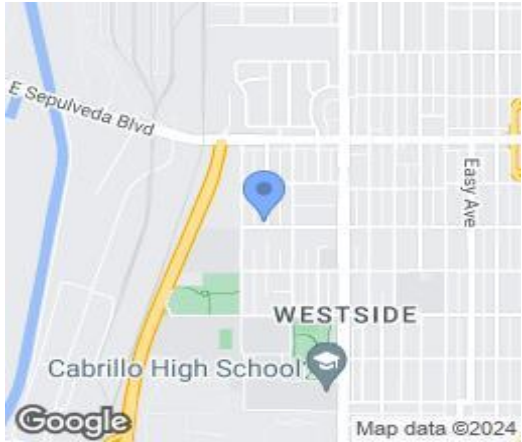


Cross Property Customer 1 Line

	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	PW24045891	S	2401 Hayes AVE	LONG	11	STD	2	\$19,200		\$755,000 	\$361.94	2086	1965/ASR	3,556/0.0816	N	3	06/06/24	10/10
2	PW24051131	S	5955 Myrtle AVE #2	LONG	699	STD	2	\$2,975		\$640,000	\$860.22	744	1926/PUB	5,075/0.1165	N	0	06/05/24	34/34
3	PW24052779	S	258 Glendora AVE	LONG	1	STD,TRUS	3	\$75,600		\$1,865,000 	\$809.81	2303	1946/ASR	4,325/0.0993	N	2	06/07/24	9/9
4	DW24024671	S	2022 E 15th ST	LONG	3	STD	3	\$60,720		\$815,000 	\$496.95	1640	1921/PUB	4,335/0.0995	N	0	06/03/24	88/214
5	PW24057750	S	5220 E Broadway	LONG	1	STD	4	\$32,400		\$1,885,000 	\$655.42	2876	1943/PUB	9,143/0.2099	N	4	06/05/24	20/122
6	SB24082999	S	1600 Stanley AVE	LONG	3	STD	4	\$50,520		\$1,035,000 	\$288.78	3584	1971/ASR	6,610/0.1517	N	0	06/05/24	12/12
7	SB24086970	S	1830 W Willow ST	LONG	11	STD	6	\$107,304		\$1,000,000 	\$307.69	3250	1962/ASR	3,618/0.0831	N	0	06/05/24	7/7
8	PW24005142	S	1205 1207 Bennett AVE	LONG	3	STD	7	\$161,520	6	\$1,750,000 	\$460.89	3797	1923/ASR	5,292/0.1215	N	3	06/06/24	75/75



Welcome to 2401 & 2403 Hayes Ave, a charming duplex nestled in the heart of west Long Beach. Built in 1965, this investment opportunity boasts two units, each featuring 2 bedrooms and 1 bath, along with the added convenience of three separate garages, ensuring ample parking options for tenants. This exceptional property presents an enticing opportunity for both investors and homeowners alike. With one unit currently occupied, there's a promising prospect for owner occupancy, allowing you to enjoy the benefits of homeownership while generating rental income from the other unit. Situated in a tranquil pocket of Long Beach, this duplex offers a serene living environment while still being conveniently located near the bustling 710 freeway, providing easy access to transportation routes. Moreover, its proximity to a nearby school and park enhances its appeal, making it an ideal choice for families looking for a comfortable and convenient place to call home. Whether you're looking to invest or to settle into your own piece of Long Beach, this property has much to offer. Do not disturb tenants. (Additional pictures coming soon!)

Facts & Features

- Sold On 06/06/2024
 - Original List Price of \$725,000
 - 1 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Heating: Wall Furnace
 - \$483 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Garage
 - \$19200 Gross Scheduled Income
 - \$18300 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 0 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,620
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$420
 - Cable TV: 01914184
 - Gardener:
 - Licenses:
- Insurance: \$600
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$600
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1		\$1,600		\$2,300
2:	1	2	1	2		\$0		\$2,450

Of Units With:

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

- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 11 - Westside area
- Los Angeles County
- Parcel # 7402007033

Michael Lembeck

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

Citivest Realty Services, Inc

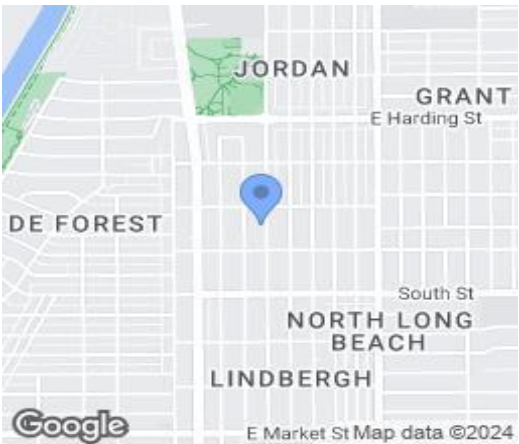
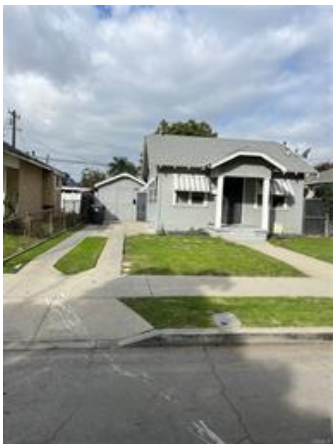
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24045891

Printed: 06/09/2024 9:40:05 AM



Nice duplex with a lot of potential. This home site on a large lot with enough space to expand the front unit and create a an ADU, subject to city approval. Both units are one bedroom. Back unit is soon to be vacate in April Buyer to do their due diligence regarding all information provided on this property. per seller. Please do not disturb the tenants. Any showings will be subject to written offer and pre-approval. Sellers are flexible and motivated. Drive by only subject all offers to be subject to interior inspection.

Facts & Features

- Sold On 06/05/2024
 - Original List Price of \$640,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$394 (Estimated)
 - SellerConsiderConcessionYN:
- \$2975 Gross Scheduled Income
 - \$2775 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: \$1,920
 - Electric: \$888.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02184903
 - Gardener:
 - Licenses:
- Insurance: \$720
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$600
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$2,000
2:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,500

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 # 7124019022

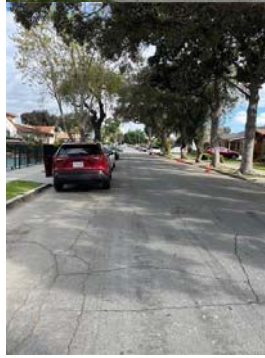
Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: PW24051131

Printed: 06/09/2024 9:40:05 AM

Closed • Duplex

List / Sold:

\$1,895,000/\$1,865,000 ↓

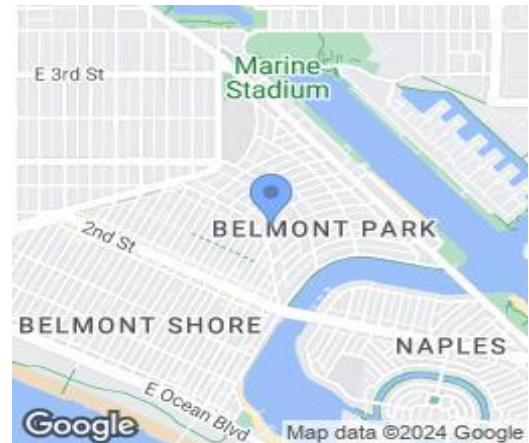
9 days on the market

Listing ID: PW24052779

258 Glendora Ave • Long Beach 90803

3 units • **\$631,667/unit** • **2,303 sqft** • **4,325 sqft lot** • **\$809.81/sqft** •
Built in 1946

The Toledo to Glendora or Appian to Glendora



Belmont Park highly upgraded & remodeled "townhome style" duplex with a detached studio with bathroom (permitted as a rumpus room). This property is perfectly situated --- easy stroll to Belmont Shore 2nd Street shops & restaurants as well as Marine Stadium & Mother's Beach! The front building (duplex) offers (2) 2bds 1bath / 931 square feet each) with newer paint/stucco; remodeled kitchen with granite tops + shaker cabinetry, breakfast bar seating & separate dining area; remodeled baths with custom tile; heat and air conditioning; hardwood flooring + drought tolerant landscaping. The studio/rumpus room (440 square feet) offers newer wide plank hardwood flooring; 3/4 bathroom + galley kitchen. Additional amenities: recently upgraded 2 car detached garage with new drywall, epoxy flooring, ample storage + washer & dryer; newer roof; newer dual pane windows (duplex); large R4 lot (4,325 square feet) with potential to add two more townhomes. All units have spacious & private patios/yards & all units have their own washer & dryers. Clean & low maintenance property!

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$1,895,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Ductless, See Remarks, Zoned
- Heating: Ductless, See Remarks, Zoned
- \$450 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage, Outside, See Remarks
- \$75600 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Laminate, Stone, Wood
- Appliances: Disposal, Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Corner Lot, Desert Front
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- 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	1	1		\$3,200		\$3,600
2:	1	2	1	1		\$3,100		\$3,600

3: 1 0 1

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 3
- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7249014039

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

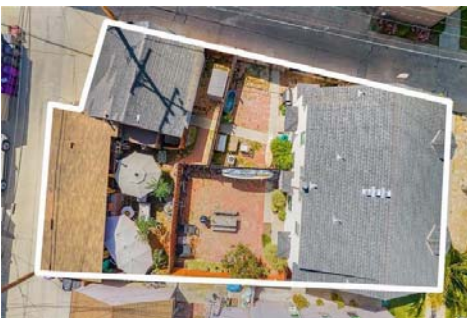
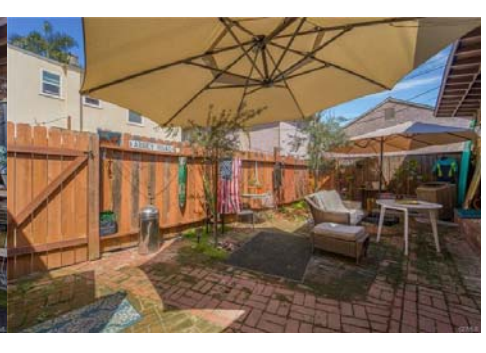
State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

▼ Click arrow to display photos







Closed • **Triplex**

List / Sold: **\$835,000/\$815,000** ↓

2022 E 15th St • Long Beach 90804

88 days on the market

3 units • **\$278,333/unit** • **1,640 sqft** • **4,335 sqft lot** • **\$496.95/sqft** •
Built in 1921

Listing ID: DW24024671

Cherry ave and 15th



Welcome to this updated Triplex in Long Beach, conveniently located just 8 minutes away from downtown Long Beach. This property offers a unique opportunity to own two separate buildings on one lot. The front building is a charming duplex, with each unit featuring 1 bed and 1 bathroom. Both units have updated floors, providing a modern and stylish touch. The back building is a spacious unit that offers 2 bedrooms plus a den and 1 bathroom. This unit is perfect for a family or roommates, offering plenty of space to live comfortably. This Triplex is perfect for investors or owner-occupiers looking for a versatile property that can accommodate multiple tenants. The two buildings are separated by a peaceful courtyard that offers a serene outdoor space to relax and unwind. With its prime location, updated features, and versatile layout, this Triplex is a must-see for anyone looking to invest in Long Beach real estate. Don't miss out on this amazing opportunity!

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$835,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$583 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$60720 Gross Scheduled Income
- \$54820 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02202700
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- 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	\$1,260	\$1,260	\$1,750
2:	1	2	1	0	Unfurnished	\$2,500	\$2,500	\$2,550
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,750

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7261018012

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

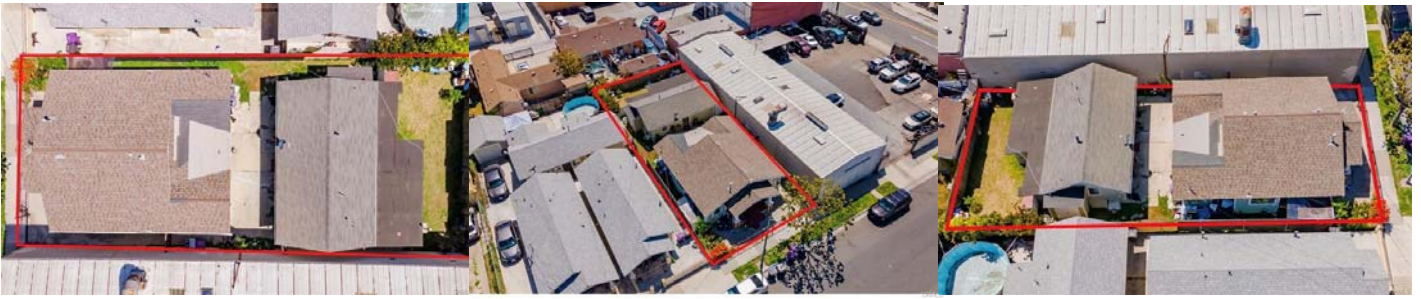
State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: DW24024671

Printed: 06/09/2024 9:40:06 AM

Closed • **Quadruplex**

List / Sold:

\$1,997,000/\$1,885,000 ↓

20 days on the market

Listing ID: PW24057750

5220 E Broadway • Long Beach 90803

**4 units • \$499,250/unit • 2,876 sqft • 9,143 sqft lot • \$655.42/sqft •
Built in 1943**

Corner of Corona Ave / Broadway



Beach close location! location! location!!! Welcome to your opportunity to own a piece of paradise in the coveted Belmont Park/Heights area of Long Beach! This charming 4-unit income property sits on a spacious lot spanning nearly 10,000 square feet and is located just a few blocks from the beach, while offering an unparalleled coastal lifestyle. Two of the four units feature newer carpeting and paint, ensuring a fresh and inviting atmosphere. With 2 two double car garages, there is ample parking for tenants and visitors alike, a rarity in this sought-after area. The property features a newer roof, adding to its appeal and minimizing maintenance concerns for the fortunate new owner. This property exudes incredible potential, whether you're an investor seeking to maximize rental income or an owner-occupant looking for a prime location to call home. Take advantage of the spacious lot to build additional units, offering even greater revenue potential. Or, combine two units to create a luxurious owner's unit, complete with all the amenities you desire. Other possibilities include multi generational living quarters or Create a spacious home in the front portion of the property and units over the garages. The possibilities are endless! The exceptional location of this property is truly unbeatable. Enjoy local water sports with the Boat Marina nearby and the wonderful canals of Naples located just 2 blocks away. The beach along with a great bike path to downtown is located just few blocks in the other direction. Locals enjoy the convenience of being within walking distance to cafes, Boutiques and fine dining all while maintaining a peaceful ambiance away from the hustle and bustle of the city. Whether you choose to add this to your portfolio, live in one unit and rent out the others, or explore the potential for expansion and additional income streams, this property is sure to exceed your expectations. All units are on month to month agreements. Schedule your viewing today and unlock the full potential of this exceptional property.

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$1,997,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$923 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community, Individual Room
- \$32400 Gross Scheduled Income
- \$26728 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Primary Bedroom
- Floor: Carpet, See Remarks
- Appliances: Gas Oven, Gas Cooktop, Water Heater

Exterior

- Lot Features: Corner Lot, Front Yard, Lawn, Irregular Lot
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$586
- Electric: \$51.00
- Gas: \$50
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01991628
- Gardener:
- Insurance: \$175
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$50
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	4	Unfurnished	\$1,500	\$1,500	\$2,300
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$2,300
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,300
4:	1	1	1	0	Unfurnished	\$0	\$0	\$2,300

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- 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 # 7249012004

Michael Lembeck

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

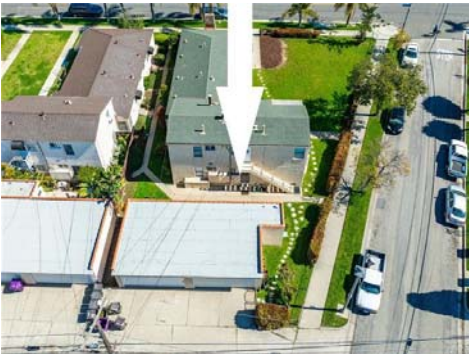
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Quadruplex**

List / Sold: **\$950,000/\$1,035,000** ↑

1600 Stanley Ave • Long Beach 90804

12 days on the market

4 units • **\$237,500/unit** • **3,584 sqft** • **6,610 sqft lot** • **\$288.78/sqft** •
Built in 1971

Listing ID: SB24082999

Take the 405 S toward Long Beach. Turn left onto E Pacific Coast Highway. Turn left onto Stanley Ave.



We are pleased to present this great Value Add opportunity located at 1600 Stanley Ave in Long Beach. This 4 unit apartment building consists of (4) 2-Bedroom, 1-Bathroom townhome style units that are roughly 900 sqft for each. Built in 1971, there is a total of 3,584 sqft of livable space, situated on a large 6,610 sqft lot. Tenants pay their own electricity and gas, which are separately metered for each unit. property has a back parking lot that offers 6 parking spots as well as tandem parking spaces. All units are long term tenants that are month to month. Possibility to build (2) detach ADU 1,200 Sqft each on this property – Buyer to verify. With over 100% in rental income upside, this is a perfect opportunity for a value-add investor.

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$950,000
- 1 Buildings
- 8 Total parking spaces
- \$924 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$50520 Gross Scheduled Income
- \$26008 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,997
- Electric: \$1,200.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$4,301
- Maintenance: \$2,021
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$2,400
2:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$2,400
3:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$2,400
4:	1	2	1	0	Unfurnished	\$1,060	\$1,060	\$2,400

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7260011037

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

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CUSTOMER FULL: Residential Income LISTING ID: SB24082999

Printed: 06/09/2024 9:40:11 AM

Closed • Commercial/Residential

List / Sold:

\$1,195,000/\$1,000,000 ↓

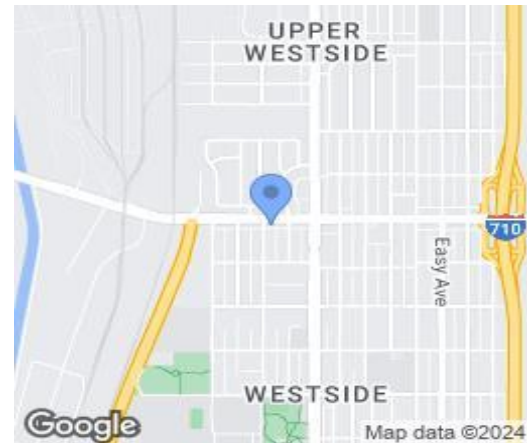
7 days on the market

Listing ID: SB24086970

1830 W Willow St • Long Beach 90810

6 units • **\$199,167/unit** • **3,250 sqft** • **3,618 sqft lot** • **\$307.69/sqft** •
Built in 1962

1 parcel east of Seabright Ave & Willow St



1830 W Willow Street is a 3,250 SF 6-Unit property on a 3,618 SF lot in Long Beach. The property consists of all 1-Bed/1-Bath units and there is immediate upside with (3) current vacancies. Currently operating at a CAP rate of 5.39% with Market CAP of 6.21%, this property provides any investor solid cashflow with potential for upside via upgrades and rent increases. It is also strategically located in the up-and-coming neighborhood of West Long Beach, offering easy access to the Retail and Restaurants on Willow Street and a short drive to Downtown Long Beach With its premier location, current income, and immediate upside, 1830 W Willow Street is an outstanding opportunity for investors looking for a value-add opportunity in the Harbor Area.

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$1,195,000
- 1 Buildings
- 0 Total parking spaces
- \$1,048 (Estimated)
- SellerConsiderConcessionYN:
- \$107304 Gross Scheduled Income
- \$64413 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$37,526
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$4,036
- Maintenance: \$5,365
- Workman's Comp:
- Professional Management: 5880
- Water/Sewer: \$0
- Other Expense: \$5,100
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,600	\$1,600	\$1,600
2:	1	1	1		Unfurnished	\$1,284	\$1,284	\$1,600
3:	1	1	1		Unfurnished	\$1,600	\$1,600	\$1,600
4:	1	1	1		Unfurnished	\$1,600	\$1,600	\$1,600
5:	1	1	1		Unfurnished	\$1,440	\$1,440	\$1,600
6:	1	1	1		Unfurnished	\$1,360	\$1,360	\$1,600

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.75%

- 11 - Westside area
- Los Angeles County
- Parcel # 7402003002

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





Closed • Commercial/Residential

List / Sold:

\$1,925,000/\$1,750,000 ↓

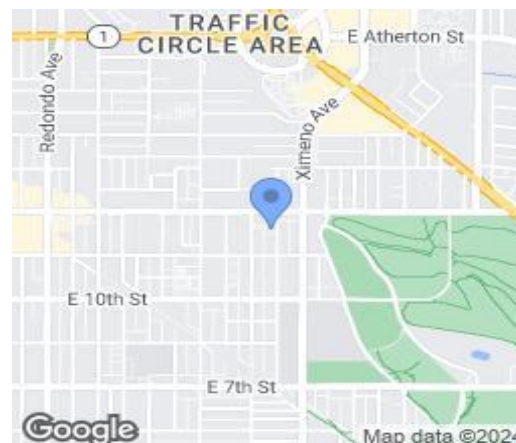
75 days on the market

Listing ID: PW24005142

1205 1207 Bennett Ave • Long Beach 90804

7 units • **\$275,000/unit** • **3,797 sqft** • **5,292 sqft lot** • **\$460.89/sqft** •
Built in 1923

E Anaheim St



1205-1207 Bennett Avenue is a 7-unit apartment asset located in Long Beach, California. The property is offered at 11.92 GRM and 5.50% cap rate on current rents. The property is comprised of (5) 1BD / 1BA units; (1) 2BD / 1BA unit; and (1) 1BD / 1BA unit. Three (3) garages offer the potential for ADU conversion. All units have been fully remodeled with recessed lighting, new flooring, new kitchen countertops, cabinetry, and stainless steel appliance, new bathrooms, and modern fixtures and features throughout. Renovated units offer in-unit washers and dryers. The property is located in a quiet, residential neighborhood near Belmont Heights.

Facts & Features

- Sold On 06/06/2024
- Original List Price of \$1,925,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- \$1,198 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 5.5
- \$161520 Gross Scheduled Income
- \$105965 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$50,709
- Electric: \$1,167.00
- Gas: \$1,167
- Furniture Replacement:
- Trash: \$1,167
- Cable TV: 01917184
- Gardener:
- Licenses: 500
- Insurance: \$4,500
- Maintenance: \$4,900
- Workman's Comp:
- Professional Management: 7834
- Water/Sewer: \$1,167
- Other Expense: \$2,100
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,195	\$2,195	\$2,195
2:	1	2	1	0	Unfurnished	\$2,195	\$2,195	\$2,100
3:	5	1	1	0	Unfurnished	\$1,814	\$9,070	\$1,950

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- 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 # 7241008014

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