

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	Grg Spcs	Date	DOM/CDOM
1	SR20256590	S	1715 E Jackson ST	LONG	7	STD	2	\$22,200		\$815,000 	\$489.78	1664	1948/ASR	8,444/0.1938	2	01/22/21	4/4
2	OC20237181	S	4118 E 14th ST	LONG	699	PRO	2	\$21,900		\$600,000 	\$641.03	936	1910/ASR	3,606/0.0828	0	01/21/21	8/8
3	PW20235110	S	810 Stanley AVE	LONG	2	STD	4	\$70,800	4	\$1,390,000 	\$335.18	4147	1978/ASR	6,505/0.1493	6	01/21/21	20/20
4	PW20189649	S	3237 E Broadway	LONG	2	STD	5	\$113,400		\$1,550,000 	\$356.81	4344	1914/ASR	6,751/0.155	0	01/22/21	118/118

Closed • Duplex

List / Sold: **\$779,990/\$815,000** ↑

1715 E Jackson St • Long Beach 90805

4 days on the market

2 units • \$389,995/unit • 1,664 sqft • 8,444 sqft lot • \$489.78/sqft •

Listing ID: SR20256590

Built in 1948

North of Del Amo, East of Orange



Opportunity is KNOCKING with this turn-key & highly upgraded Duplex in the desirable neighborhood of Jackson Proper in N. Long Beach! The main home features 2 bedrooms and 1 bathroom. There is beautiful wood-like tile flooring & gleaming crown plus base mouldings. A fully updated kitchen with custom cabinetry, countertops, ivory tile backsplash, & stainless steel appliances! The laundry room is adjacent to the gorgeous kitchen & equipped with extra convenient cabinet space. The upgraded HVAC system has a "hard start" option, which significantly improves energy efficiency! The long private & gated driveway is spacious enough for RV parking and leads to a detached 2 car garage -currently designated as a home office. The secondary home is also a 2 bed, 1 bath floor plan and is super clean & upgraded! Featuring a fully remodeled kitchen & bathroom, custom mouldings, private laundry room, and an upgraded electrical system ready to support an HVAC installation! ALL appliances are INCLUDED in BOTH homes and each have their own private & spacious backyards! Newly installed water heaters, FULL copper & Pex plumbing to both homes, fresh clean interior paint, new flooring in all bedrooms, custom lighting, Yale smart lock, Ring doorbell systems and more! There is tremendous potential to further increase value by converting the garage to an ADU! With unmistakable curb appeal, pride of ownership and a long list of high-quality improvements, this income-producing property is a rare find!!!

Facts & Features

- Sold On 01/22/2021
- Original List Price of \$779,990
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s), High Efficiency
- Heating: Wall Furnace
- Laundry: Dryer Included, Inside, Washer Included
- \$22200 Gross Scheduled Income
- \$21000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Tile, Vinyl
- Appliances: Dishwasher, Disposal, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s), Crown Molding

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Park Nearby, Zero Lot Line
- Security Features: Smoke Detector(s)
- Fencing: Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	2	1	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$2,200

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: 2 • Gas Meters: 2 • Water Meters: 1 • Carpet: • Dishwasher: 2 • Disposal: 2 | <ul style="list-style-type: none"> • Drapes: • Patio: • Ranges: 2 • Refrigerator: 2 • Wall AC: 1 |
|---|---|

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • 7 - North Long Beach area • Los Angeles County • Parcel # 7129008026 |
|---|--|

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

Closed •

List / Sold: **\$525,000/\$600,000** ↑

4118 E 14th St • Long Beach 90804

8 days on the market

**2 units • \$262,500/unit • 936 sqft • 3,606 sqft lot • \$641.03/sqft •
Built in 1910**

Listing ID: OC20237181

Ximeno Ave toward E Anaheim St; left onto E 14th St



Facts & Features

- Sold On 01/21/2021
- Original List Price of \$525,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: See Remarks
- \$21900 Gross Scheduled Income
- \$19099 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$6,795
- 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	1	1	0	Unfurnished	\$1,025	\$1,025	\$1,600
2:	1	0	1	0	Unfurnished	\$800	\$800	\$1,300

Of Units With:

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

Additional Information

- Probate Listing sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7253027004

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** OC20237181

Printed: 01/24/2021 7:09:10 PM

Closed • [Quadruplex](#)

List / Sold:

\$1,379,000/\$1,390,000 ↑

20 days on the market

Listing ID: PW20235110

810 Stanley Ave • Long Beach 90804

4 units • **\$344,750/unit** • **4,147 sqft** • **6,505 sqft lot** • **\$335.18/sqft** •
Built in 1978

South of 10th St and west of Redondo



810 Stanley Ave is in the Rose Park historic district of Long Beach with a unit mix that is highly sought after for owner occupied investors. Upside in rents, all tenants are on month to month leases. The total building size is 4,147 sq ft. With a great unit mix consisting of: (1) 3bed/2bath unit, (2) 2bed/2bath units and and (1) 1bed/1bath unit. Includes 6 garages and street parking. Separately metered for electric. Owner pays water/trash, tenants pay all other utilities. The roof is less than 3 years old.

Facts & Features

- Sold On 01/21/2021
- Original List Price of \$1,379,000
- 2 Buildings
- 6 Total parking spaces
- Laundry: Community
- Cap Rate: 3.5
- \$70800 Gross Scheduled Income
- \$47961 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Security Features: Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01854035
- 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	1	Unfurnished	\$1,130	\$1,130	\$1,500
2:	2	2	2	2	Unfurnished	\$1,360	\$2,720	\$2,300
3:	1	3	3	2	Unfurnished	\$2,050	\$2,050	\$2,600

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
- Rent Controlled

- 2 - Belmont Heights, Alamilos Heights area
- Los Angeles County
- Parcel # 7262014024

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW20235110

Printed: 01/24/2021 7:09:10 PM

Closed • **Commercial/Residential**

List / Sold:

\$1,700,000/\$1,550,000 ↓

118 days on the market

Listing ID: PW20189649

3237 E Broadway • Long Beach 90803
5 units • \$340,000/unit • 4,344 sqft • 6,751 sqft lot • \$356.81/sqft •
Built in 1914
corner of Broadway & Coronado



SUBMIT, SUBMIT, SUBMIT.TAKING BACKUP OFFERS SUBJECT TO CANCELLATION OF EXISTING ESCROW. UNIQUE PROPERTY IN GREAT LOCATION. BEAUTIFUL CRAFTSMAN SFR ON CORNER LOT. 2 BR 1 BA 1,456 SQ FT. ORIGINAL BUILT-INS, HARDWOOD FLOORS, INSIDE LAUNDRY, 2 TANDUM PARKING SPACES. PLUS 2 STORY TRI-PLEX, 3 LARGE ONE BEDROOM 1 BATH UNITS, APPROXIMATELY 960 SQ FT. HARDWOOD FLOORS THROUGHOUT. PLUS COMMON LAUNDRY. PLUS 600 SQ FT COMMERCIAL OFFICE (PERMITTED) WITH BATHROOM. ALL UNITS SEPERATELY METERED FOR GAS & ELECTRIC.

Facts & Features

- Sold On 01/22/2021
- Original List Price of \$1,700,000
- 2 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- Laundry: Common Area, Individual Room
- \$113400 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry
- Floor: Wood
- Appliances: Electric Water Heater, Gas Oven, Gas Water Heater
- Other Interior Features: Balcony, Built-in Features, Living Room Balcony, Open Floorplan

Exterior

- Lot Features: Level with Street, Lot 6500-9999, Sprinkler System
- Fencing: Average Condition
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$950
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$125
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management: 600
- Water/Sewer: \$225
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,950	\$2,950	\$3,500
2:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,700
3:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,700
4:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,700
5:	1	0	1	0	Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

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

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

- Ranges: 4
- Refrigerator: 3
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled

- 2 - Belmont Heights, Alamilos Heights area
- Los Angeles County
- Parcel # 7264004023

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Re/Max Property Connection

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