

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	PW24039450	S	3627 E Vermont ST	LONG	2	STD	2	\$80,760		\$1,350,000 ↓	\$497.42	2714	1940/ASR	5,959/0.1368	N	0	04/12/24	14/14
2	PW24035922	S	3041 E 4th ST	LONG	3	STD	2	\$0		\$1,515,000 ↓	\$509.07	2976	1931/ASR	6,751/0.155	N	4	04/09/24	7/7
3	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	04/11/24	115/115
4	PW23181804	S	220 E 57th ST	LONG	7	STD	9	\$174,418	6	\$1,850,000 ↓	\$395.21	4681	1961/ASR	6,647/0.1526	N	7	04/11/24	161/161
5	QC23217739	S	101 107 Cherry AVE	LONG	699	STD	17	\$309,960	4	\$3,800,000 ↓	\$292.76	12980	1948/ASR	10,019/0.23	N	0	04/10/24	90/90
6	QC23217796	S	202 Obispo AVE	LONG	699	STD	37	\$581,472	4	\$8,400,000 ↓	\$490.77	17116	1946/ASR	13,068/0.3	N	0	04/10/24	90/90

Closed • Duplex

List / Sold:

\$1,400,000/\$1,350,000 ↓

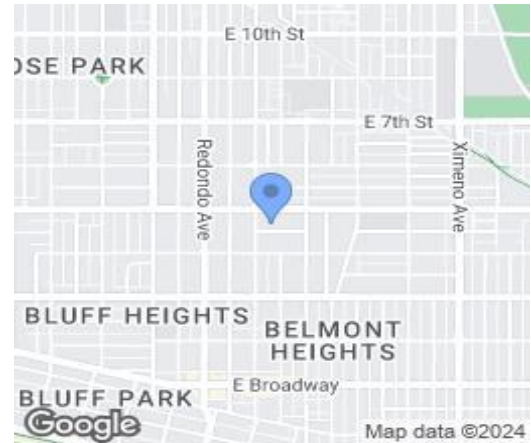
14 days on the market

Listing ID: PW24039450

3627 E Vermont St • Long Beach 90814

2 units • \$700,000/unit • 2,714 sqft • 5,959 sqft lot • \$497.42/sqft • Built in 1940

E 4th St & Redondo Ave



3627 E. Vermont Street is a 2-unit property located in prime Bluff Heights/Alamitos Beach. Newly built in 2017, the property is not subject to rent control. Tenants pay all utilities. The property is comprised of (1) 3BD / 2.5BA unit and (1) 2BD / 1.5BA unit with private backyard areas for each. The large, bright units feature 12-foot high ceilings, custom flooring, recessed lighting, granite countertops, and in-unit washer/dryers. 3627 E. Vermont is located in the highly desirable Bluff Heights / Alamitos Beach neighborhood and offers tenants the best of Long Beach living.

Facts & Features

- Sold On 04/12/2024
- Original List Price of \$1,400,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Central
- \$540 (Estimated)
- Laundry: Inside
- \$80760 Gross Scheduled Income
- \$50852 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,486
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01849181
- Gardener:
- Licenses: 500
- Insurance: \$2,171
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management: 3917
- Water/Sewer: \$0
- Other Expense: \$450
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	0	Unfurnished	\$3,915	\$3,915	\$4,150
2:	1	2	2	0	Unfurnished	\$2,815	\$2,815	\$3,000

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%

- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7255003010

Michael Lembeck

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

Citivist Realty Services, Inc

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

 Click arrow to display photos





Closed • Duplex

List / Sold:

\$1,525,000/\$1,515,000 ↓

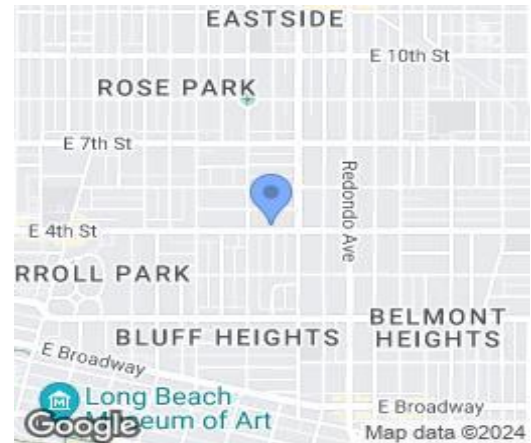
7 days on the market

Listing ID: PW24035922

3041 E 4th St • Long Beach 90814

2 units • \$762,500/unit • 2,976 sqft • 6,751 sqft lot • \$509.07/sqft • Built in 1931

On 4th St between Orizaba Ave and Obispo Ave



Welcome to 3041 E 4th St! Location, Location, Location! This beautiful 4-bed, 2-bath Duplex is just moments away from the beach, nestled in the heart of Long Beach near the famous 4th Street Corridor, formally known as "Retro Row". Enjoy the proximity to yoga on the Bluff, Belmont Shore's vibrant 2nd Street, or experience Downtown Long Beach with attractions like the Aquarium of the Pacific or the Grand Prix. Not to mention local dining, shopping, and transportation. This Spanish-style duplex was thoughtfully updated in 2022, with a significant investment of nearly \$100,000 to preserve its authentic charm including new fixtures and fresh paint throughout. Pride in ownership shines through in every detail. Explore inside the timeless allure of Spanish architecture, beautifully showcased and meticulously maintained. Each unit exudes warmth and character, with two generously sized bedrooms boasting expansive closets, flowing hardwood floors, and abundant natural light. The full bathrooms have detailed tiling. In the kitchen, newer appliances from the 2022 update enhance functionality, while ample counter and cupboard space cater to your culinary needs. Enjoy meals in the charming dining nook, offering views of the vibrant 4th street, or unwind in the inviting front foyer adorned with a mock fireplace, and entertain guests in the spacious open living room. The backyard has a courtyard, and four roomy garages, all with brand-new doors. With the recently redone garage roof guaranteeing durability, this property provides extra peace of mind. Additionally, a lengthy driveway offers ample parking space, and a pad spot can accommodate at least three cars for added convenience. Don't pass up the chance to reside in one of Long Beach's most sought-after locations, ideal for both homeowners and investors alike. Schedule a viewing today to seize this opportunity!

Facts & Features

- Sold On 04/09/2024
- Original List Price of \$1,525,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Gravity
- \$577 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Foyer, Kitchen, Laundry, Living Room, Walk-In Closet
- Floor: Tile, Wood
- Appliances: Gas Oven, Gas Cooktop, Water Heater
- Other Interior Features: Balcony, Built-in Features

Exterior

- Lot Features: Front Yard, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521930
- Gardener:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Negotiable	\$5,000	\$5,000	\$3,500
2:	1	2	1	2	Unfurnished	\$3,350	\$3,350	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7257005021

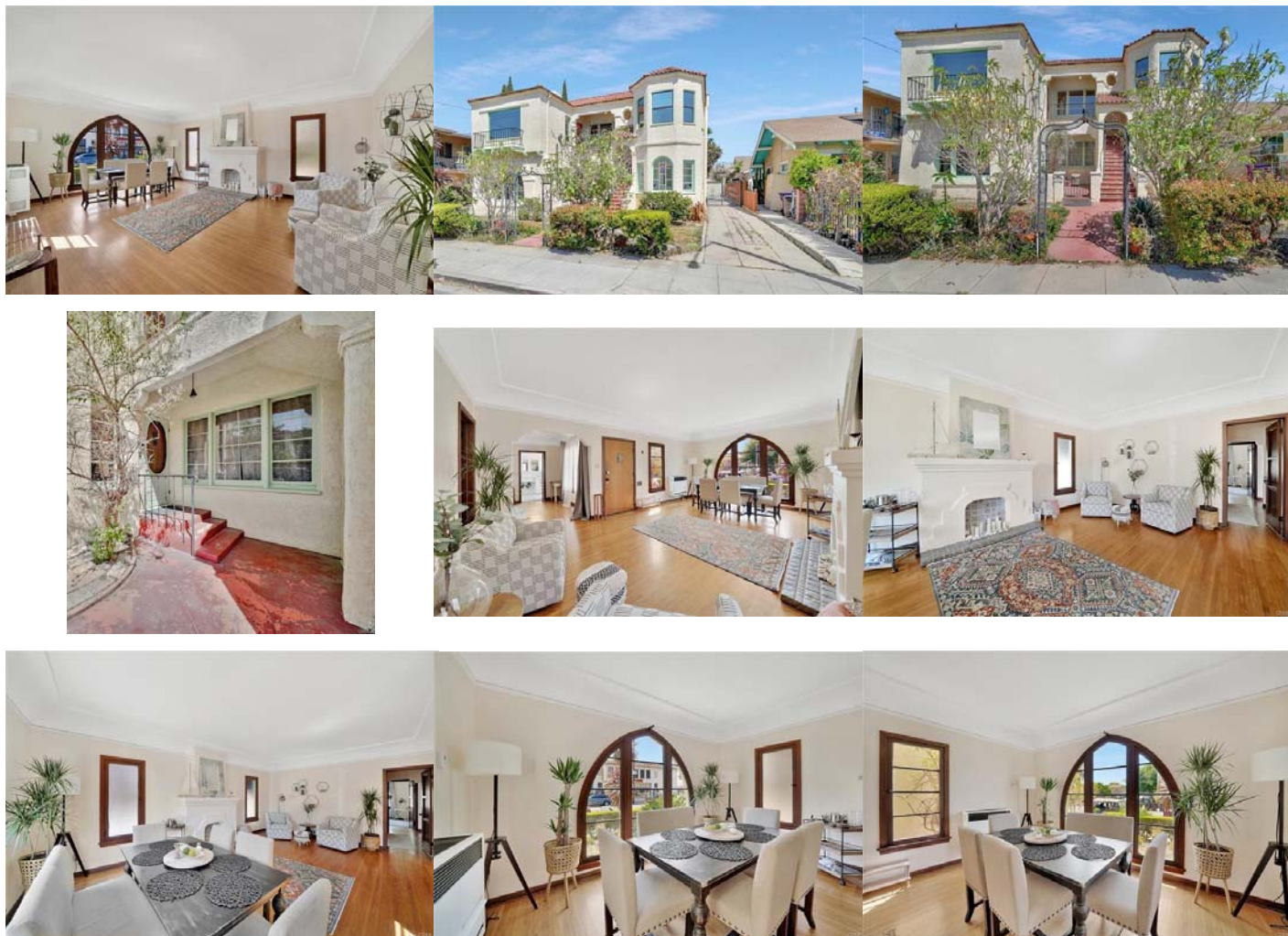
Michael Lembeck

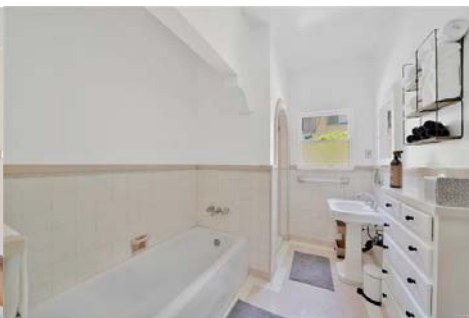
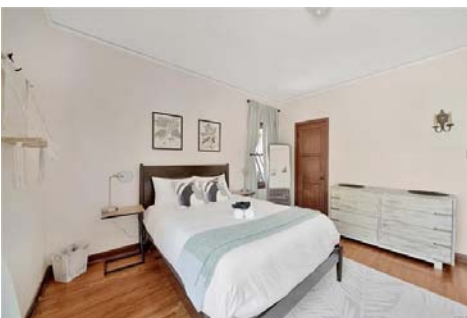
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

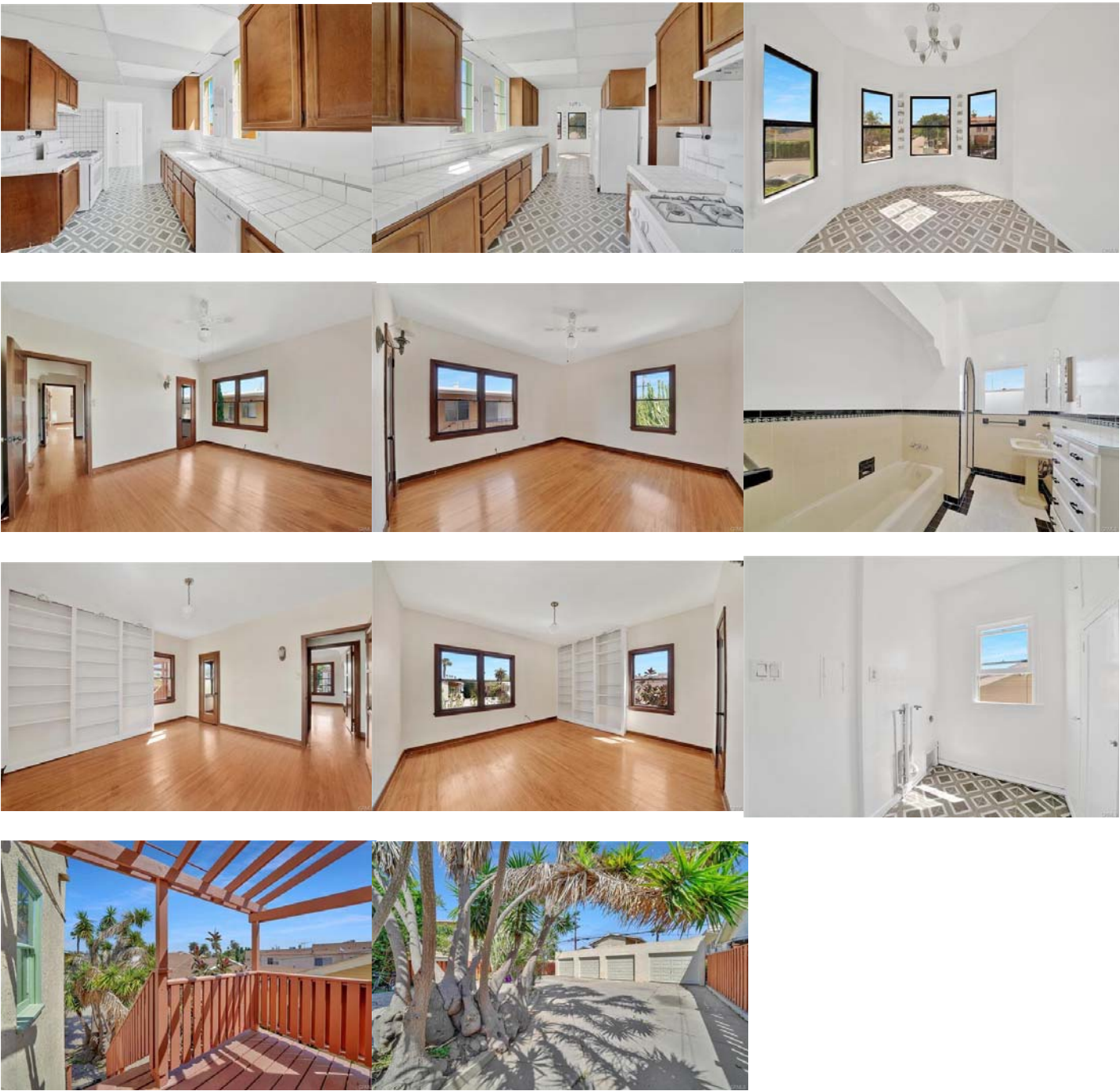
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

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

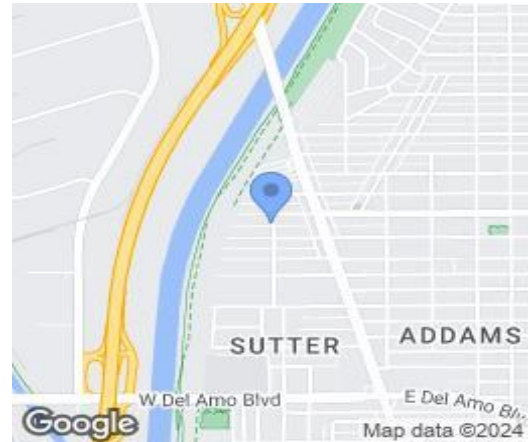
5375 Pacific Ave # A&B • Long Beach 90805

115 days on the market

2 units • \$327,500/unit • 1,120 sqft • 2,761 sqft lot • \$575.89/sqft • Built in 1950

Listing ID: DW23176182

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 04/11/2024
- 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:

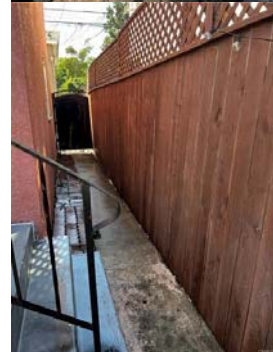
Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7132009013

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Closed • Commercial/Residential

List / Sold:

\$1,999,888/\$1,850,000 ↓

161 days on the market

Listing ID: PW23181804

220 E 57th St • Long Beach 90805

9 units • \$222,210/unit • 4,681 sqft • 6,647 sqft lot • \$395.21/sqft • Built in 1961

From Long Beach Blvd. Head East on Ellis St. Turn left on Dairy Ave. Turn Right on 57th St. Apartment building will be on your right.



New Price! Take advantage of this great opportunity on this 10-Unit apartment building just north of Bixby Knolls in North Long Beach. Brand-new dual pane vinyl windows just installed throughout, over \$30k spent, entire exterior building just painted, over \$10k spent. Eight (8) One bedroom/one-bathroom units and One (1) Two-bedroom/one-bathroom unit, and One (1) Studio; all separately metered for gas and electric. Some units have been updated as they have come available. Room to increase rents on several units! \$174,418 GSI with rents, garages and laundry income. Private courtyard area with grass area, sprinklers and professionally landscaped. On-site laundry room as well as 7 garages which earn added income. (Garages are charged separately \$75/garage.) Studio (10th unit) per tax records, is not permitted as a unit. If buyer desires to permit it after purchase, plans have already been submitted and approved by the city with an extension, to convert studio and 2 garage spaces, to a 516 sq/ft ADU. Also included are additional plans (not submitted to the city) to convert 4 additional garage spaces to 697 sq/ft ADU with the potential of making 57th Street a 11-unit building. ADU plans are available upon request. Please do not disturb the tenants.

Facts & Features

- Sold On 04/11/2024
- Original List Price of \$2,250,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- \$1,544 (Estimated)
- Laundry: Common Area, See Remarks
- Cap Rate: 5.7
- \$174418 Gross Scheduled Income
- \$119505 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

- Lot Features: Corner Lot, Lawn, Sprinkler System
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$49,680
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02211662
- Gardener:
- Licenses: 908
- Insurance: \$5,623
- Maintenance: \$21,795
- Workman's Comp:
- Professional Management: 12741
- Water/Sewer: \$0
- Other Expense: \$6,210
- Other Expense Description: Utilitie

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,795	\$1,795	\$1,700
2:	1	1	1		Unfurnished	\$1,525	\$1,525	\$1,700

3:	1	1	1	Unfurnished	\$1,217	\$1,217	\$1,700
4:	1	1	1	Unfurnished	\$1,517	\$1,517	\$1,700
5:	1	1	1	Unfurnished	\$1,495	\$1,495	\$1,700
6:	1	1	1	Unfurnished	\$1,132	\$1,132	\$1,700
7:	1	1	1	Unfurnished	\$1,631	\$1,631	\$1,700
8:	1	1	1	Unfurnished	\$1,235	\$1,235	\$1,700
9:	1	2	1	Unfurnished	\$1,795	\$1,795	\$1,895

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 9
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7126012007

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Newport Beach, 92660

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Closed • **Apartment**

List / Sold:

\$4,250,000/\$3,800,000 ↓

90 days on the market

101 107 Cherry Ave • Long Beach 90802

17 units • **\$250,000/unit** • **12,980 sqft** • **.23 acre(s) lot** • **\$292.76/sqft** •
Built in 1948

Listing ID: OC23217739

Nearby Cross Streets: Cherry Avenue & Ocean Boulevard



Park Side West Garden Apartments is a 17-unit multifamily investment property located at 101 - 107 Cherry Avenue in Long Beach, CA. Park Side West offers an attractive mix of studio and one-bedroom floor plans and amenities including private balconies (select units) and storage lockers. Units feature a mix of tile and carpet flooring, as well as granite countertops, tile backsplashes, and walk-in closets. Park Side West benefits from its unparalleled Alamos Beach location, adjacent to Bixby Park and a short walk to popular local beaches. The property is just 0.40 miles from Retro Row, providing residents with easy access to some of Long Beach's most unique and vibrant shops and restaurants. Additionally, residents enjoy Park Side West's close proximity to Downtown Long Beach, the city's cultural and financial hub. Furthermore, the property is just over 1.50 miles from the abundance of retail, dining, and entertainment options at Belmont Shore's 2nd Street. The property's ideal Long Beach location surrounded by neighborhoods offering a wide variety of outdoor activities as well as employment, transportation, and retail amenities is a primary draw for potential renters. This overall demand for well-located rental units will be a key driver in the continued growth and success at Park Side West Garden Apartments.

Facts & Features

- Sold On 04/10/2024
- Original List Price of \$4,250,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$3,042 (Assessor)
- Cap Rate: 4.28
- \$309960 Gross Scheduled Income
- \$181712 Net Operating Income
- 17 electric meters available
- 17 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$118,949
- Electric: \$2,074.00
- Gas: \$2,075
- Furniture Replacement:
- Trash: \$2,075
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$11,050
- Maintenance: \$10,200
- Workman's Comp:
- Professional Management: 12026
- Water/Sewer: \$2,075
- Other Expense: \$24,492
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	0	1	0	Unfurnished	\$13,550	\$13,550	\$16,155
2:	8	1	1	0	Unfurnished	\$12,280	\$12,280	\$14,965

Of Units With:

- Separate Electric: 17
- Gas Meters: 17
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7265020015

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC23217739

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Closed • **Apartment**

List / Sold:

\$8,700,000/\$8,400,000 ↓

90 days on the market

202 Obispo Ave • Long Beach 90803

37 units • **\$235,135/unit** • **17,116 sqft** • **.3 acre(s) lot** • **\$490.77/sqft** •
Built in 1946

Cross Streets: Cherry Avenue & East 2nd Street

Listing ID: OC23217796



Bluff Park Multifamily Portfolio is a 2-property, 37-unit multifamily investment portfolio located in Long Beach, CA. The Bluff Park Multifamily Portfolio offers a mix of studio and one-bedroom units featuring vinyl, tile, and carpet flooring, white appliances, ceiling fans, and walk-in closets. The portfolio also offers amenities including a spacious common area courtyard and on-site laundry facilities. A new owner has the opportunity to substantially increase rental income through the modernization of unit interiors. Through this renovation plan, new ownership will elevate the property to a higher standard of living and will receive a significant increase in monthly rental income. The portfolio's exceptional Bluff Park location places residents within walking distance to an abundance of area amenities including Long Beach City Beach, Bluff Park, Belmont Veterans Memorial Pier, and more. Residents enjoy the properties' prime location, adjacent to East Broadway, providing easy access to local boutiques and restaurants. Additionally, the portfolio is situated just over 0.75 miles from Retro Row, providing residents with easy access to some of Long Beach's most unique and vibrant shops and restaurants. Furthermore, the portfolio is just within 1 mile of the abundance of retail, dining, and entertainment options at Belmont Shore's 2nd Street. The portfolio's ideal Long Beach location surrounded by neighborhoods offering a wide variety of outdoor activities as well as employment, transportation, and retail amenities is a primary draw for potential renters. This overall demand for well-located rental units will be a key driver in the continued growth and success at the Bluff Park Multifamily Portfolio.

Facts & Features

- Sold On 04/10/2024
- Original List Price of \$9,400,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$5,317 (Assessor)
- Laundry: Community
- Cap Rate: 3.62
- \$581472 Gross Scheduled Income
- \$314805 Net Operating Income
- 18 electric meters available
- 18 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$252,848
- Electric: \$6,590.00
- Gas: \$6,590
- Furniture Replacement:
- Trash: \$6,589
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$24,050
- Maintenance: \$22,200
- Workman's Comp:
- Professional Management: 22706
- Water/Sewer: \$6,589
- Other Expense: \$49,282
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	26	0	1	0	Unfurnished	\$33,455	\$33,455	\$40,270
2:	11	1	1	0	Unfurnished	\$15,001	\$15,001	\$20,212

Of Units With:

- Separate Electric: 18
- Gas Meters: 18
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7264003001

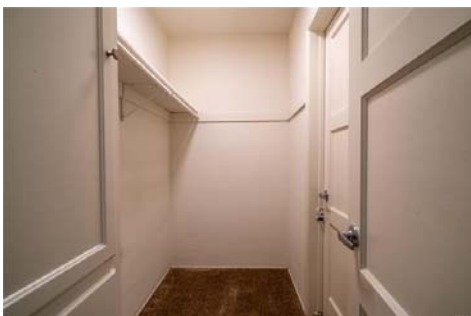
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