

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	OC24033408	S	1584 Chestnut AVE	LONG	699	STD	2	\$46,980	4	\$750,000	\$351.78	2132	1953/ASR	7,405/0.17	N	6	03/28/24	18/18
2	OC24039175	S	6009 John Ave	LONG	7	STD	2	\$0		\$880,000↓	\$488.89	1800	1958/PUB	4,606/0.1057	N	2	03/28/24	7/7
3	DW24040294	S	937 E 2nd ST	LONG	699	STD	4	\$92,940		\$1,325,000	\$371.36	3568	1920/ASR	3,592/0.0825	N	0	03/28/24	7/7
4	OC24011071	S	1495 Henderson AVE	LONG	699	STD	5	\$56,100		\$1,050,000	\$254.11	4132	1925/ASR	4,356/0.1	N	4	03/25/24	20/20
5	PW24021012	S	1531 W 19th ST #1-6	LONG	11	STD	6	\$138,894	6	\$1,600,000↓	\$410.47	3898	1959/ASR	6,655/0.1528	N	0	03/29/24	22/22
6	PW24000724	S	16 38th PL	LONG	1	STD	7	\$186,120		\$3,192,000↓	\$583.23	5473	1962/ASR	5,257/0.1207	N	4	03/29/24	50/50

Closed • **Apartment**

List / Sold: **\$750,000/\$750,000**

1584 Chestnut Ave • Long Beach 90813

18 days on the market

2 units • **\$375,000/unit** • **2,132 sqft** • **.17 acre(s) lot** • **\$351.78/sqft** •

Built in 1953

Listing ID: OC24033408

Cross Streets of Chestnut Avenue & West 15th Street



1584 Chestnut Avenue is a 2-unit multifamily investment opportunity located in Long Beach, CA. Situated on a 0.17-acre parcel, 1584 Chestnut Avenue offers a spacious three-bedroom home with a two-car garage in the front and a two-bedroom apartment above 4 garage spaces in the rear of the property. These garage spaces offer ownership the opportunity for significant additional income through the rental of the extra garage spaces. The property represents a unique value-add opportunity with ample upside. With current rents 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. 1584 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. 1584 Chestnut Avenue is available in conjunction with the adjacent 11-unit property located at 1600 Chestnut Avenue.

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$555 (Assessor)
- Laundry: Dryer Included, Washer Included
- Cap Rate: 3.82
- \$46980 Gross Scheduled Income
- \$28684 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,487
- Electric: \$275.00
- Gas: \$275
- Furniture Replacement:
- Trash: \$275
- Cable TV: 01280398
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$1,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$275
- Other Expense: \$3,155
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	4	Unfurnished	\$1,845	\$1,845	\$2,095
2:	1	3	1	2	Unfurnished	\$2,070	\$2,070	\$2,595

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
- Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7269039009

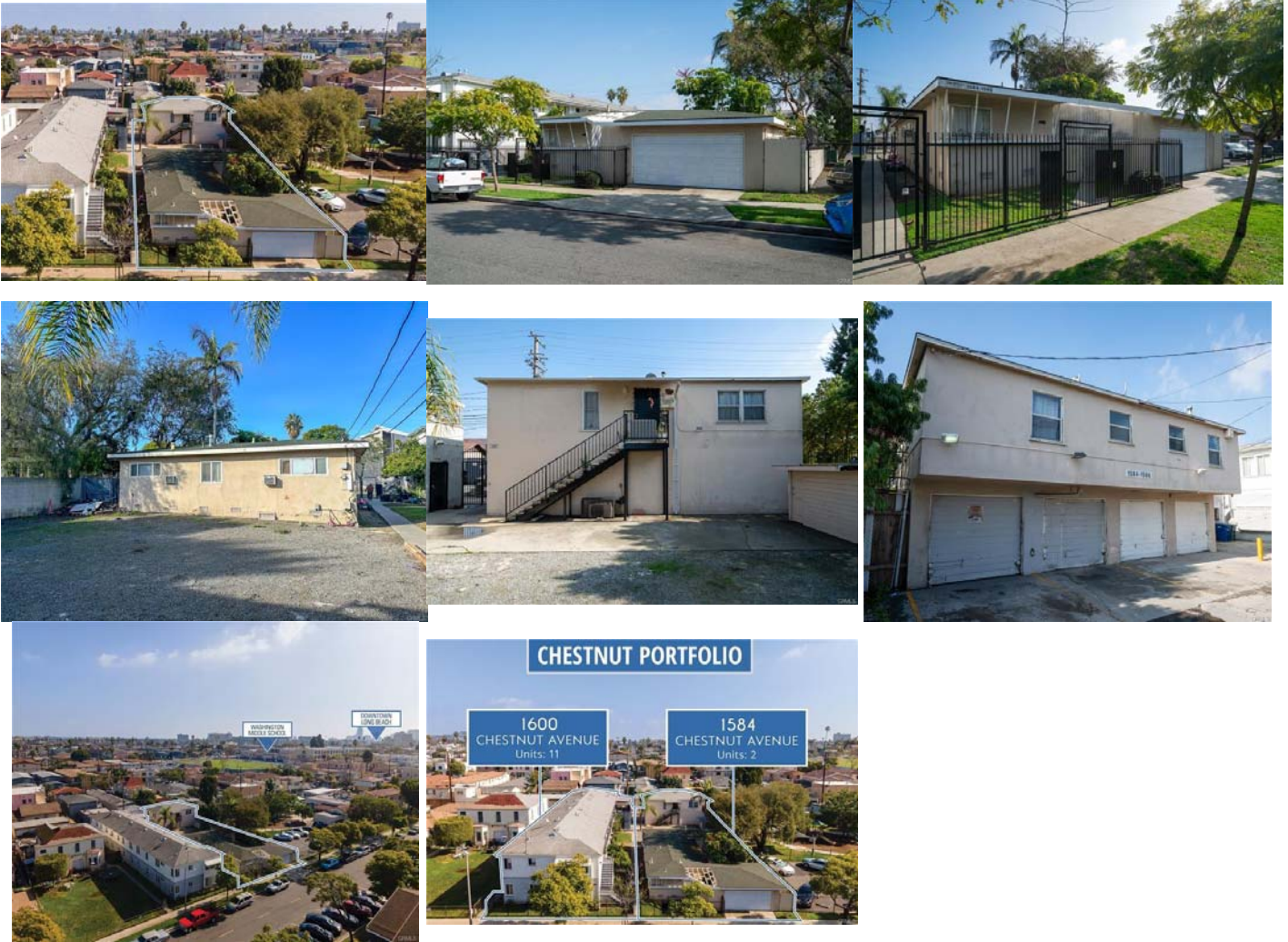
Michael Lembeck

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Citivest Realty Services, Inc

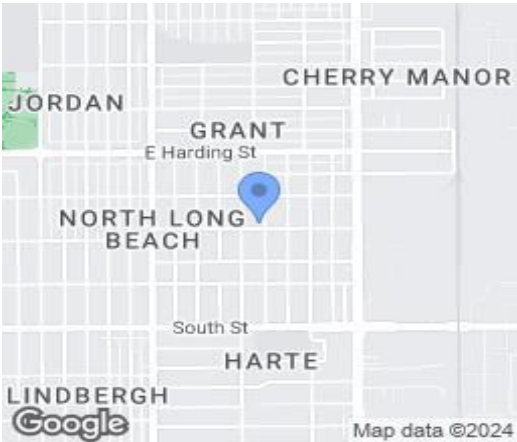
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4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC24033408

Printed: 03/31/2024 8:23:13 AM



Discover your next investment gem in North Long Beach! Presenting a fully remodeled, detached duplex boasting 1800 square feet across two units, each featuring 2 bedrooms and 1 bath. The rear unit surpasses in size, opening to a serene covered patio perfect for relaxation. Both homes come with the convenience of their own single-car garage. This is an ideal opportunity for families looking to offset their mortgage by living in one unit while renting out the other. In 2018, the property underwent an extensive renovation, ensuring everything is up-to-date. Situated in a sought-after locale, both units are currently occupied by cooperative tenants. The future homeowner has the flexibility of acquiring the property either tenant-occupied or vacant, providing immediate income potential or a fresh start.

Facts & Features

- Sold On 03/28/2024
 - Original List Price of \$900,000
 - 1 Buildings
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$0 (Unknown)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Vinyl
- Appliances: Built-In Range, Dishwasher, Microwave

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02190063
 - Gardener:
 - Licenses:
- Insurance: \$0
 - 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	1	Unfurnished	\$2,100	\$2,100	\$2,300
2:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,300

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7123003024

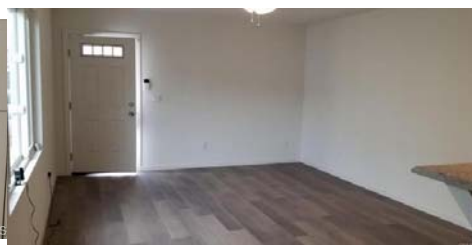
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CUSTOMER FULL: Residential Income LISTING ID: OC24039175

Printed: 03/31/2024 8:23:13 AM

Closed • [Quadruplex](#)

List / Sold:

\$1,325,000/\$1,325,000

937 E 2nd St • Long Beach 90802

7 days on the market

4 units • \$331,250/unit • 3,568 sqft • 3,592 sqft lot • \$371.36/sqft • Built in 1920

Listing ID: DW24040294

N. OCEAN, WEST BONITA



4 PLEX FOR SALE. 4 UNIT BUILDING WITH 4- 1 BEDROOM UNITS. ALL UNITS HAVE 892 SQFT AND ARE QUITE LARGE. THERE IS A DRIVEWAY ON THE EAST SIDE OF THE BUILDING THAT HAS PARKING FOR 3 CARS. 2 UNITS DOWN AND TWO UNITS UP WITH AN INTERIOR STAIRCASE. ALL FLOORING INSIDE THE UNITS IS A LAMINATE SUBSTANCE, NO CARPET ANYWARE. THERE IS A STORAGE SHED IN THE BACKYARD. THERE IS A SHARED BALCONY FOR THE UPSTAIRS UNITS. ALL UNITS HAVE WASHER AND DRYERS THAT ARE STACKABLE. ALL UNITS COME WITH A REFRIGERATOR AND OVEN THAT BELONG TO THE OWNER. GAS WATER HEATERS ARE INSIDE EACH UNIT. THE BUILDING HAS A SECURITY CAMERA SYSTEM THAT COVERS THE FRONT AND SIDES OF THE BUILDING THAT EACH TENANT HAS ACCESS TO. ALL TENANTS PAY ON TIME AND ARE EXCELLENT

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$1,325,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$827 (Estimated)
- Laundry: Inside, Stackable
- \$92940 Gross Scheduled Income
- \$89640 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,925	\$1,925	\$1,925
2:	1	1	1	0	Unfurnished	\$1,975	\$1,975	\$1,975
3:	1	1	1	0	Unfurnished	\$1,995	\$1,995	\$1,995
4:	1	1	1	0	Unfurnished	\$1,850	\$1,850	\$1,850

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7265001007

Michael Lembeck

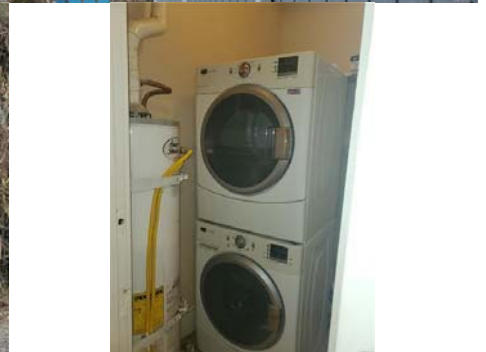
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Newport Beach, 92660

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Closed • **Apartment**

List / Sold:

\$1,050,000/\$1,050,000

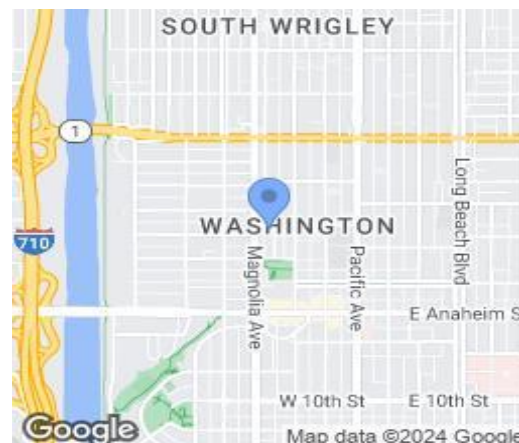
20 days on the market

Listing ID: OC24011071

1495 Henderson Ave • Long Beach 90813

5 units • **\$210,000/unit** • **4,132 sqft** • **.1 acre(s) lot** • **\$254.11/sqft** •
Built in 1925

Cross Streets of Henderson Avenue & West 15th Street



1495 Henderson Avenue is a 5-unit multifamily investment opportunity located in Long Beach, CA. 1495 Henderson Avenue offers a mix of one and two-bedroom floor plans with amenities including security doors, gated pedestrian access, and four garage spaces. The property represents a unique value-add opportunity with ample upside. Long Beach's continued strong rental metrics, including a 2022 vacancy rate of just 4 percent and year-over-year rent growth of 8.5 percent, provide a new owner with the opportunity to take advantage of the substantial demand for rental units in the area. 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. 1495 Henderson 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. Additionally, the property's close proximity to Interstate 710 provides convenient access to the Port of Long Beach and the Port of Los Angeles, two of the busiest ports in the world and a major employment hub for the region. Furthermore, 1495 Henderson Avenue is within close proximity of all three levels of education.

Facts & Features

- Sold On 03/25/2024
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$950 (Assessor)
- \$56100 Gross Scheduled Income
- \$30036 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,381
- Electric: \$401.00
- Gas: \$401
- Furniture Replacement:
- Trash: \$401
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,311
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$402
- Other Expense: \$7,400
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	3	Unfurnished	\$3,850	\$3,850	\$7,400
2:	1	2	1	1	Unfurnished	\$825	\$825	\$1,850

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- 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 # 7269040009

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CUSTOMER FULL: Residential Income LISTING ID: OC24011071

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Closed • **Commercial/Residential**

List / Sold:

\$1,650,000/\$1,600,000 ↓

22 days on the market

Listing ID: PW24021012

1531 W 19th St # 1-6 • Long Beach 90810

**6 units • \$275,000/unit • 3,898 sqft • 6,655 sqft lot • \$410.47/sqft •
Built in 1959**

710 Freeway Exit PCH. North on Harbor turn west on 19th st.



Outstanding opportunity to bolster your investment portfolio with this bread and butter 6 unit residential income property in West Long Beach, CA. All units are 2 bedrooms and one bathroom with updated interiors. The six units are rented with the property offering a 6.02% cap rate and 11.87 GRM based on current rents, 2023 actual expenses and an estimated new property tax amount. 12 uncovered, tandem parking spaces located in the rear of the building and a convenient onsite laundry room. Popular rental area of Long Beach with close proximity to the Port, Harbor, Terminal Island and neighboring cities such as San Pedro, Harbor City and Torrance. This property has been well maintained and self-managed by owners for over 15 years.

Facts & Features

- Sold On 03/29/2024
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Heating: Wall Furnace
- \$0 (Seller)
- Laundry: Community, Individual Room
- Cap Rate: 6.02
- \$138894 Gross Scheduled Income
- \$99340 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Gas Oven, Gas Range
- Other Interior Features: Ceiling Fan(s), Formica Counters, Laminate Counters

Exterior

- Lot Features: Rectangular Lot, Near Public Transit, Park Nearby
- Security Features: Gated Community, Security Lights, Smoke Detector(s), Window Bars
- Fencing: Wrought Iron
- Sewer: Unknown
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$39,554
- Electric: \$360.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02221898
- Gardener:
- Licenses: 1000
- Insurance: \$4,022
- Maintenance: \$4,332
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,560
- Other Expense: \$2,500
- Other Expense Description: repairs

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,200
2:	1	2	1	0	Unfurnished	\$1,983	\$1,983	\$2,181
3:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,200

4:	1	2	1	0	Unfurnished	\$1,955	\$1,955	\$2,150
5:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$2,200
6:	1	2	1	0	Unfurnished	\$1,955	\$1,955	\$2,150

Of Units With:

- Separate Electric: 6
 - Gas Meters: 6
 - Water Meters: 1
 - Carpet: 6
 - Dishwasher: 6
 - Disposal: 6
- Drapes: 0
 - Patio: 0
 - Ranges: 6
 - Refrigerator: 0
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 11 - Westside area
 - Los Angeles County
 - Parcel # 7431026021

Michael Lembeck

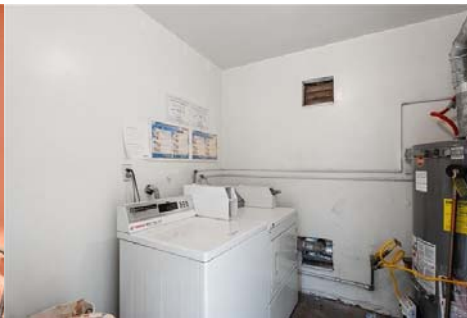
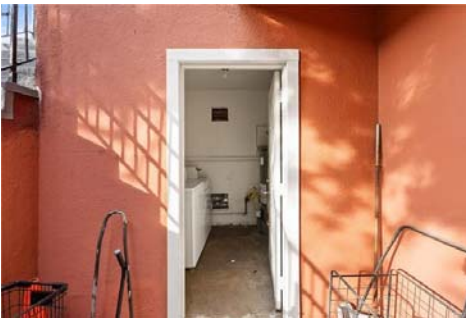
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CUSTOMER FULL: Residential Income LISTING ID: PW24021012

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Closed • Apartment

List / Sold:

\$3,499,000/\$3,192,000 ↓

16 38th Pl • Long Beach 90803

50 days on the market

7 units • **\$499,857/unit** • **5,473 sqft** • **5,257 sqft lot** • **\$583.23/sqft** •
Built in 1962

Listing ID: PW24000724

Ocean Blvd. to 38th Place



Rare opportunity to own a true pride of ownership building with unparalleled location in Belmont Shore. This 7 unit building consists of 5,473 rentable SF and features (3) 2 bed | 1 Bath units, and (4) 1 Bed | 1 Bath units. Expansive Pacific Ocean views from 3 of the 7 units. One of the 2 bedroom units is a two story owner's unit with stunning ocean views and a wrap around balcony. Ample Parking with 1 tandem 2 car garage, 2 single car garages and 6 surfaces spaces. First time on the market in 45 years. Tons of upside in the rents. Walking Distance to Long Beach Memorial Pier, The Beach and Bluff Park. Within 1 Mile of the abundance of Retail, Dining & entertainment Options at Belmont Shore's Famous 2nd Street.

Facts & Features

- Sold On 03/29/2024
- Original List Price of \$3,499,000
- 1 Buildings
- 10 Total parking spaces
- \$1,329 (Estimated)
- Laundry: Common Area
- \$186120 Gross Scheduled Income
- \$186120 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Near Public Transit, No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,795	\$1,795	\$2,795
2:	1	1	1	0	Unfurnished	\$2,095	\$3,890	\$2,795
3:	1	2	1	1	Unfurnished	\$2,120	\$6,010	\$3,500
4:	1	1	1	0	Unfurnished	\$1,995	\$8,005	\$2,795
5:	1	1	1	0	Unfurnished	\$1,875	\$9,880	\$2,795
6:	1	2	1	1	Unfurnished	\$3,400	\$13,280	\$4,000
7:	1	2	1	1	Unfurnished	\$2,230	\$15,510	\$3,500

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- 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 # 7256001023

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