

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	PW23131267	S	521 Olive AVE	LONG	4	STD	2	\$33,000		\$770,000	\$655.32	1175	1912/ASR	2,223/0.051	N	0	12/08/23	119/119
2	PW23157250	S	3574 Orange AVE	LONG	6	STD	2	\$72,000		\$1,151,500	\$625.14	1842	1954/ASR	4,703/0.108	N	2	12/06/23	40/40

Closed • Duplex

List / Sold: **\$774,000/\$770,000** ↑

521 Olive Ave • Long Beach 90802

119 days on the market

2 units • **\$387,000/unit** • **1,175 sqft** • **2,223 sqft lot** • **\$655.32/sqft** •
Built in 1912

Listing ID: PW23131267

ON Olive between 4th and 7th St.



Charming Duplex in the East Arts Village neighborhood. Front house is a 2 bedroom, 2 bath with loads of original charm plus modern day amenities. Original hardwood floors and coffered ceilings. House has all new fixtures, fresh paint, new carpet in bedroom with updated baths and kitchen (plus inside laundry). Large studio is in the back. Studio has also been updated and is really cute! Driveway parking for front house. Great location.. close to the Pacific Ocean and a short distance to the four street corridor.

Facts & Features

- Sold On 12/08/2023
- Original List Price of \$849
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$368 (Estimated)
- Laundry: In Kitchen, Inside
- \$33000 Gross Scheduled Income
- \$28860 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Range, Refrigerator
- Other Interior Features: Ceiling Fan(s), Coffered Ceiling(s)

Exterior

- Lot Features: Front Yard, Walkstreet
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,320
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$120
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,750	\$2,750	\$2,750
2:	1	0	1	0	Unfurnished	\$0	\$0	\$1,550

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: 2.25%

- 4 - Downtown Area, Alamitos Beach area
 - Los Angeles County
 - Parcel # 7281003020
-

Michael Lembeck

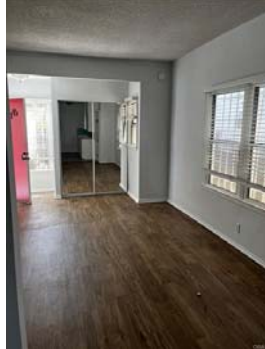
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos





Closed • Duplex

List / Sold:

\$1,189,000/\$1,151,500 ↓

40 days on the market

Listing ID: PW23157250

3574 Orange Ave • Long Beach 90807

2 units • \$594,500/unit • 1,842 sqft • 4,703 sqft lot • \$625.14/sqft •
Built in 1954

Orange Ave just south of Bixby Rd



Turnkey Duplex in Historical California Heights!! This property has been completely upgraded with no expense spared by the owners!! This Property Features Brand New updated kitchens and bathrooms with custom tile! Quartz Counter Tops, soft close cabinets, Hardwood Flooring, LED lighting, Audio Video wiring throughout the units, New Concrete Patio & parking areas, New Roof, New HVAC Units, Quite Cool attic exhaust fan, New Plumbing and New Electrical upgrade, and More!! Each unit has its own patio and garage. The rear unit also has another private patio and off street parking space. All located in the vibrant area of California Heights! Close to numerous amenities such as, shopping centers, dining hot spots, breweries, parks, golf courses, schools, and transportation. And only minutes from the Beach!!

Facts & Features

- Sold On 12/06/2023
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- \$478 (Estimated)
- Laundry: In Kitchen, Individual Room
- \$72000 Gross Scheduled Income
- \$69139.6 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,860
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$343
- Cable TV: 01131002
- Gardener:
- Licenses:
- Insurance: \$1,543
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$975
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1				\$3,000
2:	1	2	1	1				\$3,000

Of Units With:

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

- Disposal:

Additional Information

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

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7146027026

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





