



Nicholas & Cheryl Cotton...

offer a wealth of experience in the sale and purchase of real estate property. Actively listing and selling for over 30-years, they are experienced in the sale of Residential property , Residential Income Property, Multi-units, are well versed in 1031 exchanges, short sales (with as many as 3 liens against the property as well as IRS tax liens), foreclosures, and have put together LLCs, introducing like-minded clients, and finding the appropriate property for their purchase. In addition, Nicholas is also available for Property Management. Below are just a few of the properties they have sold.

Fourplex

Sold Price: \$873,000

229 Roswell, Long Beach, CA 90814



Beds:	1-3BR	Baths:	7
	2-2BR		
	1-1BR		
Sq. Ft.:	4,246	Status:	Closed
MLS#:	P768274	Year Built:	1977

Contact: Cheryl Cotton, Cherylcotton8@gmail.com, 562-577-9879

Short Sale. Have approval on first and second TD. Price firm. Purchase money must be liquid funds. Prime, prime Belmont Heights 4plex only 3 blocks to the beach. Front unit is 3BR w/ FP, patio and inside laundry. Three units in rear are 2BR, 1.5BA. Two units have been remodeled, one with granite kitchen. Front has been rehabbed. 5 garages (one double and three singles) plus tenant laundry room. All rents are accurate and actual.

Sold Properties

SFR Sold Price: \$397,000 5134 Gaviota, Long Beach, CA 90807



Beds: 2

Baths: 1

Sq. Ft: 942

Status: Closed

MLS #: PW14142445

Year Built: 1942

Contact: Cheryl Cotton, Cherylcotton8@gmail.com, 562-577-9879

What a great start in Ridgewood Heights area of Bixby. This home has new laminate floors that are gorgeous, large picture window with lots of light in living room, dining area, open kitchen with breakfast bar, two good size bedrooms and a bonus room attached to the garage. Nice backyard that is fenced with a covered patio. Newer Windows. Two car garage and a long driveway.

SFR Sold Price: \$ 415,000 3858 Knoxville Ave, Long Beach, CA 90808



Beds: 3

Baths: 1

Sq. Ft.: 1,219

Status: Closed

MLS#: P844553

Year Built: 1953

Contact: Nic Cotton, cottonnic@aol.com.com, 562-577-9880

Great Carson Park location. Open 3 bedroom, 1 bathroom pool home. Located mid-block in great neighborhood, beautiful back yard pool. Open floor plan with big open kitchen and formal dining room, forced air heating and central air conditioning, double pane windows, separate laundry room off kitchen, long driveway for extra parking with double detached garage in back. Private back yard with big swimmer's pool. Located in beautiful neighborhood.

Sold Properties

SFR **\$330,000 Short Sale** **4267 Lime Ave, Long Beach, CA 90807**



Beds: 5

Baths: 2.5

Sq. Ft.: 2,466

Status: **Closed**

MLS#: **P810510**

Year Built: **1948**

Contact: Cheryl Cotton, Cherylcotton8@gmail.com, 562-577-9879

This is a charming 5-bedroom, 2.5 bath home with incredible potential. It is definitely a fixer and requires a cash offer, but it's in one of the Best Bixby areas where homes in better condition are currently selling for \$625,000 and up. It has large square footage, delightful and enchanting upper bedrooms, a large cozy family room with a fireplace and much more. The living room is large and has a marble fireplace; formal dining room; the kitchen is dated and cries for a remodel. There are 3 upper bedrooms and two lower bedrooms. Covered patio in rear and large fenced yard with double car garage. and is definitely worth a look-see and is priced to sell.

6-Units **\$576,000** **2168 Locust Ave, Long Beach, CA 90806**



Beds: 1 - 2BR
5 - 1BRs

Baths: 6

Sq Ft.: 4,043

Status: **Closed**

MLS#: **PW13051139**

Year Built: **1953**

Contact: Nic Cotton, cottonnic@aol.com.com, 562-577-9880

Good Investment 6 unit property has One 2 bedroom, 1 bath unit and Five 1 bedroom, 1 bath units. Four 1 car garages on alley with 4 parking spaces in front of garages. Onsite laundry room brings in an additional \$250 - \$300/month.

SFR **\$320,000** **6841 Myrtle Ave, Long Beach, CA 90805**



Beds: **3** Baths: **2**
Sq. Ft.: **1,547** Status: **Closed**
MLS#: **P829224** Year Built: **1958**

Contact: Cheryl Cotton, Cherylcotton8@gmail.com, 562-577-9879

3BR, 2BA North Long Beach home with many amenities. Living room w/fireplace; large kitchen w/eating area; separate laundry room; family room. This home is in pristine condition and one of the nicest and largest homes at this price. Next door to a quiet garden nursery and located in a peaceful neighborhood. Intercom; air filtration system; ATD security system; rain soft water softener; force air/central air; enclosed rear yard w/ block wall fence; orange tree (yum! Those are good!); pomegranate bushes; covered rear patio. This home has

SFR **\$770,000** **434 Tremont Ave, Long Beach, CA 90814**



Beds: **4** Baths: **3**
Sq. Ft.: **1,798** Status: **Closed**
MLS#: **P831194** Year Built: **1925/
remodeled**

Contact: Cheryl Cotton, Cherylcotton8@gmail.com, 562-577-9879

GORGEOUS AND BEAUTIFULLY remodeled 4 bedroom, 3 bathroom home on a HUGE lot with an in-ground POOL in highly desired Belmont Heights!! Almost 1800 sq.ft. of living space with an ***ADDITIONAL*** 690 sq.ft. of basement area with double doors that lead directly to backyard and pool! Large and bright remodeled kitchen has beautiful granite countertops and LOTS of cabinet space. Huge master bedroom suite with large master bath and extra large his and hers closet with built ins. This is MUST SEE!

Fourplex **\$870000** **41 Hermosa Ave, Long Beach, CA 90802**



4 –2BR 1BA units

4,488 Sq Ft

Status: Closed

Year Built: 1920

MLS# PV14087663

Prime location off Ocean Avenue. 4 unit complex consisting of (4) , 2 bedroom /1 bath units all with similar floor plans., laundry hook-ups and street parking only. Needs TLC.

Fourplex **\$870,000** **728 Obispo Ave, Long Beach, CA 90804**



1—3BR/2BA

2-2BR/1BA

1-1BR/1BA

4,151 sq ft

Status: Closed

Year Built: 1978

Four Unit Property, Year Built: 1978
8 Total Bedrooms, 7 Total Baths, 4,151 sq. ft.,
6 Garages, Shake Roof, Vaulted Ceilings,
Hardwood Floors/Carpeting, Balconies
Fenced Backyard, Landscaped Garden
Tenant Laundry Room. Estimated \$1,050 cash
Flow with \$215,000 down. 4.8% APR. 7% CAP.

Fourplex

Sold \$950,000 and then resold \$1,010,000

2906 Peppertree Ln, Costa Mesa, CA 92626



4 2BR/1BA units

3,550 sq ft

Status: Closed

Year Built: 1960

MLS #: P640872 & P845159

Beautiful Mesa Verde fourplex in a most serene neighborhood. The units have been extensively and lovingly remodeled. Each has a dishwasher, new cabinets and counters, stacked washer & dryer hook-ups, new tubs and bath tile, new flooring and carpeting. Garage are separate and individual with roll up doors and garage door openers and are located in the rear off the alley with an additional parking space. Lush landscaping and sprinklers. Market rent for the area is \$1,600.

Fourplex

Sold \$950,000 and then resold for \$1,050,000

2908 Peppertree Ln, Costa Mesa, CA 92626



4 2BR/1BA units

3,550 sq ft

Status: Closed

Year Built: 1960

MLS #: P640910 & P6846190

Exquisite Mesa Verde fourplex, all 2-BR units. Extensively and lovingly remodeled. Each unit has dishwasher, new kitchen cabinets, inside washer/dryer hook-ups, new tubs and bath tile, new flooring and carpeting. Four separate garages with roll up doors and garage door openers. Separate gas, electric and water meters. Lush landscaping and sprinklers. Can be purchased separately or with sister building at 2906.

SFR **\$550,000** **4253 Ocana Ave, Lakewood, CA 90713**



3BR/2BA

1,790 sq ft

Built in 1942 (completely remodeled)

MLS# P695631

Status: Closed

\$550,000 STANDARD SALE. PLEASE GIVE OWNER 1 HOUR NOTICE. This enchanting 3-bedroom, 1-3/4 bath Contemporary Ranch-style Lakewood City pool home has been completely renovated and remodeled with minute attention to detail. Warm Oak floors throughout, Poplar and Walnut trim moldings and a master bedroom suite w/wood burning fireplace are just a few of its many amenities. The kitchen is every woman's dream w/ stunning Cherry wood cabinets, granite counters, Travertine tile floors, 4-burner gas cooktop, self-

Condo **\$285,000** **1250 E 3rd St #12, Long Beach, CA 90802**



2BR./2BA

1.044 sq ft

Built in 1957

MLS# OC13211267

Status: Closed

Well maintained 2 bedroom, 1.75 bath upstairs unit. Located in the heart of Alamitos Beach and just 3 blocks from the ocean. New paint, hardwood floors, custom cabinets, stackable washer/dryer, stainless steel refrigerator, wine frig and dishwasher are included. Only one common wall and no one above or below except garage. Nicely located in the back of a 12 unit complex. Now rented. Great tenant would like to stay.

6 UNITS **SOLD PRICE: \$576,000** **2168 LOCUST AVE, LONG BEACH, CA 90806**



Beds: 4

Baths: 3

Sq. Ft.: 4,043

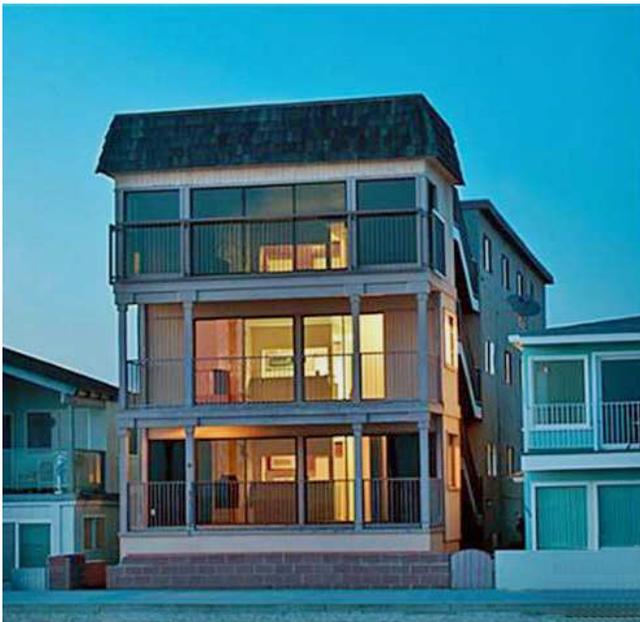
Status: Closed

MLS#: PW13051139

Year Built: 1953

Good Investment 6 unit property has One 2 bedroom, 1 bath unit and Five 1 bedroom, 1 bath units. Four 1 car garages on alley with 4 parking spaces in front of garages. Onsite laundry room brings in an additional \$250 - \$300/month.

3 Units **Sold Price: \$3,500,000** **1810 W. Oceanfront, Newport Beach, CA 92660**



Beds: 12

Baths: 6

Sq. Ft.: 6,455

Status: Closed

MLS#: U11001499

Year Built: 1963

Incredibly rare four-story three-unit condominium building on the oceanfront with spectacular views. Fantastic opportunity to renovate and create value in this legal non-conforming triplex that was condo-converted in 2003. Density, height and square footage cannot be replicated. Three individual full floor units plus subterranean floor for storage, accessory use and parking. Bring your investor clients! One of a kind property. Will not last. Seller may finance.

SFR **\$397,000** **5134 Gaviota Ave, Long Beach, CA 90807**



2BR/1BA
941 Sq Ft
Year Built: 1942
Status: Closed
MLS # S677272

What a great start in Ridgewood Heights area of Bixby. This home has new laminate floors that are gorgeous, large picture window with lots of light in living room, dining area, open kitchen with breakfast bar, two good size bedrooms and a bonus room attached to the garage. Nice backyard that is fenced with a covered patio. Newer Windows. Two

SFR **\$450,000** **11025 Leibacher Ave, Downey, CA 90421**



4BR/2BA
2,061 Sq Ft
Year Built: 1950
Status: Closed
MLS#: PW1414508

A perfect home. 4BR/2BA has so much to offer: over 2,000 sq. ft.; kitchen w/golden Oak cabinets, granite tile counters, 5-burners gas cook top & a large pantry; HW flrs in formal LR & dining area accentuated w/ greenhouse window, Wainscoting, & Crown molding and wired with premium copper wire for surround sound; step-down family room has wood beamed ceilings, an enclosed closet for W&D & opens to rear garden. Adjacent The family room is a den/excellent game room with genuine redwood paneling (perfect for a pool table and large flat screen)--a real man cave. 3BRs downstairs & 1 private Master BR upstairs are carpeted. Outside rear garden a Jacuzzi spa and 8'x12' greenhouse; fruit trees (plum, pom, and sugar cane)--everything grows. A perfect home for someone who wants the best of everything without

SFR **\$390,000** **2781 Delta Ave, Long Beach, CA 90810**



4BR/3BA
1,789 Sq Ft
Year Built: 1941
Status: Closed
MLS#: PW14162586

BEAUTIFUL LARGE HOME in a very nice part of West Long Beach, laminated flooring in living room and all bedroom, nice back yard with patio great for BBQ's gatherings family and friends entertainment, 2 car garage detached with alley

SFR **\$465,000** **5650 Downey Ave, Lakewood, CA 90712**



3BR/1BA
1,636 Square Feet
Year Built: 1952
Status: Closed
MLS#: PW14195679

3-bedroom, 1 bath in most desirable Lakewood neighborhood. Remodeled Kitchen has Oak Cabinets with slide out shelves/ Pantry. New washer/dryer, side by side refrigerator/freezer, stove/oven and new microwave remain and are part of the sale. New gorgeous laminate flooring imitates hardwood in kitchen. Remodeled bath with new shower, bathtub, toilet, pedestal sink and tile. All new double paned, energy efficient windows, new carpeting, newly painted throughout. Step-down 400 square foot family room with fireplace. Central A/C and heat. Sprinklers front and rear. New sod and trees in rear with block wall fence. New roof on house and garage in 2005. Living/Front Room is wired for Surround Sound. Copper plumbing throughout. Completely turn key!

SFR/Foreclosure \$430,000

3313 Del Amo Blvd, Lakewood, CA 907123



3BR/2BA

1,210 sq fr

Built in 1952

Status: Closed

MLS#: RS14199089

Hurry this great home is located across the street from the park, This property offers a new interior/exterior paint, central heat/air, new front and rear sprinkler system, resurfaced hardwood flooring, etc. Property has a detached garage at the rear yard and still has lots of room for those family gatherings. At this price it will sell fast, hurry hurry hurry. One restroom may not be permitted, buyer and buyers agent to check permits.

2-houses-on-a-Lot

\$650,000

305 Nieto Ave, Long Beach, CA 90814



Front house: 3BR/2 BA

1,150 Sq Ft

Rear House: 1BR/1BA

720 sq ft.

Built in 1931

Status: Closed

MLS#: P666098

This Belmont Heights opportunity has 2 homes on 1 lot. Main house is a 2 bed/1 bath with 1150 sq. ft., hardwood floors throughout, copper plumbing, lots of character and plenty of natural light. The income property is a 1 bed/1 bath with 720 sq. ft., hardwood floors and its own attached 1 car garage. The homes are separated by a nice greenbelt courtyard with fruit trees. The kitchens and bathrooms needs attention but you could certainly move right in. Perfect opportunity for those looking to help off set the mortgage.

16-Units **Sold \$2,100,000** **2309 Cedar Ave, Long Beach, CA 90806**



4 2BR/1BA units
12 1BR/1BA units
13,158 Sq Ft
Built: 1962
Status: Closed
MLS# P549190

Sharp 16 Units located in a very desirable rental area of Long Beach. 2 Buildings side-by-side. 4 Units 2Bed/2Bath & 12 Units 1Bed/1Bath. All large units. 2 Laundry facilities, equipment belong to owner. 12 Enclosed garages. Separately metered for Gas/Elec. Always rented. Some units are upgraded. Rents are actual. Vacancy & Expenses are estimated. One of the best Cap Rate & GM on the market & could be better by increasing the rents. Most tenants are long

16-Units **\$1,930,000** **2309 Cedar Ave, Long Beach, CA 90806**



4 2BR/1BA units
12 1BR/1BA units
13,158 Sq Ft
Built: 1962
Status: Closed
MLS# P678895

STANDARD SALE. Sharp 16-unit complex for the shrewd investor. Two buildings, side-by-side (on separate parcels) with an inviting, lush courtyard between. Four units are 2BR/2BA and 12 are 1BR/1BA. Many units upgraded are very attractive. 12 garages, all rented. Two laundry rooms with equipment owned by Seller adds another \$500-\$600/mo in income. Separately metered for gas/electric. All rents are actual. Expenses are estimated. Drive by only. Subject to.

4 Units w/1 additional Unit. \$815,000 1882 Molino Ave, Signal Hill



LLC Put Together by Nic Cotton

8 principal investors

1 3BR/2BA

4 2BR/1BA

5,440 Sq Ft

Built in 1964

Status: Closed

MLS#: P708598

GREAT CITY AND HARBOR VIEW. Three units are 2BR/1 bath. Unit #D has central air/heat, jacuzzi tub, hardwood floors, great view of city and harbor, and updated kitchen and bath. Unit #C has a private rear patio. Unit #E has a view of city and harbor. Unit #'s A and B can be configured to be one very large owner's unit with 4 bedrooms, study, 2 1/2 baths, 3 private patios, and washer/dryer hookups. OR Units #'s A and B can be configured to be one 2 bedroom/1 bath and one 3 bedroom/1.5 bath unit. There are two 2 car garages + tenant laundry room.

Fourplex \$765,000 Short Sale 7761 Liberty Ave, Huntington Beach, CA 92647



1 3BR/2BA unit

3 2BR/2BA units

4,702 Sq Ft

Built in 1977

Status: Sold

MLS#: P706560

DRIVE BY ONLY. TENANT OCCUPIED. DO NOT DISTURB. This very appealing Tudor style fourplex has two large 3BR units & two 2BR units all with fireplaces. Each unit either has a patio or balcony, and the downstairs rear 2BR has a fully enclosed yard. Front unit is huge townhouse style and would be ideal for owner occupant. This property has over 4,700 sq ft of interior living space and sits on a 9,200+ sq ft lot. Laundry room and 6 garages. Exterior was painted last year after having termite work completed. A couple of the tenants are very long term, but all rents are low for the area and market.



22 year old custom 4-plex has one 3BR townhouse style (2-story) 'owner's' unit with FP, 2.5 baths, inside laundry hook-ups + enclosed patio & cathedral ceilings. Three 2BR, 2BA units attached with either patio or balcony (upstairs units have cathedral ceilings). 8 garages, community laundry. All units unique and in excellent condition. Rents very low on 2BR units. Tenants are month-to-month.



Appealing & private 3BR home with 2 units attached in rear. Ideal for owner-occupant. Home has enclosed, enchanting patio area, newer kitchen, dining area, and is approx. 1,200 sq. ft. The 2 rear units are very, large singles built in the 80s w/full-sized kitchen, skylights, cathedral ceilings, large enc. balcony (upstairs) & private enc. patio (downstairs). A great piece of property! (Rents listed are market, not actual)



This fourplex is located in the Circle area of Long Beach, only several blocks from Recreation Park & Golf Course, Community Hospital and Wilson High School. This street does not get a lot of through traffic and is very quiet as this section of Euclid angles to Grand, because of the Greenbelt, before hitting 10th. There is a community garden at the greenbelt. The property has one 3BR, 2BA unit in front with a fireplace plus three 2BR, 1BA units, 5 garages and a community laundry. Rents are close to market with the exception of one very long term tenant who is well below market rent and is due for a generous increase. The property shows good cash flow with 25% down (about \$1,575 PI). For an owner occupant with 20% down, their estimated cost to live in the 3BR unit would be about \$625/mo PI (4.5% APR). Call for de-



This 4-unit (+1 Non-Conforming) investment offering is priced to sell at \$145,000/unit for turn-key Long Beach product! The subject property is 4,200+ Sqft and sits on a Large 4,768 sq. ft. lot! This building is not subject to rent control and is located below Pacific Coast Highway and just east of the 710 FWY. All of the units are currently occupied and there are 5 individual garage spaces. Please see attached set up sheet for actual rents and unit mix. With interest rates at historic lows this investment property will not last long!



Great Carson Park location. Open 3 bedroom, 1 bathroom pool home. Located mid-block in great neighborhood, beautiful back yard pool. Open floor plan with big open kitchen and formal dining room, forced air heating and central air conditioning, double pane windows, separate laundry room off kitchen, long driveway for extra parking with double detached garage in back. Private back yard with big swimmer's pool. Located in beautiful neighborhood and close to schools, shopping and great freeway access.



Absolutely beautiful turnkey home on a large lot! UPGRADES throughout! Gorgeous slate flooring and granite counters in bathrooms and kitchen. Newer carpet, double pane windows, and shutters throughout. Lovely paint colored across the home gives a warm and comfortable feel. Spacious Master Bedroom includes large walk-in closet and an incredible upgraded bathroom with dual showers. BIG backyard with pool, private gazebo, hot tub hookups, and built-in lighting across back wall. Separate enclosed shed in backyard for optional playhouse/storage. Garage is open on left side, allowing covered parking and open to backyard - Legally a carport. CAT6 wired throughout and home is configured for satellite or cable



This is a 2 bedroom, 2 bathroom Condo. Property shows well, has kitchen breakfast counter, washer and dryer hookups, lots of closet organizing space. It is conveniently located in Downtown Long Beach, close to restaurants and entertainment. Complex features a recreation room and spa. Come take a look, don't miss out and turn this lovely condo into your new home!