

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	PW22142012	S	1349 Bennett AVE	LONG	3	TRUS	2	\$32,244		\$1,045,000.↓	\$382.22	2734	1976/PUB	4,179/0.0959	N	3	09/27/22	53/53
2	CV21208176	S	112 E Eldridge ST	LONG	7	STD	2	\$28,800		\$650,000.↓	\$465.28	1397	1955/ASR	2,970/0.0682	N	0	09/27/22	163/163
3	DW22181899	S	5434 Lemon AVE	LONG	7	STD	2	\$34,800		\$775,000.↑	\$555.16	1396	1946/ASR	4,319/0.0992	N	1	09/30/22	10/10
4	OC22160980	S	5518 E Daggett ST	LONG	34	STD	2	\$52,200		\$960,000.↓	\$456.06	2105	1950/ASR	5,973/0.1371	N	3	09/26/22	42/42
5	CV22176611	S	1373 Dawson AVE	LONG	3	STD	3	\$0		\$980,000.↑	\$571.76	1714	1920/ASR	6,478/0.1487	N	2	09/27/22	20/20
6	SB22097448	S	811 Chestnut AVE	LONG	4	STD	4	\$80,400	5	\$1,000,000.↓	\$389.41	2568	1923/ASR	2,508/0.0576	N	0	09/30/22	62/62
7	PW22170801	S	4316 Elm AVE	LONG	6	STD	4	\$7,700		\$1,375,000.↑	\$454.70	3024	1944/ASR	9,067/0.2081	N	4	09/30/22	8/8

Closed • Duplex

List / Sold:

\$1,099,000/\$1,045,000 ↓

53 days on the market

1349 Bennett Ave • Long Beach 90804

2 units • \$549,500/unit • 2,734 sqft • 4,179 sqft lot • \$382.22/sqft • Built in 1976

Listing ID: PW22142012

North of Anaheim, West of Ximeno. Right turn on Bennett just west of Ximeno off Anaheim.



PRICED REDUCED \$100k. Aloha and welcome to 1347 and 1349 Bennett Ave in the popular Long Beach "Zaferia" neighborhood. Situated in the middle of a quiet, tree lined street, this Duplex offers #1349 consisting of 3 bedrooms, 1 ¾ baths upstairs plus a downstairs ½ bath and delightful patio backyard. #1347 consists of a 2 bedroom, 1 bath upstairs and ¾ bath downstairs. Tenants are long time occupants and are currently on month to month lease agreements. With quick access to Recreation Park Golf Course and Tennis Center, Zaferia shopping area, Long Beach Airport and Freeways, this duplex offers amazing potential. It's listed for sale in "As Is" condition and priced to accommodate some touch up improvements.

Facts & Features

- Sold On 09/27/2022
- Original List Price of \$1,199,900
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Forced Air
- \$0 (Public Records)
- Laundry: Gas & Electric Dryer Hookup, In Closet, Inside
- \$32244 Gross Scheduled Income
- \$30379 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Galley Kitchen, Kitchen, Living Room, Master Suite
- Floor: Carpet, Wood
- Appliances: Free-Standing Range, Gas Oven
- Other Interior Features: Ceiling Fan(s), Laminate Counters, Pantry, Tile Counters

Exterior

- Lot Features: Back Yard, Level with Street, Rectangular Lot, Level, Near Public Transit, Park Nearby, Patio Home, Paved, Utilities - Overhead
- Fencing: Masonry, Wood
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$1,865
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$250
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$865
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$1,390	\$1,390	\$3,500
2:	1	2	2	1	Unfurnished	\$1,297	\$1,297	\$2,750

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes: 2
- Patio: 1

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

- Ranges: 2
- Refrigerator:
- Wall AC: 0

Additional Information

- Trust sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7253026009

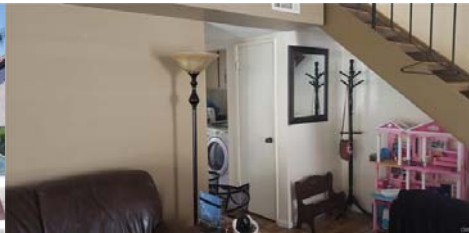
Michael Lembeck

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: PW22142012

Printed: 10/02/2022 5:14:24 AM

Closed •

List / Sold: **\$680,000/\$650,000** ↓

112 E Eldridge St • Long Beach 90807

163 days on the market

**2 units • \$340,000/unit • 1,397 sqft • 2,970 sqft lot • \$465.28/sqft •
Built in 1955**

Listing ID: CV21208176

Cross Streets: w/Long Beach Blvd s/ Wardlow



Back On the Market!!!Great Property Near all major Freeways with 2-1Bath Each Unit. The property needs upgrades (TLC).

Facts & Features

- Sold On 09/27/2022
- Original List Price of \$680,000
- 1 Buildings
- 0 Total parking spaces
- \$368 (Estimated)
- \$28800 Gross Scheduled Income
- \$19100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01293592
- 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	0	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500

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
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7206020029

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

 **Click arrow to display photos**



Closed • Duplex

List / Sold: **\$749,999/\$775,000** ↑

5434 Lemon Ave • Long Beach 90805

10 days on the market

2 units • **\$375,000/unit** • **1,396 sqft** • **4,319 sqft lot** • **\$555.16/sqft** •
Built in 1946

Listing ID: DW22181899

Market st. west, Right onto Lemon Ave



Two Homes on One Lot! Front Home is a two bedroom, one bathroom. Rear Home is a one bedroom, one bathroom with an attached garage. There's also a separate bonus room in the rear yard. Both Homes have been recently renovated throughout. Live in one and rent the other.

Facts & Features

- Sold On 09/30/2022
- Original List Price of \$749,999
- 2 Buildings
- 1 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$34800 Gross Scheduled Income
- \$30600 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sprinklers In Front, Sprinklers In Rear
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01327139
- 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	0	Unfurnished	\$1,600	\$1,600	\$2,700
2:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,500

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
- Rent Controlled
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7128003017

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 • Duplex

List / Sold: **\$999,000/\$960,000** ↓

5518 E Daggett St • Long Beach 90815

42 days on the market

2 units • \$499,500/unit • 2,105 sqft • 5,973 sqft lot • \$456.06/sqft • Built in 1950

Listing ID: OC22160980

Cross Streets: Daggett & N. Bellflower Blvd



Corner lot duplex for sale on tree lined street very close to Long Beach State. The bottom unit is a single level 2 bed 2 bath, very spacious and in overall good condition. There is a spacious yard between the main unit and back unit which sits above the garage. The back unit has an open concept kitchen, dining area and enough room for both a combo living/work space. The bedroom is very large and could potentially be converted to a 2 bedroom. Bring all investors!

Facts & Features

- Sold On 09/26/2022
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- \$0 (Other)
- Laundry: In Garage
- \$52200 Gross Scheduled Income
- \$52200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01430724
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	2	Unfurnished	\$2,695	\$32,340	\$32,340
2:	1	1	1	1	Unfurnished	\$1,800	\$21,600	\$21,600

Of Units With:

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

Additional Information

- Standard sale
- 34 - Los Altos, X-100 area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

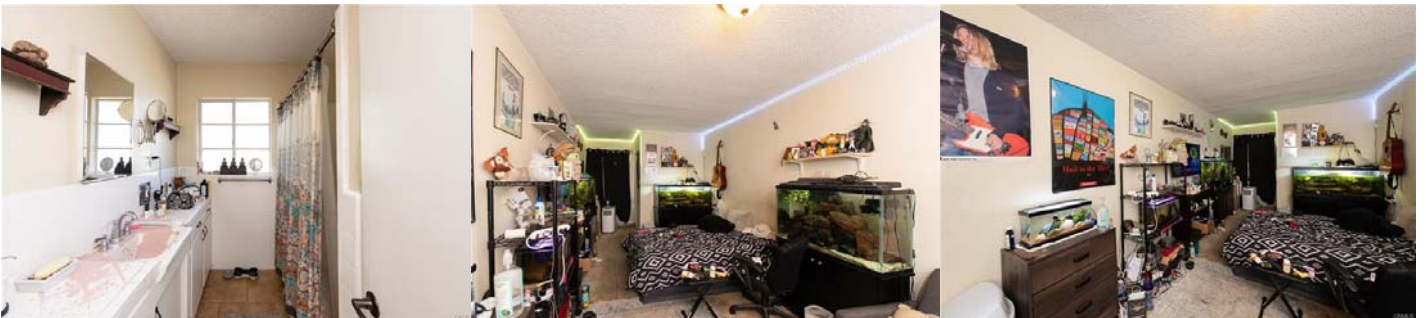
Re/Max Property Connection

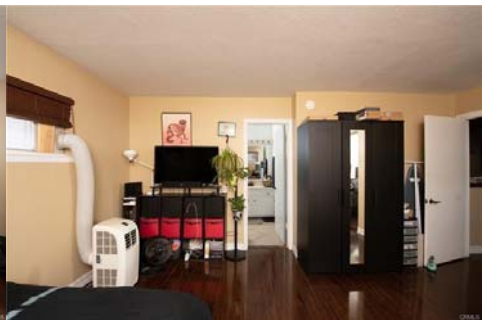
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed •

List / Sold: **\$979,000/\$980,000** ↑

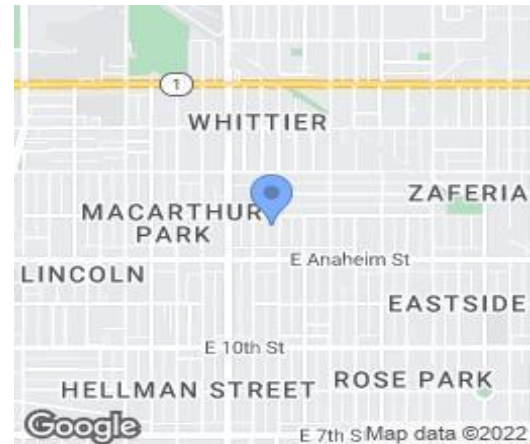
1373 Dawson Ave • Long Beach 90804

20 days on the market

3 units • \$326,333/unit • 1,714 sqft • 6,478 sqft lot • \$571.76/sqft • Built in 1920

Listing ID: CV22176611

Cherry and 14th



Welcome to this extraordinary Long Beach property. The front house is 3 bedrooms and 2 bathrooms. The back unit is 2 bedrooms and 1 bathroom. The units are detached making it perfect to create privacy. Potential for an additional studio ADU as well behind the garage. This property has a long driveway at the front leading you to a 2 car garage as well as an additional carport at the back side of the garage. Whether you are looking for a multi family home or an investment property, look no further. Come check it out!

Facts & Features

- Sold On 09/27/2022
- Original List Price of \$979,000
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- 1 Total carport spaces
- \$1 (Unknown)
- Laundry: In Garage
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01904054
- 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	Unfurnished	\$0	\$0	\$3,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200
3:	1	0	1		Unfurnished	\$0	\$0	\$1,500

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

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7261021014

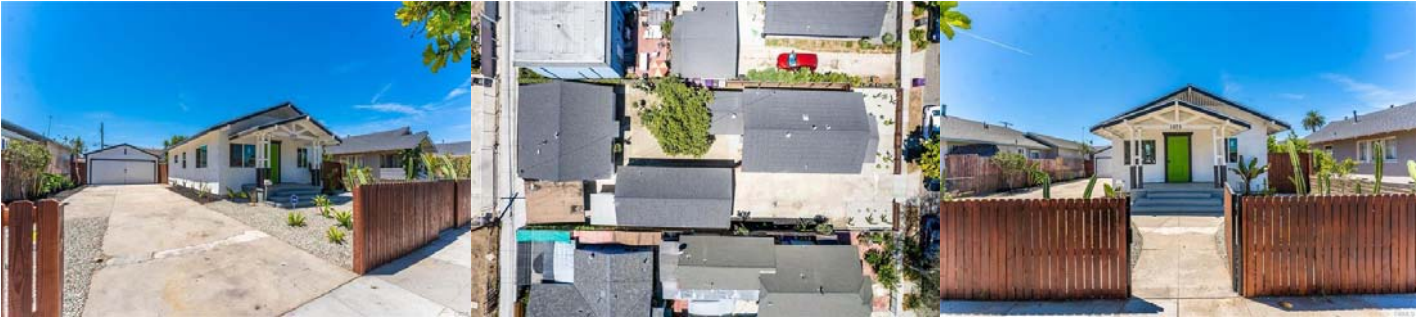
Michael Lembeck

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: CV22176611

Printed: 10/02/2022 5:14:29 AM

Closed •

List / Sold:

\$1,050,000/\$1,000,000 ↓

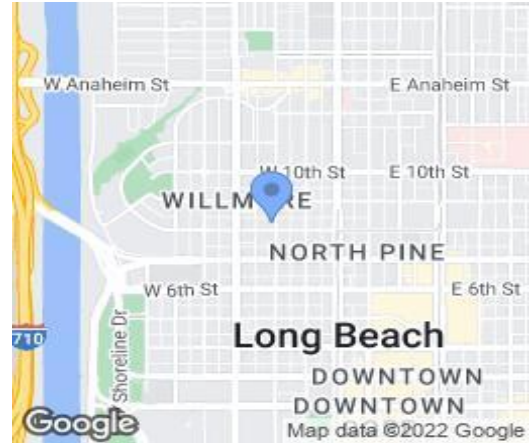
62 days on the market

Listing ID: SB22097448

811 Chestnut Ave • Long Beach 90813

**4 units • \$262,500/unit • 2,568 sqft • 2,508 sqft lot • \$389.41/sqft •
Built in 1923**

Off Magnolia Ave and 7th St



Completely tenant-ready! Located just outside of booming Downtown Long Beach, 811 Chestnut Ave is a well-maintained 4-plex with (4) tenant-ready 1Bed+1Bath units. Once the vacancies are rented out for market, the property will gross \$6,700/month and operate at a 5.29% CAP and 13.50 GRM. 811 Chestnut Ave is the ideal investment for any owner/user looking to live in a unit and have their neighbors pay their mortgage! 811 Chestnut Ave is comprised of (4) 1Bed+1Bath units, approximately 650 SF each. (1) Unit has been completely renovated, featuring new flooring, appliances, fixtures and windows. The subject property is located just outside the \$6 Billion of development flooding into Downtown LB, including the Long Beach Civic Center, Long Beach Aquarium, OceanAire Project, CSULB Project, CSULB Downtown Village, Broadway Block, The Pacific and Queen Mary Island.

Facts & Features

- Sold On 09/30/2022
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- Cap Rate: 5.29
- \$80400 Gross Scheduled Income
- \$57432 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,556
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01909400
- 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	1		Unfurnished	\$1,675	\$1,675	\$1,675
2:	1	1	1		Unfurnished	\$1,675	\$16,750	\$1,675
3:	1	1	1		Unfurnished	\$1,675	\$1,675	\$1,675
4:	1	1	1		Unfurnished	\$1,675	\$1,675	\$1,675

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 4 - Downtown Area, Alhambra Beach area
- Los Angeles County
- Parcel # 7272015028

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: SB22097448

Printed: 10/02/2022 5:14:30 AM

Closed •

List / Sold:

\$1,300,000/\$1,375,000 ↑

8 days on the market

Listing ID: PW22170801

4316 Elm Ave • Long Beach 90807

4 units • **\$325,000/unit** • **3,024 sqft** • **9,067 sqft lot** • **\$454.70/sqft** •
Built in 1944

North of San Antonio & East of Long Beach Blvd



This Bixby Knolls Four-Plex has a super location just a short distance to the Knolls Business District, Virginia Country Club, trendy shops and restaurants! Additionally, minutes away from the 405 and 710 Freeways and the Long Beach Airport. 3 of the units have Long Term Tenants. All units are 2 bedrooms and 1 bathroom. There are two two-car garages off the alley. Each unit uses one of the spaces in the garage. There is a storage room attached to the garage that could be converted to a laundry room. All units have separate gas meters, electric meters and hot water heaters. The property has great curb appeal with a freshly painted exterior. Enjoy a large front yard and a huge backyard with a large grassy area between the building and the garages.

Facts & Features

- Sold On 09/30/2022
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$5,146 (Assessor)
- Laundry: In Garage
- \$7700 Gross Scheduled Income
- \$72084 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,016
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses: 240
- Insurance: \$2,136
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,425	\$1,425	\$1,800
2:	1	2	1	1	Unfurnished	\$1,675	\$1,675	\$1,800
3:	1	2	1	1	Unfurnished	\$1,525	\$1,525	\$1,800
4:	1	2	1	1	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7134017003

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: PW22170801

Printed: 10/02/2022 5:14:31 AM