

### 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	<a href="#">OC24176786</a>	S 3726 E <a href="#">14th ST</a>	LONG	3	STD	2	55,560		\$850,000	621.35	1368	1923/ASR	2,681/0.0615	N	1	10/16/24	<a href="#">4/4</a>
2	<a href="#">OC24160930</a>	S 5920 <a href="#">Lemon AVE</a>	LONG	7	STD	2	33,756		\$834,000	383.27	2176	1965/ASR	4,738/0.1088	N	3	10/17/24	<a href="#">39/39</a>
3	<a href="#">OC24164237</a>	S 1033 <a href="#">Coronado AVE</a>	LONG	3	PRO	4	0		\$1,020,000	337.64	3021	1921/ASR	6,501/0.1492	N	3	10/15/24	<a href="#">18/18</a>
4	<a href="#">24423989</a>	S 2165 <a href="#">Earl AVE</a>	LONG	5	STD	4		7	\$1,380,000	366.14	3769	1929	6,274/0.144	N		10/16/24	<a href="#">61/61</a>
5	<a href="#">OC24151346</a>	S 1701 <a href="#">Park AVE</a>	LONG	3	STD	9	294,720	7	\$2,920,000	432.59	6750	1961/ASR	8,712/0.2	N	3	10/16/24	<a href="#">48/48</a>

**Closed** • Duplex

List / Sold: **\$799,000/\$850,000** ↑

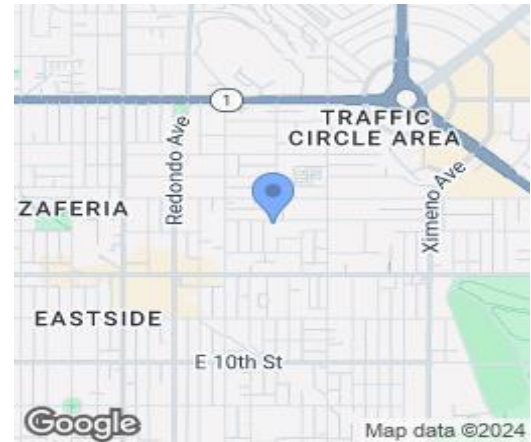
**3726 E 14th St** • Long Beach 90804

4 days on the market

**2 units** • **\$399,500/unit** • **1,368 sqft** • **2,681 sqft lot** • **\$621.35/sqft** •  
**Built in 1923**

Listing ID: OC24176786

**Between PCH & Anaheim - West on 14th**



**\*\*Charming Duplex in Long Beach: Live & Earn in a Prime Coastal Location\*\*** Discover this **\*\*quaint duplex\*\*** in the heart of Long Beach, perfectly suited for both homeowners and investors. This **\*\*move-in-ready property\*\*** offers a unique opportunity to **\*\*live in one unit and rent out the other,\*\*** providing a seamless blend of comfortable living and income generation. (Unit 1 is a 2 bdrm 1 bath. Unit 2 is a 1 bdrm 1 bath) **\*\*Property Highlights:\*\*** - **\*\*Dual Units:\*\*** Each unit features a private entrance, newer floors, and updated kitchens.. - **\*\*Outdoor Spaces:\*\*** The exterior features classic architectural details with a touch of bungalow coastal charm, complete with a well-maintained front yard. - **\*\*Prime Location:\*\*** Situated in a desirable Long Beach neighborhood, with easy access to shops, restaurants, beaches, and public transportation. **\*\*Why This Duplex is a Smart Investment:\*\*** - **\*\*Rental Income Potential:\*\*** Generate steady income by renting out one unit while living in the other, significantly offsetting your mortgage. - **\*\*Build Equity:\*\*** Use rental income to pay down your mortgage, steadily increasing your property equity. - **\*\*Tax Benefits:\*\*** Take advantage of various tax deductions, including mortgage interest, property taxes, and maintenance costs. - **\*\*Flexibility:\*\*** Manage your rental property with ease while enjoying the flexibility to rent out both units in the future. - **\*\*Increased Value:\*\*** Maintain and update the property to boost its market value, ensuring a profitable sale down the line. - **\*\*Community & Security:\*\*** Benefit from living close to your tenant, creating a safe and friendly community atmosphere. This **\*\*versatile duplex\*\*** offers the perfect balance of **\*\*comfortable living and smart investment,\*\*** all within the vibrant, coastal city of Long Beach. Whether you're looking to establish a home base or expand your real estate portfolio, this property is a must-see! **\*\*Schedule a viewing today\*\*** and take the first step toward owning a prime piece of Long Beach real estate that pays for itself!

## Facts & Features

- Sold On 10/16/2024
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Electric
- Heating: Wall Furnace
- \$399 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: In Garage
- \$55560 Gross Scheduled Income
- \$9 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

## Interior

- Other Interior Features: Ceiling Fan(s)

## Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$960
- Cable TV: 01525011
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:

- Gardener:
- Licenses:

• Other Expense Description:

## Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	1	Unfurnished	\$2,530		

### # Of Units With:

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

## Additional Information

- Standard sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7253008012

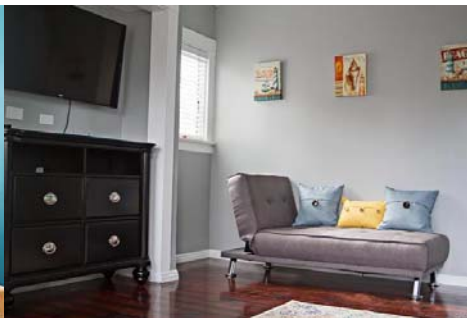
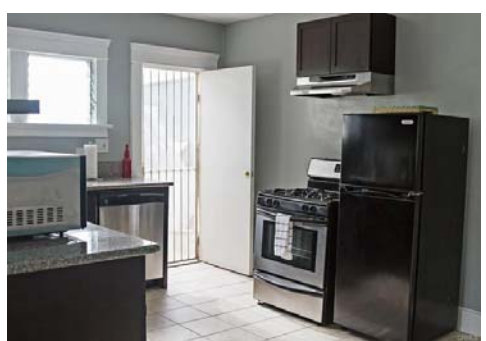
### Michael Lembeck

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

### Citivest Realty Services, Inc

State License #: 01875823  
4340 Von Karman Ave, #200  
Newport Beach, 92660

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**Closed** • Duplex

List / Sold: **\$881,000/\$834,000** ↓

**5920 Lemon Ave** • Long Beach 90805

39 days on the market

2 units • \$440,500/unit • 2,176 sqft • 4,738 sqft lot • \$383.27/sqft •  
Built in 1965

Listing ID: OC24160930

South



Duplex in a Great location featuring two townhome style units each with 3 bedrooms, attached garage with laundry, and private yards! Great floorplan, kitchen with ample light, dining area, and plenty of storage space. The unit on the left with the 1 car garage is leased for \$2,813/mo and the unit on the right with a 2 car garage is vacant and ready for you to move in or rent it out! Don't miss this opportunity to own units in Long Beach, call your Realtor to schedule a tour and make an offer today!

### Facts & Features

- Sold On 10/17/2024
- Original List Price of \$975,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$513 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$33756 Gross Scheduled Income
- \$33756 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Back Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$1,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	2	Unfurnished	\$0	\$0	\$0
2:	1	3	2	1	Unfurnished	\$2,813	\$2,813	\$2,813

### # Of Units With:

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

## Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7124023010

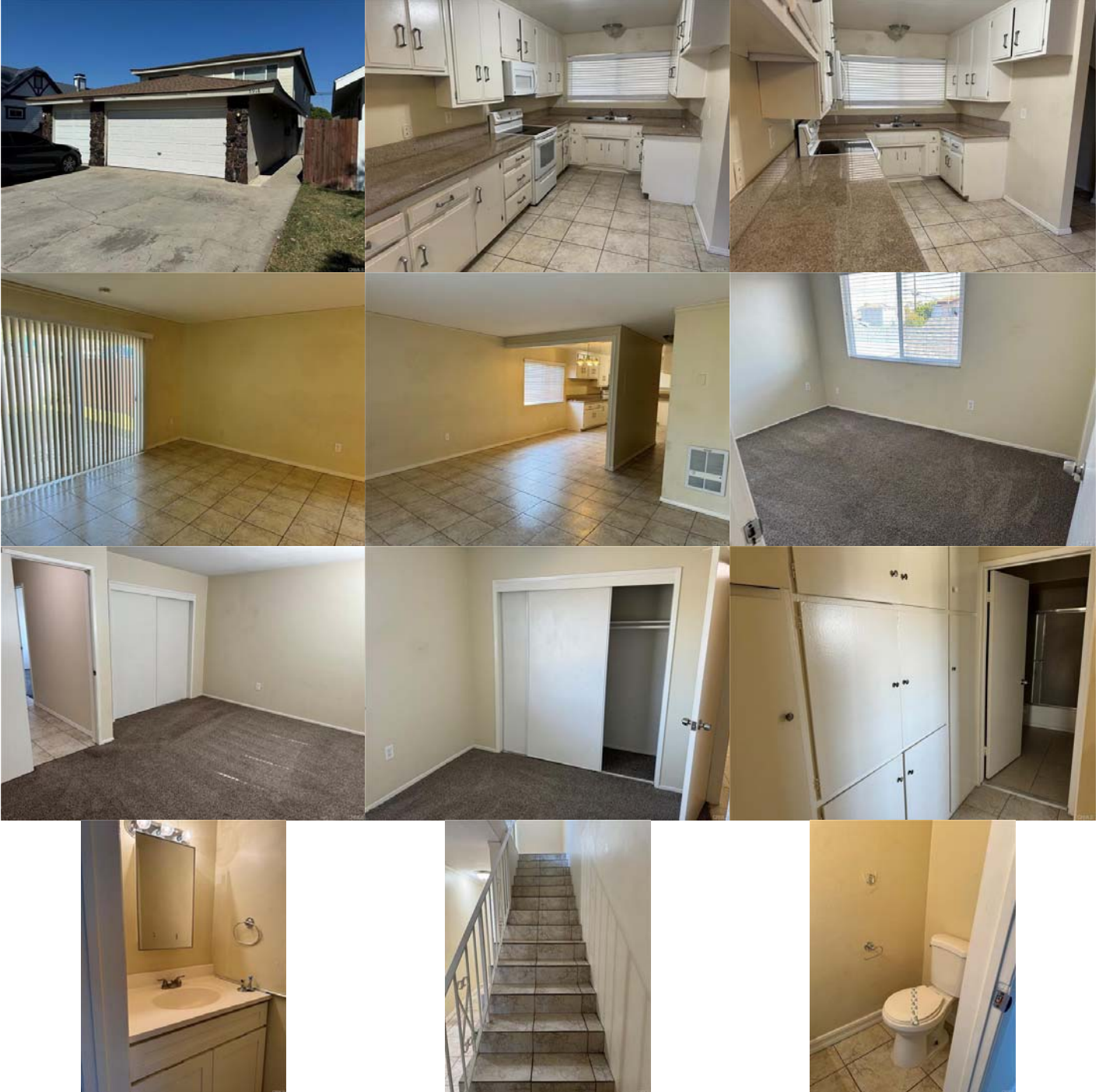
## Michael Lembeck

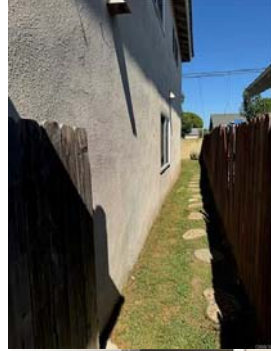
State License #: 01019397  
Cell Phone: 714-742-3700

## Citivist Realty Services, Inc

State License #: 01875823  
4340 Von Karman Ave, #200  
Newport Beach, 92660

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**Closed** • **Quadruplex**

**\$1,200,000/\$1,020,000** ↓

18 days on the market

**1033 Coronado Ave** • Long Beach 90804

**4 units** • **\$300,000/unit** • **3,021 sqft** • **6,501 sqft lot** • **\$337.64/sqft** • **Built in 1921**

Listing ID: OC24164237

**7th Street West to Coronado than go North.**



Take advantage of this great probate opportunity!! This charming 4 Plex offers One 3 bedroom 1 bath One, 2 bedroom 1 bath, and two 1 bedroom 1 bath units. There's a laundry room too, 3 garages. Close to schools, freeway and shopping centers. Come see for yourself and fall in love!! HURRY THIS EASTSIDE PROPERTY WON'T LAST!!

**Facts & Features**

- Sold On 10/15/2024
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- \$732 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- 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:	4	7	4	3	Unfurnished	\$5,780	\$5,780	\$0

**# Of Units With:**

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

**Additional Information**

- Probate Listing sale
- Rent Controlled
- 3 - Eastside, Circle Area area
- Los Angeles County

• Parcel # 7258005025

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CUSTOMER FULL: Residential Income LISTING ID: OC24164237

Printed: 10/20/2024 8:51:33 AM

**Closed** •

**\$1,375,000/\$1,380,000** ↑

**2165 Earl Ave** • Long Beach 90806

**61 days on the market**

**4 units** • **\$343,750/unit** • **3,769 sqft** • **6,274 sqft lot** • **\$366.14/sqft** • **Built in 1929**

**Listing ID: 24423989**

**Use Google Maps**



Great investor opportunity to acquire a well maintained 4 unit building located in the high demand South Wrigley Sub-Market of Long Beach. The building is a cash machine, has a 6.9% in place cap rate, a 7.2%+ ProForma Cap Rate, and is 100% leased. It contains (3) spacious 2 Bedroom / 1 Bathroom Units, and (1) very spacious 3 Bedroom / 1 Bathroom Unit. The building also has a detached garage complex containing (3) one car garages that can be used as storage if needed and fit one vehicle parked behind. Three of the apartment have been remodeled within the last two years and the one remaining non-remodeled unit gives the new owner and opportunity to remodel, add value, and bring up to market rent. The property is located in close proximity to schools, banks, shopping centers, public transit, and easy freeway access. It is within walking distance of Long Beach Poly High, and only 2.1 miles from Downtown Long Beach. The area boasts strong rental demand and all vacancies have been easily filled at market rent with multiple applicants coming forth.

**Facts & Features**

- Sold On 10/16/2024
- Original List Price of \$1,375,000
- 1 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- Cooling: Electric, Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN: No
- Laundry: Community, Individual Room, Outside
- Cap Rate: 6.9
- \$95309 Net Operating Income

**Interior**

- Appliances: Dishwasher, Disposal, Microwave
- Other Interior Features: Ceiling Fan(s)

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$23,587
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01880554
- Gardener:
- Licenses:
- Insurance:
- 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:	3	2	1		Unfurnished	\$0	\$0	\$0
2:	1	3	1		Unfurnished	\$0	\$0	\$0

**# Of Units With:**

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

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

- Ranges:
- Refrigerator:
- Wall AC:

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### Additional Information

- Standard sale
- Rent Controlled

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205030011

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

### Citivist Realty Services, Inc

State License #: 01875823  
4340 Von Karman Ave, #200  
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24423989

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**Closed** • [Apartment](#)

**\$3,100,000/\$2,920,000** ↓

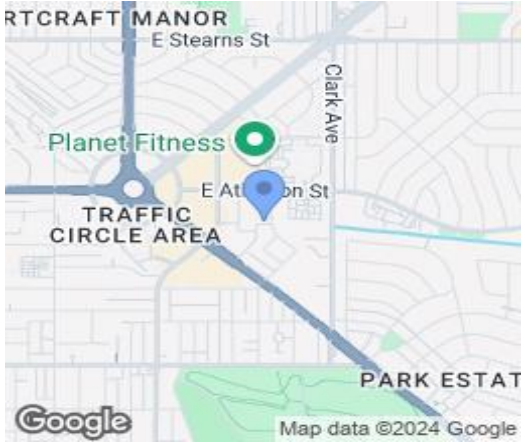
48 days on the market

Listing ID: OC24151346

**1701 Park Ave** • Long Beach 90815

**9 units** • **\$344,444/unit** • **6,750 sqft** • **.2 acre(s) lot** • **\$432.59/sqft** • **Built in 1961**

**Cross Streets of Park Avenue & East Atherton Street**



1701 Park Avenue, a 9-unit multifamily investment property located in Long Beach, CA. 1701 Park Avenue offers a highly desirable mix consisting exclusively of two-bedroom units and amenities including garage and carport parking, as well as on-site laundry. 1701 Park Avenue is situated in the highly sought-after Park Estates neighborhood of Long Beach. Residents enjoy the property’s prime Long Beach location, with an abundance of hot spots within a 1.5-mile radius of the property. The property is within walking distance of numerous major retail centers surrounding the Los Alamitos Traffic Circle. Additionally, the property is situated in close proximity of both California State University, Long Beach and the Timor Rubin VA Medical Center, two major housing and employment drivers for the city. Furthermore, the property’s close proximity to Recreation Park and the Alamitos Bay provides residents with easy access to an abundance of recreation and leisure activities. The property’s ideal Long Beach location surrounded by an abundance of recreational, educational, and retail amenities are a primary draw for potential renters. This overall demand for well-located rental units will be a key driver in the continued growth and success at 1701 Park Avenue.

**Facts & Features**

- Sold On 10/16/2024
- Original List Price of \$3,100,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- 1 Total carport spaces
- \$1,818 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 6.86
- \$294720 Gross Scheduled Income
- \$212690 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Level with Street
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$77,887
- Electric: \$1,054.00
- Gas: \$1,054
- Furniture Replacement:
- Trash: \$1,054
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$7,200
- Maintenance: \$6,750
- Workman's Comp:
- Professional Management: 14529
- Water/Sewer: \$1,055
- Other Expense: \$6,618
- Other Expense Description: Misc

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	2	1	3	Unfurnished	\$24,560	\$24,560	\$26,325

**# Of Units With:**

- Separate Electric: 9
- Gas Meters: 9
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7220002009

### Michael Lembeck

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 Cell Phone: 714-742-3700

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 4340 Von Karman Ave, #200  
 Newport Beach, 92660

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