

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	PW24041571	S	83 63rd PL	LONG	1	STD	2	\$0		\$1,450,000 	\$812.78	1784	1951/ASR	1,956/0.0449	N	2	03/21/24	0/0
2	PW24007491	S	5275 5277 Pacific AVE	LONG	7	STD	2	\$44,100		\$775,000	\$434.42	1784	1925/ASR	7,568/0.1737	N	2	03/19/24	24/24
3	DW24029051	S	1100 E 71st WAY	LONG	7	NOD	2	\$79,200		\$1,050,000 	\$522.39	2010	1946/ASR	9,244/0.2122	N	4	03/18/24	32/32
4	24351027	S	1243 E 17th ST	LONG	9	PRO	2			\$700,000 	\$326.19	2146/A	1954/ASR	6,500/0.14			03/18/24	23/23
5	PW23140682	S	328 Hermosa	LONG	2	STD	4	\$1		\$1,455,000 	\$554.92	2622	1927/ASR	6,240/0.1433	N	4	03/20/24	163/163
6	24350987	S	1410 E 15th ST	LONG	9	PRO	4			\$1,125,000 	\$313.28	3591/A	1990/ASR	6,411/0.14			03/18/24	23/23
7	PW23206478	S	2103 E 6th ST	LONG	4	STD	5	\$148,872	5	\$1,700,000 	\$386.36	4400	1980/ASR	5,302/0.1217	N	0	03/19/24	73/73
8	NP24025759	S	531 W 5th ST	LONG	4	STD	7	\$93,120	5	\$975,000 	\$291.57	3344	1905/PUB	7,518/0.1726	N	5	03/21/24	5/5
9	SB24004120	S	1740 N Stanton PL	LONG	699	STD	10	\$260,194	5	\$3,450,000 	\$374.55	9211	1987/PUB	8,170/0.1876	N	18	03/18/24	16/16
10	OC24033371	S	1600 Chestnut AVE	LONG	699	STD	11	\$167,460	5	\$1,850,000 	\$256.23	7220	1948/ASR	7,405/0.17	N	3	03/20/24	2/2

Closed • Duplex

List / Sold:

\$1,550,000/\$1,450,000 ↓

0 days on the market

Listing ID: PW24041571

83 63rd Pl • Long Beach 90803

2 units • \$775,000/unit • 1,784 sqft • 1,956 sqft lot • \$812.78/sqft • Built in 1951

East on Ocean Blvd turn Left on 63rd place to 83 -85



Welcome to the Beachside retreat at 83 63rd Place and a 3 Bedroom 2 Bath Coastal Cape Cod. The Rear One Bedroom Unit is located up over the 2 Car Garage and has a separate entrance. This was a custom Built Duplex built in 1951 by the Original Owner for his Family. This is the first time on the Market since it was built. It is located one Lot off of Alamitos Bay on The Peninsula, in the Heart of the middle of The Peninsula. Both Units are in good condition, considering their age. It has original Knotty Pine Paneling in both units. These Units are all original Condition, Classic and Retro and have come full cycle in todays wants and style. Enjoy the Beach Lifestyle all year around. .

Facts & Features

- Sold On 03/21/2024
- Original List Price of \$1,550,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$422 (Estimated)
- Laundry: Dryer Included, In Garage, Washer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Galley Kitchen, Kitchen, Living Room
- Appliances: Disposal, Gas Cooktop, Refrigerator
- Floor: Carpet, Vinyl

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Landscaped, Level with Street, Rectangular Lot, Level, Utilities - Overhead, Value In Land, Walkstreet, Yard
- Waterfront Features: Beach Access, Fishing in Community, Marina in Community, Navigable Water, Ocean Access, Ocean Side of Freeway, Ocean Side Of Highway 1, Seawall
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

1:	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
	2	4	3	2	Unfurnished	\$0	\$0	\$0
# Of Units With:								
• Separate Electric: 2 • Gas Meters: 2 • Water Meters: 2 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
 - Los Angeles County
 - Parcel # 7245022006

Michael Lembeck

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

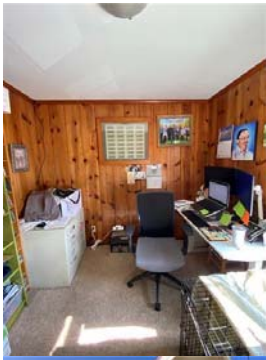
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos







Closed • Duplex

List / Sold: **\$775,000/\$775,000**

5275 5277 Pacific Ave • Long Beach 90805

24 days on the market

2 units • **\$387,500/unit** • **1,784 sqft** • **7,568 sqft lot** • **\$434.42/sqft** •
Built in 1925

Listing ID: PW24007491

North of Del Amo Blvd and West of Long Beach Blvd



Pleased to present 5275 & 5277 Pacific Avenue, a charming duplex consisting of (2) detached, single-story 2-Bedroom/1-Bathroom homes. Nestled in a quiet, residential neighborhood, residents are within walking distance of Dooley Elementary School and Perry Lindsey Middle School, and are just half a mile from the 710 Freeway. Additionally, there are abundant employment opportunities within a few miles, including Long Beach Airport, Del Amo Plaza, and Lakewood Center.

Facts & Features

- Sold On 03/19/2024
- Original List Price of \$775,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$543 (Assessor)
- Laundry: Electric Dryer Hookup, Gas Dryer Hookup
- \$44100 Gross Scheduled Income
- \$24316 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,460
- Electric: \$414.00
- Gas: \$414
- Furniture Replacement:
- Trash: \$414
- Cable TV: 01417746
- Gardener:
- Licenses:
- Insurance: \$2,404
- Maintenance: \$2,994
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$414
- Other Expense: \$500
- Other Expense Description: misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,575	\$1,575	\$2,000
2:	1	2	1	1	Unfurnished	\$2,100	\$2,350	\$2,350

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: 2.5%
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7132013002

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Newport Beach, 92660

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Closed • Duplex

List / Sold: **\$975,000/\$1,050,000** ↑

1100 E 71st Way • Long Beach 90805

32 days on the market

**2 units • \$487,500/unit • 2,010 sqft • 9,244 sqft lot • \$522.39/sqft •
Built in 1946**

Listing ID: DW24029051

W. of Orange S. of 91 Freeway



TWO UNITS, Great opportunity for first time buyers and long term investors! Excellent front and backyard, both homes have a very secluded yet open feel, conveniently located in a high desirable area of North Long Beach, within a short walking distance to schools, parks and shopping. Quick transportation and easy access to 710-105-91 freeways. MOVE IN READY. Property Features: Front house is 3 BED+2BA recently renovated, kitchen granite countertop, modern kitchen cabinets, fire place in living room, laminate floors, laundry area in garage, inviting front and back porch with seating area, private wide and long drive way, two car garage and storage room, blocked fenced in, perfect property for family events, ample storage room behind garage. You will be proud to own this property Second unit is a 2BED-1BA, recently renovated, french doors that lead to a private back yard, beautiful lemon tree, two car garage. private and safe kids play ground area. PLEASE DO NOT DISTURB OCCUPANTS. Please call for a private showing

Facts & Features

- Sold On 03/18/2024
- Original List Price of \$975,000
- 2 Buildings
- Levels: One
- 14 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Fireplace(s)
- \$584 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage
- \$79200 Gross Scheduled Income
- \$73660 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Appliances: Disposal, Gas Range, Gas Water Heater, Microwave, Water Heater
- Other Interior Features: Crown Molding, Formica Counters, Granite Counters, Open Floorplan

Exterior

- Lot Features: Near Public Transit
- Security Features: Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,600
- Cable TV: 02031490
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,600
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,900

Of Units With:

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

Additional Information

- Notice Of Default sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7101031002

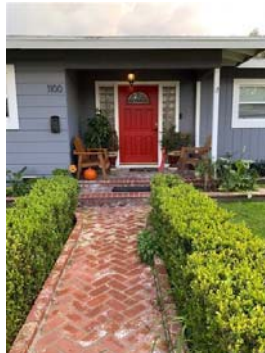
Michael Lembeck

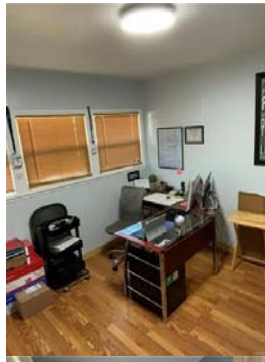
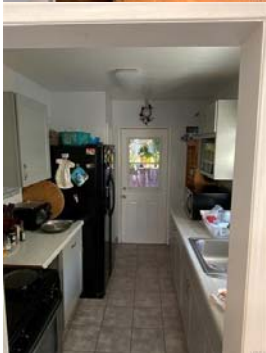
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Closed •

List / Sold: **\$499,000/\$700,000** ↑

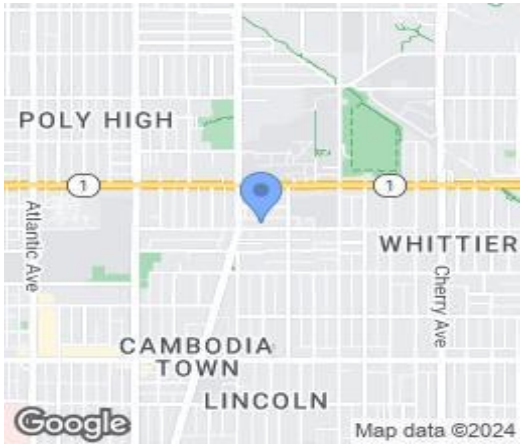
1243 E 17th St • Long Beach 90813

23 days on the market

**2 units • \$249,500/unit • 2,146 sqft • 6,500 sqft lot • \$326.19/sqft •
Built in 1954**

Listing ID: 24351027

South of Pacific Coast Highway, East of Alamitos Ave



Great opportunity in a desired Long Beach location. This duplex has 2,146sq.ft. of living space and is situated on a well maintained 6,500sq.ft. lot. The unit mix includes two 2-bedroom units with 1-bathroom each. There are two 1-car garages at the rear of the property that can be accessed through the alley. Located near major thoroughfares and highways makes for easy accessibility to and from the property. Trust Sale, no court confirmation required.

Facts & Features

- Sold On 03/18/2024
- Original List Price of \$399,000
- 1 Buildings
- Levels: One
- \$20648 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$8,836
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- 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	2	1		Unfurnished	\$1,369	\$1,369	\$1,369
2:	1	2	1		Unfurnished	\$1,309	\$1,309	\$1,309
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2.5%

- 9 - Poly High area
- Los Angeles County
- Parcel # 7268030018

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24351027

Printed: 03/24/2024 9:09:56 AM

Closed • **Quadruplex**

List / Sold:

\$1,455,000/\$1,455,000 ↓

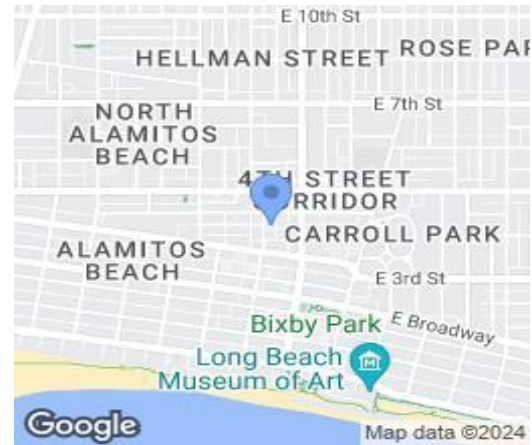
163 days on the market

Listing ID: PW23140682

328 Hermosa • Long Beach 90802

**4 units • \$363,750/unit • 2,622 sqft • 6,240 sqft lot • \$554.92/sqft •
Built in 1927**

Going East on 3rd Turn Left



Classic Spanish 4-plex 3 1/2 Blocks to Beach! Incredible opportunity for homeowner & investor! Front house unit is a spacious unit with 2 Bedroom or Den & one bath w/ a dining rm large & all the amenities you would expect to find within a Spanish style home. Apx 1130+ sq ft. Beautiful hardwood floors, coved ceilings, original wood frames in the interior windows & doors along w/ a faux fireplace. The bathroom is originally deco tile with a pedestal sink. An Abundance of windows allows great light into the home private front veranda for outdoor space Landscaping is very retro & California drought conscious. Most windows have been upgraded w/ Milgard. Down the walkway there is ground level 1 bedroom 1 bath that is attached to the main house but split off & permitted years ago. Central fenced yard is off the bdrm area w/ tables and chairs, a water feature. There are 2: 1 bedroom 1-bathroom units above a four-car garage (a recessed pad enough for another car) storage & laundry area. Units are in the charm & style of classic Spanish rooms w/ hardwood floors & faux fireplaces. . AC & heat splitters have been added to two of the units. Great care has been taken to maintain the charm of the property which attracts good long-term tenants. There is a community laundry provided for usage by all tenants & factored into the rents. A community courtyard sits between the front house two attached units & the back building with a center running fountain. Desirable area (The Eastside) Very short walk to Retro Row on 4th Street with shops, restaurants, Art Theater & activities, Two blocks the other way towards the beach is the Broadway Corridor. Bixby Community Park has a multitude of activity including a Dog Park, & Farmer's Market. The Ocean Blvd extension of Bixby Park overlooks the Pacific Ocean & you will find a variety of venues such as Beach Yoga & in the summertime Municipal Band performances & various other street type fairs & exercise offerings. One block East of Bixby Park is the Long Beach Museum of Art, Claire's Restaurant that overlooks the water Walk Score 94 Bikable Score 89 Transit Score 52 All tenants are month to month (one unit with family members will be vacating)

Facts & Features

- Sold On 03/20/2024
- Original List Price of \$1,575,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$0 (Unknown)
- Laundry: Common Area
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: See Remarks, Wood

Exterior

- Lot Features: Front Yard, Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01767484
- Gardener:
- Licenses: 225
- Insurance: \$4,800
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,245	\$2,245	\$2,850
2:	1	1	1	1	Unfurnished	\$1,525	\$1,525	\$1,800
3:	1	1	1	1	Unfurnished	\$1,575	\$1,575	\$1,800
4:	1	1	1	0	Unfurnished	\$1,100	\$1,050	\$1,800
5:	1	0	0			\$0		

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7275018005

Michael Lembeck

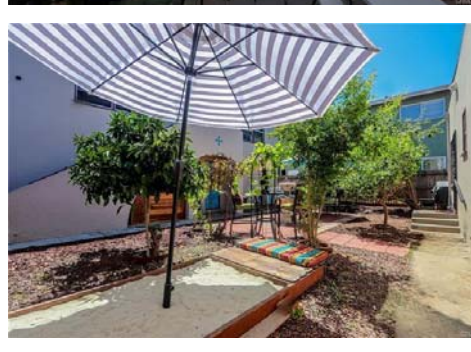
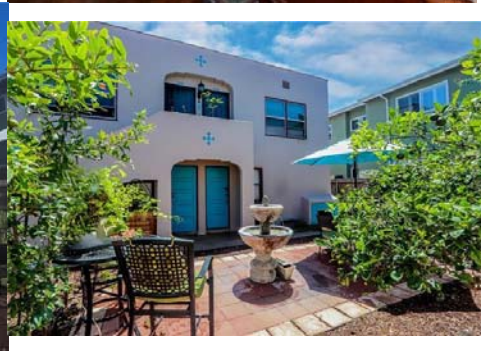
State License #: 01019397
Cell Phone: 714-742-3700

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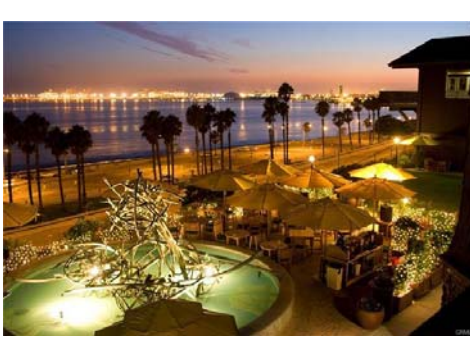
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

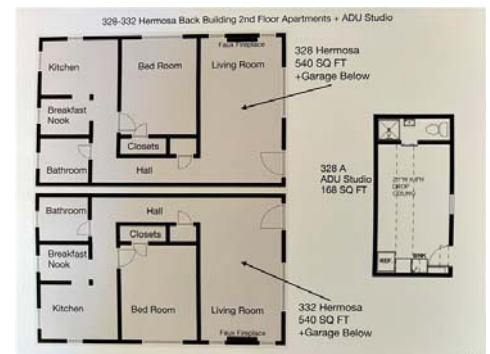
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Closed •

List / Sold: \$950,000/\$1,125,000 ↑

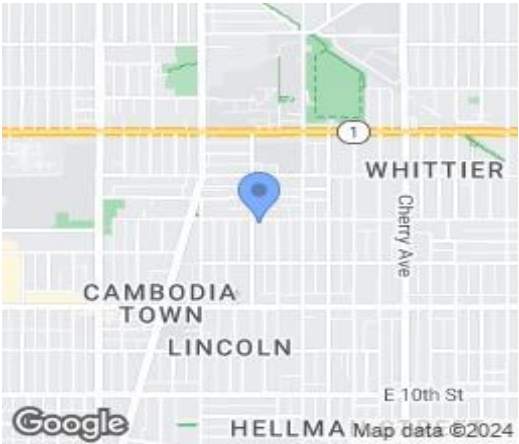
1410 E 15th St • Long Beach 90813

23 days on the market

4 units • \$237,500/unit • 3,591 sqft • 6,411 sqft lot • \$313.28/sqft •
Built in 1990

Listing ID: 24350987

South of Pacific Coast Highway, East of Alamitos Ave



Well maintained quadruplex located near major thoroughfares and highways. The property has 3,591sq.ft. of living space and is situated on a 6,411sq.ft. lot. The unit mix includes four 2-bedroom units with 1.5 bathroom each. There is parking at the rear of the building, providing off-street space for the tenants. Trust sale, no court confirmation required.

Facts & Features

- Sold On 03/18/2024
- Original List Price of \$950,000
- 1 Buildings
- Levels: Two
- \$52719 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$15,367
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02163228
- 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	2	2		Unfurnished	\$1,730	\$1,730	\$1,730
2:	1	2	2		Unfurnished	\$1,534	\$1,534	\$1,534
3:	1	2	2		Unfurnished	\$1,430	\$1,430	\$1,430
4:	1	2	2		Unfurnished	\$1,507	\$1,507	\$1,507
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Disposal:

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2.5%
- 9 - Poly High area
- Los Angeles County
- Parcel # 7268038024

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CUSTOMER FULL: Residential Income LISTING ID: 24350987

Printed: 03/24/2024 9:09:57 AM

Closed • Commercial/Residential

List / Sold:

\$1,850,000/\$1,700,000 ↓

2103 E 6th St • Long Beach 90814

73 days on the market

**5 units • \$370,000/unit • 4,400 sqft • 5,302 sqft lot • \$386.36/sqft •
Built in 1980**

Listing ID: PW23206478

Cherry Ave & E 7th St



2103 E. 6th Street is a 5-unit apartment asset built in 1980, located in Long Beach, California. The property is offered at 12.43 GRM and 5.25% cap rate on current rents. The property is comprised of (1) 3BD / 2BA unit; (1) 2BD / 1BA + Loft unit; (2) 2BD / 1BA units; and (1) 1BD / 1BA unit. Gated parking provides four (4) parking spaces. Four (4) of the units have been fully remodeled with recessed lighting, new flooring, new kitchen countertops, cabinetry, and stainless steel appliance, new bathrooms, and modern fixtures and features throughout. Renovated units offer in-unit washers and dryers. The property is located in walking distance to vibrant Retro Row with attractive shopping, dining and nightlife amenities.

Facts & Features

- Sold On 03/19/2024
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- \$1,019 (Estimated)
- Laundry: Inside
- Cap Rate: 5.25
- \$148872 Gross Scheduled Income
- \$97153 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$47,253
- Electric: \$6,018.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses: 900
- Insurance: \$4,000
- Maintenance: \$2,750
- Workman's Comp:
- Professional Management: 7220
- Water/Sewer: \$0
- Other Expense: \$1,250
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,495	\$3,495	\$3,695
2:	1	2	1	0	Unfurnished	\$2,495	\$2,495	\$2,595
3:	2	2	1	0	Unfurnished	\$2,148	\$4,296	\$2,350
4:	1	1	1	0	Unfurnished	\$2,095	\$2,095	\$2,195

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

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

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7262026022

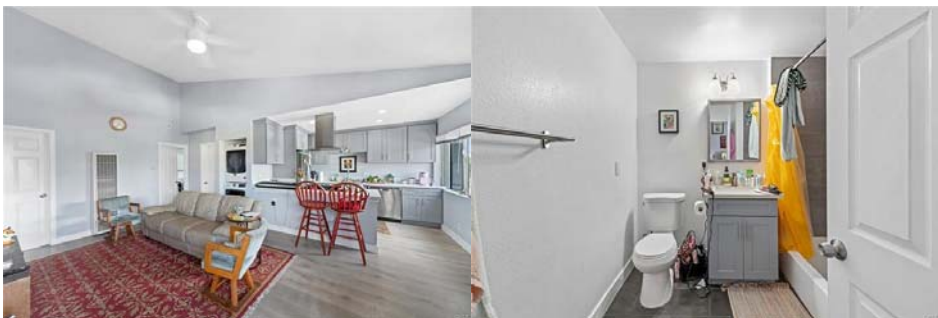
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Closed • Commercial/Residential

List / Sold: **\$1,250,000/\$975,000** ↓

531 W 5th St • Long Beach 90802

5 days on the market

7 units • **\$178,571/unit** • **3,344 sqft** • **7,518 sqft lot** • **\$291.57/sqft** •
Built in 1905

Listing ID: NP24025759

5th and Pacific Avenue



531 W 5th Street is a 7-unit apartment complex located in Los Angeles County's rapidly growing Long Beach Market. Consisting of (1) detached 3 bedroom/ 1 bath home and (6) Studios with full kitchens and large baths. The property features 4 newly constructed garages with three storage units and (1) 2 car garage. Offering an investor the opportunity to acquire a true value-add asset with over 54% in rental upside. All tenants are on month-to-month leases. Access to commuting freeways and core job markets continues to make this location irreplaceable. A future investor will enjoy long-term upside with this asset, due to a continued shortage of apartment housing and lack of affordability in single-family homes in Southern California.

Facts & Features

- Sold On 03/21/2024
- Original List Price of \$1,250,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- \$1,275 (Estimated)
- Cap Rate: 4.66
- \$93120 Gross Scheduled Income
- \$60453 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,840
- Electric: \$3,799.00
- Gas: \$1,965
- Furniture Replacement:
- Trash: \$5,064
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,173
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,618
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1			\$0		\$3,500
2:	1	0	1			\$800	\$800	\$1,350
3:	1	0	1			\$850	\$850	\$1,350
4:	1	0	1			\$1,000	\$1,000	\$1,350
5:	1	0	1			\$700	\$700	\$1,350
6:	1	0	1			\$0	\$0	\$1,350
7:	1	0	1			\$750	\$750	\$1,350

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

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

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7278021039

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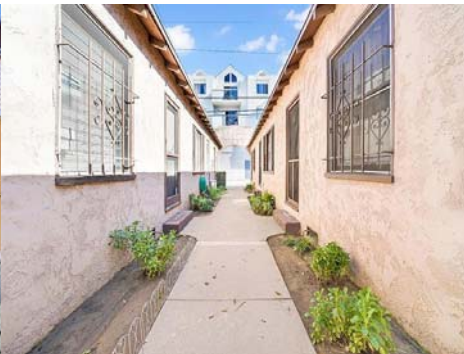
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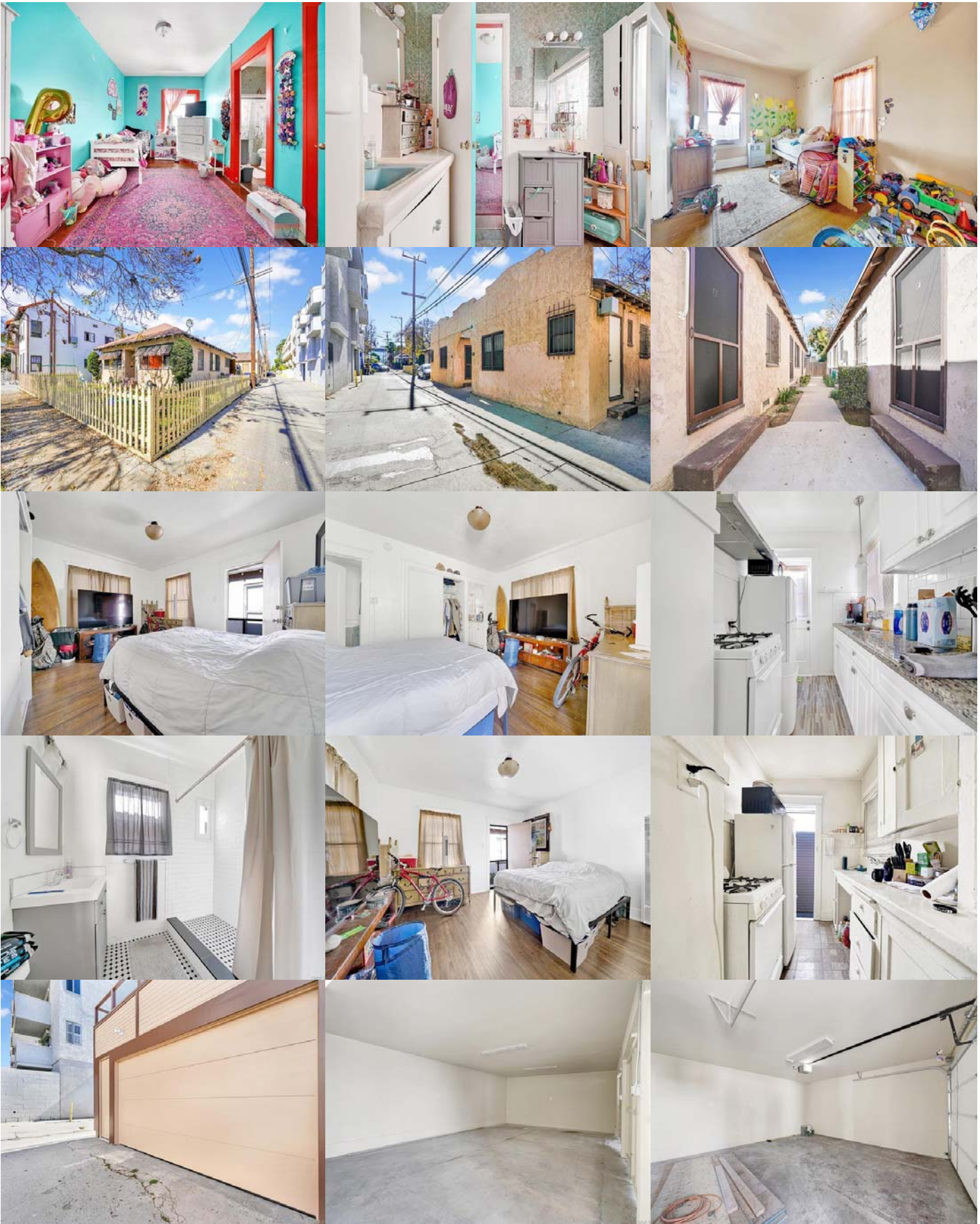
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4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed • **Commercial/Residential**

List / Sold:

\$3,550,000/\$3,450,000 ↓

16 days on the market

Listing ID: SB24004120

1740 N Stanton Pl • Long Beach 90804

10 units • **\$355,000/unit** • **9,211 sqft** • **8,170 sqft lot** • **\$374.55/sqft** •
Built in 1987

South of PCH



1740 North Stanton Place is a ten unit, 1980's construction property featuring all Two Bed / Two Bath units with surface-level garage parking and onsite laundry facilities (leased). The units themselves have open-concept living rooms with high ceilings as well as private balconies. Units are all individually metered for gas and electricity. The building is located at the end of a quiet street with access to a small community park, and is in close proximity to many local eateries, shops, and more. With a great walk score of 82, tenants can accomplish most errands on foot! Long Beach has been generating significant, renewed investment interest over the past several years, and this bread-and-butter multifamily investment offers astute Buyers the opportunity to either start or build their portfolio

Facts & Features

- Sold On 03/18/2024
- Original List Price of \$3,550,000
- 1 Buildings
- Levels: Two
- 18 Total parking spaces
- \$2,001 (Estimated)
- Laundry: Common Area
- Cap Rate: 5.11
- \$260194 Gross Scheduled Income
- \$181291 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$83,198
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01201046
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$83,198
- Other Expense Description: Contact

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	2	2	18	Unfurnished	\$21,683	\$21,683	\$23,950

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

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

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7260002012

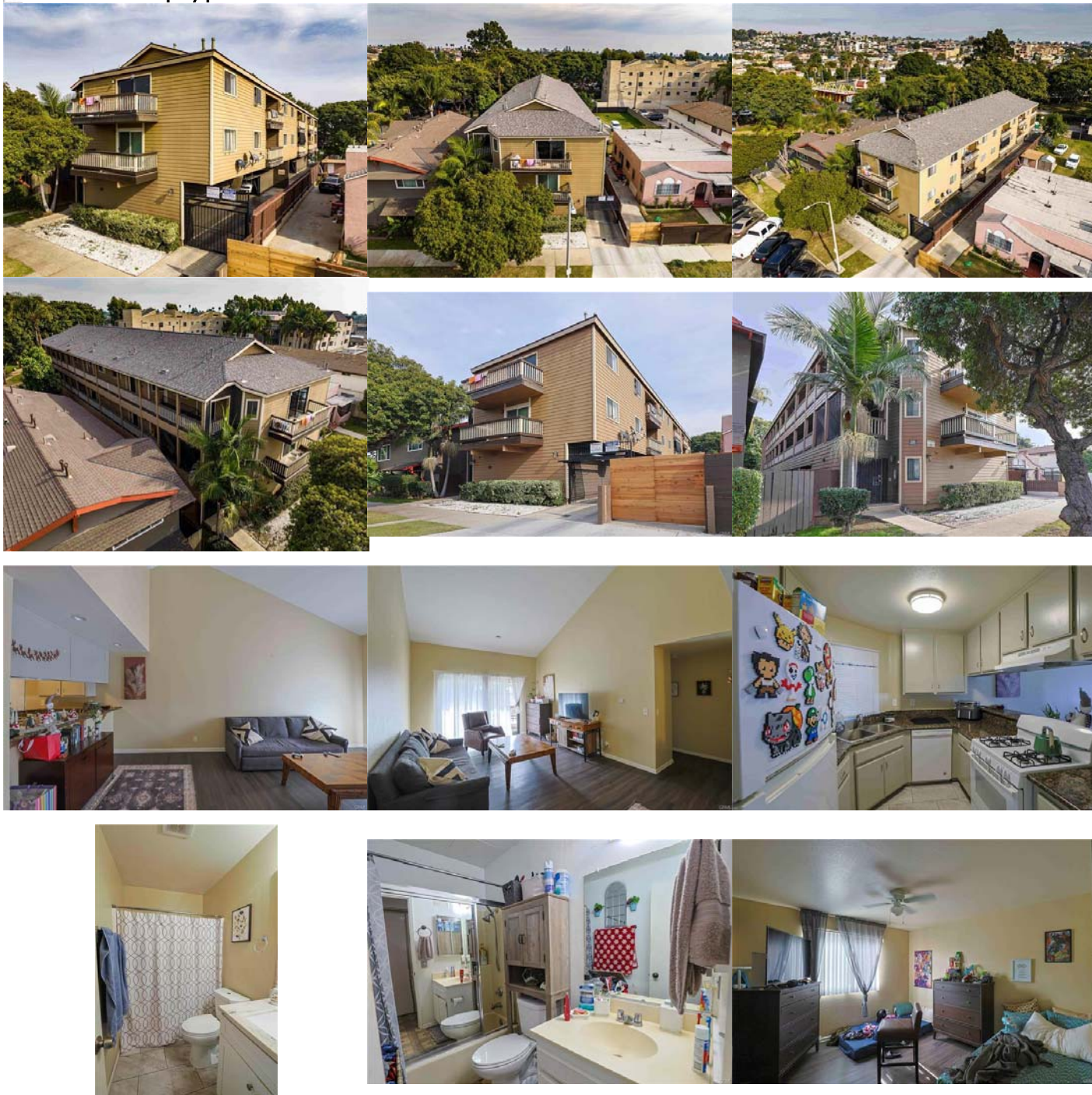
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CUSTOMER FULL: Residential Income LISTING ID: SB24004120

Printed: 03/24/2024 9:09:57 AM

Closed • [Apartment](#)

List / Sold:

\$2,000,000/\$1,850,000 ↓

2 days on the market

Listing ID: OC24033371

1600 Chestnut Ave • Long Beach 90813

11 units • **\$181,818/unit** • **7,220 sqft** • **.17 acre(s) lot** • **\$256.23/sqft** •
Built in 1948

Cross Streets of Chestnut Avenue & West 15th Street



1600 Chestnut Avenue is an 11-unit multifamily investment opportunity located in Long Beach, CA. Situated on a 0.17-acre parcel, 1600 Chestnut Avenue features a mix of 9, one-bedroom units and 2, two-bedroom units above 4 garage spaces in the rear of the property. The property offers an attractive range of amenities including an on-site laundry facility, gated pedestrian access, and three garage spaces in the rear of the property. These garage spaces offer ownership the opportunity for significant additional income. The property represents a unique value-add opportunity with ample upside. With current rents well below market rates, new ownership could complete a comprehensive renovation of the units, allowing them to achieve significant rental premiums compared to non-renovated units. 1600 Chestnut Avenue benefits from its excellent location, just North of Downtown Long Beach, providing residents with convenient access to an abundance of retail, dining, and entertainment options, as well as employers. 1600 Chestnut Avenue is available in conjunction with the adjacent 2-unit property located at 1584 Chestnut Avenue.

Facts & Features

- Sold On 03/20/2024
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$1,949 (Assessor)
- Laundry: Community
- Cap Rate: 4.67
- \$167460 Gross Scheduled Income
- \$93327 Net Operating Income
- 11 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$70,464
- Electric:
- Gas: \$3,697
- Furniture Replacement:
- Trash: \$3,697
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$3,697
- Maintenance: \$6,600
- Workman's Comp:
- Professional Management: 8190
- Water/Sewer: \$3,698
- Other Expense: \$15,999
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	1	1	2	Unfurnished	\$10,835	\$10,835	\$14,355
2:	2	2	1	1	Unfurnished	\$3,120	\$3,120	\$4,190

Of Units With:

- Separate Electric: 11
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
 - Dishwasher:
 - Disposal:
- Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 7269039008

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