

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	Grg Spcs	Date	DOM/CDOM
1	PW20253919	S	940 Molino AVE	LONG	2	STD	2	\$1,050		\$689,000 	\$405.53	1699	1924/ASR	4,002/0.0919	2	02/17/21	20/20

Closed •

List / Sold: **\$699,000/\$689,000** ↑

940 Molino Ave • Long Beach 90804

20 days on the market

2 units • \$349,500/unit • 1,699 sqft • 4,002 sqft lot • \$405.53/sqft •

Listing ID: PW20253919

Built in 1924

10th and Molino



Back on the market! Buyers unable to perform & couldn't get funding!!! Your lucky day!!! DUPLEX PRICED TO SELL QUICK!!! 940 & 942 MOLINO AVE. Welcome to the charming cottage styled homes located in a historic area of Rose Park. Don't miss the opportunity of a lifetime of owning a duplex that offers two home on a lot. The first unit offers a 2 bedroom and 1 bathroom with new flooring, cabinets, fresh paint and water heater. The second unit is a quaint 1 bedroom / 1 bathroom unit with authentic windows and original hardwood flooring. Also there are two single car garages plus two driveway parking spaces. Total lot size is 4002 sq. ft. and total living space is 1,699 sq. ft. One unit is remodeled and second unit has a tenant. Seller has ordered new kitchen cabinets and flooring. Contractor is still waiting for delivery to complete flooring and kitchen. Pre-approval letter & proof of funds. Located in award winning school district & walking distance from Willard Elementary School and the Rose Park. Near local markets and amazing ethnic restaurants. Close to the 22, 405, 710, & 605 freeway
****SOLD AS IS** **PLEASE MAKE SURE YOU PROVIDE PRE-APPROVAL LETTER PRIOR TO PREVIEW** ONLY SERIOUS BUYERS WITH AN OFFER ARE ALLOWED TO INSPECT TENANTS UNIT. **DO NOT DISTURB TENANT****

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$680,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: Floor Furnace, Wall Furnace
- Laundry: Gas & Electric Dryer Hookup
- \$1050 Gross Scheduled Income
- \$1050 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Cross Fenced
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,050
- Electric: \$100.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01030870
- Gardener:
- Licenses:
- Insurance: \$700
- 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	1	1	1	Unfurnished	\$1,050	\$1,050	\$1,050
2:	1	2	2	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Ranges: 1
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamilos Heights area
- Los Angeles County
- Parcel # 7262015001

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