

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	PW22135331	S	846 Junipero AVE	LONG	3	STD	2	\$49,944		\$1,040,000.↓	\$773.81	1344	1911/ASR	5,062/0.1162	N	1	09/20/22	40/40
2	PW22157539	S	1540 Stanley AVE	LONG	3	TRUS	4	\$74,100	5	\$1,253,500.↑	\$791.35	1584	1932/PUB	5,941/0.1364	N	4	09/21/22	4/4
3	RS22157108	S	5981 Lime AVE	LONG	7	PRO,TRUS	4	\$0		\$750,000.↑	\$353.77	2120	1966/ASR	5,209/0.1196	N	0	09/19/22	21/21
4	RS22139034	S	245 E Market ST	LONG	7	STD	5	\$69,000		\$1,025,000.↓	\$266.65	3844	1987/PUB	5,754/0.1321	N	8	09/23/22	13/13
5	PW22127202	S	50 Glendora AVE	LONG	1	STD	6	\$104,240		\$2,015,000.↓	\$662.39	3042	1947/ASR	3,750/0.0861	N	0	09/20/22	22/22
6	22164893	S	2024 LEMON AVE	LONG	9	STD	6			\$1,275,000	\$632.44	2016	1922	6,514/0.14	N		09/21/22	86/86
7	22169907	S	1735 E 10TH ST	LONG	4	STD	14		5	\$3,550,000.↓	\$346.24	10253	1928	12,821/0.29			09/22/22	65/65

Closed •

List / Sold:

\$1,050,000/\$1,040,000 ↓

40 days on the market

Listing ID: PW22135331

846 Junipero Ave • Long Beach 90804

2 units • \$525,000/unit • 1,344 sqft • 5,062 sqft lot • \$773.81/sqft • Built in 1911

Junipero North of 7th Street



Renovated Craftsman bungalow in Rose Park Historic District with many original features and a stand-alone studio unit in back. The large main house has two bedrooms and two baths, and an additional den/office. The fully equipped studio in the back is a permitted ADU, with its own fenced-in patio allowing for privacy and separation. Both units are currently rented, but the main house tenants have given notice. Owners meticulously renovated property before relocating, so this is not your typical rental. The main kitchen has been completely remodeled with quartz countertops, shaker cabinets, subway tile backsplash, stainless steel appliances, and vinyl flooring. There are period details throughout the house, such as coffered ceilings, wainscoting, picture railings, and built-in seating and cabinetry. Interior walls and ceilings have been smoothed and repainted. Hardwood flooring in the bedrooms and living areas. Other improvements include central heat & AC, fully updated bathrooms, copper plumbing, sewer line upgrade, and a new automatic door for the detached garage. The lot is just over 5000 sq. feet, with fully fenced-in front and back yards. Large Craftsman-style front porch and a new modern hardwood deck in the backyard allow for indoor-outdoor living. The garden has been professionally landscaped with drought tolerant plants and an automatic sprinkler system. A one-car garage and driveway are reached by the back alley. Close to the beach and a few blocks from the restaurants and shops on 4th Street's Retro Row. Rose Park and Bixby Park (which has a dog park and farmer's market) are within walking distance.

Facts & Features

- Sold On 09/20/2022
- Original List Price of \$1,050,000
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$0 (Unknown)
- Laundry: Electric Dryer Hookup, In Kitchen, Inside, Washer Hookup
- \$49944 Gross Scheduled Income
- \$43105 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Den, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Office
- Floor: Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator, Vented Exhaust Fan
- Other Interior Features: Ceiling Fan(s), Pull Down Stairs to Attic, Quartz Counters, Recessed Lighting, Storage

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Park Nearby, Sprinkler System, Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,839
- Electric: \$0.00
- Gas: \$818
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01937239
- Gardener:
- Licenses:
- Insurance: \$1,451
- Maintenance:
- Workman's Comp:
- Professional Management: 2988
- Water/Sewer: \$382
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,887	\$2,887	\$3,250
2:	1	1	1	0	Unfurnished	\$1,275	\$1,275	\$1,325

Of Units With:

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

Additional Information

- Standard sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262013009

Michael Lembeck

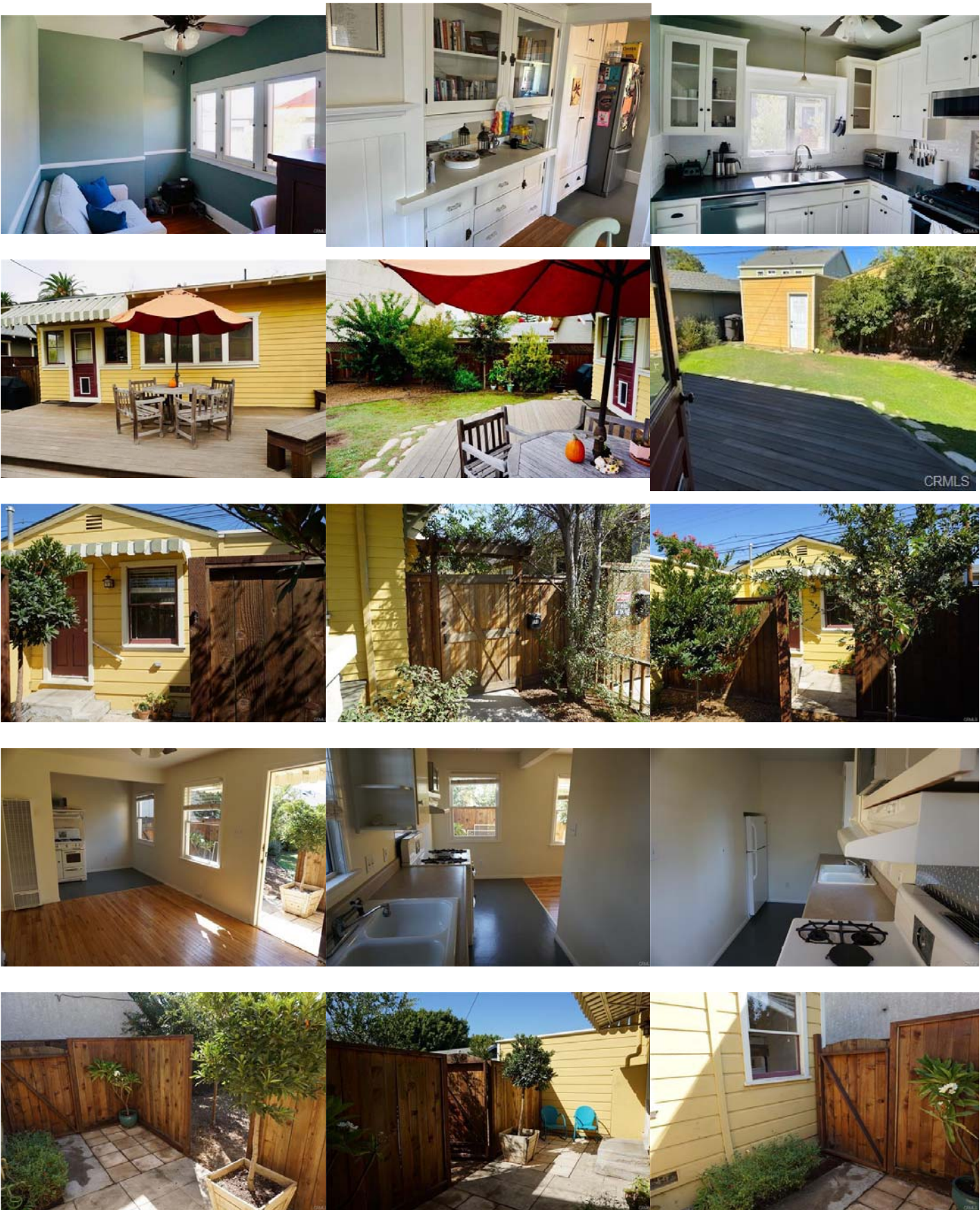
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

▼ Click arrow to display photos







Closed • **Quadruplex**

List / Sold:

\$1,250,000/\$1,253,500 ↑

4 days on the market

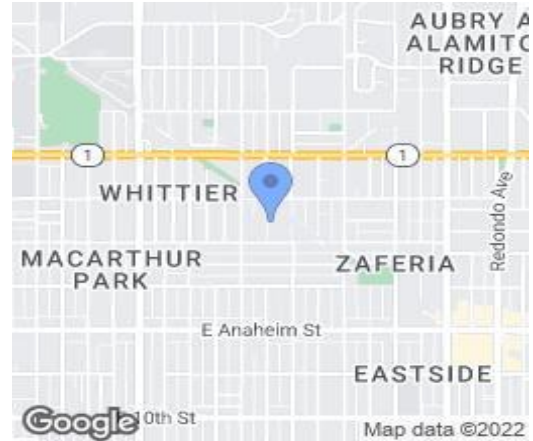
1540 Stanley Ave • Long Beach 90804

4 units • \$312,500/unit • 1,584 sqft • 5,941 sqft lot • \$791.35/sqft •

Built in 1932

Listing ID: PW22157539

405 N, Merge onto Lakewood Blvd Exit 27, (L) Junipero Ave.,(L) E 15th St., (L) Onto Stanley Ave, Property on your Right



This multi-unit offering includes four highly-desirable one-bedroom/one-bath detached cottages and three single-car garages at the rear of the property. These quaint and cozy homes have undergone significant upgrades in recent years, including new flooring, new kitchens with modern cabinetry and stainless steel appliances, renovated bathrooms, light fixtures, and interior and exterior paint. Additionally, the units are separately metered for gas and electricity each with its own water heater and outdoor space. The property provides off street parking along with on-site laundry, and is nearby hospitals, Long Beach City College and 2 miles from the downtown area. As a turnkey asset with upgraded detached units and near-market rents, this property presents an excellent investment opportunity in a great rental market.

Facts & Features

- Sold On 09/21/2022
- Original List Price of \$1,250,000
- 5 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$0 (Public Records)
- Laundry: Common Area, Community, Gas Dryer Hookup, Individual Room, Washer Hookup, Washer Included
- Cap Rate: 4.8
- \$74100 Gross Scheduled Income
- \$60069 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom, Master Bedroom
- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Water Heater, Microwave, Range Hood, Vented Exhaust Fan
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Cul-De-Sac, Level with Street, Lot 6500-9999, Rectangular Lot, Level
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Smoke Detector(s)
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,031
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01247521
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$5,460
- Workman's Comp:
- Professional Management: 3895
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,700
2:	1	1	1	1	Unfurnished	\$1,650	\$1,650	\$1,800

3:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,800
4:	1	1	1	1	Unfurnished	\$1,525	\$1,525	\$1,800

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- 3 - Eastside, Circle Area area
 - Los Angeles County
 - Parcel # 7260011013

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: PW22157539

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Closed •

List / Sold: **\$722,499/\$750,000** ↑

5981 Lime Ave • Long Beach 90805

21 days on the market

**4 units • \$180,625/unit • 2,120 sqft • 5,209 sqft lot • \$353.77/sqft •
Built in 1966**

Listing ID: RS22157108

East of the 710 Freeway, South of the 91 Freeway, North of South St., East of Atlantic Blvd.



PURSUANT to Assessor's records, this 4-pex was built in 1966; comprised of FOUR one-bedroom/one bathroom units, averaging 530 sq.ft. each.

THE strongest assets of the property are its construction age and modern floor plan that boasts: a good size Living room, Bedroom with large clothes closet and separate linen closet, Full Bathroom, Dining room, and well laid out Galley Kitchen with washer hook-up and room for dryer.

THE modern, 4-sided, stucco-clad structure under one roof makes for easy exterior maintenance, both for long term and monthly routine clean-up.

THE rear parking lot is large enough to provide off street parking for 4 cars lined up along the north, side wall of the property; that can easily drive in, park, and easily back-up and drive out. A future garage with TWO additional units above the garage may be a possibility worth exploring.

THE weakest asset of the property is its Non-Loanable Condition due to vandalism from squatters and deferred maintenance. Accordingly, Only CASH Offers will be accepted. Additionally, it should be noted that the property is part of a PROBATE SALE.

DO NOT DISTURB TENANTS or Walk onto the property without an advance scheduled appointment and listing agent present.

Facts & Features

- Sold On 09/19/2022
- Original List Price of \$722,499
- 1 Buildings
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$2,324 (Assessor)
- Laundry: Washer Hookup
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Appliances: None
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,200
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01020881
- Gardener:
- Licenses:
- Insurance: \$2,476
- 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:	4	4	4	0	Unfurnished	\$0	\$0	\$81,600

Of Units With:

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

Additional Information

- Probate Listing, Trust sale
 - Rent Controlled
- 7 - North Long Beach area
 - Los Angeles County
 - Parcel # 7124017017

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 • Apartment

List / Sold:

\$1,300,000/\$1,025,000 ↓

13 days on the market

Listing ID: RS22139034

245 E Market St • Long Beach 90805

5 units • **\$260,000/unit** • **3,844 sqft** • **5,754 sqft lot** • **\$266.65/sqft** •
Built in 1987

From 91 Go South on Atlantic and West on Market Street



Back on Market. Very well taken care of 5 - 2 Bedroom/1Bathroom Unit Apartment Building For Sale in one of the most desirable cities in Southern California. Long Beach has its own university, plenty of amazing parks, tons of amazing eateries including the new LBX, and is always upgrading as a city which is also centrally located to multiple airports, beaches, down town areas for great a day and night life. Apartment building is turn key fully occupied with long term tenants. 4 of the units are on the 2nd level and one unit is on lower level. The 4 upper units all have hardwood flooring and the 1 lower unit has ceramic tile with all units having ceiling fans. All upper units have private balconies. There are 8 parking spaces available and also security camera system surrounding the property. All units have individual door bells. With low inventory this is a great time to own a piece (5 doors) of Long Beach. All plumbing and electrical in good condition. There is a room that is currently being used as storage that can be used as laundry room if desired. PROPERTY SOLD AS-IS PLEASE NO PREDATORY BUYERS.

Facts & Features

- Sold On 09/23/2022
- Original List Price of \$1,300,000
- 1 Buildings
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: See Remarks
- \$69000 Gross Scheduled Income
- \$58707 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Tile, Wood
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,294
- Electric: \$754.88
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01297191
- Gardener:
- Licenses:
- Insurance: \$2,008
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,123
- Other Expense: \$225
- Other Expense Description: Landscap

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	2	Unfurnished	\$4,640	\$4,640	\$6,600
2:	1	2	1	0	Unfurnished	\$1,110	\$1,110	\$1,600

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7126034026

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: RS22139034

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Closed •

List / Sold:

\$2,125,000/\$2,015,000 ↓

22 days on the market

50 Glendora Ave • Long Beach 90803

**6 units • \$354,167/unit • 3,042 sqft • 3,750 sqft lot • \$662.39/sqft •
Built in 1947**

Listing ID: PW22127202

between 1st & Ocean



The Glendora Ave Apartments are ideally located just a short walk to the beach, Alamitos Bay, and all of the entertainment found on 2nd St. It is easily accessible to the 405, 22, 605 & 710 Freeways as well as downtown Long Beach, Convention Center, Performing Arts, Shoreline Village, Aquarium of the Pacific and Port of Long Beach. The property has been in the same family for 40 years and has been meticulously maintained. The property was re-piped with copper plumbing in 2019 and received a new composition roof approx. 10 years ago.

Facts & Features

- Sold On 09/20/2022
- Original List Price of \$2,125,000
- 1 Buildings
- 0 Total parking spaces
- \$722 (Public Records)
- Laundry: Common Area
- \$104240 Gross Scheduled Income
- \$63623 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 36-40 Units/Acre, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$37,489
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	2	0	Unfurnished	\$1,225	\$2,450	\$3,390
2:	4	1	1	0	Unfurnished	\$1,543	\$6,170	\$7,580

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area

- Rent Controlled

- Los Angeles County
- Parcel # 7247027002

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: PW22127202

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Closed •

List / Sold: **\$1,275,000/\$1,275,000**

2024 LEMON Ave • Long Beach 90806

86 days on the market

**6 units • \$212,500/unit • 2,016 sqft • 6,514 sqft lot • \$632.44/sqft •
Built in 1922**

Listing ID: 22164893

North of PCH



2024 Lemon Avenue presents an opportunity for a purchaser to follow the lead of the long-term ownership in a value-add apartment complex located in the "Poly High" neighborhood of Long Beach. As consistent management, renovations, and turnover has provided a steady increase in income - and the property currently features a rent-ready vacancy - a new investor can follow this strategy to continue adding value, raise revenue and improve operating efficiency. 6 Units Across 2 Structures - Built In 1922 - All 1 Bedroom + 1 Bathroom Units - 2,016 Gross Square Feet - Individually Metered for Electricity & Gas - Parking Lot In Rear - 5 Parking Spaces - Gated Access To Property - Corner Units (A, C, D, F) Remodeled in 2018-19 - 6,514 Square Foot Lot - LBR1N Zoning - One Vacancy As of 8/1/22.

Facts & Features

- Sold On 09/21/2022
- Original List Price of \$1,275,000
- 2 Buildings
- 5 Total parking spaces
- \$58046 Net Operating Income

Interior

- Rooms: Walk-In Closet
- Appliances: Refrigerator, Range, Oven

Exterior

- Lot Features: Front Yard, Back Yard
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$31,058
- 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	1	1		Unfurnished	\$1,295	\$1,295	\$1,425
2:	1	1	1		Unfurnished	\$1,350	\$1,350	\$1,400
3:	1	1	1		Unfurnished	\$1,395	\$1,395	\$1,425
4:	1	1	1		Unfurnished	\$925	\$925	\$1,425
5:	1	1	1		Unfurnished	\$0	\$0	\$1,425
6:								
7:								
8:								
9:								
10:								
11:								

12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 9 - Poly High area
- Los Angeles County
- Parcel # 7210027011

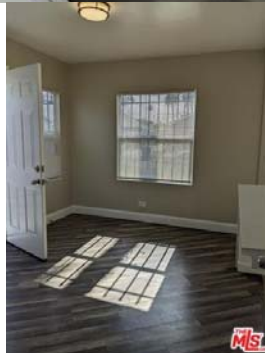
Michael Lembeck

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:

\$3,695,000/\$3,550,000 ↓

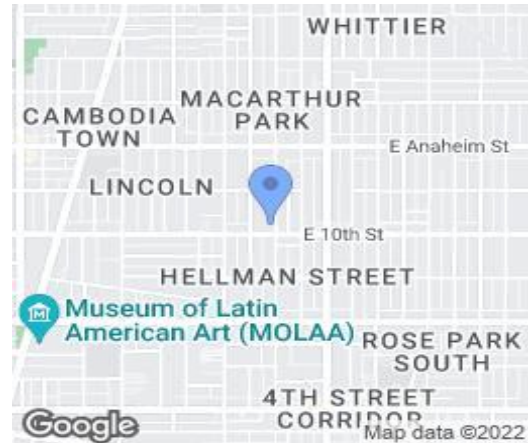
65 days on the market

Listing ID: 22169907

1735 E 10TH St • Long Beach 90813

14 units • \$263,929/unit • 10,253 sqft • 12,821 sqft lot • \$346.24/sqft • Built in 1928

14 Units on the East Side of Long Beach



BEST PRICED DEAL IN LONG BEACH. 13.1 GRM AND 5.0% CAP ON IN PLACE RENTS. 14 units in Long Beach - excellent unit mix for the area. All unit interiors were updated by Seller with new kitchen countertops, paint and flooring. There is onsite laundry and a total of 11 parking spaces onsite. Property is offered at 5.0% CAP against in place rents with upside to a 5.9% CAP. Property is professionally managed and well maintained. All units are rented and there is some rental upside for the Buyer to obtain as rent increases are issued. Excellent 1031 Exchange property or for anyone who wants to become an owner in the City of Long Beach which currently has over \$8BB in redevelopment occurring. The property is subject to AB1482 Rent Control allowing for 10% increases in 2022. CONTACT LA1 FOR MORE INFO AND A RENT ROLL.

Facts & Features

- Sold On 09/22/2022
- Original List Price of \$3,695,000
- 2 Buildings
- 11 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 5
- \$185000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$89,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- 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:	6	1	1		Unfurnished	\$1,495	\$9,000	\$1,695
2:	8	2	1		Unfurnished	\$1,695	\$11,300	\$1,895
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 4 - Downtown Area, Alamilos Beach area
- Los Angeles County
- Parcel # 7267012035

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: 22169907

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