

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	PW21118001	S	179 Saint Joseph AVE	LONG	1	STD	2	\$50,760		\$1,355,000↓	\$566.47	2392	1925/ASR	3,059/0.0702	N	3	09/28/21	60/60
2	PW21158017	S	61 Savona Walk	LONG	1	STD	2	\$0		\$1,417,500↑	\$724.69	1956	1931/ASR	2,400/0.0551	N	2	09/27/21	13/13
3	PW21170140	S	3311 Adriatic AVE	LONG	11	STD	2	\$56,400		\$720,000↑	\$358.21	2010	1919/ASR	6,842/0.1571	N	2	09/28/21	15/15
4	PW21152256	S	4012 E Colorado ST E	LONG	2	STD	3	\$0		\$1,309,000↓	\$723.20	1810	1921/ASR	5,205/0.1195	N	3	09/28/21	15/15
5	SB21173760	S	2835 E Vista ST	LONG	2	STD	3	\$81,795		\$1,450,000↓	\$502.77	2884	1932/ASR	7,501/0.1722	N	5	09/27/21	11/11
6	PW21164052	S	3044 E Vista ST	LONG	2	STD	3	\$109,680	5	\$1,505,000↑	\$690.37	2180	1919/PUB	3,752/0.0861	N	2	09/30/21	14/14
7	SR21165736	S	4966 Oregon AVE	LONG	7	TRUS	3	\$24,720		\$808,000↑	\$461.71	1750	1957/ASR	5,918/0.1359	N	3	09/29/21	4/4
8	21760058	S	534 E 19Th ST	LONG	9	REO	3			\$872,550↑	\$458.27	1904	1905	6,499/0.14			09/28/21	30/30
9	PW21174964	S	232 Euclid AVE	LONG	2	STD	4	\$95,040		\$2,315,000↑		0	1930/ASR	6,519/0.1497	N	4	09/28/21	0/0
10	SB21147642	S	1118 E 17th ST	LONG	9	STD	4	\$117,270		\$1,500,000	\$340.29	4408	1970/ASR	6,534/0.15	N	0	09/27/21	12/12
11	OC21174055	S	1445 Elm AVE	LONG	4	STD	7	\$103,800		\$1,565,000↓	\$334.40	4680	1905/PUB	7,476/0.1716	N	0	09/29/21	1/1
12	PW20258139	S	1051 Dawson AVE	LONG	3	STD	8	\$155,340		\$2,249,000↓	\$421.56	5335	1987/ASR	6,534/0.15	N	0	09/30/21	99/99
13	PW20258168	S	2022 E 7th ST	LONG	3	STD	8	\$148,870		\$2,375,000↓	\$342.02	6944	1986/ASR	7,002/0.1607	N	0	09/30/21	99/99
14	OC21216979	S	1101 Daisy AVE	LONG	4	STD	8	\$143,040		\$1,592,000	\$322.20	4941	1948/ASR	4,941/0.1134	N	2	09/30/21	0/0
15	21716000	S	1056 Walnut AVE	LONG	4	STD	9			\$2,500,000↓	\$362.74	6892	1962	6,085/0.13	N	5	09/30/21	81/81

Closed •

List / Sold:

\$1,400,000/\$1,355,000 ↓

60 days on the market

Listing ID: PW21118001

179 Saint Joseph Ave • Long Beach 90803

2 units • \$700,000/unit • 2,392 sqft • 3,059 sqft lot • \$566.47/sqft • Built in 1925

Property is located south of 2nd Street



Fantastic, Belmont Shore duplex with abundant parking! The front home offers 3 bedrooms and 1 bathroom in 1,308 square feet. This unit has a one-car garage and driveway. The back unit consists of 2 bedrooms and 1 bathroom in 1,084 square feet and sits over two-large garages which can easily accommodate two cars and possibly a third. The lovely, front home welcomes you with a quaint porch and abundant charm including replaced oak, wood floors, faux fireplace, built-ins and several archways. The remodeled kitchen is adjacent to the private laundry room/pantry. The upper unit feels very spacious with a great room, renovated kitchen, attached patio, abundant natural light and wood-beamed ceiling. Both bedrooms are ample sized and have large closets. Laundry for this unit is located in the back garages which sit directly below this unit. The property sits on an oversized lot and would make a great home with mortgage helper or a wise investment.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage, Individual Room
- \$50760 Gross Scheduled Income
- \$50760 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Great Room, Main Floor Bedroom
- Floor: Carpet, Tile, Wood
- Appliances: Gas Range, Gas Water Heater
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Front Yard, Near Public Transit, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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	1	1	Unfurnished	\$1,830	\$1,830	\$2,800
2:	1	2	1	2	Unfurnished	\$2,400	\$2,400	\$2,600

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7247001024

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: PW21118001

Printed: 10/03/2021 10:59:12 AM

Closed • Duplex

List / Sold:

\$1,399,500/\$1,417,500 ↑

13 days on the market

61 Savona Walk • Long Beach 90803

2 units • \$699,750/unit • 1,956 sqft • 2,400 sqft lot • \$724.69/sqft •
Built in 1931

Listing ID: PW21158017

Go left on Savona Walk; will be on Right hand side



Prime Naples Duplex, just a half a block from the water. This property is perfect for an owner user or as an investment property in this pride of ownership location. The top unit consists of 2 bedrooms and 1 bath, remodeled kitchen, remodeled bath, stackable washer & dryer in the kitchen, hardwood floors in the living room and dining room -- approximately 1000 sq. ft. of living space with a private deck off the back door. The bottom unit is a footprint of the upper unit. Other amenities include in unit laundry, ample storage, a 2 car garage and fantastic access to the wonderful Naples community of Alamitos Bay, take a ride on the Gondola through the Naples canals, walk to trendy shopping and dining.

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$1,399,500
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen, Stackable
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Refrigerator

Exterior

- Lot Features: Sprinkler System, Walkstreet
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01247521
- 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	1	Unfurnished	\$0	\$0	\$2,495
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,350

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7243023021

Michael Lembeck

State License #: 01019397
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW21158017

Printed: 10/03/2021 10:59:13 AM

Closed • Duplex

List / Sold: **\$680,000/\$720,000** ↑

3311 Adriatic Ave • Long Beach 90810

15 days on the market

2 units • **\$340,000/unit** • **2,010 sqft** • **6,842 sqft lot** • **\$358.21/sqft** •

Built in 1919

Listing ID: PW21170140

Santa Fe Ave./ W 33rd St.



Why purchase a single family home in Long Beach's Westside neighborhood when you can buy a duplex, live in one and rent the other? 3311 Adriatic is perfect for just that and also a great value add opportunity for any investor- upgrade both units and set new rents with new tenants since both units will be delivered vacant! They both consist of two bedrooms and 1 bath each. The front unit also has a large bonus room that can be used as another bedroom, office or family room. Both front and back unit each have a washer & dryer and a long driveway that leads to plenty of parking and a two car garage. Just minutes from the 405/710 freeway and in an area in the path of growth. Will not last!

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$680,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: Inside
- \$56400 Gross Scheduled Income
- \$45120 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: \$11,280
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01952507
- 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	1	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200

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
- 11 - Westside area

- Los Angeles County
- Parcel # 7312001035

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: PW21170140

Printed: 10/03/2021 10:59:13 AM

Closed • [Triplex](#)

List / Sold:

\$1,395,000/\$1,309,000 ↓

15 days on the market

Listing ID: PW21152256

4012 E Colorado St E • Long Beach 90814

3 units • \$465,000/unit • 1,810 sqft • 5,205 sqft lot • \$723.20/sqft • Built in 1921

On Colorado between Termino Ave. & Roswell Ave.



Rare in this area! Three on a lot. Charming historic Craftsman bungalow in prime Belmont Heights neighborhood. Wonderful area convenient to Belmont Shore and the beach. Main house features 3 bedrooms, 2 bathrooms, vintage detail and lots of natural light. Other features include hard wood floors, decorative fireplace, crown moldings, forced air and gas heating. Side driveway for front house with private detached garage. Lush yard with fruit trees and grape vine leads to rear units above three garages which open to the alley. Each unit has entrance from the garden. Washer/dryer located in common area. Separate gas & electric meters.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air, See Remarks, Wall/Window Unit(s)
- Heating: Central, Forced Air, Wall Furnace
- Laundry: Dryer Included, In Garage, Washer Hookup, Washer Included
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Galley Kitchen, Kitchen, Living Room, Main Floor Bedroom, Walk-In Closet
- Floor: Tile, Vinyl, Wood
- Appliances: Dishwasher, Gas Range, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Crown Molding, Laminate Counters, Open Floorplan

Exterior

- Lot Features: Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01968349
- 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	\$0	\$0	\$4,000
2:	2	1	1	1	Unfurnished	\$0	\$0	\$1,200

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes: 1
- Patio:
- Ranges: 3

- Carpet: 0
- Dishwasher: 1
- Disposal:

- Refrigerator: 3
- Wall AC: 1

Additional Information

- Standard sale

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7255021008

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

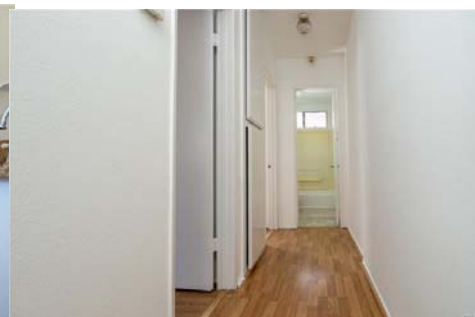
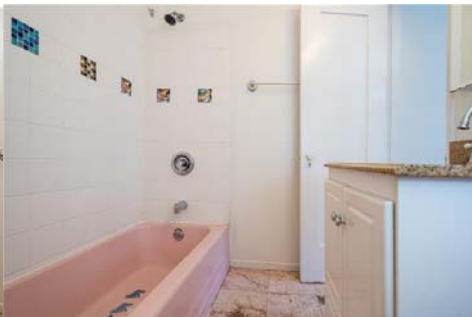
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos







Closed • **Triplex**

List / Sold:

\$1,498,000/\$1,450,000 ↓

11 days on the market

Listing ID: SB21173760

2835 E Vista St • Long Beach 90803

**3 units • \$499,333/unit • 2,884 sqft • 7,501 sqft lot • \$502.77/sqft •
Built in 1932**

Temple to E. Vista St.



Your opportunity to own a pristine 3 unit investment property in Historic Bluff Heights has arrived. This property does not disappoint. The front house is a charming 4 bd, 1.75 bath Craftsman home with a classic covered porch entry. The backyard contains a charming garden area great for social gatherings and BBQs. Situated in the rear of the property with alley access one finds two 1 bd/1 bath rental units above a total of 5 garage spaces. The front house has new SPC flooring, new exterior paint, stainless appliances, updated kitchen & bathrooms, upgraded electrical service, and ample storage. The living room boasts original craftsman cabinetry and shelving. One can park 2 cars on the long front driveway. The back rental units have original hardwood floors, coved ceilings, mini-split A/C + heat, and each has a single garage plus a parking space. There is also a dedicated, updated laundry room with 2 new stackables. East Vista Street is a gorgeous tree-lined street. This trophy property is located just a few blocks from the beach, 4th Street and Broadway corridors, Belmont Shore hot spots and DTLB. One of the double garages is "finished" and can be used as a gym or office. Don't miss out. This is a great place to call home in the heart of trendy Long Beach.

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$1,498,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- \$18,725 (Estimated)
- Laundry: Individual Room, See Remarks
- \$81795 Gross Scheduled Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom
- Floor: See Remarks
- Appliances: Dishwasher, Gas Range, Water Purifier

Exterior

- Lot Features: Back Yard, Front Yard, Garden
- Fencing: Excellent Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01939759
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description: See supp

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,425	\$17,100	\$1,650
2:	1	1	1	1	Unfurnished	\$1,391	\$16,695	\$1,650
3:	1	4	2	3	Unfurnished	\$0	\$0	\$4,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal: 3

- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC: 3

Additional Information

- Standard sale
- Rent Controlled

- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7257026023

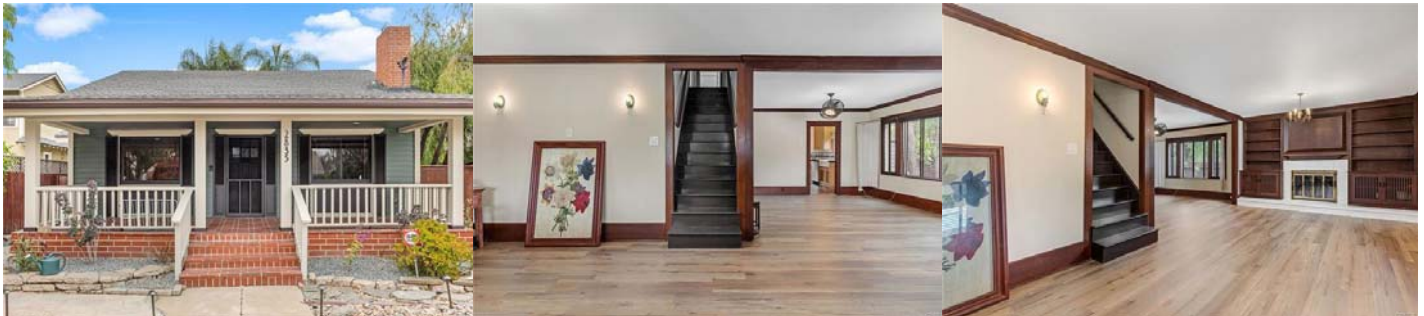
Michael Lembeck

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: SB21173760

Printed: 10/03/2021 10:59:19 AM

Closed • **Triplex**

List / Sold:

\$1,505,000/\$1,505,000 ↑

14 days on the market

3044 E Vista St • Long Beach 90803

**3 units • \$501,667/unit • 2,180 sqft • 3,752 sqft lot • \$690.37/sqft •
Built in 1919**

Listing ID: PW21164052

North on Orizaba Ave from Broadway Ave, right on E Vista St- Property is on the right



Incredibly Unique 3 detached homes on 1 lot! Walking distance to the beach. Live in the front house & benefit from the rental income of the 2 others. One is an AirBNB. Located on the best street in historic Bluff Heights. At approx. 1,280 sq ft, the front main home consists of modern upgrades, like Smart Home technology, combined with historic bungalow charm- 2 gorgeous stained glass windows, large bay window, original hardwood floors, fireplace, and double hung windows. Large & bright kitchen features quartz countertops with waterfall design over the barstool seating area, marble backsplash, upgraded stainless steel appliances, & granite sink. Easily entertain with a 10ft long beverage counter with water filter faucet, sink & beverage fridge. The guest bathroom is effortlessly cool, with gray tones, custom marble mosaic design, and rich wood tone vanity. The upstairs loft is a showstopper- easily double or triple the size of a normal bedroom. Wood beams ceilings accentuate the space beautifully. Tons of natural light, Levolor top down bottom up shades. Separate space at the top of the spiral staircase, ideal for an office. There's a large storage space above the closets. The bathroom is equally stunning- carrara marble shower & flooring, soaking tub, and chrome fixtures, including waterfall showerhead. A balcony off of the bedroom loft provides a nice retreat to enjoy the birds chirping in the morning, & pink sunsets in the evening, and small yard and patio off of the sunroom is another great space to relax or garden. The sunroom off of the kitchen houses storage cabinets & the washer/dryer. The 2nd home is a charming bungalow, and serves as an income producing vacation rental. The 3rd home is a large studio apartment over the 2 car garage. The tenants enjoy free laundry facilities, and a courtyard space. Exterior lighting throughout the property adds a luxurious ambience once dusk arrives. Currently bringing in \$5600 a month in rental income from 2 units. This is one you don't want to miss.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$1,420,000
- 3 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Zoned
- Heating: Zoned, Wall Furnace
- Laundry: Common Area, Individual Room, Inside
- Cap Rate: 5.39
- \$109680 Gross Scheduled Income
- \$76680 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Loft, Office
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Range, Range Hood, Water Heater
- Other Interior Features: Bar, Beamed Ceilings, Cathedral Ceiling(s), Ceiling Fan(s), Copper Plumbing Partial, Home Automation System, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Front Yard, Landscaped, Sprinklers In Front • Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$720
- Cable TV:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	2	2	Unfurnished	\$0	\$0	\$3,600
2:	1	1	1	0	Furnished	\$4,100	\$4,100	\$4,100
3:	1	1	1	0	Unfurnished	\$1,440	\$1,440	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7264005008

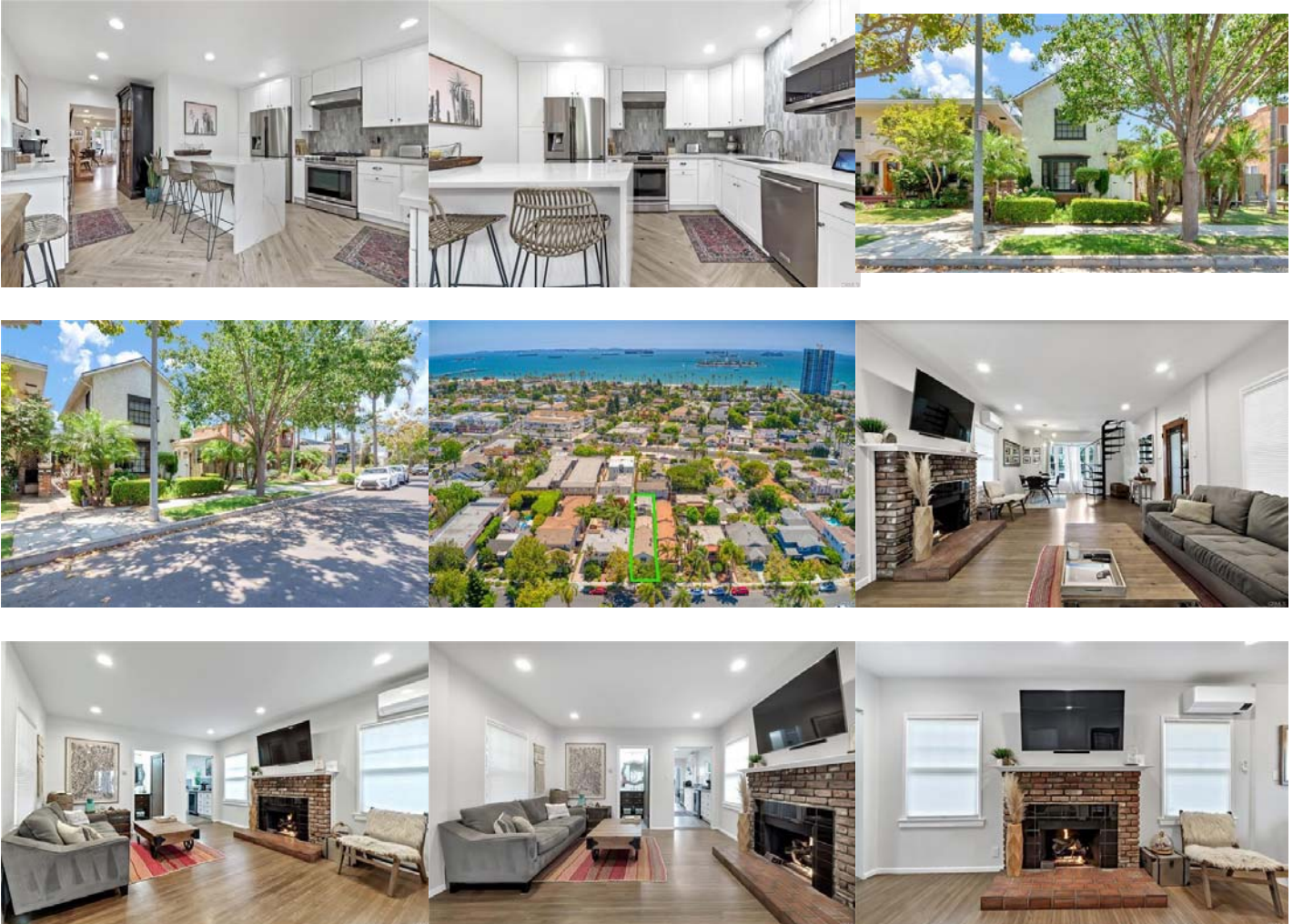
Michael Lembeck

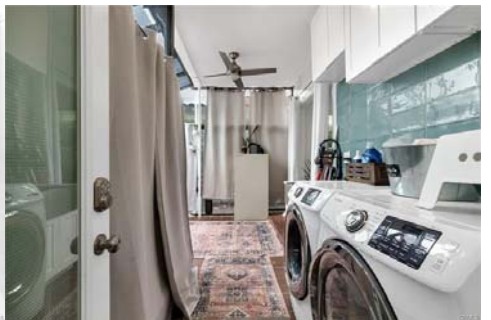
State License #: 01019397
Cell Phone: 714-742-3700

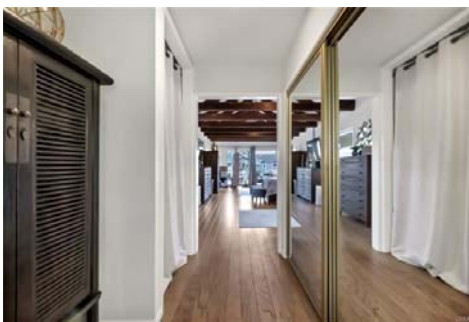
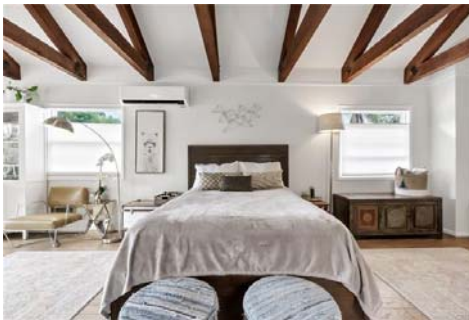
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CUSTOMER FULL: Residential Income LISTING ID: PW21164052

Printed: 10/03/2021 10:59:20 AM

Closed • **Triplex**

List / Sold: **\$775,000/\$808,000** ↑

4966 Oregon Ave • Long Beach 90805

4 days on the market

**3 units • \$258,333/unit • 1,750 sqft • 5,918 sqft lot • \$461.71/sqft •
Built in 1957**

Listing ID: SR21165736

East off the 710 Freeway to Oregon Avenue turn right (south)



Very well maintained Triplex (3 units). Newly replaced roof, dual pane windows, three (3) separate roll-up door Garages, and 4th car parking carport with a newer side rolling gate. Easily cosmetically upgradable to collect current market value rents or live in as an "owner occupied" investment opportunity. Separate large laundry room for additional income potential. Easy freeway access! Across the street from the new C. David Molina Park completed in 2018, which includes beautiful landscaping, sports field, playground, walking path, workout areas and parking and adjacent to the LA River bike path and the all friendly Rancho Del Amo Horse Boarding Stables.

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$775,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 1 Total carport spaces
- Heating: Wall Furnace
- Laundry: Community, Gas Dryer Hookup, See Remarks, Washer Hookup
- \$24720 Gross Scheduled Income
- \$21377 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bathroom
- Floor: Carpet, Laminate, Vinyl, Wood
- Appliances: None
- Other Interior Features: Copper Plumbing Full, Pantry

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Chain Link, Excellent Condition, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$3,343
- Electric: \$180.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$480
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$859
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$984
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$860	\$860	\$1,300
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,300
3:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$2,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes: 0
- Patio: 0

- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0

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

Additional Information

- Trust sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7133019019

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: SR21165736

Printed: 10/03/2021 10:59:23 AM

Closed •

List / Sold: **\$845,000/\$872,550** ↑

534 E 19Th St • Long Beach 90806

30 days on the market

**3 units • \$281,667/unit • 1,904 sqft • 6,499 sqft lot • \$458.27/sqft •
Built in 1905**

Listing ID: 21760058

On E. 19th Street between Atlantic Avenue and Pasadena Avenue.



REO SALE - BRING BEST OFFER We are pleased to present 534-536 E. 19th Street, a 3-unit building located in the emerging central Long Beach submarket. The building consists of (2) onebedroom/one-bathroom units and (1) two-bedroom/one-bathroom unit. Built in 1905, the 1,904 SF building sits on a 6,499 SF lot. The property is zoned LBR1N. 534-536 E. 19th Street has a walk score of 86 with a wide variety of dining and retail options on Pacific Coast Highway and Long Beach Boulevard. The property sits less than 2 miles from Downtown Long Beach and the vibrant nightlife scene of bars and restaurants on Pine Street. Other nearby attractions include the Aquarium of the Pacific, Long Beach Convention Center, Shoreline Aquatic Park, The Queen Mary and Belmont Shore. The property is conveniently located 0.4 miles from the PCH Blue Line Station which takes commuters to Downtown LA to the north and Downtown Long Beach to the south. The property is conveniently located near the 710 freeway which provides easy access to the 405 and connecting freeways.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$845,000
- 3 Buildings
- Heating: Wall Furnace
- \$34642 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$20,990
- 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	\$2,830	\$2,830	\$3,200
2:	1	2	1		Unfurnished	\$2,050	\$2,050	\$2,100
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

- Real Estate Owned sale
- 9 - Poly High area
- Los Angeles County
- Parcel # 7209005010

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: 21760058

Printed: 10/03/2021 10:59:24 AM

Closed • **Quadruplex**

List / Sold:

\$2,289,000/\$2,315,000 ↑

0 days on the market

232 Euclid Ave • Long Beach 90803

4 units • **\$572,250/unit** • **0 sqft** • **6,519 sqft lot** • **No \$/Sqft data** •
Built in 1930

Listing ID: PW21174964

Head west on Broadway/Right turn on Euclid



Gorgeous Mediterranean Trophy Income Property. This fourplex offers two 2 BD / 1 BA units in the front building and two 1 BD/1BA units in the rear building. A beautifully landscaped courtyard with fountain provides lounge space, privacy and storage area. The property also offers ample parking with four garages. In close proximity to shopping, restaurants and recreational activity, it is just 3 blocks from the water. All 4 Units have their own gas and electrical meters. Recent exterior renovations include architect-designed hardscape and landscaping, stairways, installation of Saltillo tiles on front and side patios, roof recoated, new drainage with sump pump, automatic irrigation system, lighting and gutters and downspouts. Additional exterior renovations include Trex decking, fencing, custom gates and the main sewer pipe was replaced. Stucco and trim recently painted. Important interior improvements include unit C being extensively and beautifully remodeled with new kitchen, new wiring, full bathroom remodel, compact washer/dryer added and much more...pics to follow. Unit A has been largely enhanced, with new wiring, instant hot water system added, floors refinished and windows resealed and much more. Units 232, A and C all have washer and dryers in the units. The Belmont Heights location is desirable for professionals seeking a quiet neighborhood with warm ambiance with accessibility to outdoor activities along with many shopping and dining options. The property is within minutes to the beach and bike path as well as the popular 2nd Street with more shopping and dining possibilities. All of this and a possible ADU. Please do not disturb tenants.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$2,289,000
- 2 Buildings
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$95040 Gross Scheduled Income
- \$76032 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sprinklers Drip System
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$5,440
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 02061094
- Gardener:
- Licenses:
- Insurance: \$2,340
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$2,500	\$2,500	\$2,800
2:	1	2	0	1	Unfurnished	\$2,175	\$2,175	\$2,400
3:	1	1	0	1	Unfurnished	\$1,850	\$1,850	\$2,100
4:	1	1	0	0	Unfurnished	\$1,295	\$1,295	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7255010009

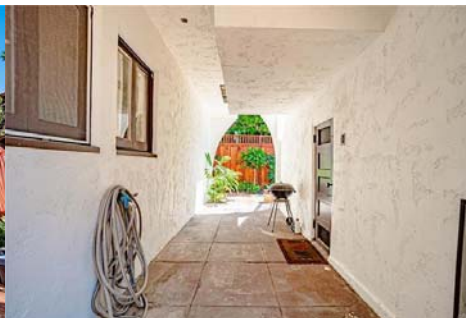
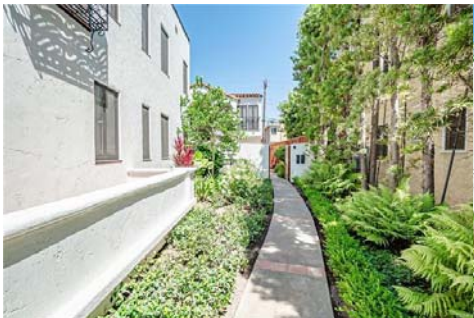
Michael Lembeck

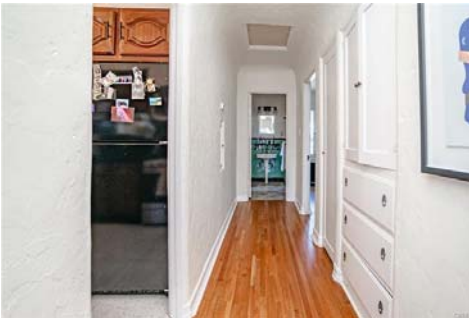
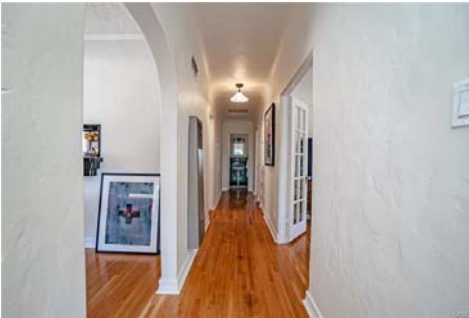
State License #: 01019397
Cell Phone: 714-742-3700

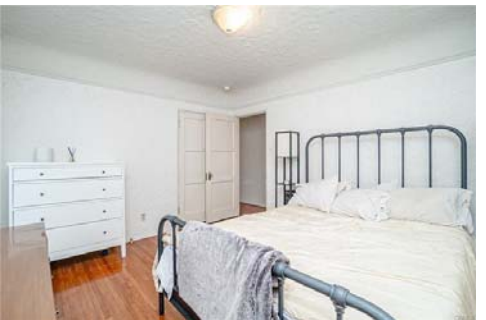
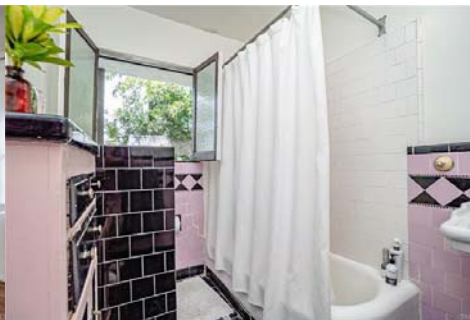
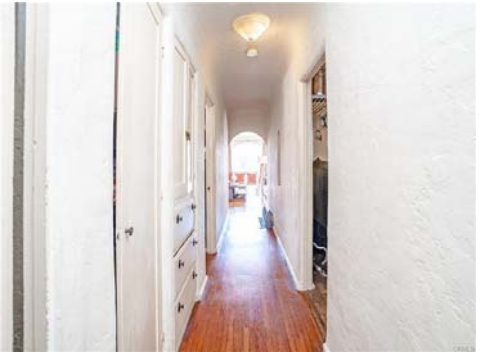
Re/Max Property Connection

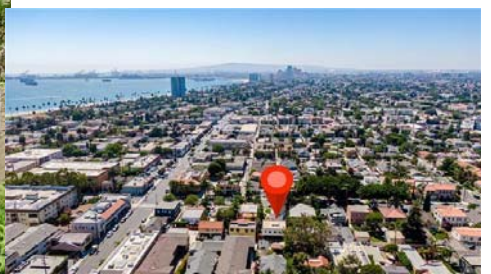
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$1,500,000/\$1,500,000**

1118 E 17th St • Long Beach 90813

12 days on the market

**4 units • \$375,000/unit • 4,408 sqft • .15 acre(s) lot • \$340.29/sqft •
Built in 1970**

Listing ID: SB21147642

N on Alamitos Ave, W on East 17th Street



1118 E 17th Street, a four-unit apartment building in Long Beach. This is the highest CAP rate 4 plex on the market in the city. The vacant unit, paired with historically low interest rates, provides a unique opportunity to owner-occupy and have the other tenants pay your mortgage, all expenses and still yield a NET POSITIVE RETURN!!! The four-unit building is comprised of four (4) three-bed/one-and-a-half-bath two-story townhouse style units and was built in 1970. The units all have in-unit laundry, private patios and dual pane windows. There are 5 parking spaces available for tenants and a storage room that is currently used by the owner. The units are separately metered for gas and electricity and the owner recently had the water submetered to minimize landlord expenses. The complex also offers secure gated entry from both the front and rear of the parcel. 1118 E 17th Street provides an exciting opportunity to owner-occupy and/or acquire a positive cash flowing asset in a city that has and will see the steepest trajectory of growth in Southern California. While currently positioned at a current 12.79 GRM and 5.85% CAP rate, the subject property has potential upside to a 11.60 GRM and 6.63% CAP rate.

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$1,500,000
- 1 Buildings
- 5 Total parking spaces
- Laundry: Inside
- \$117276 Gross Scheduled Income
- \$87742 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$26,016
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- 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	\$2,608	\$2,608	\$2,695
2:	1	3	2	0	Unfurnished	\$2,270	\$2,270	\$2,695
3:	1	3	2	0	Unfurnished	\$2,695	\$2,695	\$2,695
4:	1	3	2	0	Unfurnished	\$2,200	\$2,200	\$2,695

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 9 - Poly High area
- Los Angeles County
- Parcel # 7268023039

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: SB21147642

Printed: 10/03/2021 10:59:33 AM

Closed •

List / Sold:

\$1,625,000/\$1,565,000 ↓

1 days on the market

Listing ID: OC21174055

1445 Elm Ave • Long Beach 90813

**7 units • \$232,143/unit • 4,680 sqft • 7,476 sqft lot • \$334.40/sqft •
Built in 1905**

From Pacific Coast Highway go South on Long Beach Boulevard make a left on 15th Street Right on Elm Avenue



Great investment opportunity to own a seven unit apartment community in a strong Long Beach rental market. There is lots of potential in future rent increases. Bring your tool box and creativity to do some TLC!!! A good candidate for the California ADU additions subject to the current California ADU Laws!!!

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$1,625,000
- 4 Buildings
- 0 Total parking spaces
- \$103800 Gross Scheduled Income
- \$74828 Net Operating Income
- 8 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,972
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02114291
- Gardener:
- Licenses:
- Insurance: \$3,763
- Maintenance:
- Workman's Comp:
- Professional Management: 3114
- 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	\$1,650	\$1,650	\$1,850
2:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$1,650
3:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,400
4:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,400
5:	1	0	1	0	Unfurnished	\$1,150	\$1,150	\$1,250
6:	1	0	1	0	Unfurnished	\$1,150	\$1,150	\$1,250
7:	1	0	1	0	Unfurnished	\$1,150	\$1,150	\$1,250

Of Units With:

- Separate Electric: 8
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7269026021

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: OC21174055

Printed: 10/03/2021 10:59:33 AM

Closed •

List / Sold:

\$2,440,000/\$2,249,000 ↓

99 days on the market

Listing ID: PW20258139

1051 Dawson Ave • Long Beach 90804

**8 units • \$305,000/unit • 5,335 sqft • .15 acre(s) lot • \$421.56/sqft •
Built in 1987**

Dawson and 10th Street



We are pleased to present an 8-unit apartment building located in Long Beach, California. Built in 1987, the subject property consists of 6,944 rentable square feet spread throughout a 7,001 square foot lot. The unit mix consists of all 2- bedroom / 2- bathroom units. It is separately metered for gas and electricity. Owners enjoy the high demand for rentals in a coastal city of Southern California. Tenants enjoy living close to the ocean and Downtown Long Beach where there are shops, restaurants, cafes, entertainment centers and grocery stores. The city of Long Beach continues to progress forward and is currently experiencing major redevelopment. The Long Beach port is undergoing \$4.4 billion in future redevelopment that will create 14,000 new and permanent jobs in Southern California. The \$495 million Long Beach Courthouse was completed and opened in September 2013. Long Beach sustains its ability to attract renters due to its strong economy and quality of life. This is an excellent opportunity to acquire a quality asset in a high demand rental market with strong in place income in one of the best neighborhoods of Long Beach.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$2,440,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Community
- \$155340 Gross Scheduled Income
- \$97199 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer, Septic Type Unknown, Unknown

Annual Expenses

- Total Operating Expense: \$55,041
- Electric: \$1,103.00
- Gas: \$1,103
- Furniture Replacement:
- Trash: \$1,103
- Cable TV: 01914434
- Gardener:
- Licenses: 1554
- Insurance: \$2,361
- Maintenance: \$7,767
- Workman's Comp:
- Professional Management: 6276
- Water/Sewer: \$1,103
- Other Expense: \$1,367
- Other Expense Description: Dir.Asst

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,550	\$1,550	\$1,850
2:	1	2	2	0	Unfurnished	\$1,575	\$1,575	\$1,850
3:	3	2	2	0	Unfurnished	\$1,595	\$4,785	\$1,850
4:	2	2	2	0	Unfurnished	\$1,695	\$3,390	\$1,850
5:	1	2	2	0	Unfurnished	\$1,645	\$1,645	\$1,850

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262007022

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: PW20258139

Printed: 10/03/2021 10:59:33 AM

Closed •

List / Sold:

\$2,472,000/\$2,375,000 ↓

99 days on the market

Listing ID: PW20258168

2022 E 7th St • Long Beach 90804

**8 units • \$309,000/unit • 6,944 sqft • 7,002 sqft lot • \$342.02/sqft •
Built in 1986**

7th Street & Cherry Ave.



We are pleased to present an 8-unit apartment building located in Long Beach, California. Built in 1987, the subject property consists of 6,944 rentable square feet spread throughout a 7,001 square foot lot. The unit mix consists of all 2- bedroom / 2- bathroom units. It is separately metered for gas and electricity. Owners enjoy the high demand for rentals in a coastal city of Southern California. Tenants enjoy living close to the ocean and Downtown Long Beach where there are shops, restaurants, cafes, entertainment centers and grocery stores. The city of Long Beach continues to progress forward and is currently experiencing major redevelopment. The Long Beach port is undergoing \$4.4 billion in future redevelopment that will create 14,000 new and permanent jobs in Southern California. The \$495 million Long Beach Courthouse was completed and opened in September 2013. Long Beach sustains its ability to attract renters due to its strong economy and quality of life. This is an excellent opportunity to acquire a quality asset in a high demand rental market with strong in place income in one of the best neighborhoods of Long Beach.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$2,472,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Community
- \$148876 Gross Scheduled Income
- \$96554 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer, Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$53,882
- Electric: \$950.50
- Gas: \$951
- Furniture Replacement:
- Trash: \$951
- Cable TV: 01914434
- Gardener:
- Licenses: 625
- Insurance: \$2,693
- Maintenance: \$7,674
- Workman's Comp:
- Professional Management: 6202
- Water/Sewer: \$951
- Other Expense: \$1,445
- Other Expense Description: Dir.Asse

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,695	\$1,695	\$1,850
2:	6	2	2	0	Unfurnished	\$1,550	\$9,300	\$1,850
3:	1	2	2	0	Unfurnished	\$1,795	\$1,795	\$1,850

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262025003

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: PW20258168

Printed: 10/03/2021 10:59:33 AM

Closed • **Apartment**

List / Sold: **\$1,592,000/\$1,592,000**

1101 Daisy Ave • **Long Beach 90813**

0 days on the market

8 units • **\$199,000/unit** • **4,941 sqft** • **4,941 sqft lot** • **\$322.20/sqft** •
Built in 1948

Listing ID: OC21216979

Cross Streets: 10th & Daisy



An exceptional opportunity to acquire an investment, this building features a total of 8 units on a Corner Lot. Well maintained property with upgraded features such as dual pane windows, electrical panels, copper plumbing, and sewer lines. This is a High Demand area and a Prime Rental Location within close proximity Shoreline Drive, Queen Mary, Downtown Long Beach, the Aquarium of the Pacific, Convention Center, fine eateries, and shopping. Direct access to the 710 FWY!

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$1,592,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Community
- \$143040 Gross Scheduled Income
- \$132128 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,912
- Electric: \$695.00
- Gas: \$3,897
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	0	1	0	Unfurnished	\$0	\$0	\$1,395
2:	2	1	1	0	Unfurnished	\$0	\$0	\$1,575
3:	2	1	1	0	Unfurnished	\$0	\$0	\$1,595

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7271019038

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: OC21216979

Printed: 10/03/2021 10:59:33 AM

Closed •

List / Sold:

\$2,550,000/\$2,500,000 ↓

1056 Walnut Ave • Long Beach 90813

81 days on the market

**9 units • \$283,333/unit • 6,892 sqft • 6,085 sqft lot • \$362.74/sqft •
Built in 1962**

Listing ID: 21716000

Located East of Alamitos Ave and South of Anaheim St, the asset lies about 1 mile from Alamitos Beach and about 2.5 miles from Belmont Shore.



New Financials!! Building is now operating at a 4.56% Cap Rate with Upside! | Capital Improvements & Renovated Units - The building features new paint, new windows and three units have been slightly renovated. | Attractive New Debt Available - Historically low interest rates allow strong returns day 1. | Desirable Unit Mix - The buildings units comprise of (1) 1 bed / 1 bath, (6) 2 beds / 1 bath and (2) 3 bed / 1 bath. | Gentrifying Long Beach Location | Located East of Alamitos Ave and South of Anaheim St, the asset lies about 1.5 miles from Alamitos Beach and about 2.5 miles from Belmont Shore.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$2,550,000
- 1 Buildings
- 5 Total parking spaces
- Laundry: Community
- \$116217 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$58,203
- 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:	1	1	1		Unfurnished	\$1,275	\$1,275	\$1,450
2:	1	2	1		Unfurnished	\$1,475	\$1,475	\$1,900
3:	1	2	1		Unfurnished	\$1,475	\$1,475	\$1,900
4:	1	2	1		Unfurnished	\$1,550	\$1,550	\$1,900
5:	1	3	1		Unfurnished	\$1,895	\$1,895	\$2,200
6:	1	2	1		Unfurnished	\$1,695	\$1,695	\$1,900
7:	1	2	1		Unfurnished	\$1,495	\$1,495	\$1,900
8:	1	2	1		Unfurnished	\$1,695	\$1,695	\$1,900
9:	1	3	1		Unfurnished	\$1,795	\$1,795	\$2,200
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Standard sale

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7267011001

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



Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 09/26/2021 to 10/02/2021
City is 'Long Beach'
Number Of Units Total is 2+
Selected 15 of 15 results.