

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	SB24080476	S	3850 E 15th ST	LONG	3	TRUS	2	\$0		\$860,000 	\$431.08	1995	1947/ASR	6,731/0.1545	N	2	06/25/24	14/14
2	SB24056646	S	249 Grand AVE	LONG	2	STD	3	\$102,600		\$1,750,000 	\$558.75	3132	1930/ASR	6,522/0.1497	N	3	06/24/24	73/73
3	24356059	S	3937 Long Beach BLVD	LONG	6	STD	3			\$915,000 	\$408.48	2240/A	1923/ASR	1,847/0.0424	N		06/25/24	71/71
4	SB24101758	S	1606 Chestnut AVE	LONG	4	PRO	4	\$81,600	10	\$701,000 	\$254.91	2750	1928/ASR	7,520/0.1726	N	4	06/28/24	13/13
5	24395287	S	1310 W Parade ST	LONG	11	STD	7		5	\$1,100,000	\$219.17	5019	1930	8,549/0.1963			06/26/24	0/
6	OC24005954	S	791 Coronado AVE	LONG	3	STD	7	\$186,192	6	\$2,025,000 	\$371.02	5458	1963/ASR	4,792/0.11	N	4	06/28/24	153/153

Closed • Duplex

List / Sold: \$799,000/\$860,000 ↑

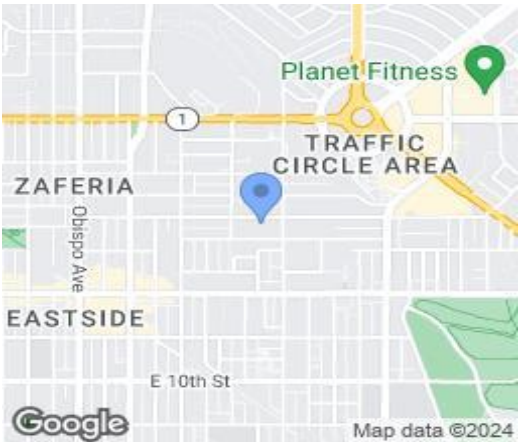
3850 E 15th St • Long Beach 90804

14 days on the market

2 units • \$399,500/unit • 1,995 sqft • 6,731 sqft lot • \$431.08/sqft •
Built in 1947

Listing ID: SB24080476

15 & Termino Ave



Discover a gem in the heart of Eastside Long Beach! This property boasts immense potential in a prime location, offering two detached beach bungalow style units. Ideal for savvy investors seeking to flip, remodel and hold opportunity, or for owner-users envisioning a live-in-one, rent-the-other scenario. What makes this property exceptionally rare is the opportunity to acquire the neighboring property, effectively doubling your lot size. This opens doors to exciting development possibilities for those looking to expand or create a unique living space. Don't miss out on this chance to own a piece of Eastside Long Beach's thriving real estate market, where potential meets opportunity in every square foot.

Facts & Features

- Sold On 06/25/2024
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01434210
- Gardener:
- Licenses:
- Insurance: \$1,565
- 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	\$1,500
2:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$2,000

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7253012023

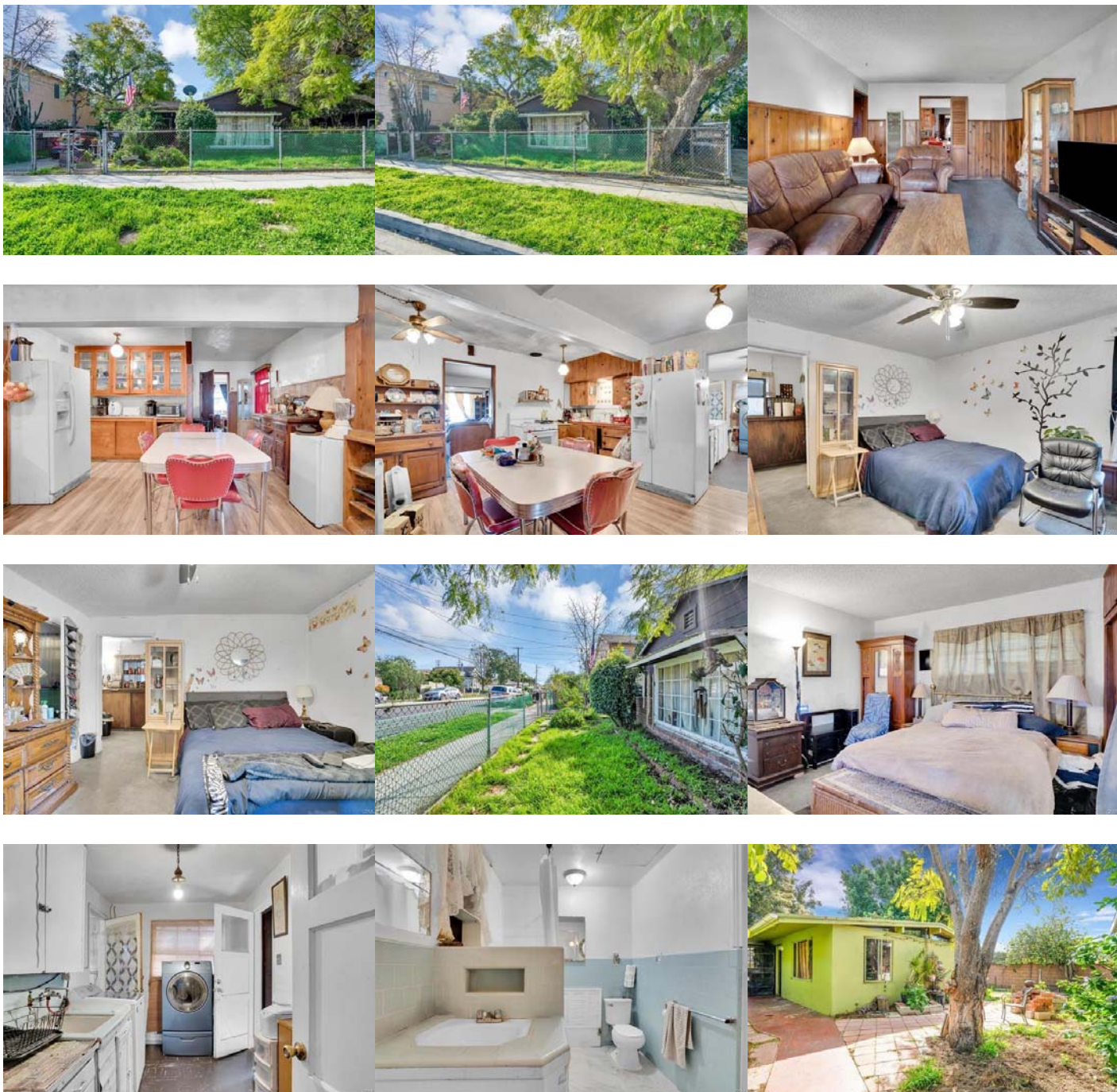
Michael Lembeck

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

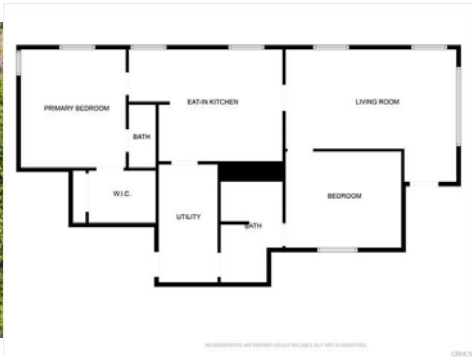
Citivest Realty Services, Inc

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

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: SB24080476

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Closed • **Apartment**

List / Sold:

\$1,700,000/\$1,750,000 ↓

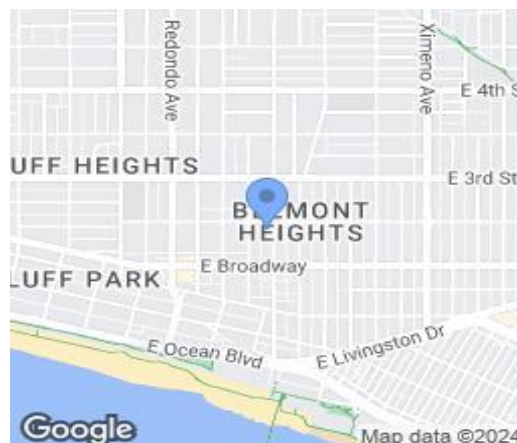
73 days on the market

Listing ID: SB24056646

249 Grand Ave • Long Beach 90803

3 units • **\$566,667/unit** • **3,132 sqft** • **6,522 sqft lot** • **\$558.75/sqft** •
Built in 1930

Head SE on E Vista then make a right on Grand Ave.



249 Grand Ave is a true pride-of-ownership opportunity that has been meticulously maintained and upgraded throughout. Situated in a premier pocket of the Belmont Heights submarket, this area stands out from any other pocket of Long Beach because of the wide, tree-lined streets and low density neighborhood surrounded by single family homes. This gem features three units with a great mix of (2) 2 bedroom + 1 bath and (1) 1 bedroom + 1 bath units, all sitting on a 6,522 sqft lot! Step inside to discover stunning windows that flood the interior with natural light, highlighting the attention to detail found throughout. The current owner has installed dedicated electrical, gas and water meters for each unit. Landlord pays zero utilities. This building reflects a blend of classic charm and contemporary comfort. Additionally, there is a private patio to provide the front building tenants with a tranquil setting for relaxation or entertainment. For the upstairs units, a major capital improvement added a private deck for the tenants; quiet enjoyment. All major electrical has been replaced, as well as most of the plumbing throughout the building. With its prime location and major capital improvements, this property presents a fantastic opportunity for investors who are looking to enjoy the vibrant lifestyle that Long Beach has to offer. Please do not disturb the tenants and inquire for further information.

Facts & Features

- Sold On 06/24/2024
- Original List Price of \$1,995,000
- 2 Buildings
- 6 Total parking spaces
- 3 Total carport spaces
- Heating: See Remarks
- \$703 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$102600 Gross Scheduled Income
- \$68603 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$33,407
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01045812
- Gardener:
- Licenses:
- Insurance: \$3,758
- Maintenance: \$4,104
- 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	1	Unfurnished	\$3,100	\$3,100	\$3,850
2:	1	2	1	1	Unfurnished	\$2,900	\$2,900	\$3,650
3:	1	1	1	1	Unfurnished	\$2,550	\$2,550	\$2,600

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%
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7255010015

Michael Lembeck

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Closed •

List / Sold: **\$899,000/\$915,000** ↑

3937 Long Beach Blvd • Long Beach 90807

71 days on the market

3 units • \$299,667/unit • 2,240 sqft • 1,847 sqft lot • \$408.48/sqft • Built in 1923

Listing ID: 24356059

North of Roosevelt on the West Side of Long Beach Blvd



3 unit apartment building in Bixby Knolls. 2 X 1 bedroom 1 bath plus 1 X 2 bedroom 2Bath. Two units will be delivered vacant. the vacant units are the 1 bedroom units and are ready to rent. The property is master metered for all utilities. The roof was replaced less than 6 months ago. The Balcony was refurbished and waterproofed at the same time. Yearly expenses are as follows: Utilities \$6,568.00 Insurance \$1,780.00 Gardener \$600.00.

Facts & Features

- Sold On 06/25/2024
- Original List Price of \$899,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- SellerConsiderConcessionYN:

Interior

- Appliances: Range

Exterior

- Lot Features: Front Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02049876
- 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	1	1		Unfurnished	\$0	\$0	\$1,700
2:	1	1	1		Unfurnished	\$0	\$0	\$1,900
3:	1	2	2		Unfurnished	\$2,000	\$2,000	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 6 - Bixby, Bixby Knolls, Los Cerritos area

• Buyer Agency Compensation: 2.500%

• Los Angeles County
• Parcel # 7139013013

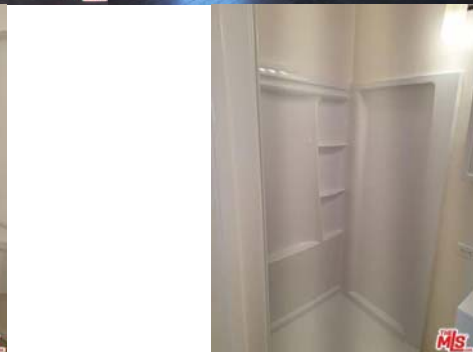
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Newport Beach, 92660

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Incredible opportunity for a savvy investor. Major Fixer-Upper Fourplex on a large 7500+ sq ft lot in a great investment area. Four garages plus gated parking for another 2 cars. HUGE front yard provides plenty of room to build additional units if city allows (buyer to verify). Must be a CASH or HARD MONEY deal. Probate Sale with no court confirmation required per the attorney. Check the comps in the area and you'll see how much upside there is in this one. Income and expenses listed are estimates/projections only and buyer is advised to do their own research. HURRY!!

Facts & Features

- Sold On 06/28/2024
 - Original List Price of \$599,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - \$830 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - Cap Rate: 10.2
 - \$81600 Gross Scheduled Income
 - \$61200 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,400
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 01991628
 - Gardener:
 - Licenses: 300
- Insurance: \$4,000
 - Maintenance: \$5,000
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$1,700
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,700
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,700
4:	1	1	1	1	Unfurnished	\$0	\$0	\$1,700

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7269039007

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CUSTOMER FULL: Residential Income LISTING ID: SB24101758

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Closed •

List / Sold:

\$1,100,000/\$1,100,000

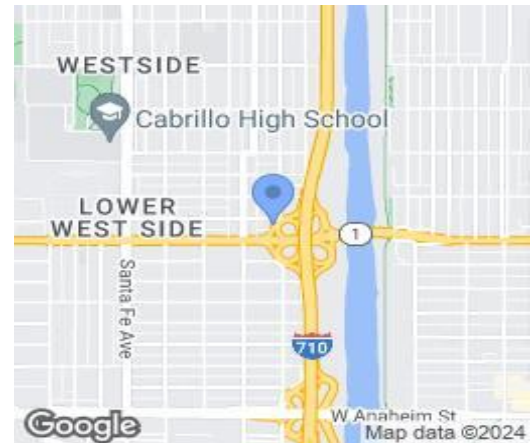
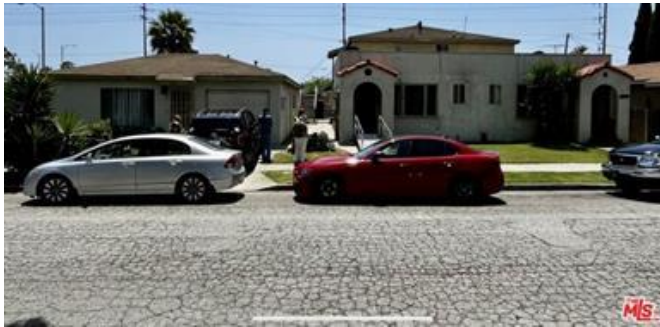
0 days on the market

Listing ID: 24395287

1310 W Parade St • Long Beach 90810

**7 units • \$157,143/unit • 5,019 sqft • 8,549 sqft lot • \$219.17/sqft •
Built in 1930**

W of 710 N of PCH



Prime Multi-Unit Investment Opportunity in Long Beach, CA Discover this exceptional multi-unit property located just 1.5 miles from downtown Long Beach and conveniently close to major freeways. This unique offering comprises seven units spread across three separate buildings, presenting an ideal investment with significant rental potential. ***Property Highlights:*** ***Three Separate Buildings:*** - Stand-Alone Bungalow: A charming 2 bed, 1 bath home featuring an attached garage and private yard, perfect for attracting long-term tenants. - ***Four-Unit Building:*** A two-story structure, each unit offering 2 bedrooms and 1 bathroom, providing consistent rental income. - ***Spanish-Style Duplex:*** Classic architecture with two 1 bed, 1 bath units, adding diversity to your rental portfolio. ***Parking:*** Dedicated parking for 4 cars located at the rear of the property. ***Occupancy:*** All units are currently occupied, ensuring immediate rental income from day one. The property will be delivered fully occupied at close of escrow. ***Potential:*** With some updating, this property can significantly increase its rental income, making it an excellent opportunity for investors looking to enhance their portfolio. This multi-unit property offers a blend of stable occupancy and potential for growth, all in a prime Long Beach location.

Facts & Features

- Sold On 06/26/2024
- Original List Price of \$1,100,000
- 3 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 4.8
- \$61812 Net Operating Income

Interior

- Floor: Carpet, Laminate

Exterior

Annual Expenses

- Total Operating Expense: \$6,888
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428774
- 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	\$3,000	\$1,250	\$3,000
2:	1	1	1		Unfurnished	\$1,500	\$725	\$1,500
3:	1	1	1		Unfurnished	\$1,500	\$700	\$1,500
4:	1	2	1		Unfurnished	\$2,000	\$900	\$2,000

5:	1	2	1	Unfurnished	\$2,000	\$800	\$2,000
6:	1	2	1	Unfurnished	\$2,000	\$625	\$2,000
7:	1	2	1	Unfurnished	\$2,000	\$725	\$2,000

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: 2.000%
- 11 - Westside area
 - Los Angeles County
 - Parcel # 7431033007

Michael Lembeck

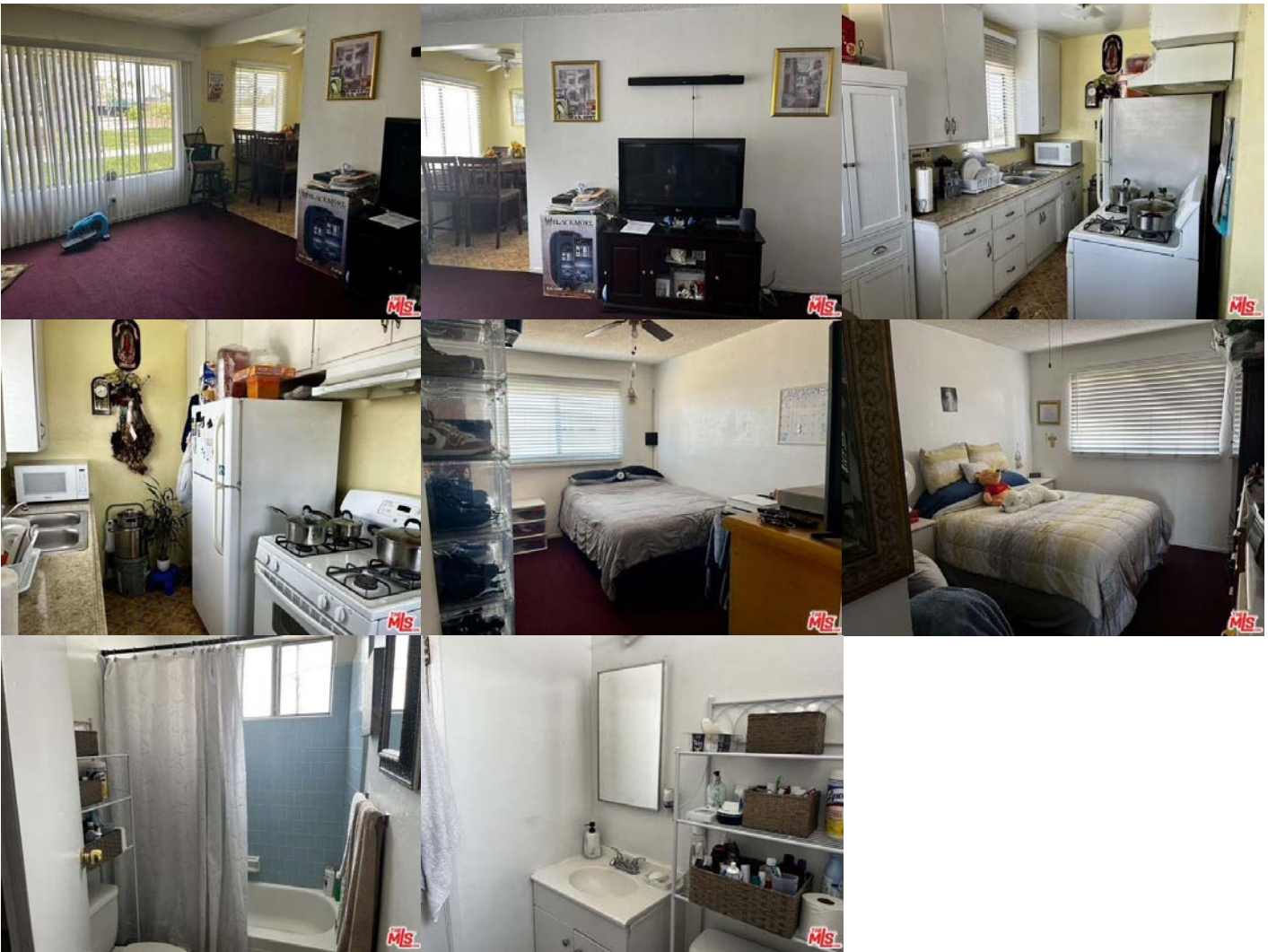
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed • **Apartment**

List / Sold:

\$2,150,000/\$2,025,000 ↓

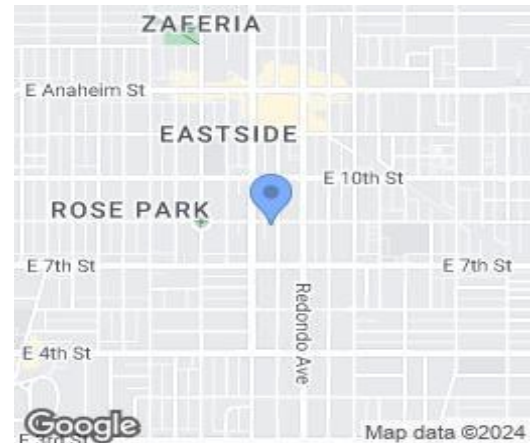
153 days on the market

Listing ID: OC24005954

791 Coronado Ave • Long Beach 90804

7 units • **\$307,143/unit** • **5,458 sqft** • **.11 acre(s) lot** • **\$371.02/sqft** •
Built in 1963

Cross Streets: Redondo Ave/E 7th Street



791 Coronado Avenue is a 7-unit multifamily investment property located in the Rose Park neighborhood of Long Beach, CA. This property offers an attractive mix consisting of spacious 2, one-bedroom units and 5, two-bedroom units. Three corner units feature extra large floorplans that include fireplaces. Almost all units include a breakfast bar, walk-in closets, and one unit has an expansive balcony. Ownership has strategically landscaped 791 Coronado Avenue to offer its residents a chic, tropical oasis like feel. All of the units feature granite or quartz countertops, and select units offer upgraded flooring and stainless steel appliances. In addition, the property offers upgraded plumbing, and features solar panels. Ownership will have upgraded all electrical panels by close of escrow. Located in close proximity to all levels of schooling including Willard Elementary, Jefferson Middle, and Woodrow Wilson High. Additionally, the property benefits from its central Long Beach location, providing residents convenient access to a plethora of retail, dining, and entertainment options.

Facts & Features

- Sold On 06/28/2024
- Original List Price of \$2,375,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$1,311 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 5.92
- \$186192 Gross Scheduled Income
- \$127314 Net Operating Income
- 7 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$57,998
- Electric: \$1,179.70
- Gas: \$1,180
- Furniture Replacement:
- Trash: \$1,180
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$5,250
- Maintenance: \$4,200
- Workman's Comp:
- Professional Management: 9266
- Water/Sewer: \$1,180
- Other Expense: \$7,811
- Other Expense Description: OTHER

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$3,755	\$3,755	\$3,900
2:	2	2	1	1	Unfurnished	\$4,481	\$4,481	\$4,990
3:	3	2	1	2	Unfurnished	\$7,280	\$7,280	\$7,575

Of Units With:

- Separate Electric: 7
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7258021014

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: OC24005954

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