

South of Broadway, West of Redondo



# OF UNITS TOTAL: 4  
 SQFT(src): 3,764  
 PRICE PER SQFT: \$528.40  
 LOT(src): 3,301/0.0758 (A)  
 LEVELS:  
 YEAR BLT(src): 1923 (ASR)  
 DAM / CDAM: 4/4  
 SLC: Standard  
 TOTAL OP. EXP: \$29,893.00  
 NET OP. INCOME: \$83,687  
 PARCEL #: 7264003007  
 LISTING ID: PW26035252

Recent: 02/26/2026 : NEW



**DESCRIPTION**

Coastal Charm Meets Historic Elegance in Bluff Park. Experience a rare opportunity to own a "pride of ownership" fourplex situated just two blocks from the Pacific. Nestled on the edge of the vibrant Broadway Corridor and the historic Bluff Park neighborhood, this property sits among wide, tree-lined streets and iconic turn-of-the-century architecture. The craftsmanship is evident from the moment you see the wrought iron fencing and custom awnings. Inside, these extra-large, fully remodeled units perfectly blend vintage character with modern luxury. Interior Highlights: Refinished red oak floors, original double-hung windows, and French doors opening to Juliet balconies that catch the ocean breeze. Kitchen's feature restored antique O'Keefe and Merritt stoves, granite counters, and custom subway tile. Space to Breathe: Each unit boasts a large living/dining area, a dedicated home office alcove, oversized bedrooms, and its own washer/dryer. Outside, tenants have private, large backyard outdoor spaces perfect for lounging. With low expenses, updated plumbing, all supply and drain lines (2018), A new polymer roof in 2023 and significant rental upside, this is a turnkey gem in an unbeatable location. Secure a cornerstone asset for your portfolio with this meticulously maintained fourplex in Long Beach's coveted Bluff Park. Long Beach is NOT subject to local rent control, only subject to AB 1482 rent control - maximum annual increase of 5% + CPI (currently 8.0%).

EXCLUSIONS:

INCLUSIONS:

AREA: 2 - Belmont Heights, Alamitos Heights  
 SUBDIVISION: Bluff Park (BLF)/Bluff Park (BLF)  
 COUNTY: Los Angeles  
 55+: No  
 GROSS EQUITY:  
 PRESENT LOANS \$:  
 HAVE:

LIST \$ ORIG: \$1,988,888  
 SUB TYPE: QUAD/D  
 CMN WALLS: No Common Walls  
 PARKING: None  
 # OF BUILDINGS TOTAL: 1  
 RENT CONTROL?: Yes  
 PROPERTY ATTACHED?: No

SELLER WILL CONSIDER CONCESSIONS IN OFFER: Yes  
 ROOM TYPE: All  
 Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Walk-In Closet  
 UTILITIES: Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected  
 ELECTRIC:  
 WATER: Public

COOLING: None  
 HEATING: Electric  
 VIEW:  
 Neighborhood  
 WATERFRONT:  
 LAUNDRY: Inside  
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: \$113,580  
 VACANCY ALLOWANCE %: /  
 GROSS OPERATING INCOME:  
 NET OPERATING INCOME: \$83,687  
 OPERATING EXPENSE %: \$29,893/  
 LAND DOLLAR VALUE %: /

GROSS SPENDABLE INCOME:  
 LOAN PAYMENT(ANNUAL):  
 GROSS MULTIPLIER:  
 CAP RATE:  
 IMPROVEMENTS TOTAL %: /  
 PERSONAL PROPERTY %: /

INCOME

# OF RENTED GARAGES:  
 GARAGE RENTAL RATE:  
 GARAGES RENTAL INCOME:  
 LAUNDRY INCOME:  
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:  
 OTHER INCOME 2:  
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: \$29,893  
 ELECTRIC: \$300  
 GAS: \$0  
 LICENSES: \$250  
 NEW TAXES: \$24,500

FURNITURE REPLACEMENT:  
 TRASH: \$0  
 CABLE TV:  
 GARDENER: \$1,200  
 INSURANCE: \$3,667

MAINTENANCE:  
 WORKMAN'S COMP:  
 PROFESSIONAL MANAGEMENT:  
 WATER/SEWER: \$1,056

OTHER EXPENSE:  
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE: TAX YEAR: TAX ANNUAL AMT: TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC:
1:	1	1	1	0	Unfurnished	\$2,350	\$2,350	\$2,495	5
2:	1	1	1	0	Unfurnished	\$2,495	\$2,495	\$2,495	4
3:	1	1	1	0	Unfurnished	\$2,495	\$2,495	\$2,495	1
4:	1	1	1	0	Unfurnished	\$2,125	\$2,125	\$2,495	4

INTERIOR

INTERIOR: Copper Plumbing Full  
 ACCESSIBILITY:  
 APPLIANCES: Gas Oven, Gas Range, Water Heater  
 FLOORING: Wood  
 ENTRY/LEVEL: Front Door/1  
 FIREPLACE: Decorative  
 SQFT STUDIO AVG:  
 SQFT 1 BED AVG: 845  
 SQFT 2 BED AVG:  
 SQFT 3 BED AVG:

EXTERIOR

EXTERIOR: **Awning(s), Balcony**  
DIRECTION FACES:

SECURITY:  
SEWER: **Public Sewer**

LOT: **0-1 Unit/Acre**  
POOL: **None**

FENCING:  
SPA: **None**

### BUILDING

BUILDER NAME:  
BUILDER MODEL:

ARCH STYLE:  
DOORS: **Double Door Entry,  
French Doors**  
WINDOWS:

ROOF: **Flat**  
FOUNDATION DTLs: **Raised**  
PROP CONDITION: **Turnkey**

CONSTR MTRLS: **Stucco**  
OTHER STRUCTURES:  
NEW CONSTRUCTION YN: **No**

### GARAGE AND PARKING

UNCOVERED SPACES:

PARKING TOTAL: **0**

GARAGE SPACES: **0**

CARPORT SPACES:

### GREEN

GREEN ENERGY GEN:  
WALKSCORE: **93**

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

### POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

### COMMUNITY

HOA DUES 1: **\$0**  
HOA DUES 2:  
HOA DUES 3:  
COMMUNITY: **Curbs, Sidewalks,  
Street Lights, Urban**  
HOA MANAGEMENT NAME:  
HOA MANAGEMENT NAME 2:  
HOA MANAGEMENT NAME 3:

HOA 1 NAME:  
HOA 2 NAME:  
HOA 3 NAME:

HOA PHONE 1:  
HOA PHONE 2:  
HOA PHONE 3:

HOA AMENITIES:  
STORIES TOTAL: **2**

### LAND

LAND LEASE?: **No**  
COMMON INTEREST: **None**  
LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:

ELEVATION:  
ASSESSMENTS:  
PARCEL #: **7264003007**  
ADDITIONAL PARCEL(s): **No**

TAX LOT: **1**  
LOT SIZE DIM:

TAX BLOCK:  
TAX TRACT #: **1853**  
ZONING:

### LISTING

BAC:  
BAC REMARKS:  
DUAL/VARI. RATE?: **No**  
CURRENT FINANCING:  
POSSESSION:  
FINANCIAL INFO AS OF:  
CONTINGENCY LIST:

LIST TERMS: **Submit**  
LIST AGRMT: **Exclusive Right To Sell**  
LIST SERVICE: **Full Service**  
AD NUMBER:  
DISCLOSURES:  
INTERNET, AVM?/COMM?: **Yes/Yes**  
INTERNET?/ADDRESS?: **Yes/Yes**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

### DATES

LIST CONTRACT DATE: **02/16/26**  
START SHOWING DATE:  
ON MARKET DATE: **02/26/26**  
PRICE CHG TIMESTAMP:  
STATUS CHG TIMESTAMP: **02/26/26**  
MOD TIMESTAMP: **02/27/26**  
EXPIRED DATE: **08/31/26**  
PURCH CONTRACT DATE:  
ENDING DATE:

CONTINGENCY: **None**

**PRIVATE REMARKS: Send complete offers to Trevor.Laramee@gmail.com Feel free to call or text listing agent with any questions @ 562-256-5643**

### SHOWING INFORMATION

SHOW CONTACT TYPE: **See Remarks**  
SHOW CONTACT NAME: **Trevor Laramee**  
SHOW CONTACT PHONE: **5622565643**  
SHOWING INSTRUCTIONS: **Showings available after an acceptable offer has been submitted.**  
DRIVING DIRECTIONS: **South of Broadway, West of Redondo**

LOCK BOX LOCATION:  
LOCK BOX DESCRIPTION: **None**

OWNER'S NAME:  
 **Schedule a Showing**

### AGENT / OFFICE

LA: (**PLARATRE**) **Trevor Laramee**  
CoLA:  
LO: (**PB15298**) **Realty Source Inc.**  
LO PHONE: **714-465-1422Ext:0**  
CoLO:  
CoLO PHONE:

LA State License: **01722500**  
CoLA State License:  
LO State License: **01523891**  
LO FAX: **619-342-2620**  
CoLO State License:  
CoLO FAX:  
Offers Email: **Trevor.Laramee@gmail.com**

### CONTACT PRIORIT

1.LA CELL: **562-256-5643**  
2.LA DIRECT: **562-256-5643**  
3.LA PAGER:  
4.LA FAX: **888-755-9410**  
5.LA VOICEMAIL:  
6.LA EMAIL: **Trevor.Laramee@gmail.com**