

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	QC22249700	S	4803	E Broadway	LONG	2	STD	2	\$75,900		\$1,645,500. 	\$625.19	2632	1938/ASR	4,190/0.0962	N		2	01/06/23	12/12
2	SB22221135	S	6115	Cherry AVE	LONG	7	STD	6	\$83,196		\$1,230,000	\$375.92	3272	1959/ASR	4,792/0.11	N		0	01/05/23	20/20

Closed • Duplex

List / Sold:

\$1,695,000/\$1,645,500 ↓

12 days on the market

Listing ID: OC22249700

4803 E Broadway • Long Beach 90803

2 units • \$847,500/unit • 2,632 sqft • 4,190 sqft lot • \$625.19/sqft • Built in 1938

Between Park Ave & St Joseph, North of 2nd St., South of Vista.



Fantastic Spanish Duplex located on an oversized corner lot adjacent the highly desirable Estates Section of Belmont Heights offers wonderful curb appeal with lush landscaping and plentiful outdoor entertaining areas, including a serene shared backyard with lovely brick patio. Each charming unit features a living room, dining room, breakfast nook, 2 spacious bedrooms, 2 baths, & inside laundry. The upper unit has been beautifully remodeled, offering a delightful balcony off the living room, gorgeous kitchen upgraded with custom cabinetry, stainless steel appliances, sleek granite counter tops, & access to a spectacular deck over the two-car garage; while the lower unit exudes all the vintage charm you'd expect from this coveted architectural era. Just a short distance to award winning schools, trendy shopping & dining in Belmont Shore, Alamitos Bay & the Beach, this is an amazing opportunity for the savvy investor or owner occupant!

Facts & Features

- Sold On 01/06/2023
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Individual Room, Inside
- \$75900 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room
- Floor: Tile, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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	2	1	Unfurnished	\$3,300	\$3,300	\$3,500
2:	1	2	2	1	Unfurnished	\$3,025	\$3,025	\$3,300

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 2

- Carpet:
- Dishwasher: 1
- Disposal: 2

- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7250031014

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

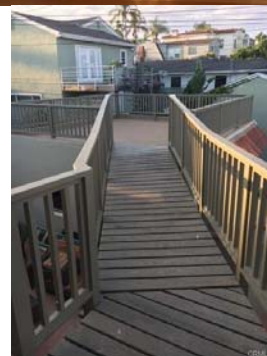
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos





Closed • Apartment

List / Sold: **\$1,230,000/\$1,230,000**

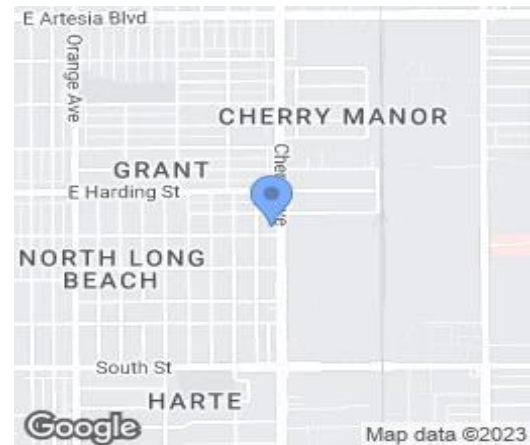
6115 Cherry Ave • Long Beach 90805

20 days on the market

6 units • **\$205,000/unit** • **3,272 sqft** • **.11 acre(s) lot** • **\$375.92/sqft** •
Built in 1959

Listing ID: SB22221135

W on Artesia Blvd, S on Cherry Ave



6115 Cherry Ave is in the heart of the development "renaissance" happening in North Long Beach and is a short commute to employers in Downtown Long Beach and adjacent employment hubs such as the Los Angeles, South Bay and Orange County via the 91, 710 and 405 freeways. Built in 1959, the subject property is comprised of six (6) one-bed/one-bath units. The property has received an exterior face lift including a newer roof and new paint. Gas and electricity are separately metered keeping landlord expenses to a minimum. There is a laundry room and six (6) uncovered parking spaces that can provide additional income to new investors.

Facts & Features

- Sold On 01/05/2023
- Original List Price of \$1,230,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$0 (Assessor)
- Laundry: Common Area, Gas & Electric Dryer Hookup
- \$83196 Gross Scheduled Income
- \$52108 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,592
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- 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	1	Unfurnished	\$1,347	\$1,347	\$1,600
2:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,600
3:	1	1	1	1	Unfurnished	\$935	\$935	\$1,600
4:	1	1	1	1	Unfurnished	\$1,017	\$1,017	\$1,600
5:	1	1	1	1	Unfurnished	\$1,017	\$1,017	\$1,600
6:	1	1	1	1	Unfurnished	\$1,017	\$1,017	\$1,600

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7118013016

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SB22221135

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