

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	24343391	S	207 Park AVE	LONG	1	STD	2			\$1,905,000↓	\$648.84	2936/A	1936	2,974/0.0683	N	3	08/16/24	223/223
2	OC23205705	S	3617 Cherry AVE	LONG	6	STD	2	\$42,900	3	\$980,000↓	\$748.09	1310	1945/ASR	5,424/0.1245	N	2	08/15/24	189/189
3	SB24065178	S	1861 Orange AVE	LONG	7	STD	2	\$0		\$740,000↓	\$390.09	1897	1923/ASR	2,358/0.0541	N	0	08/11/24	98/250
4	RS24099099	S	1915 E 64th ST	LONG	7	TRUS	2	\$0		\$900,000↓	\$633.36	1421	1927/ASR	5,287/0.1214	N	2	08/16/24	67/67
5	RS24091637	S	1022 Walnut AVE	LONG	9	STD	2	\$0		\$785,000↑	\$339.83	2310	1948/PUB	6,086/0.1397	N	2	08/12/24	30/30
6	OC24138958	S	760 Temple AVE	LONG	3	STD	3	\$84,600	5	\$1,305,000↑	\$506.40	2577	1920/ASR	6,753/0.155	N	2	08/12/24	21/21
7	PW24104084	S	807 Daisy AVE	LONG	4	STD	4	\$79,356		\$989,900	\$278.22	3558	1921/ASR	7,565/0.1737	N	0	08/15/24	49/49
8	CV24117488	S	2972 Pacific AVE #A	LONG	5	STD	4	\$76,800		\$1,320,000↑	\$328.36	4020	1953/ASR	6,579/0.151	N	4	08/12/24	9/9
9	24403303	S	2073 Locust AVE #A	LONG	5	STD	8		6	\$1,745,000↑	\$293.08	5954	1930	7,486/0.1719		5	08/15/24	59/59
10	24391473	S	751 Cerritos AVE	LONG	4	STD	10		7	\$2,349,000	\$338.57	6938	1987	7,338/0.1685			08/16/24	37/37

Closed •

List / Sold:

207 Park Ave • Long Beach 90803

2 units • \$999,500/unit • 2,936 sqft • 2,974 sqft lot • \$648.84/sqft • Built in 1936

2nd Street and Park Ave. across from Philz Coffee

\$1,999,000/\$1,905,000 ↓

223 days on the market

Listing ID: 24343391



Beautifully updated duplex in the prestigious Belmont Shore neighborhood. This duplex has a 3 bedroom 2 bath that has approximately 1750 sq.feet of living space and a 2 bedroom , one bath unit that is around 1150 sq.feet. Both units have been updated by the prior owner. The property has an interior stair case that you can close off or move between each unit. There is a 3 car garage with two additional spots behind it. There is copper plumbing, newer electrical, newer roof waterproof coating , vinyl fence around the front of the property and a newer 3 ton a/c unit. The interiors have hardwood floors, crown moldings, updated kitchens and bathrooms and newer appliances. The units include the furnishings that are there. A roof top deck is included to enjoy the beauty of the area. The property is just off second street near the shops, dining and parks.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$2,239,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02022092
- 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	3	2		Furnished	\$0	\$0	\$4,500
2:	1	2	1		Furnished	\$0	\$0	\$3,000
3:								
4:								
5:								

6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
 - Los Angeles County
 - Parcel # 7256021010

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Turnkey Duplex 3617 & 3619 Cherry Avenue – Located in Historical California Heights!! This property has been completely remodeled & upgraded, see pictures and supplements for remodel building plans. (1) 2 Bedroom, 1 Bath unit and (1) 1 Bedroom, 1 Bat unit. The units feature upgraded kitchens and bathrooms, wood flooring, recessed lighting, double pane windows, concrete patio & parking areas, new roof, and more. Each unit has its own patio area and garage. Detached garage structure also includes laundry room. Seller has not increased rents in years... substantial potential to increase income. Close to transportation, numerous nearby employment opportunities, and amenities such as, shopping centers, dining hot spots, breweries, parks, golf courses, schools, and transportation . There is also the potential for converting the rear garage into an ADU to further maximize the property's full income potential.

Facts & Features

- Sold On 08/15/2024
 - Original List Price of \$990,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Heating: Natural Gas
 - \$465 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Community, Individual Room, See Remarks
 - Cap Rate: 2.85
 - \$42900 Gross Scheduled Income
 - \$28200 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Range, Microwave
 - Other Interior Features: Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Sprinklers In Front
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,700
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02004333
 - Gardener:
 - Licenses:
- Insurance: \$1,800
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,090	\$2,090	\$3,000
2:	1	1	1	1	Unfurnished	\$1,485	\$1,485	\$2,250

Of Units With:

- Separate Electric: 2
- Drapes:

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

- Patio:
- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7147009011

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Closed • Duplex

1861 Orange Ave • Long Beach 90806

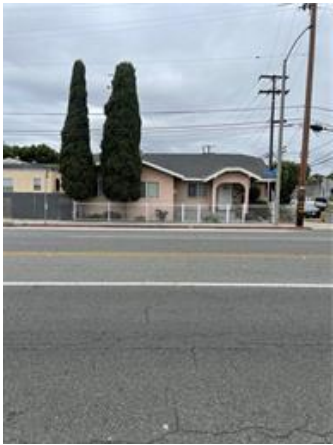
2 units • \$362,500/unit • 1,897 sqft • 2,358 sqft lot • \$390.09/sqft • Built in 1923

Take 110 S, exit Harry Bridges, turn right on East Anaheim Street, turn left onto mAnaheim Ave, 0.6 miles the destination is on your left.

List / Sold: \$725,000/\$740,000 ↓

98 days on the market

Listing ID: SB24065178



Welcome to an exceptional opportunity in Long Beach, California—an enticing duplex primed for both novice investors, owners that would like to also occupy their income property, and seasoned professionals seeking to expand their income property portfolios. With both units this property guarantees financial stability. Its strategic positioning near the beach, major freeways, Long Beach City College, and thriving commercial districts ensures unmatched convenience and desirability for potential renters. Whether you're stepping into real estate investment or adding to your portfolio, this duplex embodies the perfect synergy of your choice of tenant and a sought-after location. It promises an excellent entry point or expansion opportunity in Long Beach's flourishing real estate landscape.

Facts & Features

- Sold On 08/11/2024
 - Original List Price of \$799,000
 - 1 Buildings
 - 0 Total parking spaces
 - \$683 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01917184
 - 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	3	1	0	Unfurnished	\$0	\$0	\$3,100
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 7 - North Long Beach area
 - Los Angeles County
 - Parcel # 7210032038

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Closed

• Duplex

1915 E 64th St • Long Beach 90805

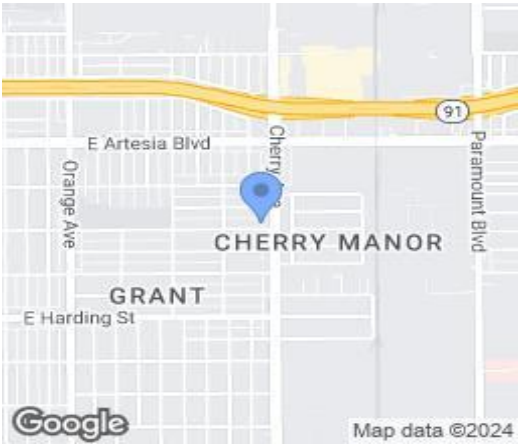
2 units • \$449,400/unit • 1,421 sqft • 5,287 sqft lot • \$633.36/sqft • Built in 1927

710 Frwy to Del Amo Blvd, east to Cherry Ave., north to 64th St.

List / Sold: \$898,800/\$900,000

67 days on the market

Listing ID: RS24099099



TWO HOUSES ON ONE LOT. *** TWO Separate Houses, Patios, Yards, Secure Off-Street Parking, Laundry Facilities, and Gas & Electric Meters ***** This beautifully maintained Duplex exudes with the charm of a vintage English Tudor estate. ***** The FRONT 2-bedroom, 1-bath home has wonderfully preserved its architectural integrity while integrating the modern conveniences of an upgraded central air & heating system, electric service panel, wiring, plumbing, bathroom, inside laundry facilities with washer & dryer, and kitchen with new appliances. The private covered patio area and backyard are ideal for pets, children, enjoying an evening glass of wine with loved ones, and entertaining guests. The detached 2-car garage provides ample off-street parking. ***** The REAR home is a secluded 1-bedroom, 1-bathroom residence with its own separate entrance, front patio area, fenced backyard and gated parking space. It proudly boasts upgraded windows, wall furnace & air conditioner, electric panel, plumbing, tankless water heater, flooring, bathroom, kitchen with new appliances, and a separate laundry room with a new stackable washer/dryer. ***** Both detached residences have separate gas and electric meters with one a shared water meter. ***** This is a rare turn-key property and a great opportunity for a Buyer looking for great home ready to move into and a separate rental income residence to help offset the costs of ownership.

Facts & Features

- Sold On 08/16/2024
 - Original List Price of \$950,000
 - 2 Buildings
 - 3 Total parking spaces
 - Cooling: Central Air
 - Heating: Central, Natural Gas
 - \$466 (Assessor)
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01869619
 - 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	2		\$0	\$0	
2:	1	1	1	0		\$0	\$0	

Of Units With:

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

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

Additional Information

- Trust sale
- Rent Controlled

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7114019046

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Closed • Duplex

List / Sold: **\$700,000/\$785,000** ↑

1022 Walnut Ave • Long Beach 90813

30 days on the market

2 units • **\$350,000/unit** • **2,310 sqft** • **6,086 sqft lot** • **\$339.83/sqft** •
Built in 1948

Listing ID: RS24091637

heading west on 10th street. turn right on walnut.



Calling all INVESTORS and EXPERIENCED LANDLORDS to this 2 units gem in Long Beach. The units' living quarters are detached and occupied by long-term tenants and they would love to stay. Each unit has three bedrooms, 2 baths, and a two-car garage. The real highlights of these units lie in their potential rental incomes once they are refurbished. Both units need updating. SOLD-AS-IS, WHERE-IS. Bring your imagination. 5-minute drive to the beach and is close to shopping centers and schools. DO NOT DISTURB THE TENANTS. BUYER TO TAKE OVER BOTH TENANTS AT THE CLOSE OF ESCROW.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$700,000
- 2 Buildings
- 2 Total parking spaces
- \$558 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01434210
- 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	3	2	2	Unfurnished	\$2,000	\$2,000	\$3,500
2:	1	3	2	2	Unfurnished	\$1,900	\$1,900	\$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
- 9 - Poly High area

- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 7267011006

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CUSTOMER FULL: Residential Income LISTING ID: RS24091637

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Closed • Triplex

List / Sold:

\$1,300,000/\$1,305,000 ↑

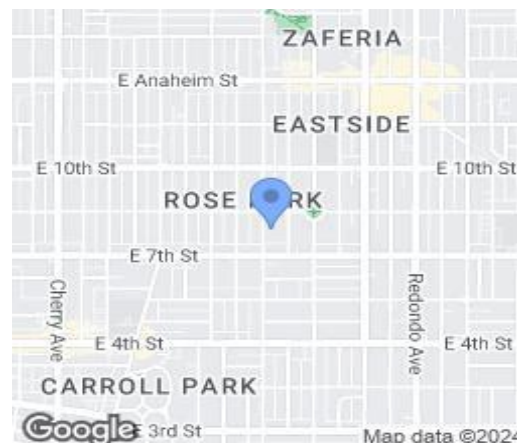
760 Temple Ave • Long Beach 90804

21 days on the market

3 units • \$433,333/unit • 2,577 sqft • 6,753 sqft lot • \$506.40/sqft •
Built in 1920

Listing ID: OC24138958

PCH to East 7th st. to Temple Ave.



Facts & Features

- Sold On 08/12/2024
- Original List Price of \$1,300,000
- 3 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$719 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside
- Cap Rate: 4.8
- \$84600 Gross Scheduled Income
- \$63100 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Cooktop, Refrigerator, Tankless Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$50
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1					\$2,950
2:	1	2	1					\$2,200
3:	1	1	1	2				\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7258017006

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC24138958

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Closed

• Quadruplex

807 Daisy Ave • Long Beach 90813

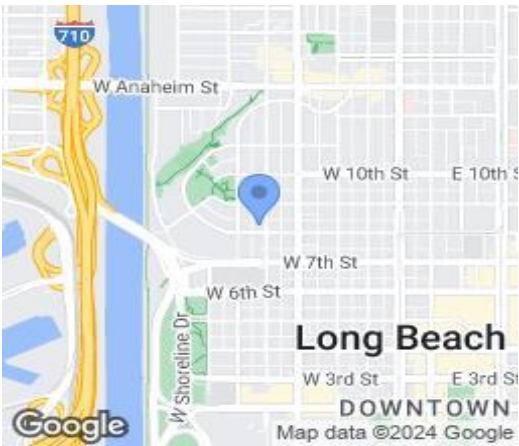
4 units • \$247,475/unit • 3,558 sqft • 7,565 sqft lot • \$278.22/sqft • Built in 1921

Daisy & W. 7th St.

List / Sold: \$989,900/\$989,900

49 days on the market

Listing ID: PW24104084



Quadplex property with 3 separate buildings. Front unit is a detached 3 bedroom 2 bath, middle building is two units, a 1 bedroom 1 bath and a studio unit and the back unit is a detached 4 bedroom 2 bath. Newer exterior paint. Property will not be delivered vacant, tenants are current. Don't miss your opportunity to add this quadplex to your portfolio.

Facts & Features

- Sold On 08/15/2024
 - Original List Price of \$989,900
 - 3 Buildings
 - 0 Total parking spaces
 - \$932 (Estimated)
 - SellerConsiderConcessionYN:
- \$79356 Gross Scheduled Income
 - \$59496 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: \$19,860
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00931171
 - Gardener:
 - Licenses:
- Insurance: \$5,350
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,880
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,200	\$2,200	\$3,200
2:	1	3	2	0	Unfurnished	\$1,920	\$1,920	\$2,800
3:	1	1	1	0	Unfurnished	\$1,408	\$1,408	\$1,800
4:	1	0	1	0	Unfurnished	\$1,475	\$1,475	\$1,500

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
 - Buyer Agency Compensation: 2.5%
- 4 - Downtown Area, Alamitos Beach area
 - Los Angeles County

• Parcel # 7271022042

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income **LISTING ID:** PW24104084

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Closed • **Quadruplex**

List / Sold:

\$1,275,000/\$1,320,000 ↑

2972 Pacific Ave # A • Long Beach 90806

9 days on the market

4 units • \$318,750/unit • 4,020 sqft • 6,579 sqft lot • \$328.36/sqft • Built in 1953

Listing ID: CV24117488

Spring St and Pacific Ave



Fantastic Fourplex in Highly Desirable Wrigley Heights! Centrally located in Long Beach, just minutes from downtown, the Blue Line station, and major freeways (710, 110, 405 & 605), this property offers tremendous appeal. Nestled near the tree-filled Veterans Park, this charming four-unit complex features spacious 2-bedroom, 1-bath units, each over 1,000 sq. ft., set on a 6,495 sq. ft. lot. Each unit is separately metered for gas and electricity, providing convenience. The property includes four detached garages for tenant parking and a dedicated laundry room off secure courtyard. This is a prime investment opportunity in a sought-after location with attractive rental potential.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$949 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, Dryer Included, Washer Included
- \$76800 Gross Scheduled Income
- \$60232 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen

Exterior

- Lot Features: Level, Near Public Transit, Park Nearby
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,568
- Electric: \$365.00
- Gas:
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,975
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,625
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,595	\$1,595	\$2,200
2:	1	2	1	1	Unfurnished	\$1,595	\$1,595	\$2,200
3:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,200
4:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,200

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7206005003

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

\$1,729,000/\$1,745,000 ↑

2073 Locust Ave # A • Long Beach 90806

59 days on the market

8 units • \$216,125/unit • 5,954 sqft • 7,486 sqft lot • \$293.08/sqft • Built in 1930

Listing ID: 24403303

8 Units in the Wrigley area of Long Beach.



PRICED TO SELL. 9.9 GRM AND 6.4% CAP with upside to a 7.1% CAP. 8 units in Long Beach subject to AB 1482 rent control - maximum annual increase of 5% + CPI. Only \$290/SF. Located in the quiet residential Wrigley area, the property is professionally managed and well-maintained. Onsite laundry room. There are 5 garages in the rear, each could rent for as much as \$125/garage. The Electrical Main Panel is 200 AMPS (Siemens) and the Subpanels are 50 AMPS (Siemens) - Buyer to verify. The seller spent over \$175K at the time of purchase on new exterior paint, landscaping, and interior updates to units including new kitchen countertops, vinyl flooring and paint. Email Listing Agent for more info including a Rent Roll and actual expenses.

Facts & Features

- Sold On 08/15/2024
- Original List Price of \$1,729,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 6.4
- \$116000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$58,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- 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:	4	1	1		Unfurnished	\$1,650	\$1,695	\$1,695
2:	4	2	1		Unfurnished	\$1,950	\$1,995	\$1,995

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%

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7209018010

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 •

List / Sold:

\$2,349,000/\$2,349,000

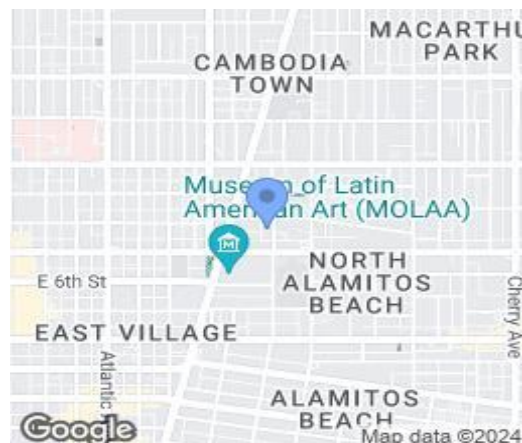
37 days on the market

Listing ID: 24391473

751 Cerritos Ave • Long Beach 90813

**10 units • \$234,900/unit • 6,938 sqft • 7,338 sqft lot • \$338.57/sqft •
Built in 1987**

10 units in Alamitos Beach, Long Beach.



PRICED TO SELL. 9X GRM and a 6.5% CAP on actual rents with upside to a 7.1% CAP. 10 units in Alamitos Beach in Long Beach subject to AB 1482 rent control - maximum annual increase of 5% + CPI. Built in 1987, the property is professionally managed and well maintained. There are 14 onsite parking spaces - 1 for each unit plus 4 for rent. The 2nd floor units feature tall, vaulted ceilings and some have partial ocean views. The Property has an onsite laundry room. All units were updated from 2017-2019. The subpanels are 50 AMPS and the main panel is 200 AMPS. Plumbing is copper - Buyer to verify. Priced at only \$340/SF. EMAIL LISTING AGENT FOR MORE INFO INCLUDING A RENT ROLL AND ACTUAL EXPENSES.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$2,349,000
- 1 Buildings
- Levels: Multi/Split
- 14 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 6.5
- \$204000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$78,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- 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:	2	1	1		Unfurnished	\$1,850	\$1,895	\$1,850
2:	8	2	2		Unfurnished	\$2,450	\$2,495	\$2,450

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%

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7266004043

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