

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	PW23076629	S	618 W 6th ST	LONG	4	STD	2	\$0		\$610,000↓	\$450.52	1354	1949/ASR	2,523/0.0579	N		0	12/29/23	152/152
2	PW23134855	S	310 W 14th ST	LONG	5	STD	6	\$89,880		\$1,192,500↓	\$260.14	4584	1912/ASR	7,383/0.1695	N		1	12/28/23	55/55

Closed • Duplex

List / Sold: **\$610,000/\$610,000** ↓

618 W 6th St • Long Beach 90802

152 days on the market

2 units • **\$305,000/unit** • **1,354 sqft** • **2,523 sqft lot** • **\$450.52/sqft** •

Listing ID: PW23076629

Built in 1949

6th and Atlantic



Two 2bed/1 Bath units. Outside area for each unit. Close proximity to Downtown Long Beach. No onsite parking.

Facts & Features

- Sold On 12/29/2023
- Original List Price of \$625,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$389 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01406329
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0		\$0	\$0	\$2,000
2:	1	2	1	0		\$1,190	\$1,190	\$2,000

Of Units With:

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

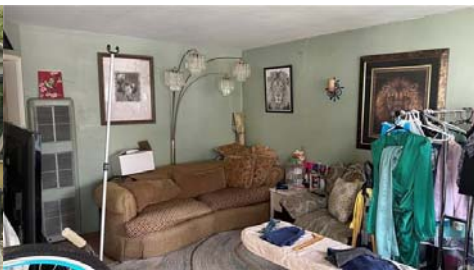
Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7278020029

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 • **Commercial/Residential**

List / Sold:

\$1,230,000/\$1,192,500 ↓

55 days on the market

Listing ID: PW23134855

310 W 14th St • Long Beach 90813

6 units • \$205,000/unit • 4,584 sqft • 7,383 sqft lot • \$260.14/sqft • Built in 1912

Pacific Ave & E Anaheim St



310 W. 14th Street is a 6-unit multifamily asset in Long Beach, California. The property is comprised of one (1) 2BD / 1BA house; one (1) 1BD/1BA house; three (3) 2BD/1BA units; and one (1) 1BD / 1BA unit. The property is located on a corner lot and offers onsite laundry facilities for residents. There is a single-car garage that provides storage income currently, and has the potential to be converted to an ADU for additional rental income. Priced at only \$268 per square foot and \$205,000 per unit, 310 W. 14th Street provides a new investor with a value-add opportunity with over 55% in rental upside. A new owner can realize 9.40 GRM and 7.16% cap rate at market rents.

Facts & Features

- Sold On 12/28/2023
- Original List Price of \$1,275,000
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- \$1,203 (Estimated)
- Laundry: Common Area
- \$89880 Gross Scheduled Income
- \$50298 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,885
- Electric: \$625.00
- Gas: \$625
- Furniture Replacement:
- Trash: \$625
- Cable TV: 01443822
- Gardener:
- Licenses: 1000
- Insurance: \$4,800
- Maintenance: \$4,200
- Workman's Comp:
- Professional Management: 4359
- Water/Sewer: \$625
- Other Expense: \$1,800
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,425	\$1,425	\$2,300
2:	3	2	1	0	Unfurnished	\$1,177	\$3,531	\$1,650
3:	1	1	1	0	Unfurnished	\$1,125	\$1,125	\$1,750
4:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,650

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

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

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7269042015

Michael Lembeck

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Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: PW23134855

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