

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	PW22145785	S	810 N Loma Vista DR	LONG	4	STD	2	\$1,514		\$850,000 ↓	\$174.18	4880	1903/ASR	8,002/0.1837	N	0	09/15/22	23/23
2	PW22078516	S	1539 Gardenia AVE	LONG	9	STD	3	\$0		\$960,000 ↓	\$300.56	3194	1964/ASR	5,619/0.129	N	0	09/14/22	130/130
3	IV21120469	S	607 E 59th ST #4	LONG	7	STD	4	\$57,000		\$1,200,000 ↓	\$379.75	3160	1940/ASR	5,353/0.1229	N	0	09/15/22	460/460
4	22163113	S	768 CERRITOS AVE	LONG	4	STD	8			\$2,050,000 ↓	\$323.04	6346	1963	6,301/0.14		4	09/14/22	105/105
5	22161483	S	1109 E 3RD ST	LONG	4	STD	11			\$3,580,000 ↓	\$414.06	8646	1949	8,444/0.19		7	09/14/22	111/111

Closed •

List / Sold: **\$999,000/\$850,000** ↓

810 N Loma Vista Dr • Long Beach 90813

23 days on the market

2 units • \$499,500/unit • 4,880 sqft • 8,002 sqft lot • \$174.18/sqft •

Listing ID: PW22145785

Built in 1903

Take 710 freeway exit Anaheim east, right on Daisy, right on N. Loma Vista past Drake Park.



Great income property opportunity in up-and-coming Drake Park Historic District. Perfect for investor or owner occupant to live in the front and collect income from the rear unit. Front house is large two-story Victorian home with 6 bedroom and 2 bathrooms, 2288 sq feet of living space. Needs TLC so it ready for contractor or owner user to restore this unique home to its original charm and luster. Situated on large R2 lot with two separate buildings. Rear building was constructed in 1924 and is a spacious 2 bed 2 bath two story unit, 2592 sq feet. View of Drake Park! Great location in quaint walkable neighborhood just minutes from the Pike, Harbor, Downtown eateries and entertainment, beach bike and walking paths. Close to freeways, public transportation, schools and shopping. Property sold as-is.

Facts & Features

- Sold On 09/15/2022
- Original List Price of \$999,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room
- \$1514 Gross Scheduled Income
- \$1172 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02059058
- Gardener:
- Licenses:
- Insurance: \$0
- 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	0	Unfurnished	\$1,514	\$0	\$1,800
2:	1	6	2	0	Unfurnished	\$0	\$0	\$3,200

Of Units With:

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

Additional Information

- Standard sale

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7271023017

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

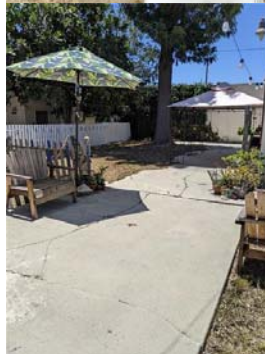
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW22145785

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Closed • **Triplex**

List / Sold: **\$975,000/\$960,000** ↓

1539 Gardenia Ave • Long Beach 90813

130 days on the market

3 units • **\$325,000/unit** • **3,194 sqft** • **5,619 sqft lot** • **\$300.56/sqft** •
Built in 1964

Listing ID: PW22078516

South of PCH and West of Cherry



3 units 3 bedrooms and 2 bathrooms house in the Front building plus duplex in back building consists of 2 bedrooms and 1 bath each . This is one of the larger buildings on the market with over 3194 square feet. Perfect owner occupied or investment property.

Facts & Features

- Sold On 09/14/2022
- Original List Price of \$970,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Assessor)
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01273285
- 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			\$1,685	\$1,685	\$2,500
2:	1	2	1			\$1,645	\$1,645	\$1,800
3:	1	2	1			\$1,100	\$1,100	\$1,800

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
- 9 - Poly High area
- Los Angeles County
- Parcel # 7261010016

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: PW22078516

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Closed • **Commercial/Residential**

List / Sold:

\$1,249,900/\$1,200,000 ↓

460 days on the market

Listing ID: IV21120469

607 E 59th St # 4 • Long Beach 90805

4 units • \$312,475/unit • 3,160 sqft • 5,353 sqft lot • \$379.75/sqft • Built in 1940

Corner of Atlantic and 59th St



Corner Lot!! 2 Separate Buildings one residential and one commercial!!! 2 retail offices facing Atlantic Ave and on the back facing 59th St there is a 3 beds/2 bath house with paid SOLAR PANELS, and the second residential unit is a 1 bed/ 1 bath. This property is ideal for a buyer to run his own business, live in one of the residential units and collect other rents. This 4-plex is located on a busy street with lots of visibility, The Michelle Obama Library is right in front. ...Please do not disturb tenants.

Facts & Features

- Sold On 09/15/2022
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: In Kitchen, Washer Hookup
- \$57000 Gross Scheduled Income
- \$50840 Net Operating Income
- 3 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: \$6,160
- Electric: \$1,072.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01226850
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,088
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,000	\$2,000	\$2,700
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,400
3:	1	0	1	0	Unfurnished	\$1,250	\$1,250	\$1,400
4:	1	0	1	0	Unfurnished	\$1,500	\$1,500	\$1,700

Of Units With:

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

Additional Information

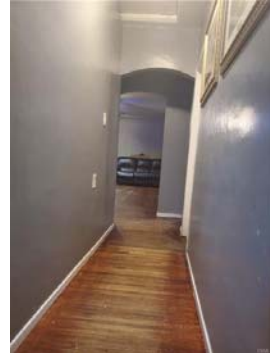
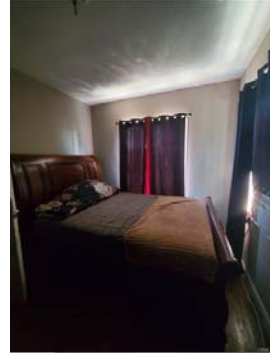
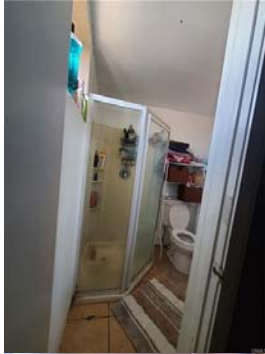
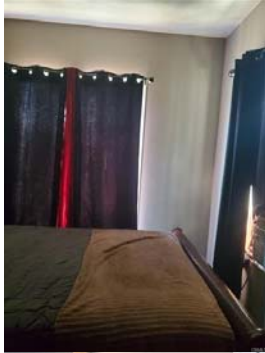
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7124017014

Re/Max Property Connection

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

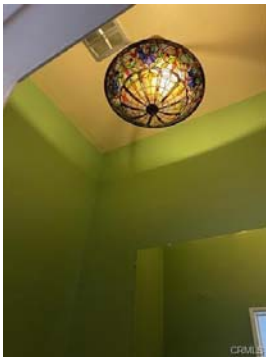
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CUSTOMER FULL: Residential Income LISTING ID: IV21120469

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Closed •

List / Sold:

\$2,150,000/\$2,050,000 ↓

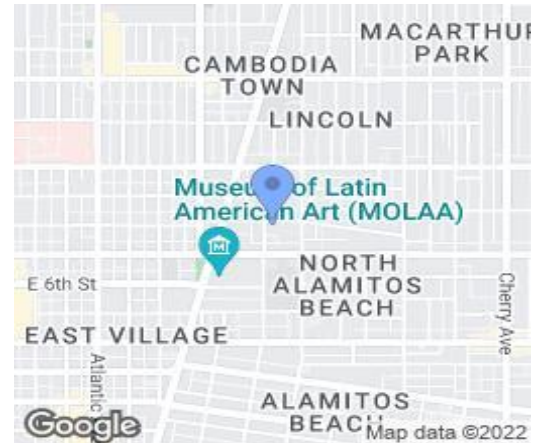
105 days on the market

Listing ID: 22163113

768 CERRITOS Ave • Long Beach 90813

**8 units • \$268,750/unit • 6,346 sqft • 6,301 sqft lot • \$323.04/sqft •
Built in 1963**

From CA-22W, Continue straight onto E 7th St, Turn right onto Cerritos Ave, Property will be on the right



768 Cerritos Avenue is an 8-unit multifamily investment opportunity located within the neighborhood of Hellman adjacent to Downtown Long Beach, CA. Unit mix offers one-, two- & three-bedroom floor plans with patio/balcony space in select units.

Facts & Features

- Sold On 09/14/2022
- Original List Price of \$2,150,000
- 1 Buildings
- 4 Total parking spaces
- \$77909 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$47,474
- 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:	4	1	1		Unfurnished	\$1,196	\$4,781	\$6,000
2:	3	2	1		Unfurnished	\$1,394	\$4,183	\$6,450
3:	1	3	2		Unfurnished	\$1,550	\$1,550	\$2,675
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7266003012

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:

\$3,685,000/\$3,580,000 ↓

111 days on the market

Listing ID: 22161483

1109 E 3RD St • Long Beach 90802

11 units • \$335,000/unit • 8,646 sqft • 8,444 sqft lot • \$414.06/sqft • Built in 1949

From CA-22, Continue straight onto E 7th St, Turn left onto Junipero Ave, Turn Right onto E 3rd St, Property will be on the right



Located a short walk away from Alamos Beach in Long Beach, California, 1107-1109 E. 3rd Street is an 11-unit multifamily investment opportunity. Property has a unit mix of (7) Large 1B/1B, (3) 1B/1B & (1) 2B/2B Floor Plans.

Facts & Features

- Sold On 09/14/2022
- Original List Price of \$3,685,000
- 2 Buildings
- 7 Total parking spaces
- \$142932 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$75,552
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- 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:	7	1	1		Unfurnished	\$1,699	\$11,894	\$13,300
2:	1	1	1		Unfurnished	\$1,495	\$1,495	\$1,625
3:	2	1	1		Unfurnished	\$1,138	\$2,275	\$3,718
4:	1	2	1		Unfurnished	\$2,166	\$2,166	\$2,700

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
- 4 - Downtown Area, Alhambra Beach area
- Los Angeles County
- Parcel # 7275005021

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 22161483

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