

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	PW24067179	S	204 Mira Mar AVE	LONG	2	STD	2	\$34,800		\$1,531,540 	\$723.79	2116	1923/ASR	6,501/0.1492	N	5	07/19/24	41/41
2	PW24086133	S	5949 Atlantic AVE	LONG	7	STD,TRUS	3	\$0		\$750,000 	\$277.78	2700	1959/ASR	4,720/0.1084	N	2	07/15/24	4/4
3	PW22242916	S	126 Orange AVE	LONG	4	STD	4	\$32,700		\$1,175,000 	\$351.38	3344	1920/ASR	2,675/0.0614	N	0	07/18/24	0/0
4	PW24112802	S	2124 E Florida ST #A	LONG	2	TRUS	8	\$158,100		\$1,712,500 	\$353.82	4840	1928/EST	6,485/0.1489	N	2	07/18/24	22/22

Closed • Duplex

List / Sold:

\$1,550,000/\$1,531,540 ↓

41 days on the market

Listing ID: PW24067179

204 Mira Mar Ave • Long Beach 90803

2 units • \$775,000/unit • 2,116 sqft • 6,501 sqft lot • \$723.79/sqft • Built in 1923

Cross Streets 2nd & Mira Mar



Set in the heart of the coveted Belmont Heights neighborhood in Long Beach, steps from the ocean and Bluff Park & mere minutes walking distance to trendy 4th street and 2nd street as well as sandy beaches, opportunity awaits. This is a rarely available Duplex situated on an oversized 6,501 square foot lot, considered an extra lot for the area; the front "Owners" Unit is a 1923 Spanish Bungalow that has been upgraded and well maintained. Stepping in from the drought-tolerant landscaped front yard and, past the mature strawberry tree & up to the covered porch, the interior is ready to greet you with original hardwood floors in the spacious open concept living/dining room with the decorative fireplace and large picture windows. At the back of the front bungalow is an oversized kitchen remodeled with quality custom cabinetry, solid stone countertops, and stainless steel appliances. The front unit has two oversized bedrooms and two full bathrooms; the bathroom in the center of the unit is full of the 1923 charm you'd expect from the original tile and built-ins. there is a long driveway accessible from Mira Mar and an alley behind where the garages sit. The front unit is approximately 1,384 square feet. The second unit was built above the garages, is approximately 732 square feet, and is filled with natural light, showing off its original hardwood floors and offering 2 bedrooms and 1 full bathroom. While the front unit is currently tenant-occupied (on a month-to-month agreement), the rear unit has recently been vacated and is freshly painted, ready to be re-rented by the new owner. There is a spacious landscaped yard in between both units. This property comes complete with five garage spaces. Each unit has included its own two-car garage with private laundry inside. The current owner has used a 5th single-car garage space for on-site storage. This amount of garages is a rare feature for duplex properties in the area. This rare opportunity to purchase a "two on a lot" duplex in the heart of Belmont Heights doesn't come around often; consider owner occupying the front unit and renting out the back for supplemental income. Don't miss this opportunity to make this your own private home or add this to your real estate portfolio; the possibilities with a rare gem like this are endless.

Facts & Features

- Sold On 07/19/2024
- Original List Price of \$1,600,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$528 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$34800 Gross Scheduled Income
- \$31754 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Other Interior Features: Ceiling Fan(s), Stone Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,046
- Electric: \$0.00
- Gas: \$768
- Furniture Replacement: \$0
- Trash: \$432
- Cable TV: 02152805
- Gardener:
- Insurance: \$1,246
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,900	\$2,900	\$4,000
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7256008080

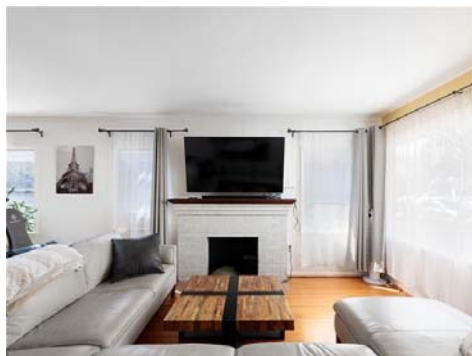
Michael Lembeck

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

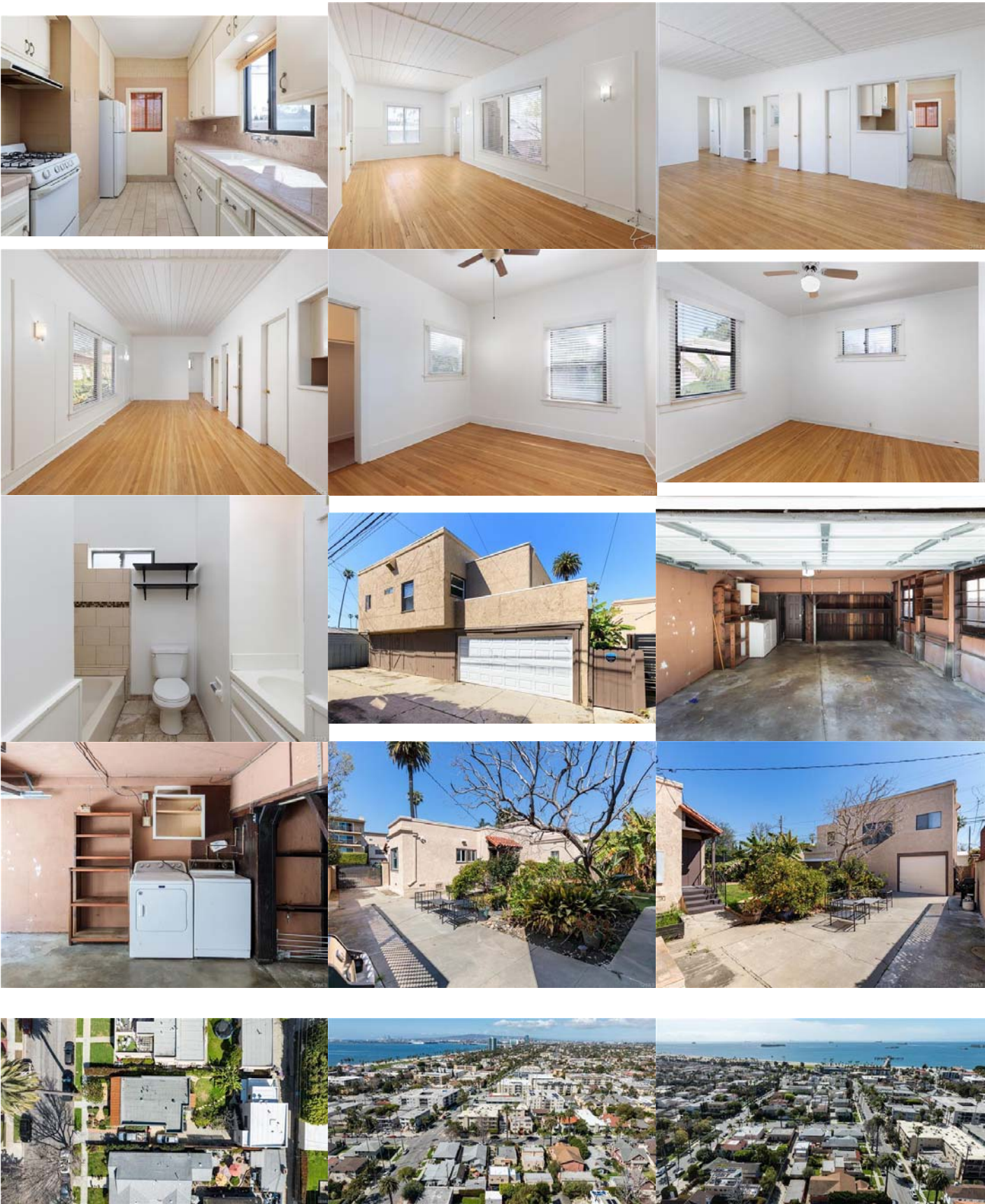
Citivest Realty Services, Inc

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

 Click arrow to display photos









CUSTOMER FULL: Residential Income **LISTING ID:** PW24067179

Printed: 07/21/2024 9:41:45 AM

Closed • Commercial/Residential

List / Sold: **\$739,000/\$750,000** ↑

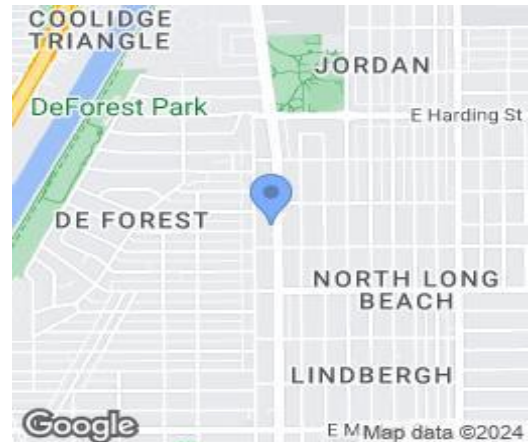
5949 Atlantic Ave • Long Beach 90805

4 days on the market

3 units • **\$246,333/unit** • **2,700 sqft** • **4,720 sqft lot** • **\$277.78/sqft** •
Built in 1959

Listing ID: PW24086133

South and Atlantic



Mixed-Use commercial and residential property well-located in the heart of Long Beach community. This versatile property offers both a commercial building and 2 units making it an ideal investment opportunity. Premises currently being utilized as a barber shop with ample square footage and a spacious interior layout. There's garage/storage/parking available also. Both residential units are 1 bdrm/1 bath. One unit recently updated with new carpeting and a freshly painted interior. Property offers high visibility situated on busy Atlantic Avenue that's lined with shopping, restaurants and easy freeway access to 710 & 91. This growing and expanding area makes for plenty of potential for a savvy investor.

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$739,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$1,376 (Estimated)
- SellerConsiderConcessionYN:
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01834942
- 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	1	1	1	Unfurnished	\$1,330	\$1,330	\$1,600
2:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,600
3:	1	0	0	2	Unfurnished	\$1,654	\$1,654	\$2,000

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

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

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7125034022

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 • **Quadruplex**

List / Sold:

\$1,250,000/\$1,175,000 ↓

0 days on the market

Listing ID: PW22242916

126 Orange Ave • Long Beach 90802

4 units • **\$312,500/unit** • **3,344 sqft** • **2,675 sqft lot** • **\$351.38/sqft** •
Built in 1920

South of Broadway between Alamitos and Falcon



Great project with total upside potential! Built in 1920 this statewide still has tons of charm, hardwood floor, wide stair well, some built ins, French doors, added skylights, huge back deck and gated lower patio/yard space. Each unit has laundry. Reinforced pillar & piers, bolted to, the foundation, upgraded 220v, good sized bedrooms, loads of storage, copper gutters. 2 units need rehabbing them back to life and increase rent to market value! Great upside immediately. Copper gutters, sun reload fabric awning shades, custom iron on lower units and all front doors. Walk to transportation, bus, train, tram, tram to Belmont Shore and downtown! Walk to Broadway to restaurants and shopping. You could really take this unit and make a stunning income property for yourself.

Facts & Features

- Sold On 07/18/2024
- Original List Price of \$1,225,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- \$32700 Gross Scheduled Income
- \$29390 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Walk-In Closet
- Floor: Tile, Wood
- Other Interior Features: 2 Staircases, Balcony, High Ceilings, Tile Counters

Exterior

- Lot Features: Zero Lot Line
- Security Features: Smoke Detector(s), Window Bars
- Fencing: Wood, Wrought Iron
- Sewer: Sewer Paid
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$3,310
- Electric:
- Gas: \$1,040
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02163228
- Gardener:
- Licenses: 250
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$520
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,950
2:	1	1	1	0	Unfurnished	\$1,375	\$1,375	\$2,000
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,975

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7265011002

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: PW22242916

Printed: 07/21/2024 9:41:46 AM

Closed • **Apartment**

List / Sold:

\$1,900,000/\$1,712,500 ↓

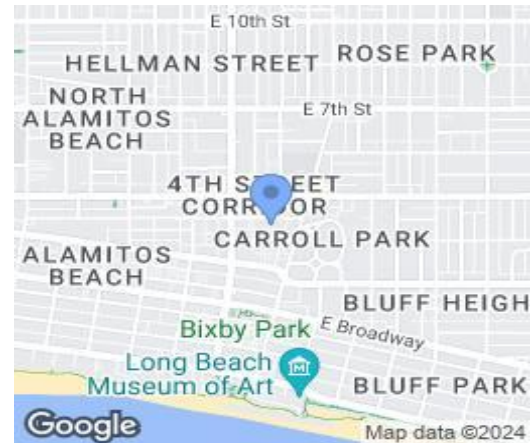
22 days on the market

Listing ID: PW24112802

2124 E Florida St # A • Long Beach 90814

8 units • \$237,500/unit • 4,840 sqft • 6,485 sqft lot • \$353.82/sqft • Built in 1928

South of 4th at Cherry



First time for sale in 35 years. 8 Unit Apt. Bldg. This is a fixer with value-add opportunity. This owner owns several other buildings that we can package or sold separately, call for the portfolio list. See attached rent roll in supplements.

Facts & Features

- Sold On 07/18/2024
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$1,386 (Estimated)
- SellerConsiderConcessionYN: Yes
- Concessions in Price: 2%
- \$158100 Gross Scheduled Income
- \$96615 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Wood

Exterior

- Lot Features: Rectangular Lot, Level, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$56,742
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses: 671
- Insurance: \$4,069
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$7,781
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	1	Unfurnished	\$9,250	\$9,250	\$10,500
2:	2	0	1	1	Unfurnished	\$3,925	\$3,925	\$4,500

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- 2 - Belmont Heights, Alamitos Heights area

- Rent Controlled
- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 7263005019

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

