

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	OC23199326	S	130 Prospect AVE	LONG	1	STD	2	\$50,400		\$1,256,000 	\$751.20	1672	1923/PUB	3,160/0.0725	N	0	12/15/23	25/25
2	CV23200738	S	2933 E Thompson ST	LONG	7	STD	2	\$36,000		\$760,000 	\$388.75	1955	1963/ASR	7,113/0.1633	N	2	12/14/23	18/18
3	PW23134776	S	54 Ximeno AVE	LONG	1	STD	8	\$211,330	4	\$3,345,000 	\$993.17	3368	1946/ASR	3,142/0.0721	N	0	12/14/23	94/94
4	23310541	S	1861 Pacific AVE	LONG	5	STD	8		6	\$2,195,000	\$361.50	6072	1946/SLR	9,180/0.21			12/13/23	15/61

Closed • Duplex

List / Sold:

\$1,300,000/\$1,256,000 ↓

25 days on the market

Listing ID: OC23199326

130 Prospect Ave • Long Beach 90803

2 units • \$650,000/unit • 1,672 sqft • 3,160 sqft lot • \$751.20/sqft •
Built in 1923

Follow directions on GPS



Discover the best of coastal living with this exceptional Belmont Shores duplex, ideally situated less than 2 blocks from the beautiful beach. This unique property offers an incredible opportunity for both homeowners and investors, providing the perfect blend of location, convenience, and potential. This duplex presents an enticing investment opportunity, with the potential to increase your property's value through the addition of an Accessory Dwelling Unit (ADU). Whether you're a savvy investor or a homeowner looking to maximize your space, this property has the flexibility you need. This duplex is a diamond in the rough, ready to be transformed into a gem. With a little updating and some TLC, it has the potential to become a welcoming, stylish, and valuable property. Belmont Shore provides a relaxed and beach-centric lifestyle with a strong sense of community. It's an attractive place to call home for those who appreciate coastal living, a walkable neighborhood, and a variety of amenities and activities.

Facts & Features

- Sold On 12/15/2023
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$419 (Estimated)
- Laundry: Individual Room
- \$50400 Gross Scheduled Income
- \$49200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Appliances: Gas Oven

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard
- Waterfront Features: Ocean Side of Freeway
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$90.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance: \$300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$56
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$2,100
2:	1	2	1	0	Unfurnished	\$2,500	\$2,500	\$2,800

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7256029003

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 • Duplex

List / Sold: **\$750,000/\$760,000** ↑

2933 E Thompson St • Long Beach 90805

18 days on the market

**2 units • \$375,000/unit • 1,955 sqft • 7,113 sqft lot • \$388.75/sqft •
Built in 1963**

Listing ID: CV23200738

Paramount and Thompson north of 91 Fwy



Fantastic North Long Beach income property. Front home is a large 2 bedroom 1 bath single family home approximately 1,055 square feet featuring large kitchen, family room, dining room, and two large bedrooms. Large back patio plus 2 car garage. Back home is 2 bedroom 1 bath home approximately 900 square feet featuring kitchen, dining, family room, 2 bedrooms and covered back patio. Parking is in driveway.

Facts & Features

- Sold On 12/14/2023
- Original List Price of \$750,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$518 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$36000 Gross Scheduled Income
- \$33000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room
- Floor: Laminate, Tile
- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: Level with Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,500	\$1,500	\$2,500
2:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,000

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
- Buyer Agency Compensation: 2%

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7113010015

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CUSTOMER FULL: Residential Income LISTING ID: CV23200738

Printed: 12/17/2023 8:17:00 AM

Closed • Commercial/Residential

List / Sold:

\$3,450,000/\$3,345,000 ↓

54 Ximeno Ave • Long Beach 90803

94 days on the market

8 units • **\$431,250/unit** • **3,368 sqft** • **3,142 sqft lot** • **\$993.17/sqft** •
Built in 1946

Listing ID: PW23134776

E Livingston St & 2nd St



54 Ximeno Avenue is an 8-unit, fully stabilized, turn-key apartment building in prime Belmont Shore, COMPLETELY RENOVATED, just steps to the beach and in close proximity to Naples Island, 2nd Street shopping and dining, and Alamitos Bay. The unit mix includes six (6) studios and two (2) 1 BD / 1 BA, all meticulously renovated with designer fixtures and finishes. A total of over \$500,000 in capex was invested into the property. Unit interior renovations include new cabinets, countertops, waterproof flooring, designer bathroom tile and modern light fixtures. In addition to the extensive unit interior renovations, building improvements include new electrical and plumbing system upgrades and complete exterior and landscaping renovations. Units are individually metered with an in-place RUBS program and onsite laundry provides additional income.

Facts & Features

- Sold On 12/14/2023
- Original List Price of \$3,450,000
- 1 Buildings
- 0 Total parking spaces
- \$1,226 (Estimated)
- Laundry: Common Area
- Cap Rate: 4
- \$211330 Gross Scheduled Income
- \$138011 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$66,980
- Electric: \$750.00
- Gas: \$750
- Furniture Replacement:
- Trash: \$750
- Cable TV: 01523809
- Gardener:
- Licenses: 1000
- Insurance: \$4,000
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management: 9225
- Water/Sewer: \$750
- Other Expense: \$1,600
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$2,595	\$5,190	\$2,595
2:	6	0	1	0	Unfurnished	\$1,995	\$11,970	\$1,995

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7256035007

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Mission Viejo, 92691

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Closed •

List / Sold:

\$2,195,000/\$2,195,000

15 days on the market

Listing ID: 23310541

1861 Pacific Ave • Long Beach 90806

**8 units • \$274,375/unit • 6,072 sqft • 9,180 sqft lot • \$361.50/sqft •
Built in 1946**

Turn North onto Pacific Ave. from PCH.



Huge 200k Price Reduction! 8-unit building with 6 fully renovated residential units (100% occupied) and 2 store-front retail units (with RTI plans to convert to 2 residential units) in Long Beach. Incredible Current Cap Rate of 6% and 11.9 GRM from day 1 with upside to 7.3% Cap Rate and 10.2 GRM on Proforma. RTI Plans to convert each retail store into a 2 bed/1 bath residential unit to maximize rents. Large unit mix consisting of 1 (3bed/1bath), 4 (2bed/1bath), 1 (studio/1bath), and 2 large storefronts. Preliminary plans to add 2 Detached (3bed/1bath) ADUs for future upside. Rare 5 vacant garages in the back for additional income. The 8-unit building presents a unique opportunity for investors and business owners alike. With 6 recently renovated residential units the upside potential for rental income is significant. In addition, the two store-front retail units offer excellent visibility and foot traffic in a bustling commercial area. The location of this property is highly desirable with proximity to major transportation routes and popular amenities such as parks, restaurants, and shopping centers. Furthermore, the recent renovations of the residential units have added value to the property making it an attractive investment opportunity for those looking to capitalize on its upside potential. Overall, this 8-unit building represents a promising proposition for investors seeking high returns in one of Southern California's thriving communities.

Facts & Features

- Sold On 12/13/2023
- Original List Price of \$2,195,000
- 3 Buildings
- Levels: Two
- Cap Rate: 6
- \$131706 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$46,471
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02004333
- 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:	1	3	1		Unfurnished	\$2,595	\$2,595	\$2,595
2:	1	2	1		Unfurnished	\$0	\$0	\$2,195
3:	1	0	1		Unfurnished	\$1,595	\$1,595	\$1,595
4:	1	2	1		Unfurnished	\$2,195	\$2,195	\$2,195
5:	1	2	1		Unfurnished	\$2,195	\$2,195	\$2,195
6:	1	2	1		Unfurnished	\$2,195	\$2,195	\$2,195
7:	1	0	1		Unfurnished	\$842	\$842	\$2,195
8:	1	0	1		Unfurnished	\$995	\$995	\$2,195

9:
10:
11:
12:
13:

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric:• Gas Meters:• Water Meters:• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none">• Standard sale• Buyer Agency Compensation: 2.5% | <ul style="list-style-type: none">• 5 - Wrigley Area area• Los Angeles County• Parcel # 7209022010 |
|---|--|

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