

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	DW23176182	S	5375 Pacific AVE #A&B	LONG	7	STD	2	\$0		\$645,000	\$575.89	1120	1950/ASR	2,761/0.0634	N	2	03/31/24	115/115
2	PW24017520	S	5641 E 2nd ST	LONG	1	STD	3	\$89,760		\$1,895,000	\$801.95	2363	1950/ASR	3,449/0.0792	N	2	04/04/24	11/11
3	SB23195441	S	2914 E 5th ST	LONG	3	STD	3	\$115,489	5	\$1,700,000	\$681.09	2496	1917/ASR	6,750/0.155	N	3	04/01/24	146/146
4	PW24042362	S	2336 Pasadena AVE	LONG	9	REO	4	\$91,200	7	\$875,000	\$365.50	2394	1920/ASR	6,281/0.1442	N	0	04/05/24	14/14
5	PW24005106	S	2310 E 5th ST	LONG	4	STD	8	\$218,160	6	\$2,495,000	\$377.80	6604	1963/ASR	6,507/0.1494	N	4	04/02/24	73/73

Closed • Duplex

List / Sold: **\$655,000/\$645,000** ↓

5375 Pacific Ave # A&B • Long Beach 90805

115 days on the market

2 units • \$327,500/unit • 1,120 sqft • 2,761 sqft lot • \$575.89/sqft •

Listing ID: DW23176182

Built in 1950

Del Amo Blvd and Long Beach Blvd.



Great two unit home, with nice private yard. Located in North Long Beach conveniently located near shopping. Second unit is located on second floor and has it's private entryway from outside. Bathroom in the 2nd unit has been remodeled. Laundryroom is in the bottom floor and can be utilized by both units as a community laundry room. Both unit have double pane windows. Front unit is currently being used as a two bedroom.

Facts & Features

- Sold On 03/31/2024
- Original List Price of \$665,000
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- \$0 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02210661
- Gardener:
- Licenses:
- Insurance: \$0
- 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	1	1	1	Unfurnished	\$0	\$0	\$2,400
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,000

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
- Buyer Agency Compensation: 2.5%
- 7 - North Long Beach area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

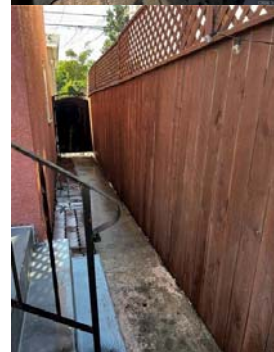
Citivest Realty Services, Inc

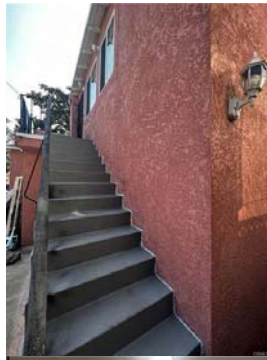
State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

▼ Click arrow to display photos





Closed • **Triplex**

List / Sold:

\$1,895,000/\$1,895,000

11 days on the market

Listing ID: PW24017520

5641 E 2nd St • Long Beach 90803

3 units • \$631,667/unit • 2,363 sqft • 3,449 sqft lot • \$801.95/sqft • Built in 1950

On Second Street between San Remo and Ancona



Welcome to Naples! Recently painted exterior with beautifully maintained units. Unit mix consists of (2) two bedroom 1 bath units and (1) one bedroom one bath unit. Ideal for an owner user, the property also offers two large garages which can easily be rented out for additional monthly income. Location doesn't get much better than this! You are steps from the Bay, steps from Mother's Beach, and directly across from Long Beach's famous Second Street housing all your favorite coffee shops, eateries, bars, and boutiques. Don't miss out on buying a piece of Naples!

Facts & Features

- Sold On 04/04/2024
- Original List Price of \$1,895,000
- 1 Buildings
- 2 Total parking spaces
- \$580 (Estimated)
- \$89760 Gross Scheduled Income
- \$53752 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,008
- Electric: \$46.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses: 103
- Insurance: \$6,190
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management: 4000
- Water/Sewer: \$854
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,450	\$2,450	\$3,100
2:	1	2	1	0	Unfurnished	\$2,600	\$2,600	\$3,100
3:	1	1	1	1	Unfurnished	\$0	\$0	\$2,200

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%

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7244006023

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 • **Triplex**

List / Sold:

\$1,750,000/\$1,700,000 ↓

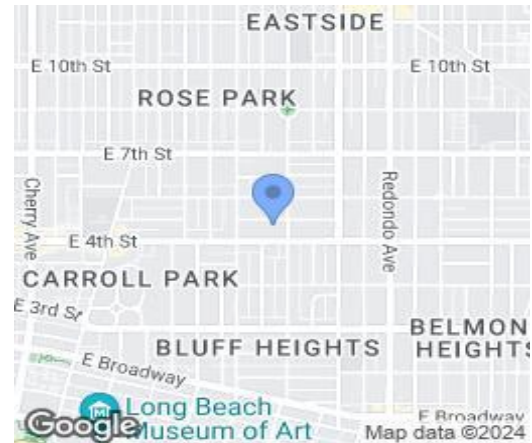
146 days on the market

Listing ID: SB23195441

2914 E 5th St • Long Beach 90814

**3 units • \$583,333/unit • 2,496 sqft • 6,750 sqft lot • \$681.09/sqft •
Built in 1917**

From 4th & Orizaba, N on Orizaba to 5th W on 5th to address



Beautifully remodeled Triplex located in historic Rose Park South. All 3 homes are detached and currently rented. The total current rent is \$9,624 per month. This investor's dream/trophy property was recently updated with all the bells and whistles, making it a must have addition to any investment portfolio. The unit mix consists of a beautiful 2 bedroom 1 & 1/4 bath detached Craftsman style front house and a 2-bedroom 1 bath Spanish style detached back house with its own yard. The 3rd unit is a 1 bedroom 1 bath contemporary detached suit that sits above the 3 car garage. This unit was taken down to the frame and completely rebuilt. All of the homes feature modern, upgraded interiors, while leaving the original exterior architecture intact to both meet the demand of prospective tenants and comply with the historic nature of the neighborhood. Each home also has its own single car garage as denoted in their respective leases. The landscaping is hassle free and all the utilities are separately metered as well, and paid for by the tenants. The location of this triplex in Rose Park has a wonderful walk score with local grocers, purveyors, shops and restaurants all just a short walk from your front door. This makes it an in-demand rental property for easily achieving above market rents with low vacancy. This truly a must-see property. Call me direct to schedule a private tour.

Facts & Features

- Sold On 04/01/2024
- Original List Price of \$1,750,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$704 (Estimated)
- Laundry: Dryer Included, In Closet, Stackable, Washer Included
- Cap Rate: 4.69
- \$115489 Gross Scheduled Income
- \$82128 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Primary Bathroom, Primary Bedroom
- Floor: Laminate, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator
- Other Interior Features: Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Front Yard, Landscaped, Level with Street, Sprinklers Drip System, Sprinklers In Front, Sprinklers In Rear, Utilities - Overhead, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$30,474
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses: 0
- Insurance: \$2,500
- Maintenance: \$1,500
- Workman's Comp: \$0
- Professional Management: 4042
- Water/Sewer: \$0
- Other Expense: \$750
- Other Expense Description: reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,268	\$2,268	\$2,268
2:	1	2	1	1	Unfurnished	\$3,707	\$3,707	\$3,707
3:	1	2	2	1	Unfurnished	\$3,650	\$3,650	\$3,650

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher: 3
- Disposal: 3
- Drapes: 3
- Patio: 1
- Ranges: 3
- Refrigerator: 3
- Wall AC: 0

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7257008010

Michael Lembeck

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

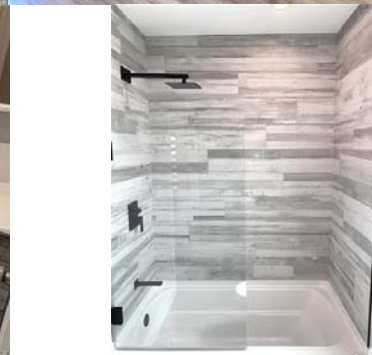
Citivest Realty Services, Inc

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

Click arrow to display photos







Closed • **Quadruplex**

List / Sold: **\$825,000/\$875,000** ↑

2336 Pasadena Ave • Long Beach 90806

14 days on the market

4 units • **\$206,250/unit** • **2,394 sqft** • **6,281 sqft lot** • **\$365.50/sqft** •
Built in 1920

Listing ID: PW24042362

From Willow drive south on Long Beach Blvd to Burnett St, drive east 4 blocks to Pasadena, turn right (south) to property



***POLY HIGH SFR PLUS UNITS!!! The subject consists of an occupied SFR (legal 2 bedroom/1 bath) at the front (2336) and what appears to be an occupied Triplex at the rear (2338 #1, 2 & 3... all shown as 1 bedroom/1bath per unit on TAX records), HOWEVER, previous MLS comments show the front house to be a 3 bedroom with 3-units at the rear: prior agent describes the top unit as one 2 bedroom/2 bath and the bottom as two 1 bedroom/1 bath. We have pulled permits and verified that the rear 4-plex does indeed appear to have been legally converted to a TRIPLEX... plus the front detached SFR = 4-UNITS TOTAL. Unable however to verify the actual unit makeup at this time and will need access in order to determine for certain. The best we can do is rely on the prior agent comments shown above at this time. There is no garage parking but access to what appears to be 2-4 open spaces with access off the alley at rear. The subject is located in the Poly High tract within the city of Long Beach within the Harbor region of Los Angeles County. The subject is within close proximity of transportation, shopping and entertainment. The subject is within .6 miles of Robinson Academy (K-8) and .8 miles to Polytechnic High (9-12). We cannot show this property. We have a hostile front unit occupant who has sent us a CEASE & DESIST ORDER TO STAY OFF THE PROPERTY. Please read OCCUPIED PROPERTY ADDENDUM & see PERMITS in Addendums Section. There are no known actual rents nor are expenses known. Rents have been projected as shown and expenses estimated at 40%. "The property is subject to California Civil Code Section 2429p for the first 30 days of marketing." This is an exclusive listing period for purchase by owner occupant buyers, select nonprofits, governmental entities, and other approved entities. "All offers must be submitted by the buyer's agent using the online offer management system. Access the system via the link below." Offer link to property: <http://www.spsreo.com/?c=BLBG>

Facts & Features

- Sold On 04/05/2024
- Original List Price of \$825,000
- 2 Buildings
- Levels: One, Two
- 0 Total parking spaces
- \$981 (Estimated)
- Cap Rate: 6.6
- \$91200 Gross Scheduled Income
- \$54720 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,720
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01917184
- Gardener:
- Licenses:
- Insurance: \$0
- 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	2	1	0	Unfurnished	\$0	\$0	\$2,800
2:	1	2	2	0	Unfurnished	\$0	\$0	\$1,800
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Real Estate Owned sale
 - Buyer Agency Compensation: 3%
- 9 - Poly High area
 - Los Angeles County
 - Parcel # 7208017009

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





CUSTOMER FULL: Residential Income LISTING ID: PW24042362

Printed: 04/07/2024 8:51:16 AM

Closed • Commercial/Residential

List / Sold:

\$2,600,000/\$2,495,000 ↓

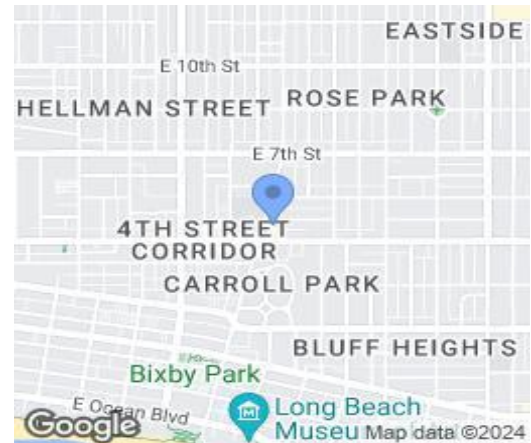
73 days on the market

Listing ID: PW24005106

2310 E 5th St • Long Beach 90814

8 units • \$325,000/unit • 6,604 sqft • 6,507 sqft lot • \$377.80/sqft • Built in 1963

E 4th St



2310 E. 5th Street is an 8-unit apartment asset located in Long Beach, California. The property is offered at 11.92 GRM and 5.54% cap rate on current rents. The property is comprised of (3) 1BD / 1BA units; (2) 2BD / 1BA units; (1) 2BD / 2BA unit; and (2) 3BD / 3BA units. Four (4) garages offer the potential for ADU conversion. All 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. With an excellent Walk Score of 95, the property is located in walking distance to vibrant Retro Row with attractive shopping, dining and nightlife amenities.

Facts & Features

- Sold On 04/02/2024
- Original List Price of \$2,600,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,551 (Estimated)
- Laundry: Inside
- Cap Rate: 5.54
- \$218160 Gross Scheduled Income
- \$144118 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$67,497
- Electric: \$1,869.00
- Gas: \$1,869
- Furniture Replacement:
- Trash: \$1,869
- Cable TV:
- Gardener:
- Licenses: 900
- Insurance: \$6,000
- Maintenance: \$5,600
- Workman's Comp:
- Professional Management: 10581
- Water/Sewer: \$1,869
- Other Expense: \$2,400
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Unfurnished	\$1,915	\$5,745	\$2,050
2:	2	2	1	0	Unfurnished	\$2,173	\$4,346	\$2,350
3:	1	2	2	0	Unfurnished	\$2,500	\$2,500	\$2,500
4:	2	3	3	0	Unfurnished	\$2,795	\$5,590	\$2,795

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- 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 # 7263020022

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



