

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	PW24046526	S	4110 E Vermont ST	LONG	2	TRUS	2	\$72,000		\$925,000	\$695.49	1330	1922/EST	5,941/0.1364	N	2	08/01/24	85/85
2	PW24050240	S	1731 E 3rd ST	LONG	4	STD	2	\$55,488		\$975,000	\$545.00	1789	1930/ASR	6,442/0.1479	N	3	07/31/24	73/73
3	PW24119571	S	6261 Orange AVE	LONG	7	STD,TRUS	2	\$43,800		\$810,000	\$478.44	1693	1947/ASR	5,788/0.1329	N	2	07/31/24	3/3
4	PW24126479	S	2627 Magnolia AVE	LONG	5	TRUS	3	\$81,480		\$1,140,000	\$431.16	2644	1929/PUB	6,039/0.1386	N	2	07/29/24	25/25
5	SB24098190	S	3056 E Broadway	LONG	2	STD	4	\$164,400	5	\$2,400,000	\$628.27	3820	1936/ASR	4,934/0.1133	N	0	08/01/24	36/36
6	PW24102935	S	2717 E 1st ST	LONG	2	STD	5	\$150,420		\$2,290,000	\$404.74	5658	1920/ASR	8,263/0.1897	N	4	08/01/24	12/12
7	QC24127338	S	1044 Cedar AVE	LONG	4	STD	6	\$107,220	8	\$1,150,000	\$241.29	4766	1915/ASR	7,453/0.1711	N	0	07/31/24	8/260
8	PW23215566	S	1127 Olive AVE	LONG	699	STD	9	\$122,172		\$1,500,000	\$237.79	6308	1921/PUB	16,941/0.3889	N	0	07/29/24	135/135

Closed • Duplex

List / Sold: **\$1,000,000/\$925,000** ↓

4110 E Vermont St • Long Beach 90814

85 days on the market

2 units • \$500,000/unit • 1,330 sqft • 5,941 sqft lot • \$695.49/sqft •

Listing ID: PW24046526

Built in 1922

Roswell Ave X E Vermont St



Discover the perfect investment opportunity with this charming duplex nestled in the heart of Long Beach. This well-maintained property features two units, each offering a cozy layout with one bedroom and one bathroom. Each unit boasts a full kitchen, ample living area, and dedicated dining space, ensuring everyday convenience and ease. Additionally, the shared outdoor spaces provide a tranquil setting for relaxation or entertainment, enhancing the appeal of this attractive duplex. With its prime location and thoughtful design, this property represents a fantastic opportunity for investors or those looking to enjoy the vibrant lifestyle of Long Beach. Both units are tenant-occupied. Please do not disturb the tenants.

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$447 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$72000 Gross Scheduled Income
- \$62800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,200
- Electric: \$1,800.00
- Gas: \$1,800
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01947727
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$1,300	\$1,300	\$3,000
2:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$3,000

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7255020023

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

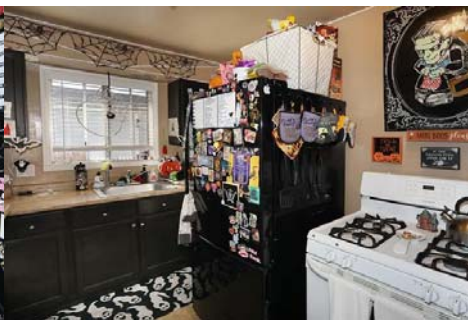
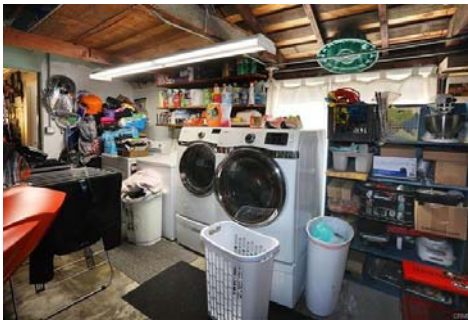
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4340 Von Karman Ave, #200

Newport Beach, 92660

Click arrow to display photos







Closed • Duplex

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

1731 E 3rd St • Long Beach 90802

73 days on the market

**2 units • \$475,000/unit • 1,789 sqft • 6,442 sqft lot • \$545.00/sqft •
Built in 1930**

Listing ID: PW24050240

3rd St between Hermosa and Gaviota



*PLEASE NOTE: THE RENTAL AMOUNTS HAVE BEEN UPDATED. Investment opportunity in the heart of Alamitos Beach in Long Beach, CA. PERFECT OWNER OCCUPIED OPPORTUNITY! This duplex offers the perfect blend of vintage appeal and modern convenience, promising comfortable living and enticing potential for rental income. The unit mix consists of a spacious two-bedroom, one-bathroom unit with a versatile den, ideal for use as an additional bedroom or home office, catering to the diverse needs of potential tenants and a cozy detached one-bedroom, one-bathroom unit. Tenants pay electric, fuel, trash. A generously sized backyard provides a tranquil retreat for relaxation or entertaining, offering a serene oasis amidst the urban landscape. Meanwhile, three single-car garages provide convenient parking for tenants, ensuring hassle-free access and added convenience. Whether you're looking to invest in rental properties or seeking a place to call home with supplementary rental income, this duplex presents an exceptional opportunity in a highly sought-after location. There is also an ADU potential considering the large backyard and detached garages. This is to be determined by a buyer confirming viability with the City of Long Beach.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$1,125,000
- 3 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$513 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$55488 Gross Scheduled Income
- \$45242 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,246
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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	2	1	1	Unfurnished	\$2,600	\$2,600	\$2,600
2:	1	1	1	1	Unfurnished	\$2,011	\$2,011	\$2,011

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7275014012

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: PW24050240

Printed: 08/04/2024 6:00:28 AM

Closed • Duplex

List / Sold: **\$799,000/\$810,000** ↑

6261 Orange Ave • Long Beach 90805

3 days on the market

2 units • **\$399,500/unit** • **1,693 sqft** • **5,788 sqft lot** • **\$478.44/sqft** •
Built in 1947

Listing ID: PW24119571

Google Maps



6261 and 6264 Orange Ave is a great opportunity to own a duplex and live in one unit and rent the other out. Maybe you are an investor looking for a replacement property for your 1031 exchange. Both units are each two bedrooms and one bath and have hardwood floors and a separate laundry room inside the unit. The rear unit has a private backyard and the front unit has a large front yard of its own. Each unit has a one car garage. Please do not disturb the tenants, drive by only, please do not walk the property. SEE LISTING SUPPLEMENTS FOR AN ESTATE APPRAISAL THAT WAS DONE AND SEE INTERIOR PHOTOS OF BOTH UNITS. All tenants are month to month

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$473 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$43800 Gross Scheduled Income
- \$32850 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,950
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$200
- 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	1	Unfurnished	\$1,800	\$1,800	\$2,500
2:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7115022019

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CUSTOMER FULL: Residential Income LISTING ID: PW24119571

Printed: 08/04/2024 6:00:28 AM

Closed • **Triplex**

List / Sold:

\$1,149,000/\$1,140,000 ↓

25 days on the market

Listing ID: PW24126479

2627 Magnolia Ave • Long Beach 90806

3 units • \$383,000/unit • 2,644 sqft • 6,039 sqft lot • \$431.16/sqft • Built in 1929

Willow and Magnolia



Classic Spanish Triplex in the Wrigley! Front duplex has been fabulously renovated and are both large 2 bedroom, 1 bath units. Units have gorgeous hardwood floors, tons of natural light and have been meticulously updated through-out. Front units have formal dining room, generously sized bedrooms and lots of storage space in hallway. Units have stoves, refrigerators and dishwashers. Back unit is separate one bedroom, one bath with nice backyard area. Double car garage in addition to 3 parking spots. Large lot for possible addition of ADU unit. Laundry is shared and is in garage. Great location in Wrigley neighborhood.

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$1,149,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$701 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$81480 Gross Scheduled Income
- \$72607 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl, Wood
- Appliances: Dishwasher, Gas Range, Refrigerator

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,585
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01391478
- Gardener:
- Licenses:
- Insurance: \$2,665
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$80
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,795	\$2,795	\$2,795
2:	1	2	1	2	Unfurnished	\$2,695	\$2,695	\$2,800
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,500

Of Units With:

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

- Disposal:

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 1.75%

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7201022028

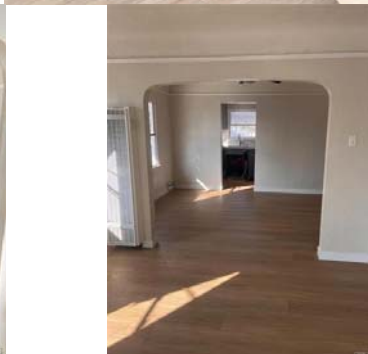
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CUSTOMER FULL: Residential Income **LISTING ID:** PW24126479

Printed: 08/04/2024 6:00:29 AM

Closed • **Quadruplex**

List / Sold:

\$2,400,000/\$2,400,000

36 days on the market

Listing ID: SB24098190

3056 E Broadway • Long Beach 90803

4 units • \$600,000/unit • 3,820 sqft • 4,934 sqft lot • \$628.27/sqft • Built in 1936

Off Broadway and Redondo



Beautiful 4-Plex nestled in the Historic Bluff Park neighborhood of Long Beach, CA, 3056 E Broadway presents a rare opportunity for investors seeking a meticulously maintained income-producing property just four blocks from the beach. Comprising four tastefully renovated 2-Bed/1-Bath units, this charming property boasts a prime location and exceptional condition. Each unit has been extensively remodeled, including kitchens, bathrooms, floors and paint. Bluff Park's desirable location offers tenants easy access to the beach, parks, dining and entertainment options, making these units highly desirable in Long Beach's thriving rental market. With its strong rental demand and proximity to the beach, this property promises consisted occupancy and rental income for investors. This asset is ideal for any investor or first time home buyer due to its offering of immediate returns and long-term appreciation. Bordering Belmont Shore and located in one of Long Beach's top rental markets, this truly is a one-of-a-kind building. It is just outside the \$6B of development flooding into Downtown Long Beach, including the Long Beach Civic Center, Long Beach Aquarium, OceanAire Project, CSULB Downtown Village, Broadway Block, The Pacific and Queen Mary Island.

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$2,400,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$873 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 4.96
- \$164400 Gross Scheduled Income
- \$118928 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$40,540
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01905857
- 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	2	1			\$3,200	\$3,200	\$3,500
2:	1	2	1			\$0	\$3,500	\$3,500
3:	1	2	1			\$0	\$3,500	\$3,500
4:	1	2	1			\$0	\$3,500	\$3,500

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
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7264006057

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Newport Beach, 92660

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Closed • **Quadruplex**

List / Sold:

\$2,290,000/\$2,290,000 ↓

12 days on the market

Listing ID: PW24102935

2717 E 1st St • Long Beach 90803

5 units • \$458,000/unit • 5,658 sqft • 8,263 sqft lot • \$404.74/sqft • Built in 1920

1st St, between Lindero Ave and Temple Ave



Attention investors! Here's a prime opportunity with significant upside profit potential. Presenting four spacious (1,400 sq feet each), renovated 2-bedroom/1-bathroom units, complete private laundry facilities. Situated in the prime Bluff Park historic district, this property boasts five garages and offers the possibility to construct additional 2 units. Each unit showcases upgraded kitchens with granite countertops, hardwood flooring, and custom-built cabinetry, lost of storage and the perfect spot for a home office. A beautifully landscaped courtyard serves as a delightful common garden space, separating the units from the garages. Just one block from the beach, close to restaurants, downtown Long Beach with multiple options for work, leisure and entertainment. All units are currently rented. Showings only after an accepted offer.

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$2,550,000
- 1 Buildings
- 4 Total parking spaces
- \$1,059 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$150420 Gross Scheduled Income
- \$147420 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,193
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance: \$2,903
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,500
- Other Expense: \$531
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$3,010	\$2,950	\$3,200
2:	1	2	1	1	Unfurnished	\$3,186	\$3,000	\$3,200
3:	1	2	1	1	Unfurnished	\$2,991	\$2,770	\$3,200
4:	1	2	1	1	Unfurnished	\$3,348	\$3,100	\$3,200
5:	1	0	0	1	Unfurnished	\$195	\$195	\$200

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7264025017

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Matterport

CUSTOMER FULL: Residential Income LISTING ID: PW24102935

Printed: 08/04/2024 6:00:30 AM

Closed • **Quadruplex**

List / Sold:

\$1,150,000/\$1,150,000

8 days on the market

Listing ID: OC24127338

1044 Cedar Ave • Long Beach 90813

**6 units • \$191,667/unit • 4,766 sqft • 7,453 sqft lot • \$241.29/sqft •
Built in 1915**

10th/Chestnut



Downtown Long Beach Cedar Ave Apartments. 6 Units consisting of a 1915 Craftsman single family home in front and a 4 unit, 2 story building in back with an approximate 1000 sqft basement (3 rooms plus kitchen, bathroom, laundry) that is currently rented, but not permitted as living space. ***Cap rate sits at 7.6%*** and the property brings in approximately \$109,000 per year and the rents are still fairly low! All units are currently rented by long term tenants. This is a fantastic opportunity for any investor to own bread and butter units in a high rental demand area. You will never have a problem filling any vacancy!

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,078 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 7.6
- \$107220 Gross Scheduled Income
- \$87995 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Level with Street
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01526842
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$3,030	\$3,030	\$3,600
2:	1	2	1	0	Unfurnished	\$1,265	\$1,265	\$1,600
3:	1	2	1	0	Unfurnished	\$1,265	\$1,265	\$1,600
4:	1	1	1	0	Unfurnished	\$1,300	\$1,210	\$1,400
5:	1	1	1	0	Unfurnished	\$1,210	\$1,210	\$1,400
6:	1	2	1	0	Unfurnished	\$865	\$865	\$1,500

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: 2.25%

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7272005028

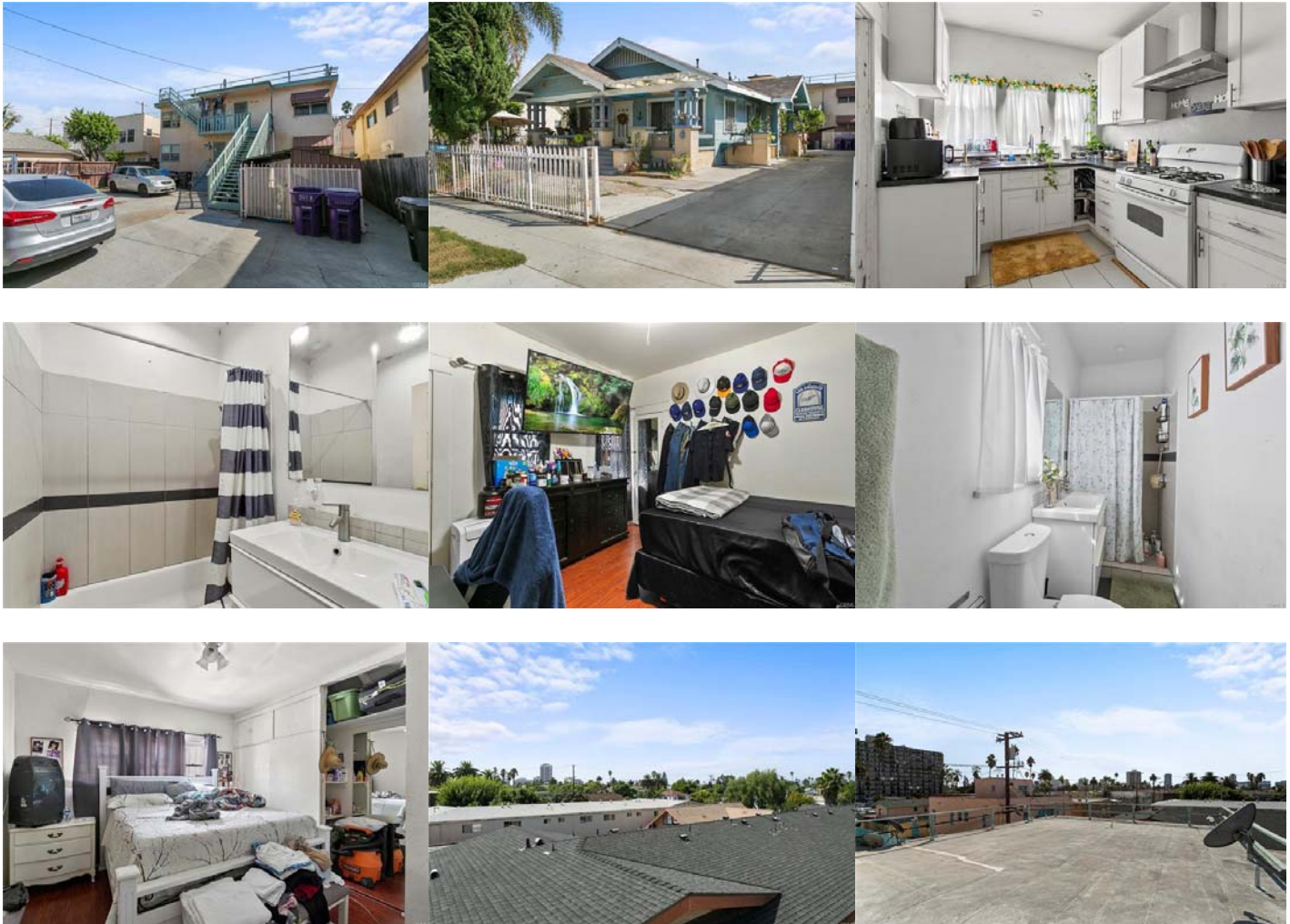
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CUSTOMER FULL: Residential Income LISTING ID: OC24127338

Printed: 08/04/2024 6:00:30 AM

Closed • **Commercial/Residential**

List / Sold:

\$2,200,000/\$1,500,000 ↓

135 days on the market

Listing ID: PW23215566

1127 Olive Ave • Long Beach 90813

9 units • **\$244,444/unit** • **6,308 sqft** • **16,941 sqft lot** • **\$237.79/sqft** •
Built in 1921

West on Anaheim St, Left on Olive Avenue



1127 Olive is a vacant lot which is composed of 6,527 square feet. The land is zoned LBR4R, which provides a multitude of possibilities for development. The property is also positioned between the Atlantic and Martin Luther King Jr. Blocks. These locations may provide additional local services, cultural centers, or points of interest that contribute to the overall appeal and character of the neighborhood. The property's proximity to various forms of public transportation offers residents convenient options for commuting and traveling around the city. This accessibility to public transit can be particularly beneficial for those who prefer not to drive or wish to reduce their reliance on personal vehicles. The property enjoys easy access to several major freeways including the 710, 110, and 405 Freeways; providing convenient routes for those commuting to other parts of Long Beach or even to neighboring cities within the greater Los Angeles area. This accessibility to major roadways enhances the property's connectivity and makes it more convenient for residents who need to travel by car. Overall, the subject property's location in the historic Cambodia Town neighborhood of Long Beach offers a combination of convenience, walkability, access to amenities and transportation options, making it an appealing area for residents and a potentially desirable investment opportunity.

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$2,200,000
- 3 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$122172 Gross Scheduled Income
- \$58927 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$59,580
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1
- 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	2	0	0	Unfurnished	\$1,265	\$1,265	\$2,554
2:	1	2	0	0	Unfurnished	\$1,500	\$1,500	\$2,554
3:	1	2	0	0	Unfurnished	\$1,065	\$1,065	\$2,554
4:	1	2	0	0	Unfurnished	\$1,500	\$1,500	\$2,554

5:	1	2	0	0	Unfurnished	\$1,065	\$1,065	\$2,554
6:	1	1	0	0	Unfurnished	\$2,006	\$2,006	\$2,006
7:	1	1	0	0	Unfurnished	\$565	\$565	\$2,006
8:	1	1	0	0	Unfurnished	\$565	\$565	\$2,006
9:	1	1	0	0	Unfurnished	\$650	\$650	\$2,006

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
 - Buyer Agency Compensation: 3%
- 699 - Not Defined area
 - Los Angeles County

Michael Lembeck

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