

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	PW22178841	S	261 Prospect AVE	LONG	2	STD	2	\$0		\$1,780,000. 	\$741.67	2400	1963/ASR	6,355/0.1459	N	3	11/07/22	62/62
2	PW22214140	S	4241 E Jacinto WAY	LONG	3	STD	4	\$74,820		\$1,275,000. 	\$499.41	2553	1943/ASR	12,271/0.2817	N	4	11/08/22	4/4

Closed • Duplex

List / Sold:

\$1,900,000/\$1,780,000 ↓

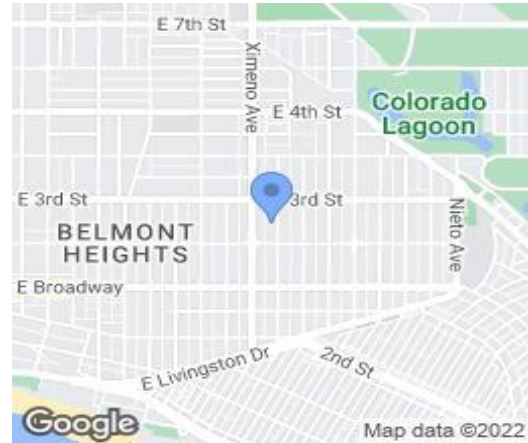
62 days on the market

261 Prospect Ave • Long Beach 90803

2 units • \$950,000/unit • 2,400 sqft • 6,355 sqft lot • \$741.67/sqft • Built in 1963

Listing ID: PW22178841

Just North of Prospect Avenue and E. Vista Street



We are proud to present 261 Prospect Avenue. This spectacular Belmont Heights duplex consists of two newly remodeled units with laundry in each unit. The back unit is a 2 Bedroom/ 1 Bathroom unit with mini split air conditioning and the front unit is a remodeled, open concept 3 Bedroom/ 2 Bathroom. In the rear alley is a 3 car garage with extra room for uncovered parking. There is also a private patio shared between each unit as well as a freshly landscaped fenced front yard. Located on a peaceful street in the highly sought after neighborhood of Belmont Heights, you can be within close proximity to the best Long Beach has to offer including Marine Stadium Park, Colorado Lagoon, Recreation Park Golf Courses, weekly local farmer's markets, 2nd Street shops & restaurants, dog parks, local playgrounds, and so much more. Additionally, this home is located near the best schools within the Long Beach Unified School District.

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,780
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01917184
- 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	1	1	Unfurnished	\$3,400	\$3,400	\$3,800
2:	1	3	2	2	Unfurnished	\$0	\$0	\$4,800

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

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7250007019

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: PW22178841

Printed: 11/13/2022 6:00:03 AM

Closed •

List / Sold:

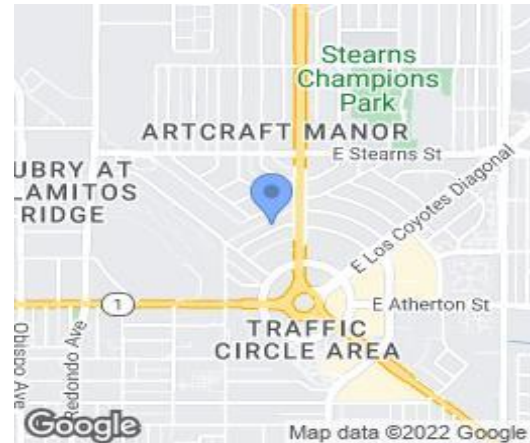
\$1,199,000/\$1,275,000 ↑

4 days on the market

4241 E Jacinto Way • Long Beach 90815
4 units • \$299,750/unit • 2,553 sqft • 12,271 sqft lot • \$499.41/sqft •
Built in 1943

Listing ID: PW22214140

405 Fwy exit Lakewood South to Jacinto Way West, on your right.



A great 4-unit building, located in a great area of Long Beach, and smooth running property. What more could you ask for? The property consists of 4 one-bedroom units that are single-story. All units have a front and back door, with the ability to create a private backyard/patio for each if the property owner desired. There are also 4 single car garages, which the current owner uses all of them for storage, and 3 additional uncovered parking spots that could be rented out for additional income. . Individually metered for gas and electricity that tenants are responsible to pay. The property was just recently painted throughout the exterior and has an amazing sense of curb appeal. The current GRM is 16.03, but at market rents, the property drops to 13.01 GRM. With over a 1/4 acre lot and endless opportunity, this property is ready for the next investor to add their touch to it and take it to the next level!

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- \$0 (Unknown)
- \$74820 Gross Scheduled Income
- \$44786 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$30,034
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$350
- Cable TV: 00858534
- Gardener:
- Licenses: 230
- Insurance: \$1,500
- Maintenance: \$4,823
- Workman's Comp: \$0
- Professional Management: 5237
- Water/Sewer: \$1,707
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,695	\$20,340	\$1,895
2:	1	1	1	0	Unfurnished	\$1,695	\$20,340	\$1,895
3:	1	1	1	0	Unfurnished	\$1,495	\$17,940	\$1,895
4:	1	1	1	0	Unfurnished	\$1,250	\$15,000	\$1,895

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7219007019

Michael Lembeck

State License #: 01019397
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