

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	PW24156885	S	535 Termino AVE	LONG	2	TRUS	2	\$84,000		\$1,250,000 	\$409.03	3056	1959/ASR	6,310/0.1449	N	2	09/30/24	28/28
2	PW24132306	S	632 N Virginia CT	LONG	4	STD	2	\$39,600		\$620,000 	\$645.83	960	1918/ASR	2,360/0.0542	N	0	10/02/24	33/33
3	PW24167088	S	3100 E 15th ST	LONG	3	STD	3	\$63,180		\$975,000 	\$496.44	1964	1935/ASR	6,502/0.1493	N	0	10/04/24	27/27
4	OC24182540	S	1622 E.63rd st.	LONG	7	STD	3	\$61,140		\$830,000 	\$409.27	2028	1949/ASR	5,114/0.1174	N	3	09/30/24	22/22
5	PW24145200	S	2120 Myrtle AVE	LONG	9	STD	3	\$46,200		\$900,000 	\$425.73	2114	1912/ASR	6,688/0.1535	N	0	09/30/24	12/12
6	PW24169208	S	4321 E 5th ST	LONG	2	STD	4	\$110,340		\$1,825,000 	\$334.86	5450	1969/ASR	6,197/0.1423	N	4	10/03/24	26/26

Closed • Duplex

List / Sold:

\$1,365,000/\$1,250,000 ↓

28 days on the market

Listing ID: PW24156885

535 Termino Ave • Long Beach 90814

2 units • \$682,500/unit • 3,056 sqft • 6,310 sqft lot • \$409.03/sqft • Built in 1959

between 4th and 5th



What a great opportunity to own 2 homes on a lot in this trendy area of Belmont Heights in Long Beach, close to 2nd Street, Naples, the beach and Downtown. This property consists a craftsman in the front, which has 3 bedrooms, 1 bathroom, plus office/workout space and a separate laundry area with a small yard and a larger 2-story house in the back of the property, built in 1959 which has 3 bedroom, 2 bathroom and an upstairs loft and also a small yard. The houses are completely separated with a fence/hedge between the properties. The smaller craftsman has a front porch, newer flooring and is move-in ready, so it can be updated over time. The back house has some unique architectural features and the feeling of an artist's loft, such as 2-story high ceilings with lots of natural light in the main living area and the upstairs bedrooms and living space built around this extra tall downstairs living space. This house will need some TLC. This property presents a great opportunity for someone to live in smaller front craftsman home, while updating the larger back house. This will be a dream for creative types, investors & people who like to work on properties while they are already living in the property.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,489,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Combination
- \$591 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: In Kitchen
- \$84000 Gross Scheduled Income
- \$78000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Kitchen, Laundry
- Other Interior Features: High Ceilings

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,400
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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	1	0	Unfurnished	\$0	\$0	\$3,500
2:	1	3	2	2	Unfurnished	\$0	\$0	\$3,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet: 0
- Dishwasher: 2
- Disposal:

- Drapes: 1
- Patio: 1
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Trust sale

- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7255017021

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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Welcome to the Bamboo Bungalows located at 632 N Virginia Court, tucked away in downtown Long Beach. This delightful California bungalow has had a complete remodel and has the perfect blend of classic charm and modern amenities. This duplex offers urban convenience and privacy with secure private entrances and motorized gated parking, making it an ideal choice for a young professional seeking an alternative from condo/apartment living. Its location is in the heart of the city ensuring easy access to all amenities of urban life. Everything in these two units is new! Both units feature well-designed layouts with ample living space, including spacious primary bedrooms and updated baths all making it a perfect combination for comfortable beach and city living. Beautiful, carbonized bamboo flooring throughout, tiled bathrooms, 52" Hampton Bay fans, huge rain shower, and newer water heater. The back unit has beautiful French doors leading from the living area to the zen bamboo back yard perfect for indoor and outdoor dining and living. Enjoy cooking in a modern kitchen equipped with stainless steel Samsung appliances, farm style sink, Moen fixtures, shaker cabinets and butcher block countertops. Pre-wired for fiber internet. Minutes from local shops, restaurants, parks and our beautiful beaches. This is a beautifully kept and well cared for property, with its recent updates and renovations, ensure a move in ready experience. Ideal for multi-generational living or rental income opportunities. Welcome Home!

Facts & Features

- Sold On 10/02/2024
 - Original List Price of \$625,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$359 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
 - \$39600 Gross Scheduled Income
 - \$37680 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Bamboo
- Appliances: Dishwasher, Gas Oven, Microwave, Refrigerator
 - Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Landscaped, Level, Yard
- Fencing: Security, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,920
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01986350
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$720
 - 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	0	Unfurnished	\$1,450	\$1,450
2:	1	1	1	0	Unfurnished	\$1,850	\$1,850

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
- 4 - Downtown Area, Alamitos Beach area
 - Los Angeles County
 - Parcel # 7272023014

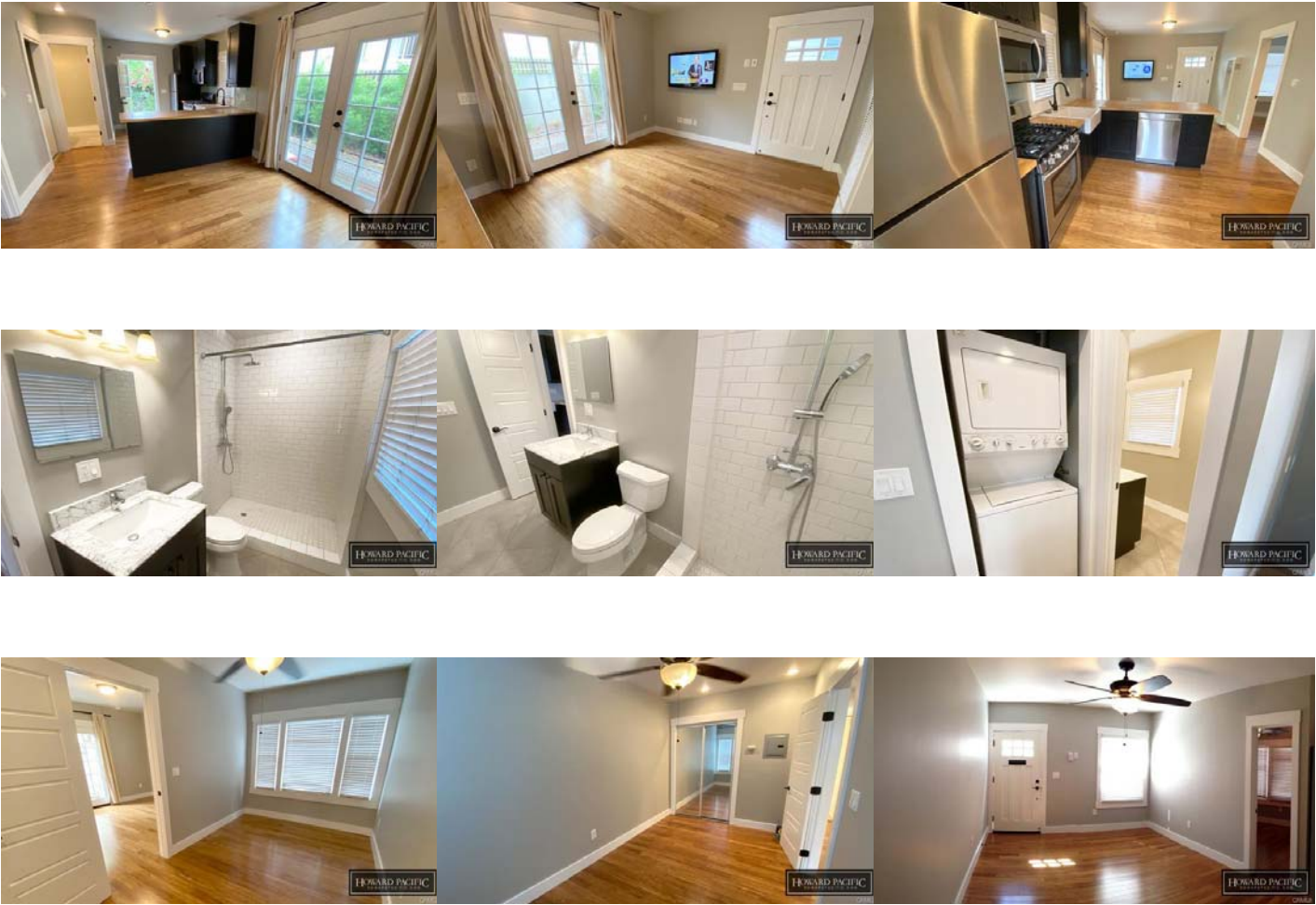
Michael Lembeck

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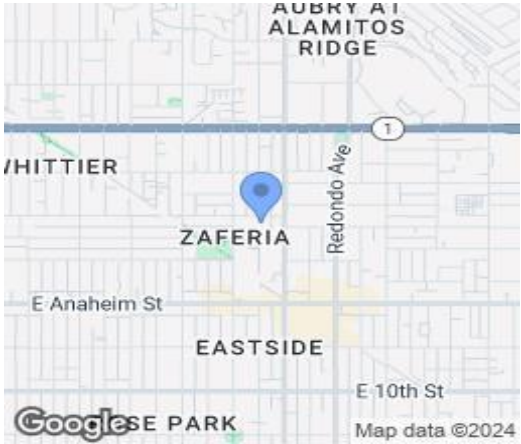
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CUSTOMER FULL: Residential Income LISTING ID: PW24132306

Printed: 10/06/2024 8:17:31 AM



Two homes on a lot plus a brand new 1bd/1bth ADU unit, 3 separate structures. The property is on a large 6,502 SF lot and is comprised of a Spanish style 2bd/1bth home, 1bd/1bth home in rear, and new 1bd/1bth ADU unit. Both the front 2bd/1bth home and rear 1bd/1bth house are currently rented, and eligible for 8.9% rent increases, bringing their rents to \$2,130 and \$1,535, new ADU unit currently vacant but market rent should be \$1,795-\$1,895. The home features beautiful hardwood, granite counter tops, and lots of classic charm. The brand new all electric ADU unit features new Milgard Tuscany windows, vinyl plank flooring, custom bathroom with tile surround, spacious bedroom with mini split HVAC. There is ample outdoor space for all the units. Large yard behind the front house, and another large yard behind both the 1bd/1bth house and 1bd/1bth ADU unit. New 400 amp 3 gang panel. This is a great opportunity for Investor or Owner Occupant. Located around the corner from Compound LB (art gallery and restaurant).

Facts & Features

- Sold On 10/04/2024
 - Original List Price of \$1,149,000
 - 3 Buildings
 - 2 Total parking spaces
 - \$598 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Outside
 - \$63180 Gross Scheduled Income
 - \$63180 Net Operating Income
 - 3 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Lawn, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00858534
 - 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	0	Unfurnished	\$1,960	\$1,960	\$2,875
2:	1	1	1	0	Unfurnished	\$1,410	\$3,370	\$1,795
3:	1	1	1	0	Unfurnished	\$1,895	\$5,265	\$1,895

Of Units With:

- Separate Electric: 3
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

- Disposal:

Additional Information

- Standard sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7259026008

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Closed • **Triplex**

List / Sold: **\$829,900/\$830,000** ↑

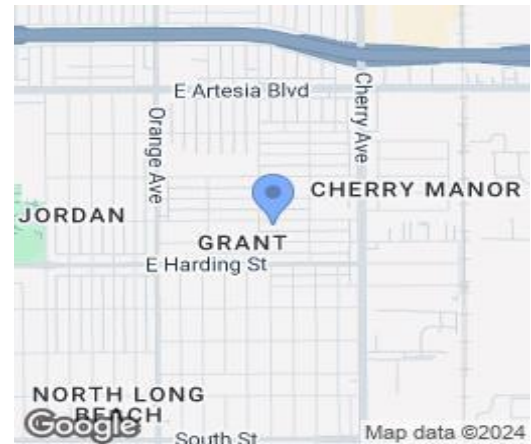
1622 E.63rd st. • Long Beach 90805

22 days on the market

3 units • **\$276,633/unit** • **2,028 sqft** • **5,114 sqft lot** • **\$409.27/sqft** •
Built in 1949

Listing ID: OC24182540

S/91 Frwy , west of Cherry Ave.north of Harding



Opportunity knocks to get into entry level income producing Tri-plex . All 1BR-1Bath units no one above or below and all having single enclosed garage . all units have separate electric and gas meters.. Located on tree lined street , close to local shopping . easy access to 91,710 & 405 freeway . front and middle unit have been remodeled with newer kitchens flooring and Baths . Property being sold in it's " as is " condition . Please drive by only do not walk premises.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$829,900
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$380 (Assessor)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area, Dryer Included, Individual Room
- \$61140 Gross Scheduled Income
- \$42798 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Dishwasher, Disposal
- Other Interior Features: Block Walls, Built-in Features

Exterior

- Lot Features: Front Yard, Level
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02078273
- Gardener:
- Licenses:
- Insurance: \$2,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,500	\$18,000	\$1,850
2:	1	1	1	1	Unfurnished	\$1,595	\$19,140	\$1,850
3:	1	1	1	1	Unfurnished	\$1,650	\$19,800	\$1,850
4:	3	3	3					

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 2

- Dishwasher: 3
- Disposal: 3

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7118006004

Michael Lembeck

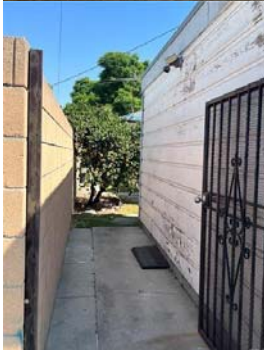
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Closed • **Triplex**

List / Sold: **\$850,000/\$900,000** ↑

2120 Myrtle Ave • Long Beach 90806

12 days on the market

3 units • **\$283,333/unit** • **2,114 sqft** • **6,688 sqft lot** • **\$425.73/sqft** •
Built in 1912

Listing ID: PW24145200

South of Willow, North of PCH and East of Atlantic



There are 3 units on the property - a 2 bedrooms 1 bath house and a duplex consisting of 2 bedrooms 1 bath for each unit. all expenses are approximate.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$850,000
- 2 Buildings
- 6 Total parking spaces
- \$703 (Estimated)
- SellerConsiderConcessionYN:
- \$46200 Gross Scheduled Income
- \$41580 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Flag Lot, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01273285
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$850	\$850	\$2,000
2:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$1,800
3:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,800

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
- Rent Controlled
- 9 - Poly High area
- Los Angeles County
- Parcel # 7210004031

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Closed • Apartment

List / Sold:

\$1,799,000/\$1,825,000 ↑

26 days on the market

Listing ID: PW24169208

4321 E 5th St • Long Beach 90814

4 units • \$449,750/unit • 5,450 sqft • 6,197 sqft lot • \$334.86/sqft • Built in 1969

Head south on Ximeno from 7th St and take a right on 5th St.



Beautiful tree lined Belmont Heights street fourplex includes two large 3 bedroom 2 bathroom apartments, one 2 bedroom 2 bathroom apartment, and one 2 bedroom 1.5 bathroom apartment. This well-managed property is fully occupied with long term tenants. All tenants pay their own electricity. Each unit has assigned garage (4 garages in rear). Tenants also have use of parking pad in the rear with alley access . Two story 1969 built all electric fourplex building with modern features on quiet street. Long Term owner wants to sell

Facts & Features

- Sold On 10/03/2024
- Original List Price of \$1,799,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Radiant
- \$1,035 (Estimated)
- SellerConsiderConcessionYN:
- \$110340 Gross Scheduled Income
- \$88588 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Range Hood
- Other Interior Features: 2 Staircases, Ceiling Fan(s), Ceramic Counters

Exterior

- Lot Features: Landscaped, Lawn, Level with Street, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,752
- Electric: \$540.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$265
- Cable TV: 01917184
- Gardener:
- Licenses: 249
- Insurance: \$6,000
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management: 6197
- Water/Sewer: \$2,725
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,850	\$2,850	\$3,300
2:	1	3	2	1	Unfurnished	\$2,275	\$2,275	\$3,300
3:	1	2	2	1	Unfurnished	\$1,795	\$1,795	\$2,400
4:	1	2	2	1	Unfurnished	\$2,275	\$2,275	\$2,350

Of Units With:

- Separate Electric: 5
- Gas Meters: 0
- Drapes: 4
- Patio:

- Water Meters: 1
- Carpet: 4
- Dishwasher: 3
- Disposal: 4

- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7255038026

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