

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	SB24143520	S	4245 E 14th ST	LONG	7	STD	2	\$66,000		\$1,230,000 	\$467.33	2632	1962/ASR	6,442/0.1479	N	2	09/20/24	27/27
2	PW24131143	S	24 W Louise ST	LONG	7	STD	2	\$0		\$1,300,000	\$341.84	3803	2020/ASR	6,622/0.152	N	4	09/18/24	58/58
3	QC24164302	S	803 Bennett AVE	LONG	3	PRO	4	\$0		\$1,570,000 	\$511.90	3067	1944/ASR	3,953/0.0907	N	4	09/17/24	18/18
4	PW24156626	S	125 W Plymouth ST	LONG	7	STD	4	\$12,000		\$1,050,000 	\$355.69	2952	1955/ASR	5,446/0.125	N	2	09/16/24	11/11
5	PW24150039	S	2161 Pasadena Ave.	LONG	9	STD	4	\$127,260	6	\$1,535,000 	\$374.03	4104	1977/ASR	7,303/0.1677	N	0	09/18/24	18/18
6	PW24103838	S	1534 E 1st ST	LONG	4	STD	5	\$139,920	4	\$2,165,000 	\$458.98	4717	1920/ASR	8,266/0.1898	N	8	09/20/24	96/179
7	QC24010357	S	536 Saint Louis AVE	LONG	3	STD	8	\$210,048	6	\$2,150,000 	\$346.89	6198	1963/ASR	6,098/0.14	N	4	09/20/24	195/195
8	PW24111786	S	1922 Locust AVE	LONG	5	STD	8	\$0		\$1,250,000 	\$264.16	4732	1946/ASR	4,500/0.1033	N	0	09/17/24	10/10
9	24403863	S	6744 Orizaba AVE	LONG	7	STD	9			\$2,410,000 	\$310.17	7770	1973	9,540/0.219		10	09/18/24	97/97

Closed • **Single Family Residence**

List / Sold:

\$1,200,000/\$1,230,000 ↑

4245 E 14th St • Long Beach 90804

27 days on the market

2 units • **\$600,000/unit** • **2,632 sqft** • **6,442 sqft lot** • **\$467.33/sqft** •
Built in 1962

Listing ID: SB24143520

From downtown Long Beach, head northeast on E Broadway, turn left onto Atlantic Ave, merge onto I-710 N, take the Anaheim St exit, turn right onto E Anaheim St, left onto Temple Ave, then right onto E 14th St to reach 4245 E 14th Street.



Welcome to 4245 E 14th St in Long Beach, an exceptional property featuring two individual homes on a massive 6,500 square foot lot, offering a unique blend of flexibility and investment potential. With a total of 5 bedrooms and 3 bathrooms spanning 2,632 square feet, this property is the ideal opportunity to live in one unit while enjoying the rental income of the other unit. Nestled on a quiet, tree-lined street, the front house is a charming 2-bedroom, 1-bathroom residence, currently ready for you to move in or rent out. This home boasts its own private yard, providing a perfect space for relaxation, gardening, or outdoor entertaining. The back house is a spacious 3-bedroom, 2-bathroom home, currently rented, ensuring immediate rental income. This residence also features its own private yard, offering a serene retreat for the occupants. The back house includes a 2-car garage, adding convenience and additional storage space. Notably, this property is priced over \$100 per square foot less than any other property on the market in the area, presenting an incredible value for savvy buyers. Located in the vibrant Traffic Circle community of Long Beach, 4245 E 14th St is close to shopping, dining, parks, and schools, offering a perfect blend of urban amenities and suburban tranquility. Don't miss this rare opportunity to own a versatile property with significant potential. Schedule a private tour today and discover the unique possibilities that await you at 4245 E 14th St.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$66000 Gross Scheduled Income
- \$41248 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom, See Remarks
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Landscaped, Lot 6500-9999, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,772
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Insurance: \$2,632
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400

- Cable TV: 02014153
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$3,000	\$3,000	\$3,000
2:	1	3	2	2	Unfurnished	\$2,500	\$2,500	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7253022018

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 • Duplex

List / Sold:

\$1,300,000/\$1,300,000

58 days on the market

Listing ID: PW24131143

24 W Louise St • Long Beach 90805

2 units • \$650,000/unit • 3,803 sqft • 6,622 sqft lot • \$341.84/sqft • Built in 2020

LONG BEACH BLVD + DEL AMO



LIKE SINGLE FAMILY HOME WITH BUILT IN 2020, DUPLEX PROPERTY IN LONG BEACH. GREAT OPPORTUNITY FOR INVESTMENT OR EXTENDED LARGE FAMILY. ONE UNIT(#24) - 5 BEDROOMS AND 4.5 BATHS WITH APPX. 1,977 SQ FT. AND OTHER UNIT(24B) - 5 BEDROOMS AND 4 BATHS INCLUDING PRIMARY BEDROOM. BRIGHT INSIDE WITH HIGH CEILINGS, KITCHEN HAS A BRIGHT WHITE CABINETS, STAINLESS STEEL APPLIANCES AND QUARTZ COUNTERTOPS, 4 BURNER COOKTOP AND VENT HOOD. EACH UNIT HAS OWN ATTACHED 2 CAR GARAGE AND LAUNDRY ROOM IN GARAGE. AUTOMATIC SLIDING METAL GATE FENCE AND SIDE YARD FOR THE ENTERTAINMENT. CLOSE TO SCHOOLS, GROCERY MARKET AND EASY ACCESS TO 710 & 91 FREEWAYS.

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$1,300,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$695 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Walk-In Closet
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater
- Other Interior Features: High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Corner Lot, Near Public Transit, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	5	5	2				\$0
2:	1	5	4	2				\$0

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7132007007

Michael Lembeck

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

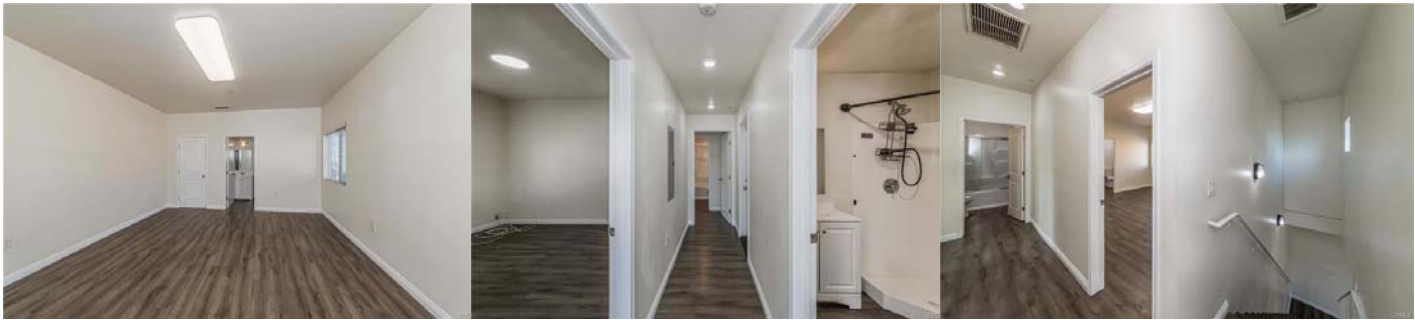
Citivest Realty Services, Inc

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

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Closed • [Quadruplex](#)

List / Sold:

\$1,560,000/\$1,570,000 ↑

803 Bennett Ave • Long Beach 90804

18 days on the market

4 units • **\$390,000/unit** • **3,067 sqft** • **3,953 sqft lot** • **\$511.90/sqft** •
Built in 1944

Listing ID: OC24164302

7 th Street West to Bennet Turn North to property.



Facts & Features

- Sold On 09/17/2024
- Original List Price of \$1,560,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$790 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Community
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02142871
- 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:	4	8	4	4	Unfurnished	\$11,220	\$11,220	\$0

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale
- Rent Controlled
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7241005021

Michael Lembeck

Citivest Realty Services, Inc

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Closed • **Quadruplex**

List / Sold: **\$950,000/\$1,050,000** ↑

125 W Plymouth St • Long Beach 90805

11 days on the market

4 units • **\$237,500/unit** • **2,952 sqft** • **5,446 sqft lot** • **\$355.69/sqft** •
Built in 1955

Listing ID: PW24156626

Cross St. Long Beach Blvd.



Incredible investment opportunity! This property features 4 units—live in one and rent the others. Centrally located, it offers easy access to shopping, dining, parks, and Interstates 710 and 405. Enjoy the best Long Beach has to offer with this prime investment. Please note this is 4 units (two duplexes). Seller states that they are permitted but county records have not been updated yet. Two units are occupied (month to month). Lots of upside with cosmetic updates.

Facts & Features

- Sold On 09/16/2024
- Original List Price of \$950,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$486 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: See Remarks
- \$12000 Gross Scheduled Income
- \$2940 Net Operating Income
- 4 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Appliances: Electric Oven

Exterior

- Lot Features: Back Yard
- Fencing: Partial
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,060
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01849181
- Gardener:
- Licenses:
- Insurance: \$4,260
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$1,800
- Other Expense Description: lawn mow

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Negotiable	\$0	\$3,000	\$3,500
2:	1	1	1	1	Unfurnished	\$2,000	\$2,000	\$2,000
3:	2	2	1	1	Unfurnished	\$2,500	\$2,500	\$2,700

Of Units With:

- Separate Electric: 4
- Gas Meters: 2
- Water Meters: 2
- Carpet: 1
- Drapes: 0
- Patio: 1
- Ranges: 4
- Refrigerator: 0

- Dishwasher: 0
- Disposal: 0

- Wall AC: 2

Additional Information

- Standard sale

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7132009017

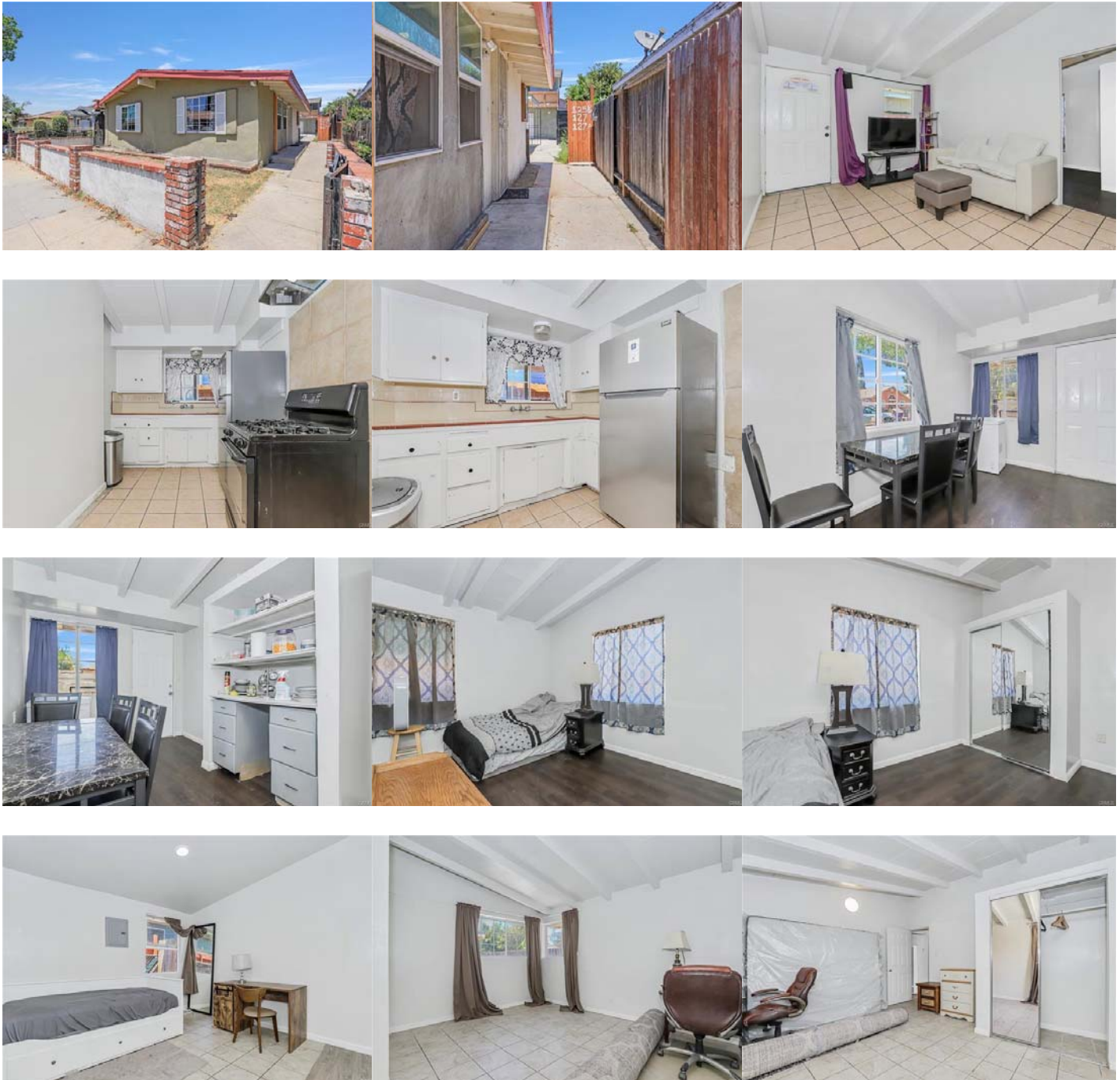
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Closed • **Quadruplex**

List / Sold:

\$1,350,000/\$1,535,000 ↑

18 days on the market

Listing ID: PW24150039

2161 Pasadena Ave. • Long Beach 90806

4 units • **\$337,500/unit** • **4,104 sqft** • **7,303 sqft lot** • **\$374.03/sqft** •
Built in 1977

Take Atlantic Avenue South. Go Left on E. Hill Street. Go Right on Pasadena Ave. Subject Property will be on your right.



2161 Pasadena Avenue is an attractive and well-maintained investment property. Reasons to Consider: -All spacious 3BR/1BA Units with Renovated Interiors. -Washer/Dryer Hookups -6.3% Cap Rate on Current Rents -Attractive Garden Area & Enclosed Parking -Located in a high-demand rental area.

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$1,350,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$875 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 6.3
- \$127260 Gross Scheduled Income
- \$84754 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: 21-25 Units/Acre, Garden, Landscaped, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$38,668
- Electric: \$1,250.00
- Gas: \$1,430
- Furniture Replacement:
- Trash: \$700
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance: \$11,453
- Workman's Comp:
- Professional Management: 1500
- Water/Sewer: \$700
- Other Expense: \$875
- Other Expense Description: Assemnts

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,765	\$2,765	\$2,795
2:	1	3	1	0	Unfurnished	\$2,795	\$2,795	\$2,795
3:	1	3	1	0	Unfurnished	\$2,795	\$2,795	\$2,795
4:	1	3	1	0	Unfurnished	\$2,250	\$2,250	\$2,795

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC: 4

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 9 - Poly High area
- Los Angeles County
- Parcel # 7208028009

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Closed • **Apartment**

List / Sold:

\$2,200,000/\$2,165,000 ↓

96 days on the market

Listing ID: PW24103838

1534 E 1st St • Long Beach 90802

5 units • \$440,000/unit • 4,717 sqft • 8,266 sqft lot • \$458.98/sqft • Built in 1920

South of 1st Street between Falcon and Gaviota



Pride of Ownership, 5 Unit, Trophy Property! Located within the highly sought after community of Alhambra Beach, merely footsteps from the sand. 1534 E. 1st street is a picturesque 1920's building, featuring all classic characteristics and qualities of early 20th century architecture – boasting magnificent high ceilings, built in cabinetry, hardwood flooring, large open floor plans with an abundance of natural light. Interior upgrades include (Kitchen improvements; all new Corian counters, stainless steel appliances, new cabinetry and all new fixtures throughout – Bathroom improvements include; Upgraded vanity counters, tile flooring/wainscot, toilets and fixtures). The asset is comprised of One large 3 bedroom x 2 bathroom unit with in unit laundry, along with Four large 1 bedroom x 1 bathroom units. The asset is separately metered for gas and electric and has onsite laundry, 8 onsite garage spaces, with 2 additional open spaces (10 total). The grounds/garden beds have been beautifully manicured with a large tiled patio area perfect for weekend BBQ's. Located just a short distance to Belmont Shore's "2nd street", which houses most of Long Beach's best fashion stores, restaurants, bars and coffee shops. Perfect building for the sophisticated investor looking for a prime asset in an A+ location.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$2,300,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- Heating: Floor Furnace
- \$1,112 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, See Remarks
- Cap Rate: 4.13
- \$139920 Gross Scheduled Income
- \$90597 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher

Exterior

- Lot Features: Garden, Landscaped, Lot 6500-9999, Rectangular Lot, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$46,525
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02200140
- Gardener:
- Licenses:
- Insurance: \$0
- 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
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1:	1	1	1	1	Unfurnished	\$1,950	\$23,400	\$2,400
2:	1	1	1	1	Unfurnished	\$1,945	\$23,340	\$2,400
3:	1	1	1	1	Unfurnished	\$2,050	\$24,600	\$2,400
4:	1	1	1	1	Unfurnished	\$2,050	\$24,600	\$2,400
5:	1	3	2	2	Unfurnished	\$2,790	\$33,480	\$3,800

Of Units With:

- Separate Electric: 6
 - Gas Meters: 6
 - 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 # 7265014006

Michael Lembeck

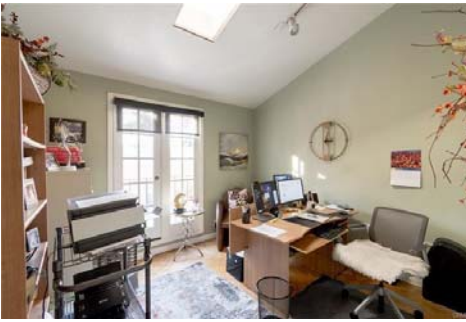
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Cell Phone: 714-742-3700

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Closed • **Apartment**

List / Sold:

\$2,295,000/\$2,150,000 ↓

195 days on the market

Listing ID: OC24010357

536 Saint Louis Ave • Long Beach 90814

8 units • **\$286,875/unit** • **6,198 sqft** • **.14 acre(s) lot** • **\$346.89/sqft** •
Built in 1963

Cross Streets: Cherry Ave / E 7th Street



536 Saint Louis Avenue is an 8-unit multifamily investment opportunity located in Long Beach, CA. 536 Saint Louis Avenue offers a desirable mix of two and three-bedroom layouts with amenities including gated and secured access, garage and surface parking, and an on-site laundry facility. This property rests on the border of Alamitos Beach, one of Long Beach's earliest coastal neighborhood developments. At the end of the block is 4th Street's Retro Row where residents enjoy the vibrancy of independent and vintage shops, entertainment, the Art Theatre and restaurants. Additionally, 536 Saint Louis Avenue's central location, within two miles of Downtown Long Beach, Alamitos Beach, and Belmont Shore, provides an attractive amenity for renters looking for convenient access to Long Beach's top destinations. 536 Saint Louis Avenue has undergone significant upgrades to its major systems such as upgraded plumbing, newer roof, new hot water heater and upgraded dual-pane windows to several of the units. Select units contain upgraded quartz or granite counter tops, tile flooring, and more. Ownership will have all electrical panels upgraded by close of escrow.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$2,650,000
- 1 Buildings
- 8 Total parking spaces
- \$1,501 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 6.19
- \$210048 Gross Scheduled Income
- \$142054 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$64,120
- Electric: \$1,638.50
- Gas: \$1,639
- Furniture Replacement:
- Trash: \$1,639
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance: \$4,800
- Workman's Comp:
- Professional Management: 10309
- Water/Sewer: \$1,639
- Other Expense: \$7,901
- Other Expense Description: OTHER

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	2	1	3	Unfurnished	\$15,105	\$15,105	\$16,800
2:	1	3	1	1	Unfurnished	\$2,399	\$2,399	\$2,800

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262026025

Michael Lembeck

State License #: 01019397

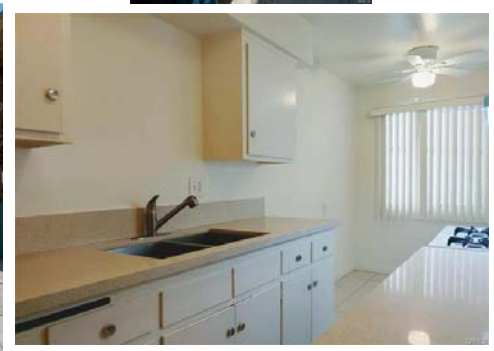
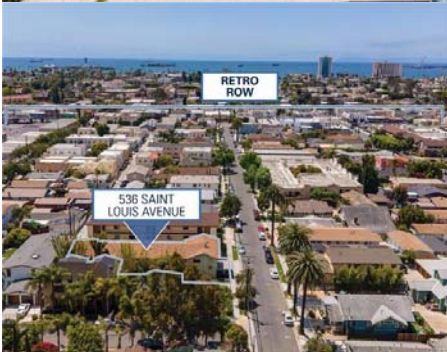
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



Closed • Apartment

List / Sold:

\$1,250,000/\$1,250,000 ↓

10 days on the market

Listing ID: PW24111786

1922 Locust Ave • Long Beach 90806

8 units • **\$156,250/unit** • **4,732 sqft** • **4,500 sqft lot** • **\$264.16/sqft** •
Built in 1946

North of Pacific Coast Hwy, West of Long Beach Boulevard



Eight One Bedroom Apartments located in the Wrigley Area of Long Beach, less than two miles from the Ocean, and just north of the massive renovation of downtown Long Beach. Five units are renovated and left vacant for the next owner to decide tenant make up and lease amounts.

Facts & Features

- Sold On 09/17/2024
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,413 (Estimated)
- SellerConsiderConcessionYN:
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01250963
- Gardener:
- Licenses:
- Insurance: \$0
- 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	1	1	0	Unfurnished	\$1,590	\$1,590	\$1,590
2:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,590
3:	1	1	1	0	Unfurnished	\$1,425	\$1,425	\$1,590
4:	5	1	1	0	Unfurnished	\$0	\$0	\$1,590

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%

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7209014024

Michael Lembeck

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

Citivist Realty Services, Inc

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

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PW24111786

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Closed •

List / Sold:

\$2,475,000/\$2,410,000 ↓

6744 Orizaba Ave • Long Beach 90805

97 days on the market

**9 units • \$275,000/unit • 7,770 sqft • 9,540 sqft lot • \$310.17/sqft •
Built in 1973**

Listing ID: 24403863

From I-605 N, Use the right 2 lanes to take exit 7A to merge onto CA-91 W, Take exit 14A for Paramount Blvd, Turn right onto Paramount Blvd, Turn right onto E 68th St, Turn right onto Orizaba Ave, Property will be on the left



Located on a corner lot in North Long Beach, 6744 Orizaba Avenue is a 9-unit multifamily investment opportunity offering an attractive mix of studio & two-bedroom units. The community amenities include on-site laundry facility and (10) single-car garages. The current cap rate of 5.69% offers an investor strong cash flow on day one of ownership. After minor operational improvements, a new owner will have a cap rate of over 6.80%.

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$2,475,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- SellerConsiderConcessionYN:
- \$140921 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$74,595
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- 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	0	1		Unfurnished	\$1,400	\$1,400	\$1,450
2:	8	2	2		Unfurnished	\$2,122	\$16,976	\$18,400

Of Units With:

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

Additional Information

- Standard sale
- 7 - North Long Beach area

- Los Angeles County
- Parcel # 7113004024

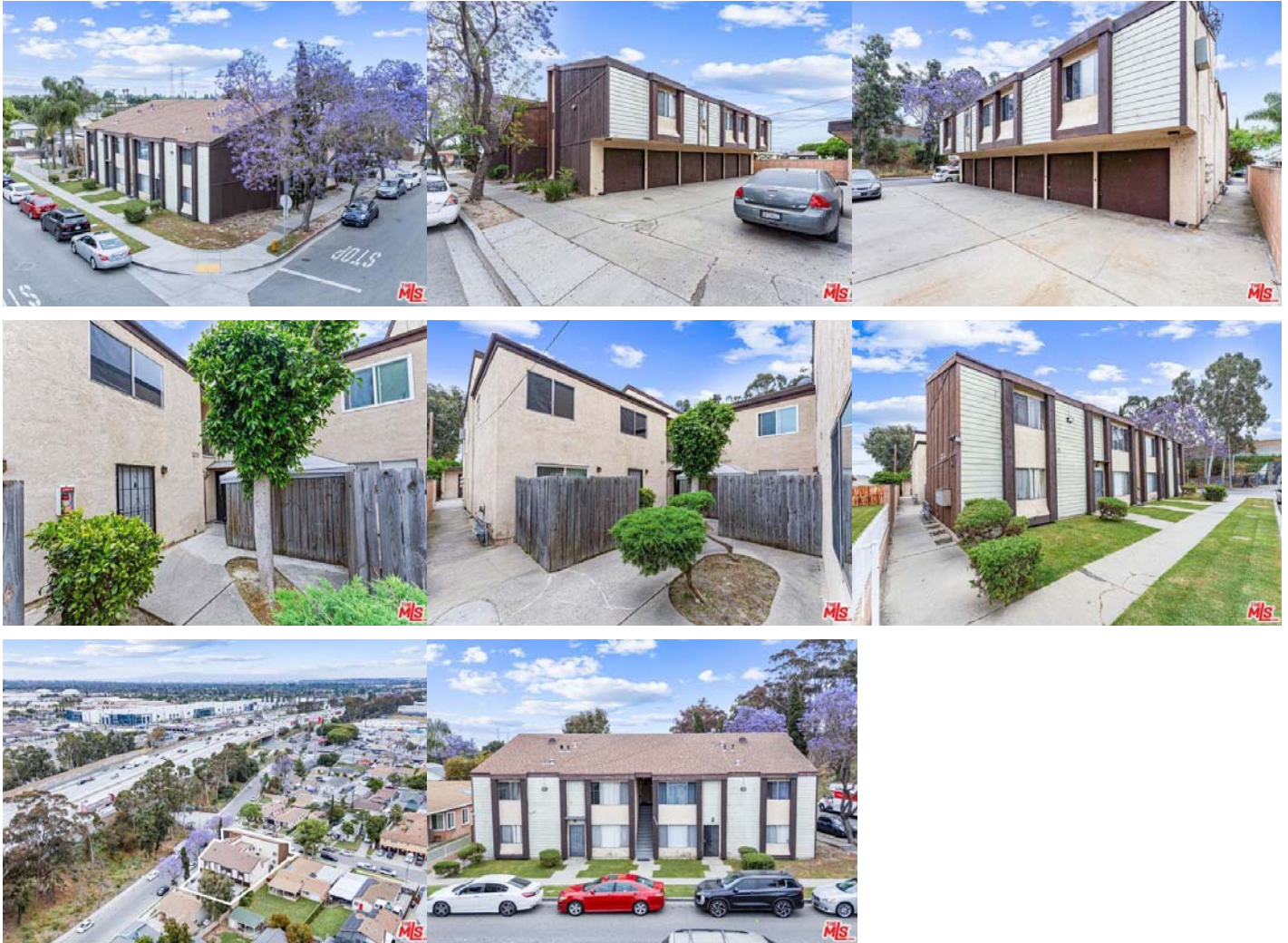
Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: 24403863

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