

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	PW23138630	S	256 Prospect AVE	LONG	2	STD	2	\$19,200		\$1,280,000 	\$820.51	1560	1923/ASR	6,344/0.1456	N	0	09/06/23	8/8
2	OC23135068	S	2244 Granada AVE	LONG	35	STD,TRUS	2	\$61,080		\$1,010,000 	\$561.11	1800	1949/ASR	6,288/0.1444	N	2	09/05/23	13/13
3	SB23150272	S	232 W 33rd WAY	LONG	5	STD	3	\$81,600		\$1,175,000 	\$144.79	8115	1971/ASR	8,115/0.1863	N	6	09/08/23	4/4
4	DW23099832	S	722 E New York St	LONG	9	STD	3	\$0		\$960,000 	\$437.96	2192	1910/ASR	5,402/0.124	N	3	09/06/23	20/20
5	PW23118541	S	2140 Magnolia AVE	LONG	5	STD	12	\$160,500		\$2,300,000	\$273.68	8404	1940/ASR	12,669/0.2908	N	8	09/08/23	7/7

Closed • Duplex

List / Sold:

\$1,145,900/\$1,280,000 ↑

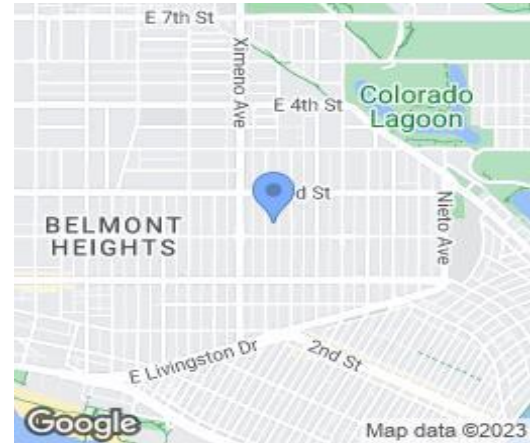
8 days on the market

256 Prospect Ave • Long Beach 90803

2 units • \$572,950/unit • 1,560 sqft • 6,344 sqft lot • \$820.51/sqft • Built in 1923

Listing ID: PW23138630

East of Ximeno and South of 3rd St



Welcome to 256 & 256.5 Prospect Ave. This lovely side by side duplex is in the heart of Belmont Heights located minutes from Belmont Shore, Belmont Pier, and the Pacific Ocean. Each unit has 1 bedroom and 1 bath with 780 sqft of living space. 256 is recognized as the owner's unit renovated and updated with the following features: hardwood floors throughout, recessed lighting, newer kitchen cabinets along with Stainless Steel appliances with new fixtures, quartz countertops & backsplash tile floors from the kitchen through to the main bath, closet built-ins, nicely designed bathroom with tub shower combination, freshly painted interior and I can't forget to mention the old school murphy bed still exists in the living room. The lot measures over 6,300 sqft offering a very open and spacious backyard, could be the perfect opportunity to add (2) two car garages off the alley with a 2 bed/2 bath home above the garages (buyer should verify with the city). The extended and gated driveway offers plenty of off-street parking. The exterior of the property has been freshly painted, new landscaping and sprinkler system. Need storage? The home also has a 150 sqft basement/cellar. Unit 256.5 has been a rental unit for many years, the tenant currently pays \$1600 per month. The units are separately metered for electricity and gas. Other features of this property include newer HVAC systems for both units, copper supply lines, and newer water heater. With its excellent condition and great location in a strong coastal rental market, this offering is an outstanding turnkey opportunity with the possibility to expand and create your own environment.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$1,145,900
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$473 (Estimated)
- Laundry: Gas Dryer Hookup, Stackable, Washer Hookup
- \$19200 Gross Scheduled Income
- \$17280 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Basement
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave
- Other Interior Features: Built-in Features, Crown Molding, Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Back Yard, Landscaped, Sprinkler System, Sprinklers Timer
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$1,920
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- Gardener:
- Insurance: \$660
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$480
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,850
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,350

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
- Rent Controlled
- Buyer Agency Compensation: 2%
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7250006009

Michael Lembeck

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

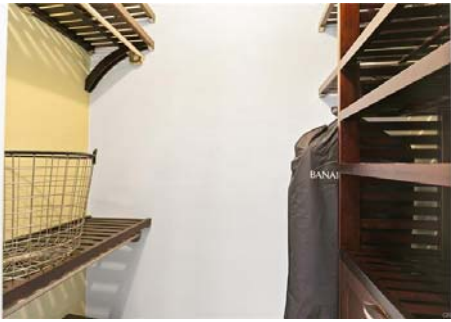
Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$999,000/\$1,010,000** ↑

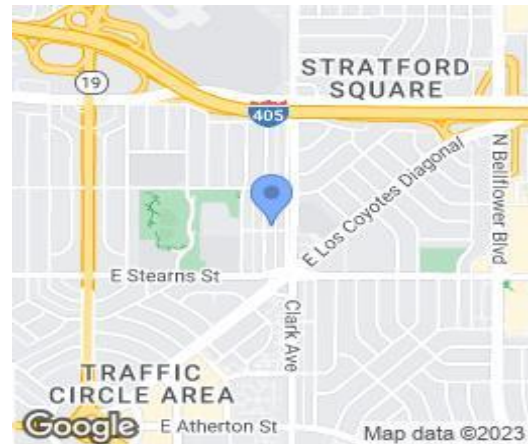
2244 Granada Ave • Long Beach 90815

13 days on the market

2 units • **\$499,500/unit** • **1,800 sqft** • **6,288 sqft lot** • **\$561.11/sqft** •
Built in 1949

Listing ID: OC23135068

E Stearns and Clark



2244-2246 Granada is a tremendous opportunity to own a duplex located on a quiet tree-lined street near Stearns Champions Park. The property is comprised of two- 2 bedroom/one bathroom units, both units have been recently upgraded, hardwood flooring as well as newer windows. Each unit gets their own private yard space. Each unit has inside laundry hookups. The two car garage is used by each unit with access for 1 car each. Professionally maintained and managed for many, many years. Property is close to great shopping, freeway access, restaurants, park. Showings with an accepted offer only. Both tenants wish to remain in place upon close of escrow. Please do not disturb tenants, drive by only, please do not walk the property.

Facts & Features

- Sold On 09/05/2023
- Original List Price of \$999,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$467 (Estimated)
- Laundry: Inside
- \$61080 Gross Scheduled Income
- \$52080 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Garden
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$3,641
- Electric: \$0.00
- Gas: \$463
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01793455
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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		\$2,395		
2:	1	2	1	1		\$2,695		

Of Units With:

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

Additional Information

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

- 35 - Artcraft Manor area
- Los Angeles County
- Parcel # 7223008001

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 • **Triplex**

List / Sold:

\$1,150,000/\$1,175,000 ↑

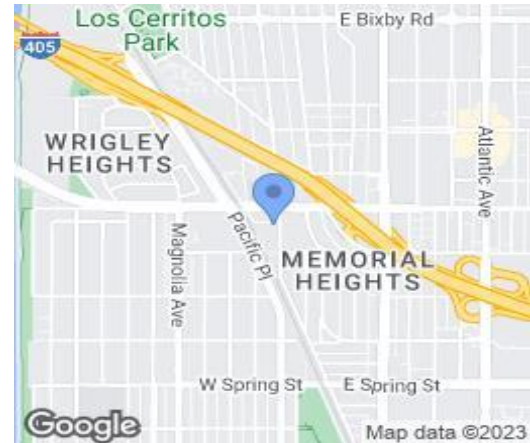
4 days on the market

Listing ID: SB23150272

232 W 33rd Way • Long Beach 90807

**3 units • \$383,333/unit • 8,115 sqft • 8,115 sqft lot • \$144.79/sqft •
Built in 1971**

off Pacific and Wardlow



Spacious Triplex with with private yards/patio and plenty of parking including each unit has a 2 car garage. Located on a cul de sac in a desired Long Beach neighborhood. Each unit is special. The front unit is separate from the two back units and has 2 brms and 2 baths with a front yard and fenced side yard, this unit feels more like a single level single family home. The downstairs back unit is 3 brm, 2 bath and a has private fenced yard with fruit trees and the top unit has 3 brm and 2 baths plus a private deck with views. There's also a separate laundry room for all near the garage. Close to the metro, fwys, restaurants and shopping. This is a great income property!

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$1,150,000
- 1 Buildings
- 6 Total parking spaces
- \$806 (Estimated)
- Laundry: Common Area
- \$81600 Gross Scheduled Income
- \$72288 Net Operating Income
- 3 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,312
- Electric: \$804.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01501084
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance: \$1,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,184
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,650	\$2,650	\$3,200
2:	1	3	2	2	Unfurnished	\$2,400	\$2,400	\$3,100
3:	1	2	2	2	Unfurnished	\$1,750	\$1,750	\$2,400

Of Units With:

- Separate Electric: 3
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7204014034

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: SB23150272

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Closed • **Triplex**

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

722 E New York St • Long Beach 90813

20 days on the market

3 units • \$320,000/unit • 2,192 sqft • 5,402 sqft lot • \$437.96/sqft • Built in 1910

Listing ID: DW23099832

Please Look at your GPS.



Nice 3 units with a lot of potential for a first time buyers or Investors. Front house in a very good condition with a nice landscape with a lot of very nice plants and 2 separate units and the back have being upgrade new windows and much more.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$1,020,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$5,357 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Carpet, Tile, Wood
- Appliances: Gas Range, Gas Water Heater, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Granite Counters, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Garden
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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				\$3,200
2:	1	1	1	1				\$1,900
3:	1	1	1	1				\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 9 - Poly High area
- Los Angeles County
- Parcel # 7268011005

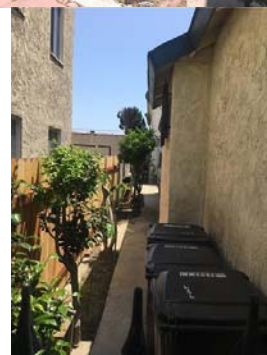
Michael Lembeck

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: DW23099832

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Closed • **Commercial/Residential**

List / Sold: **\$2,300,000/\$2,300,000**

2140 Magnolia Ave • Long Beach 90806

7 days on the market

**12 units • \$191,667/unit • 8,404 sqft • 12,669 sqft lot • \$273.68/sqft •
Built in 1940**

Listing ID: PW23118541

between 21st and hill



2140 Magnolia Avenue is a 12-unit apartment property in Long Beach, California. This offering presents a great value-add opportunity with 46 percent potential upside in rents. 2140 Magnolia Avenue consists of two six-unit buildings with all one-bedroom/one-bath units that are separately metered for gas and electricity. The property also features a shared laundry room with owned machines and a rear structure with eight single-car garages. This asset boasts several major recent improvements, including a new roof on one of the buildings, some copper plumbing, and updated electrical. The property is located in the South Wrigley neighborhood, a dense rental area with convenient proximity to the 710 Freeway, and just a few blocks west of Pacific Avenue, where a Northgate Supermarket is a short walk away.

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$2,300,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- \$2,358 (Estimated)
- Laundry: Community
- \$160500 Gross Scheduled Income
- \$92967 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$65,050
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01332755
- 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:	12	1	1	0	Unfurnished	\$1,115	\$13,375	\$1,625

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205025026

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

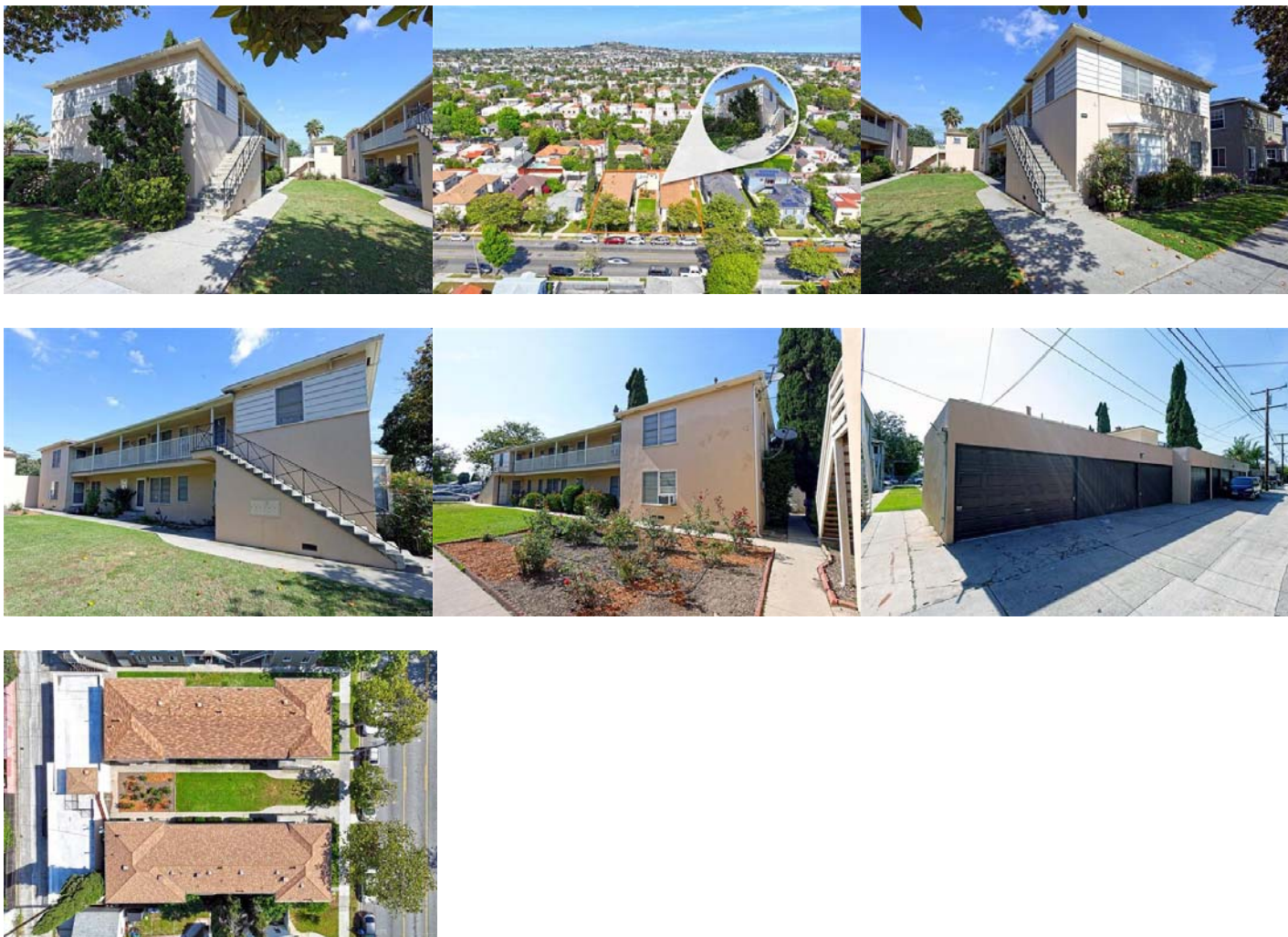
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW23118541

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