
- Electric: \$952.00
- Gas: \$468
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02133500
- Gardener:
- Licenses:
- Insurance: \$913
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$790
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher: 0
- Disposal: 2

- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard, Trust sale

- 11 - Westside area
- Los Angeles County
- Parcel # 7313020038

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

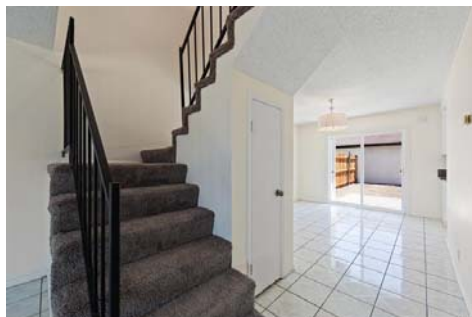
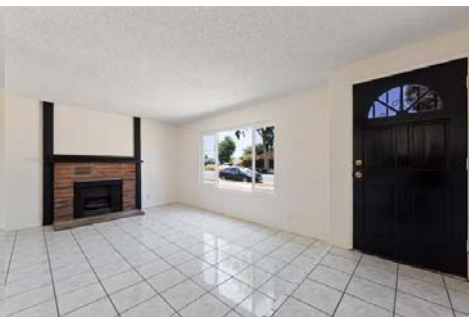
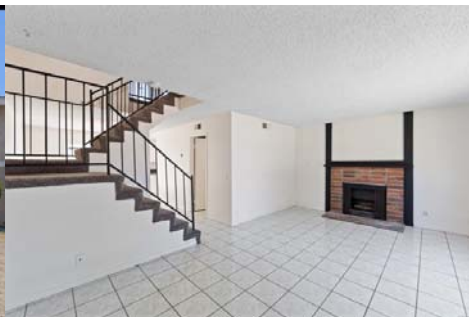
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: RS22140499

Printed: 08/14/2022 9:36:10 AM

Closed • **Triplex**

List / Sold:

\$1,322,000/\$1,220,000 ↓

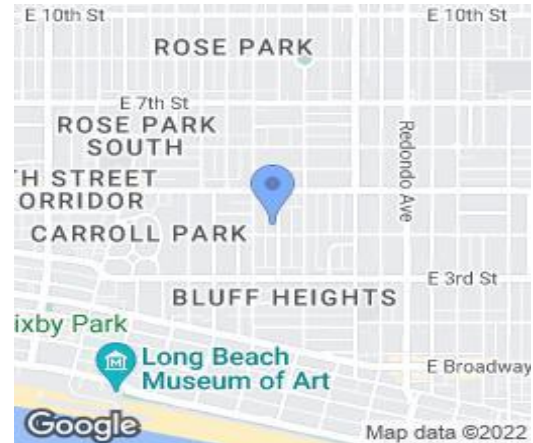
28 days on the market

361 Gladys Ave • Long Beach 90814

3 units • **\$440,667/unit** • **2,582 sqft** • **6,500 sqft lot** • **\$472.50/sqft** •
Built in 1919

Listing ID: PW22099793

On Gladys in Between 3rd and 4th street. Nearest Major cross streets are Temple or Redondo.



Blocks from the beach, this Historic Craftsman Bungalow built in 1919 is a Triplex with a spacious 2 Bed/2 Bath front house. There is a driveway with a garage that has a laundry room attached to it, with access for all tenants. The back building has two 1 Bed/1 Bath units with an attached garage in the back with access to the alley. Both units also have back doors with access to the alley way.

Facts & Features

- Sold On 08/08/2022
- Original List Price of \$1,322,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- 1 Total carport spaces
- Heating: Floor Furnace, Wall Furnace
- \$788 (Assessor)
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, Individual Room, Outside, Washer Included
- \$68400 Gross Scheduled Income
- \$66120 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lawn
- Fencing: None
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$10,680
- Electric: \$5,280.00
- Gas: \$1,560
- Furniture Replacement:
- Trash: \$1,560
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$4,144
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,700		\$2,900
2:	1	1	1	1		\$1,050		\$1,400
3:	1	1	1			\$1,050		\$1,400

Of Units With:

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

Additional Information

- Standard sale

- 2 - Belmont Heights, Alhambra Heights area
 - Los Angeles County
 - Parcel # 7257009025
-

Michael Lembeck

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

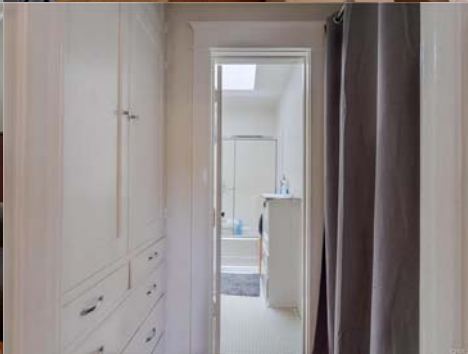
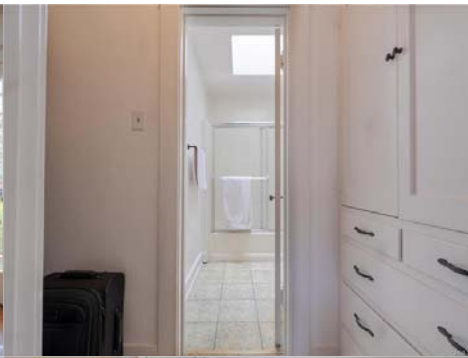
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CUSTOMER FULL: Residential Income LISTING ID: PW22099793

Printed: 08/14/2022 9:36:13 AM

Closed •

List / Sold:

\$1,250,000/\$1,075,000 ↓

128 days on the market

Listing ID: PW22014203

917 Loma Ave • Long Beach 90804

**3 units • \$416,667/unit • 2,060 sqft • 6,489 sqft lot • \$521.84/sqft •
Built in 1924**

North of 7th Street, West of Redondo



WELCOME TO 917 LOMA! A triplex nestled in central Long Beach featuring a charming craftsman home, rear detached duplex, 3 car garages, driveway parking, 1 off street parking, abundant storage shed/office space, onsite laundry, and plenty of unique and attractive characteristics!!! Front Craftsman House is a 3 Bedroom, 2 Bath with driveway parking, newer vinyl flooring, a step-down area that can be used as an office space/kids playroom. Master Bedroom with En Suite Bath, 2 guest rooms separated by large guest bathroom. Open Kitchen features pass through window, additional entry door from driveway, Laundry Room off Kitchen with W/D Hookups, Large Pantry/Storage Closet with direct access to Double Car Shared Garage. Garage has large attic storage with custom ladder access, and there are 2 separate sheds along each side of the house for ample storage of bikes, beach essentials, etc. Rear, Detached Duplex features an upper 2 bedroom, 1 bath unit with newer flooring, newer paint, and an oversized balcony! This unit reserves the 1 off-street parking alongside the double car garage with alley access and includes a two-room, L-Shaped storage unit in the rear of the building facing the alley. This bonus storage features a FLOOR SAFE! Lower Studio Unit is cozy and quaint with newer flooring, nice bathroom, separate kitchen, outdoor patio space, and uses the other half of the double car shared garage with the front house. Onsite and Common Laundry with coin operated 1 washer and 1 dryer owned by the seller. Plenty of Outdoor Space for all tenants to enjoy! This is a great opportunity to buy and own in this beautiful beach city!

Facts & Features

- Sold On 08/10/2022
- Original List Price of \$1,300,000
- 2 Buildings
- 6 Total parking spaces
- \$515 (Estimated)
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- \$68400 Gross Scheduled Income
- \$44460 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,940
- 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	3	2	1	Unfurnished	\$2,750	\$2,750	\$2,750
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$1,700
3:	1	0	1	1	Unfurnished	\$1,250	\$1,250	\$1,450

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7258009018

Michael Lembeck

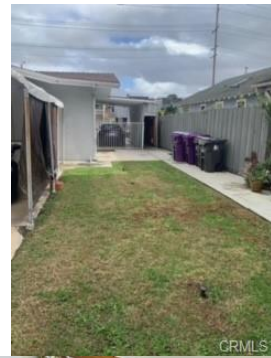
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CUSTOMER FULL: Residential Income LISTING ID: PW22014203

Printed: 08/14/2022 9:36:15 AM

Closed • Duplex

List / Sold: **\$850,000/\$800,000** ↓

554 Cedar Ave • Long Beach 90802

38 days on the market

3 units • **\$283,333/unit** • **2,712 sqft** • **2,809 sqft lot** • **\$294.99/sqft** •
Built in 1903

Listing ID: SB22104956

South East Corner of Cedar Ave & 6th Street



This historical Duplex is a fixer. Downstairs has been split into 2 rentals. Front right unit has 1 bedroom, 1 bathroom, living room with a non working fireplace, dining area, kitchen & storage. Front left unit has 2 bedrooms, 1 bathroom & kitchen. Upstairs has 3 Bedrooms, 1 bathroom, kitchen & living room. No garage. Great investment opportunity or a forever home. Cross reference MLS SB22107507 under Residential.

Facts & Features

- Sold On 08/09/2022
- Original List Price of \$850,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- 0 Total carport spaces
- \$0 (Unknown)
- Laundry: Common Area, Outside
- \$27060 Gross Scheduled Income
- \$16108 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,952
- Electric: \$2,736.00
- Gas: \$622
- Furniture Replacement:
- Trash: \$622
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$914
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,244
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500
2:	1	2	1	0	Unfurnished	\$660	\$660	\$1,500
3:	1	3	1	0	Unfurnished	\$1,595	\$660	\$2,400

Of Units With:

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

Additional Information

- Standard, Trust sale
- 4 - Downtown Area, Alamitos Beach area

- Los Angeles County
- Parcel # 7280003002

Michael Lembeck

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

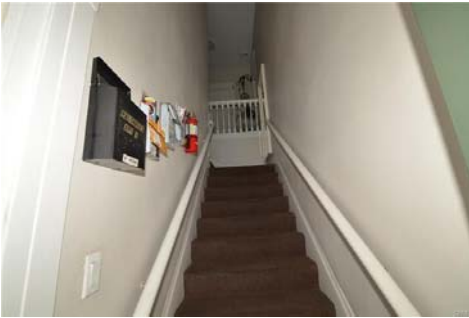
Re/Max Property Connection

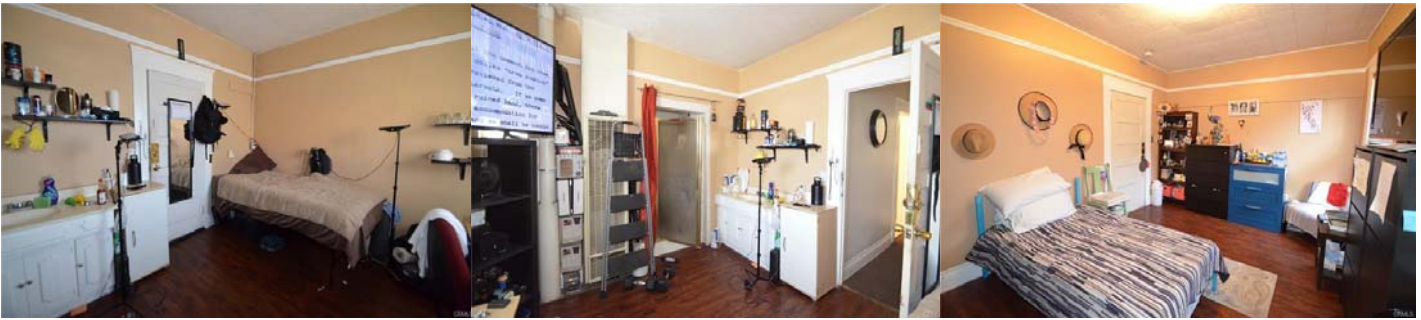
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

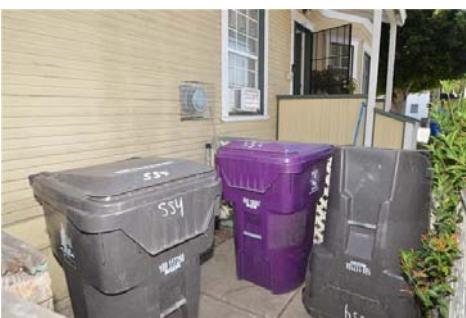
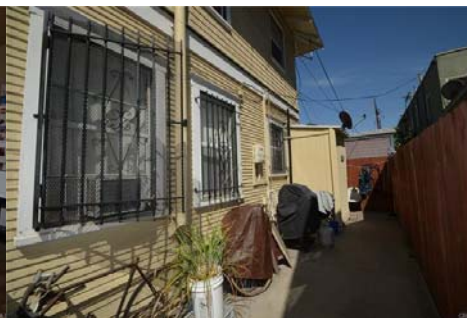
 Click arrow to display photos











Closed •

List / Sold: **\$779,000/\$805,000** ↑

2384 Linden Ave • Long Beach 90806

5 days on the market

**3 units • \$259,667/unit • 1,968 sqft • 5,769 sqft lot • \$409.04/sqft •
Built in 1923**

Listing ID: DW22090998

405 South , Exit Atlantic South, Make Right Burnett, Left on Linden



TRIPLEX!!! Always thought of living in one and renting the others? Well this is your shot! LIVE IN ONE and RENT THE OTHER TWO Units at Market Rents! All units will be delivered with no tenants. Rare opportunity to have more than half of your mortgage paid off for. Each unit consists of 1 bedroom and 1 bath each and its near all transportation, hospitals, shopping centers, parks, and schools. Great location in Long Beach! This investment opportunity will not last! The neighborhood is very peaceful and family-oriented.

Facts & Features

- Sold On 08/08/2022
- Original List Price of \$779,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: Outside
- \$57600 Gross Scheduled Income
- \$42600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Front Yard, Garden, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,900
- 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	1	1					\$1,600
2:	1	1	1					\$1,600
3:	1	1	1					\$1,600

Of Units With:

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

Additional Information

- Standard sale
- 9 - Poly High area

- Rent Controlled

- Los Angeles County
- Parcel # 7208018012

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:

\$1,345,000/\$1,400,000 ↑

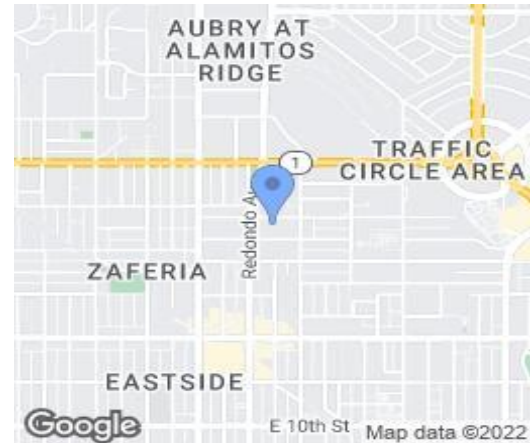
14 days on the market

Listing ID: PW22148579

3444 E Wilton St • Long Beach 90804

4 units • \$336,250/unit • 4,201 sqft • 6,750 sqft lot • \$333.25/sqft • Built in 1968

East of Redondo Ave



3444 East Wilton Street is a desirable fourplex in Long Beach, California. This offering presents a great opportunity for an investor to acquire an asset with a sought-after unit mix and 51 percent rental upside in a strong coastal rental market. Furthermore, a new investor may want to explore the potential to develop one ADU and one JADU (buyer to verify). 3444 East Wilton Street is a 1968 construction with a mix of one three-bed/two-bath unit and three two-bed/one-bath units. The three-bedroom unit features laundry hookups, and all units are separately metered for gas and electricity. The property also offers on-site parking. The property is well-located in Eastside Long Beach, a dense rental area desired by investors with easy access to freeways and Cal State Long Beach. The property is east of Redondo Avenue near the Traffic Circle area and boasts great proximity to retail (WalkScore: 89).

Facts & Features

- Sold On 08/11/2022
- Original List Price of \$1,345,000
- 1 Buildings
- 4 Total parking spaces
- \$880 (Assessor)
- Laundry: See Remarks
- \$70992 Gross Scheduled Income
- \$40369 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,673
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01975388
- 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	\$1,593	\$1,593	\$2,795
2:	1	2	1	0	Unfurnished	\$1,183	\$1,183	\$2,050
3:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$2,050
4:	1	2	1	0	Unfurnished	\$1,790	\$1,790	\$2,050

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7259005006

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



CUSTOMER FULL: Residential Income LISTING ID: PW22148579

Printed: 08/14/2022 9:36:19 AM

Closed • **Quadruplex**

List / Sold:

\$1,599,000/\$1,728,000 ↑

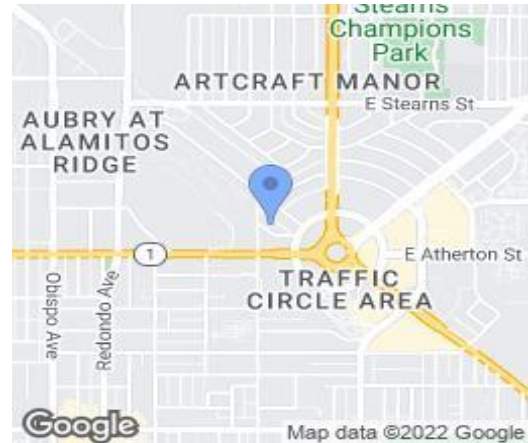
11 days on the market

4121 E Mendez St • Long Beach 90815

4 units • \$399,750/unit • 4,491 sqft • 6,509 sqft lot • \$384.77/sqft • Built in 1963

Listing ID: PW22143719

Just north of PCH and west of Lakewood Blvd - Near the LB Traffic Circle



Seasoned or First Time Multi-Family Investor's Dream - This is the Perfect Opportunity to add a clean, well-maintained and highly desired 4-plex investment asset in Long Beach, near the Outer Traffic Circle. Large 3-Bedroom/2-Bath front house with its own private yard/courtyard space and own inside laundry hookups and fireplace, along with three more Large 2-Bedroom units (1100sqft, 825sqft & 800sqft) behind and surrounded by the luxuriously paved community courtyard/open space. Each unit enjoys an assigned private garage with additional upper storage space enclosed. Recently painted, newer dual pane windows and roof, main sewer line replacement, separate on-site community laundry room for the remaining three units, and a recently passed LB fire-inspection. Individually Metered for Electric. Most units have been remodeled over the years. First time on the market in over 22 years. Constructed in the 1960s and includes a bonus owner's storage/workshop area too, along with clean nice secure laundry room with community washer and dryer. Only blocks to Alamitos and Junipero Beaches and in close proximity to CSULB, 2nd & PCH Shopping Center, LB Exchange and Hangar, several Golf Courses, Parks and Public Transit. Entertains frequent requests and inquiries for rental availability. Added Bonus - Unit #4 is currently vacant, clean, renovated and ready for you to occupy or a paying tenant at Close of Escrow. Proforma rents in analysis/estimates.

Facts & Features

- Sold On 08/11/2022
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Fireplace(s), Radiant
- \$0 (Unknown)
- Laundry: Common Area, Community, Individual Room, Inside, See Remarks, Stackable
- \$144000 Gross Scheduled Income
- \$116400 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: Electric Range, Electric Water Heater, Disposal, Range Hood
- Other Interior Features: Ceiling Fan(s), Formica Counters, Quartz Counters, Recessed Lighting, Unfurnished

Exterior

- Lot Features: Rectangular Lot, Near Public Transit, Park Nearby
- Security Features: Gated Community, Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,000
- Electric: \$400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02031470
- Gardener:
- Licenses: 250
- Insurance: \$1,200
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,300	\$27,600	\$3,500
2:	1	2	1	1	Unfurnished	\$1,270	\$15,240	\$2,800
3:	1	2	2	1	Unfurnished	\$1,170	\$14,040	\$2,800
4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,800

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 4

Additional Information

- Standard, Trust sale
- Rent Controlled
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7219008033

Michael Lembeck

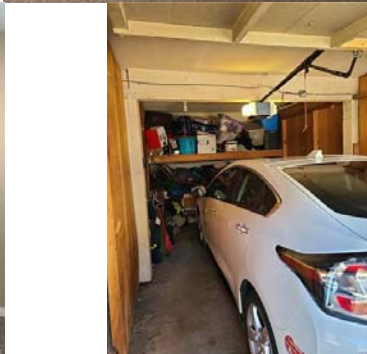
State License #: 01019397
Cell Phone: 714-742-3700

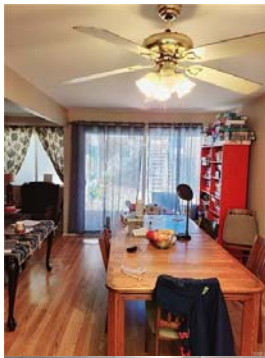
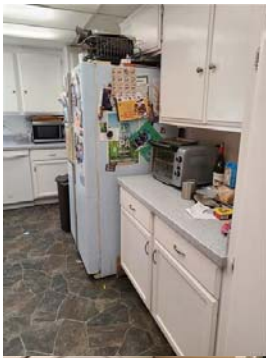
Re/Max Property Connection

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

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Closed • Apartment

List / Sold:

\$1,350,000/\$1,300,000 ↓

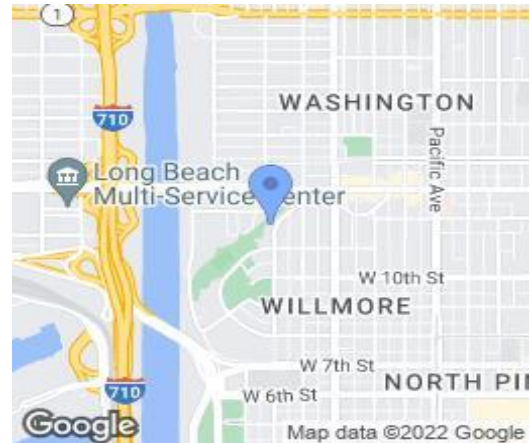
89 days on the market

Listing ID: IV22030241

1147 N Loma Vista Dr • Long Beach 90813

4 units • **\$337,500/unit** • **3,720 sqft** • **4,989 sqft lot** • **\$349.46/sqft** •
Built in 1965

Anaheim St East/ Daisy Ave



Extremely well maintained 4 Plex. Pride of ownership has been in the family for over 30 years. Near downtown Long Beach. Has its own little laundry room. All units are 2 Bedrooms 1 Bath. Has laminate flooring throughout all units and some have tile.

Facts & Features

- Sold On 08/09/2022
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Individual Room
- \$86400 Gross Scheduled Income
- \$86400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate
- Appliances: Gas Range
- Other Interior Features: Laminate Counters

Exterior

- Lot Features: 2-5 Units/Acre, Value In Land, Walkstreet, Yard
- Fencing: Average Condition
- Sewer: Sewer Assessments

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526223
- 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:	4	2	1	0	Unfurnished	\$86,400	\$86,400	\$86,400

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

- Rent Controlled

- Los Angeles County
- Parcel # 7271019009

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

