

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	PW23134794	S	3065 Pacific AVE	LONG	6	STD	2	\$43,200		\$835,000 	\$439.94	1898	1963/ASR	4,561/0.1047	N	2	10/04/23	31/31
2	PW23072037	S	5443 Orange AVE	LONG	7	STD,TRUS	3	\$0		\$810,000 	\$461.01	1757	1951/ASR	5,214/0.1197	N	3	10/05/23	126/126

Closed • Duplex

List / Sold: **\$925,000/\$835,000** ↓

3065 Pacific Ave • Long Beach 90806

31 days on the market

2 units • **\$462,500/unit** • **1,898 sqft** • **4,561 sqft lot** • **\$439.94/sqft** •

Listing ID: PW23134794

Built in 1963

Springs and Pacific Ave.



This is an investor's Dream! Don't miss out on this opportunity to own a duplex in the low Bixby Knoll neighborhood. Each unit offers a spacious open floor plan with a generous size living area, light and bright kitchen with dining area, 2 bedrooms, a bath and one detach car garage. Both units are completely renovated including new kitchen cabinets, quartz countertop, tile backsplash and new stainless appliances. New bathroom with new bathtub, vanity with new cabinet and quartz countertop. New laminate flooring throughout the house. Recess lightings in living room, kitchen and bedrooms. New windows with new shutters. Upgraded electrical and plumbing. New painting of interior and exterior along with new fascia. There is a detached 2 car garage that has a separate door for each unit. Each unit has their own electric and gas meters. Location is easy access to the fwy and shopping center. Long term and good tenants. This one won't last.

Facts & Features

- Sold On 10/04/2023
- Original List Price of \$925,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$483 (Estimated)
- Laundry: See Remarks
- \$43200 Gross Scheduled Income
- \$42360 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$840
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01160663
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,400
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7206009038

Michael Lembeck

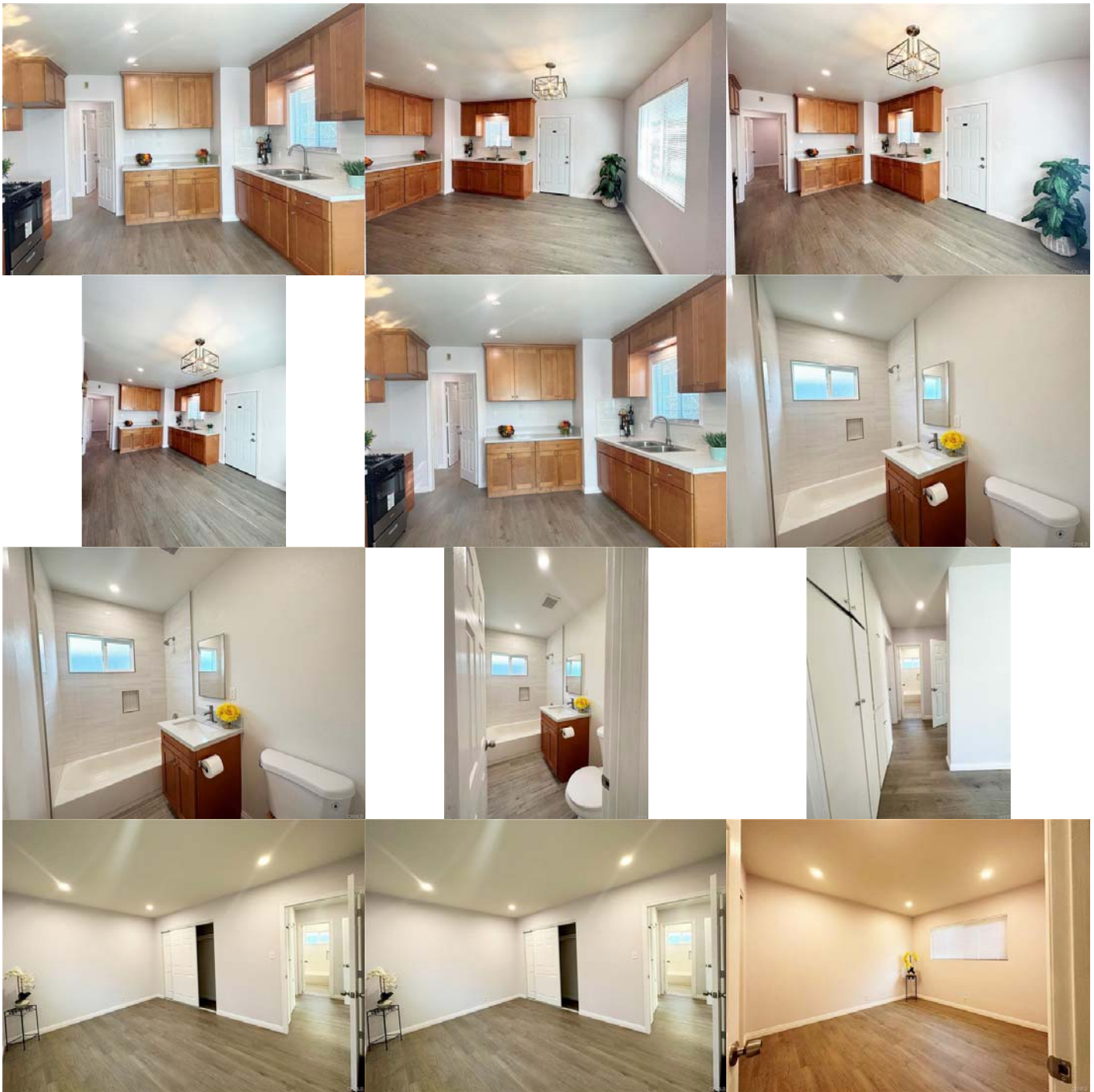
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

▼ Click arrow to display photos





Closed • **Triplex**

List / Sold: **\$795,000/\$810,000** ↓

5443 Orange Ave • Long Beach 90805

126 days on the market

3 units • **\$265,000/unit** • **1,757 sqft** • **5,214 sqft lot** • **\$461.01/sqft** •
Built in 1951

Listing ID: PW23072037

from 405, exit orange north



This triplex represents an outstanding investment opportunity in the thriving city of Long Beach. With three well-maintained 1-bedroom, 1-bathroom units that generate excellent rental income and maintain stable occupancy, this property offers a compelling return on investment for savvy buyers. Strategically located, this triplex property offers unparalleled convenience for commuters with easy access to major freeways and public transportation. Each unit maximizes livable space and ensures comfortable living for your tenants. This TRIPLEX is a RARE find in the Long Beach market, offering investors an opportunity to capitalize on the city's growth. With its prime location, income, and strong demand for rental properties, this investment is sure to produce reliable returns and long-term value. Drive-by only -- do not disturb occupants.

Facts & Features

- Sold On 10/05/2023
- Original List Price of \$1,200,000
- 2 Buildings
- 3 Total parking spaces
- \$608 (Estimated)
- Laundry: Community
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

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: 01522747
- 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:	2	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,995
2:	1	1	1	1	Unfurnished	\$1,555	\$1,555	\$1,995

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7128004010

Michael Lembeck

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