

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	SB24119887	S	341 W 21st ST	LONG	5	STD	2	\$25,200		\$1,355,000 	\$506.73	2674	1931/ASR	4,118/0.0945	N	2	07/22/24	8/8
2	240008233SD	S	326 Daisy Ave	LONG			4	\$34,200	0	\$1,200,000 			1913				07/22/24	33/33
3	PW24017480	S	1365 Newport AVE	LONG	3	STD	9	\$220,540	4	\$3,200,000 	\$372.18	8598	1987/ASR	5,991/0.1375	N	14	07/22/24	105/105

Closed • Duplex

List / Sold:

\$1,199,000/\$1,355,000 ↑

8 days on the market

Listing ID: SB24119887

341 W 21st St • Long Beach 90806

2 units • \$599,500/unit • 2,674 sqft • 4,118 sqft lot • \$506.73/sqft • Built in 1931

W of Pacific Avenue; South of Hill Street



Welcome to 341 W. 21st Street! Idyllic, perfectly situated duplex and beautifully updated. Located in the South Wrigley District of Long Beach -1st unit (currently vacant): Large, Two-Story, Charming 3-Bedroom/2-Bathroom Owners Unit with High Vaulted Ceilings, A/c, laundry room, yard and Private Balcony; approximately 2 Miles from Long Beach Waterfront, Downtown Long Beach and Long Beach Convention Center. Newly Painted Building with New Roof (2021) & Termite Completion (2021). 2nd unit (current tenant on month to month) has separate entrance and address (One) 2-Bedroom/2-Bathroom Unit with Spacious Patio and yard. Potential to convert 2 car Garage to ADU to Generate Additional Income (check with City) -Walking Distance to Retail Shops, Restaurants, Grocery Stores, and Public Transit. Both units have hardwood floors throughout and great natural light.

Facts & Features

- Sold On 07/22/2024
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$515 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$25200 Gross Scheduled Income
- \$52563 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Den, Family Room, Foyer, Kitchen, Living Room, Main Floor Primary Bedroom, Primary Bathroom, Primary Suite, Separate Family Room
- Floor: Wood
- Appliances: Dishwasher, Free-Standing Range, Gas Range, Microwave, Refrigerator
- Other Interior Features: Balcony, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Tile Counters, Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Corner Lot, Front Yard, Lawn, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Fair Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,637
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$40
- Cable TV: 02202889
- Gardener:
- Licenses:
- Insurance: \$1,557
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$40
- Other Expense: \$3,605
- Other Expense Description: EQ Ins

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,100	\$2,100	\$2,500
2:	1	3	2	2	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205027013

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: SB24119887

Printed: 07/28/2024 7:00:41 AM

Closed •

List / Sold:

\$1,200,000/\$1,200,000 ↓

33 days on the market

Listing ID: 240008233SD

326 Daisy Ave • Long Beach 90802

4 units • \$300,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1913

CrossStreet: Daisy Ave & W Roble Way



Property consists of 4 units. Large 3bd/1ba house with attached 1bd/1ba unit. Back units consist of a detached 2bd/1ba and a detached 1bd/1ba. All leases are month to month. Daisy Ave has great accessibility to all that downtown Long Beach has to offer. The property sits on a 7,538 Sq Ft Lot that has redevelopment or ADU potential. Please refer to the Long Beach Downtown Plan for Zoning specifics.

Facts & Features

- Sold On 07/22/2024
- Original List Price of \$1,350,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: None, See Remarks, Wall/Window Unit(s)
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0.3
- \$34200 Gross Scheduled Income
- \$3394 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01297191
- 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:		3	2			\$0		\$2,900
2:		1	1			\$750		\$1,750
3:		2	1			\$2,100		\$2,450
4:		1	1			\$0		\$1,500

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.500%

- Los Angeles County
- Parcel # 7278022033

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

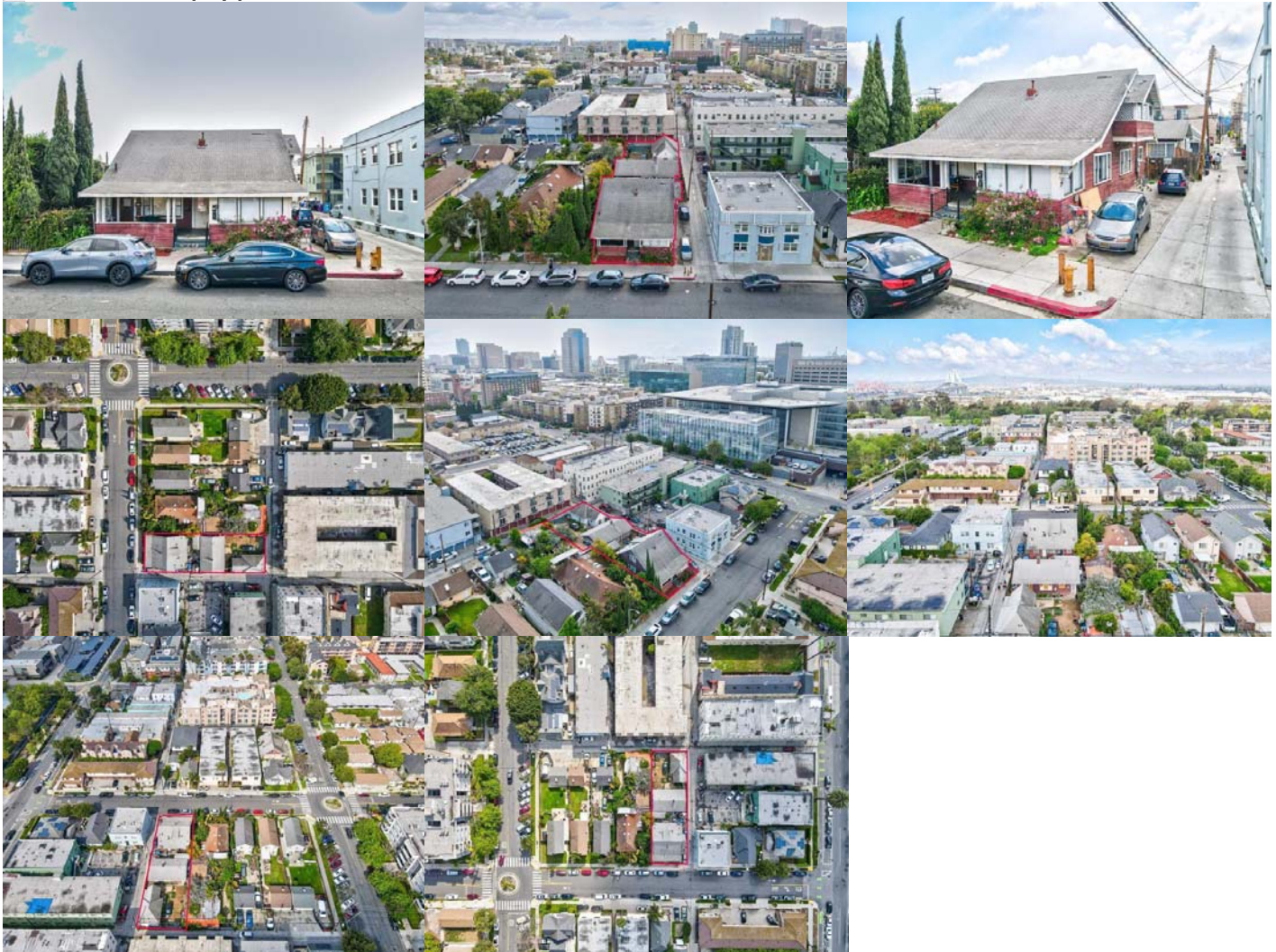
Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 240008233SD

Printed: 07/28/2024 7:00:41 AM

Closed • **Apartment**

List / Sold:

\$3,240,000/\$3,200,000 ↓

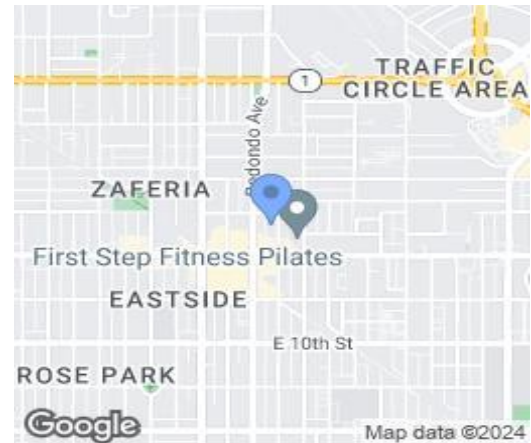
105 days on the market

Listing ID: PW24017480

1365 Newport Ave • Long Beach 90804

9 units • **\$360,000/unit** • **8,598 sqft** • **5,991 sqft lot** • **\$372.18/sqft** •
Built in 1987

Newport and Anaheim



PRIME EAST SIDE LOCATION!! FIRST TIME ON THE MARKET IN 26 YEARS! PRIDE OF OWNERSHIP BUILDING GATED FULLY SECURED 80'S CONSTRUCTION BUILDING! MAJORITY OF THE UNITS HAVE BEEN UPGRADED AND FULLY REHABBED WITH NEW KITCHENS INCLUDING APPLIANCES, BATHROOMS, HARDWOOD FLOORS THROUGHOUT AND TILE IN BATHROOMS. GROUND FLOOR GATED COVERED PARKING LOT. ONSITE LAUNDRY ROOM WITH MACHINES OWNED BY SELLERS NOT LEASED EQUIPMENT WHICH BRINGS IN ADDITIONAL MONTHLY INCOME! UNITS ARE INDIVIDUALLY METERED FOR GAS AND ELECTRIC. TENANT PAYS UTILITIES. OWNER PAYS WATER. CLOSE DISTANCE TO CSULB, 2ND STREET, SHOPPING AND MORE!

Facts & Features

- Sold On 07/22/2024
- Original List Price of \$3,420,000
- 1 Buildings
- Levels: Three Or More
- 28 Total parking spaces
- 14 Total carport spaces
- Heating: Wall Furnace
- \$1,777 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.39
- \$220540 Gross Scheduled Income
- \$151327 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$71,213
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01926377
- Gardener:
- Licenses: 548
- Insurance: \$2,732
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,372
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,581	\$1,581	\$1,707
2:	1	2	2	1	Unfurnished	\$2,150	\$2,150	\$2,322
3:	1	2	2	1	Unfurnished	\$2,250	\$2,250	\$2,430
4:	1	2	2	2	Unfurnished	\$2,000	\$2,000	\$2,160
5:	1	2	2	2	Unfurnished	\$2,150	\$2,150	\$2,322
6:	1	2	2	2	Unfurnished	\$2,150	\$2,150	\$2,322
7:	1	2	2	2	Unfurnished	\$2,095	\$2,095	\$2,263
8:	1	2	2	2	Unfurnished	\$2,250	\$2,250	\$2,430

9:1221Unfurnished\$1,919\$1,919\$2,073

Of Units With:

- Separate Electric: 9
 - Gas Meters: 9
 - 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 # 7259010024

Michael Lembeck

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