

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	PW22165795	S	1301 E	Market ST	LONG	7	TRUS	2	\$29,700		\$769,000	\$494.22	1556	1948/PUB	6,092/0.1399	N	2	09/08/22	12/12
2	PW22126575	S	5279	Orange AVE	LONG	7	STD	2	\$43,080		\$805,000	\$473.53	1700	1948/PUB	7,260/0.1667	N	2	09/08/22	56/56
3	PW22134991	S	4018 E	Vermont ST	LONG	2	STD	3	\$103,200	5	\$1,495,000	\$482.88	3096	1922/ASR	6,749/0.1549	N	1	09/07/22	52/52
4	SB22154600	S	29	Orange AVE	LONG	4	STD	4	\$109,500		\$1,780,000	\$439.51	4050	1972/ASR	5,002/0.1148	N	4	09/09/22	14/14
5	OC22155765	S	2244 E	6th ST	LONG	4	STD	4	\$128,196		\$1,995,000	\$452.89	4405	1969/PUB	6,468/0.1485	N	5	09/06/22	4/4
6	PW22142124	S	3348 E	1st ST	LONG	2	STD	7	\$138,680		\$3,025,000	\$480.69	6293	1928/ASR	9,612/0.2207	N	5	09/07/22	22/22

Closed • Duplex

List / Sold: **\$750,000/\$769,000** ↑

1301 E Market St • Long Beach 90805

12 days on the market

2 units • \$375,000/unit • 1,556 sqft • 6,092 sqft lot • \$494.22/sqft •

Listing ID: PW22165795

Built in 1948

Orange & Market



Well maintained duplex that is being sold for the first time since 1975. The owner has taken great care of the property, recently painted the outside of the property, upgraded the windows and maintains the roof. Property has long time tenants who will be staying in the property. This is a wonderful opportunity for a first time home buyer to subsidize their mortgage or so a savvy investor.

Facts & Features

- Sold On 09/08/2022
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- \$29700 Gross Scheduled Income
- \$26700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01030870
- Gardener:
- Licenses: 0
- Insurance: \$1,000
- Maintenance: \$700
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,355	\$1,355	\$2,200
2:	1	2	1		Unfurnished	\$1,120	\$1,120	\$2,200

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7128019015

Michael Lembeck

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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: PW22165795

Printed: 09/11/2022 6:27:43 AM

Closed • Duplex

List / Sold: **\$845,000/\$805,000** ↓

5279 Orange Ave • Long Beach 90805

56 days on the market

2 units • \$422,500/unit • 1,700 sqft • 7,260 sqft lot • \$473.53/sqft •
Built in 1948

Listing ID: PW22126575

on Orange between Jackson and 53rd St



5279 and 5281 Orange Ave - Excellent opportunity to make this updated duplex yours! Both units of this income property are 2 bed/1 bath and sit on a substantial sized lot with lots of potential! The front unit has refinished wood floors, updated porcelain tile floors (2022), remodeled laundry room (2022), and updated bathroom (2017), and a gated private backyard. The back unit is a slightly larger "owner's unit" and recently remodeled with an open concept including remodeled kitchen (2020), and laundry room (2020), refinished wood floors, central heat, and whole house fan. Duplex units have separate utilities and updated copper plumbing. Milgard Energy Star dual pane windows installed in both units 2020. The property also features an extra-large 2 car garage with 220v. A rolling security gate gives access to the huge backyard with 2 more parking spots and a shed. Lot size allows for potential ADU.

Facts & Features

- Sold On 09/08/2022
- Original List Price of \$945,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Whole House Fan
- Heating: Central, Wall Furnace
- \$0 (Owner)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$43080 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry
- Floor: Tile, Wood
- Appliances: Disposal, Gas Oven, Gas Range
- Other Interior Features: Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: Back Yard, Front Yard
- 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:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,795	\$1,795	\$0
2:	1	2	1	1	Unfurnished	\$1,795	\$1,795	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator:

- Dishwasher:
- Disposal: 1

- Wall AC:

Additional Information

- Standard sale

- 7 - North Long Beach area
 - Los Angeles County
 - Parcel # 7130030021
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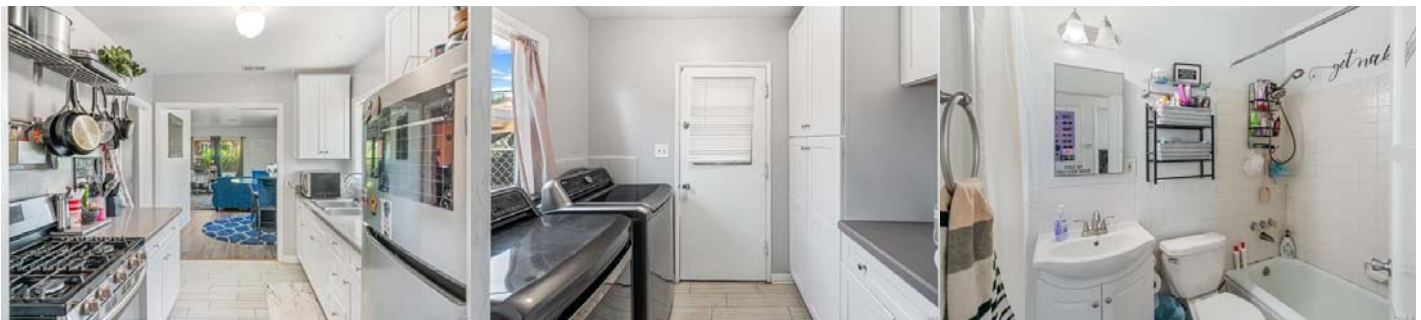
Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: PW22126575

Printed: 09/11/2022 6:27:43 AM

Closed • **Triplex**

List / Sold: **\$1,495,000/\$1,495,000**

4018 E Vermont St • Long Beach 90814

52 days on the market

3 units • **\$498,333/unit** • **3,096 sqft** • **6,749 sqft lot** • **\$482.88/sqft** • **Built in 1922**

Listing ID: PW22134991

East off Termino



Great Investor or occupant property w great mix 3/3 2/2 1/1 large units, low overhead (owner only pays water, sewer, minor gardening -all drought resistant) excellent parking and common area. With one vacancy currently, 2 long term 5 and 13 yr tenants are month to month, no rent increases for over a year, this will be operate at market rents asap w GRM 14.48x, \$8600 per month, Current GRM 17.4x. The perfect opportunity in Prime Belmont Heights for owner occupant or Investor. Currently 2/1.5 Cottage and 2 attached units w 1/1 and 3/3 (includes garage) or easily covert to 2 2/2s, or a 4 bd home.. A premium location across from the elementary school offering a steady renter pool. This is turnkey well maintained asset with separate utilities and water heaters, private laundries in each unit, a 1.5 car garage, 4-6 car parking, common courtyard for bbq, gazebo, and a variety of improvements to roof, foundations, windows, kitchens and bathrooms, electric breakers and lighting, copper plumbing, etc. LIVE in one unit or detached rear home w private yard, forced air heat and parking, while rent from the duplex pays the expenses and mortgage. Proforma is based on market rents.

Facts & Features

- Sold On 09/07/2022
- Original List Price of \$1,495,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Floor Furnace
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 4.6
- \$103200 Gross Scheduled Income
- \$68700 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01294391
- 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:	1	1	1	0	Unfurnished	\$1,600		\$2,200
2:	1	2	2	0	Unfurnished	\$0		\$2,700
3:	1	3	3	1	Unfurnished	\$2,850		\$3,700

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 2 - Belmont Heights, Alamilos Heights area
- Los Angeles County
- Parcel # 7255020003

Michael Lembeck

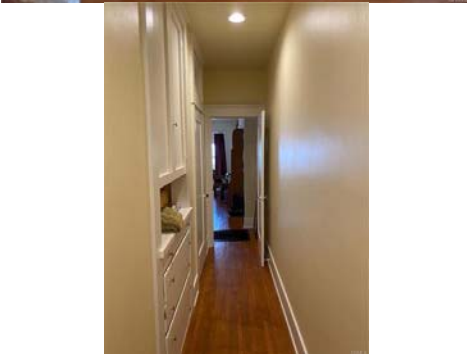
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Re/Max Property Connection

State License #: 01891031
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 Mission Viejo, 92691

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Closed • **Quadruplex****\$1,895,000/\$1,780,000** ↓

14 days on the market

Listing ID: SB22154600

29 Orange Ave • Long Beach 90802**4 units** • **\$473,750/unit** • **4,050 sqft** • **5,002 sqft lot** • **\$439.51/sqft** •
Built in 1972**From Ocean and Shoreline head east 5 blocks turn left on Orange**

Fabulous location close to the beach and downtown. Great opportunity for owner occupant in front 3 Bedroom 2 bath with fireplace that has the feel of a single family home or rent them all. Recently painted and the landscaping is in process now. Garage parking for 4 cars. Single carport is covered and has a door making for a total of 5 car parking. Outside pictures are recent, interior shots were a few years ago. Make offers subject to Interior inspection to confirm they are substantially the same. Unit C is leased for a year, the other 3 are month to month with rent increases that go into effect Sept 1. Great opportunity for future increases based on market rents in the area. Opportunity, opportunity, opportunity combined with Location, Location, Location

Facts & Features

- Sold On 09/09/2022
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 1 Total carport spaces
- \$12,189 (Seller)
- Laundry: Community
- \$109500 Gross Scheduled Income
- \$73122 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,378
- Electric: \$662.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,067
- Maintenance: \$5,715
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,116
- Other Expense: \$601
- Other Expense Description: Laundry

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,955	\$2,955	\$3,255
2:	1	2	2	1	Unfurnished	\$2,145	\$2,145	\$2,359
3:	1	2	2	1	Unfurnished	\$2,030	\$2,030	\$22,033
4:	1	1	1	0	Unfurnished	\$1,995	\$1,995	\$2,195

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7265009034

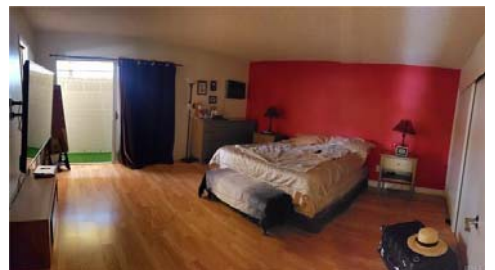
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Closed •

List / Sold: **\$1,995,000/\$1,995,000**

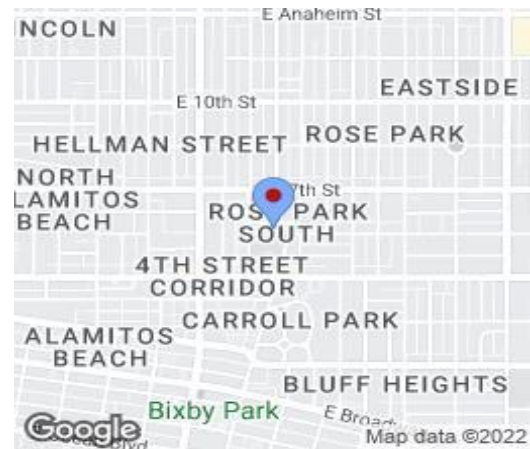
2244 E 6th St • Long Beach 90814

4 days on the market

4 units • \$498,750/unit • 4,405 sqft • 6,468 sqft lot • \$452.89/sqft • Built in 1969

Listing ID: OC22155765

2244 E 6th Street, Long Beach



> TURNKEY FOURPLEX IN A GREAT LONG BEACH LOCATION! > Two Blocks from Retro Row and Alamitos Beach > .67 Miles to Bluff Park and the Ocean! > Completely Remodeled between 2018-2021 > 5 Separate Garages allowing for great ADU potential > Unit Mix: (1) 3 Bedroom / 2 Bath & (3) 2 Bedroom / 2 Bath > Walk Score of 95!

Facts & Features

- Sold On 09/06/2022
- Original List Price of \$1,995,000
- 1 Buildings
- 5 Total parking spaces
- \$893 (Estimated)
- \$128196 Gross Scheduled Income
- \$92147 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$35,203
- Electric: \$165.00
- Gas: \$2,978
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,405
- 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	\$3,199	\$3,199	\$3,200
2:	3	2	2	4	Unfurnished	\$7,484	\$7,484	\$7,785

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- 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 # 7262028012

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Re/Max Property Connection
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • Commercial/Residential

\$3,400,000/\$3,025,000 ↓

22 days on the market

3348 E 1st St • Long Beach 90803

7 units • \$485,714/unit • 6,293 sqft • 9,612 sqft lot • \$480.69/sqft • Built in 1928

Listing ID: PW22142124

From Ocean Ave, go N on Redondo, W on 1st st



Gorgeous pride of ownership classic Spanish duplex with TWO OWNERS' UNITS (each the size of a house) + 5 additional units just ONE BLOCK from the BEACH! This is a very special property -- rarely does something like this come available in the highly desirable Bluff Park historical district. It is perfect for someone who wants to OWNER OCCUPY or a SAVVY INVESTOR looking to add a prime property to their portfolio. The lovely duplex looks out to 1st St, one of the nicest streets in Long Beach. Each side looks and feels like a separate house. Unit 3350 is around 2,600 sf and has three bedrooms and three bathrooms, including an ensuite in the primary bedroom. Unit 3348 is over 2,000 sf and has three bedrooms and two bathrooms. Both have large bonus rooms that could be another bedroom/office/gym, highly desirable floor plans, huge rooms (really huge), fully remodeled kitchens, formal dining rooms, balconies, original hardwood floors, cool architectural details and abundant character and charm throughout. The property has an extra-large lot and the curb appeal is fantastic! Lush landscaping and a long driveway lead to a two-car garage. Above the garage is an adorable one-bedroom unit with no shared walls. In the back is a triplex with two nice sized one-bedroom units and an alcove studio/one bedroom. There is even an ocean view through the trees from one of the units. Each has hardwood floors, lots of charm and a great layout. Lastly is the "office", an attached unit which has been transformed into an efficiency studio. Rent it or use it for your office. It would even make a perfect Airbnb! Between the buildings is a serene courtyard and throughout the property are beautiful flowers, trees and greenery which provide a park like setting and lots of privacy. Completing the property are more garages (a two car and one car), individual storage units and a laundry room. This highly desirable location is not only close to the ocean, it's also a block away from the eclectic and fun "Broadway Corridor" shops, galleries and restaurants. Historic Bluff Park is known for its beautiful extra wide tree lined streets and diverse turn of the century architecture that Long Beach is famous for. If you love history, cool architecture, being close to restaurants, shopping, and the beach, then you will love this property! Leave your car parked and enjoy and the best of SoCal. This is a great investment and the location can't be beat!

Facts & Features

- Sold On 09/07/2022
- Original List Price of \$3,400,000
- 3 Buildings
- 9 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area, Community, Dryer Included, Individual Room, Washer Included
- \$138680 Gross Scheduled Income
- \$119813 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: Great Room, Kitchen, Laundry, Living Room, Office, Walk-In Closet
- Floor: Stone, Wood
- Other Interior Features: Balcony, Built-in Features, Ceiling Fan(s), Crown Molding, Granite Counters

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Park Nearby, Yard
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$18,867
- Electric: \$2,904.00
- Gas: \$0
- Furniture Replacement:
- Insurance: \$4,457
- Maintenance:
- Workman's Comp:
- Professional Management: 5580

- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses: 266

- Water/Sewer: \$1,692
- Other Expense: \$960
- Other Expense Description: gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$3,400	\$3,400	\$4,000
2:	1	3	2	2	Unfurnished	\$3,000	\$3,000	\$3,700
3:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,600
4:	1	0	1	0	Unfurnished	\$1,160	\$1,160	\$1,500
5:	1	1	1	0	Unfurnished	\$1,235	\$1,235	\$1,850
6:	1	1	1	0	Unfurnished	\$1,395	\$1,395	\$1,900
7:	1	0	1	0	Unfurnished	\$0	\$0	\$900

Of Units With:

- Separate Electric: 7
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7264014008

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