

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	05/28/24	37/37
2	OC24101720	S	1117 N Nylic CT	LONG	4	STD	4	\$86,400		\$1,080,000	\$429.08	2517	1923/PUB	2,517/0.0578	N	0	05/30/24	0/0
3	PW23225746	S	1035 Myrtle Avenue #1-4	LONG	9	STD	4	\$76,800		\$1,215,000 	\$446.69	2720	2005/ASR	6,268/0.1439	N	8	05/31/24	33/33
4	PW24082445	S	321 Chestnut Avenue	LONG	4	STD	7	\$57,120		\$951,000 	\$223.13	4262	1922/ASR	2,780/0.0638	N	0	05/29/24	11/11
5	PW23221999	S	2222 E 6th ST	LONG	4	STD	9	\$236,174	5	\$2,700,000 	\$410.02	6585	1987/ASR	6,404/0.147	N	12	05/30/24	90/90
6	OC23207083	S	1600 N Stanton PL	LONG	699	STD	27	\$559,992	6	\$5,950,000 	\$274.37	21686	1964/ASR	21,344/0.49	N	23	05/31/24	134/134

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** •

Built in 1948

Listing ID: RS24047939

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 05/28/2024
- Original List Price of \$799,000
- 2 Buildings
- 0 Total parking spaces
- \$474 (Estimated)
- SellerConsiderConcessionYN:
- 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

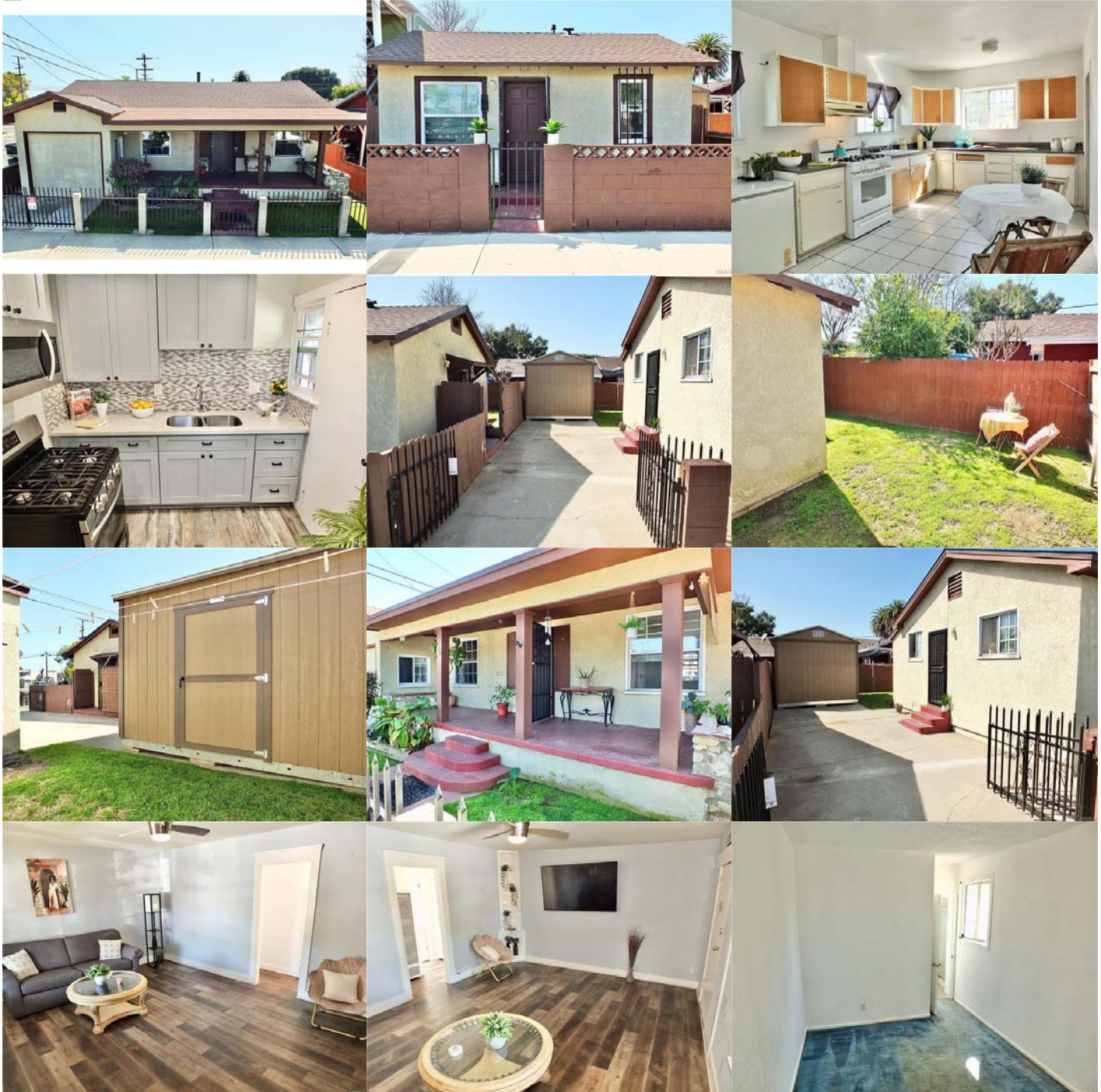
Michael Lembeck

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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Quadruplex**

List / Sold:

\$1,080,000/\$1,080,000

0 days on the market

Listing ID: OC24101720

1117 N Nylic Ct • Long Beach 90813

**4 units • \$270,000/unit • 2,517 sqft • 2,517 sqft lot • \$429.08/sqft •
Built in 1923**

Nylic Court is an Alley, in between W. 11th St and N. Loma Vista Dr



Posting for MLS Comp purposes only : Welcome to this exquisite fourplex, fully remodeled and turnkey, offering a fantastic investment opportunity in the heart of the historic Wilmore City/Drake Park District. This charming property features four units, with two downstairs and two upstairs, each designed to maximize natural light with high ceilings and beautiful dual pane windows throughout. Inside, you'll find newer vinyl floors and shaker style interior doors that add a touch of elegance. The upgraded kitchens boast granite countertops, perfect for culinary enthusiasts, while the bathrooms are adorned with luxurious Carrara porcelain tiles. The property has been meticulously updated with copper plumbing throughout, as well as upgraded LED lighting and electrical systems, both inside and out. Each unit is equipped with individual electric meters, ensuring convenience and efficiency. A commercial-grade water heater further enhances the low-maintenance appeal of this property. The upstairs units offer large walk-in closets that can easily double as mini-offices, providing additional functionality. The exterior features a tidy, hardscaped backyard, perfect for outdoor enjoyment. A private laundry room with commercial washer and dryer hookups adds to the convenience for tenants. The property's location is ideal, being close to the 710 Freeway for easy commuting and within walking distance to the beach, the Convention Center, the Aquarium of the Pacific, and a variety of dining and shopping options. Situated in the tax-advantageous Opportunity Zone, this fourplex is not only a prime residential option but also a savvy investment choice. Don't miss your chance to own a piece of history with modern conveniences in a prime location. Schedule a viewing today and experience the perfect blend of historic charm and contemporary living!

Facts & Features

- Sold On 05/30/2024
- Original List Price of \$1,080,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$717 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$86400 Gross Scheduled Income
- \$66163 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Oven, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,327
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,895	\$1,895	\$2,000
2:	1	1	0	0	Unfurnished	\$1,900	\$1,900	\$2,000
3:	1	1	0	0	Unfurnished	\$1,895	\$1,900	\$2,000
4:	1	1	0	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7271019020

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Closed • **Quadruplex**

List / Sold:

\$1,150,000/\$1,215,000 ↑

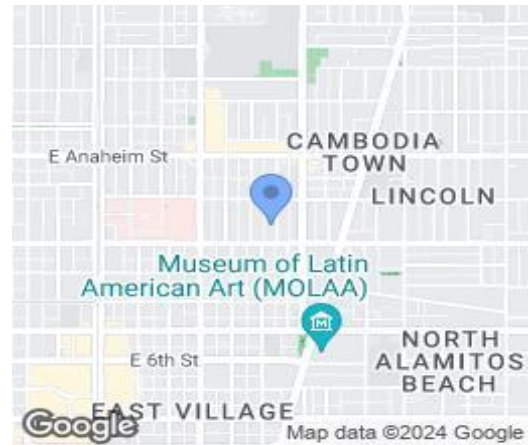
33 days on the market

Listing ID: PW23225746

1035 Myrtle Avenue # 1-4 • Long Beach 90813

4 units • \$287,500/unit • 2,720 sqft • 6,268 sqft lot • \$446.69/sqft • Built in 2005

North of 10th Street & East of Atlantic



there are four units condo complex building to be sold together. great opportunity to own all four units rent all out or live in one. each unit consist of 2 bedrooms and 1 full bathroom each. with Rooftop decks for each units and a double car garage for each unit.

Facts & Features

- Sold On 05/31/2024
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- \$76800 Gross Scheduled Income
- \$69200 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Flag Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01926151
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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	2	Unfurnished	\$1,600	\$1,600	\$2,200
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,200
3:	1	2	1	2	Unfurnished	\$1,600	\$1,600	\$2,200
4:	1	2	1	2	Unfurnished	\$1,600	\$1,600	\$2,200

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 9 - Poly High area
- Los Angeles County

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Closed • Commercial/Residential

List / Sold: **\$949,000/\$951,000** ↑

321 Chestnut Avenue • Long Beach 90802

11 days on the market

7 units • **\$135,571/unit** • **4,262 sqft** • **2,780 sqft lot** • **\$223.13/sqft** •
Built in 1922

Listing ID: PW24082445

Chestnut and 3rd



Welcome to this charming 7-unit apartment building nestled in the heart of downtown Long Beach! Built in 1922, this classic architectural gem offers a unique value-add investment opportunity for those looking to reimagine its potential. With a total of 7 units spread across 4,262 square feet, this property presents a mix of 6 cozy studio units and one spacious 1-bedroom, 1-bathroom unit. Each studio unit offers a comfortable living space, ideal for urban dwellers seeking simplicity and convenience. The one 1-bedroom unit provides a touch of luxury with additional space and privacy, perfect for a small family or a couple looking for a little extra room. This historic building exudes character with its timeless architecture, showcasing the charm of a bygone era. From the elegant facade to the intricate detailing, this property captures the essence of classic Long Beach architecture. While the building retains its historic charm, it is in need of updating and renovation, offering a blank canvas for investors to create a modern oasis in a prime downtown location. Situated in downtown Long Beach, residents will enjoy easy access to a vibrant array of dining, entertainment, and cultural attractions. With its proximity to public transportation, major highways, and bustling city life, this property offers an unbeatable location for urban living. This is a rare value-add deal, providing investors the opportunity to increase the property's value through renovation, repositioning, and rental optimization. Don't miss out on the chance to own a piece of Long Beach history and transform it into a lucrative investment. Embrace the potential of this 7-unit apartment building and make your mark on downtown Long Beach living!

Facts & Features

- Sold On 05/29/2024
- Original List Price of \$949,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- \$57120 Gross Scheduled Income
- \$28615 Net Operating Income
- 7 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,505
- Electric: \$220.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses: 803
- Insurance: \$3,894
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$10,693
- Other Expense Description: watergas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$985	\$985	\$0
2:	1	0	1	0	Unfurnished	\$775	\$775	\$0
3:	1	0	1	0	Unfurnished	\$775	\$775	\$0

4:	1	0	1	0	Unfurnished	\$900	\$900	\$0
5:	1	0	1	0	Unfurnished	\$950	\$950	\$0
6:	1	0	1	0	Unfurnished	\$375	\$375	\$0
7:	1	0	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 7
 - Gas Meters: 1
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 4 - Downtown Area, Alamitos Beach area
 - Los Angeles County
 - Parcel # 7280013030

Michael Lembeck

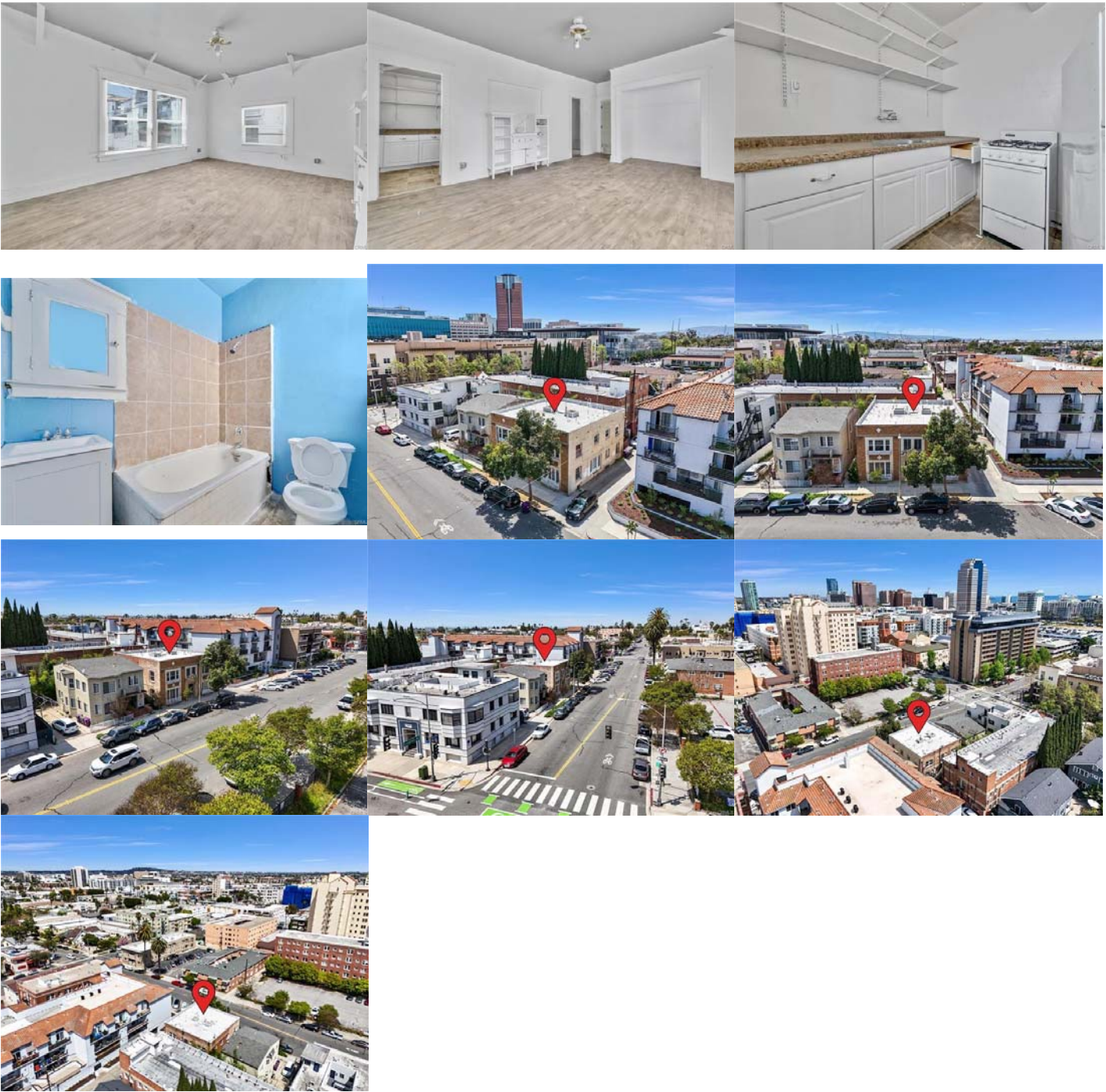
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Closed • Commercial/Residential

List / Sold:

\$2,900,000/\$2,700,000 ↓

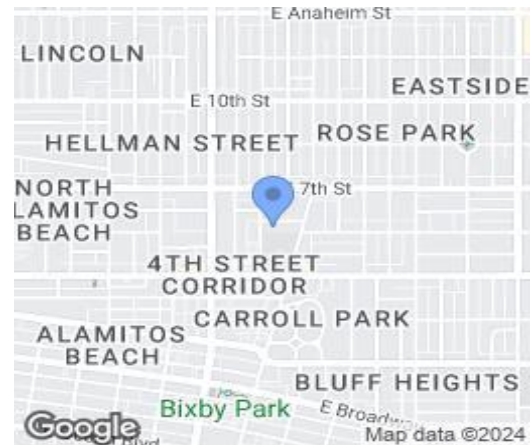
2222 E 6th St • Long Beach 90814

90 days on the market

9 units • \$322,222/unit • 6,585 sqft • 6,404 sqft lot • \$410.02/sqft • Built in 1987

Listing ID: PW23221999

E 7th Sr



2222 E. 6th Street is a 9-unit apartment asset built in 1987, located in Long Beach, California. The property is offered at 12.28 GRM and 5.35% cap rate on current rents. The property is comprised of (2) 2BD / 2BA + Loft units; (5) 2BD / 2BA units; (1) 1BD / 1BA + Loft unit; and (1) 1BD / 1BA unit. The secure subterranean garage provides 12 parking spaces. All of the units have been fully remodeled with recessed lighting, new flooring, new kitchen countertops, cabinetry, and stainless steel appliance, new bathroom vanities, tiling, and modern fixtures and features throughout. All renovated units offer in-unit washers and dryers. The property is located in walking distance to vibrant Retro Row with attractive shopping, dining and nightlife amenities.

Facts & Features

- Sold On 05/30/2024
- Original List Price of \$2,900,000
- 1 Buildings
- Levels: One
- 12 Total parking spaces
- Heating: Forced Air
- \$852 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 5.35
- \$236174 Gross Scheduled Income
- \$155054 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: \$74,034
- Electric: \$11,770.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01904054
- Gardener:
- Licenses: 900
- Insurance: \$5,500
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management: 11454
- Water/Sewer: \$0
- Other Expense: \$1,800
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	1	Unfurnished	\$2,280	\$4,560	\$2,495
2:	5	2	2	1	Unfurnished	\$2,177	\$10,885	\$2,495
3:	1	1	1	1	Unfurnished	\$1,850	\$1,850	\$2,195
4:	1	1	1	1	Unfurnished	\$2,070	\$2,070	\$2,195

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

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

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7262028006

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Closed • **Apartment**

List / Sold:

\$6,150,000/\$5,950,000 ↓

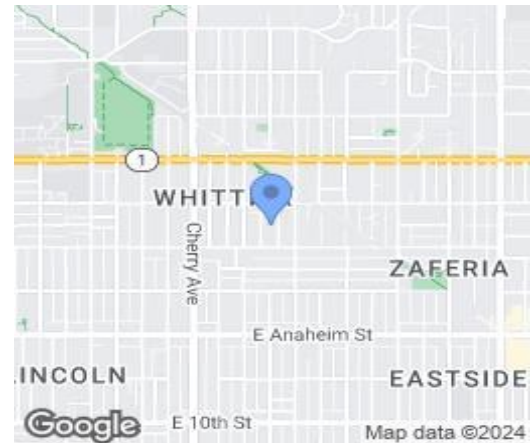
134 days on the market

Listing ID: OC23207083

1600 N Stanton Pl • Long Beach 90804

27 units • **\$227,778/unit** • **21,686 sqft** • **.49 acre(s) lot** • **\$274.37/sqft** •
Built in 1964

Nearby Cross Streets: Stanton Place & East 17th Street



Waterstone Apartments is a 27-unit multifamily investment property located at 1600 North Stanton Place in Long Beach, California. Built in 1964, Waterstone Apartments offers a desirable mix of one and two-bedroom floor plans with amenities including gated access, private balconies (select units), and gated garage parking. Long Beach's strong rental metrics, including a 2022 vacancy rate of just 4.0 percent and year-over-year rent growth of 8.5 percent, are evidence of the substantial demand for rental units in the area. Currently, 8 units have received substantial improvements including shaker-style cabinetry, quartz countertops, vinyl flooring, stainless steel appliances and more. Through the continuation of this interior renovation plan, a new owner could potentially achieve a 12 percent increase in rental income. The property benefits from its location just south of Long Beach City College, Pacific Coast Campus, a major employer and housing driver for the city of Long Beach. Waterstone Apartments is situated in close proximity to Pacific Coast Highway and Cherry Avenue, two major thoroughfares that connect residents to Interstates 405 and 605. Additionally, residents enjoy access to Signal Hill's numerous parks and trails. The neighborhoods surrounding the property provide tenants convenient access to a wide variety of activities, employment, transportation, and retail amenities. This overall demand for a well-located and maintained apartment building will be a key driver in the continued growth and success at Waterstone Apartments.

Facts & Features

- Sold On 05/31/2024
- Original List Price of \$6,500,000
- 2 Buildings
- Levels: Two
- 23 Total parking spaces
- \$5,164 (Assessor)
- SellerConsiderConcessionYN:
- Cap Rate: 6.05
- \$559992 Gross Scheduled Income
- \$371799 Net Operating Income
- 27 electric meters available
- 27 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$195,334
- Electric: \$5,037.00
- Gas: \$5,037
- Furniture Replacement:
- Trash: \$5,037
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$21,000
- Maintenance: \$17,550
- Workman's Comp:
- Professional Management: 28357
- Water/Sewer: \$5,036
- Other Expense: \$40,010
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	11	1	1	11	Unfurnished	\$16,536	\$16,536	\$18,645
2:	16	2	1	12	Unfurnished	\$30,130	\$30,130	\$33,600

Of Units With:

- Separate Electric: 27
- Gas Meters: 27
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

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

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7260013027

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CUSTOMER FULL: Residential Income LISTING ID: OC23207083

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