

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	IN23080941	S	1847 Myrtle AVE	LONG	9	TRUS	2	\$0		\$635,000 	\$309.76	2050	1913/ASR	6,517/0.1496	N	0	11/07/23	71/71
2	WS22182162	S	1116 E 16th ST	LONG	9	STD	4	\$97,320		\$1,235,000 	\$377.68	3270	1910/ASR	6,726/0.1544	N	0	11/07/23	63/63

Closed • Duplex

List / Sold: **\$625,000/\$635,000** ↑

1847 Myrtle Ave • Long Beach 90806

71 days on the market

2 units • **\$312,500/unit** • **2,050 sqft** • **6,517 sqft lot** • **\$309.76/sqft** •
Built in 1913

Listing ID: IN23080941

East of Atlantic, north of PCH



Great start for a complete restoration! The roof has been removed on the front unit and construction started. The units are two bedrooms, one bath each. Front unit has new copper pipes and has been prepped for renovation. All systems will be needed to complete the job. Call for details. Rear unit is fairly intact. There are repairs needed but could be ready for tenants within a short amount of time. THIS PROPERTY WILL NOT QUALIFY FOR FHA203B OR CONVENTIONAL LOAN IN CURRENT CONDITION.

Facts & Features

- Sold On 11/07/2023
- Original List Price of \$625,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$502 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: See Remarks
- Appliances: None

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Lawn, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01257475
- 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:	2	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 9 - Poly High area
- Los Angeles County
- Parcel # 7210014021

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



CUSTOMER FULL: Residential Income LISTING ID: IN23080941

Printed: 11/12/2023 7:04:55 AM

Closed • **Quadruplex**

List / Sold:

\$1,299,000/\$1,235,000 ↓

63 days on the market

Listing ID: WS22182162

1116 E 16th St • Long Beach 90813

4 units • **\$324,750/unit** • **3,270 sqft** • **6,726 sqft lot** • **\$377.68/sqft** •
Built in 1910

N on Alamitos Ave, W on East 16th Street



High cash flow and easy to manage. Ideal investment property. Long term tenants. Full rent collection throughout the pandemic. The stability every investor is looking for. The subject property has a 3 bedroom/2 bathrooms detached home in the front. Rear building has one 4 bedrooms/ 2 bathrooms at the lower level and two 1 bedroom/1 bathroom units at upper level. On site parking spaces. Property sold as is. Buyer to verify all information, not limited to unit counts and unit size and total sf. Interior viewing subject to accepted offer.

Facts & Features

- Sold On 11/07/2023
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- \$97320 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01902322
- Gardener:
- Licenses: 240
- Insurance: \$1,500
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,700	\$2,700	\$3,000
2:	1	4	2	0	Unfurnished	\$2,750	\$2,750	\$3,000
3:	1	1	1	0	Unfurnished	\$1,360	\$1,360	\$1,500
4:	1	1	1	0	Unfurnished	\$1,380	\$1,380	\$1,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 4

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%

- 9 - Poly High area
- Los Angeles County
- Parcel # 7268022033

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

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