

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	PW23099669	S	22 65th PL	LONG	1	STD	2	\$88,800		\$1,735,000 	\$822.66	2109	1928/ASR	2,398/0.0551	N	1	04/29/24	299/299
2	OC24037174	S	135 E 35th ST	LONG	6	AUC	3	\$79,200		\$1,145,000 	\$824.33	1389	1948/ASR	6,015/0.1381	N	2	05/01/24	28/28
3	IN23212180	S	2076 Magnolia AVE	LONG	5	STD,TRUS	22	\$373,200	6	\$3,725,000 	\$267.14	13944	1958/PUB	19,106/0.4386	N	15	05/01/24	62/62

Closed • Duplex

List / Sold:

\$1,770,000/\$1,735,000 ↓

299 days on the market

Listing ID: PW23099669

22 65th Pl • Long Beach 90803

2 units • **\$885,000/unit** • **2,109 sqft** • **2,398 sqft lot** • **\$822.66/sqft** •
Built in 1928

E Ocean Blvd



22 65th Place is a duplex in a coveted A+ location, directly on the Alamitos Peninsula, known as "The Peninsula" in Long Beach. The property is located just steps from the boardwalk, sand and Pacific Ocean, and a stone's throw to Alamitos Bay, The Marina, Naples Island and Belmont Shore. The 1,100-square-foot front unit offers three (3) bedrooms and two (2) bathrooms with 1920's detail, including high open wood beam ceilings, original hardwood floors, and a Dutch-tile fireplace. The 1,000-square-foot, two-story rear unit offers three (3) bedrooms and one (1) bathroom. The second floor is a large, light-filled bedroom with open wood ceilings and access to a sizable roof deck to soak up the sun. Onsite laundry facilities, storage, garage and parking space in front of the garage offer the potential for additional income. 22 65th Place presents a new buyer with the opportunity to own a well-maintained asset in an A+ location with +/-18% rental upside.

Facts & Features

- Sold On 04/29/2024
- Original List Price of \$2,025,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- \$408 (Estimated)
- Laundry: Community
- \$88800 Gross Scheduled Income
- \$58357 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,779
- Electric: \$375.00
- Gas: \$375
- Furniture Replacement:
- Trash: \$375
- Cable TV: 01521930
- Gardener:
- Licenses: 700
- Insurance: \$1,793
- Maintenance: \$1,300
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$375
- Other Expense: \$450
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,900	\$2,900	\$4,300
2:	1	3	2	0	Unfurnished	\$4,500	\$4,500	\$4,500

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%

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7245025014

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

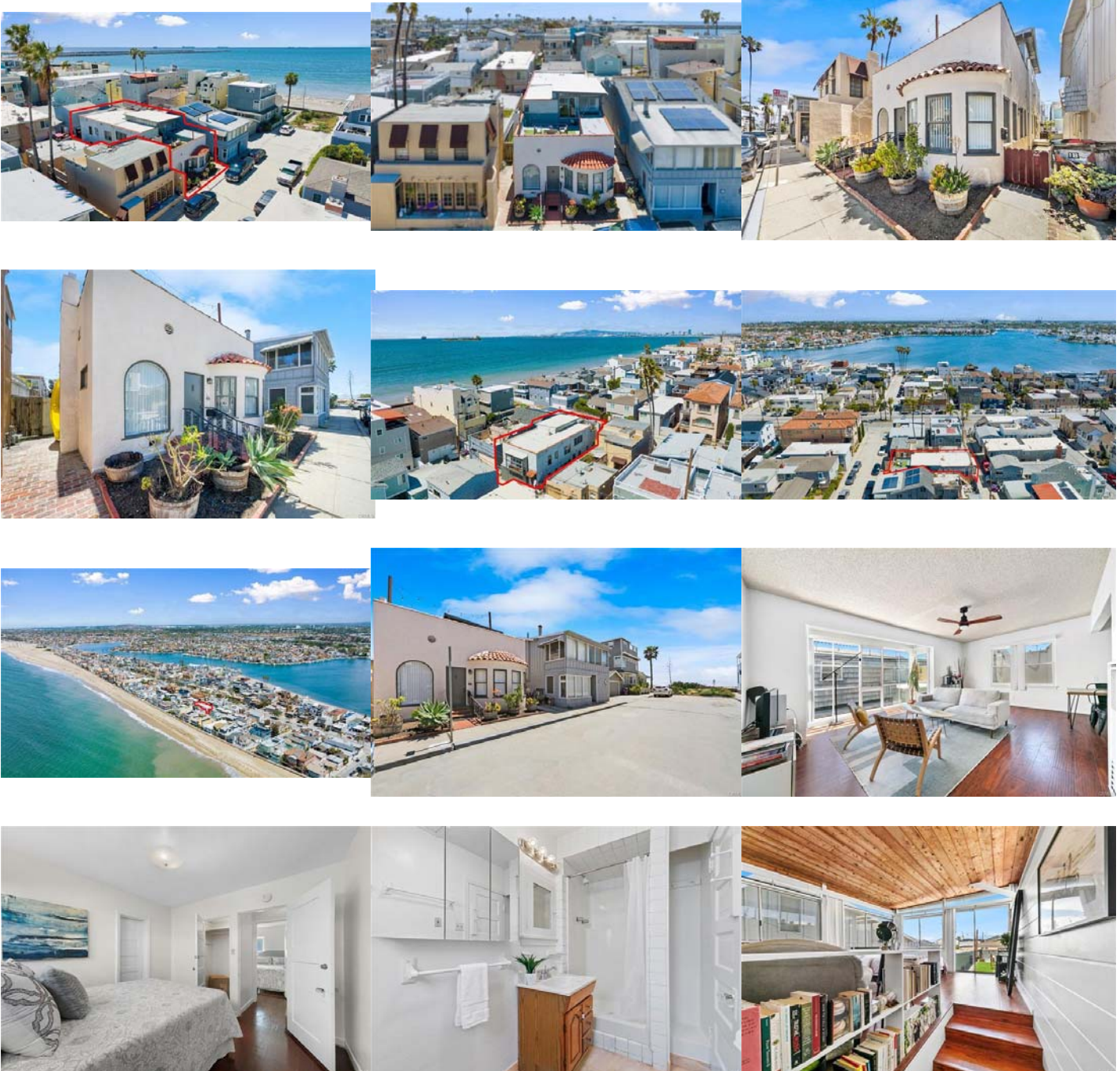
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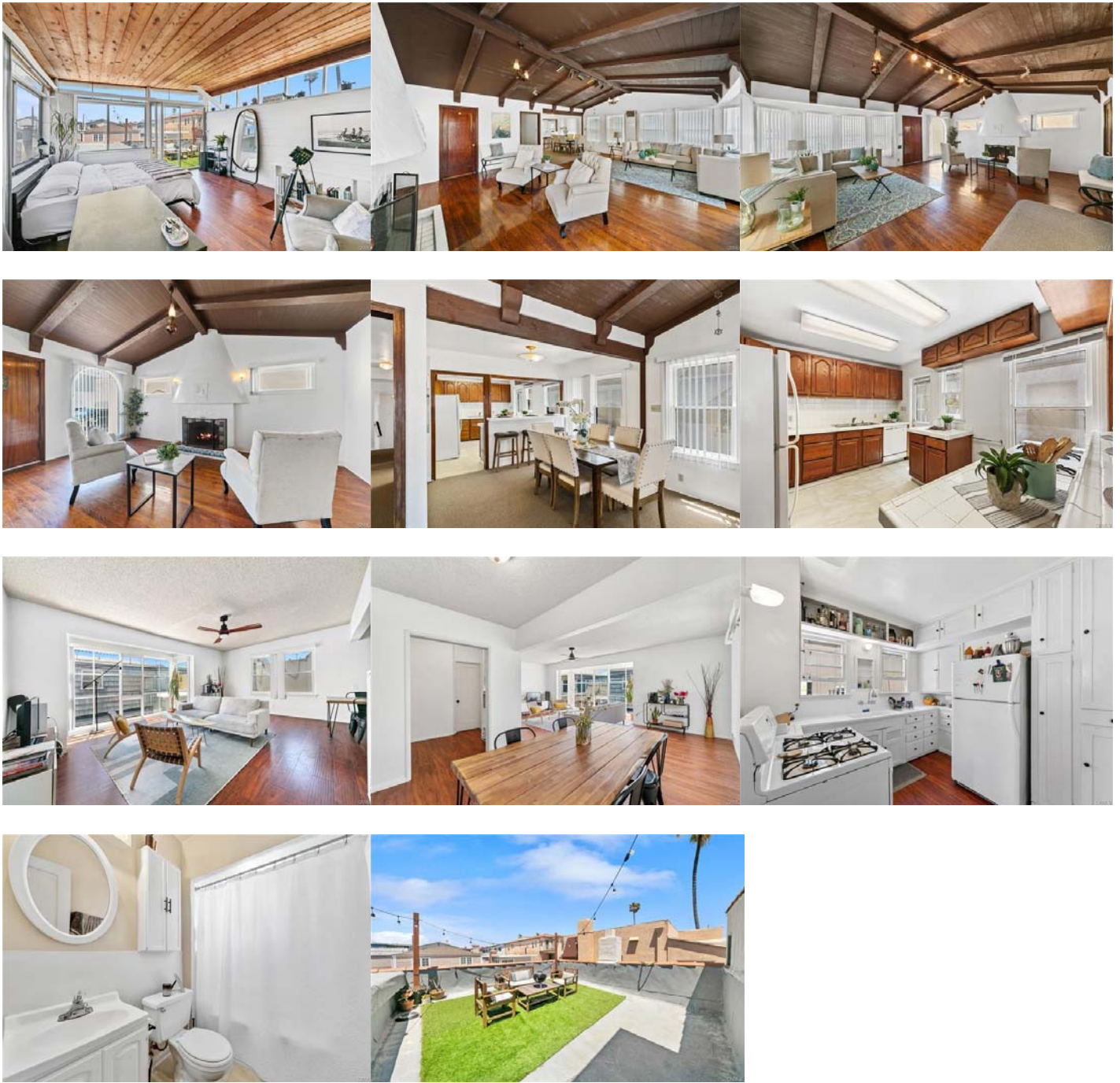
State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

 Click arrow to display photos





Closed • Duplex

List / Sold: **\$900,000/\$1,145,000** ↑

135 E 35th St • Long Beach 90807

28 days on the market

3 units • **\$300,000/unit** • **1,389 sqft** • **6,015 sqft lot** • **\$824.33/sqft** •
Built in 1948

Listing ID: OC24037174

From 405 take Long Beach Blvd exit North, Left on E 35th Street



Luxury Live Auction! Bidding to start from \$900,000! PRISTINE Long Beach Duplex near the sought after Bixby Knolls community with separate additional Studio unit! Fantastic Investment Opportunity! Units are: 2 Bedroom 1 Bath, 1 Bedroom 1 Bath and a Studio. The main 2 units have open and spacious floor plans with gorgeous luxury vinyl plank floors, remodeled baths and lots of natural light. There's also an extra large fenced in backyard perfect for relaxing and entertaining. Other amenities include 2 separate 1 car garages each with laundry hookups, dual pane insulated windows, ceiling fans and lots of additional off-street parking. Close to parks, shopping, schools and Bixby Knolls restaurants and nightlife.

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$900,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$458 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$79200 Gross Scheduled Income
- \$75684 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Front Yard, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,516
- Electric: \$192.00
- Gas: \$168
- Furniture Replacement:
- Trash: \$840
- Cable TV: 00903911
- Gardener:
- Licenses:
- Insurance: \$756
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$3,100
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,300
3:	1	1	1	0	Unfurnished	\$995	\$995	\$1,100

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Auction sale
- Buyer Agency Compensation: 2.5%

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7141005038

Michael Lembeck

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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 • Apartment

List / Sold:

\$4,600,000/\$3,725,000 ↓

2076 Magnolia Ave • Long Beach 90806

62 days on the market

22 units • **\$209,091/unit** • **13,944 sqft** • **19,106 sqft lot** • **\$267.14/sqft** •
Built in 1958

Listing ID: IN23212180

Magnolia and Willow



This well maintained property is located in a very nice and quiet section of Long Beach. The property offers three buildings with a total of twenty-two units. There are (2) two-bedroom/2-bath units, (8) one-bedroom/1-bath units, and (12) studio/one-bath units. This is a great investment opportunity. Also known as: 2070, 2072, 2076, and 2080 Magnolia Ave, Long Beach, CA 90806

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$4,600,000
- 3 Buildings
- Levels: Two
- 15 Total parking spaces
- Cooling: Central Air
- \$3,985 (Estimated)
- Laundry: Common Area
- Cap Rate: 5.5
- \$373200 Gross Scheduled Income
- \$251590 Net Operating Income
- 22 electric meters available
- 22 gas meters available
- 22 water meters available

Interior

Exterior

- Lot Features: 21-25 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$35,401
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$8,060
- Cable TV: 01858487
- Gardener:
- Licenses:
- Insurance: \$11,201
- Maintenance:
- Workman's Comp:
- Professional Management: 16140
- 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	\$2,150	\$25,800	
2:	1	2	1		Unfurnished	\$1,895	\$22,740	
3:	2	1	1		Unfurnished	\$2,500	\$30,000	
4:	2	1	1		Unfurnished	\$2,590	\$31,080	
5:	2	1	1		Unfurnished	\$2,790	\$33,480	
6:	1	1	1		Unfurnished	\$1,525	\$18,300	
7:	1	1	1		Unfurnished	\$1,350	\$16,200	
8:	4	0	1		Unfurnished	\$4,600	\$55,200	
9:	2	0	1		Unfurnished	\$2,050	\$24,600	
10:	3	0	1		Unfurnished	\$3,750	\$45,000	
11:	2	0	1		Unfurnished	\$2,450	\$29,400	
12:	1	0	0		Unfurnished			

Of Units With:

- Separate Electric: 22
- Gas Meters: 22
- Water Meters: 22
- Carpet:
- Dishwasher:
- Disposal: 22

- Drapes:
- Patio:
- Ranges: 22
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 1.75%

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7209031002

Michael Lembeck

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Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: IN23212180

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