

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	SB24041976	S	5715 Campo Walk	LONG	1	STD	2	\$88,800		\$1,650,000 	\$912.61	1808	1944/PUB	2,433/0.0559	N	2	05/14/24	49/49
2	PW24046389	S	44 Park AVE	LONG	1	STD	2	\$0		\$2,160,000 	\$1,244.96	1735	1922/ASR	2,890/0.0663	N	3	05/15/24	20/20
3	EV23173592	S	2159 W Columbia ST	LONG	11	STD	2	\$21,600		\$775,000 	\$538.19	1440	1912/PUB	6,106/0.1402	N	2	05/17/24	31/31
4	24371691	S	4140 Del Mar AVE	LONG	6	STD	2			\$1,400,000 	\$577.56	2424	1963	11,856/0.2722	N	2	05/16/24	24/
5	TR24047549	S	1883 Pine AVE	LONG	5	STD	6	\$91,800	4	\$1,350,000 	\$376.88	3582	1979/ASR	6,768/0.1554	N	6	05/15/24	30/30
6	PW23229196	S	1086 Stanley AVE	LONG	3	STD	9	\$242,175	5	\$2,725,000 	\$343.37	7936	1987/ASR	6,363/0.1461	N	13	05/15/24	102/102

Closed • Duplex

List / Sold:

\$1,695,000/\$1,650,000 ↓

5715 Campo Walk • Long Beach 90803

49 days on the market

2 units • \$847,500/unit • 1,808 sqft • 2,433 sqft lot • \$912.61/sqft •
Built in 1944

Listing ID: SB24041976

When heading West on 2nd St., make a left on N Ravenna Dr. and a left on Campo Walk.



Naples duplex in pristine condition and delivered with no tenants! This recently renovated property features a 3 bed / 2 bath downstairs and a newly constructed 2 bed / 2 bath upstairs, light and bright with exclusive access to a 453 sqft rooftop deck. Both units feature upgraded appliances and stackable washer / dryer, forced air heat and air-conditioning. The property sits on a street to alley lot with easy access to a 2 car garage plus ample street parking. Prime location to the beach, restaurants, Cal State Long Beach, PCH and major freeways. With a walking score of 86 and a biking score of 69, this is a paradise for anyone looking to leave the car in the garage for the weekend. This property is ideal for an owner user looking to generate income or a straight up investor with an estimated cap rate of approximately 4.11% based on our rental study. SELLER IS WILLING TO COOPERATE WITH BUYER ON AN INTEREST RATE BUYDOWN. Call co-listing agent for additional details.

Facts & Features

- Sold On 05/14/2024
- Original List Price of \$1,765,000
- 1 Buildings
- Levels: Three Or More
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$343 (Estimated)
- Laundry: Stackable
- \$88800 Gross Scheduled Income
- \$69660 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: Dishwasher, Freezer, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$1,704
- 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	0	Unfurnished	\$0	\$0	\$3,800
2:	1	2	2	2	Unfurnished	\$0	\$0	\$3,600

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- 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 # 7243013021

Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

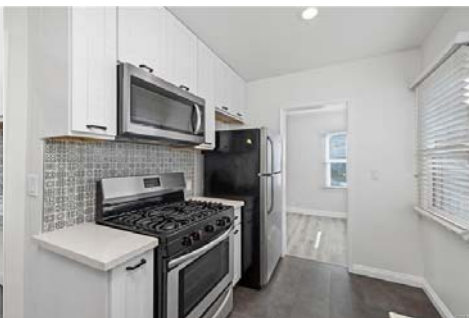
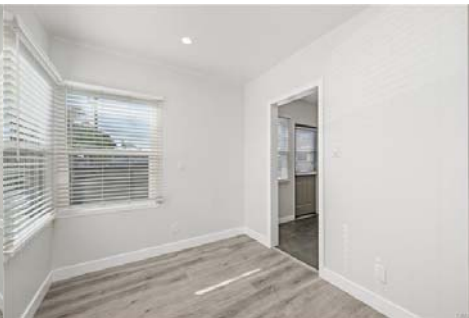
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4340 Von Karman Ave, #200

Newport Beach, 92660

Click arrow to display photos







Closed • Duplex

List / Sold:

\$1,999,000/\$2,160,000 ↑

20 days on the market

Listing ID: PW24046389

44 Park Ave • Long Beach 90803

2 units • **\$999,500/unit** • **1,735 sqft** • **2,890 sqft lot** • **\$1244.96/sqft** •
Built in 1922

Between first and Ocean



This can't-miss property boasts a gorgeous two-bedroom/two-bath home that was renovated in 2008 and a two-bedroom/one-bath rear unit that generates income. This is an outstanding opportunity to live in a beautifully renovated Belmont Shore home just steps from the beach and Second Street and enjoy income from a separate rental unit. The front home boasts a laundry list of amenities: hardwood floors throughout, a fireplace, a rooftop deck, custom kitchen cabinetry, a built-in sound system on the first floor, an attached two-car garage; the primary bedroom is on its own floor and boasts a second-floor patio, ensuite bathroom, and a large walk-in closet. The rental unit offers two bedrooms, one bath, vaulted ceilings with wood beams, open concept living, air conditioning, a single-car garage with laundry, and a balcony.

Facts & Features

- Sold On 05/15/2024
- Original List Price of \$1,999,000
- 1 Buildings
- 3 Total parking spaces
- \$444 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02202616
- 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	2	2	Unfurnished	\$0	\$0	\$3,900
2:	1	2	1	1	Unfurnished	\$3,200	\$3,200	\$3,300

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- 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 # 7247019008

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: PW24046389

Printed: 05/19/2024 8:53:45 AM



Take advantage of this opportunity knocking!! This charming duplex offers two units, each unit boasts 2 bedrooms, 1 bathroom, updated kitchen, new dual pane windows throughout. Front unit recently remodeled. New turf grass in front and back yard, there's a laundry room located in the back, 2 car detached garage with attached carport. Close to schools, freeway and shopping centers. Perfect to live in one and rent the other! Come see for yourself and fall in love!! HURRY THIS PROPERTY WON'T LAST!!

Facts & Features

- Sold On 05/17/2024
 - Original List Price of \$890,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - 2 Total carport spaces
 - \$456 (Estimated)
- Laundry: Individual Room, Outside
 - \$21600 Gross Scheduled Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
 - Floor: Wood
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn
- Fencing: Block, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,800
 - Electric: \$2,400.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 01126334
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$1,800	\$1,800	\$2,500
2:	1	2	1			\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 11 - Westside area
- Los Angeles County
- Parcel # 7314014015

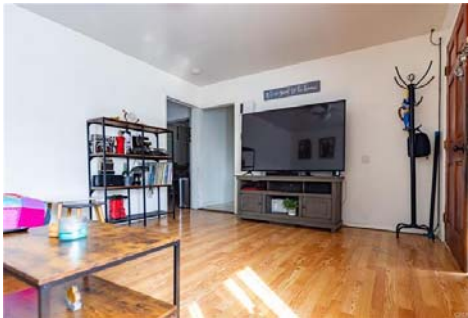
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

4140 Del Mar Ave • Long Beach 90807

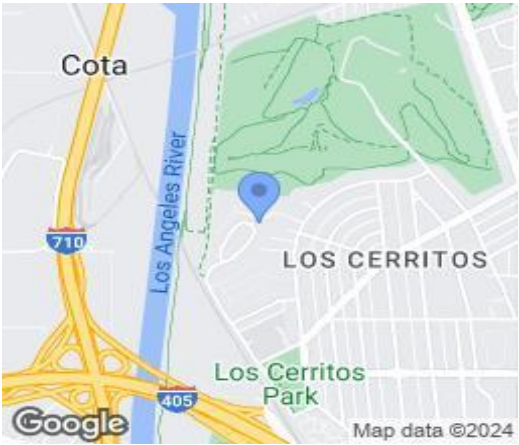
2 units • \$692,500/unit • 2,424 sqft • 11,856 sqft lot • \$577.56/sqft •
Built in 1963

From Country Club Drive, go West on San Antonio, then North on Del Mar Ave.

\$1,385,000/\$1,400,000 ↑

24 days on the market

Listing ID: 24371691



On acreage that had previously been home to pasture and training facilities for his family's thoroughbred racehorses, architect Clifton Jones Jr. developed a tract of distinguished garden home duplexes. Named Cerritos Circle, its modernist post and beam designs show the influence of his then USC professors Edward Killingsworth and Calvin Straub. Privacy in addition to a seamless connection between indoors and out is achieved by way of floor to ceiling glass walls directed at central courtyards for each residence. Situated on a more than a quarter acre lot, with each unit having its own expansive and separate rear yard. This, combined with well planned layouts make the two 1,200+ sf homes feel much larger than their measure. As side by side units, each has the feeling of being its own single family home. Both feature 2 bedrooms / 1.5 baths, well organized kitchens, and spacious open plan living/dining areas. Located in Long Beach's highly desired Los Cerritos/Virginia Country Club neighborhood: with tree lined streets, historic homes, excellent school district, adjacent Dominguez Gap Wetlands + nearby shopping, restaurants, and breweries of Bixby Knolls (Sushi Nikkei, Nonna Mercato, Ambitious Ales, Taboon, Hiro Nori, Sala and many more). Central location with easy freeway access for commutes to both Los Angeles and Orange County, and less than 1.5 miles from a metro station.

Facts & Features

- Sold On 05/16/2024
- Original List Price of \$1,385,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: Dryer Included, In Garage, Washer Included

Interior

- Floor: Tile
- Appliances: Dishwasher, Refrigerator

Exterior

- Lot Features: Lawn
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02093628
- 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	\$0	\$0	\$2,800
2:	1	2	1		Unfurnished	\$2,100	\$2,100	\$2,800

Of Units With:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7140019031

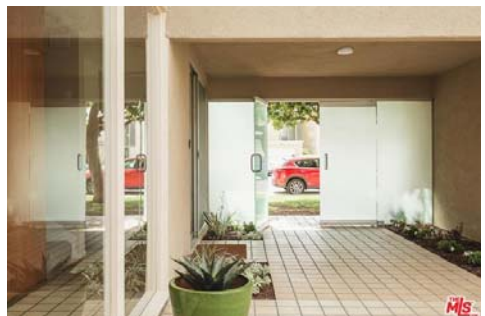
Michael Lembeck

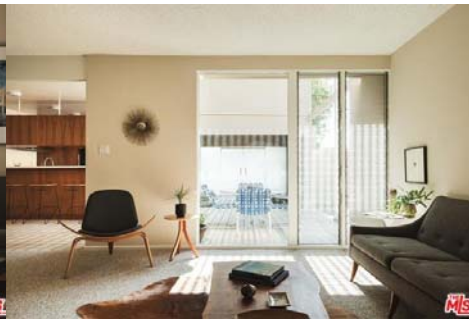
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Newport Beach, 92660

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MLS



CUSTOMER FULL: Residential Income LISTING ID: 24371691

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Closed • Apartment

List / Sold:

\$1,500,000/\$1,350,000 ↓

30 days on the market

Listing ID: TR24047549

1883 Pine Ave • Long Beach 90806

6 units • **\$250,000/unit** • **3,582 sqft** • **6,768 sqft lot** • **\$376.88/sqft** •
Built in 1979

Cross Streets: Pine and PCH



Located in the desirable Wrigley area of Long Beach, this cute six units apartment building with recently installed new roof consists of 4 units of two bedroom apartment and 2 units of one bedroom apartment. Also included are six garages and lots of off-street parking located on this large lot. This property is ideal for an owner user looking to generate income or a straight up investor. Don't miss out on this opportunity. Come see! Positive cash flow!!

Facts & Features

- Sold On 05/15/2024
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,167 (Assessor)
- Laundry: Community
- Cap Rate: 4.12
- \$91800 Gross Scheduled Income
- \$61804 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: Primary Bedroom
- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,996
- Electric: \$180.00
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$7,510
- Maintenance: \$3,910
- Workman's Comp:
- Professional Management: 4200
- Water/Sewer: \$3,000
- Other Expense: \$270
- Other Expense Description: Proactiv

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,600
2:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,900
3:	2	1	1	1	Unfurnished	\$1,050	\$1,050	\$1,350
4:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,700

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

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

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7209021002

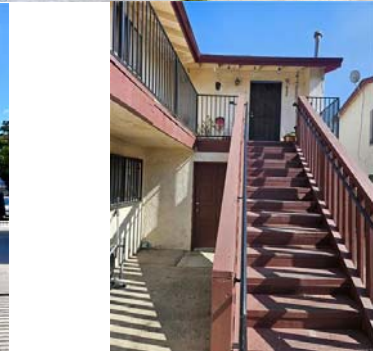
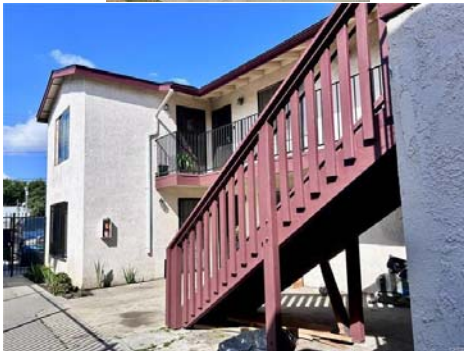
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Closed • **Commercial/Residential**

List / Sold:

\$3,025,000/\$2,725,000 ↓

102 days on the market

Listing ID: PW23229196

1086 Stanley Ave • **Long Beach 90804**

9 units • **\$336,111/unit** • **7,936 sqft** • **6,363 sqft lot** • **\$343.37/sqft** •
Built in 1987

E 10th St



1086 Stanley Avenue is a 9-unit, value-add apartment building built in 1987 and located in Long Beach, California. The property is priced at 12.49 x gross and 5.42% cap rate at current rents. There are eight (8) 2 BD / 2 BA units and one (1) 1 BD / 1 BA unit. Onsite laundry facilities provide additional income and there is ample parking of 13 total spaces -- nine (9) covered garage spaces under the building and two (2) two-car garages. With a Walk Score of 87, the property is in close proximity to many desirable amenities and boasts a strong and stable tenant base.

Facts & Features

- Sold On 05/15/2024
- Original List Price of \$3,025,000
- 1 Buildings
- Levels: One
- 13 Total parking spaces
- \$1,738 (Estimated)
- Laundry: Individual Room
- Cap Rate: 5.42
- \$242175 Gross Scheduled Income
- \$163870 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$71,040
- Electric: \$1,667.80
- Gas: \$1,668
- Furniture Replacement:
- Trash: \$1,668
- Cable TV: 01499010
- Gardener:
- Licenses: 1500
- Insurance: \$6,244
- Maintenance: \$4,950
- Workman's Comp:
- Professional Management: 10571
- Water/Sewer: \$1,668
- Other Expense: \$1,800
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	2	1	Unfurnished	\$2,222	\$17,776	\$2,295
2:	1	1	1	1	Unfurnished	\$1,735	\$1,735	\$1,795

Of Units With:

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

Additional Information

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

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262003003

Michael Lembeck

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