

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	Spes	Date	DOM/CDOM
1	PW24148606	S	6843 Delta	LONG	7	TRUS	2	\$0		\$760,000 	\$366.80	2072	1947/ASR	5,122/0.1176	N	3	09/06/24	9/9	
2	DW24147828	S	125 W 49th ST	LONG	7	STD	2	\$0		\$937,000 	\$472.28	1984	1944/ASR	8,134/0.1867	N	2	09/03/24	6/6	
3	DW24096231	S	1120 1124 Hellman ST	LONG	4	STD	4	\$137,957		\$1,390,000	\$463.33	3000	1923/ASR	6,969/0.16	N	3	09/03/24	37/37	
4	PW24150467	S	2195 Pasadena Ave.	LONG	9	STD	10	\$220,320	7	\$2,395,000 	\$339.48	7055	1964/ASR	7,310/0.1678	N	7	09/06/24	16/16	

Closed • Duplex

List / Sold: **\$759,900/\$760,000** ↑

6843 Delta • Long Beach 90805

9 days on the market

2 units • **\$379,950/unit** • **2,072 sqft** • **5,122 sqft lot** • **\$366.80/sqft** •
Built in 1947

Listing ID: PW24148606

Off Artesia Blvd & Delta



Discover a fantastic investment opportunity in this duplex, perfect for those looking to add value with their own personal touch. You are welcomed by a charming, gated front yard that leads to the front house, which offers 3 bedrooms and 1 bathroom, featuring a welcoming family room with a cozy fireplace, vaulted and beamed ceilings—adding character and warmth to the space. The back house is situated above the garages and features 2 bedrooms, 1 bathroom, and lots of natural light, ideal for extended family living or rental income. Enjoy the bounty of mature fruit trees and the convenience of a 3-car garage, plus an additional dedicated parking spot. This property is a rare find, perfect for a 1031 exchange. Live in one unit and rent out the other to maximize your investment potential. With some TLC, this duplex can truly shine. Don't miss out on this unique opportunity—bring your tools and imagination!

Facts & Features

- Sold On 09/06/2024
- Original List Price of \$759,900
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: Individual Room, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Main Floor Bedroom
- Floor: Carpet, Tile
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), High Ceilings

Exterior

- Lot Features: Front Yard, Lawn, Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Trust sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7304013015

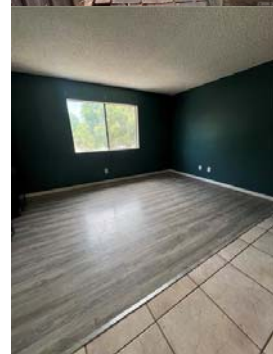
Michael Lembeck

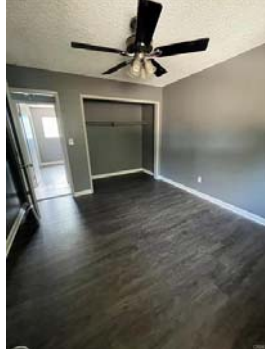
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Citivest Realty Services, Inc

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

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- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7133023011

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Cell Phone: 714-742-3700

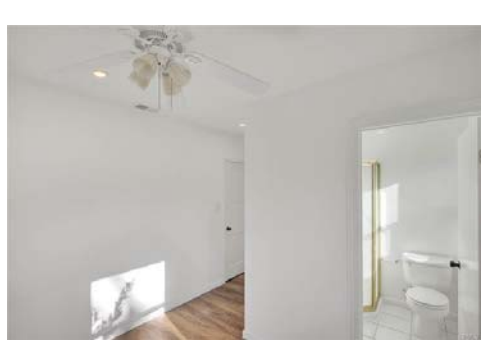
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CUSTOMER FULL: Residential Income

LISTING ID: DW24147828

Printed: 09/08/2024 7:47:51 AM

Closed • **Quadruplex**

List / Sold:

\$1,390,000/\$1,390,000

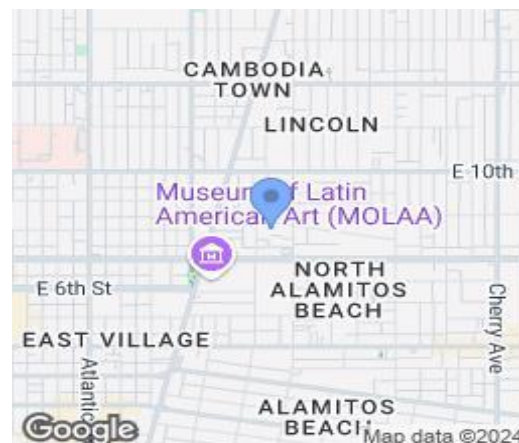
37 days on the market

Listing ID: DW24096231

1120 1124 E Hellman St • Long Beach 90813

4 units • \$347,500/unit • 3,000 sqft • 6,969 sqft lot • \$463.33/sqft • Built in 1923

S Anaheim, N 7th ST



Back on the Market 07/05/2024. California Dreamin' Own a Piece of the Future in Long Beach! This captivating detached fourplex offers a unique opportunity for investors and owner-occupants alike. Nestled in the heart of vibrant Downtown, Long Beach, this California Bungalow property boasts an approx. 3,000 square feet, a fantastic walkable location near the Beach and 3 individual Garages+ The crown jewel is the stunning main house, newly remodel in 2017. This 4-bedroom, 2-bathroom residence offers modern living with a touch of classic California charm. Perfect for an owner-occupant, it provides a comfortable and stylish home base. But that's not all! Three additional units, each with 2 bedrooms and 1 bathroom, create a steady rental income stream. With one unit currently vacant, this property presents an ideal scenario for first-time homebuyers seeking an FHA financing option or a savvy investor looking to expand their portfolio. The cherry on top? This exceptional property resides in an Opportunity Zone, offering potential tax benefits. Don't miss this chance to own a piece of the future in a thriving community! Contact us today to schedule a showing.

Facts & Features

- Sold On 09/03/2024
- Original List Price of \$1,390,000
- 3 Buildings
- Levels: Two
- 5 Total parking spaces
- \$8,506 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- \$137957 Gross Scheduled Income
- \$68429 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,794
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$616
- Cable TV: 01930958
- Gardener:
- Licenses:
- Insurance: \$1,173
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,560
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	1	Unfurnished	\$2,598	\$2,598	\$2,600
3:	1	2	1	1	Unfurnished	\$2,596	\$2,595	\$2,600
4:	1	4	2	1	Unfurnished	\$3,803	\$3,803	\$3,850

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%

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7266003007

Michael Lembeck

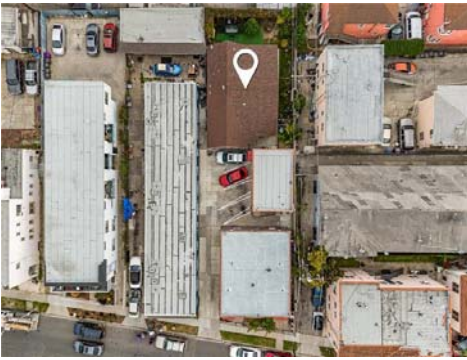
State License #: 01019397
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CUSTOMER FULL: Residential Income LISTING ID: DW24096231

Printed: 09/08/2024 7:47:52 AM

Closed • Apartment

List / Sold:

\$2,275,000/\$2,395,000 ↑

2195 Pasadena Ave. • Long Beach 90806

16 days on the market

10 units • **\$227,500/unit** • **7,055 sqft** • **7,310 sqft lot** • **\$339.48/sqft** •
Built in 1964

Listing ID: PW24150467

Long Beach Blvd. South. Go Left on E. Hill St. Go right on Pasadena Ave. Subject property is on the corner.



2195 Pasadena Ave. is an attractive and well-maintained investment property located in a high demand rental area. Reasons to Consider: -Attractive Mix of 1 Bedroom and 2 Bedroom Units -Substantial Rental Upside -6.5% Cap Rate on Current Rents -7 Individual Garages -Laundry Room & Garden Area

Facts & Features

- Sold On 09/06/2024
- Original List Price of \$2,275,000
- 1 Buildings
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,704 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 6.5
- \$220320 Gross Scheduled Income
- \$146851 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 11 water meters available

Interior

Exterior

- Lot Features: 26-30 Units/Acre, Garden
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$66,860
- Electric: \$2,500.00
- Gas: \$2,000
- Furniture Replacement:
- Trash: \$2,500
- Cable TV: 01211810
- Gardener:
- Licenses:
- Insurance: \$4,233
- Maintenance: \$17,626
- Workman's Comp:
- Professional Management: 6500
- Water/Sewer: \$1,500
- Other Expense: \$1,704
- Other Expense Description: Assemnts

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	3	Unfurnished	\$10,410	\$10,410	\$11,700
2:	4	2	1	4	Unfurnished	\$7,470	\$7,470	\$9,000

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 11
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 9 - Poly High area

- Los Angeles County
- Parcel # 7208028001

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CUSTOMER FULL: Residential Income LISTING ID: PW24150467

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