

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	PW23061563	S	1544 W Parade ST	LONG	11	STD	2	\$0		\$595,000↓	\$850.00	700	1922/ASR	3,247/0.0745	N	0	09/26/23	92/92
2	PW23155502	S	3434 Lemon AVE	LONG	6	STD	2	\$18,000		\$1,125,000↓	\$437.23	2573	1928/PUB	6,357/0.1459	N	1	09/27/23	9/9
3	PW22234630	S	115 Euclid AVE	LONG	2	STD	4	\$84,120	3	\$1,561,000↓	\$430.74	3624	1923/ASR	2,494/0.0573	N	0	09/25/23	250/250
4	QC23052526	S	2829 E Coolidge ST	LONG	699	STD	18	\$374,520		\$4,050,000↓	\$257.36	15737	1964/ASR	16,988/0.39	N	14	09/29/23	117/117

Closed • Duplex

List / Sold: **\$595,000/\$595,000** ↓

1544 W Parade St • Long Beach 90810

92 days on the market

2 units • **\$297,500/unit** • **700 sqft** • **3,247 sqft lot** • **\$850.00/sqft** •

Listing ID: PW23061563

Built in 1922

Head N on Pacific Coast Highway, make a left onto Canal Ave, then make a right on W. Parade St.



Great opportunity to own a duplex with so much potential to build and expand. This property was just renovated and it also has proposed ADU plans for a first floor ADU and second floor of 980 SqFt of a detached ADU. It currently consists of two separate units both with 1 bedroom and 1 bathroom. Rent each unit or live in one and rent the other. Great if you need to have family nearby, but separately. Conveniently close to freeways, schools, shopping and restaurants, Metro stations, and popular beaches.

Facts & Features

- Sold On 09/26/2023
- Original List Price of \$720,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$453 (Estimated)
- Laundry: See Remarks
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01960531
- 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	1	0	0	Unfurnished	\$890	\$890	\$1,200
2:	1	1	0	0	Unfurnished	\$1,025	\$1,025	\$1,350

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
- 11 - Westside area

• Buyer Agency Compensation: 2.5%

• Los Angeles County
• Parcel # 7431035005

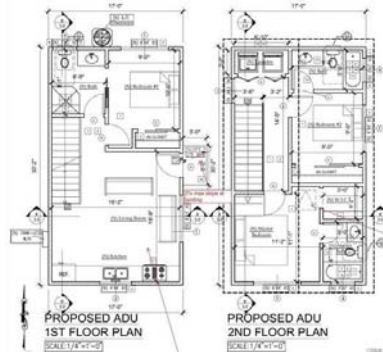
Michael Lembeck

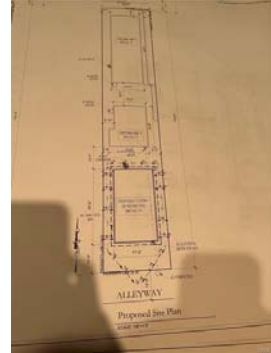
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold:

\$1,175,000/\$1,125,000 ↓

9 days on the market

Listing ID: PW23155502

3434 Lemon Ave • Long Beach 90807

2 units • **\$587,500/unit** • **2,573 sqft** • **6,357 sqft lot** • **\$437.23/sqft** •
Built in 1928

Wardlow to Lemon



3434 & 3436 Lemon - A Dual-Residence Opportunity: Situated in the esteemed California Heights neighborhood of Long Beach lies a unique dual-residence opportunity. Comprising two separate homes on a single parcel, this property offers strategic advantages for discerning investors or homeowners seeking supplementary income. The primary residence at 3434 Lemon elegantly provides three expansive bedrooms and two bathrooms, embodying a balance of modern space and inviting warmth. Meanwhile, the secondary dwelling at 3436 Lemon showcases two bedrooms and a bathroom, versatile in its potential use as a rental unit, guest house, or extended family accommodation. One of the distinctive features of this property is the independent utility services for each home, ensuring seamless management and enhanced privacy. Additionally, an attached garage caters to ample storage and parking needs. Environmentally conscious & budget-minded homeowners will appreciate the inclusion of fully paid-off solar panels, demonstrating a commitment to sustainable living and promising long-term energy savings. As a luxury addition, the property boasts an on-site swim spa, combining the benefits of aquatic exercise with relaxation. Located in a coveted locale, this property not only assures a comfortable living environment but also holds the potential for a rewarding income source, making it a prudent investment in lifestyle and future returns.

Facts & Features

- Sold On 09/27/2023
- Original List Price of \$1,175,000
- 2 Buildings
- 1 Total parking spaces
- \$556 (Estimated)
- Laundry: Inside
- \$18000 Gross Scheduled Income
- \$18000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Landscaped, Lawn, Patio Home, Sprinklers
- Sewer: Public Sewer
- In Front, Yard

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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:	2	5	0	1	Unfurnished	\$1,500	\$1,500	\$6,500

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7146024008

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Closed • **Quadruplex**

List / Sold:

\$1,599,000/\$1,561,000 ↓

250 days on the market

Listing ID: PW22234630

115 Euclid Ave • Long Beach 90803

4 units • **\$399,750/unit** • **3,624 sqft** • **2,494 sqft lot** • **\$430.74/sqft** •
Built in 1923

South of Second, West of Grand



Located in the heart of Belmont Heights, we are pleased to present this opportunity to own 115 Euclid Ave.. This property includes four large 900 sq. ft. 1-bedroom / 1-bathroom units. 115 Euclid is a few blocks from the ocean and the shops on Second Street. With a walk score of 90, this is the most walkable zip code in Long Beach. The property has beautiful decorative fireplaces, wood built-ins, and aesthetic period detailing. The owner meticulously maintained the property's features and recently installed supports of the foundation, copper plumbing throughout the building as well as a large portion of new windows. Finally, there is an additional room on the roof that can be used as an office or artist studio, for additional income.

Facts & Features

- Sold On 09/25/2023
- Original List Price of \$1,997,500
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$0 (Assessor)
- Laundry: Inside, Stackable
- Cap Rate: 3.36
- \$84120 Gross Scheduled Income
- \$56278 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Desert Front, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,842
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01886301
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$472
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,723	\$1,723	\$2,350
2:	1	1	1	0	Unfurnished	\$1,452	\$1,452	\$2,350
3:	1	1	1	0	Unfurnished	\$1,485	\$1,485	\$2,350
4:	1	1	1	0	Unfurnished	\$2,350	\$2,350	\$2,350

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

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

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7256005011

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Apartment

List / Sold:

\$4,600,000/\$4,050,000 ↓

117 days on the market

Listing ID: OC23052526

2829 E Coolidge St • Long Beach 90805

18 units • **\$255,556/unit** • **15,737 sqft** • **.39 acre(s) lot** • **\$257.36/sqft** •
Built in 1964

Nearby Cross Streets: East Coolidge Street & Paramount Boulevard



Coolidge Apartments is an 18-unit multifamily investment property located in Long Beach, CA. Coolidge Apartments offers a desirable mix of spacious one and two-bedroom floor plans and amenities including garage parking, gated access, an on-site laundry facility, and a central courtyard with a swimming pool. Unit interiors feature hardwood and carpet flooring, granite countertops, and ceiling fans. Coolidge Apartments has an excellent Long Beach location within 2 miles of the Lakewood Center, providing tenants with convenient access to everyday needs. The property is also located just over 3 miles from the plethora of retail, dining, and entertainment options at the Long Beach Exchange. Additionally, Coolidge Apartments is within blocks of all three levels of schooling. The property is within walking distance of the recently completed Bridge Point Long Beach industrial facility, a state-of-the-art distribution center with additional office space that is currently being leased by a major transportation and logistics provider that supplies operations for the United States Postal Service. According to the developer, Bridge Industrial, the facility is expected to bring more than 500 new jobs to the area. Furthermore, Coolidge Apartments benefits from its close proximity to State Route 91 and Interstate 710, connecting residents to employment hubs throughout Orange, Los Angeles, and Riverside Counties.

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$4,600,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- \$3,607 (Assessor)
- Laundry: Community
- \$374520 Gross Scheduled Income
- \$238913 Net Operating Income
- 18 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$150,427
- Electric: \$6,161.00
- Gas: \$6,161
- Furniture Replacement:
- Trash: \$6,161
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$10,800
- Maintenance: \$13,500
- Workman's Comp:
- Professional Management: 15574
- Water/Sewer: \$6,164
- Other Expense: \$31,207
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	6	Unfurnished	\$9,175	\$9,175	\$10,170
2:	12	2	1	8	Unfurnished	\$22,035	\$22,035	\$26,340

Of Units With:

- Separate Electric: 18
- Gas Meters: 0
- Drapes:
- Patio:

- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7120001033

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