

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSF	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	G
1	RS21039062	S	10119 Burin AVE	ING	102	STD	2	\$800		\$630,000	\$367.57	1	1931/ASR	6,021/0.1382	
2	DW20194829	S	3131 W 113th ST	ING	102	STD	2	\$51,600		\$853,500	\$367.57	2322	1941/ASR	6,773/0.1555	
3	SB20241731	S	14623 Larch AVE	LAWN	112	STD	2	\$31,200		\$700,000	\$494.35	1416	1952/ASR	4,601/0.1056	
4	SB21008841	S	24442 Ward ST	TORR	125	STD	2	\$0		\$1,410,000	\$471.10	2993	1966/ASR	4,891/0.1123	
5	SB21048998	S	942 10th ST	HMB	150	STD	2	\$69,600		\$1,640,000	\$1,220.24	1344	1927/ASR	3,602/0.0827	
6	SB21056203	S	2005 Mathews AVE	REDO	151	PRO	2	\$32,400		\$1,520,000	\$559.03	2719	1952/ASR	7,510/0.1724	
7	PV21042719	S	1908 Ernest AVE	REDO	151	STD	2	\$70,800		\$1,603,750	\$576.47	2782	1952/ASR	7,508/0.1724	
8	SB21070904	S	2416 Carnegie LN	REDO	152	TRUS	2	\$73,200	5	\$1,629,000	\$707.95	2301	1953/ASR	7,480/0.1717	
9	EV21045455	S	1742 New York DR	ALTA	604	STD	2	\$43,200		\$910,000	\$551.85	1649	1946/ASR	14,688/0.3372	
10	BB20254196	S	412 S Everett ST	GD	628	STD	2	\$51,000	3	\$1,055,000	\$739.83	1426	1921/ASR	6,948/0.1595	
11	21713822	S	309 S Avenue 63	LA	632	STD	2			\$1,225,000	\$712.21	1720		4,800	
12	CV21035500	S	205 W 1st ST	SDMS	689	STD	2	\$0		\$815,000	\$508.74	1602	1954/PUB	7,072/0.1624	
13	MB21025802	S	3307 E 4th ST	LA	BOYH	STD	2	\$0		\$615,000	\$310.29	1982	1908/PUB	4,400/0.101	
14	DW21032727	S	3361 City Terrace DR	LA	BOYH	STD	2	\$18,000		\$640,000	\$539.17	1187	1933/ASR	3,922/0.09	
15	PW21032273	S	805 N Fresno ST	LA	BOYH	STD	2	\$64,800		\$775,000	\$381.40	2032	1907/ASR	5,201/0.1194	
16	21721824	S	408 S Bernal AVE	LA	BOYH	STD	2			\$850,000	\$340.00	2500	2010	5,008/0.11	
17	SR21033557	S	631 N Kilkea DR	LA	C10	TRUS	2	\$105,600		\$2,125,000	\$427.57	4970	1925/ASR	6,553/0.1504	
18	DW20256922	S	116 W 70th ST W	LA	C16	STD	2	\$0		\$635,000	\$399.12	1591	1924/ASR	5,101/0.1171	
19	21696464	S	2901 W 14th ST	LA	C16	STD	2			\$840,000	\$459.02	1830	1904	5,761/0.13	
20	21706700	S	1518 Magnolia AVE	LA	C16	STD	2			\$900,000	\$456.85	1970	1912	6,080/0.13	
21	DW21013925	S	1635 S Berendo ST	LA	C16	STD	2	\$61,200		\$925,000	\$503.26	1838	1902/ASR	4,774/0.1096	
22	21679948	S	335 N Flores ST	LA	C19	STD	2			\$2,104,500	\$750.80	2803	1937	6,505/0.14	
23	21711664	S	4225 Lincoln AVE	CULV	C28	STD	2			\$1,650,000	\$1,231.34	1340	1921	6,744/0.15	
24	DW21044579	S	4614 Wall ST	LA	C34	STD	2	\$0		\$650,000	\$281.39	2310	1923/ASR	6,300/0.1446	
25	PW21093956	S	413 E 56th ST	LA	C34	STD	2	\$79,200		\$1,065,000	\$299.58	3555	2021/BLD	5,298/0.1216	
26	IN21090592	S	3501 11th avenue	LA	C36	STD	2	\$0		\$760,000	\$523.78	1451	1953/ASR	5,151/0.1183	
27	RS20256321	S	720 E 48th ST	LA	C37	STD	2	\$41,700		\$510,000	\$382.88	1332	1921/ASR	6,600/0.1515	
28	QC21060010	S	161 W 92nd ST	LA	C37	STD	2	\$66,000		\$919,000	\$266.69	3446	2017/ASR	5,200/0.1194	
29	QC21062204	S	355 353 E Gage AVE	LA	C42	STD	2	\$62,892	6	\$775,000	\$478.40	1620	2007/ASR	5,004/0.1149	
30	MB21033900	S	915 N Hazard AVE	CTER	CTER	STD	2	\$0		\$655,000	\$383.27	1709	1925/ASR	6,263/0.1438	
31	SR21062668	S	8116 Leeds ST	DOW	D4	STD,TRUS	2	\$0		\$696,500	\$483.68	1440	1950/ASR	9,852/0.2262	
32	SR21065667	S	621 S Gerhart AVE	ELA	ELA	STD	2	\$2,150		\$548,000	\$434.92	1260	1926/ASR	5,287/0.1214	
33	MB20189823	S	1401 Ciela AVE	ELA	ELA	STD	2	\$24,000		\$625,000	\$359.40	1739	1946/ASR	6,495/0.1491	
34	TR21064172	S	1235 S Townsend AVE	ELA	ELA	STD	2	\$3,900		\$699,999	\$441.92	1584	1924/ASR	4,736/0.1087	
35	PW21064569	S	12923 Dalwood AVE	NWK	M1	STD	2	\$48,000		\$695,000	\$465.82	1492	1952/PUB	6,625/0.1521	
36	SR21030295	S	5903 Lemp AVE	NHLW	NHO	TRUS	2	\$5,995		\$1,140,000	\$336.88	3384	1913/ASR	8,535/0.1959	
37	SR21053314	S	12017 Roscoe BLVD	SUNV	SUNV	STD	2	\$66,000		\$910,000	\$450.05	2022	1948/ASR	6,499/0.1492	
38	DW21046463	S	3317 California ST	HNPK	T1	TRUS	2	\$0		\$625,000	\$458.21	1364	1926/ASR	5,182/0.119	
39	DW21039589	S	710 E 81st ST	LA	WATT	STD	2	\$12,600		\$570,000	\$356.70	1598	1938/ASR	5,100/0.1171	
40	SB21044629	S	14502 Condon AVE	LAWN	699	TRUS	2	\$0		\$755,000	\$442.30	1707	1951/ASR	6,102/0.1401	
41	PW21060525	S	329 W 13th ST	SP	699	STD	2	\$0		\$905,000	\$180.96	5001	1890/ASR	5,001/0.1148	
42	SB21078942	S	4236 W 102nd ST	ING	102	STD	3	\$36,540	3	\$588,000	\$389.40	1510	1933/ASR	5,818/0.1336	
43	WS21064859	S	3205 Griffith Park BLVD	LFE	637	STD	3	\$0		\$1,850,000	\$448.92	4121	1937/ASR	9,620/0.2208	
44	PW21026777	S	12411 Penn ST	WH	670	STD	3	\$52,620		\$800,000	\$424.40	1885	1912/ASR	7,491/0.172	
45	PW21069587	S	1117 S Montebello BLVD	MTB	674	TRUS	3	\$56,400		\$1,045,000	\$310.76	1971	1913	3,788/0.08	
46	CV20202106	S	3125 Winter ST	LA	BOYH	STD	3	\$41,340		\$675,000	\$244.92	2756	1929/ASR	5,200/0.1194	
47	SR21018547	S	320 E 35th ST	LA	C16	STD	3	\$35,820		\$565,000	\$214.67	2632	1902/ASR	4,995/0.1147	
48	SR21061198	S	2526 S Dunsuir AVE	LA	C16	STD	3	\$43,812		\$780,000	\$369.32	2112	1924/ASR	5,722/0.1314	
49	PW21064358	S	5513 Homeside AVE	LA	C16	STD	3	\$60,072	5	\$990,000	\$580.99	1704	1953/ASR	4,800/0.1102	
50	20668524	S	863 W 43rd PL	LA	C34	STD	3	\$45,000		\$612,500	\$310.76	1971	1913	3,788/0.08	
51	SR20069394	S	860 W 78th ST	LA	C36	STD	3	\$0		\$1,380,000	\$289.07	4774	2020/SEE	5,720/0.1313	
52	PW20252325	S	416 W 51st ST	LA	C42	STD	3	\$0		\$600,000	\$238.28	2518	1908/ASR	5,504/0.1264	
53	QC21064782	S	14516 Orange AVE	PAR	699	STD	3	\$42,600		\$670,000	\$380.68	1760	1956/ASR	5,740/0.1318	
54	SB20225858	S	113 Monterey BLVD	HMB	148	STD	4	\$184,800	4	\$3,550,000	\$1,079.68	3288	1969/ASR	2,999/0.0688	
55	AR20175183	S	419 California ST	ARCD	605	STD	4	\$0		\$1,920,000	\$458.21	1364	1926/ASR	5,182/0.119	
56	AR21053677	S	5656 Noel DR	TMPL	661	STD	4	\$0		\$1,500,000	\$526.69	2848	1953/PUB	7,527/0.1728	
57	PW21038943	S	13508 & 1 Mar Vista ST	WH	670	TRUS	4	\$69,540	4	\$1,260,000	\$397.35	3171	1949/ASR	13,495/0.3098	
58	20642446	S	715 Douglas ST	LA	671	STD	4			\$625,000	\$173.32	3606	1924	6,820/0.15	
59	21718972	S	1330 Westerly TER	LA	671	STD	4			\$1,825,000	\$551.36	3310	1914	6,062/0.13	
60	SR21013932	S	1612 Silver Lake BLVD	SVL	671	STD	4	\$92,000		\$1,950,000	\$359.78	5420	1930/ASR	5,001/0.1148	
61	RS21054819	S	236 N Dillon ST	SVL	671	STD	4	\$0		\$2,600,000	\$479.70	5420	2017/ASR	6,368/0.1462	
62	21703144	S	2208 Fox Hills DR	LA	C05	STD	4			\$2,175,000	\$605.51	3592	1952	6,124/0.14	
63	21692328	S	8767 Airdrome ST	LA	C09	STD	4			\$1,500,000	\$557.83	2689	1939	7,500/0.17	
64	21721924	S	6061 Saturn ST	LA	C09	STD	4			\$1,838,000	\$465.08	3952	1928	6,000/0.13	
65	21712610	S	825 Ocean Park BLVD	SM	C14	STD	4			\$2,070,000	\$556.60	3719	1955	6,602/0.15	
66	21680180	S	5119 W 21st St	LA	C16	STD	4			\$1,659,000	\$293.94	5644	1930	7,701/0.17	
67	21699970	S	1740 S New England ST	LA	C16	STD	4			\$2,550,000	\$385.66	6612	2021	7,957/0.18	
68	21698056	S	1245 S Catalina ST	LA	C17	STD	4			\$2,410,000	\$318.78	7560	2020	5,910/0.13	
69	320004887	S	11907 Garfield AVE	SOG	T4	STD	4	\$0	0	\$850,000	\$323.44	2628	1954	5,793/0.133	
70	TR21050892	S	424 W 108th ST	LA	699	STD	4	\$66,376		\$885,000	\$221.69	3992	1940/ASR	5,246/0.1204	
71	PW21011058	S	1882 Molino AVE	SIGH	8	STD	5	\$119,820		\$1,780,000	\$327.21	5440	1964/PUB	5,501/0.1263	
72	SB21056227	S	2007 Mathews AVE	REDO	151	PRO	5	\$75,000		\$1,803,750	\$606.30	2975	1959/ASR	7,486/0.1719	
73	WS21073872	S	10522 E Live Oak AVE	ARCD	605	TRUS	5	\$79,800		\$2,650,000	\$567.21	4672	1957/ASR	29,370/0.6742	
74	21685246	S	2244 S ridgelev	LA	C16	STD	5			\$1,630,000	\$322.45	5055		9,594	
75	SB21103267	S	520 W 21st ST	SP	699	STD	5	\$94,872		\$1,225,000	\$282.06	4343	1962/ASR	5,082/0.1167	
76	AR21032325	S	1320 Stevens AVE	SGAB	654	STD	6	\$0		\$1,880,000	\$500.00	3760	1961/ASR	10,149/0.233	
77	20605932	S	11051 Missouri AVE	LA	C05	STD	6			\$2,620,000	\$391.86	6686	1963	6,031/0.13	
78	SR21023001	S	13520 Rye ST	SO	SO	STD	6	\$115,590	7	\$1,636,654	\$326.94	5006	1956/ASR	4,998/0.1147	
79	21710526	S	2244 Addison WAY	LA	618	STD	8			\$1,850,000	\$424.90	4354	1966	6,603/0.15	
80	TR21025814	S	12345 Deana ST	ELM	619	STD	8	\$141,780	5	\$2,080,000	\$302.24	6882	1963/PUB	12,614/0.2896	
81	20577950	S	1019 S ORANGE GROVE AVE	LA	C19	STD	8			\$2,840,000	\$368.11	7715	1931	7,559	
82	21698040	S	343 Riverdale DR	GD	628	STD	9			\$2,980,000	\$377.36	7897	1962	10,224/0.23	
83	20589540	S	1109 1115 Vista	WHO	C10	STD	12			\$3,					

ClosedList / Sold: **\$650,000/\$630,000** ↓**19 days on the market****10119 Burin Ave** • Inglewood 90304**2 units** • **\$325,000/unit** • **1 sqft** • **6,021 sqft lot** • **No \$/Sqft data** •**Built in 1931****Listing ID: RS21039062****Hawthorne BLVD / Century BLVD**

This multi-family home has 2 bedrooms, 1 bath (Front House), Back unit, 1 Bedroom, 1 Bath. Property is being "SOLD AS IS" Seller is very motivated. It needs some Work.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$650,000
- 0 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Gas
- Heating: Wall Furnace
- Laundry: In Garage, Washer Hookup
- \$800 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile, Wood
- Appliances: Gas Oven, Gas Range
- Other Interior Features: Copper Plumbing Partial, Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Wire
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01121690
- 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	2	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$800	\$800	\$800

Of Units With:

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

Additional Information

- Standard sale
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4036012004

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Closed • Duplex

List / Sold: **\$850,000/\$853,500** ↑

3131 W 113th St • Inglewood 90303

175 days on the market

2 units • \$425,000/unit • 2,322 sqft • 6,773 sqft lot • \$367.57/sqft • Built in 1941

Listing ID: DW20194829

Cross streets: Crenshaw and Lemoli Ave.



This is a duplex. Front unit has 4 bedroom 2 bathrooms, back unit has 2 bedroom 1 bathroom. Property is being sold "as is". Tenants to remain in property at the close of escrow.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$850,000
- 1 Buildings
- 2 Total parking spaces
- \$51600 Gross Scheduled Income
- \$46500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$540
- Cable TV: 01526567
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	4	2	1	Unfurnished	\$2,300	\$2,300	\$2,300
2:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,100

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
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4031021006

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • DuplexList / Sold: **\$725,000/\$700,000** ↓**51 days on the market****14623 Larch Ave • Lawndale 90260****2 units • \$362,500/unit • 1,416 sqft • 4,601 sqft lot • \$494.35/sqft • Built in 1952****Listing ID: SB20241731****South of Rosecrans and East of Hawthorne Blvd**

Fantastic investment property in a great neighborhood. Two separate units. Front unit is 14623 Larch and has 2 bd 1 bath unit. The back unit is 14625 Larch and has 1 bd 1 bath. Back tenants just vacated the unit. The front unit has a iron rod fencing in the front. It is all carpeted. Kitchen has granite counters. The back unit has tiled floors in the living room and kitchen. Both wall heaters were replaced in February 2021. The back unit has an attached 2 car garage and with direct access to home. The front unit has 2 open parking spaces behind the unit. Very spacious and open grounds for little kids to play around. Both units have their own gas meters and electric meters. The owner pays water and trash. Front tenants have been there for about 5-6 years.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$31200 Gross Scheduled Income
- \$21734 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: Gas Range, Water Heater

Exterior

- Lot Features: Front Yard
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,468
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$510
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$760
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,750	\$21,000	\$2,200
2:	1	1	1	2	Unfurnished	\$0	\$0	\$1,900

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 1
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4077010017

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

24442 Ward St • Torrance 90505
2 units • \$699,500/unit • 2,993 sqft • 4,891 sqft lot • \$471.10/sqft •
Built in 1966
Cross Streets: Hawthorne & Madison

List / Sold:
\$1,399,000/\$1,410,000 ↑
61 days on the market
Listing ID: SB21008841



RE-WARD Yourself! Located on a tree lined street in a quiet residential neighborhood is this well maintained income producing duplex. It is perfectly suited for an investment property, a home plus income or a multi-generational compound. It is comprised of a three bedroom + two bath front house and a two story three bedroom + two bath rear home and a three car garage. Both homes are spacious and private. This property is a great way to start or add to your real estate portfolio! Call today!

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Forced Air
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Wood

Exterior

- Lot Features: Front Yard, Landscaped, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01850938
- 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	3	2	1	Unfurnished	\$2,700	\$2,700	\$0
2:	1	3	2	2	Unfurnished	\$1,745	\$1,745	\$0

Of Units With:

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

Additional Information

- Standard sale
- 125 - WALTERIA area
- Los Angeles County
- Parcel # 7534017014

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed**\$1,500,000/\$1,640,000** ↑

6 days on the market

Listing ID: SB21048998

942 10th St • Hermosa Beach 90254**2 units • \$750,000/unit • 1,344 sqft • 3,602 sqft lot • \$1220.24/sqft • Built in 1927****Just west of Ocean Drive**

Adorable ocean view vintage duplex. A++ residential neighborhood. Each unit has hardwood floors, dining room, open spacious kitchen, full bathroom, laundry hook-up, garage and individual back yard. Prime Hermosa location and easy access to coffee shops, grocery stores and much more.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$1,500,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$69600 Gross Scheduled Income
- \$53930 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Up Slope from Street, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,610
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$550
- Cable TV: 01902970
- Gardener:
- Licenses:
- Insurance: \$1,340
- 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
1:	1	1	1	1	Unfurnished	\$2,800	\$2,800	\$3,000
2:	1	1	1	1	Unfurnished	\$3,000	\$3,000	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- 150 - Hermosa Bch East area
- Los Angeles County
- Parcel # 4186004017

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SB21048998

Printed: 05/16/2021 5:50:33 PM

Closed •

List / Sold:

\$1,500,000/\$1,520,000 ↑

13 days on the market

Listing ID: SB21056203

2005 Mathews Ave • Redondo Beach 90278
2 units • \$750,000/unit • 2,719 sqft • 7,510 sqft lot • \$559.03/sqft •
Built in 1952
Mathews and Green



2 unit property on a full 50' x 150 ' south facing lot in North Redondo Beach. Front unit is vacant. Rents are below market value. This duplex has plenty of upside for an owner who can remodel both units for a "value add" investment, or develop the lot into 2 townhouses in the near future. Location is in close proximity to Manhattan and Hermosa Beach, which provides a great pool of quality tenants. All income and expenses to be verified during escrow.

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$1,500,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Central
- Laundry: Individual Room
- \$32400 Gross Scheduled Income
- \$25007 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,393
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01802902
- Gardener:
- Licenses:
- Insurance: \$3,600
- 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	1	1	Unfurnished	\$0	\$0	\$2,000
2:	1	3	1	3	Unfurnished	\$2,700	\$32,400	\$3,300

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4155027013

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed**\$1,490,000/\$1,603,750** ↑

4 days on the market

Listing ID: PV21042719

1908 Ernest Ave • Redondo Beach 90278**2 units • \$745,000/unit • 2,782 sqft • 7,508 sqft lot • \$576.47/sqft • Built in 1952****First block east of Aviation, South of Manhattan Beach Blvd**

Excellent 2-unit investment property in North Redondo, just half a block from Manhattan Beach. So much potential with this extremely versatile property. Works well for an owner-occupant to live in one unit and rent the other. Or keep as a solid investment in the beach cities and sit on your passive income from stable tenants. Or with townhouses at record-high pricing, tear this down and build two brand new townhomes on this R2 lot (buyer and agent to verify). Front unit is a 4 bedroom 2 bath freestanding home with private driveway. Rear unit is a 2 bedroom 2 bath with garage parking underneath. Both units have been completely renovated recently. 3 car garage parking underneath the rear unit, and plenty of off-street driveway parking. Rear unit also has a private backyard area. Property is all electric, there is no gas meter on the property.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$1,490,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: In Closet
- \$70800 Gross Scheduled Income
- \$44175 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Level with Street, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,625
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01901202
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,500	\$30,000	\$3,000
2:	1	4	2	2	Unfurnished	\$3,400	\$40,800	\$4,200

Of Units With:

- Separate Electric: 2
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4150021006

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed • Duplex**\$1,499,000/\$1,629,000** ↑

11 days on the market

Listing ID: SB21070904

2416 Carnegie Ln • Redondo Beach 90278**2 units • \$749,500/unit • 2,301 sqft • 7,480 sqft lot • \$707.95/sqft • Built in 1953****Artesia Blvd, South on Mackay, Left on Carnegie(One Way Street).**

Congratulations! You've found the duplex of your dreams! Let me introduce you to 2416 Carnegie Lane. Two stand alone buildings with adjacent parking. Front Unit is a 3 bedroom 1 bath. Back Unit is 4 bedroom 2 bath. Detached 2 car garage in between units. Short walk to nearby Perry Park and Edison Right-A-Way Greenbelt(Walking Path). Less than 2 miles from 405 fwy for an easy commute.

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$1,499,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Common Area, Gas & Electric Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 5
- \$73200 Gross Scheduled Income
- \$69580 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,620
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01900371
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$3,200	\$3,200	\$4,500
2:	1	3	1	0	Unfurnished	\$2,900	\$2,900	\$3,200

Of Units With:

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

Additional Information

- Trust sale
- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4157010004

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

List / Sold: \$930,000/\$910,000 ↓

1742 New York Dr • Altadena 91001

8 days on the market

2 units • \$465,000/unit • 1,649 sqft • 14,688 sqft lot • \$551.85/sqft • Built in 1946

Listing ID: EV21045455

North on Allen Ave, left on New York Dr.



What a fantastic opportunity for this darling Altadena property! Two separate houses on one lot. Perfect for investors or live in one and rent out the other. The front house consists of 3 bedrooms, 1 bathroom, original hardwood floors throughout much of the home, wood burning fireplace, and central heating & air. Private backyard with small deck and grassy area. The detached two car garage connects to the backyard area. The back house has great yard space with a concrete patio. It is 1 bedroom, 1 bathroom, laminate and tile floors throughout, wall heater and window a/c, and is complete with a small kitchen and laundry room. With a little bit of vision and work these homes can shine with the charm and character they were originally built with. Located in a great area close to shopping, dining, the Altadena Golf Course, and freeway access.

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$930,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Wall Furnace, Forced Air, Fireplace(s)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$43200 Gross Scheduled Income
- \$33700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Wood
- Appliances: Gas Oven, Gas Range, Gas Water Heater
- Other Interior Features: Built-in Features, Granite Counters, Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Sprinkler System, Sprinklers In Front
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$450
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$250
- Cable TV: 00472776
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$2,100	\$2,100	\$0
2:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$0

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
- 604 - Altadena area
- Los Angeles County
- Parcel # 5851010009

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

412 S Everett St • Glendale 91205
2 units • \$529,975/unit • 1,426 sqft • 6,948 sqft lot • \$739.83/sqft •
Built in 1921
Lomita / Adams

List / Sold:

\$1,059,950/\$1,055,000 ↑

12 days on the market

Listing ID: BB20254196



Rare find!! Two homes on a corner lot!!! One two bedroom, one bathroom house is rented at \$1,850 per month, and laundry area in the garage. One two bedroom, one bathroom house has over \$10,000 spent on a recent remodel and is fully staged with new paint, new flooring, and a large laundry room. Each unit has remodeled kitchen, remodeled bathroom, private patio, private yard, and 1 car garage.

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$949,949
- 2 Buildings
- 4 Total parking spaces
- Laundry: In Garage, Individual Room
- Cap Rate: 3.44
- \$51000 Gross Scheduled Income
- \$36501 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Level, Paved, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,499
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$281
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$344
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$1,850
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,400

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
- Rent Controlled
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5674029012

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold:

\$1,299,000/\$1,225,000 ↓

12 days on the market

309 S Avenue 63 • Los Angeles 90042

2 units • \$649,500/unit • 1,720 sqft • No lot size data • \$712.21/sqft •

Built in

Listing ID: 21713822

From Figueroa turn east on Arroyo Glen.



Happening in Highland Park the perfect property to add to your portfolio featuring 309 S Ave 63, a 3 bed / 2 bath main house, and 311 S Ave 63, a 1 bed / 1 bath ADU - one of the most spacious you have ever seen! Totally gated and tucked in a quaint pocket just below Figueroa. You enter the property through a sizeable and private front yard, walk up to the front porch, through the door and into the open concept living space with a designer kitchen, spacious bedrooms, and more than enough closet space. Separating the main house from the ADU is a courtyard with a lemon tree and vegetable garden, the perfect shared outdoor space. At the back of the property you will find the amazing ADU with office area, open living space, yet another designer kitchen, bathroom, and bedroom with a large walk in closet. Not to mention the attached 1 car garage or studio space, this place is sure to rent for top dollar! Delivered vacant, this California Cool Compound is the perfect place to live in one and rent the other, or you know, rent both and make some money. The opportunities are endless at 309+311 S Avenue 63!

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$1,299,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01968357
- 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:	309	3	2		Unfurnished	\$4,500	\$0	\$4,500
2:	311	1	1		Unfurnished	\$2,500	\$0	\$2,500

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 632 - Highland Park area
- Los Angeles County
- Parcel # UNAVAILABLE

5/16/2021

Matrix

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 21713822

Printed: 05/16/2021 5:50:33 PM

Closed •List / Sold: **\$799,000/\$815,000** ↑**25 days on the market****205 W 1st St • San Dimas 91773****2 units • \$399,500/unit • 1,602 sqft • 7,072 sqft lot • \$508.74/sqft • Built in 1954****Listing ID: CV21035500****1st st and N monte vista**

Beautiful Duplex located in the heart of San Dimas. Two units on a lot separated by gorgeous vinyl fencing. These detached units have separately metered water, electric, and addresses in the heart of Old Town San Dimas. Front unit is 3 bed/1 bath, living room, dining room, and large kitchen. Rear unit is 1 bed/1 bath, living room, kitchen, laundry room. Deep lot with brand new concrete parking spaces and concrete walkways going to each unit. Both units are turnkey and completely remodeled with new flooring, windows, canned lighting, kitchen, bathrooms, water heaters, central air, paint and more. Located in a very quiet community with grocery stores, restaurants, outstanding schools, easy freeway access, and nearby hiking, biking & boating.

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Kitchen, Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Level with Street
- Fencing: Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01182091
- 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	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 689 - San Dimas area
- Los Angeles County
- Parcel # 8387016002

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •List / Sold: **\$624,999/\$615,000 ↓****14 days on the market****3307 E 4th St • Los Angeles 90063****2 units • \$312,500/unit • 1,982 sqft • 4,400 sqft lot • \$310.29/sqft • Built in 1908****Listing ID: MB21025802****North of Whittier Blvd / West of Lorena**

Great Family home in good location. Great Investment Property. Originally build as a duplex. owners converted to one large home. Can easily be converted back into a duplex. Needs some TLC, lots of potential. Beautiful Dining room, original hard wood floors in good condition. Large basement great for work shop or extra storage. Please note that this property will be sold in as is condition.

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$624,999
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- Laundry: Gas Dryer Hookup, In Closet
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Wood
- Appliances: Built-In Range, Double Oven, Gas Water Heater
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01478382
- 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	1	Unfurnished	\$0	\$0	\$1,200
2:	1	2	2	1	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5179012044

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • DuplexList / Sold: **\$699,000/\$640,000 ↓****3361 City Terrace Dr • Los Angeles 90063****38 days on the market****2 units • \$349,500/unit • 1,187 sqft • 3,922 sqft lot • \$539.17/sqft • Built in 1933****Listing ID: DW21032727****East on 10 Fwy, Exit City Terrace, Go South.**

BOTH UNITS WILL BE DELIVERED VACANT! Great Duplex Investment Opportunity! Recently REMODELED Vacant Unit! Has ample parking space up to 4 vehicles! Great location! You can live in one and rent the other. Each unit features 2 bedrooms and 1 bathroom each. Has identical layout with washer/dryer hookups.

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$700,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- Laundry: Inside
- \$18000 Gross Scheduled Income
- \$15000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,850
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02071932
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,100
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,100

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
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5229021020

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

List / Sold: \$850,000/\$775,000 ↓

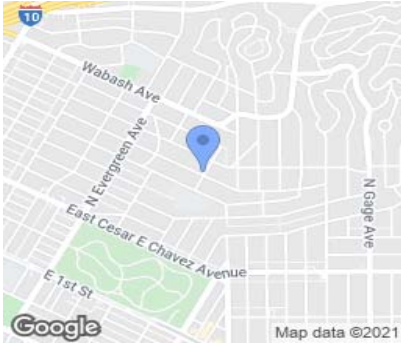
805 N Fresno St • Los Angeles 90063

44 days on the market

2 units • \$425,000/unit • 2,032 sqft • 5,201 sqft lot • \$381.40/sqft • Built in 1907

Listing ID: PW21032273

North of Winter Street & South of Blanchard Street



Spanish Style Duplex with modern and contemporary upgrades throughout. This Duplex sits on a corner lot in a sought after area of City Terrace & Boyle Heights. It offers a wonderful income opportunity - giving comfortable living space in a Modern & Contemporary design. Freshly remodeled kitchens, bathrooms with nice modern finishes. Both units offer plenty of living space with lots of bright natural light throughout. Private backyard is perfect for all of your entertaining needs. Both units have their own private driveway for parking. Accessible to all Los Angeles freeways and just minutes away from Downtown L.A., Cal State University and USC Medical Centers. Additionally you will be walking distance to all local schools and Churches. These Duplex are Turn-Key Ready and are awaiting to give you a great return on your investment.

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s), ENERGY STAR Qualified Equipment
- Heating: Wall Furnace, ENERGY STAR Qualified Equipment
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$64800 Gross Scheduled Income
- \$57463 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Range Hood
- Other Interior Features: Ceiling Fan(s), Corian Counters, Open Floorplan, Unfurnished

Exterior

- Lot Features: Back Yard, Corner Lot, Landscaped, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s), Window Bars
- Fencing: Block, Brick, Excellent Condition, Privacy, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Lighting

Annual Expenses

- Total Operating Expense: \$4,837
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$775
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,268
- 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	\$2,500
2:	1	3	2	0	Unfurnished	\$0	\$0	\$2,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5178007045

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW21032273

Printed: 05/16/2021 5:50:33 PM

Closed •

List / Sold: **\$849,000/\$850,000** ↑

408 S Bernal Ave • Los Angeles 90063

5 days on the market

2 units • \$424,500/unit • 2,500 sqft • 5,008 sqft lot • \$340.00/sqft • Built in 2010

Listing ID: 21721824

South on Lorena St to 4th Street. Right on 4th Street, Left on Bernal



This 10-year old property sits on a peaceful street, adjacent to the historic 4th Street Bridge, with nearby freeway access and close proximity to Downtown LA. The upper 4 Bedroom unit (408) is vacant. The lower 3 Bedroom unit (410) is occupied by long-term tenants. Both units are almost identical with an open plan living space, galley kitchen, laundry area and tile flooring. Both units have a primary suite. Bedrooms are carpeted. There is an ample front yard and parking for 4 or more cars at rear of property.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$849,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- \$42863 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Den, Living Room, Walk-In Closet, Master Bathroom
- Floor: Carpet, Tile
- Other Interior Features: Open Floorplan

Exterior

- Security Features: Gated Community
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$7,777
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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	4	2		Unfurnished	\$0	\$0	\$2,400
2:	1	3	2		Unfurnished	\$1,820	\$1,820	\$2,400
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters:
- Carpet: 2
- Dishwasher: 0
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 1
- Refrigerator: 1
- Wall AC:

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5186009028

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

5/16/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21721824

Printed: 05/16/2021 5:50:33 PM

List / Sold:

Closed**\$2,449,000/\$2,125,000 ↓****2 days on the market****Listing ID: SR21033557****631 N Kilkea Dr • Los Angeles 90048****2 units • \$1,224,500/unit • 4,970 sqft • 6,553 sqft lot • \$427.57/sqft • Built in 1925****South of Melrose Ave, West of Crescent Heights Blvd.**

This charming Duplex (title shows triplex) with tons of potential is located within walking distance to the world famous Melrose Ave, The Grove, Fairfax Junction, Whole Foods, West Hollywood and within close proximity to Beverly Hills, Century City & Downtown LA. The property features two 3 Bed / 3 Bath units plus a Recreational room. Total built up area is 4,970 SQFT and the lot area is 6,553 SQFT. Both units are spacious and offer a light and bright living room with fireplace and beautiful bay windows for maximum light exposure. Other features included large kitchens with breakfast areas, walk-in closets in the master bedrooms, jet spa tubs, recessed lighting, central AC, newer water heaters, separate electrical and gas meters. Both units have access to a charming & tranquil backyard. The third bedroom in both units is a suite with its own entrance and wet bar. This is a rare opportunity for an owner user or investor looking to purchase an amazing property at an incredible location.

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$2,449,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: In Closet
- \$105600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,000
- 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	3	3	1	Unfurnished	\$0	\$0	\$0
2:	1	3	3	1	Unfurnished	\$3,168	\$3,168	\$4,400

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5528011025

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • DuplexList / Sold: **\$599,000/\$635,000** ↑**35 days on the market****116 W 70th St W • Los Angeles 90003****2 units • \$299,500/unit • 1,591 sqft • 5,101 sqft lot • \$399.12/sqft • Built in 1924****Listing ID: DW20256922****north of Florence Ave. and Main St.**

2 units: address is: 116 and 114 W. 70th St., Los Angeles - You can live in front house and rent out the back house! Front house features: 2 bedrooms and 2 bathrooms, with a extra back office room without a closet, large formal dining room, large living room. nice flooring, large kitchen and plenty of cabinets, mirror bedroom doors in front bedroom, all bedrooms have carpet, front restroom has tile, rear restroom has a shower and serves as a indoor laundry area for stackable washer and dryer. The rear unit is newly permitted detached ADU, 1 bedroom, 1 restroom and kitchen with new cabinets, sink, facet and new water heater. The lot is very large 5,105 sqft and has plenty of parking in front and rear, the front features a large motorized gate so you can just pull your car right in, the whole neighborhood is rapidly changing and you'll notice a lot of newer construction up and down the block and specially on Main St. The back yard is very private with alley access so your tenant will not have to use the front entry, the backyard features a large oversized patio area for tables and chairs etc. This front house was originally built in 1924, recently freshly painted inside and out. windows have bars, the back ADU was recently built in 2020 and permitted in February of 2021.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$599,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, Inside, Stackable
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Vinyl, Wood
- Appliances: Microwave, Water Heater
- Other Interior Features: Block Walls, Ceiling Fan(s), High Ceilings, Unfurnished

Exterior

- Lot Features: Back Yard, Level with Street
- Security Features: Automatic Gate
- Fencing: Brick, Electric, Privacy
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01291397
- 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	2	0	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 6012010036

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: DW20256922

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Closed •List / Sold: **\$865,000/\$840,000** ↓**2901 W 14Th St • Los Angeles 90006****38 days on the market****2 units • \$432,500/unit • 1,830 sqft • 5,761 sqft lot • \$459.02/sqft •****Listing ID: 21696464****Built in 1904****east of Western, south of Pico**

Completely remodeled 2 units. Virtual Tour available. 3 Bed/2 Bath unit has formal dinning room and master Bedroom with walking closet. Kitchen with Laundry room. new kitchen cabinet with granite countertop. accessed lights. central heater. Recreation room in another separate building is in the back yard. Tier 3. ADU in the back yard will enhance the value of the property. Duplex situated to the highly desirable Korea town & Mid-Wilshire neighborhood. Great opportunity to Investor in the highly sought location. Good potential area. Near 10 Freeway, near to Downtown, easy to transportation, very convenient area.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$865,000
- 1 Buildings
- 1 Total parking spaces
- Heating: Central

Interior

- Rooms: Recreation
- Floor: Laminate
- Appliances: Disposal, Microwave, Oven, Gas Cooktop, Range Hood
- Other Interior Features: Storage

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02088571
- 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	3	2		Unfurnished	\$0	\$0	\$3,000
2:	2	1	1		Unfurnished	\$1,323	\$1,323	\$1,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5074002014

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

5/16/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21696464

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Closed •

List / Sold: **\$798,000/\$900,000** ↑

1518 Magnolia Ave • Los Angeles 90006

12 days on the market

2 units • \$399,000/unit • 1,970 sqft • 6,080 sqft lot • \$456.85/sqft • Built in 1912

Listing ID: 21706700

Take Venice Blvd. to Magnolia Ave. and turn North



Great investment property minutes to Downtown L.A. This duplex consists of 5 bedrooms and 2 baths. Fabulous large front porch which is perfect place to relax. Lower unit has living room, dining room, kitchen & laundry area. This unit has 2 bedrooms and 1 full bath. Upper unit has living room, 3 bedrooms and 1 bath, kitchen with tile backsplash and lighting under cabinets, dining area, laundry room and recessed lighting. One of the bedrooms opens to the spacious balcony with view of the city lights. Both units have high cove ceilings and large windows in the living room allowing natural light. Spacious rear yard with 1-car garage, shed and plenty of parking space. Open patio with 3 lemon trees, dragon fruit tree, beautiful flowers and lush plantings throughout which all create secluded haven for outdoor entertaining. While the property could use some upgrades this property is a great find for a family who will occupy both units or just simply an income property. Both units are being occupied by seller and will be moving out. Great income potential!

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$798,000
- 1 Buildings
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$45793 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Carpet
- Appliances: Range
- Other Interior Features: Crown Molding, Recessed Lighting

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$8,207
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- 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	2	1		Unfurnished	\$0	\$0	\$2,000
2:	2	3	1		Unfurnished	\$0	\$0	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5056007020

5/16/2021

Matrix

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 21706700

Printed: 05/16/2021 5:50:33 PM

Closed •List / Sold: **\$925,000/\$925,000****1635 S Berendo St • Los Angeles 90006****47 days on the market****2 units • \$462,500/unit • 1,838 sqft • 4,774 sqft lot • \$503.26/sqft • Built in 1902****Listing ID: DW21013925****Between Washington and Pico Blvd**

AMAZING PROPERTY IN THE HEART OF LOS ANGELES!! Nicely Renovated units that have NEW roofing, NEW A/C each unit and 2 auto iron gate. The first unit includes 3 bedrooms, 2 bathrooms with wood flooring throughout along with a spacious living room and a modern kitchen. The Second Unit includes 2 Bedrooms, 2 Bathrooms, and den. Being minutes away Korea Town & DTLA this property is an investor DREAM!

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$925,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Laundry: Washer Hookup
- \$61200 Gross Scheduled Income
- \$55080 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior**Exterior**

- Lot Features: Back Yard, Front Yard
- Fencing: Electric, Excellent Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00908242
- 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	3	2	0	Unfurnished	\$2,700	\$2,700	\$3,000
2:	1	2	2	0	Unfurnished	\$2,107	\$2,107	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5075020015

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

335 N Flores St • Los Angeles 90048
2 units • \$1,124,500/unit • 2,803 sqft • 6,505 sqft lot • \$750.80/sqft •
Built in 1937
North of Beverly, West of Crescent Heights, East of La Cienega

List / Sold:
\$2,249,000/\$2,104,500 ↓

66 days on the market

Listing ID: 21679948



NEW PRICE! This Stunning Spanish duplex is truly one of a kind! This "Trophy Property" is located in the very desirable Beverly Grove neighborhood. Have the best of both worlds; the property is on a residential, tree-lined street, but is in close proximity to fabulous dining and shopping. Both charming units are filled with character, boasting two spacious bedrooms, and one luxurious Carrera marble bathroom each. The gracious living rooms include fireplaces and picturesque windows. Both kitchens have Carrera marble counters and stainless steel appliances. Indoor laundry, central heating, and A/C. Professionally landscaped private gated grounds, with patios, spa, and grassy yards! This is definitely a gem of a property that any investor or owner/user would love to own! The downstairs unit delivered vacant at Close of Escrow.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$2,449,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Water Purifier

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn
- Security Features: Carbon Monoxide Detector(s), Gated Community, Fire and Smoke Detection System

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- 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:	2	2	1		Unfurnished	\$4,500	\$9,000	\$4,500
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5514010046

5/16/2021

Matrix

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 21679948

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List / Sold:

Closed**\$1,549,000/\$1,650,000** ↑

10 days on the market

Listing ID: 21711664

4225 Lincoln Ave • Culver City 90232**2 units** • **\$774,500/unit** • **1,340 sqft** • **6,744 sqft lot** • **\$1231.34/sqft** • **Built in 1921****South of Culver Blvd, West of Duquesne.**

Two-on-a-lot Duplex in Culver City's finest location for this type of property. Each house is 2 bedroom 1 bathroom and will be delivered VACANT. Run, don't walk, to view this easy to see prime property.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$1,549,000
- 2 Buildings
- Heating: Floor Furnace

Interior**Exterior**

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01274482
- 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	2	1		Unfurnished	\$0	\$0	\$3,000
2:	1	2	1		Unfurnished	\$0	\$0	\$3,000

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C28 - Culver City area
- Los Angeles County
- Parcel # 4207023005

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • DuplexList / Sold: **\$650,000/\$650,000****4614 Wall St • Los Angeles 90011****3 days on the market****2 units • \$325,000/unit • 2,310 sqft • 6,300 sqft lot • \$281.39/sqft • Built in 1923****Listing ID: DW21044579****Cross Street San Pedro**

Well maintained side by side Duplex centrally located in the heart of Los Angeles. Unit #1 is a two bedroom 1 bath with a retreat in the rear of the unit that can be used as a third bedroom. Unit #2 is a three bedroom 1 bath with a living room with a fireplace. There is also a basement under Unit #2 and both units sit on a raised foundation. This property's entire electrical wiring and roof was replaced within the last six years. This Property is SOLD AS IS.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$650,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Family Room, Living Room, Main Floor Bedroom
- Floor: Vinyl, Wood
- Appliances: Range Hood, Water Heater
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Value In Land, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01096925
- 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	3	1	0	Unfurnished	\$1,400	\$1,400	\$2,350
2:	1	3	1	0	Unfurnished	\$1,800	\$1,800	\$2,350

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
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5109010003

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed • Duplex**\$1,095,000/\$1,065,000 ↓****0 days on the market****Listing ID: PW21093956****413 E 56th St • Los Angeles 90011****2 units • \$547,500/unit • 3,555 sqft • 5,298 sqft lot • \$299.58/sqft • Built in 2021****Between Towne and Avalon**

Income producing duplex. This duplex consists of two (2) 5-Bedroom / 3-Bathroom units. The property has one single car garage located at the front of the property and a two car garage located in the rear of the property. Includes dual pane vinyl windows, granite counter tops, wood cabinets throughout, tile flooring in kitchens and baths, mirrored closet doors, carpeted bedrooms, and forced heat throughout both units. This is new construction, no rent control.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$1,095,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Central, Natural Gas
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$79200 Gross Scheduled Income
- \$79200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Range

Exterior

- Lot Features: Landscaped
- 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	3	2	Unfurnished	\$3,300	\$39,600	\$39,600
2:	1	5	3	1	Unfurnished	\$3,300	\$39,600	\$39,600

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5101003015

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •List / Sold: **\$760,000/\$760,000****0 days on the market****3501 11th avenue • Los Angeles 90018****2 units • \$380,000/unit • 1,451 sqft • 5,151 sqft lot • \$523.78/sqft • Built in 1953****Listing ID: IN21090592****East of Crenshaw / South of Jefferson**

Duplex for Sale. 2 units. One unit recently renovated, One unit to be delivered vacant.

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$760,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: 0-1 Unit/Acre
- 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	2	1	1	Unfurnished	\$875	\$875	\$2,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 5044008023

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •List / Sold: **\$539,000/\$510,000** ↓

27 days on the market

720 E 48th St • Los Angeles 90011**2 units • \$269,500/unit • 1,332 sqft • 6,600 sqft lot • \$382.88/sqft • Built in 1921**

Listing ID: RS20256321

Going North on Avalon Blvd make a right on 48th street or if coming south from Avalon make a left on 48th street between Avalon Blvd and McKinley Ave

Welcome to this true pride of ownership duplex in one of the most developing areas in the heart of Los Angeles. Whether you want to start your day with a warm caramel brûlée latte at the local Starbucks that's a 5 minute drive or whether it's the weekend and you will want to eventually head out with the family to see some Major League Soccer action with Carlos Vela and the LA Football Club at the local Bank of California stadium that's only 10 minutes away, you will want to call this home to be ready for the endless possibilities that come with the surrounding area. One unit is 3 bedrooms and 1 bathroom and the other unit is 1 bedroom and 1 bathroom. Property comes with a storage room that is attached to the garage. Huge 6,600 square feet lot gives you the opportunity to add 2 Accessory Dwelling Units "granny flats" (per City of LA Zoning department). Start this New Year the right way!

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$539,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$41700 Gross Scheduled Income
- \$36900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Appliances: Range Hood, Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Rectangular Lot, Park Nearby, Paved, Walkstreet
- Fencing: Fair Condition, Wrought Iron
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$11,538
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- 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	1	Unfurnished	\$0	\$0	\$2,475
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,500

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
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5108010028

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$919,000/\$919,000**

161 W 92nd St • Los Angeles 90003

9 days on the market

2 units • \$459,500/unit • 3,446 sqft • 5,200 sqft lot • \$266.69/sqft • Built in 2017

Listing ID: OC21060010

LOCATED ON 92ND STREET BETWEEN BROADWAY AND MAIN



Newer construction duplex in quiet neighborhood. Plenty of parking spaces and very convient access from main road. Parkings are also accessed from back alley. Good upside potential. Please submit an offer to take a look.

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$919,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup, Inside
- \$66000 Gross Scheduled Income
- \$61800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	5	3	2	Unfurnished	\$34,800	\$34,800	\$38,400
2:	1	5	2	0	Unfurnished	\$31,200	\$32,100	\$36,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6040036001

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • DuplexList / Sold: **\$785,000/\$775,000** ↓

2 days on the market

355 353 E Gage Ave • Los Angeles 90003**2 units • \$392,500/unit • 1,620 sqft • 5,004 sqft lot • \$478.40/sqft • Built in 2007**

Listing ID: OC21062204

Gage Ave between San Pedro St and Avalon Blvd

This very desirable income producing duplex is non-rent controlled. This duplex consists of two 3 bedroom one bath units, each with its own single garage. Each unit includes granite countertops, dual pane vinyl windows, tile flooring in kitchen and bathrooms, carpet and wood cabinets. Conveniently located to the Downtown Los Angeles area.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$785,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Inside
- Cap Rate: 6.16
- \$62892 Gross Scheduled Income
- \$49300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Lawn, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,592
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$2,600	\$2,600	\$2,750
2:	1	3	1	1	Unfurnished	\$2,641	\$2,641	\$2,750

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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6006021029

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •List / Sold: **\$649,888/\$655,000** ↑**43 days on the market****915 N Hazard Ave • City Terrace 90063****2 units • \$324,944/unit • 1,709 sqft • 6,263 sqft lot • \$383.27/sqft • Built in 1925****Listing ID: MB21033900****corner second address 3962 Fairmount St**

Up and coming City Terrace, Looking for rental income or need to complete a 1031 upleg exchange. Duplex was renovated back in 2018, tastefully done kitchens & bathrooms. Wood laminate floors through out units. Large backyard with rear deck is perfect for entertainment. Plenty of parking, 3 car carport plus driveway for an additional 2 cars. Walking distance to William R. Anton Elementary School & Near Cal State LA University, USC Keck Medical Centers, Downtown LA, Arts district & 5, 10, 60, 110 & 710 fwy's.

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$649,888
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Closet
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Level
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$2.00
- 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	3	1	0	Unfurnished	\$2,150	\$0	\$2,200
2:	1	2	1	0	Unfurnished	\$1,700	\$0	\$1,800

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
- CTER - City Terrace area
- Los Angeles County
- Parcel # 5227027003

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$695,000/\$696,500** ↑

8116 Leeds St • Downey 90242

12 days on the market

2 units • \$347,500/unit • 1,440 sqft • 9,852 sqft lot • \$483.68/sqft • Built in 1950

Listing ID: SR21062668

From 710 frwy/Imperial Hwy E/Left Paramount/Right Leeds



Hey Investors! Great Opportunity to own 2 separate houses on a lot! Situated on a large lot 9852SF at the end of a cul-de-sac! The main house consists of 2 bedrooms, 1 bath, galley kitchen with kitchenette; indoor laundry area; large front & fenced backyard with a 3-car garage. The back home consists of 1 bedroom, 1 bath, galley kitchen, unpermitted bonus room and laundry area; front yard & very large fenced backyard with a 2-car garage. Long, wide driveway room for additional parking or RV! First-time on the market since 1983!

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$695,000
- 2 Buildings
- 15 Total parking spaces
- Heating: Wall Furnace, See Remarks
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Galley Kitchen, Kitchen, Laundry, Living Room
- Floor: Carpet, Tile
- Appliances: Gas Oven, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01190835
- 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	3	Unfurnished	\$1,600	\$1,600	\$1,900
2:	1	1	1	2	Unfurnished	\$1,500	\$1,500	\$1,800

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet: 2
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC: 0

Additional Information

- Standard, Trust sale
- D4 - Southeast Downey, S of Firestone, E of Downey area
- Los Angeles County
- Parcel # 6259019047

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •List / Sold: **\$475,000/\$548,000** ↑

19 days on the market

621 S Gerhart Ave • East Los Angeles 90022**2 units • \$237,500/unit • 1,260 sqft • 5,287 sqft lot • \$434.92/sqft • Built in 1926**

Listing ID: SR21065667

Located South of W Beverly and North of Whittier Blvd

621 & 623 Gerhart Ave Duplex property! So much potential in this Duplex property! The property features include a long driveway with plenty of parking, additional storage in the rear of the property, back unit has a new roof, a good size front and backyard. Excellent location near shopping, schools, & major freeways. This home is East LA living at its finest! Both tenants are paying on timely basis and current. Property will be sold with tenants in place.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$475,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- \$2150 Gross Scheduled Income
- \$1650 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$390
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$30
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$360
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$2,000
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6342026026

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

ClosedList / Sold: **\$589,900/\$625,000** ↑

204 days on the market

Listing ID: MB20189823

1401 Clela Ave • East Los Angeles 90022**2 units** • **\$294,950/unit** • **1,739 sqft** • **6,495 sqft lot** • **\$359.40/sqft** • **Built in 1946****Between Telegraph Rd and Olympic Blvd**

FRESH BACK ON THE MARKET AT NO FAULT TO PROPERTY! LIKE NO OTHER: LIVE SMART...RENT 1 AND LIVE IN 1! EXCELLENT OPPORTUNITY TO PURCHASE THIS 2 UNIT INCOME PRODUCING PROPERTY FOR THAT OWNER USER LOOKING FOR HIGH DEMAND UNITS TO RENT OR JUST TO LIVE ON SITE : TOTAL COMBINED LIVING SQFT 1739 AND LOT SIZE 6403, PARKING IS NOT AN ISSUE HERE. EACH UNIT OFFERS A FUNCTIONAL FLOOR PLAN WITH 2 BEDROOMS AND 1 BATH AND THERE IS A 2 CAR DETACHED GARAGE & A SEPARATE ATTACHED STORAGE ROOM. THAT CAN BE CONVERTED INTO AN ADU (ACCESSORY DWELLING UNIT) FOR ADDITIONAL INCOME OR FOR THE MULTI GENERATIONAL FAMILY. THIS IS THE ONE, ONLY \$340.00 PER SQUARE FOOT. COMMUTERS ENJOY CLOSE PROXIMITY TO PUBLIC TRANSPORTATION, SHOPPING CENTERS, BANKING CENTERS, 710 , 60 & 5 FREEWAYS AND MANY OTHER NEW DEVELOPMENTS IN THE AREA, THERE IS GROWTH EVERYWHERE! NEIGHBORING CITIES: CITY OF COMMERCE, MONTEBELLO, PICO RIVERA....WE WELCOME YOUR 1031 EXCHANGE HERE, MAKE THIS LONG TERM SUSTAINABLE REAL ESTATE INVESTMENT YOURS. ACT NOW, HISTORIC LOW INTEREST RATES FOR THIS INCOME PRODUCING PROPERTY, DO NOT MISS OUT ON THIS OPPORTUNITY.!

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$589,900
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$24000 Gross Scheduled Income
- \$23200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Lawn, Lot 6500-9999, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,323
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01458024
- Gardener:
- Licenses:
- Insurance: \$650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$950	\$950	\$2,100
2:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$2,200

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
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5245021048

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$660,000/\$699,999** ↑

1235 S Townsend Ave • East Los Angeles 90023

13 days on the market

2 units • \$330,000/unit • 1,584 sqft • 4,736 sqft lot • \$441.92/sqft • Built in 1924

Listing ID: TR21064172

Near L.A. Community Hospital Olympic and Townsend



Great Opportunity for First Time Buyers!!! DUPLEX You Can live in One And Rent the Second Unit...First Unit Offers Three Bedrooms with One Bathroom, Second Unit Offers One Bedroom and One Bathroom.Tenants are unaware of sale. DRIVE BY ONLY.

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$3900 Gross Scheduled Income
- \$3500 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$400
- Electric: \$200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01913485
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,800	\$2,900	\$0
2:	1	1	1	0	Unfurnished	\$1,100	\$2,900	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5242012027

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •List / Sold: **\$679,900/\$695,000** ↑

2 days on the market

12923 Dalwood Ave • Norwalk 90650**2 units • \$339,950/unit • 1,492 sqft • 6,625 sqft lot • \$465.82/sqft • Built in 1952**

Listing ID: PW21064569

GPS; Major cross streets Imperial Hwy and Studebaker Rd, on Dalwood Ave between Adoree St and Foster Rd

This is a rare opportunity to live in a desirable neighborhood of Norwalk with this recently renovated home with a large lot! This is the one that you've been waiting for as it is a great home for a large family, but it may have the potential to be a money maker for the savvy investor. Why not build an ADU in the spacious side yard while you're at it? You have many options. It features newly remodeled bathrooms and kitchen, a brand new garage door, newer paint throughout, and drought resistant landscaping in the backyard. Pride of ownership as it is well maintained. THAT'S NOT ALL! This home is conveniently located near the 5, 605, and 105 freeways, many schools and colleges, restaurants, shopping, churches, hospitals/clinics, and public transportation. With the location so centralized, picture the lifestyle and experiences you would have. This area and community would definitely be a place to be proudly called HOME! DO NOT MISS OUT!

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$679,900
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$48000 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01834942
- 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	1	Unfurnished	\$1,800	\$1,800	\$2,200
2:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- M1 - Norwalk area
- Los Angeles County
- Parcel # 8050020027

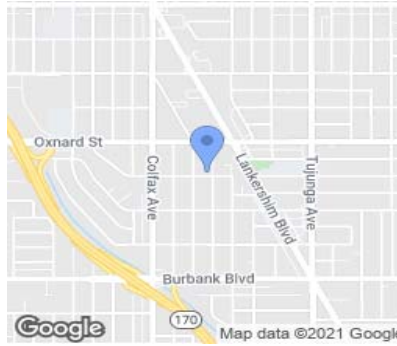
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed • Duplex**\$1,199,000/\$1,140,000 ↓****39 days on the market****Listing ID: SR21030295****5903 Lemp Ave • North Hollywood 91601****2 units • \$599,500/unit • 3,384 sqft • 8,535 sqft lot • \$336.88/sqft • Built in 1913****East of Colfax North Burbank**

Incredible Trust sale opportunity on this prime North Hollywood duplex! Proudly displayed on a sprawling gated corner lot. Property consists of an 1,800 sq. ft. 2 Bedroom, 2.5 bath main house featuring a charming front porch, spacious Living Room, large Kitchen & a private rear yard. Rear building (1,584 sq. ft) built in 1989 with a street address of 11611 Califa St., delivers a two- story 3 + 2 with 1 bedroom/1 bath on the ground floor. Large driveway & 3 one-car garages are ideal. Please do not walk on property and/or disturb tenants. Situated within a "Slow Streets" neighborhood making it safe for pedestrians & cyclists. Close to NOHO West & easy 170 Fwy access. You're going to love it....Don't miss!

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside, Outside
- \$5995 Gross Scheduled Income
- \$4200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01345642
- 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	3	1	Unfurnished	\$3,375	\$3,375	\$3,375
2:	1	3	2	2	Unfurnished	\$2,620	\$2,620	\$2,620

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2338008008

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • DuplexList / Sold: **\$885,000/\$910,000** ↑**12 days on the market****12017 Roscoe Blvd • Sun Valley 91352****2 units • \$442,500/unit • 2,022 sqft • 6,499 sqft lot • \$450.05/sqft •****Built in 1948****Listing ID: SR21053314****Roscoe Blvd**

Truly amazing, live in one and rent the other. This is a Single family home with a legal detached ADU. Fully remodeled main house (1,372 Sq. Ft.) 3 bedroom and 3 bathrooms, new plumbing, new kitchen, new bathrooms, new floors, new HVAC, new roof, tankless water heater. Detached ADU (guest house 650 Sq. Ft.) featuring 2 bedrooms with 1 bath. New floors, new kitchen, new bathrooms, new HVAC, tankless water heater. 2 storage sheds in yard. New vinyl fence in back. This is too good to pass. Awaiting Certificate of Occupancy.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$885,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- \$66000 Gross Scheduled Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite
- Floor: Laminate
- Appliances: Dishwasher, Free-Standing Range, Range Hood, Tankless Water Heater

Exterior

- Lot Features: Front Yard, Lawn, Rectangular Lot, Near Public Transit, Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,862
- Electric: \$3,600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521876
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	3	3	0	Unfurnished	\$0	\$0	\$3,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- SUNV - Sun Valley area
- Los Angeles County
- Parcel # 2633039012

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • DuplexList / Sold: **\$599,900/\$625,000** ↑**13 days on the market****3317 California St • Huntington Park 90255****2 units • \$299,950/unit • 1,364 sqft • 5,182 sqft lot • \$458.21/sqft • Built in 1926****Listing ID: DW21046463****South of Florence Ave & East of State Street**

3317-3317 1/2 California St. is a 2 unit property located in the *South East side of Huntington Park, near Salt Lake Park. This multi-family residence located on a nice residential street, sits on a 5,182 square foot lot which features visual 3 bedroom 1 bath front house, and 1 bedroom 1 bath back house. This property has a nice covered patio on the backside of the front house, which you can easily enclose. This property also has a long driveway leading to the one car garage, which may be possible to convert, if city allows. More info to come. Nearby schools include Hope Street Elementary School, St Matthias Elementary School and Lucille Roybal-Allard Elementary. The closest grocery stores are El Tapatio Market, Hornitos Mercado & Tortilleria and Bab's Drive-In Dairies. Nearby coffee shops include Casa De Cafe & Snacks, Bobana and Casa de Cafe. Nearby restaurants include Jugos Naturales, Gorditas La Nortena and Rally's.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$599,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard, Lawn, Rectangular Lot, Yard
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01099908
- 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	3	1	1	Unfurnished	\$0	\$0	\$2,200
2:	1	1	1	0	Unfurnished	\$825	\$825	\$1,500

Of Units With:

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

Additional Information

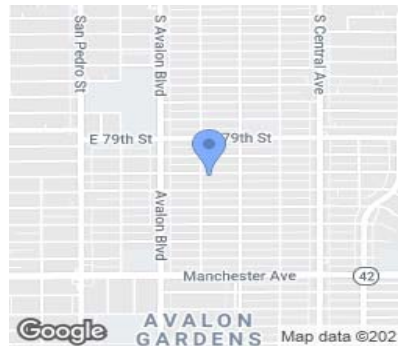
- Trust sale
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6213004023

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •List / Sold: **\$570,000/\$570,000****710 E 81st St • Los Angeles 90001****36 days on the market****2 units • \$285,000/unit • 1,598 sqft • 5,100 sqft lot • \$356.70/sqft • Built in 1938****Listing ID: DW21039589****Between Central and Avalon**

2 units 2 beds 1 bath each

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$570,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: In Kitchen
- \$12600 Gross Scheduled Income
- \$500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$1,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01854084
- Gardener:
- Licenses:
- Insurance: \$300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,050	\$1,050	\$1,750
2:	1	2	2	1	Unfurnished	\$0	\$0	\$1,800

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
- Rent Controlled
- WATT - Watts area
- Los Angeles County
- Parcel # 6029010029

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: DW21039589

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Closed • **Duplex**

List / Sold: **\$759,000/\$755,000** ↓

14502 Condon Ave • Lawndale 90260

1 days on the market

2 units • **\$379,500/unit** • **1,707 sqft** • **6,102 sqft lot** • **\$442.30/sqft** • **Built in 1951**

Listing ID: SB21044629

East of Inglewood Ave



Great Location in Lawndale! Two nice units each 2bed 1 bath

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$759,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01305116
- 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	2	1	1	Furnished	\$2,400	\$2,400	\$2,600

Of Units With:

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

Additional Information

- Trust sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4078005022

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** SB21044629

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Closed • DuplexList / Sold: **\$835,000/\$905,000** ↑**329 W 13th St • San Pedro 90731****5 days on the market****2 units • \$417,500/unit • 5,001 sqft • 5,001 sqft lot • \$180.96/sqft • Built in 1890****Listing ID: PW21060525****Off of Centre St. & 13th**

Incredible duplex home in San Pedro! Live in the main home and rent the 2nd unit, or use as an investment home and rent both units! Located just down the street from the San Pedro waterfront where they have broken ground building the new shopping venue and amphitheater, which is sure to make home values skyrocket! The main unit features over 1300 sq. ft. of living space with 3 bedrooms downstairs, the attic upstairs has been converted into a 4th bedroom and 2 remodeled bathrooms. The 2nd unit is over 850 square feet of living space and has 2 bedrooms and 2 bathroom. This property has a beautiful open concept living room with new shutters, remodeled bathrooms, a basement & cellar for plenty of storage, and a newly remodeled kitchen with granite countertops and marble flooring. The 2nd unit has a beautifully remodeled kitchen and bathroom. There is plenty of parking space too, with a private gated driveway that will fit 3 cars! Only 3 blocks from the ports O'Call where the new shopping center and amphitheater is in progress, 1/2 a mile to Cabrillo beach, blocks from the cruise line port and easy access to the bridges into downtown Long Beach...this home is a rare find! Property has appraised over asking price!

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$835,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Attic, Basement, Converted Bedroom, Family Room, Kitchen, Laundry, Living Room
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878029
- 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	4	2	0	Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7456014008

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • TriplexList / Sold: **\$650,000/\$588,000 ↓****4236 W 102nd St • Inglewood 90304****15 days on the market****3 units • \$216,667/unit • 1,510 sqft • 5,818 sqft lot • \$389.40/sqft • Built in 1933****Listing ID: SB21078942****East of Hawthorne Blvd. & South of W Century Blvd.**

We are pleased to present this Incredibly Rare Opportunity to purchase (3) Units in Inglewood, CA at under \$220,000/Unit. With Direct Reference to the MLS, the Year 2021 has seen NO Triplexes in ALL of Inglewood that have either sold, or have been offered for sale, at any price under \$240,000/Unit. This - coupled with the fact that the property is located within a half mile of SoFi Stadium, the Hollywood Park Development, and ALL the expansive development therein - should be a strong indicator of the immense value that's be presented in this offering. In addition to its location, there are ample items to appreciate about the building itself. First, the building boasts a strong Unit Mix of (1) 2 Bed/1 Bath Unit, (1) 1 Bed/1 Bath, and (1) Studio. The 1 Bed/1 Bath unit has recently undergone considerable renovation, and is currently being rented at \$1,575/mo. In all, the property is currently operating at a CAP Rate of 3.50%, with significant upside that represents a Pro Forma CAP Rate of 7.50%. From a Value Add Perspective, you will find there to be anywhere from 60%-80% of achievable upside in the Current, In Place Rents. This figure is supported - in large part - by the simple fact that this extraordinary amount of new development is, without question, poised to drive continued rent growth within the submarket in both the Immediate, and Long-Term Forecasts. Further, all (3) Units are Separately Metered for Gas & Electricity, and each is afforded (1) On-Site Parking Space. In total, the (3) Units stretch out to cover 1,510 RSF and sit on 5,818 SF of Highly-Coveted Land. The property is Fully Occupied and will be Delivered As-Is at the Close of Escrow.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cap Rate: 3.21
- \$36540 Gross Scheduled Income
- \$20841 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,385
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$604
- Maintenance: \$1,105
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$750	\$750	\$2,450
2:	1	1	1	0	Unfurnished	\$1,575	\$1,575	\$1,850
3:	1	0	1	0	Unfurnished	\$720	\$720	\$1,395

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
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4034010016

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

CUSTOMER FULL: Residential Income LISTING ID: SB21078942

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Closed • **Triplex**

3205 Griffith Park Blvd • Los Feliz 90027
3 units • **\$616,667/unit** • **4,121 sqft** • **9,620 sqft lot** • **\$448.92/sqft** •
Built in 1937
NW

List / Sold:
\$1,850,000/\$1,850,000 ↓
33 days on the market
Listing ID: **WS21064859**



Facts & Features

- Sold On 05/10/2021
- Original List Price of \$1,980,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: In Kitchen
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Private Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02097189
- 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	0	0	0	Unfurnished	\$0	\$0	\$0
2:	1	0	0	0	Unfurnished	\$0	\$0	\$0
3:	1	0	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5434005001

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • TriplexList / Sold: **\$783,962/\$800,000** ↑**28 days on the market****12411 Penn St • Whittier 90602****3 units • \$261,321/unit • 1,885 sqft • 7,491 sqft lot • \$424.40/sqft • Built in 1912****Listing ID: PW21026777****Pickering to Penn West to property**

***** Beautifully Maintained " THREE Homes on One LOT" Craftsmen Style property located Center Track in one of Uptown Whittier's most Desirable locations ! "LIVE in ONE and RENT the OTHER" Each " HOME" has it's own YARDSPACE, with unique CHARACTER and Charm. FRONT HOME has 3 bdrms 1 bath with Cool CENTRAL AIR and FORCED AIR HEAT! Second HOME: has 1 bdrm 1 bath upgraded "Shaker Type" kitchen cabinets. The REAR HOME: has 1 bdrm 1 bath, spacious Living Room and kitchen combo, a Covered Porch that is ideal to spend a relaxing moment after a meal. Plenty of ON-SITE parking . For Extra convenience most Feature Interior LAUNDRY ROOMS. ***** It's ah' Moover and ah" Shaaker, Someones Gunna Taaker ! ! !

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$783,962
- 3 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Zoned, Wall Furnace
- Laundry: Inside
- \$52620 Gross Scheduled Income
- \$38322 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,720
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$920
- Cable TV: 00600670
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- 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	3	1	0	Unfurnished	\$1,900	\$1,900	\$2,100
2:	1	1	1	0	Unfurnished	\$1,285	\$1,285	\$1,400
3:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,500

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
- 670 - Whittier area
- Los Angeles County
- Parcel # 8140033021

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • TriplexList / Sold: **\$998,900/\$1,045,000** ↑**1117 S Montebello Blvd • Montebello 90640****23 days on the market****3 units • \$332,967/unit • 3 sqft • 5,591 sqft lot • No \$/Sqft data • Built in 1967****Listing ID: PW21069587****WEST OF WASHINGTON**

Located on a tree line residential neighborhood, this TRIPLEX is great for an investor or family own. This 2 story building features 2, two beds 1 bath units up stairs and a 3 beds 2 bath unit down stairs. The 3 bed 2 bath features 3 spacious bedrooms a bright and airy living room, an inside laundry room and central air and heat. Galley style kitchen and a small front yard. The up stairs units are both 2 beds 1 bath. This Triplex offer plenty of parking space with 3 carports 1 car garage and a long drive way. All units in great condition.

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$998,900
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Wall Furnace, See Remarks
- \$56400 Gross Scheduled Income
- \$37000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl
- Appliances: None

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Block
- Sewer: Unknown
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$3,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01182307
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,400	\$2,400	\$2,700
2:	1	2	1	1	Unfurnished	\$1,100	\$1,100	\$1,600
3:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$1,600

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- 674 - Montebello area
- Los Angeles County
- Parcel # 6352003039

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • **Duplex**

List / Sold: **\$660,000/\$675,000** ↓

3125 Winter St • Los Angeles 90063

82 days on the market

3 units • **\$220,000/unit** • **2,756 sqft** • **5,200 sqft lot** • **\$244.92/sqft** • **Built in 1929**

Listing ID: CV20202106

Exit Soto Street from the 10 freeway. Turn left onto Soto, turn left onto Wabash Ave, turn right onto N. Evergreen, turn left onto Winter



Built in 1929, this Spanish style duplex in East Los Angeles features vintage charm and spacious layout. Two separate apartments feature expansive interior living space within 2,796 square feet. Character features include decorative fireplaces, barrel ceilings, and recessed arched windows. Each apartment has modern, convenient features including oversized kitchens and indoor laundry rooms. Large Master bedroom, with direct access to the backyard through beautiful glass french doors. Remodeled kitchen with dark, hardwood cabinets, granite countertops and modern tile flooring. Indoor laundry room with access to the exterior. Centrally located in Boyle Heights and a few minutes drive to Downtown Los Angeles.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$700,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Individual Room
- \$41340 Gross Scheduled Income
- \$3200 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood
- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

- Lot Features: Front Yard, Near Public Transit, Paved, Treed Lot, Yard
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,600
- Electric: \$1,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,621	\$1,621	\$2,200
2:	2	2	1	2	Unfurnished	\$1,804	\$1,804	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5178007030

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • TriplexList / Sold: **\$624,999/\$565,000** ↓**320 E 35th St • Los Angeles 90011****69 days on the market****3 units • \$208,333/unit • 2,632 sqft • 4,995 sqft lot • \$214.67/sqft • Built in 1902****Listing ID: SR21018547****East Jefferson Blvd and Maple Ave**

GREAT OPPORTUNITY to own a three unit investment property in the great city of Los Angeles close to USC,DTLA and freeway access . This property sits on a huge lot with almost 5000 sqft with two of the units consisting of two bedroom and one bath and one unit consisting in two bedroom two bathroom, property has been well maintained by current owners and is in good condition. Please do not let this opportunity pass you by! call today to submit your offer.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$624,999
- 2 Buildings
- 0 Total parking spaces
- \$35820 Gross Scheduled Income
- \$29762 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$6,058
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01164432
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,231	\$1,231	\$1,500
2:	1	2	1	0	Unfurnished	\$980	\$980	\$1,200
3:	1	2	1	0	Unfurnished	\$774	\$774	\$1,200

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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5120014009

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • **Triplex**

List / Sold: **\$799,999/\$780,000** ↓

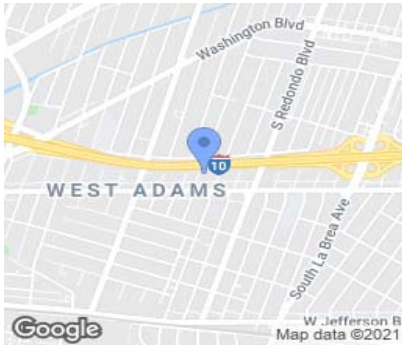
2526 S Dunsmuir Ave • Los Angeles 90016

24 days on the market

3 units • \$266,666/unit • 2,112 sqft • 5,722 sqft lot • \$369.32/sqft • Built in 1924

Listing ID: SR21061198

Just Blocks to Trendy Culver City!



Back on Market at No Fault of Seller! Very Charming Triplex Property Nestled on Tree Lined Cul De Sac in Very Popular Neighborhood Just Blocks to Super Trendy Culver City! The Area is Booming With New Construction: Down the street from the Triplex are Brand New Expensive Lofts, a CoffeeHouse, And A Fancy Wine Bar, While An Upscale Hotel Is Planned nearby - This is one Super Hot Neighborhood! Property Includes A 2 Bedroom 1 Bathroom Front House with Prominent Architectural Details Like Coved Ceiling & Tile Floors, Includes Newer Refrigerator & Stove, and Laundry hookups, Currently Rented \$2195. Separate 2 story structure Behind Front House contains 2 apartments, each Have 1 Bedroom & 1 Bathroom: Bottom apartment Rented \$750, Top floor apartment Rented \$706, and Both Tenants Renting the 1 Bedroom Apartments Have Indicated They Do Not Want To Move. The Tenants Who Rent The Front House Have Stated They Would Move If Given Financial Relocation Funds - The Seller Will Not Make Any \$\$ Concessions Or Contributions To The Buyer Towards Tenant Relocation.

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$824,000
- 2 Buildings
- Levels: One, Two
- 1 Total parking spaces
- Cooling: See Remarks
- Laundry: See Remarks
- \$43812 Gross Scheduled Income
- \$43812 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Tile
- Appliances: Refrigerator
- Other Interior Features: Ceramic Counters

Exterior

- Lot Features: Garden, Landscaped, Rectangular Lot
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$10,720
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,064
- Maintenance:
- Workman's Comp:
- Professional Management: 3000
- Water/Sewer: \$1,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	4	3	3	Unfurnished	\$3,651	\$3,651	\$4,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5043002014

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • TriplexList / Sold: **\$999,000/\$990,000** ↓**5513 Homeside Ave • Los Angeles 90016****5 days on the market****3 units • \$333,000/unit • 1,704 sqft • 4,800 sqft lot • \$580.99/sqft • Built in 1953****Listing ID: PW21064358****Jefferson/Hauser**

Welcome to Homeside Apartments, a Three unit building in the heart of the hottest sub-market in Los Angeles. This cash cow is a stabilized asset bringing in over \$60k gross rents per year and is located in an opportunity zone. Layout of all three units are two bedrooms and one bath with washer and dryer hookups in every unit. Very rare, Homeside Apartments has all utilities sub metered including water. This translates to very low monthly expenses. Parking area in the rear has enough space to accommodate a detached ADU, buyer to investigate. All units have been updated the last few years. All units boast newer vinyl planks, updated bathrooms and kitchens, upgraded copper plumbing, upgraded ABS waste lines through out, and newer windows. West Adams is booming with developments breaking ground everyday. Down the street is the almost completed 31 story high rise mixed use Cumulus District which will include a brand new Whole Foods grocery store and 50,000 square feet of retail space. With Amazon, Apple and Sony studios just blocks away, Homeside apartments is primed to take advantage of this hot rental market.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$999,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 5.06
- \$60072 Gross Scheduled Income
- \$50572 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior**Exterior**

- Lot Features: Value In Land, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00939725
- Gardener:
- Licenses:
- Insurance: \$1,700
- 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	1	Unfurnished	\$1,731	\$1,731	\$2,263
2:	1	2	1	1	Unfurnished	\$1,658	\$1,658	\$2,263
3:	1	2	1	1	Unfurnished	\$1,617	\$1,617	\$2,263

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5048020026

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$669,000/\$612,500** ↓

863 W 43RD PI • Los Angeles 90037

57 days on the market

3 units • \$223,000/unit • 1,971 sqft • 3,788 sqft lot • \$310.76/sqft • Built in 1913

Listing ID: 20668524

DRIVE SOUTH ON VERMONT FROM MLK BL THEN TURN LEFT ONTO W 43RD PLACE



This is a perfect property for an owner user or investor. This is an ideal Triplex with each unit having 2 bedrooms and one bath. There are two separate buildings. One with 2 units (863 & 865 W 43RD PI) and the third unit (867 W 43rd PI) being in a separate building with no common walls. Unit 867 is vacant, perfect for an owner-user to live in and collect rents from the other units, or ready to rent out to compliment income as an investment. Located a block away from a shopping center with stores, a market, and laundromat. With interest rates so low, now is the time to acquire this prime investment. Occupied units only shown with an accepted offer. No entry without a Corona Virus document (PEAD) signed by all and sent to listing agent!

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$669,000
- 2 Buildings
- \$45000 Gross Scheduled Income
- \$42747 Net Operating Income
- 3 gas meters available

Interior

- Rooms: Living Room
- Appliances: Range, Oven
- Floor: Wood

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$2,253
- Insurance:
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash:
- Water/Sewer:
- Cable TV:
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,140	\$1,140	\$1,500
2:	1	2	1		Unfurnished	\$1,370	\$1,370	\$1,500
3:	1	2	1		Unfurnished	\$0	\$0	\$1,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Rent Controlled
- Los Angeles County
- Parcel # 5019007032

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 20668524

Printed: 05/16/2021 5:50:34 PM

List / Sold:

Closed • **Triplex****\$1,400,000/\$1,380,000** ↓**0 days on the market****Listing ID: SR20069394****860 W 78th St • Los Angeles 90044****3 units • \$466,667/unit • 4,774 sqft • 5,720 sqft lot • \$289.07/sqft • Built in 2020****Between Vermont Ave & Hoover St , South of W. Florence Ave**

*** Investors Dream *** 100% NEW CONSTRUCTION 2020-NO RENT CONTROL AT ALL: 3-units each with 5 bed 3 baths for a total of 15 bedrooms & 9 bathrooms combined in a desirable location of LA. Location is ideal, centrally located to all public transportation, USC, Parks, Museums, and major freeways! The front building is duplex(3,120 SF) 5bed/3bath each unit. The rear building is single-family (1,654 SF) 5bed/3.5bath. Each unit has a separate garage located in the rear of a single unit and has access from the alley and also each unit has an uncovered tandem parking stall behind their garage. The final exterior look would be a modern look with smooth stucco (2 different colors), and the roof would be flat. All sidewalks and walkways would be permeable paver and fifty percent of the front yard would be landscaped. Please see supplementals for drawings, applications, and permits. You can use permit# 19010-30000-01375 & 19010-30000-01376 to follow progress on the LADBS website. we welcome your 1031 exchange here!

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- Laundry: Gas Dryer Hookup, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Walk-In Closet
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Level with Street, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,439
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$540
- Cable TV: 01997805
- Gardener:
- Licenses:
- Insurance: \$1,400
- 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	3	2	Unfurnished	\$0	\$0	\$2,875
2:	1	5	3	2	Unfurnished	\$0	\$0	\$2,875
3:	1	5	3	2	Unfurnished	\$0	\$0	\$2,875

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6020014001

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Triplex

List / Sold: \$490,000/\$600,000 ↑

416 W 51st St • Los Angeles 90037

79 days on the market

3 units • \$163,333/unit • 2,518 sqft • 5,504 sqft lot • \$238.28/sqft • Built in 1908

Listing ID: PW20252325

Flower & 51st



Welcome to Vermont square an up and coming neighborhood zoned LARD2, and within minutes to Downtown Los Angeles. This triplex income property has an extra unit for a total of four units. This brings an incredible opportunity for value-add investors, cashflow investors, buy and hold investors, or you can "house hack" by living in one unit and renting out the other three units. In addition, it has great potential for rent growth & accessory dwelling unit conversion for substantial upside with the existing use. The first unit is a spacious 2 bedroom 2 bath with a basement. The second unit is a 1 bedroom 1 bathroom, and the third unit is VACANT with 1 bedroom and 1 bath. The fourth extra unit is a 1 bed and 1 bath. There is vast amounts of parking space on the lot, enough for all 3 occupants to park their cars with seamless access to the driveway. Also, the backyard is huge and has a 2 car garage that can potentially be converted into an accessory dwelling unit. This neighborhood is yet to be unlocked and explode in value in Los Angeles and it's centrally located near the University of Southern California, The iconic LA Memorial Coliseum, LAFC stadium, major freeways 110, 10, 105, stores & shops, and minutes away from the vibrant DTLA.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$490,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Basement
- Floor: Carpet, Laminate

Exterior

- Lot Features: Corner Lot, Rectangular Lot
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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	3	2	1	Unfurnished	\$1,135	\$1,135	\$2,500
2:	1	1	1	1	Unfurnished	\$475	\$475	\$1,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5001033001

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • **Triplex**List / Sold: **\$630,000/\$670,000** ↑

6 days on the market

14516 Orange Ave • **Paramount 90723****3 units** • **\$210,000/unit** • **1,760 sqft** • **5,740 sqft lot** • **\$380.68/sqft** •
Built in 1956

Listing ID: OC21064782

Rosecrans Ave. and Orange Ave.

Excellent 3 unit income property. Investment opportunity in a highly desirable Paramount neighborhood. All 3 units future 1 bed and 1 bath with their own detached car garage and dedicated parking area along the property. It's a complete privacy between front and rear units. Property needs some LTC... Hurry bring your clients!!!

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$630,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Inside, Washer Hookup
- \$42600 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: Front Yard, Garden, Landscaped, Lawn, Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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	1	1	1	Unfurnished	\$950	\$11,400	\$1,550
2:	1	1	1	1	Unfurnished	\$1,200	\$14,400	\$1,550
3:	1	1	1	1	Unfurnished	\$1,400	\$16,800	\$1,550

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6237007004

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed**\$3,650,000/\$3,550,000** ↓

144 days on the market

Listing ID: SB20225858

113 Monterey Blvd • Hermosa Beach 90254**4 units** • **\$912,500/unit** • **3,288 sqft** • **2,999 sqft lot** • **\$1079.68/sqft** •
Built in 1969**113 Monterey Blvd is the third parcel from the corner of 1st St and Monterey Blvd.**

113 Monterey Blvd is a turnkey 4-unit building located in the highly sought-after Sand Section of Hermosa Beach. The building was built in 1969 and consists of 3,288 SF of living space situated on a 2,999 SF lot. 113 Monterey Boulevard offers a great unit mix consisting of (3) 2-bed/2-bath units & (1) 1-bed/1-bath unit and has been recently renovated with top-of-the-line upgrades. The property also features an on-site laundry facility and (7) total parking spaces - (2) two-car garages & (3) tandem parking spaces. Located just steps from The Strand in one of the most desirable rental markets in California, this is a perfect opportunity for a yield-focused investor looking to purchase an A+ asset.

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$3,790,000
- 1 Buildings
- 7 Total parking spaces
- Laundry: Common Area
- Cap Rate: 3.53
- \$184800 Gross Scheduled Income
- \$128933 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$50,323
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$2,062
- Maintenance: \$5,544
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$2,870
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$4,250	\$4,250	\$4,500
2:	1	1	1	1	Unfurnished	\$2,750	\$2,750	\$3,000
3:	1	2	2	1	Unfurnished	\$4,000	\$4,000	\$4,500
4:	1	2	2	1	Unfurnished	\$4,400	\$4,400	\$4,500

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
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4188013055

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed • **Quadruplex****\$2,050,000/\$1,920,000** ↓

216 days on the market

Listing ID: AR20175183

419 California St • Arcadia 91006**4 units** • **\$512,500/unit** • **0 sqft** • **9,387 sqft lot** • **No \$/Sqft data** • **Built in 1977****Huntington Dr, go south on 2nd St, left on California St**

419 California Street, a 4-unit Semi value-add, partially upgraded apartment in the City of Arcadia, California. The property is located within the award-winning Arcadia School District. It is 100% vacant and offers rare opportunity for buyer to set their own rent rates, or possibly do condo conversions. The property is a large 4,004 square foot building and situated on a large 9,265 square foot lot. It offers excellent unit mix with 2 x 2bedrooms and 2 x 1bedroom units. Built in 1977, the property has been extensively upgraded in the past 24 months. Two of the units have been fully upgraded with high-end upgrades. Each unit has central A/C and heating (4 new HVAC units) and separately metered for electricity and gas. Each unit is large with an estimated size of 1,000 square foot (buyer to verify). The 2 upstairs units have undergone top-down renovation with new central A/C and heat, new luxury wood flooring, new quartz kitchen countertops and new kitchen cabinets, in-unit washer and dryer, new bathtub complete with tiled bathroom with luxury tile backsplash, new sliding barn doors pantry, and so much more. Ground floor units have large private backyard, and 2nd floor units have small private patios. There are 8 parking spaces which are provided by a detached carport in the back and an open space in front. The property does not require any soft story retrofit.

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$2,050,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Common Area
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Rectangular Lot, Level, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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	2	2	2	Unfurnished	\$0	\$0	\$0
2:	2	1	1	2	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5773016005

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed •**\$1,398,000/\$1,500,000** ↑

18 days on the market

Listing ID: AR21053677

5656 Noel Dr • Temple City 91780**4 units • \$349,500/unit • 2,848 sqft • 7,527 sqft lot • \$526.69/sqft • Built in 1953****North of Broadway**

A 4 unit multi-family building in a desirable location with Temple City school district. The property is located in a quiet street with private garages for tenants. It is situated close to Camellia Square with shopping, dining and entertainment. Buyer and buyer agent to investigate all aspects of the property to satisfy themselves. Easy access to fwy210 and fwy10. OFFER IS DUE AT 1 PM ON 3/22/2021.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$1,398,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01412849
- 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	6	4	4	Unfurnished	\$6,350	\$76,200	\$0

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
- 661 - Temple City area
- Los Angeles County
- Parcel # 5387022031

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: AR21053677

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List / Sold:

Closed**\$1,300,000/\$1,260,000** ↑

25 days on the market

Listing ID: PW21038943

13508 & 13510 Mar Vista St • Whittier 90602**4 units • \$325,000/unit • 3,171 sqft • 13,495 sqft lot • \$397.35/sqft • Built in 1949****From Painter go East on Mar Vista and property is on the right.**

Don't miss this rare opportunity, 1st time on the market in over 40 years! Property is located north of Whittier Blvd., near the acclaimed Whittier College. This 4 unit property consists of a triplex plus a stand-alone single family home on an enormous 13,495 square foot lot. The house has 2 bedrooms with a huge enclosed, shaded and fenced backyard, as well as a covered front porch overlooking the front yard (perfect for owner occupant)! The triplex has 2 one bedroom units and 1 two bedroom unit. Units have many cottage style features and accents, including hardwood floors. These highly desired units are super easy to rent when the rare vacancy does come up. Property is walking distance to Whittier College, Whittier Public Library, Whittier Community Center, as well as the center of town, Uptown Whittier with its numerous eateries and businesses. Long-term, high quality tenants with rents below market, give potential for upside in rents – see proforma numbers. Units are separately metered, each with its own water heater, refrigerator, gas stove, garbage disposal, ceiling fans, window a/c units. Each unit has its own washer, dryer, and sink basin, as well as its own enclosed single garage with a parking space in front of the garage. Front porches feature a locking screen door and each unit also has rear door entry with rear garden area. There are also 3 extra parking spaces on site plus street parking. Market Gross Rent Multiplier is 13.9, Market Cap Rate is 5.4%.

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$1,225,000
- 3 Buildings
- Levels: One
- 11 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace, Natural Gas
- Laundry: Dryer Included, Electric Dryer Hookup, Gas Dryer Hookup, Individual Room, Inside, See Remarks, Washer Hookup, Washer Included
- Cap Rate: 3.92
- \$69540 Gross Scheduled Income
- \$48023 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: See Remarks, Vinyl, Wood
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Refrigerator
- Other Interior Features: Copper Plumbing Full, Unfurnished

Exterior

- Lot Features: Back Yard, Lot 10000-19999 Sqft, Rectangular Lot, Near Public Transit, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$20,822
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,166
- Cable TV: 01280965
- Gardener:
- Licenses: 76
- Insurance: \$1,759
- Maintenance: \$1,728
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,001
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,325	\$1,325	\$1,650
2:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,650
3:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,900
4:	1	2	1	1	Unfurnished	\$1,620	\$1,620	\$2,150

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 4
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator: 4
- Wall AC: 0

Additional Information

- Trust sale
- 670 - Whittier area

- Los Angeles County
- Parcel # 8142007061

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

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW21038943

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Closed •

List / Sold: **\$1,599,000/\$625,000** ↓

715 Douglas St • Los Angeles 90026

106 days on the market

4 units • \$399,750/unit • 3,606 sqft • 6,820 sqft lot • \$173.32/sqft • Built in 1924

Listing ID: 20642446

Bellevue to Douglas



Just reduced \$289,000!!! Incredible opportunity to purchase a vacant fourplex in historic Angelino Heights, LAs original suburb located 1.2 miles from Downtown LA. This expansive property sits majestically at the corner of Douglas Street and Carroll Avenue, listed in the National Register of Historic places for its extraordinary Victorian homes. The property includes two separate structures and a two-car garage. The first structure measures 3,066 sq ft (per assessor) and includes one 3 bedroom/1 bath apartment w/storage room and two 1 bedroom/1 bath apartments. The second structure measures 540 sq ft (per assessor) and includes one 1 bedroom/1 bath apartment. This investment presents a unique opportunity for an owner to rehab and then lease units at market rate. This unbeatable location is walking distance to Dodger stadium and close to a plethora of other attractions in nearby Echo Park, Silver Lake, Chinatown/Olvera St/Little Tokyo and Universal Studios.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$1,888,000
- 2 Buildings

Interior

Exterior

Annual Expenses

- | | |
|--|---|
| <ul style="list-style-type: none">• Total Operating Expense: \$0• Electric:• Gas:• Furniture Replacement:• Trash:• Cable TV: 02068521• Gardener:• Licenses: | <ul style="list-style-type: none">• 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	3	1		Unfurnished	\$0	\$0	\$4,500
2:	3	1	1		Unfurnished	\$0	\$0	\$2,300
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric:• Gas Meters:• Water Meters:• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• 671 - Silver Lake area• Los Angeles County• Parcel # 5405013002 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold:

\$1,749,000/\$1,825,000 ↑

5 days on the market

1330 Westerly Ter • Los Angeles 90026
4 units • \$437,250/unit • 3,310 sqft • 6,062 sqft lot • \$551.36/sqft •
Built in 1914

Listing ID: 21718972

Silver Lake Blvd to Berkeley. Left on Westerly Terrace. Subject property at top of Westerly.



Incredible opportunity in prime Silver Lake Hills with panoramic views from every unit. This exquisite compound is a one-of-a-kind property with park-like grounds, views and magnificent natural light. The property consists of four units and offers unparalleled character and versatility. The first floor is a charming 4bed craftsman with sensational views of the hills and DTLA skyline. The two units below are wonderful single level 1bed/1bath apartments. The lowest one-bedroom unit has been recently renovated to encapsulate the vibrant and cultural surroundings of the property's location. The grounds are as captivating as its interior and offer several areas to entertain as well as mature landscaping and fruit trees.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$1,749,000
- 1 Buildings
- 1 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- Laundry: Community
- \$135250 Net Operating Income
- 1 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$37,104
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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	4	2		Unfurnished	\$5,770	\$5,770	\$9,000
2:	1	1	1		Unfurnished	\$1,283	\$1,283	\$2,400
3:	1	1	1		Unfurnished	\$1,854	\$1,854	\$3,400
4:	1	1	1		Unfurnished	\$4,000	\$4,000	\$4,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 1
- Gas Meters: 3
- Water Meters: 1
- Carpet: 1
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio: 1
- Ranges: 4
- Refrigerator: 4
- Wall AC: 2

Additional Information

- Standard sale
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5426002024

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

CUSTOMER FULL: Residential Income LISTING ID: 21718972

Printed: 05/16/2021 5:50:34 PM

Closed • **Quadruplex**

1612 Silver Lake Blvd • Silver Lake 90026
4 units • **\$498,750/unit** • **5,420 sqft** • **5,001 sqft lot** • **\$359.78/sqft** •
Built in 1930
Silver Lake Blvd. and Effie Street

List / Sold:
\$1,995,000/\$1,950,000 ↓

79 days on the market

Listing ID: SR21013932



HUGE PRICE ADJUSTMENT! Presenting a classic 1930's Spanish architectural four-plex in the heart of one of Silver Lake's hippest neighborhoods. This is the perfect opportunity to own a piece of history! Located near many new and upcoming restaurants, trendy boutiques, the dog park and the Lake itself. Each unit features all the charm of the '30's period, with two spacious bedrooms, one bath, a living room with faux fireplace, a large dining room, eat-in kitchen, separate in-unit laundry room, and a secondary entrance off the kitchen. Other features include high coffered ceilings, wall sconces, wood floors. All units in this secure building run front to back, with over 1,350 square feet per unit. Some units have upgraded kitchens and baths. Street-to-street lot with six garages accessed from Occidental Blvd. included in the sale. Close to the 5 and 101 freeways and minutes to downtown LA. Purchase and continue to use as an investment property, or possibly convert to commercial/residential use like similar properties in the area. Separate utilities. All tenants are month to month.

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$2,150,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Dryer Included, Individual Room, Inside, Washer Included
- \$92000 Gross Scheduled Income
- \$72000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,000
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	2	1	1	Unfurnished	\$1,789	\$0	\$0
2:	1	2	1	1	Unfurnished	\$1,789	\$0	\$0
3:	1	2	1	1	Unfurnished	\$2,163	\$0	\$0
4:	1	2	1	1	Unfurnished	\$1,856	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5425023007

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed • **Quadruplex****\$2,599,999/\$2,600,000** ↑

4 days on the market

Listing ID: RS21054819

236 N Dillon St • Silver Lake 90026**4 units • \$650,000/unit • 5,420 sqft • 6,368 sqft lot • \$479.70/sqft • Built in 2017****Silver Lake Blvd & Bellevue Avenue**

Welcome to this 2017 luxury construction 4Plex located in the trendy Echo Park/Silver Lake adjacent area. This gated and Fully Occupied 4plex consists of two 4 Bed / 3 Bath Units and two 3 Bed / 3 Bath Units. All 4 units are three levels with plenty of on site parking including closed 2 car garages per unit. Separate water, gas, and electrical utilities. All units feature washer and dryers, stainless steel appliances, tankless water heaters and central HVAC. Property is fully gated with motorized gate in the driveway. Please do not disturb tenants. Offer subject to interior inspection please. Property is NOT subject to rent control.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$2,599,999
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Inside, Washer Included
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior**Exterior**

- Lot Features: Sprinkler System
- Security Features: Automatic Gate
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,853
- Electric: \$997.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,856
- Maintenance: \$1,250
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$250
- Other Expense Description: Ad

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$4,250	\$4,250	\$4,450
2:	1	4	3	2	Unfurnished	\$4,150	\$4,150	\$4,450
3:	1	3	3	2	Unfurnished	\$3,600	\$3,600	\$3,750
4:	1	3	3	2	Unfurnished	\$3,600	\$3,600	\$3,750

Of Units With:

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

Additional Information

- Standard sale
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5156009008

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed •**\$1,949,000/\$2,175,000** ↑**34 days on the market****Listing ID: 21703144****2208 Fox Hills Dr • Los Angeles 90064****4 units • \$487,250/unit • 3,592 sqft • 6,124 sqft lot • \$605.51/sqft • Built in 1952****North of Pico Blvd, and east of Beverly Glen Blvd.**

Location, Location, Location. This very well cared for 4 Unit Apartment Building is located in an excellent neighborhood near 20th Century Fox, and minutes to Century City, Westwood, and Beverly Hills. This special property is perfect both for the 1st time investor or the savvy investor, and will compliment any real estate portfolio. Buy now and develop later??? One of the units (2 bedroom + 1 Bath) is currently vacant. Please call to schedule an appointment to view the vacant unit. Please do not walk onto the property without appointment. Please view photos. Please DO NOT DISTURB THE TENANTS!!! This is a Trust sale and ALL OFFERS are due by MARCH 19TH, 2021.

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$1,949,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Laundry: Community, Individual Room

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal

Exterior**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01864224
- 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	1	1		Unfurnished	\$1,850	\$1,850	\$2,300
2:	1	1	1		Unfurnished	\$1,665	\$1,665	\$2,300
3:	1	2	1		Unfurnished	\$2,100	\$2,100	\$3,200
4:	1	2	1		Unfurnished	\$0	\$0	\$3,200

5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4315017032

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21703144

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List / Sold:

Closed**\$1,499,000/\$1,500,000** ↑

17 days on the market

Listing ID: 21692328

8767 Airdrome St • Los Angeles 90035**4 units • \$374,750/unit • 2,689 sqft • 7,500 sqft lot • \$557.83/sqft • Built in 1939****1 street east of Robertson on the corner of Preuss and Airdrome**

Back on the Market. Buyer failed to perform. LOCATION, LOCATION, LOCATION. Excellent development potential. This fourplex has easy proximity to downtown, the west side, and beaches. Each unit has its own garage and service porch. All four units are occupied and will be delivered occupied at COE. The building will be sold as is. Excellent investment opportunity!

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$1,499,000
- 4 Buildings
- 4 Total parking spaces
- Heating: Forced Air
- \$45532 Net Operating Income

Interior

- Floor: Tile, Wood

Exterior**Annual Expenses**

- Total Operating Expense: \$10,462
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- 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	2	1		Unfurnished	\$1,753	\$1,753	\$1,753
2:	1	1	1		Unfurnished	\$1,300	\$1,300	\$1,300
3:	1	1	1		Unfurnished	\$1,248	\$1,248	\$1,248
4:	1	0	1		Unfurnished	\$910	\$910	\$910
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4303003017

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

6061 Saturn St • Los Angeles 90035
4 units • \$449,750/unit • 3,952 sqft • 6,000 sqft lot • \$465.08/sqft •
Built in 1928
East of La Cienega, South of Pico

List / Sold:
\$1,799,000/\$1,838,000 ↑
6 days on the market
Listing ID: 21721924



Lovely Spanish 4 plex in great location! Up to 3 units can be delivered vacant and buyer can set market rent! Each unit is 2 bd, 1 ba and each unit has their own laundry room. Hardwood floors, updated kitchens and period charm in this pride of ownership building. Large, shared backyard with citrus trees and each unit has a 1 car garage. Each unit individually metered for electric and gas; owner pays water and gardener.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$1,799,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Individual Room

Interior

- Floor: Wood, Tile
- Appliances: Dishwasher, Refrigerator

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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	2	1		Unfurnished	\$0	\$0	\$2,250
2:	1	2	1		Unfurnished	\$0	\$0	\$2,250
3:	1	2	1		Unfurnished	\$0	\$0	\$2,250
4:	1	2	1		Unfurnished	\$1,265	\$1,265	\$2,250
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 5068003047

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

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21721924

Printed: 05/16/2021 5:50:34 PM

List / Sold:

Closed**\$2,150,000/\$2,070,000 ↓****6 days on the market****Listing ID: 21712610****825 Ocean Park Blvd • Santa Monica 90405****4 units • \$537,500/unit • 3,719 sqft • 6,602 sqft lot • \$556.60/sqft • Built in 1955****On Ocean Park East of Lincoln Blvd**

Incredible opportunity to own this charming fourplex in beautiful Santa Monica. Conveniently located right across from Gelsons and in between the famous Santa Monica Pier and Santa Monica College. You can walk or bike everywhere, this is true California living at its finest. The unit mix consists of (1) 3bed/1bath (2) 2bed/1bath and (1) 1bed/1bath. There are four private one car garages, which are being leased separately, a laundry room and storage area. All units are currently occupied with the exception of the 1bed/1bath. Move-in the vacant unit and use the rental income from the others to pay for the mortgage or pick your own tenant. On the market for the first time in over 35 years don't let this opportunity pass you by!!

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$2,150,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$84264 Net Operating Income

Interior

- Floor: Wood, Carpet

Exterior**Annual Expenses**

- Total Operating Expense: \$38,516
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- 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	3	1		Unfurnished	\$0	\$3,279	\$3,400
2:	1	2	1		Unfurnished	\$0	\$2,202	\$2,500
3:	1	2	1		Unfurnished	\$0	\$2,388	\$2,500
4:	1	1	1		Unfurnished	\$0	\$0	\$1,900
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4284008002

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21712610

Printed: 05/16/2021 5:50:34 PM

List / Sold:

Closed •**\$1,585,000/\$1,659,000** ↑

10 days on the market

Listing ID: 21680180

5119 W 21St St • Los Angeles 90016**4 units • \$396,250/unit • 5,644 sqft • 7,701 sqft lot • \$293.94/sqft • Built in 1930****West of La Brea , South of Washington Blvd.**

Whether you are looking for a charming primary residence, extra income, or an investment opportunity, this immaculately maintained old-world inspired building in the heart of Los Angeles checks all the boxes. Each of the 4 oversized 2 bed/1 bath units features an array of chic vintage accents including arched entryways, coved ceilings, picture windows, step-down living rooms, and rich hardwood flooring. All units also include washer and dryer, bathrooms with tub and walk-in shower, as well as backdoor access to the parking area. With one vacant unit, this stylish building is ideal for someone looking for primary residence with built-in additional rental income. Centrally located and within minutes from all of the attractions, entertainment, and dining of Beverly Hills, Culver City, DTLA, and Hollywood, this enchanting property offers a unique investment opportunity or passive revenue stream in one of L.A.'s most convenient and historic locales.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$1,585,000
- 1 Buildings

Interior

- Floor: Wood
- Appliances: Dishwasher, Refrigerator

Exterior**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02056968
- 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	2	1		Unfurnished	\$1,514	\$1,514	\$1,514
2:	2	2	1		Unfurnished	\$2,595	\$2,595	\$2,595
3:	3	2	1		Unfurnished	\$0	\$0	\$2,900
4:	4	2	1		Unfurnished	\$2,315	\$2,315	\$2,315
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5062007011

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21680180

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List / Sold:

Closed •**\$2,725,000/\$2,550,000** ↓**14 days on the market****Listing ID: 21699970**

1740 S New England St • Los Angeles 90006
4 units • **\$681,250/unit** • **6,612 sqft** • **7,957 sqft lot** • **\$385.66/sqft** •
Built in 2021
Down Olympic to W. 17th st to S. New England.



Brand new construction 4-plex in Pico Union near USC! The lot consists of two separate buildings with 4 units total. The front building has 2 units each with 4 bed, 4.5 bath. Rear building has 2 units each with 4 bed, 4.5 baths. Upside potential build 2x 4br ADU's by right! Adding \$8,000 income.

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$2,725,000
- 4 Buildings
- Cooling: Central Air
- Heating: Central

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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:	2	8	10		Unfurnished	\$4,050	\$97,200	\$97,200
2:	2	8	10		Unfurnished	\$4,050	\$97,200	\$97,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5056014024

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
 26371 Crown Valley Pkwy, #180
 Mission Viejo, 92691

Closed •

List / Sold:

\$2,495,000/\$2,410,000 ↓

25 days on the market

Listing ID: 21698056

1245 S Catalina St • Los Angeles 90006
4 units • \$623,750/unit • 7,560 sqft • 5,910 sqft lot • \$318.78/sqft •
Built in 2020

Head West onto Pico Blvd., Turn North onto Catalina St.



Just completed Nov. 2020... This 4-Plex is new, fresh, modern, and perfect for any investor. Located a short distance west of Downtown LA. The 2(X) 3-story structures boast four separately metered and separately addressed townhome-style units (some with Views of DTLA). Fifth common area electric meter for easy management. All interiors have been finished to a high standard of design with gorgeous & modern kitchens with all stainless steel appliances included. The contemporary bathrooms feature individual styling with gorgeous tiles and fixtures throughout. There are eight parking spaces in total, (two per unit.) Tankless water heaters, water recapture systems, in-unit washer & dryer, and gated yards, Located near Downtown LA, K-Town, Hollywood, Fairfax & easy access to the West-Side. Easy access to the 101 and 110 freeways and major thoroughfares.

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$2,595,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- \$142300 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$36,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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	4	4		Unfurnished	\$3,900	\$0	\$3,900
2:	1	4	4		Unfurnished	\$3,800	\$0	\$3,800
3:	1	3	3		Unfurnished	\$3,600	\$0	\$3,600
4:	1	3	3		Unfurnished	\$3,600	\$0	\$3,600
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5078031011

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21698056

Printed: 05/16/2021 5:50:34 PM

Closed •

List / Sold: **\$848,000/\$850,000** ↑

11907 Garfield Ave • South Gate 90280

18 days on the market

4 units • \$212,000/unit • 2,628 sqft • 5,793 sqft lot • \$323.44/sqft • Built in 1954

Listing ID: 320004887



Excellent 4 units investment property in South Gate. Three 1 BR., 1 BA are on the first floor. and 2 BR. 1 BA is on the second floor. One unit (1 BR.,1 BA) is vacant and available to show. The occupied units will be available to show upon acceptance an offer. Please do not disturb the tenants. Laundry room is not operating but can generate approximately \$200 income per month.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$848,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0
- \$41000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Laminate

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	0	0			\$0	\$0	\$0
2:	0	0	0			\$0	\$0	\$0
3:	0	0	0			\$0	\$0	\$0
4:	0	0	0			\$0	\$0	\$0
5:	0	0	0			\$0	\$0	\$0
6:	0	0	0			\$0	\$0	\$0
7:	0	0	0			\$0	\$0	\$0
8:	0	0	0			\$0	\$0	\$0
9:	0	0	0			\$0	\$0	\$0
10:	0	0	0			\$0	\$0	\$0
11:	0	0	0			\$0	\$0	\$0
12:	0	0	0			\$0	\$0	\$0
13:	0	0	0			\$0	\$0	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet: 0
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale
- T4 - South Gate E of 710 area
- Los Angeles County
- Parcel # 6243009026

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • **Quadruplex**List / Sold: **\$875,000/\$885,000** ↑**424 W 108th St** • Los Angeles 90061**15 days on the market****4 units** • **\$218,750/unit** • **3,992 sqft** • **5,246 sqft lot** • **\$221.69/sqft** •
Built in 1940**Listing ID: TR21050892****between Grand/110 fwy & Vermont**

Excellent opportunity to own a 4-plex in prime Los Angeles area. Live in one unit and rent the others or rent them all! Units are all kept in great condition by tenants and property owners and have all been remodeled with modern style laminate and tile floors, kitchen cabinets and counters and dual pane windows. All units are individually metered for gas and electricity and each unit has 2 assigned parking spaces: 1 enclosed garage and 1 uncovered space Units are nicely distributed into one large lower level unit featuring 5 bedrooms/2 baths and two - 2 bedroom/1 bath units above. The detached back building features a 2 bedroom 1 bath unit above the 4 individual garages.

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$875,000
- 2 Buildings
- Levels: One, Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$66376 Gross Scheduled Income
- \$62705.46 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: None

Exterior

- Lot Features: Level with Street
- Security Features: Smoke Detector(s), Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,430
- Electric: \$0.00
- Gas:
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,430
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2	1	Unfurnished	\$1,812	\$1,812	\$2,495
2:	1	2	1	1	Unfurnished	\$785	\$785	\$1,695
3:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$1,695
4:	1	2	1	1	Unfurnished	\$1,421	\$1,421	\$1,695

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet: 0
- Dishwasher: 0
- Disposal:
- Drapes: 0
- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6061034006

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed •**\$1,799,000/\$1,780,000** ↓

6 days on the market

Listing ID: PW21011058

1882 Molino Ave • Signal Hill 90755**5 units • \$359,800/unit • 5,440 sqft • 5,501 sqft lot • \$327.21/sqft • Built in 1964****North of PCH and East of Cherry**

Exceptionally located near the top of the hill in Signal Hill, this 5-unit building has much to offer an investor or an investor-owner. The area draws tenants and the building seals the deal! All units have been remodeled to some degree with vinyl plank flooring, granite or quartz counters, dual paned windows, upgraded appliances, some stainless steel. Two units have central A/C. The three upstairs units offer magnificent panoramic views from Long Beach to the Pacific Palisades. The downstairs units will not be left out and take pride in their cozy patios. The Penthouse is a townhouse-style corner unit with 3br/1.5 ba, and 2 patios (one enclosed downstairs and one panoramic deck off the living room. This building commands higher than normal rent, though the virus has put rental increases on temporary hold so there is now room to grow. There are two double car garages offering 4-parking spaces and one outside space. There is a community area in the rear for tenant use. The building is gated and private, offering additional security. Community laundry, block wall, and additional storage for the tenants on the north side of the building. Unit mix is as follows; One (1) 3BD 1.5BA and Four (4) 2BD 1BA. Unit D 3D tour: <https://my.matterport.com/show/?m=xNNSG9T4d2n>. Unit E 3D Tour: <https://my.matterport.com/show/?m=KQikWdoZ8Ry>

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$1,799,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Common Area, Dryer Included, Washer Included
- \$119820 Gross Scheduled Income
- \$92054 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Cooktop, Gas Water Heater, Range Hood, Refrigerator
- Other Interior Features: Balcony, Built-in Features, Ceiling Fan(s), Formica Counters, Granite Counters, Living Room Balcony, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Card/Code Access, Smoke Detector(s)
- Fencing: Block, Good Condition
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$27,766
- Electric: \$615.00
- Gas: \$860
- Furniture Replacement:
- Trash: \$990
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,993
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,308
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,495	\$2,495	\$2,700
2:	1	2	1	1	Unfurnished	\$2,145	\$2,145	\$2,250
3:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,000
4:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,045
5:	1	2	1	0	Unfurnished	\$1,795	\$1,795	\$1,900

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes: 0
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 8 - Signal Hill area

5/16/2021

Matrix

- Rent Controlled

- Los Angeles County
- Parcel # 7216022032

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW21011058

Printed: 05/16/2021 5:50:34 PM

List / Sold:

Closed •**\$1,750,000/\$1,803,750** ↑

13 days on the market

Listing ID: SB21056227

2007 Mathews Ave • Redondo Beach 90278**5 units • \$350,000/unit • 2,975 sqft • 7,486 sqft lot • \$606.30/sqft • Built in 1959****Mathews and Green**

Great opportunity to own a 5 unit building in North Redondo Beach. Close proximity to Manhattan and Hermosa Beach which provide a pool of quality tenants. One unit vacant. Rents are below market value. All income and expenses to be verified during escrow.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$1,750,000
- 2 Buildings
- 5 Total parking spaces
- Laundry: Common Area
- \$75000 Gross Scheduled Income
- \$57500 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior**Exterior**

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01481925
- Gardener:
- Licenses:
- Insurance: \$3,600
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,600	\$19,200	\$2,000
2:	1	1	1	1	Unfurnished	\$1,600	\$19,200	\$2,000
3:	1	1	1	1	Unfurnished	\$1,650	\$19,800	\$2,000
4:	1	1	1	1	Unfurnished	\$1,400	\$16,800	\$2,000
5:	1	1	1	1	Unfurnished	\$0	\$0	\$2,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 5
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale
- Rent Controlled
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4155027014

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed • **Single Family Residence****\$2,600,000/\$2,650,000** ↑

20 days on the market

Listing ID: **WS21073872****10522 E Live Oak Ave** • Arcadia 91007**5 units** • **\$520,000/unit** • **4,672 sqft** • **29,370 sqft lot** • **\$567.21/sqft** • **Built in 1957****On Live Oak Ave between Halifax Rd and Pal Mal Ave**

Development Potential!!! Arcadia Unified School District. First time on the market in almost 40 years. The subject property has 5 detached single-family homes total approximately 4,672 SF and sits on a large rectangular 84' X 350' 29,370 SQFT lot. Walking distance to Longley Way Elementary school. These homes are situated on a quiet residential street surrounded by million dollars single-family houses and multi-units. These bungalow style homes offer multiple carports and attached private garages and yards. The closest residential development is by Lennar at The 8Eighty on Live Oak Ave and Santa Anita Ave.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$2,600,000
- 5 Buildings
- Levels: One
- 16 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- Laundry: Gas & Electric Dryer Hookup
- \$79800 Gross Scheduled Income
- \$31653 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$48,147
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$590
- Cable TV: 01121690
- Gardener:
- Licenses:
- Insurance: \$2,605
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,097
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,450	\$1,450	\$2,600
2:	4	2	1	1	Unfurnished	\$1,300	\$5,200	\$2,200

Of Units With:

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

Additional Information

- Trust sale
- 605 - Arcadia area
- Los Angeles County
- Parcel # 8586012019

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

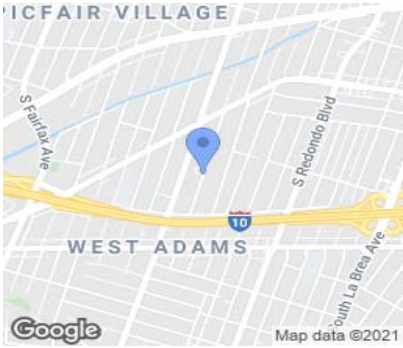
List / Sold:

\$1,700,000/\$1,630,000 ↓

69 days on the market

Listing ID: 21685246

2244 S ridgeley • Los Angeles 90016
5 units • \$340,000/unit • 5,055 sqft • No lot size data • \$322.45/sqft •
Built in
North of Jefferson , South of Washington, Between Hauser and Redondo.



HUGE UPSIDE. DELIVERED FULLY VACANT. Pleased to present the opportunity to acquire 2244 Ridgeley. 2244 Ridgeley is a 5,055 SQ. FT 5 unit apartment building with the potential of converting the garage to an ADU, located in the gentrifying Mid-City neighborhood of Los Angeles. This complex was built in 1977 and sits on an 9,594 SQ. FT Lot Zoned RD-1.5. The property positions itself to offer an investor a value-add 5 unit apartment building that WILL BE DELIVERED FULLY VACANT, with a low cost per square foot basis, high pro-forma CAP and future redevelopment opportunity due to lot size. This well located property is centrally located and finds itself located near an abundance of amenities and businesses. Easy access to the 10 FWY, DTLA, Culver City, Beverly Hills, Santa Monica and more! VIRTUAL TOURS: Unit 2: <https://my.matterport.com/show/?m=NwNtmpvU7IX&mls=1> Unit 3: <https://my.matterport.com/show/?m=BDfZv34D6Db&mls=1> Unit 4: <https://my.matterport.com/show/?m=FBsNwCW3A3P&mls=1> Unit 5: <https://my.matterport.com/show/?m=sUQhdj5mDzZ&mls=1>

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$1,700,000
- 2 Buildings
- \$114240 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$48,960
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02098059
- 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	3	2		Unfurnished	\$3,000	\$0	\$36,000
2:	1	2	1		Unfurnished	\$2,650	\$0	\$31,800
3:	1	2	1		Unfurnished	\$2,650	\$0	\$31,800
4:	1	1	1		Unfurnished	\$2,650	\$0	\$31,800
5:	1	1	1		Unfurnished	\$2,650	\$0	\$31,800
6:	1	0	1		Unfurnished	\$1,200	\$0	\$14,400
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # UNAVAILABLE

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

List / Sold:

Closed**\$1,200,000/\$1,225,000** ↑

0 days on the market

Listing ID: SB21103267

520 W 21st St • San Pedro 90731**5 units** • **\$240,000/unit** • **4,343 sqft** • **5,082 sqft lot** • **\$282.06/sqft** • **Built in 1962****Corner of Pacific and 21st****Facts & Features**

- Sold On 05/14/2021
- Original List Price of \$1,200,000
- 1 Buildings
- 6 Total parking spaces
- Laundry: Community
- \$94872 Gross Scheduled Income
- \$58796 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$31,332
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- 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:	5	2	1	1	Unfurnished	\$1,390	\$6,950	\$1,850

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7462019016

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SB21103267

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List / Sold:

Closed • **Apartment****\$1,965,000/\$1,880,000** ↓

21 days on the market

Listing ID: AR21032325

1320 Stevens Ave • San Gabriel 91776**6 units** • **\$327,500/unit** • **3,760 sqft** • **10,149 sqft lot** • **\$500.00/sqft** • **Built in 1961****1 block north of valley blvd, 1 block east of new ave**

1320 Stevens Ave is a charming 6-unit apartment located in the extremely desirable City of San Gabriel, CA. The property is in a quiet and highly convenient location near Valley Blvd. This highly desirable location is nearby the Hilton hotel, Sheraton hotel, Hyatt Place, San Gabriel Square shopping center.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$1,965,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community, Gas Dryer Hookup, Washer Hookup
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Vinyl, Wood

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Level, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 02021933
- Gardener: \$0
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 6
- Drapes: 0
- Patio: 0
- Ranges: 6
- Refrigerator: 0
- Wall AC: 6

Additional Information

- Standard sale
- Rent Controlled
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5360012010

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed •**\$2,850,000/\$2,620,000** ↓

258 days on the market

Listing ID: 20605932

11051 Missouri Ave • Los Angeles 90025**6 units** • **\$475,000/unit** • **6,686 sqft** • **6,031 sqft lot** • **\$391.86/sqft** •
Built in 1963**One block South of Santa Monica Blvd., one block East of Sepulveda Blvd.**

First time on market in 55 years. A well maintained, six unit garden apartment at the NE corner of Bentley and Missouri. Owner's unit 2 bed, 1.75 bath and large den with walk-in closet, so really a 3 bedroom, will be delivered vacant at COE. Rent for Owner's unit projected at \$3,000 per month. Unit 5, 3bd, 1.75bath, will be vacant, rent projected at \$3,000. Unit 6, the studio, now vacant. Rent is projected at \$1600. Well located to UCLA, Westwood and all the attractions of the Westside, including the new Google Campus. Soft Story Earthquake retrofit, foundation bolting and EQ gas valves all completed July 2019. All copper pipes. Laundry room washer and dryer, without lease, included in purchase price.

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$3,400,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- Laundry: Community, Individual Room
- \$95294 Net Operating Income
- 5 electric meters available
- 5 gas meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Dishwasher

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$75,130
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4,900
- Cable TV: 01046440
- Gardener:
- Licenses:
- Insurance: \$4,030
- Maintenance: \$11,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$3,000
2:	1	3	1		Unfurnished	\$2,394	\$2,394	\$2,900
3:	1	1	1		Unfurnished	\$1,758	\$1,758	\$2,150
4:	1	2	1		Unfurnished	\$2,450	\$2,450	\$2,600
5:	1	3	1		Unfurnished	\$0	\$0	\$3,000
6:	1	0	1		Unfurnished	\$0	\$0	\$1,600
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters:
- Carpet:
- Dishwasher: 5
- Disposal: 5
- Drapes:
- Patio:
- Ranges:
- Refrigerator: 6
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4323019043

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

List / Sold:

Closed**\$1,775,000/\$1,636,654 ↓****21 days on the market****Listing ID: SR21023001****13520 Rye St • Sherman Oaks 91423****6 units • \$295,833/unit • 5,006 sqft • 4,998 sqft lot • \$326.94/sqft • Built in 1956****1 nor Moorpark - 2 east Woodman**

Well maintained gated 6 units Apartment Bldg. in Prime Sherman Oaks! On dbl cul de sac, very quiet and very private! 1-1/2 blks from trendy Ventura Blvd! Huge 3+2 owners unit with central air and WD hook ups.! All fully rented during Covid 19. NO unpaid rents! Great long term tenants. Most units re-done. SSRS. (Loan amount is compounded!) Near 101 frwy and shopping & transportation. Please do not bother tenants, they do not know the bldg is for sale!

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$1,780,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s), Electric, Gas
- Heating: Central, Floor Furnace, Wall Furnace, Electric, Natural Gas, Combination
- Laundry: Common Area, Dryer Included, Gas & Electric Dryer Hookup, Individual Room, Inside
- Cap Rate: 6.95
- \$115596 Gross Scheduled Income
- \$80476 Net Operating Income
- 0 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate, Wood
- Appliances: Built-In Range, Dishwasher, Free-Standing Range, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, High Efficiency Water Heater, Range Hood, Refrigerator, Vented Exhaust Fan, Water Heater Central
- Other Interior Features: 2 Staircases, Ceiling Fan(s), Copper Plumbing Partial, Formica Counters, Laminate Counters, Open Floorplan, Storage, Tile Counters

Exterior

- Lot Features: 21-25 Units/Acre, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Level with Street, Rectangular Lot, Level, Near Public Transit, Paved, Sprinkler System, Sprinklers In Front, Sprinklers On Side, Sprinklers Timer, Walkstreet, Yard
- Security Features: Automatic Gate, Card/Code Access, Security Lights, Smoke Detector(s)
- Fencing: Chain Link, Cross Fenced, Electric, Good Condition, Security, Wrought Iron
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$34,120
- Electric: \$1,200.00
- Gas:
- Furniture Replacement:
- Trash: \$2,600
- Cable TV:
- Gardener:
- Licenses: 800
- Insurance: \$5,300
- Maintenance: \$5,000
- Workman's Comp: \$400
- Professional Management: 0
- Water/Sewer: \$2,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,470	\$1,470	\$1,536
2:	1	1	1	1	Unfurnished	\$1,536	\$1,536	\$1,536
3:	1	1	1	1	Unfurnished	\$1,331	\$1,331	\$1,536
4:	1	1	1	1	Unfurnished	\$1,107	\$1,107	\$153,691
5:	1	1	1	1	Unfurnished	\$1,496	\$1,496	\$1,536
6:	1	3	2	1	Unfurnished	\$2,695	\$2,695	\$2,777

Of Units With:

- Separate Electric: 0
- Gas Meters: 6
- Water Meters: 0
- Carpet:
- Dishwasher: 6
- Disposal: 6
- Drapes:
- Patio:
- Ranges: 6
- Refrigerator: 6
- Wall AC: 6

Additional Information

- Standard sale
- SO - Sherman Oaks area

5/16/2021

Matrix

- Rent Controlled

- Los Angeles County
- Parcel # 2360014009

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

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR21023001

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List / Sold:

Closed**\$1,849,000/\$1,850,000** ↑

11 days on the market

Listing ID: 21710526

2244 Addison Way • Los Angeles 90041**8 units • \$231,125/unit • 4,354 sqft • 6,603 sqft lot • \$424.90/sqft • Built in 1966****Off the 134 and 2 Freeways. South of Colorado Blvd and West of Eagle Rock Blvd.**

2244 Addison Way is an 8 unit apartment building nestled in a quiet, residential area near a popular, newly revitalized shopping center on Eagle Rock Blvd. 4.53% CAP on current rents! The property consists of 4 studios and 4 one-bedroom apartments. The studio units were built separately in 1990 and thus are not subject to the City of LA rent control (RSO). Multiple units have been updated in the last 10 years and feature laminate flooring, granite countertops, minisplit air conditioning, and more. The property is 100% occupied and the average rent is \$1,355/month. Great opportunity in a location that rarely sees properties trade. 100% Copper plumbing, laundry room, 8 parking spaces. No soft story retrofitting! Contact agent for complete rent roll and financial analysis.

Facts & Features

- Sold On 05/13/2021
- Original List Price of \$1,849,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- \$87784 Net Operating Income

Interior

- Floor: Laminate, Tile
- Appliances: Disposal, Gas Oven

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$43,472
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811831
- 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	1	1		Unfurnished	\$1,800	\$1,800	\$1,800
2:	1	0	1		Unfurnished	\$1,195	\$1,195	\$1,500
3:	1	0	1		Unfurnished	\$1,119	\$1,119	\$1,500
4:	1	1	1		Unfurnished	\$1,695	\$1,695	\$1,800
5:	1	1	1		Unfurnished	\$1,334	\$1,334	\$1,800
6:	1	1	1		Unfurnished	\$1,475	\$1,475	\$1,800
7:	1	0	1		Unfurnished	\$1,350	\$1,350	\$1,500
8:	1	0	1		Unfurnished	\$870	\$870	\$1,500
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5685012018

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

5/16/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21710526

Printed: 05/16/2021 5:50:34 PM

List / Sold:

Closed**\$2,100,000/\$2,080,000** ↓

53 days on the market

Listing ID: TR21025814

12345 Deana St • El Monte 91732**8 units • \$262,500/unit • 6,882 sqft • 12,614 sqft lot • \$302.24/sqft • Built in 1963****I-10 exit Durfee, go north, right on Deana St on the left side**

Well maintained 8 unit apartment with upside potential in the heart of the San Gabriel Valley. All 2 bed / 1 bath approximate 860 sf per unit. Mostly long term tenants with month to month leases. There are 8 carport spaces with 8 additional parking spaces. One unit was recently updated last year. Separately metered electricity and gas. Shared laundry. Located near the I-10 and I-605 fwy for easy access.

Facts & Features

- Sold On 05/11/2021
- Original List Price of \$2,100,000
- 1 Buildings
- 16 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area
- Cap Rate: 4.76
- \$141780 Gross Scheduled Income
- \$100077 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$41,703
- Electric: \$480.00
- Gas: \$460
- Furniture Replacement:
- Trash: \$3,500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,650
- Maintenance: \$2,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,425	\$1,425	\$1,800
2:	1	2	1	1	Unfurnished	\$1,395	\$1,395	\$1,800
3:	1	2	1	1	Unfurnished	\$1,425	\$1,425	\$1,800
4:	1	2	1	1	Unfurnished	\$1,425	\$1,425	\$1,800
5:	1	2	1	1	Unfurnished	\$1,475	\$1,475	\$1,800
6:	1	2	1	1	Unfurnished	\$1,445	\$1,445	\$1,800
7:	1	2	1	1	Unfurnished	\$1,690	\$1,690	\$1,800
8:	1	2	1	1	Unfurnished	\$1,455	\$1,455	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 619 - El Monte area
- Los Angeles County
- Parcel # 8549006011

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold:

\$3,050,000/\$2,840,000 ↓

343 days on the market

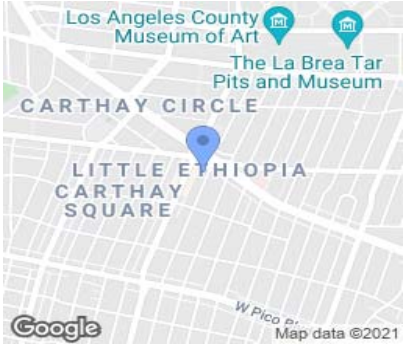
1019 S ORANGE GROVE Ave • Los Angeles 90019

8 units • \$381,250/unit • 7,715 sqft • No lot size data • \$368.11/sqft •

Built in 1931

Listing ID: 20577950

Off Olympic head South on Orange Grove - building is on the West side of the street.



Located just off San Vicente Boulevard in the coveted Mid-Wilshire area, sits this gorgeous 8-unit Spanish Revival apartment complex built in 1931. Enjoy old world charm in the heart of Beverly Center. Original architectural details abound in this rare complex, including features such as arched windows, romantic balconies, hand-painted courtyard fountains, and wrought iron. The quality, authenticity and charm of this complex make this a great investment opportunity with a good upside. Amenities include onsite coin laundry, 6 parking garages, and close proximity to the shops and dining on Fairfax. Enjoy pride of ownership in this architectural gem.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$3,295,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- Laundry: Community
- \$136054 Net Operating Income
- 8 electric meters available
- 8 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$47,504
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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	2	1		Unfurnished	\$2,175	\$26,100	\$2,800
2:	1	2	1		Unfurnished	\$2,333	\$27,996	\$2,800
3:	1	1	1		Unfurnished	\$2,100	\$25,200	\$2,400
4:	1	1	1		Unfurnished	\$1,623	\$19,476	\$2,400
5:	1	1	1		Unfurnished	\$1,623	\$19,476	\$2,400
6:	1	1	1		Unfurnished	\$1,623	\$19,476	\$2,400
7:	1	1	1		Unfurnished	\$1,705	\$20,460	\$2,400
8:	1	1	1		Unfurnished	\$1,857	\$22,284	\$2,400
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 8
- Refrigerator:
- Wall AC: 8

Additional Information

- Standard sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5086001054

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 20577950

Printed: 05/16/2021 5:50:34 PM

Closed •

List / Sold:

\$2,995,000/\$2,980,000 ↓

11 days on the market

Listing ID: 21698040

343 Riverdale Dr • Glendale 91204
9 units • \$332,778/unit • 7,897 sqft • 10,224 sqft lot • \$377.36/sqft •
Built in 1962

Head East on Central Ave., on Riverdale turn right (South).



Large 7,897 SF value add 9-unit building in prime Glendale priced at only 332k/door and 379/SF. This property cash flows day one at 4% Cap Rate and 16.7 GRM with almost 30% upside to 6% Cap Rate and 12.8 GRM on the proforma. Delivered with 3 vacant units for immediate upside and renovations. Excellent Glendale location walking distance to The Americana & Glendale Galleria. Individually metered for Gas & Electricity. Brand New Roof.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$2,995,000
- 1 Buildings
- Heating: Wall Furnace
- \$120805 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$52,794
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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	1	1		Unfurnished	\$1,215	\$1,215	\$1,995
2:	1	1	1		Unfurnished	\$1,995	\$0	\$1,995
3:	1	1	1		Unfurnished	\$1,350	\$1,350	\$1,995
4:	1	2	2		Unfurnished	\$2,495	\$0	\$2,495
5:	1	1	1		Unfurnished	\$1,215	\$1,215	\$1,995
6:	1	1	1		Unfurnished	\$1,995	\$0	\$1,995
7:	1	1	1		Unfurnished	\$1,215	\$1,215	\$1,995
8:	1	2	2		Unfurnished	\$2,008	\$2,008	\$2,495
9:	1	2	2		Unfurnished	\$1,426	\$1,426	\$2,495
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5696012018

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold:

\$3,850,000/\$3,383,912 ↓

179 days on the market

1109 1115 Vista • West Hollywood 90046
12 units • \$320,833/unit • 11,602 sqft • No lot size data • \$291.67/sqft •
Built in 1929

Listing ID: 20589540

The Property is 2 blocks East of Sierra Bonita down Santa Monica Blvd, North on Vista on the west side of the street.



Built in 1929, this prime location property of beautiful West Hollywood sits on a double lot consisting of (2) 6 unit buildings with a total of 12 units. (7) 1/1 & (5) 2/2 units. Seller is willing to sell both buildings as a package or sell each separately. A savvy investor can see immediate returns by renovating the units and bringing rents to market.

Facts & Features

- Sold On 05/12/2021
- Original List Price of \$4,200,000
- 2 Buildings
- \$110399 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$82,324
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- 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:	5	2	1		Unfurnished	\$1,625	\$8,128	\$13,000
2:	7	1	1		Unfurnished	\$1,263	\$8,428	\$14,700
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5531002022

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Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed**\$3,500,000/\$3,030,000** ↓

55 days on the market

1011 W Cypress St • Covina 91722
12 units • **\$291,667/unit** • **11,867 sqft** • **.39 acre(s) lot** • **\$255.33/sqft** •
Built in 1963

Listing ID: OC21013647

Nearby Cross Streets: Cypress Street & North Azusa Avenue



Cypress Villa is a 12-unit multifamily investment property located at 1011 West Cypress Street, Covina, CA. Built in 1963, Cypress Villa offers of an attractive mix of 2, 1 bed/1 bath units, 3, 2 bed/1 bath units, 4, 2 bed/1.5 bath units, 2, 2 bed/1.75 bath units, and 1, 2 bed/2 bath unit. The property also offers amenities including tuck-under parking, gated access, a central courtyard, and on-site laundry. Cypress Villa is located across the street from Northview High School which has an annual enrollment of over 1,200 students. The property is also centrally located between numerous shopping centers whose anchor tenants include Walmart Supercenter, Berts Mega Mall, 99 Cents Only Stores, CVS, Smart & Final Extra!, Lowe's, and more. Cypress Villa is conveniently located in close proximity to North Azusa Boulevard and Interstates 210 and 10, providing residents with easy access to nearby employment hubs.

Facts & Features

- Sold On 05/10/2021
- Original List Price of \$3,500,000
- 1 Buildings
- Levels: Two
- 17 Total parking spaces
- Laundry: Community
- \$190680 Gross Scheduled Income
- \$107317 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$77,643
- Electric: \$1,771.00
- Gas: \$1,771
- Furniture Replacement:
- Trash: \$1,771
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,600
- Maintenance: \$7,200
- Workman's Comp:
- Professional Management: 7398
- Water/Sewer: \$1,770
- Other Expense: \$6,600
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$2,225	\$2,225	\$2,790
2:	3	2	1	0	Unfurnished	\$3,610	\$3,610	\$5,085
3:	4	2	2	0	Unfurnished	\$5,500	\$5,500	\$7,180
4:	2	2	2	0	Unfurnished	\$2,975	\$2,975	\$3,590
5:	1	2	2	0	Unfurnished	\$1,580	\$1,580	\$1,795

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 8420014057

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Re/Max Property Connection

State License #: 01891031
 26371 Crown Valley Pkwy, #180
 Mission Viejo, 92691

List / Sold:

Closed • **Apartment****\$3,750,000/\$3,710,000** ↓

0 days on the market

1650 S Gramercy Pl • Los Angeles 90019**20 units** • **\$187,500/unit** • **12,446 sqft** • **15,232 sqft lot** • **\$298.09/sqft** •**Built in 1960****Listing ID: SR21024046****North of the 10, Between Venice & Washington, west of Western.**

Rare offering, 20 units. 1650 S Gramercy Place is located in the Harvard Heights District, and borders the Arlington Heights District, just south of Koreatown. Located on the south east corner of Gramercy Pl & W 18th St. Close to the 10 freeway, and a short commute to Koreatown, Miracle Mile and more.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$3,750,000
- 1 Buildings
- Levels: Two
- 20 Total parking spaces
- Laundry: Community
- Cap Rate: 4
- \$280334 Gross Scheduled Income
- \$151852 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior**Exterior**

- Lot Features: Corner Lot
- Security Features: Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$48,936
- Electric: \$1,500.00
- Gas: \$285
- Furniture Replacement:
- Trash: \$4,400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$12,000
- Maintenance:
- Workman's Comp:
- Professional Management: 14000
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1	2	Unfurnished	\$1,728	\$1,728	\$2,000
2:	10	1	1	10	Unfurnished	\$11,420	\$11,420	\$17,000
3:	8	2	1	8	Unfurnished	\$9,695	\$1,086	\$17,152

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5073015009

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Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold:

\$7,900,000/\$7,275,000 ↓

65 days on the market

Listing ID: 21679552

4540 Hazeltine Ave • Sherman Oaks 91423
23 units • \$343,478/unit • 23,606 sqft • 25,763 sqft lot • \$308.18/sqft •
Built in 1951
4540 HAZELTINE AVE, SHERMAN OAKS, CA 91423



Excellent Sherman Oaks Location - The subject property is located less than half a block from Ventura Blvd, surrounded by the new Whole Foods market as well as a new concept Ralphs supermarket. | Attractive Unit-Mix - More than 70% of the property consists of two bedroom and three bedroom units. | Rare Investment Offering - The subject property is in a high barrier to entry market. | Well-Maintained Property | Soft Story Retrofit Completed - The owner recently completed all the soft story retrofit work required. | There are currently three vacancies in the property.

Facts & Features

- Sold On 05/14/2021
- Original List Price of \$7,900,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- \$331361 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$203,676
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02062634
- 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:	6	1	1		Unfurnished	\$1,750	\$9,195	\$10,500
2:	7	2	2		Unfurnished	\$1,764	\$14,115	\$15,750
3:	10	3	2		Unfurnished	\$2,602	\$23,422	\$27,750
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2271002026

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

