

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	RS24047939	S	940 E 19th ST	LONG	9	STD,TRUS	2	\$66,000		\$475,000↓		2	1948/ASR	4,016/0.0922	N	0	05/25/24	37/37
2	PW24065821	S	618 E 21st ST	LONG	9	STD	2	\$49,200		\$760,000↑	\$521.62	1457	1925/PUB	2,997/0.0688	N	2	05/22/24	9/9
3	PW24056660	S	1428 E 10th ST	LONG	699	STD	3	\$13,800		\$700,000↓	\$420.67	1664	1921/PUB	6,546/0.1503	N	0	05/20/24	13/13
4	RS24041314	S	1849 E Poinsettia ST	LONG	7	STD	3	\$75,600		\$1,262,000↑	\$391.68	3222	1955/ASR	11,164/0.2563	N	1	05/23/24	10/10
5	OC24070947	S	1526 W 20th ST	LONG	699	STD	4	\$112,680	6	\$1,300,000	\$316.76	4104	1976/ASR	9,549/0.2192	N	0	05/21/24	7/7
6	OC24070912	S	1520 W 20th ST	LONG	699	STD	4	\$104,208	6	\$1,300,000	\$316.76	4104	1976/ASR	6,534/0.15	N	0	05/22/24	7/7
7	OC24065252	S	5285 E The Toledo	LONG	1	STD	8	\$140,767	4	\$2,150,000↓	\$634.41	3389	1947/ASR	3,485/0.08	N	0	05/23/24	36/36
8	PW23182166	S	1026 1040 Broadway	LONG	4	STD	9	\$244,004	6	\$3,125,000↓	\$427.20	7315	1921/ASR	11,213/0.2574	N	0	05/21/24	200/200
9	SB23188825	S	345 E 20th ST	LONG	9	STD	23	\$351,840		\$3,525,000↓	\$319.12	11046	1923/PUB	17,609/0.4042	N	4	05/22/24	130/130

Closed • Duplex

List / Sold: **\$775,000/\$475,000** ↓

940 E 19th St • Long Beach 90806

37 days on the market

2 units • **\$387,500/unit** • **2 sqft** • **4,016 sqft lot** • **No \$/Sqft data** •

Listing ID: RS24047939

Built in 1948

Cross streets 19th Street and Martin Luther King Jr Ave



940 E 19th Street and 1887 Martin Luther King Avenue... in southern California's most affordable beach city! An incredible 2 homes on 1 lot duplex boasting a 3 bedroom 2 bathroom home and a detached 1 bedroom home both with private entrances and yards. The 3 bedroom features an expansive sun-filled kitchen with laundry access, a bedroom wing includes a primary suite, an office/ potential bedroom, 2 bathrooms, and a charming living room opening to a sheltered and gated reception veranda. A patio (potential parking pad)... with a storage shed... divides and secludes the 2 homes. A gated entrance welcomes you to the 2nd home's living room featuring built in display shelves plus 6 recess ceiling lights. The renovated kitchen is stunning. Linen storage is central to the bedroom with mirrored wardrobe doors plus inset ceiling lights. A renovated bathroom with a shower and a lounging bench. The AC/heater mini split unit is another big plus. Close proximity to award winning schools, public transportation, downtown and the waterfront. Truly an amazing property and lifestyle opportunity... offering incredible possibilities!

Facts & Features

- Sold On 05/25/2024
- Original List Price of \$799,000
- 2 Buildings
- 0 Total parking spaces
- \$474 (Estimated)
- Laundry: Inside
- \$66000 Gross Scheduled Income
- \$63000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Garden, Lawn, Patio Home, Yard
- Fencing: Wrought Iron
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$6,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 00640718
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$3,500	\$3,500
2:	1	1	1	0	Unfurnished	\$0	\$2,000	\$2,000

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%

- 9 - Poly High area
- Los Angeles County
- Parcel # 7210013007

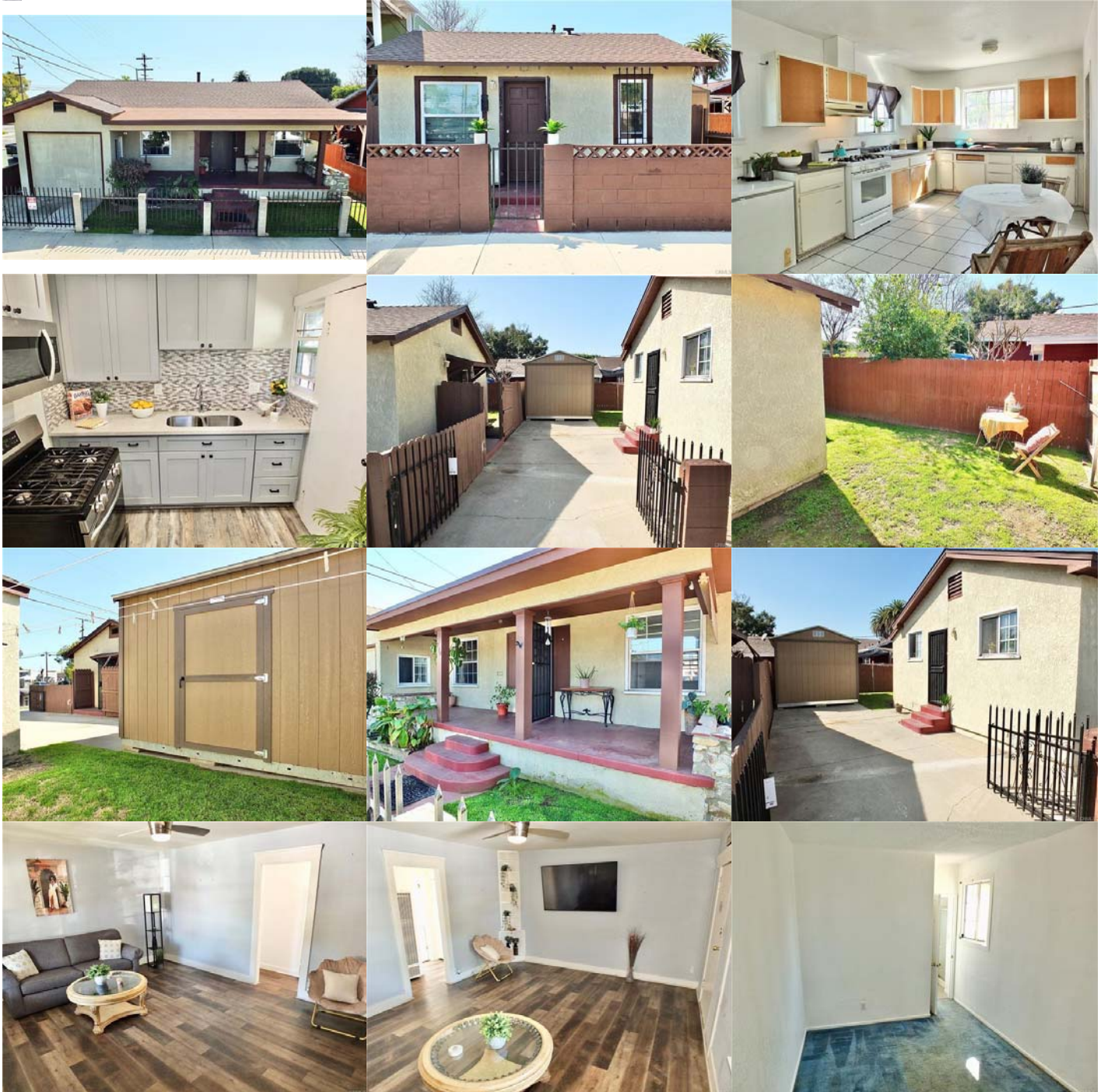
Michael Lembeck

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: RS24047939

Printed: 05/26/2024 9:28:26 AM

Closed • Duplex

List / Sold: **\$675,000/\$760,000** ↑

618 E 21st St • Long Beach 90806

9 days on the market

**2 units • \$337,500/unit • 1,457 sqft • 2,997 sqft lot • \$521.62/sqft •
Built in 1925**

Listing ID: PW24065821

North of PCH at Atlantic and 21st



This is a great opportunity to own a cute Spanish style duplex in a prime location of Long Beach. With easy access to both the 710 and 405 freeways and just minutes away from some of the best Long Beach has to offer including: Downtown Long Beach, The Pike, Shoreline Village, Alamitos Beach, Bixby Knolls and the Metro Station linking Long Beach to Downtown LA, this location is ideal. The property itself showcases a traditional Spanish Style architecture. The units have laminate flooring with carpet and tile accents. In the back and side of the units, there is a decent sized cement area that can be used for small gatherings, BBQ's, or a secure area for kids or dogs to roam freely. There is also a large storage room behind the 2 car garage that could be repurposed into additional living space. Each unit is separately metered for electricity and gas. In addition, the 2 bedroom unit conveniently has its own washer and dryer hookup in the unit. The 1 bedroom unit has a breakfast nook off the kitchen that could also be used as an office or den. Both units are being delivered vacant so it is ideal for either an owner occupant or investor. This is also a prime area for short term rentals where the income could be significantly higher than traditional market rents. This property is priced to sell so take advantage of this opportunity before its gone.

Facts & Features

- Sold On 05/22/2024
- Original List Price of \$675,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Baseboard
- \$427 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$49200 Gross Scheduled Income
- \$32400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$14,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- 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	\$2,350	\$2,350
2:	1	1	1	1	Unfurnished	\$0	\$1,750	\$1,750

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 9 - Poly High area
- Los Angeles County
- Parcel # 7210008002

Michael Lembeck

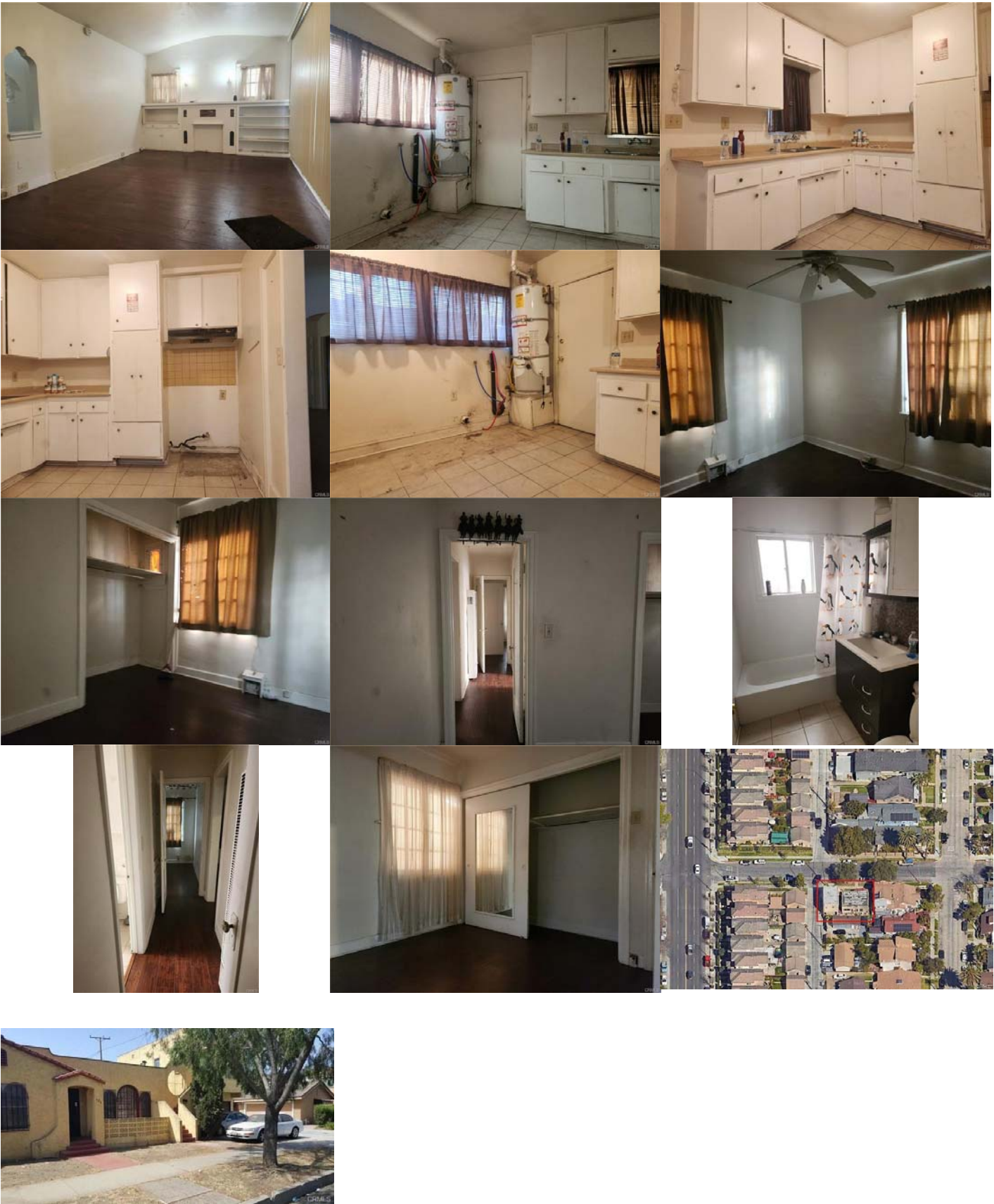
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Newport Beach, 92660

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Closed • **Triplex**

List / Sold: **\$750,000/\$700,000** ↓

1428 E 10th St • Long Beach 90813

13 days on the market

**3 units • \$250,000/unit • 1,664 sqft • 6,546 sqft lot • \$420.67/sqft •
Built in 1921**

Listing ID: PW24056660

Hoffman Avenue and E 10th Street



Great opportunity for 3 homes on a lot. This multi-family home is located in the Hellman neighborhood in Long Beach. This property has 3 bedrooms, 3 bathrooms and approximately 1,664 sf of floor space, a lot size of 6546 sf and was built in 1921. ****TENANT OCCUPIED **DO NOT DISTURB TENANTS**DRIVE BY ONLY**** Front unit rent is \$650, the back unit rent is \$475. The landlords pay for trash and water. Property will be delivered with both tenants in place. Sold AS IS. Rent still low, this property provides an opportunity for new investors to increase rent to market value.

Facts & Features

- Sold On 05/20/2024
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$617 (Estimated)
- Laundry: Inside
- \$13800 Gross Scheduled Income
- \$3095 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,095
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01525531
- Gardener:
- Licenses:
- Insurance: \$1,535
- 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	0	Unfurnished	\$650	\$650	\$1,000
2:	1	1	1	0	Unfurnished	\$475	\$475	\$800
3:	1	0	1	0	Unfurnished	\$0	\$0	\$500

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area

• Buyer Agency Compensation: 2%

• Los Angeles County
• Parcel # 7267020012

Michael Lembeck

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Closed • **Single Family Residence**

List / Sold:

\$1,250,000/\$1,262,000 ↑

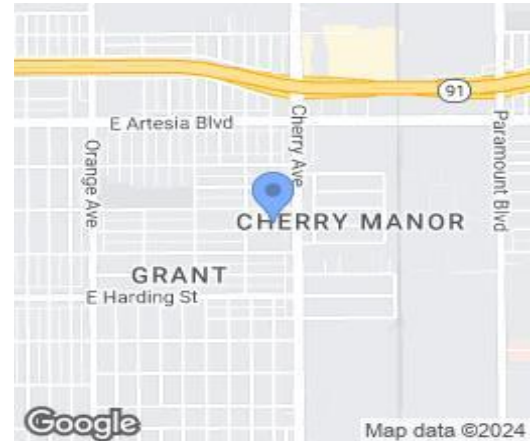
1849 E Poinsettia St • Long Beach 90805

10 days on the market

**3 units • \$416,667/unit • 3,222 sqft • 11,164 sqft lot • \$391.68/sqft •
Built in 1955**

Listing ID: RS24041314

From 405 Fwy , Head north on Cherry see Poinsettia TL. From 91Fwy on Cherry see Poinsettia TR



Located in a great place in North Long Beach, these Three Houses are situated on an Expansive Double Lot. Property is perfect for an owner who can stay in one and use the other two for renting and adding to your portfolio. The largest of the three houses (1875) features 3 bedrooms, 2 bathrooms, a gourmet chef's kitchen with designer quartz countertops and beautiful white cabinets, energy-efficient dual paned windows and a 2 cars garage. The second house (1849) contains 2 bedrooms and a massive family den with vaulted ceilings and refinished hardwood flooring, an updated kitchen with modern cabinets and countertops. The third house (1849 1/2) consists of 1 Bedroom and 1 Bathroom, along with its own private yard. Must See!

Facts & Features

- Sold On 05/23/2024
- Original List Price of \$1,250,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- \$799 (Estimated)
- Laundry: Inside
- \$75600 Gross Scheduled Income
- \$72180 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,420
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$1,200
- 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	3	2			\$2,500	\$2,500	\$2,700
2:	1	2	1			\$2,400	\$2,400	\$2,600
3:	1	1	1			\$1,500	\$1,500	\$1,700

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7114020045

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Newport Beach, 92660

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Closed • **Apartment**

List / Sold:

\$1,300,000/\$1,300,000

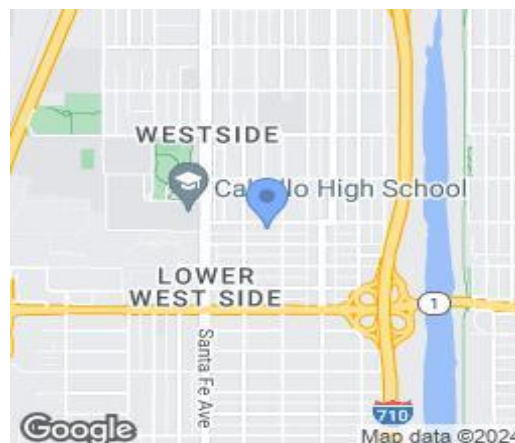
7 days on the market

Listing ID: OC24070947

1526 W 20th St • Long Beach 90810

**4 units • \$325,000/unit • 4,104 sqft • 9,549 sqft lot • \$316.76/sqft •
Built in 1976**

Cross Streets of West 20th Street & Caspian Avenue



1526 West 20th Street is a 4-unit multifamily investment property located in Long Beach, CA. 1526 West 20th Street features exclusively spacious three-bedroom floor plans and offers property amenities including gated pedestrian access, security doors, and carport parking. Additionally, each unit features in-unit laundry hookups (tenants supply the machines). The tenants are responsible to pay for electricity and trash. The landlord is responsible to pay for water and sewer. Furthermore, current ownership has invested significant capital into the property, with 1 fully renovated unit, 3 partially renovated units, and a new roof for the carport structure. Situated in Westside Long Beach, 1526 West 20th Street benefits from its close proximity to parks, schools, and major transportation routes. The property offers walkable access to highly desirable area amenities for families including Cabrillo High School and Admiral Kidd Park. Additionally, 1526 West 20th Street's close proximity to Interstate 710 provides convenient access to the Ports of Long Beach and Los Angeles, two major employment hubs for the region. Furthermore, the property is located just over 2 miles from the plethora of retail, dining, and entertainment options in Downtown Long Beach. 1526 West 20th Street is available for purchase separately or in conjunction with 1520 West 20th Street.

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- \$1,022 (Assessor)
- Laundry: Inside
- Cap Rate: 6.16
- \$112680 Gross Scheduled Income
- \$80029 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,271
- Electric: \$443.00
- Gas: \$443
- Furniture Replacement:
- Trash: \$443
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance: \$2,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$444
- Other Expense: \$3,522
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	3	1	0	Unfurnished	\$9,390	\$9,390	\$10,380

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7431020027

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Citivest Realty Services, Inc

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Closed • Apartment

List / Sold:

\$1,300,000/\$1,300,000

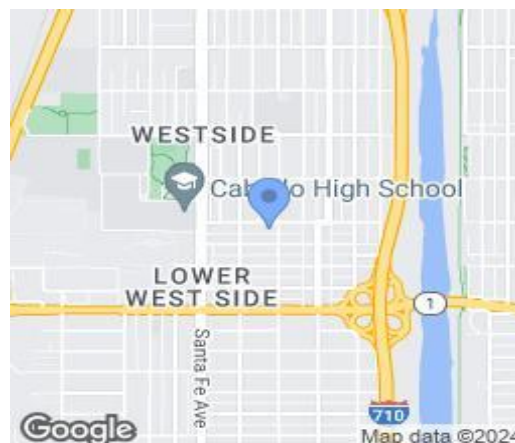
7 days on the market

Listing ID: OC24070912

1520 W 20th St • Long Beach 90810

4 units • **\$325,000/unit** • **4,104 sqft** • **.15 acre(s) lot** • **\$316.76/sqft** •
Built in 1976

Cross Streets of West 20th Street & Caspian Avenue



1520 West 20th Street is a 4-unit multifamily investment property located in Long Beach, CA. 1520 West 20th Street features exclusively spacious three-bedroom floor plans and offers property amenities including gated pedestrian access, security doors, and carport parking. Additionally, each unit features in-unit laundry hookups (tenants supply the machines). The tenants are responsible to pay for electricity and trash. The landlord is responsible to pay for water and sewer. Furthermore, current ownership has invested significant capital into the property, with 1 fully renovated unit, 2 partially renovated units, and a new roof for the carport structure. Situated in Westside Long Beach, 1520 West 20th Street benefits from its close proximity to parks, schools, and major transportation routes. The property offers walkable access to highly desirable area amenities for families including Cabrillo High School and Admiral Kidd Park. Additionally, 1520 West 20th Street's close proximity to Interstate 710 provides convenient access to the Ports of Long Beach and Los Angeles, two major employment hubs for the region. Furthermore, the property is located just over 2 miles from the plethora of retail, dining, and entertainment options in Downtown Long Beach. 1520 West 20th Street is available for purchase separately or in conjunction with 1526 West 20th Street.

Facts & Features

- Sold On 05/22/2024
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- \$964 (Assessor)
- Laundry: Inside
- Cap Rate: 5.53
- \$104208 Gross Scheduled Income
- \$71869 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,213
- Electric: \$443.00
- Gas: \$443
- Furniture Replacement:
- Trash: \$443
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance: \$2,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$444
- Other Expense: \$3,464
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	3	1	0	Unfurnished	\$8,684	\$8,684	\$10,380

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7431020026

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income

LISTING ID: OC24070912

Printed: 05/26/2024 9:28:27 AM

Closed • **Apartment**

List / Sold:

\$2,195,000/\$2,150,000 ↓

36 days on the market

Listing ID: OC24065252

5285 E The Toledo • Long Beach 90803

8 units • **\$274,375/unit** • **3,389 sqft** • **.08 acre(s) lot** • **\$634.41/sqft** •
Built in 1947

Cross Streets of East The Toledo & La Verne Avenue



5285 East The Toledo is a rare 8-unit multifamily investment property located in the prime Belmont Park neighborhood of Long Beach, CA. 5285 East The Toledo offers investors an opportunity to preserve its existing vintage and character, while allowing a new investor to capture upwards of 30% rental upside by modernizing the apartment's interiors. Situated in a prime Belmont Park location, 5285 East The Toledo offers exclusively studio floor plans measuring approximately 424 square feet. Residents enjoy the property's idyllic location within walking distance of the abundance of retail, dining, and entertainment options at Belmont Shore's 2nd Street. The property is also just over 1 mile from 2nd & PCH, a recently developed open-air mall, providing residents with convenient access to a plethora of popular retailers and restaurants. Additionally, 5285 East The Toledo is in close proximity to Marine Stadium, Marina Vista Park, and Alamitos Bay, providing residents with an abundance of recreational opportunities. Furthermore, the property's close proximity to Pacific Coast Highway provides residents with easy access throughout Long Beach and neighboring coastal cities.

Facts & Features

- Sold On 05/23/2024
- Original List Price of \$2,250,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,278 (Assessor)
- Laundry: Community
- Cap Rate: 4.16
- \$140767 Gross Scheduled Income
- \$91281 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$46,463
- Electric: \$1,468.00
- Gas: \$1,468
- Furniture Replacement:
- Trash: \$1,468
- Cable TV: 01157065
- Gardener:
- Licenses:
- Insurance: \$4,200
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,469
- Other Expense: \$9,078
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	0	1	0	Unfurnished	\$11,731	\$11,731	\$16,400

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7249013038

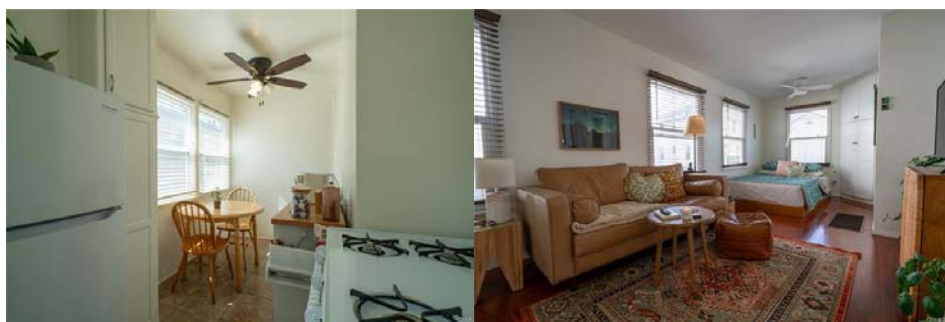
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC24065252

Printed: 05/26/2024 9:28:27 AM

Closed • Commercial/Residential

List / Sold:

\$3,050,000/\$3,125,000 ↓

200 days on the market

Listing ID: PW23182166

1026 1040 E Broadway • Long Beach 90802

9 units • **\$338,889/unit** • **7,315 sqft** • **11,213 sqft lot** • **\$427.20/sqft** •
Built in 1921

Cerritos Ave & E Broadway



Broadway @ Alamitos Beach is comprised of two adjacent apartment buildings with a total of nine units in prime Alamitos Beach. The unit mix consists of eight 1 BD/ 1 BA units and one larger 1 BD / 1 BA unit. Eight units of the nine units have been renovated with modern fixtures and finishes, including new countertops, laminate wood flooring, stainless steel appliances, bathtubs and vanities, ceiling fans, lighting, and window coverings. Exterior and common area renovations include a remodeled laundry room with new machines and new flooring in hallways and staircases. New landscaping includes installation of concrete hardscape and modern fencing, drought tolerant plants with drip irrigation and lighting. On-site laundry facilities, garage storage and workshop storage provide current additional building income. There is potential to turn the 300 square foot workshop storage into an ADU for approximately \$1,895 in additional monthly income.

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$3,625,000
- 2 Buildings
- 0 Total parking spaces
- \$791 (Estimated)
- Laundry: Common Area
- Cap Rate: 5.51
- \$244004 Gross Scheduled Income
- \$164721 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: \$71,363
- Electric: \$950.00
- Gas: \$950
- Furniture Replacement:
- Trash: \$950
- Cable TV: 01481919
- Gardener:
- Licenses: 750
- Insurance: \$7,500
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management: 10624
- Water/Sewer: \$950
- Other Expense: \$2,250
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	0	Unfurnished	\$2,088	\$16,704	\$2,495
2:	1	1	1	0	Unfurnished	\$2,495	\$2,495	\$2,695

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- 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 # 7265002026

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

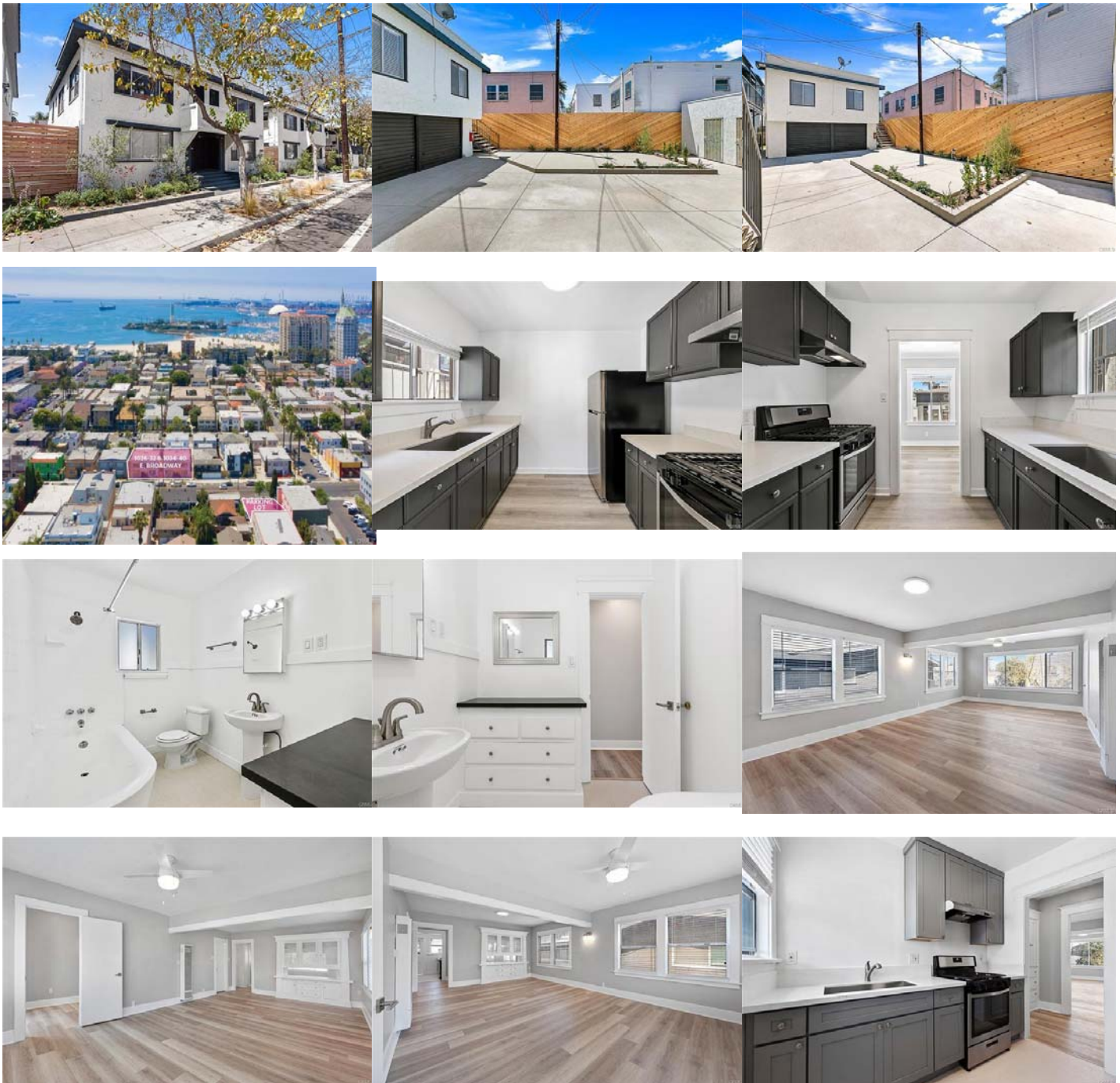
Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

 Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: PW23182166

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Closed • **Apartment**

List / Sold:

\$4,190,000/\$3,525,000 ↓

130 days on the market

Listing ID: SB23188825

345 E 20th St • Long Beach 90806

23 units • **\$182,174/unit** • **11,046 sqft** • **17,609 sqft lot** • **\$319.12/sqft** •
Built in 1923

head north on CA/1 S Pacific Coast Highway Take 405 S toward Atlantic Blvd



Price Adjustment! 345 E 20th St in Long Beach is a great investment opportunity for local investors or 1031 exchange clients alike. The 23 units have been upgraded both on the interior and exterior. The upgrades include but are not limited to the roof being replaced within the last 10 years, a majority of the plumbing being replaced, and each unit being heavily remodeled in the last 5 years. The subject property currently has 4 private garages and an onsite laundry room, both which provide additional income. 345 E 20th St boasts a strong walk score of 95 due to the extremely convenient distance between grocery stores as well as dining and entertainment options.

Facts & Features

- Sold On 05/22/2024
- Original List Price of \$4,495,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$1,300 (Estimated)
- Laundry: Common Area
- \$351840 Gross Scheduled Income
- \$216763 Net Operating Income
- 24 electric meters available
- 24 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$124,522
- Electric: \$4,000.00
- Gas: \$4,500
- Furniture Replacement:
- Trash: \$4,000
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$7,732
- Maintenance:
- Workman's Comp:
- Professional Management: 14074
- Water/Sewer: \$7,866
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,000	\$1,000	\$2,695
2:	13	1	1	3	Unfurnished	\$1,295	\$1,295	\$1,550
3:	2	1	1	0	Unfurnished	\$1,285	\$1,285	\$1,550
4:	2	0	1	0	Unfurnished	\$1,150	\$1,150	\$1,375
5:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,550
6:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,550
7:	1	1	0	0	Unfurnished	\$1,395	\$1,395	\$1,550
8:	1	1	0	0	Unfurnished	\$1,375	\$1,375	\$1,375
9:	1	1	0	0	Unfurnished	\$1,298	\$1,298	\$1,550

Of Units With:

- Separate Electric: 24
- Drapes:

- Gas Meters: 24
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 9 - Poly High area
- Los Angeles County
- Parcel # 7209011018

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: SB23188825

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