

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	OC22038557	S	1441 E 10th ST	LONG	4	STD	4	\$51,120		\$840,000 	\$486.11	1728	1920/ASR	5,266/0.1209	N	0	12/09/22	143/143

Closed • **Quadruplex**

List / Sold: **\$874,999/\$840,000** ↓

1441 E 10th St • Long Beach 90813

143 days on the market

4 units • **\$218,750/unit** • **1,728 sqft** • **5,266 sqft lot** • **\$486.11/sqft** •

Listing ID: OC22038557

Built in 1920

10th and Walnut St.



4 Plex apartment building. All units currently rented offering consistent income to your investment portfolio. This property was just improved, painted and landscaped. Large lot with plenty of parking for 5 vehicles onsite. Upside potential of building a possible ADU or separate unit addition and/or laundry room on large buildable rear area. Centrally located with access to public transportation and the downtown area and beach. The building has separate gas and electric meters. Nice long term occupants. Contact agent for specifics.

Facts & Features

- Sold On 12/09/2022
- Original List Price of \$979,999
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- \$9,000 (Estimated)
- \$51120 Gross Scheduled Income
- \$48620 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Vinyl

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$0	\$1,295	\$1,295
2:	1	0	1	0	Unfurnished	\$1,195	\$1,195	\$1,195
3:	1	1	1	1	Unfurnished	\$830	\$830	\$1,400
4:	1	1	1	1	Unfurnished	\$940	\$940	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 4 - Downtown Area, Alamitos Beach area
 - Los Angeles County
 - Parcel # 7267010013

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

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