

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	OC24162351	S	1425 Ximeno AVE	LONG	3	PRO	2	\$0		\$1,016,000 	\$494.40	2055	1948/ASR	4,785/0.1098	N	2	09/23/24	12/12
2	SB24072977	S	1216 E Florida ST	LONG	4	STD	4	\$149,880		\$1,650,000 	\$414.16	3984	1904/PUB	9,929/0.2279	N	4	09/27/24	125/125
3	PW24046763	S	1967 Atlantic AVE	LONG	9	STD	4	\$126,000	7	\$1,350,000 	\$620.40	2176	1922/ASR	5,588/0.1283	N	0	09/23/24	97/97
4	PW24105603	S	6508 Orange AVE	LONG	7	STD	8	\$135,984	5	\$1,685,000 	\$314.72	5354	1960/ASR	5,663/0.13	N	0	09/26/24	45/45

Closed • Duplex

List / Sold: \$800,000/\$1,016,000 ↑

1425 Ximeno Ave • Long Beach 90804

12 days on the market

2 units • \$400,000/unit • 2,055 sqft • 4,785 sqft lot • \$494.40/sqft •
Built in 1948

Listing ID: OC24162351

From 7th Street go west to Ximeno Ave. go north Duplex on your left.



Take advantage of this probate opportunity knocking!! This charming duplex offers two units and two addresses. 1425 and 1427, each unit boasts 2 bedrooms, 1 bathroom. Both units recently updated. There's a laundry room located in the back, 2 garages. Close to schools, freeway and shopping centers. Both are currently rented. Come see for yourself and fall in love!! HURRY THIS PROPERTY WON'T LAST!!

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$800,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$498 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Rectangular Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01858429
- 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:	2	5	2	3	Unfurnished	\$7,045	\$7,045	\$0

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

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

• Parcel # 7253022028

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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CUSTOMER FULL: Residential Income LISTING ID: OC24162351

Printed: 09/29/2024 9:27:34 AM

Closed • **Quadruplex**

List / Sold:

\$1,800,000/\$1,650,000 ↓

125 days on the market

Listing ID: SB24072977

1216 E Florida St • Long Beach 90802

4 units • \$450,000/unit • 3,984 sqft • 9,929 sqft lot • \$414.16/sqft • Built in 1904

On the corner of Orange Ave and Florida St



Huge Residential Compound located within the highly sought after neighborhood of Alhambra! Here is your chance to own three freestanding buildings on a massive lot of almost 10,000 sqft, blocks away from the sandy beach! This large 4-unit asset consists of two single family homes (each with their own garages and private yard space) and a duplex, totaling almost 4,000 sqft of rentable space with plenty of parking. Live in one and rent the others, add more units by converting the garages into ADUs, short-term rentals blocks away from the ocean – the opportunities are endless!

Facts & Features

- Sold On 09/27/2024
- Original List Price of \$1,850,000
- 3 Buildings
- Levels: Two
- 14 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$149880 Gross Scheduled Income
- \$96993 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Family Room, Kitchen, Laundry, Living Room, Office
- Floor: Laminate, Vinyl, Wood
- Appliances: Water Heater
- Other Interior Features: Balcony, Built-in Features, Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: Back Yard
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$46,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$2,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- 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	\$3,000
2:	1	4	2	2	Unfurnished	\$0	\$0	\$4,000

3:	1	4	2	0	Unfurnished	\$2,745	\$2,745	\$2,745
4:	1	4	2	0	Unfurnished	\$2,745	\$2,745	\$2,745

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
- 4 - Downtown Area, Alamitos Beach area
 - Los Angeles County
 - Parcel # 7275009001

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Click arrow to display photos



Closed • **Quadruplex**

List / Sold:

\$1,350,000/\$1,350,000 ↓

97 days on the market

Listing ID: PW24046763

1967 Atlantic Ave • Long Beach 90806

4 units • **\$337,500/unit** • **2,176 sqft** • **5,588 sqft lot** • **\$620.40/sqft** •
Built in 1922

North of Pacific Coast High



Now priced at an amazing price of \$1,350,000. This remarkable 4-plex in Long Beach is not just another property—it's a lucrative venture waiting to be seized. Boasting an impressive gross income of \$126,000 per year, this gem stands out as one of the most profitable 4-unit properties on the market. Here's what makes this property truly exceptional: Brand New ADU with EV Charging: Built with precision in 2023, this additional dwelling unit offers modern amenities and the convenience of electric vehicle charging—a forward-thinking feature that adds significant value. Diverse Rental Portfolio: With one fully operating Airbnb unit and three fully furnished units catering to traveling nurses on short-term rentals, this property offers a versatile income stream. While all units can be delivered vacant upon request, the substantial income generated makes it an enticing proposition to retain the existing tenants. Modern Comforts: Each unit is equipped with its own washer and dryer, along with brand new appliances, ensuring convenience and quality living for tenants. Ample Parking: Say goodbye to parking woes with generous off-street parking, providing convenience for both residents and guests. Comfortable Living Spaces: Enjoy year-round comfort with AC mini-splits installed in all four units, ensuring a pleasant environment regardless of the season. Comprehensive Renovation: With new electrical, plumbing, windows, and smooth stucco, this property has undergone a full remodel and rebuild in 2023. From top to bottom, every detail has been meticulously crafted to offer a turnkey, move-in ready experience. Say goodbye to maintenance headaches—this property promises hassle-free ownership. Don't miss out on this rare opportunity to own a high-income-generating property that's not only profitable but also meticulously designed for long-term success. Whether you're a seasoned investor or new to the market, this 4-plex offers an unparalleled combination of income potential and modern amenities—a truly exceptional investment opportunity in Long Beach.

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$859 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 6.53
- \$126000 Gross Scheduled Income
- \$88200 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$37,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$720
- Cable TV: 02185645
- Gardener:
- Licenses: 400
- Insurance: \$2,800
- Maintenance: \$1,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Furnished	\$4,300	\$4,300	\$4,300
2:	1	1	1	0	Furnished	\$2,400	\$2,600	\$2,600
3:	1	0	1	0	Furnished	\$1,980	\$1,980	\$1,980
4:	1	0	0	0	Furnished	\$1,800	\$1,800	\$1,980

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 4
 - Refrigerator: 4
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 9 - Poly High area
 - Los Angeles County
 - Parcel # 7209003024

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Closed • **Apartment**

List / Sold:

\$1,715,000/\$1,685,000 ↓

45 days on the market

Listing ID: PW24105603

6508 Orange Ave • Long Beach 90805

8 units • **\$214,375/unit** • **5,354 sqft** • **5,663 sqft lot** • **\$314.72/sqft** •
Built in 1960

South of Artesia Blvd and West of Cherry Ave



Pleased to present 6508 Orange Avenue, a secure 8-unit apartment building in the heart of vibrant Long Beach, California. Built in 1960, the property consists exclusively of two-bedroom/one-bathroom units. For added comfort and convenience, the property features an on-site laundry facility as well as (4) off-street parking spaces for tenants to use. This apartment building offers residents easy access to an array of local amenities including shopping centers, restaurants, entertainment venues, and recreational parks. With convenient access to major transportation routes, commuting to other parts of the city is effortless. Priced at \$214,375/unit for this unit mix, this property is one of the more affordable deals on the market. Further, through modernization of the units and increases on current rent levels that are projected to be 53% below market, this property offers phenomenal value appreciation and exceptional future cash-on-cash returns.

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- \$1,495 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 4.9
- \$135984 Gross Scheduled Income
- \$83468 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$48,436
- Electric: \$2,685.00
- Gas: \$2,685
- Furniture Replacement:
- Trash: \$2,685
- Cable TV: 01091396
- Gardener:
- Licenses:
- Insurance: \$3,748
- Maintenance: \$6,799
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,685
- Other Expense: \$4,315
- Other Expense Description: misc/adm

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	0	Unfurnished	\$1,369	\$10,950	\$2,095

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7114013044

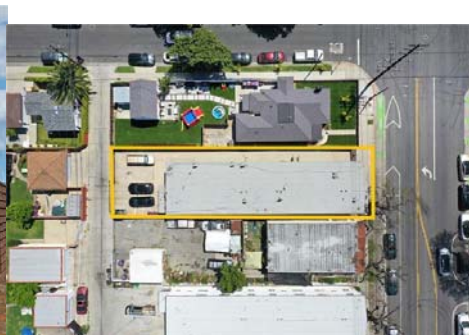
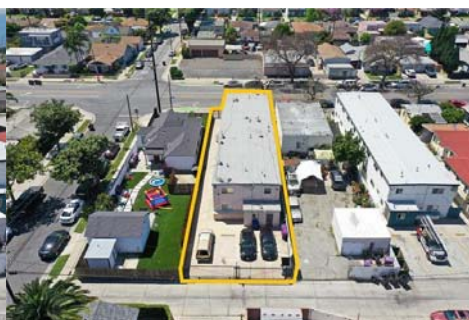
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