

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	DW24026542	S	150 W 49th ST	LONG	7	STD	3	\$3,750		\$950,000↓	\$374.46	2537	1947/ASR	6,340/0.1455	N		2	05/08/24	20/102
2	PW24054099	S	1752 Cherry AVE	LONG	3	STD	5	\$0		\$1,025,000↓	\$331.50	3092	1922/ASR	8,502/0.1952	N		1	05/10/24	18/18
3	PW24063002	S	3656 E 2nd ST	LONG	2	STD	8	\$156,300	4	\$2,200,000	\$301.04	7308	1925/ASR	7,496/0.1721	N		4	05/10/24	2/2
4	PW24062996	S	3650 E 2nd ST	LONG	2	STD	12	\$222,175	4	\$3,150,000↓	\$415.51	7581	1921/ASR	8,259/0.1896	N		4	05/08/24	6/6

Closed • **Triplex**

List / Sold: **\$975,000/\$950,000** ↓

150 W 49th St • Long Beach 90805

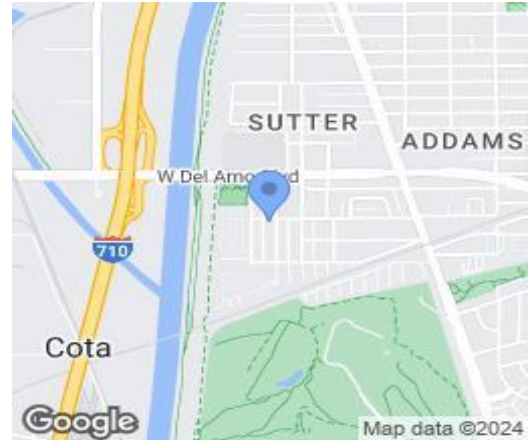
20 days on the market

3 units • **\$325,000/unit** • **2,537 sqft** • **6,340 sqft lot** • **\$374.46/sqft** •

Listing ID: DW24026542

Built in 1947

South of Del Amo Blvd



This GREAT INVESTMENT is a great opportunity to live in 1 unit and rent out the other 2 units. Corner Lot property with plenty of parking and garages. This features 3 UNITS: 3 Bed/1 Bath, 2 Bed/1 Bath, 1 Bed/1 Bath.

Facts & Features

- Sold On 05/08/2024
- Original List Price of \$975,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Central
- \$0 (Assessor)
- Laundry: Inside
- \$3750 Gross Scheduled Income
- \$3750 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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	3	1	1	Furnished	\$1,600	\$1,600	\$2,800
2:	1	2	1	1	Furnished	\$1,150	\$1,150	\$2,200
3:	1	1	1	0	Furnished	\$1,000	\$1,000	\$1,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7133020004

Michael Lembeck
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CUSTOMER FULL: Residential Income LISTING ID: DW24026542

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Closed • Commercial/Residential

List / Sold:

\$1,200,000/\$1,025,000 ↓

18 days on the market

Listing ID: PW24054099

1752 Cherry Ave • Long Beach 90813

5 units • **\$240,000/unit** • **3,092 sqft** • **8,502 sqft lot** • **\$331.50/sqft** •
Built in 1922

just south of PCH



With a strong unit mix of majority three-bedroom units, including a single-family home, and 45 percent rental upside this is an excellent value-add opportunity in a strong coastal rental market. 1752 Cherry Avenue comprises a Craftsman three-bedroom/two-bath house, a triplex with one three-bedroom/two-bath unit, one three-bedroom/one-bath unit, and one studio, and a rear building that contains a non-conforming studio and a single-car garage. The property is gated and also offers four surface parking spaces. Located in Eastside Long Beach just a few parcels south of Pacific Coast Highway, 1752 Cherry Avenue is centrally located and within 10 minutes of the 405 and 710 freeways as well as Cal State Long Beach. Additionally, Long Beach City College's Pacific Coast Campus is just a few blocks away.

Facts & Features

- Sold On 05/10/2024
- Original List Price of \$1,200,000
- 3 Buildings
- 5 Total parking spaces
- \$1,050 (Estimated)
- 0 electric meters available
- 0 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: 01332755
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- 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	\$1,925	\$1,925	\$2,800
2:	1	0	1	0	Unfurnished	\$0	\$0	\$1,550
3:	1	0	1	0	Unfurnished	\$0	\$0	\$1,550
4:	1	3	1	0	Unfurnished	\$1,300	\$1,300	\$2,600
5:	1	3	2	0	Unfurnished	\$1,950	\$1,950	\$3,495

Of Units With:

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

- Disposal:

Additional Information

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

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7261006019

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CUSTOMER FULL: Residential Income LISTING ID: PW24054099

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Closed • **Apartment**

List / Sold:

\$2,200,000/\$2,200,000

2 days on the market

Listing ID: PW24063002

3656 E 2nd St • Long Beach 90803

8 units • \$275,000/unit • 7,308 sqft • 7,496 sqft lot • \$301.04/sqft • Built in 1925

2nd Street and Euclid



Introducing our newest listing, 3656 E. 2nd St, affectionately known as "The Navy." This distinguished 8-unit building, boasting spacious one-bedroom residences, stands as a testament to old-world charm. Each unit exudes character with original wood floors, hardware, and doors, creating a timeless appeal. Upon arrival, guests are welcomed by dual staircases leading to four units on each level. The property offers a private rear yard, providing a tranquil retreat amidst urban living, complemented by four garages accessible via the alley. Nestled in the coveted rental market of Belmont Heights, "The Navy" epitomizes a desirable lifestyle. With an impressive walk score of 89, residents enjoy convenient access to the beach, grocery stores, and an array of shops and restaurants along 2nd St and Broadway. Offered at an enticing \$275,000 per door, this investment opportunity presents exceptional value. Additionally, the adjacent property, 3650 E. 2nd, is also available for sale, offering investors the possibility of consolidating investments for added strategic advantage. Don't miss the chance to own a piece of history while securing a lucrative investment in one of Belmont Heights' most sought-after locations. Contact us today to seize this opportunity!

Facts & Features

- Sold On 05/10/2024
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$1,655 (Estimated)
- Laundry: Common Area
- Cap Rate: 3.98
- \$156300 Gross Scheduled Income
- \$87554 Net Operating Income
- 8 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$64,057
- Electric: \$1,952.00
- Gas: \$2,600
- Furniture Replacement:
- Trash: \$2,933
- Cable TV: 00000001
- Gardener:
- Licenses: 405.96
- Insurance: \$8,578
- Maintenance:
- Workman's Comp:
- Professional Management: 12392
- Water/Sewer: \$5,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,875	\$1,875	\$2,150
2:	1	1	1	0	Unfurnished	\$1,825	\$1,825	\$2,150
3:	1	1	1	1	Unfurnished	\$1,900	\$1,775	\$2,150
4:	1	1	1	1	Unfurnished	\$1,775	\$1,775	\$2,150
5:	1	1	1	0	Unfurnished	\$1,425	\$1,425	\$2,150

6:	1	1	1	1	Unfurnished	\$1,475	\$1,475	\$2,150
7:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$2,150
8:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$2,150

Of Units With:

- Separate Electric: 8
 - 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%
- 2 - Belmont Heights, Alamos Heights area
 - Los Angeles County
 - Parcel # 7256005009

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Closed • Apartment

List / Sold:

\$3,300,000/\$3,150,000 ↓

6 days on the market

Listing ID: PW24062996

3650 E 2nd St • Long Beach 90803

12 units • \$275,000/unit • 7,581 sqft • 8,259 sqft lot • \$415.51/sqft • Built in 1921

Euclid and 2nd Street



Introducing "The Euclid," an exceptional garden-style building boasting 12 generously-sized one-bedroom units. This charming row-style building features 8 units on the first floor and 4 units on the second floor, offering a diverse layout to cater to various tenant preferences. Convenience meets functionality with storage facilities conveniently situated adjacent to the laundry room, ensuring tenants have ample space to organize their belongings. Adding to the appeal, four garages line the alley, providing secure parking for residents. Nestled in the coveted rental district of Belmont Heights, tenants relish the opportunity to indulge in the quintessential beach lifestyle. With a remarkable walkability score of 89, residents are mere moments away from the pristine shoreline, acclaimed eateries along 2nd Street, and the vibrant atmosphere of Broadway. Priced attractively at \$275K per door, "The Euclid" presents an enticing investment opportunity. Additionally, the adjacent property at 3656 E. 2nd is also available for sale, offering prospective buyers the chance to expand their investment portfolio seamlessly. Don't miss the chance to own this gem in Belmont Heights—schedule a viewing of "The Euclid" today and secure your foothold in this thriving coastal community.

Facts & Features

- Sold On 05/08/2024
- Original List Price of \$3,300,000
- 1 Buildings
- 4 Total parking spaces
- \$2,179 (Estimated)
- Laundry: Common Area
- Cap Rate: 3.92
- \$222175 Gross Scheduled Income
- \$129240 Net Operating Income
- 12 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$86,270
- Electric: \$840.00
- Gas: \$3,946
- Furniture Replacement:
- Trash: \$2,932
- Cable TV: 02163228
- Gardener:
- Licenses: 562.4
- Insurance: \$12,501
- Maintenance:
- Workman's Comp:
- Professional Management: 17796
- Water/Sewer: \$3,946
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,025	\$1,025	\$2,150
2:	1	1	1	1	Unfurnished	\$1,650	\$1,650	\$2,150
3:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$2,150
4:	1	1	1	0	Unfurnished	\$1,625	\$1,625	\$2,150
5:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$2,150

6:	1	1	1	0	Unfurnished	\$1,575	\$1,575	\$2,150
7:	1	1	1	0	Unfurnished	\$1,625	\$1,625	\$2,150
8:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$2,150
9:	1	1	1	0	Unfurnished	\$1,725	\$1,725	\$2,150
10:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$2,150
11:	1	1	1	1	Unfurnished	\$1,675	\$1,675	\$2,150
12:	1	1	1	0	Unfurnished	\$1,625	\$1,625	\$2,150

Of Units With:

- Separate Electric: 12
 - 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%
- 2 - Belmont Heights, Alamos Heights area
 - Los Angeles County
 - Parcel # 7256005008

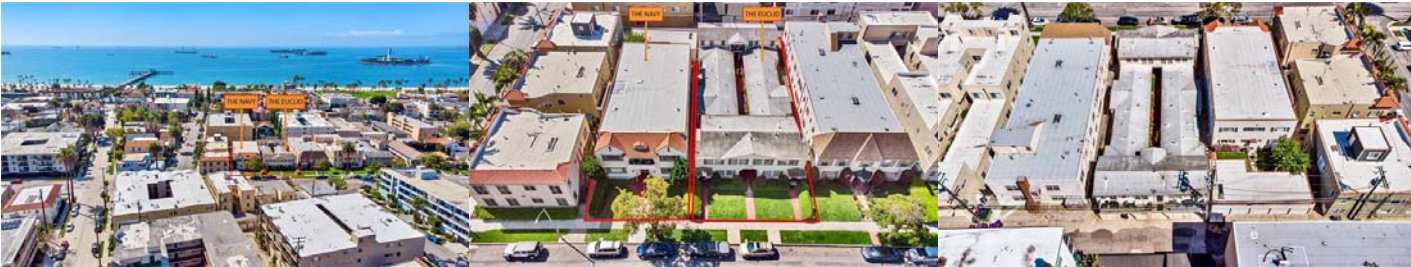
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