

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	QC24145062	S	4124 E 5th ST	LONG	2	STD	2	\$0		\$1,575,000↓	\$554.77	2839	1918/ASR	6,782/0.1557	N	4	08/28/24	6/6
2	24399321	S	1184 E 9th ST	LONG	4	STD	2			\$780,000↑	\$650.00	1200	1923	2,030/0.0466	N		08/28/24	48/48
3	QC24087142	S	175 E Pleasant ST	LONG	7	STD	2	\$60,000		\$840,000↓	\$765.72	1097	1932/ASR	4,035/0.0926	N	0	08/27/24	29/29
4	WS24140395	S	1059 Saint Louis AVE	LONG	2	STD	3	\$7,626		\$1,065,000↑	\$418.63	2544	1918/ASR	5,822/0.1337	N	3	08/27/24	7/7
5	PW24089830	S	930 E 11th ST	LONG	4	STD	4	\$73,860		\$999,975	\$338.74	2952	1923/ASR	3,162/0.0726	N	0	08/30/24	61/61
6	RS24129927	S	1935 San Francisco AVE	LONG	7	STD	4	\$97,500		\$1,050,000↑	\$317.60	3306	1924/ASR	6,821/0.1566	N	0	08/29/24	7/7
7	PW24113361	S	325 N Colorado PL	LONG	2	STD	7	\$144,024		\$2,040,000↑	\$281.77	7240	1963/ASR	6,228/0.143	N	4	08/29/24	26/26
8	PW24115206	S	5261 E The Toledo	LONG	1	STD	8	\$221,640	5	\$3,300,000	\$738.59	4468	1943/ASR	5,304/0.1218	N	2	08/27/24	21/21
9	PW24135301	S	2930 E 5th ST	LONG	699	STD	8	\$251,280		\$3,225,000↓	\$481.20	6702	1963/ASR	6,534/0.15	N	4	08/28/24	49/163
10	PW24076657	S	532 Nebraska AVE	LONG	4	STD	14	\$265,680		\$2,630,000↓	\$472.60	5565	1984/ASR	6,745/0.1548	N	0	08/27/24	125/125

Closed • Duplex

List / Sold:

\$1,599,000/\$1,575,000 ↓

6 days on the market

Listing ID: OC24145062

4124 E 5th St • Long Beach 90814

2 units • \$799,500/unit • 2,839 sqft • 6,782 sqft lot • \$554.77/sqft • Built in 1918

Ximeno Avenue to 5th Street



Nestled in the heart of the Belmont Heights Historic District, this captivating duplex sits on an oversized 6,782 sq. ft. park-like lot, surrounded by lush landscaping and brimming with architectural charm. This unique 1918 Craftsman Bungalow, updated and meticulously maintained, exudes character. The owner's unit, located at the front of the property, is approximately 1,831 sq. ft. and features 2 bedrooms and 2 baths. Beautiful hardwood flooring runs throughout the home. The expansive living room boasts three sets of French doors, leading to a private veranda perfect for entertaining. The formal dining room, complete with French doors, a built-in bar, exquisite cabinetry, and a lattice ceiling, adds a touch of elegance. The oversized eat-in kitchen is adorned with quaint period touches, including built-in cabinetry, a tiled center island, and a historic bay window. The large master bedroom offers ample storage and abundant natural light. The master bath has been fully remodeled with a walk-in shower, tub, new cabinetry, luxury vinyl flooring, and Corastone countertops. The secondary bath retains its 1918 charm with original tile and clean lines. Additional conveniences include a private indoor laundry room, air conditioning, and ample parking. A long shared driveway leads to the back of the bungalow, where each unit has a two-car garage and enough parking for three or more cars in the driveway. Above the garage is the BACK HOUSE, built in 1992 offering 1,008 sq. ft. of living space with soaring ceilings and abundant natural light. This one-bedroom, one-bathroom house features a large living room, dining area, and open-concept kitchen. The spacious master bedroom includes a large walk-in closet and updated bath and private deck. The back house also has a private outdoor space, separate laundry room, and storage room. Both units are equipped with newer electrical panels and hot water heaters. They have separate utilities and beautifully maintained spaces. This is a rare offering for two units on a lot, with endless possibilities for an owner occupier or savvy investor. Belmont Heights is truly a fun place to live, especially to be a part of the historic district, a step back in time. Close to eateries and shopping on 4th Street, Belmont Shore, Colorado Lagoon and all 2nd and PCH has to offer.

Facts & Features

- Sold On 08/28/2024
- Original List Price of \$1,599,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$539 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Individual Room, Inside, Stackable
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Entry, Family Room, Great Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom, Walk-In Closet
- Floor: Laminate, Tile, Wood
- Appliances: Convection Oven, Dishwasher, Electric Oven, Free-Standing Range, Disposal, Gas Oven, Gas Cooktop, Microwave, Refrigerator, Water Line to Refrigerator
- Other Interior Features: Balcony, Block Walls, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Ceramic Counters, Crown Molding, High Ceilings, In-Law Floorplan, Living Room Deck Attached, Recessed Lighting

Exterior

- Lot Features: Front Yard, Landscaped, Lot 6500-9999, Level, Sprinkler System, Sprinklers In Front, Sprinklers In Rear
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$5,917
- Electric: \$2,100.00
- Gas: \$216
- Furniture Replacement:
- Trash: \$540
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,825
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$276
- 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	\$4,000
2:	1	1	1	2	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7255019014

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 •

List / Sold: **\$750,000/\$780,000** ↑

1184 E 9th St • Long Beach 90813

48 days on the market

**2 units • \$375,000/unit • 1,200 sqft • 2,030 sqft lot • \$650.00/sqft •
Built in 1923**

Listing ID: 24399321

On corner of Orange Avenue and 9th Street.



Charming Spanish style duplex in the Craftsman Village Historic District of Long Beach. Pride of Ownership Building! Great investment! Live in one and rent the other! Move in-ready. Newly updated with luxury vinyl flooring, light fixtures and designer paint. Each unit includes a kitchen with new appliances and laundry hook-ups, a living room, bedroom, bathroom, and small outdoor area. There are separate hot water heaters, electric and gas meters. Please note, street parking only (no garage). Next door to the Craftsman Village Park. Only blocks away from everything the dynamic community of the 4th Street Corridor and the Arts District has to offer.

Facts & Features

- Sold On 08/28/2024
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- \$39600 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$10,266
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,166
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$3,600	\$0	\$43,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7267023018

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CUSTOMER FULL: Residential Income LISTING ID: 24399321

Printed: 09/01/2024 7:47:20 AM

Closed • Duplex

List / Sold: **\$850,000/\$840,000** ↓

175 E Pleasant St • Long Beach 90805

29 days on the market

**2 units • \$425,000/unit • 1,097 sqft • 4,035 sqft lot • \$765.72/sqft •
Built in 1932**

Listing ID: OC24087142

Take 710 exit East on Del Amy Blvd. Proceed South on Long Beach Blvd, Then East on Pleasant St. Property is on the left side of street.



Incredible TURN-KEY Duplex INVESTMENT OPPORTUNITY WITH DETACHED ADU - This charming remodeled Vintage Bungalow property offers a FULLY RENOVATED main house with a 2 bedroom, 1 bath floor plan. Quality updates include laminate flooring, fresh interior & exterior paint, updated interior doors & baseboards, added recessed lighting, inside laundry with included stackable washer/dryer, dining nook with lots of natural light, and a modern kitchen featuring updated white shaker cabinetry, attractive butcher block countertops, added wall shelving, stainless steel appliances with new dishwasher, and a large-basin stainless steel sink with pull-down faucet. Primary bedroom sits at the back of the main house and features a big walk-in closet area. Spacious secondary guest room is at the front of the home and includes a closet area, built in drawers and storage. Both bedrooms benefit from overhead cooling fans and share a fully remodeled bath with updated sink & vanity, quartz countertop, modern fixtures & lighting, oversized mirrored medicine cabinet, and step-in frameless glass shower with updated fixtures and stunning designer tile. Other features include new Daikon mini-split AC/heating system, new radiant barrier plywood & R-38 blown-in insulation, new 25-year hot-mop roofing with updated 2.5" roof insulation on both the main house and ADU, and all new dual-pane low-E windows throughout. Also includes a private gated back yard with artificial turf, updated landscaping, large enclosed front yard with artificial turf and new wooden privacy fencing with locking gate, a long 2 car private driveway for additional off-street parking and solid block wall fencing between neighbors. Fully Renovated ADU is a separate structure with private access, beautiful yard with fenced vegetable garden, New Kitchenette with white shaker cabinets, stainless sink, Quartz Counter, newer oven & refrigerator, Wood-look neutral colored tile flooring in kitchen and main living area, and vinyl in bedroom. Off back door of ADU is a convenient private laundry closet with newer stack washer & dryer. Bixby Knolls adjacent location means close to shopping, restaurants, parks, SoCal Beaches and Virginia Country Club. No HOA, low tax rate and move-in ready!

Facts & Features

- Sold On 08/27/2024
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Electric, ENERGY STAR Qualified Equipment, See Remarks, Wall/Window Unit(s)
- Heating: Electric, ENERGY STAR Qualified Equipment, High Efficiency, See Remarks
- \$351 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Stackable
- \$60000 Gross Scheduled Income
- \$57144 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Galley Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Walk-In Closet
- Floor: Laminate, Stone, Tile, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Quartz Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Lawn, Yard
- Fencing: Block, Good Condition, Wood
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$2,856
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01144139
- Gardener:
- Licenses:
- Insurance: \$1,056
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,100
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7133003017

Michael Lembeck

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

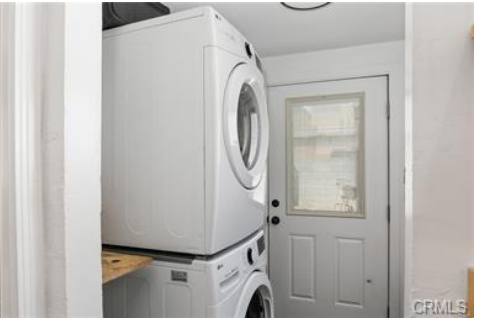
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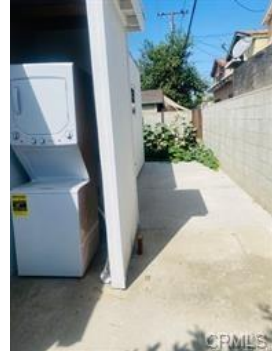
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC24087142

Printed: 09/01/2024 7:47:21 AM



Discover this exceptional triplex, a fantastic investment opportunity located in the heart of Long Beach. This property features three individual single-family homes, each offering modern comforts and ample living space. Ideal for investors or those seeking multi-generational living arrangements. 4 Car attached garaged with roll up doors with ample guest parking. All units come well insulated with dual pane windows, copper plumbing, recess lighting throughout. Not to mention the conviences of this location, walk to grocery stores, restaurants, parks et Front home: 2bedroom 1bath 716sq Middle Home: 3bedrooms 2baths 1026sq Last home: 2bedroom 1bath 802sq

Facts & Features

- Sold On 08/27/2024
 - Original List Price of \$995,000
 - 3 Buildings
 - 3 Total parking spaces
 - Heating: Wall Furnace
 - \$710 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: See Remarks
 - \$7626 Gross Scheduled Income
 - \$7531 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Floor: Wood
- Appliances: Gas Oven, Gas Range, Gas Cooktop, Water Heater
 - Other Interior Features: Copper Plumbing Full, Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02184903
 - 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			\$2,278		
2:	1	3	2			\$3,055		
3:	1	2	1			\$2,293		

Of Units With:

- Separate Electric: 3
 - Gas Meters: 3
- Drapes:
 - Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7262008006

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Closed

• Quadruplex

930 E 11th St • Long Beach 90813

4 units • \$249,994/unit • 2,952 sqft • 3,162 sqft lot • \$338.74/sqft • Built in 1923

South of Anaheim, North of 7th and West of Alamitos Ave.

List / Sold: \$999,975/\$999,975

61 days on the market

Listing ID: PW24089830



Discover an exceptional investment opportunity within this meticulously renovated quadruplex, boasting a generous 2,952 square feet of living space priced at a competitive \$338 per square foot. Built in 1923, this property seamlessly merges historic charm with contemporary upgrades, offering a blend of character and functionality. This four-plex presents four expansive one-bedroom units, thoughtfully designed to easily convert into two-bedroom layouts, providing versatility to accommodate varying tenant needs. Each unit is a testament to quality craftsmanship and modern convenience, featuring recent enhancements including new windows, stucco, paint, as well as essential plumbing and electrical upgrades. With an impressive annual income of \$71,280 this property promises a lucrative return on investment. Furthermore, the option to utilize one unit immediately or rent it out adds to its appeal, ensuring flexibility for both investors and owner-occupiers. Convenience extends beyond the interiors, with the inclusion of four dedicated parking spaces, alleviating any concerns regarding parking availability. Whether you're an astute investor seeking a profitable venture or a homeowner looking to capitalize on rental income, this quadruplex offers an enticing proposition.

Facts & Features

- Sold On 08/30/2024
 - Original List Price of \$999,975
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - \$771 (Estimated)
 - SellerConsiderConcessionYN:
- \$73860 Gross Scheduled Income
 - \$49896 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,384
 - Electric: \$92.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$675
 - Cable TV: 02163228
 - Gardener:
 - Licenses:
- Insurance: \$2,995
 - Maintenance: \$1,600
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,335
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	50	Unfurnished	\$1,495	\$1,495	\$1,650
2:	1	1	1	45	Unfurnished	\$0	\$1,495	\$1,650
3:	1	1	1	0	Unfurnished	\$1,360	\$1,360	\$1,650

4: 1 1 1 0 Unfurnished \$0 \$1,495 \$1,650

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%
- 4 - Downtown Area, Alamitos Beach area
 - Los Angeles County
 - Parcel # 7274010018

Michael Lembeck

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GREAT INVESTMENT PROPERTY in a high-demand rental market of Long Beach. This 4-Unit property is a rare find with stable rental income from long-term tenants. Recent renovations and updates throughout including brand new roof that costs \$38,500 & paint. Large grassy front yard and lots of parking spaces behind the building on a newly paved area behind the property (owned by city). #A 2 beds/1 bath, #B 1 bed/1 bath/small den, #C 1 bed/1 bath #D 4 beds/2 bath/1-car garage & storage unit off living room that can be used as a 5th bedroom with its own 1/2 bath. Located in desirable neighborhood with strong rental demand and close proximity to schools, parks, freeway 710, shopping, and public transportation. Tenant Occupied. Do not disturb tenants. Drive by only.

Facts & Features

- Sold On 08/29/2024
 - Original List Price of \$999,000
 - 1 Buildings
 - 0 Total parking spaces
 - \$883 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: See Remarks
 - \$97500 Gross Scheduled Income
 - \$77700 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: \$4,450
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01720041
 - Gardener:
 - Licenses: 265
- Insurance: \$1,519
 - Maintenance: \$1,450
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense: \$2,119
 - Other Expense Description: 7165

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,963	\$1,963	\$2,132
2:	1	1	1	0	Unfurnished	\$1,732	\$1,732	\$1,734
3:	1	1	1	0	Unfurnished	\$1,450	\$1,450	\$1,734
4:	1	4	2	1	Unfurnished	\$2,980	\$2,980	\$2,988

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%

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7202028014

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CUSTOMER FULL: Residential Income LISTING ID: RS24129927

Printed: 09/01/2024 7:47:22 AM

Closed • Apartment

List / Sold:

\$1,999,000/\$2,040,000 ↑

26 days on the market

Listing ID: PW24113361

325 N Colorado Pl • Long Beach 90814

7 units • **\$285,571/unit** • **7,240 sqft** • **6,228 sqft lot** • **\$281.77/sqft** •
Built in 1963

Temple Ave. & E. 3rd St.



325 N. Colorado Place is a 7 unit building located right in the heart of beautiful Bluff Heights. This two level property is comprised of (1) 3BD/1BA unit and (6) 2BD/1BA units. There is a community laundry room and 4 attached garages facing the front of the property. This location has a walk score of 96 and is located close to entertainment, shopping, and dining of all kinds.

Facts & Features

- Sold On 08/29/2024
- Original List Price of \$1,999,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,519 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$144024 Gross Scheduled Income
- \$112867 Net Operating Income
- 8 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Carpet
- Appliances: Electric Range, Refrigerator

Exterior

- Lot Features: Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,647
- Electric: \$463.00
- Gas: \$1,443
- Furniture Replacement:
- Trash: \$2,700
- Cable TV: 00824995
- Gardener:
- Licenses: 735
- Insurance: \$6,145
- Maintenance:
- Workman's Comp:
- Professional Management: 11505
- Water/Sewer: \$2,085
- Other Expense: \$104
- Other Expense Description: Fire ext

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1	3	Unfurnished	\$9,800	\$9,800	\$13,875
2:	1	3	1	1	Unfurnished	\$2,445	\$2,445	\$2,795

Of Units With:

- Separate Electric: 8
- Gas Meters: 1
- Water Meters: 1
- Carpet: 7
- Dishwasher: 1
- Disposal: 7
- Drapes:
- Patio:
- Ranges: 7
- Refrigerator: 6
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7263026020

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Closed • **Apartment**

List / Sold:

\$3,300,000/\$3,300,000

21 days on the market

Listing ID: PW24115206

5261 E The Toledo • **Long Beach 90803**

8 units • **\$412,500/unit** • **4,468 sqft** • **5,304 sqft lot** • **\$738.59/sqft** •
Built in 1943

The Toledo & Covina Ave.



Introducing "The Toledo", an 8-unit, apartment building in the heart of Belmont Shore. This immaculate building features 4 spacious units in the front- 2 of which have front patios, and the remaining 4 units located in the back. The property also includes a two-car garage that presents an excellent opportunity for an ADU conversion. The common areas have been well-maintained, offering a pleasant environment for all tenants. This meticulously maintained 8-unit property offers a unique blend of coastal living and urban convenience, making it a highly desirable location for tenants. Nestled in the vibrant Belmont Shore neighborhood, this property is just a short stroll away from the beach, popular dining spots, boutique shops, and recreational activities. Enjoy the best of Long Beach living with easy access to the bustling 2nd Street and the serene coastline. Don't miss out on this rare opportunity to own this gem in one of Long Beach's best neighborhoods.

Facts & Features

- Sold On 08/27/2024
- Original List Price of \$3,300,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$1,418 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, Inside
- Cap Rate: 5
- \$221640 Gross Scheduled Income
- \$163976 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$53,231
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,450
- Cable TV: 01949279
- Gardener:
- Licenses: 381
- Insurance: \$3,500
- Maintenance: \$4,800
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,550
- Other Expense: \$300
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$2,450	\$2,450	\$2,650
2:	1	1	1	0	Unfurnished	\$2,450	\$2,450	\$2,650
3:	1	1	1	0	Unfurnished	\$2,365	\$2,365	\$2,600
4:	1	1	1	0	Unfurnished	\$2,530	\$2,530	\$2,600
5:	1	1	1	0	Unfurnished	\$2,075	\$2,075	\$2,500
6:	1	1	1	0	Unfurnished	\$0	\$0	\$2,500
7:	1	1	1	0	Unfurnished	\$2,175	\$2,175	\$2,500
8:	1	1	1	0	Unfurnished	\$1,875	\$1,875	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7249013019

Michael Lembeck

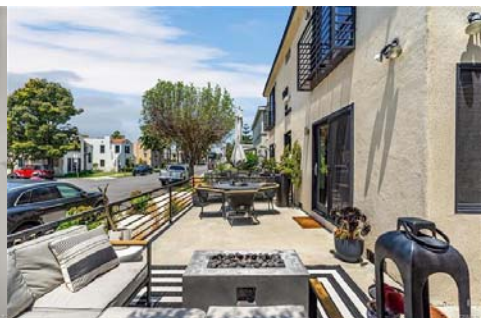
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

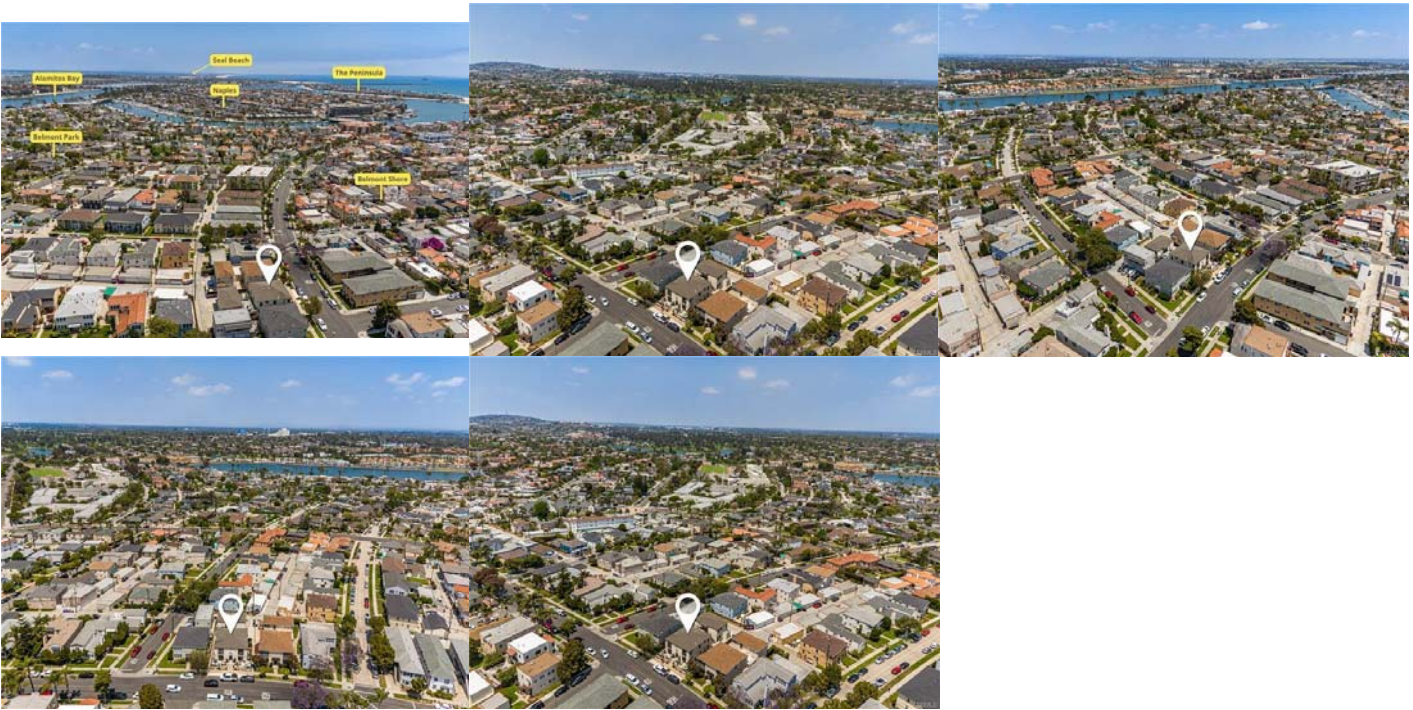
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24115206

Printed: 09/01/2024 7:47:22 AM

Closed • Apartment

List / Sold:

\$3,450,000/\$3,225,000 ↓

49 days on the market

Listing ID: PW24135301

2930 E 5th St • Long Beach 90814

**8 units • \$431,250/unit • 6,702 sqft • 6,534 sqft lot • \$481.20/sqft •
Built in 1963**

5th St & Redondo Ave



We are pleased to present an eight unit multifamily asset located at 2930 E 5th Street in Long Beach, California. Built in 1963, the subject property consists of 6,702 rentable square feet spread throughout a 0.15 acre lot. The building consists of seven 2-Bedroom / 1- Bathroom units and one 3- Bedroom/ 2-Bathroom unit . Owners enjoy the high demand for rentals in a coastal city of Southern California. Located just off the retro row corridor of 4th street, 2930 E 5th is considered a "walker's paradise" with a "walk score" of 91, ideal for tenants who can easily get to restaurants, shopping, entertainment, and schools by foot. Tenants are also easily able to commute to large employment centers like Downtown Long Beach and CSULB, both just a few miles away. In addition, all of the eight units have been extensively renovated, including, but not limited to, new flooring, new cabinets, new fixtures, new electrical subpanels, and new paint. Those units are achieving top of market rents, demonstrating the viability of this asset in a prime Belmont Heights location. The city of Long Beach continues to progress forward and is currently experiencing major redevelopment. The Long Beach port is undergoing \$4.4 billion in future redevelopment that will create 14,000 new and permanent jobs in Southern California. The city is undergoing a building boom with more than \$5 billion in private and public investments in various stages of development. The new \$520 million Long Beach Civic Center development will house a new City Hall, Port of Long Beach headquarters and the Main Library. Long Beach sustains its ability to attract renters due to its strong economy and quality of life. This is an excellent opportunity to acquire a quality asset in a great location with strong current income that will provide a stable return.

Facts & Features

- Sold On 08/28/2024
- Original List Price of \$3,450,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,606 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$251280 Gross Scheduled Income
- \$177281 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Septic Type Unknown, Unknown

Annual Expenses

- Total Operating Expense: \$80,273
- Electric: \$2,424.20
- Gas: \$2,424
- Furniture Replacement:
- Trash: \$2,424
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$5,940
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management: 12234
- Water/Sewer: \$2,424
- Other Expense: \$5,292
- Other Expense Description: Misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	2	1	1	Unfurnished	\$17,445	\$17,445	\$2,538

2:	1	3	2	1	Unfurnished	\$3,495	\$3,495	\$3,595
# Of Units With:								
• Separate Electric: 7 • Gas Meters: 7 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard sale
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 7257008012

Michael Lembeck

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Citivest Realty Services, Inc

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

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Closed • **Apartment**

List / Sold:

\$2,900,000/\$2,630,000 ↓

125 days on the market

Listing ID: PW24076657

532 Nebraska Ave • **Long Beach 90802**

14 units • **\$207,143/unit** • **5,565 sqft** • **6,745 sqft lot** • **\$472.60/sqft** •
Built in 1984

Nebraska Ave & 5th St.



We are pleased to present a 14 unit apartment building located at 532 Nebraska Avenue in Long Beach, California. This is a value-add opportunity in a great location of Alamitos Beach. The subject property is close to 4th Street Retro Row, Downtown Long Beach and 2nd Street in Belmont Shore where there are restaurants, shops, bars, grocery stores and entertainment venues. The subject property consists of 5,565 rentable square feet spread throughout a 6,745 square foot lot. It was built in 1984 and consists of all one bedroom / one bathroom units. The subject property is also separately metered for gas and electricity which helps keep expenses to a minimum. There are a total of 9 parking spaces which are able to generate income as well. Owners enjoy the high demand for rentals in a coastal city of Southern California. Tenants enjoy living close to the ocean breeze and walking distance to shops, restaurants, cafes, entertainment centers and grocery stores. The city of Long Beach continues to progress forward and is currently experiencing major redevelopment. There has been over \$2B invested in real estate transactions and new development projects since 2013. There are 3,997 residential units in the development pipeline. Notable completed projects near the subject property include the Shoreline Gateway at 777 E. Ocean Blvd. which is 35 stories high with 315 residential units and 6,700 sq. ft. of restaurant and retail space, the Ocean View Tower at 200 W. Ocean Blvd has 142 units with 4,100 sq. ft. of commercial space, and Volta on Pine at 635 Pine Ave. has 271 units with 1,302 sq. ft. of retail and commercial space. Currently under construction is the renovation at the Breakers Hotel at 210 E. Ocean Blvd, Broadway Block at 330 & 333 E. Broadway which is 432 units and over 17,793 sq. ft. of retail space, Aster at 250 E. Broadway with 218 units and 7,300 sq. ft. of commercial space, as well as the Broadstone Promenade which is 189 units with ground floor retail space as well.

Facts & Features

- Sold On 08/27/2024
- Original List Price of \$3,300,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$2,221 (Estimated)
- SellerConsiderConcessionYN:
- \$265680 Gross Scheduled Income
- \$169774 Net Operating Income
- 15 electric meters available
- 15 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$87,935
- Electric: \$2,750.00
- Gas: \$2,750
- Furniture Replacement:
- Trash: \$2,750
- Cable TV: 00000001
- Gardener:
- Licenses: 1100
- Insurance: \$9,500
- Maintenance: \$11,900
- Workman's Comp:
- Professional Management: 12885
- Water/Sewer: \$2,750
- Other Expense: \$3,500
- Other Expense Description: Misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	14	1	1	0	Unfurnished	\$22,134	\$21,322	\$26,530

Of Units With:

- Separate Electric: 15
 - Gas Meters: 15
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 4 - Downtown Area, Alamitos Beach area
 - Los Angeles County
 - Parcel # 7266018028

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: PW24076657

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