



Property Management Division



5285 e. Toledo Long Beach, CA 90803

Winter 2023

The desirable 8 units at 5285 E. The Toledo within walking distance to popular Belmont Shore and Pacific Ocean feature 4 downstairs and 4 upstairs Studio Apartments . Each Studio includes a Living Area, separate closet area, separate Kitchen which includes a Refrigerator and Gas Stove. The common area in the center courtyard is for the use of all the tenants ex: Uses of the common area include BBQ's and a picnic table. The Laundry room located at the rear of the units is reserved for the use of the tenants only and may be used on a 1st come 1st served basis from 9:00am - 11:00pm on Saturday 9:00am - 9:00pm on Sundays and 7:30am - 9:00pm on weeknights. The Coin operated laundry room has (1) Washer and (1) Dryer. The size of the inner units is approximately 275 sq. ft. and the end units are approx. 325 sq. ft. Monthly rents are \$1,400.00 per month. Each Tenant pays for their own electric, Gas. Water / Trash is Included in monthly rent. Cable High Speed Internet and phone service are not included but are available for each unit, the Tenant is responsible for any Internet Wiring or Jacks etc. **We do not allow tenants to install Satellite Dishes located on the roof or to the side of building. The Tenant may install Security Systems at their own cost, and we advise all tenants to purchase rental insurance for additional security for of your personal items /contents located inside your unit. A Refundable Security Deposit of \$1,350.00 is required at Move In. In order to receive a full refund of the Security Deposit tenant must patch all holes in walls that were made by tenant for pictures frames and clean the unit to be in the leave unit in same condition it was at move in less normal wear. Tenant must allow owner/ property manager into unit for inspection 2 weeks prior to move out date to advise tenant of any possible security deposit deductions that tenant will be advised of 2 weeks prior to move out and may be able to cure on their own or through authorized Service Providers approved by JBGmg. Only JBGmg Authorized Service Providers are allowed to make necessary repairs to unit for cleaning, minor repairs including plumbing, electric, heating and appliances. Tenants are not allowed to paint walls or make any modification to unit.**

Service Provider Numbers

To start or stop Electric Service

Southern California Edison 1-800-684-8123 Tenants pay for electric

To Start Gas Call City of Long Beach

for emergencies 562-570-5700

City of Long Beach Water/ Trash is Included in the monthly rent

Internet Cable TV Digital Phone -

CHARTER COMMUNICATIONS 1-888-GET CHARTER

For Painting / Handyman / Repairs Maintenance / Stucco

Jorge Chinchilla : 562.607.4582

Todd Smith: 714.718.3115

Appliances

New Appliances or Repair: Call JBGmg @ 562.810.8881

Termites /Roaches / Rodents

Call Western Exterminator @ 800.837.898

Mini Blinds

Mr. Mini Blind ask for Steve 562.989.5555

Medical or Police Emergencies / please call 911

For 24 Hour Plumbing Emergencies

Call Albano's Plumbing @ 888.745.8333

Heater Repairs

Call Long Beach Air www.longbeachair.com 562.424.4985

For Electricity Emergencies

Call Shock-A-Doo Electric @ 562.577.6760

Apartment Interior Cleaning

Lupe / Diana Ramirez 562-826-9308

Front Outside Landscaping Sprinkler Emergencies

Kevin Hughes 562.425.5852

On Site Laundry Room Equipment Issues

Wash Multifamily Laundry Systems call 800.421.6867

Locksmith / Keys Changes of Locked Out

Los Alamitos Lock Service 562-431-0047

If you change your locks, please leave a copy of extra key with JBGmg Property Management in mail slot under stairwell or you can mail to JBGmg P.O. Box 168 We have extra keys at our office for each unit and are available to open your door if you do get locked out within 24 hours. If you need emergency service less than 24 hours for lost key, please call the Locksmith.

Universal Locksmith – for Emergencies 714-266-1815

Screens / Vinyl Window Locks / Glass Breaks / Replacement Shower Doors /Mirrors

Bodies Glass Service 714.898.4602

5285 e. The Toledo

Rules Effective 5/1/2022

- 1) One BBQ allowed per unit in Common Area space permitting BBQ must always be monitored when BBQ is in use
- 2) No Storage permitted on premises other than (1) BBQ small per unit and 1 bike per each tenant space provided in bike rack in common area
- 3) Maximum of 3 outdoor plants per tenant just outside tenant front and back door space permitting (6) total
- 4) All units must keep all electric outlets inside unit clear and outlets must be available by inspection for safety purposes with 24-hour notice. Any Violation of this policy will lead to potential termination of tenancy by the landlord if you suspect electrical safety concerns, please call our electrician Shock a Doo Electric for an inspection of your unit his number is 562.577.6760 or call SCE
- 5) Direct TV or any Satellite Dishes are not allowed to be installed on the roof or side of the building.
- 6) No interior paint modifications or additions inside living area, kitchen, bath, hall closet may be done by tenants.
- 7) Only JBGmg approved service providers are allowed to make repairs inside units

Rent Payment Options effective 5/1/2022

- 1) Mail Check to: **JBGmg P.O. BOX 168 Sunset Beach, CA 90742**
rent is due on the 1st of the month and must arrive to PO BOX no later than 6th of Month to avoid a Late Fee being charged
- 2) Use online banking to make payments thru your bank directly to JBGmg
mail to P.O. Box 168 Sunset Beach CA 90742
- 3) You can use Zelle Pay which you can send from your online banking use email address jbgriffin@jbgmg.com to send rent payments to learn more about Zelle visit <https://www.zellepay.com/>

Overview

- 1) We provide one set of keys for the Laundry Room, Mailbox, and Unit
- 2) We provide each unit with a smoke detector and carbon monoxide unit; tenant is responsible to check unit and change batteries as needed for your safety.
- 3) Locks are changed after each previous tenant has moved out
- 4) Rent Payment is due on the 1st of the month – Rents may be paid by check / cashier's check or through methods listed effective 6/1/2019. Checks must be mailed payable to **JBGmg P.O. Box 168 Sunset Beach CA 90742** - Rent is due on or before the 5th of the month.
- 5) \$75 penalty is added for Rents 5 days past Due Date which is the 1st of each month– If you are going to be late for rent please call Property Manager. Tenant is also responsible for BANK FEES charged to JBGmg on NSF
- 6) We require a written 30 day notice if you are going to move out
- 7) Security Deposits may not be applied to last months rent due.
- 8) If the apartment is not left in the same condition as it was after you leave we will deduct from the Security deposit the amount it will cost to bring to unit to the same condition it was at time of your move in. Prior to your move out with 30 day notice we will conduct a walk thru to allow you to make the necessary corrections to your unit to avoid a security deposit deduction for any repairs.
- 9) Pets are allowed (1) Cat per apartment or (1) Approved Dog \$1350 Security Deposit includes Pet deposit
- 10) Please report suspicious activities to the Long Beach Police Department
- 11) For the consideration of your neighbors and the entire complex please keep noise levels reasonable when you have guests in your unit. Also if you play music on a sound system please keep at a volume low enough not to disturb your neighbors.
- 12) If you smell Gas in your unit please call the City of Long Beach @ 562.570.2140
- 13) Tenants are not allowed to Sub rent the unit or have additional tenants live in your unit without management approval. If tenants do not abide by this rule we will serve notice to tenant to end rental agreement immediately.

As always I look forward to your referrals, comments and suggestions.

Sincerely,



“JB” James B. Griffin, Real Estate Broker / Property Manager
BRE LIC # 01229433 / JBGmg Property Management Division

P.O. Box 168 Sunset Beach CA 90742

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www.jbgmg.com

ph: 562.810.8881 VM: 562.677.7452 fax: 562.222.4320

If you are thinking of Leasing, Buying or Selling a Home please call “JB” Griffin, RE Broker

We Love Referrals www.jbgriffinsellshomes.com

JBGmg

BRE#01229433

**Call "JB" Griffin for a Free
Consultation**

562.810.8881
jbgriffin@jbgmg.com

Real Estate / Property Management

www.JBGmg.com

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Real Estate Broker

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"from the Ocean to the Desert"

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