

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	22223271	S	6013 S La Cienega BLVD	LA	103	STD	2			\$1,222,272↓	\$499.70	2446	1955	7,696/0.17	N		01/06/23	8/8
2	DW22214989	S	1212 E 87th PL	LA	699	NOD,PRO	2	\$1		\$670,000↑	\$316.78	2115	1964/ASR	5,216/0.1197	N	2	01/03/23	50/50
3	TR22227562	S	492 Solano AVE	LA	699	STD	2	\$0		\$889,000	\$374.79	2372	1914/ASR	5,836/0.134	N	0	01/06/23	34/34
4	23229843	S	936 FEDORA ST	LA	C17	STD	2			\$2,750,000	\$1,136.36	2420	1915	6,642/0.1525			01/05/23	0/0
5	22221761	S	335 S Norton AVE	LA	HPK	STD	2			\$1,933,500↑	\$617.53	3131	1919	5,944/0.13			01/06/23	10/10
6	22213287	S	2352 Silver Ridge AVE	LA	671	STD	2			\$1,600,000↑	\$489.30	3270/A	1976/ASR	5,858/0.13			01/05/23	20/20
7	22207372	S	8344 Lilienthal AVE	LA	C29	STD	2			\$905,000↓	\$785.59	1152/A	1943/ASR	7,795/0.17	N	2	01/04/23	55/55
8	CV22126252	S	6918 Bonsallo AVE	LA	C37	STD	2	\$0		\$543,000↓	\$396.64	1369	1925/ASR	5,401/0.124	N	2	01/05/23	154/154
9	DW22245104	S	956 E 55th ST	LA	C37	STD	2	\$58,800		\$700,000↑	\$495.75	1412	1901/PUB	5,680/0.1304	N	2	01/05/23	11/11
10	SB22247085	S	657 W 4th ST	SP	189	STD	3	\$43,800		\$880,000↑	\$535.28	1644	1920/ASR	5,000/0.1148	N	3	01/03/23	5/5
11	22197981	S	498 W Riggin ST	MP	641	STD	3		3	\$870,000↓	\$356.27	2442	1948	6,823/0.15			01/02/23	70/70
12	IV22168973	S	1236 N Mariposa AVE	LA	C20	REO,AUC	3	\$0		\$969,150↓	\$349.75	2771	1920/APP	6,500/0.1492	N	0	01/05/23	108/108
13	22210529	S	10209 Towne AVE	LA	C37	STD	3		7	\$890,000↓	\$404.55	2200	1924	5,140/0.11	N		01/05/23	22/22
14	BB22206682	S	7343 Tujunga AVE	NHLW	NHO	STD	3	\$75,828		\$1,050,000↓	\$341.35	3076	1946/ASR	6,506/0.1494	N	0	01/06/23	76/76
15	SR23003681	S	2426 N Brighton ST #D	BBK	610	STD	4	\$0		\$1,225,000	\$460.87	2658	1928/ASR	8,478/0.1946	N	4	01/06/23	0/0
16	22221165	S	5619 York BLVD	LA	632	STD	4		4	\$1,172,500↓	\$463.62	2529	1959	5,601/0.12			01/05/23	21/21
17	22219315	S	140 Melrose AVE	MNRO	639	STD	4			\$1,370,000↓	\$580.51	2360	1924	9,070/0.2			01/03/23	41/41
18	22175691	S	11151 S Broadway	LA	C37	STD	4			\$875,000↓	\$294.12	2975/A	1922/ASR	7,286/0.16		2	01/06/23	111/111
19	DW22235762	S	210 E 25th ST	LA	C42	STD	4	\$213,000		\$2,250,000	\$379.23	5933	2021/APP	7,305/0.1677	N	3	01/05/23	18/68
20	SR22211995	S	12825 Oxnard ST	NHLW	NHO	STD	4	\$73,400		\$1,185,000↓	\$321.23	3689	1954/ASR	7,747/0.1778	N	4	01/06/23	28/28
21	22214313	S	12539 York AVE	HAWT	108	STD	5		4	\$1,500,000↓	\$287.85	5211/E	1962/EST	6,561/0.15			01/06/23	16/16
22	DW22215192	S	2159 La Canada Crest DR	LCF	634	STD	5	\$150,576		\$2,400,000↓	\$512.60	4682	1962/ASR	8,808/0.2022	N	0	01/03/23	16/16
23	BB23003183	S	2332 Carmona AVE	LA	C16	STD	5	\$290,400		\$4,200,000↑	\$508.91	8253	2022/BLD	6,077/0.1395	N	0	01/06/23	0/0
24	WS22216149	S	1812 S San Gabriel BLVD	SGAB	654	STD	6	\$99,300		\$1,550,000↓	\$345.60	4485	1928/ASR	12,728/0.2922	N	4	01/03/23	47/47
25	SR22189752	S	1233 14th ST	SM	C14	TRUS	8	\$192,432		\$1,580,000↓	\$292.16	5408	1952/ASR	7,483/0.1718	N	5	01/06/23	100/100
26	22210415	S	1252 W 89th ST	LA	C36	STD	8		7	\$1,775,000↓	\$232.85	7623	1965	9,363/0.21	N		01/06/23	9/9

Closed •

List / Sold:

\$1,250,000/\$1,222,272 ↓

8 days on the market

Listing ID: 22223271

6013 S La Cienega Blvd • Los Angeles 90056

2 units • \$625,000/unit • 2,446 sqft • 7,696 sqft lot • \$499.70/sqft • Built in 1955

West of La Cienega, South of Slauson



Welcome home to this charming, unique property that can be a single family home or a duplex! Currently the home is open to both sides, making it ideal for those working at home, perhaps an occupation that meets with clients in person, or it could be perfect for those caring for their parents or other loved ones. Best of all: the property will be delivered vacant! The unit on the right side features a beautiful, updated kitchen with granite countertops, stainless appliances, and overlooks the family room. There is also a large formal living room, a family room with a corner fireplace, and an additional room that could be a library, or use one of these two rooms for a dining area. This side has one bedroom and one full bathroom. The unit on the left side is complete with an updated kitchen, a dining area, and a large living room with a lovely stone fireplace. There are two bedrooms and two bathrooms on this side. The hallway bathroom includes an American Standard walk-in bathtub. Both sides have beautiful hardwood floors, as well as some carpeted rooms. The backyard area has a patio and a deck area that has pretty sky and neighborhood views! Also included are two sets of washer/dryers, two stoves, and two refrigerators. This home can easily be converted back to two separate units by closing one wall at one of the bathrooms. Don't miss this amazing opportunity!

Facts & Features

- Sold On 01/06/2023
- Original List Price of \$1,250,000
- 1 Buildings
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$55680 Net Operating Income

Interior

- Floor: Wood, Carpet
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$7,920
- 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	\$0	\$0	\$2,300
2:	2	2	2		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
- 103 - Ladera Heights area
- Los Angeles County
- Parcel # 4101017014

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

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Closed • Duplex

List / Sold: **\$665,000/\$670,000** ↑

1212 E 87th Pl • Los Angeles 90002

50 days on the market

2 units • **\$332,500/unit** • **2,115 sqft** • **5,216 sqft lot** • **\$316.78/sqft** •

Built in 1964

Listing ID: DW22214989

Hooper ave and 87th place



Opportunity is knocking on this duplex in Los Angeles. Lots of potentials to make this property an excellent investment. Solar panels, new dual windows throughout both units. 2 car garage with plenty of parking in the street and on the side of the property. Close to major freeways and shopping.

Facts & Features

- Sold On 01/03/2023
- Original List Price of \$665,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$1,120 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01107183
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1					
2:	1	3	1					

Of Units With:

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

Additional Information

- Notice Of Default, Probate Listing sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6043014015

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

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CUSTOMER FULL: Residential Income LISTING ID: DW22214989

Printed: 01/08/2023 7:27:33 AM

Closed • Duplex

List / Sold: **\$889,000/\$889,000**

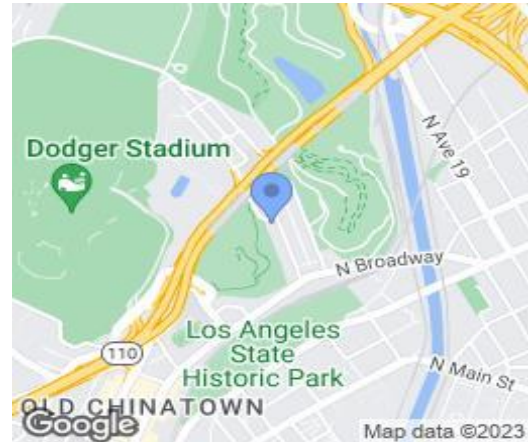
492 Solano Ave • Los Angeles 90012

34 days on the market

2 units • **\$444,500/unit** • **2,372 sqft** • **5,836 sqft lot** • **\$374.79/sqft** •
Built in 1914

Listing ID: TR22227562

North Broadway go south, right on Solano Ave.



This Solano duplex is located near China Town & Dodger Stadium. Convenient location, closed to schools, Metrolink, 5 Fwy and 110 Fwy, bus stops, banks, restaurants, parks and downtown LA. The duplex needs minor repairs. Perfect for investment property or live in one and rent the other one.

Facts & Features

- Sold On 01/06/2023
- Original List Price of \$889,000
- 1 Buildings
- 0 Total parking spaces
- \$367 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885514
- 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	\$2,000
2:	1	2	1	0	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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5414023010

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

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Closed •

List / Sold: **\$2,750,000/\$2,750,000**

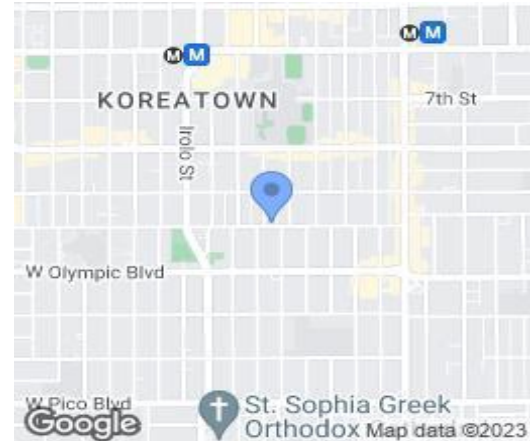
936 FEDORA St • Los Angeles 90006

0 days on the market

**2 units • \$1,375,000/unit • 2,420 sqft • 6,642 sqft lot • \$1136.36/sqft •
Built in 1915**

Listing ID: 23229843

West of Vermont Avenue; south of 8th Street



30 UNIT APARTMENT RTI PROJECT. Delivered Vacant Duplex sits on a Corner Lot with Alley Access (appx. 7,000 SF), R4-1 Zoning, TOC Tier 3. Please contact LA1 for more details.

Facts & Features

- Sold On 01/05/2023
- Original List Price of \$2,750,000
- 1 Buildings

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02163006
- 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:	0	0	0		Unfurnished	\$0	\$0	\$0
2:			0					
3:			0					
4:			0					
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					
12:			0					
13:			0					

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 # 5094023011

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

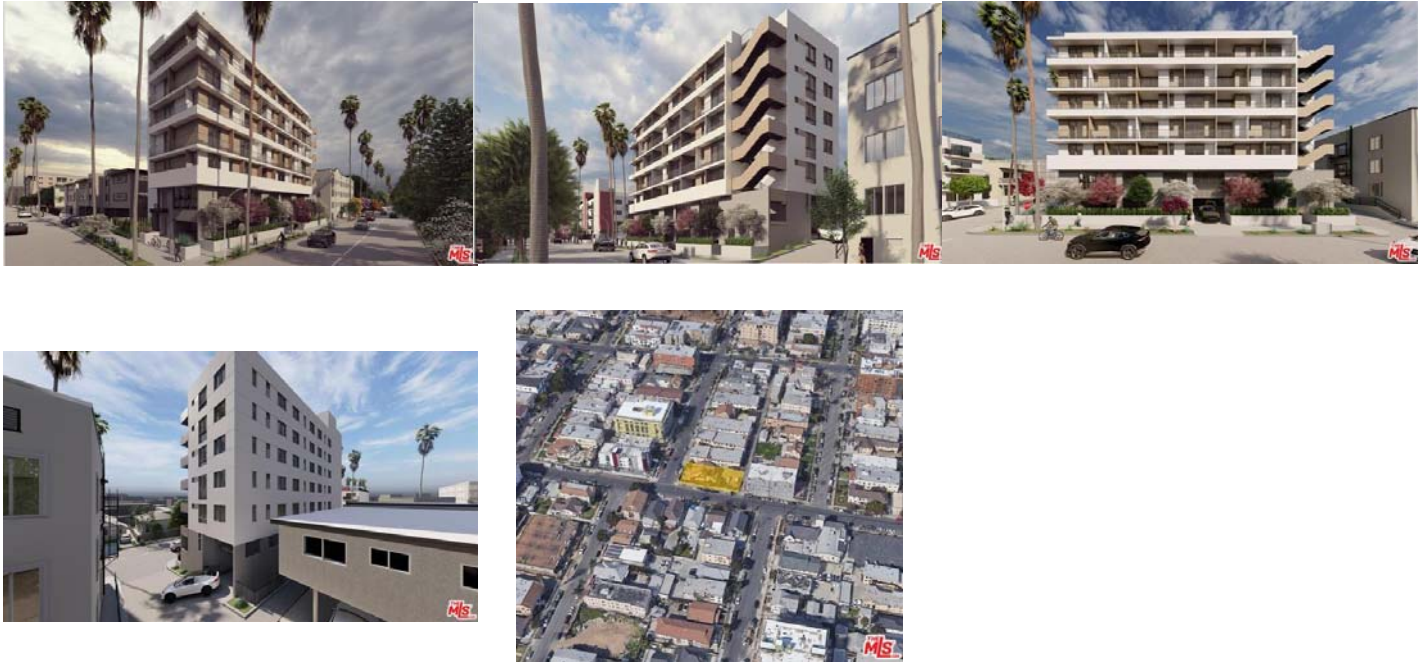
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 23229843

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Closed •

List / Sold:

\$1,795,000/\$1,933,500 ↑

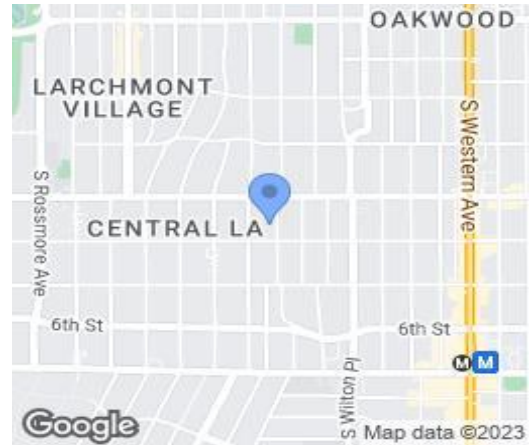
10 days on the market

Listing ID: 22221761

335 S Norton Ave • Los Angeles 90020

**2 units • \$897,500/unit • 3,131 sqft • 5,944 sqft lot • \$617.53/sqft •
Built in 1919**

West to Wilton South of 3rd Street



Beautifully maintained, lushly landscaped duplex in the heart of Windsor Square, a historic neighborhood surrounded by some of the most significant estates in Los Angeles. Owner occupied lower unit extensively remodeled with formal entry foyer, living room with gas fireplace and French doors opening to deck, high-end remodeled gourmet kitchen with dining area, Sub-zero, custom cabinets, and much more, powder room, two en suite bedrooms/remodeled bathrooms with French doors opening to tranquil gardens and fruit trees. Upstairs tenant occupied unit has formal living room with decorative fireplace, formal dining room, remodeled kitchen with breakfast nook opening to large deck overlooking private yard, two bedrooms and two bathrooms. Separate casita with bathroom and kitchenette extensively remodeled. Upgrades include recent roof replacement, new siding, front/rear motorized awnings, central heating/air conditioning, window replacements throughout, separate laundry for each unit and much more. The property is located in highly ranked 3rd Street Elementary School. Short distance to Larchmont Village shops, restaurants, coffee shops and farmer's market.

Facts & Features

- Sold On 01/06/2023
- Original List Price of \$1,795,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Dishwasher, 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:	1	2	3		Unfurnished	\$0	\$0	\$6,000
2:	2	2	2		Unfurnished	\$3,700	\$3,700	\$4,000
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
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5504013005

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

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CUSTOMER FULL: Residential Income LISTING ID: 22221761

Printed: 01/08/2023 7:27:37 AM

Closed •

List / Sold:

\$1,599,000/\$1,600,000 ↑

20 days on the market

Listing ID: 22213287

2352 Silver Ridge Ave • Los Angeles 90039

2 units • **\$799,500/unit** • **3,270 sqft** • **5,858 sqft lot** • **\$489.30/sqft** •
Built in 1976

[Google maps](#)



Delivered vacant, this Silver Lake duplex features abundant space and spectacular views in a stylish design circa 1976. Two side-by-side dwellings can accommodate a variety of needs; balance life and work, purchase alongside a friend or family member, or utilize one or both units as income generators in a hot rental market. Open, free-flowing layouts present hard surface flooring and glass sliders that extend interiors to gorgeous vistas beyond. Outdoor access is seamless, with upper and lower decks offering private areas to relax, dine and socialize against a scenic backdrop of city lights and the San Gabriel Mountains. With over 3,200 square feet, five bedrooms, four baths, this tastefully updated duplex provides central heat + air, and covered parking for four vehicles. The location in LA's trendiest enclave puts dining, nightlife and conveniences nearby at Silver Lake Wine, Constellation Coffee, Gingergrass, Whole Foods and more. The Silver Lake Reservoir is just a few blocks away.

Facts & Features

- Sold On 01/05/2023
- Original List Price of \$1,599,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$102396 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$1,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- 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	\$4,300
2:	1	2	2		Unfurnished	\$0	\$0	\$4,600
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
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5440022002

Michael Lembeck

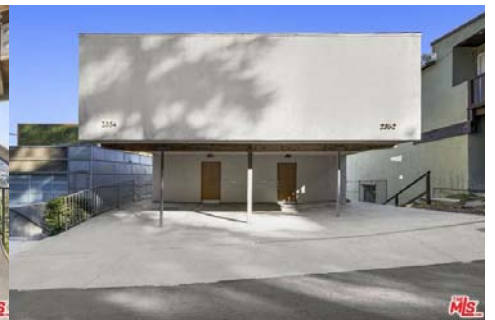
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Cell Phone: 714-742-3700

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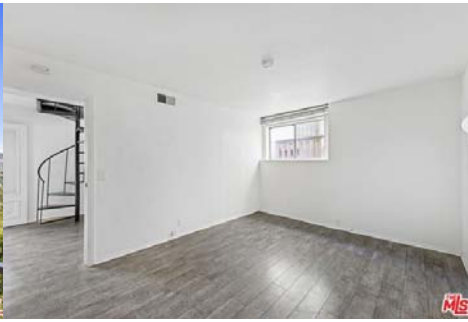
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Mission Viejo, 92691

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2352 & 2354 SILVER RIDGE AVE
LOS ANGELES, CA 90039
5 BED | 4 BATH



CUSTOMER FULL: Residential Income LISTING ID: 22213287

Printed: 01/08/2023 7:27:40 AM

Closed •

List / Sold: **\$949,000/\$905,000** ↓

8344 Lilienthal Ave • Los Angeles 90045

55 days on the market

2 units • **\$474,500/unit** • **1,152 sqft** • **7,795 sqft lot** • **\$785.59/sqft** •
Built in 1943

Listing ID: 22207372

North of Manchester, South of La Tijera and West of Airport Blvd



Least expensive duplex on the market in Westchester. Featuring side by side one bedroom, one-bathroom attached homes. Interior amenities include hardwood floors, updated bathrooms and eat in kitchens with washer/dryer hookups. This property also features a Detached two car garage and an extra-large lot with a great deal of potential for expansion. Excellent proximity to freeways, LMU, LAX, public transportation, and Silicon Beach.

Facts & Features

- Sold On 01/04/2023
- Original List Price of \$995,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Floor Furnace
- Laundry: Stackable
- \$29680 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Floor: Wood
- Appliances: Disposal

Exterior

- Lot Features: Front Yard, Back Yard, No Landscaping
- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,500	\$1,500	\$1,995
2:	2	1	1		Unfurnished	\$1,440	\$1,440	\$2,395

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

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C29 - Westchester area
- Los Angeles County
- Parcel # 4107017038

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

▼ Click arrow to display photos





Closed •

List / Sold: **\$530,000/\$543,000** ↓

6918 Bonsallo Ave • Los Angeles 90044

154 days on the market

2 units • **\$265,000/unit** • **1,369 sqft** • **5,401 sqft lot** • **\$396.64/sqft** •
Built in 1925

Listing ID: CV22126252

Florence/Figueroa



Two units, Excellent neighborhood ,front unit in excellent condition owner occupied will be delivery vacant at close escrow ,this property is perfect to build, back unit and garage will need new roof. BACK ON THE MARKET.

Facts & Features

- Sold On 01/05/2023
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: Wall Furnace
- \$2,833 (Assessor)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: See Remarks

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: 01854035
- 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	\$0
2:	1	1	1	1	Unfurnished	\$800	\$800	\$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
- C37 - Metropolitan South area

• Rent Controlled

• Los Angeles County

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

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income **LISTING ID:** CV22126252

Printed: 01/08/2023 7:27:40 AM

Closed • Duplex

List / Sold: **\$690,000/\$700,000** ↑

956 E 55th St • Los Angeles 90011

11 days on the market

2 units • **\$345,000/unit** • **1,412 sqft** • **5,680 sqft lot** • **\$495.75/sqft** •
Built in 1901

Listing ID: DW22245104

10 fwy west, exit Central Ave



Duplex investment opportunity in central Los Angeles. Located near DTLA, USC, CRYPTO ARENA, LAX, Banc of California Stadium, LA Memorial Coliseum, LAFC, Microsoft Theater and much more. With all that LA has to offer in your back yard. Live in one unit and rent the other or rent both for max return. Both units have 2 beds 1 bath. Full 2 car garage and a long-shared over-sized drive way that provides plenty of parking. BOTH units to be delivered vacant.

Facts & Features

- Sold On 01/05/2023
- Original List Price of \$690,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$286 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$58800 Gross Scheduled Income
- \$52900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: None
- Other Interior Features: Granite Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,900
- Electric: \$3,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	2	1	1	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500

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
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5103018013

Michael Lembeck

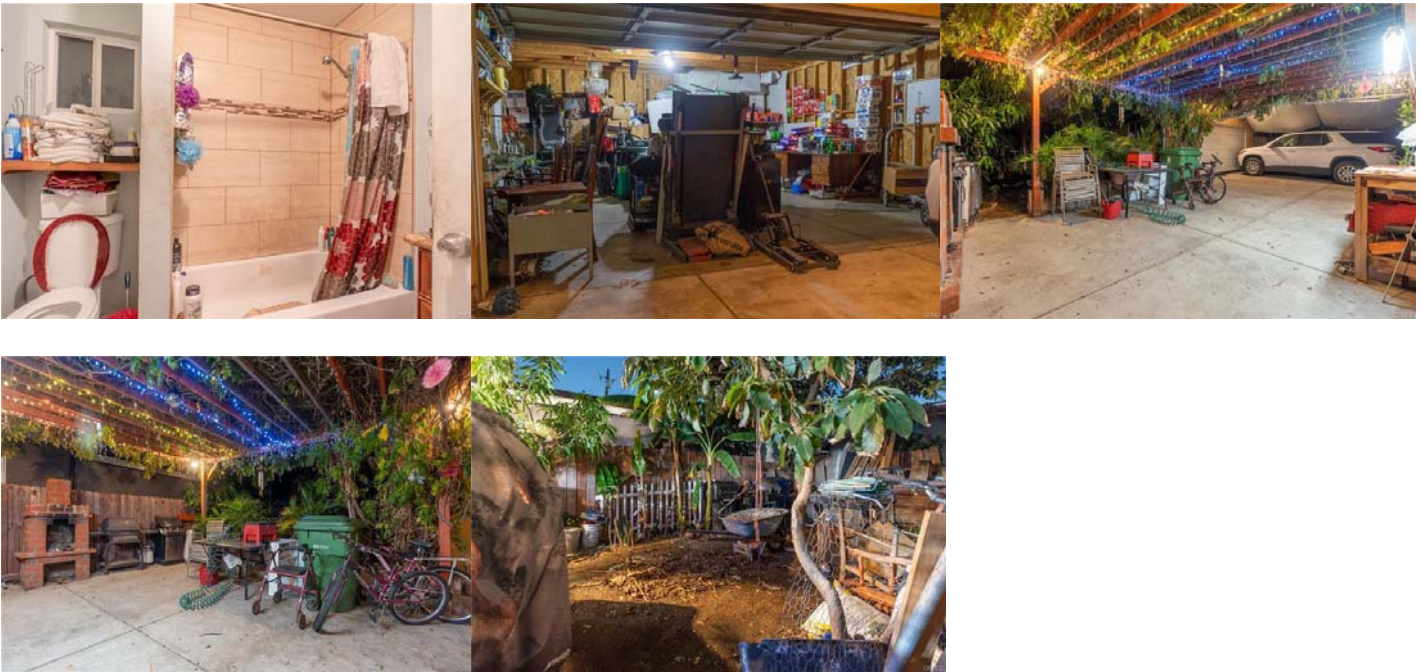
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos

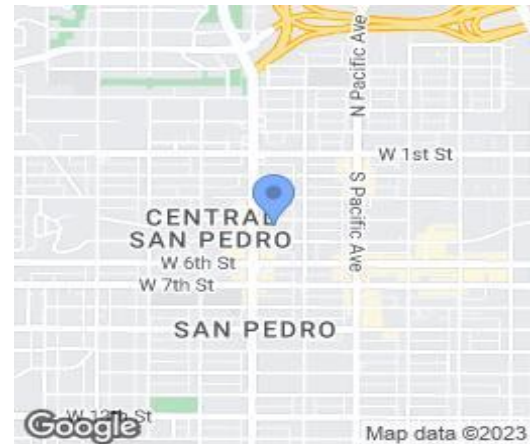




CUSTOMER FULL: Residential Income LISTING ID: DW22245104

Printed: 01/08/2023 7:27:41 AM

Closed • **Triplex**List / Sold: **\$849,900/\$880,000** ↑**657 W 4th St • San Pedro 90731****5 days on the market****3 units • \$283,300/unit • 1,644 sqft • 5,000 sqft lot • \$535.28/sqft • Built in 1920****Listing ID: SB22247085****End of 110 FWY left at Gaffey**



This property will generate rent from the day you own it. The three units are perfectly updated and maintained, everything is in great working order. The tenants are stable and pay on time. There may be one unit vacant at closing, call me on this for more info. There are two separate buildings. The front of the property is a 2 bedroom 2 bathroom large stand-alone home with an open floor plan from the family room and goes into the dining room there is plenty of room, great for hosting parties or family events. The dining room could furnish a large table with easy access from the kitchen. The kitchen has granite countertops, a stove, oven, refrigerator, and lots of wood cabinetry. The kitchen is the perfect place to prep food and make your best meals it has all the appliances you need. This home has Bamboo wood floors, granite countertops, 2 finished bathrooms 1 with a bathtub, recessed lighting throughout, taller ceilings, and a finished rear patio made from wood overlooking the grassy backyard, great for barbecuing and family events. There is a nice front yard and a front porch that is a perfect for a morning coffee. The entire property is completely enclosed by a fence and brick walls that secure the property. The middle area of the property is an open grass area for lots of fun and activities surrounded by mature avocado trees that give a privacy feel and a great vibe. The roof, all copper plumbing, auto sprinklers, dual pan windows, all electrical and paint on all units are in great shape. The 2nd building consists of two units, each has also been recently updated just like the front home including floors, countertops bathrooms copper plumbing, electricity, lighting and the wood balcony. There are three individual enclosed garages and a laundry room on the property. There is a bonus area in the basement of the main home that currently the owner uses as another unit 1 bedroom, 1 bathroom, with kitchenette, a large space. This property has attractive eye appeal and excellent updates. Located in a centrally located area of San Pedro, very close to the beach, the boat marina, restaurants, Fisherman's Wharf for great dining featuring lots of restaurants and snack shacks. Close to the famous Cabrillo Beach for outdoor activities like boating, windsurfing. FWY 110 close by or take the St. Thomas Bridge for immediate downtown Long Beach adventure. Schools are close by. This property will give you many years of income that you will be proud to own.

Facts & Features

- Sold On 01/03/2023
- Original List Price of \$849,900
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- \$0 (Assessor)
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Washer Hookup, Washer Included
- \$43800 Gross Scheduled Income
- \$37100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Vinyl, Wood
- Appliances: Gas Oven, Microwave, Refrigerator, Water Heater
- Other Interior Features: Copper Plumbing Full, Granite Counters, Open Floorplan, Recessed Lighting, Storage

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Garden, Lawn, Level with Street, Park Nearby, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense: \$6,700
- Electric: \$0.00
- Insurance: \$3,000
- Maintenance:

- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01922362
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$3,700
2:	1	1	1	1	Unfurnished	\$900	\$900	\$1,400
3:	1	1	1	1	Unfurnished	\$850	\$850	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 189 - Barton Hill area
- Los Angeles County
- Parcel # 7451026006

Michael Lembeck

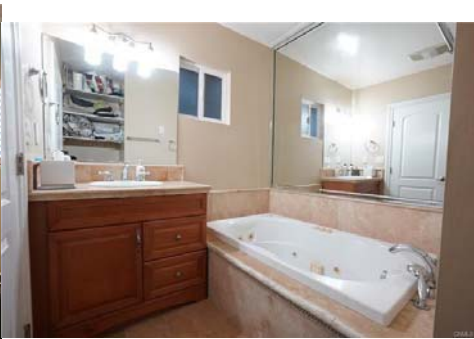
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: SB22247085

Printed: 01/08/2023 7:27:42 AM

Closed •

List / Sold: **\$895,000/\$870,000** ↓

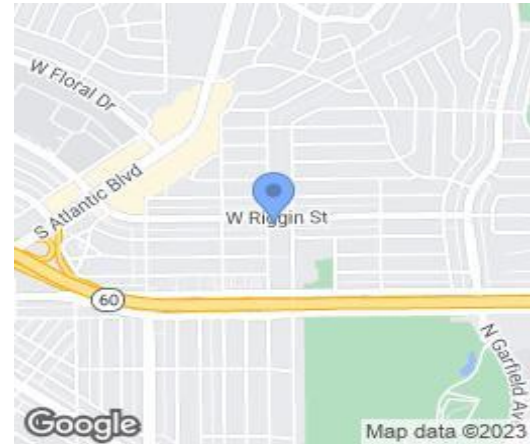
498 W Riggin St • Monterey Park 91754

70 days on the market

3 units • **\$298,333/unit** • **2,442 sqft** • **6,823 sqft lot** • **\$356.27/sqft** •
Built in 1948

Listing ID: 22197981

on the corner of W Riggin St & Hendricks Ave



Court Confirmation & Overbid Hearing scheduled for December 6th - All interested overbidders wanting to participate must contact listing agents to register by December 3rd. Your next great investment opportunity awaits! Perfect for an Investor or an Owner/User! Built in 1948, this triplex consists of 2,442 SQ. FT. and is comprised of 5 Bedrooms and 3 Bathrooms. The property consists of (2) 2 Bed + 1 Bath units and (1) 1 Bed + 1 Bath unit. The location is ideal due to its proximity to highly rated schools, and is consistently ranked as a great place to live, work, and play. The property is zoned R2 and sits on a 6,825 Sq. Ft. lot.

Facts & Features

- Sold On 01/02/2023
- Original List Price of \$1,025,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- Cap Rate: 3.1
- \$27809 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$15,703
- 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	\$1,417	\$1,417	\$2,124
2:	1	2	1		Unfurnished	\$1,459	\$1,459	\$2,124
3:	1	1	1		Unfurnished	\$824	\$824	\$1,630

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

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5266020020

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

 Click arrow to display photos



Closed • **Triplex**

List / Sold: **\$1,052,000/\$969,150** ↓

1236 N Mariposa Ave • Los Angeles 90029

108 days on the market

3 units • **\$350,667/unit** • **2,771 sqft** • **6,500 sqft lot** • **\$349.75/sqft** •
Built in 1920

Listing ID: IV22168973

from left onto Fountain Ave, Turn left onto N Mariposa Ave



Triplex Investment Opportunity!! Wow, Wow, Wow!!! If you blink it will be sold. An amazing opportunity to own a triplex all vacant awaiting for you to put on your designer touches to make it amazing. Unit breakdown: Two-bedroom, one bathroom, one bedroom, one bath, and one more one bedroom, one bath. The lot size is approximately 6,500 square feet. All potential buyers are asked to check with City, County, Zoning, Tax, and other records to determine all details on this property listed above to their satisfaction. This is an AS-IS REO property.

Facts & Features

- Sold On 01/05/2023
- Original List Price of \$1,166,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: See Remarks, Wall Furnace
- \$431 (Estimated)
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level
- 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	0	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0
3:	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

- Real Estate Owned, Auction sale

- C20 - Hollywood area
- Los Angeles County
- Parcel # 5540004006

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

 Click arrow to display photos





Closed •

List / Sold: **\$899,000/\$890,000** ↓

10209 Towne Ave • Los Angeles 90003

22 days on the market

3 units • **\$299,667/unit** • **2,200 sqft** • **5,140 sqft lot** • **\$404.55/sqft** •
Built in 1924

Listing ID: 22210529

[Google Maps](#)



Take a look at your new holiday gift to yourself! This phenomenal Avalon Gardens investment opportunity is just 8 miles south of DTLA. Immediate cash flow opportunity. This 3 unit can not be beat! Low maintenance, great condition and fully occupied. Close to transit, eateries and freeway access.

Facts & Features

- Sold On 01/05/2023
- Original List Price of \$899,000
- 3 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- Cap Rate: 6.7
- \$60738 Net Operating Income

Interior

- Rooms: Living Room
- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

- Lot Features: Yard
- Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$19,278
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,040
- Maintenance: \$6,000
- 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	\$1,765	\$1,765	\$2,000
2:	1	3	2		Unfurnished	\$2,640	\$2,640	\$2,640
3:	1	2	1		Unfurnished	\$2,263	\$2,263	\$2,263
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6063011020

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

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CUSTOMER FULL: Residential Income LISTING ID: 22210529

Printed: 01/08/2023 7:27:45 AM

Closed • **Triplex**

List / Sold:

\$1,100,000/\$1,050,000 ↓

76 days on the market

Listing ID: BB22206682

7343 Tujunga Ave • North Hollywood 91605

3 units • \$366,667/unit • 3,076 sqft • 6,506 sqft lot • \$341.35/sqft • Built in 1946

North of Sherman Way, E of Lankershim



We are proud to present a great income property that has been maintained well over the years. The property consists of a 3 nice sized bedrooms 2 bathroom front house built in 1946 (assessor s.f. 1,220) with hardwood floors in living areas, and two 2 bedroom 1 1/2 bath townhouse styled units in the back(each unit approximately 928 s.f. assessor records, built in 1964). Each unit has gas wall heaters and 3 wall AC units. In 2004 and 2005 new roofs were installed, copper plumbing installed in 2005 to all units, and front house electrical was rewired in 2007. Each unit has 2 on site parking spaces. Back unit #2 has an additional storage room and covered patio, Front house has a covered area and a storage room as well. Minimal landscaping is taken care of by tenants. Close to shopping, schools, and freeways. Shown with accepted offer with terms of "Subject to Inspection". PLEASE DO NOT DISTURB TENANTS!

Facts & Features

- Sold On 01/06/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$472 (Estimated)
- \$75828 Gross Scheduled Income
- \$52666 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,162
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 902
- Insurance: \$2,850
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,160
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,500	\$1,500	\$2,100
2:	1	2	2	0	Unfurnished	\$1,715	\$1,715	\$2,100
3:	1	3	2	0	Unfurnished	\$3,104	\$3,104	\$3,104

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC: 9

Additional Information

- Standard sale
- Rent Controlled

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2316020008

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

 Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: BB22206682

Printed: 01/08/2023 7:27:45 AM

Closed • **Quadruplex**

List / Sold: **\$1,225,000/\$1,225,000**

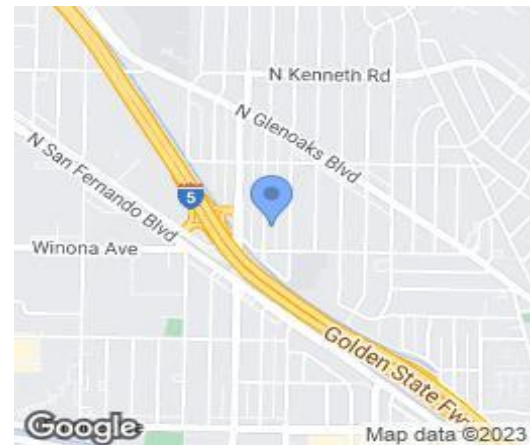
2426 N Brighton St # D • Burbank 91504

0 days on the market

**4 units • \$306,250/unit • 2,658 sqft • 8,478 sqft lot • \$460.87/sqft •
Built in 1928**

Listing ID: SR23003681

Between N. Glen Oaks Blvd. and N. San Fernando Blvd off of 5 fwy



SOLD BEFORE PROCESSING - 4 UNITS - (2) 2+1 & (2) 1+1 UNITS - SEE AGENT REMARKS

Facts & Features

- Sold On 01/06/2023
- Original List Price of \$1,225,000
- 2 Buildings
- 4 Total parking spaces
- \$390 (Estimated)
- Laundry: Common Area
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00951359
- 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	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0
3:	1	1	1	1	Unfurnished	\$0	\$0	\$0
4:	1	1	1	1	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
- 610 - Burbank area
- Los Angeles County
- Parcel # 2473018007

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

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income **LISTING ID:** SR23003681

Printed: 01/08/2023 7:27:46 AM

Closed •

List / Sold:

\$1,250,000/\$1,172,500 ↓

21 days on the market

Listing ID: 22221165

5619 York Blvd • Los Angeles 90042

4 units • **\$312,500/unit** • **2,529 sqft** • **5,601 sqft lot** • **\$463.62/sqft** •
Built in 1959

Off of York Blvd and N Ave 56



Facts & Features

- Sold On 01/05/2023
- Original List Price of \$1,250,000
- 1 Buildings
- Cap Rate: 4.48
- \$55977 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$24,421
- 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:	4	1	1		Unfurnished	\$2,000	\$6,907	\$8,400
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

- 632 - Highland Park area
- Los Angeles County
- Parcel # 5478026022

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

 Click arrow to display photos



Closed •

List / Sold:

\$1,400,000/\$1,370,000 ↓

41 days on the market

Listing ID: 22219315

140 Melrose Ave • Monrovia 91016

**4 units • \$350,000/unit • 2,360 sqft • 9,070 sqft lot • \$580.51/sqft •
Built in 1924**

We are pleased to announce the opportunity to purchase 140 Melrose Avenue, a four-unit multifamily property located in Monrovia, CA.



Situated north of Foothill Boulevard at the base of the San Gabriel Mountains, this property sits among million dollar homes in a neighborhood where similar multifamily assets rarely come available for purchase. Under the same family ownership for nearly 15 years, the property has been substantially upgraded. Each of the bungalow-style units includes its own washer/dryer, while three of the four units also have new wood vinyl flooring, copper plumbing, upgraded electrical systems, and remodeled bathrooms. A new investor may be able to capitalize on these improvements as they strive to recapture the approximately 55% rent upside within the income. Future revenues can possibly experience an additional boost through the construction of an ADU in the rear of the property (Buyer to verify). The bungalows sit near the intersection of Foothill Boulevard and Myrtle Avenue, just blocks from Monrovia's primary shopping and entertainment district. Trader Joe's corporate headquarters, the second-largest employer in Monrovia, is only two miles from the property. The Shops at Santa Anita, USC Arcadia Hospital, and Santa Anita Park Racetrack are all just three miles southwest, within the city of Arcadia.

Facts & Features

- Sold On 01/03/2023
- Original List Price of \$1,400,000
- 4 Buildings
- \$38043 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$26,323
- 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	1	1		Unfurnished	\$1,271	\$2,542	\$3,990
2:	2	2	1		Unfurnished	\$1,494	\$2,988	\$4,590
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
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8504003025

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

▼ Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 22219315

Printed: 01/08/2023 7:27:47 AM

Closed •

List / Sold: **\$899,000/\$875,000** ↓

111 days on the market

Listing ID: 22175691

11151 S Broadway • Los Angeles 90061

**4 units • \$224,750/unit • 2,975 sqft • 7,286 sqft lot • \$294.12/sqft •
Built in 1922**

North of I-105, East of I-110



The variety of buildings at 11151 S. Broadway offers buyers options of how to live, develop, or go a new and different way from the ground up. This mixed-use property is currently configured as two residential single-family dwellings which face 111th: 1) 306 W. 111th Pl., a vacant 2BR/1BA 1,050 sq.ft. second-story dwelling with an oversized two-car garage beneath it, and 2) 310 W. 111th Pl., an occupied 1BR/1BA 468 sq.ft. detached home. Two occupied institutional buildings front Broadway: 3) 11151 S. Broadway which totals 953 sq.ft., and 4) 11153 S. Broadway, which totals 504 sq.ft. Both of these structures are zoned in public records as places of worship. According to public records, the current total interior sq.ft. of all the structures combined is 2,975 sq.ft. The 7,286 sq.ft. lot, located on the corner of Broadway and W. 111th Place, is perfectly sited in the middle of a rapidly gentrifying area of South Los Angeles. The complex of four detached buildings is close to DTLA, minutes from SoFi Stadium, LAX, USC, and Exposition Park. The neighborhood immediately surrounding this location has several development projects in the works. 11151 S. Broadway provides an opportunity to succeed in an area that is set to grow and thrive in the near future. Buildings will be sold as-is, with 2 tenants in-place.

Facts & Features

- Sold On 01/06/2023
- Original List Price of \$1,100,000
- 4 Buildings
- 2 Total parking spaces
- Heating: Combination

Interior

Exterior

Annual Expenses

- | | |
|--------------------------------|------------------------------|
| • Total Operating Expense: \$0 | • Insurance: |
| • Electric: | • Maintenance: |
| • Gas: | • Workman's Comp: |
| • Furniture Replacement: | • Professional Management: |
| • Trash: | • Water/Sewer: |
| • Cable TV: 13252 | • 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	\$0	\$0	\$1,750
2:	1	1	1		Unfurnished	\$1,125	\$1,025	\$1,500
3:	2	0	0		Unfurnished	\$1,200	\$0	\$3,000
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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6074019008

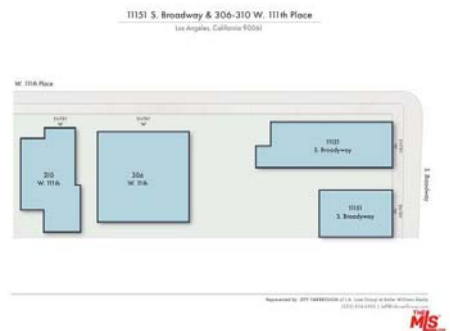
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22175691

Printed: 01/08/2023 7:27:47 AM

Closed • **Quadruplex**

List / Sold: **\$2,250,000/\$2,250,000**

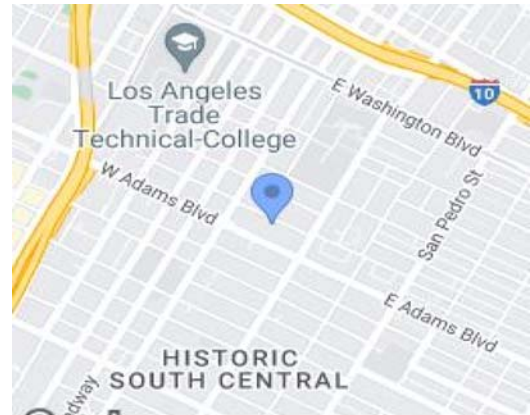
210 E 25th St • Los Angeles 90011

18 days on the market

4 units • \$562,500/unit • 5,933 sqft • 7,305 sqft lot • \$379.23/sqft • Built in 2021

Listing ID: DW22235762

Between S Main St. & Maple Ave



Beautiful New Luxurious 4 unit property in Los Angeles. Two separate buildings, Two stories each, 2 Front units, 4/bed 2.5/bath. Back units 4/bed 3/bath with a beautiful entrance with an open floor plan to the living room, dining room and kitchen area. Great for large families, Master Bedrooms in each unit with walk-in closet, plenty of closet storage in each unit. Modern look, Beautiful Custom kitchen Cabinets throughout with beautiful quartz tops in each unit. Modern look anti scratch waterproof vinyl flooring. Stainless steel microwave, refrigerator and stove. Spacious bedrooms, closet area in each bedroom, reset lights through all the house, custom windows blinds in all units. HVAC system in all units, tankless water heaters, separate water meters, laundry area with hook-ups. Security cameras in both buildings, units gated with automatic motor gate. Property comes with decorative pavers. Units come with black custom modern windows. Property is completed and ready to be sold!

Facts & Features

- Sold On 01/05/2023
- Original List Price of \$2,250,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$317 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$213000 Gross Scheduled Income
- \$152000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom, Multi-Level Bedroom
- Floor: Laminate
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Water Line to Refrigerator
- Other Interior Features: 2 Staircases, Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: New Condition
- Sewer: Sewer Paid
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947898
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	1	4	3	1	Unfurnished	\$3,400	\$3,400	\$4,600
3:	1	4	3	0	Unfurnished	\$5,250	\$5,250	\$5,250
4:	1	4	3	0	Unfurnished	\$4,850	\$4,850	\$4,850

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
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5127036022

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

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CUSTOMER FULL: Residential Income LISTING ID: DW22235762

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Closed • **Quadruplex**

List / Sold:

\$1,299,000/\$1,185,000 ↓

28 days on the market

Listing ID: SR22211995

12825 Oxnard St • North Hollywood 91606

4 units • \$324,750/unit • 3,689 sqft • 7,747 sqft lot • \$321.23/sqft • Built in 1954

Coldwater Canyon Avenue and Oxnard Street



This is the one your investors or owner users have been waiting for. Owned and maintain in impeccable condition. Very low rents, tons of upside. Rd 1.5 zoned, 4-unit apartment building is in the prime rental area of North Hollywood and consists of two 2 bedroom + 1 bath, two 1 bedroom +1 bath,. This classic garden style building has spacious and bright units and some with wood floors, updated kitchens and bathrooms. There is 4-car garage parking, the equipment is owned for extra income. This is a perfect property for a small investor, an owner occupier. All units are occupied with month-to-month tenant's and all rents are paid and current.

Facts & Features

- Sold On 01/06/2023
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room
- Cap Rate: 3.8
- \$73400 Gross Scheduled Income
- \$49123 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Laminate, Vinyl, Wood
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,277
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01079007
- Gardener:
- Licenses: 426
- Insurance: \$1,734
- Maintenance: \$1,670
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,599
- Other Expense: \$488
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$2,500
2:	1	2	1	1	Unfurnished	\$1,558	\$1,558	\$2,300
3:	1	1	1	1	Unfurnished	\$1,153	\$1,153	\$1,700
4:	1	1	1	1	Unfurnished	\$1,139	\$1,139	\$1,700

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 4

- Carpet:
- Dishwasher: 4
- Disposal: 4

- Refrigerator: 4
- Wall AC: 6

Additional Information

- Standard sale
- Rent Controlled

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2332029004

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

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: SR22211995

Printed: 01/08/2023 7:27:48 AM

Closed •

List / Sold:

\$1,600,000/\$1,500,000 ↓

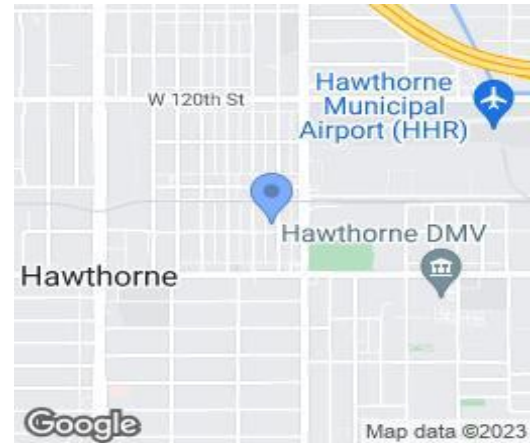
16 days on the market

Listing ID: 22214313

12539 York Ave • Hawthorne 90250

**5 units • \$320,000/unit • 5,211 sqft • 6,561 sqft lot • \$287.85/sqft •
Built in 1962**

West of Prairie Avenue, South of West Broadway, North of El Segundo Boulevard, East of Hawthorne Boulevard



Seller Carry Financing Available | Highly Desirable Hawthorne Location - West of Prairie Avenue & South of 120th Street | Approximately 34% in Rental Upside - 6.69% Pro-Forma Cap Rate & 11.07 Pro-Forma GRM | 4.49% Current CAP Rate & 14.81 Current GRM | Main Sewer Line Replaced in 2014 & Building Hot Water Heater Replaced in 2018 | Approximately 1 Mile from SpaceX & Tesla Design Center and 2.5 Miles from SoFi Stadium & Upcoming Intuit Dome (NBA Clippers Arena) | Outstanding Unit Mix of (One) 3-Bedroom/2-Bathroom + Den Owner's Unit & (Four) 2-Bedroom/1-Bathroom Units | Three-Bedroom Owner's Unit with Fireplace & Washer/Dryer Hook-Ups | No Local Rent Control - Defaults to AB 1482 | Three-Bedroom Unit Fully Renovated (2018) with All New Windows, HVAC Unit (A/C), Electrical, Cabinets, Countertops, Kitchen Appliances, Bathrooms, Vinyl Flooring & Recessed CAM Lighting | Copper Plumbing, On-Site Laundry Facility & Total of 10 Parking Spaces (Tandem) | Strong Neighboring Employment: Space X, Tesla, & Aerospace Defense Companies

Facts & Features

- Sold On 01/06/2023
- Original List Price of \$1,600,000
- 1 Buildings
- Laundry: Individual Room
- Cap Rate: 4.49
- \$71865 Net Operating Income
- 5 electric meters available
- 5 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,103
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- 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	\$2,700	\$2,700	\$3,050
2:	1	2	1		Unfurnished	\$1,400	\$1,400	\$2,250
3:	1	2	1		Unfurnished	\$1,900	\$1,900	\$2,250
4:	1	2	1		Unfurnished	\$1,400	\$1,400	\$2,250
5:	1	2	1		Unfurnished	\$1,600	\$1,600	\$2,250
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4046023013

Michael Lembeck

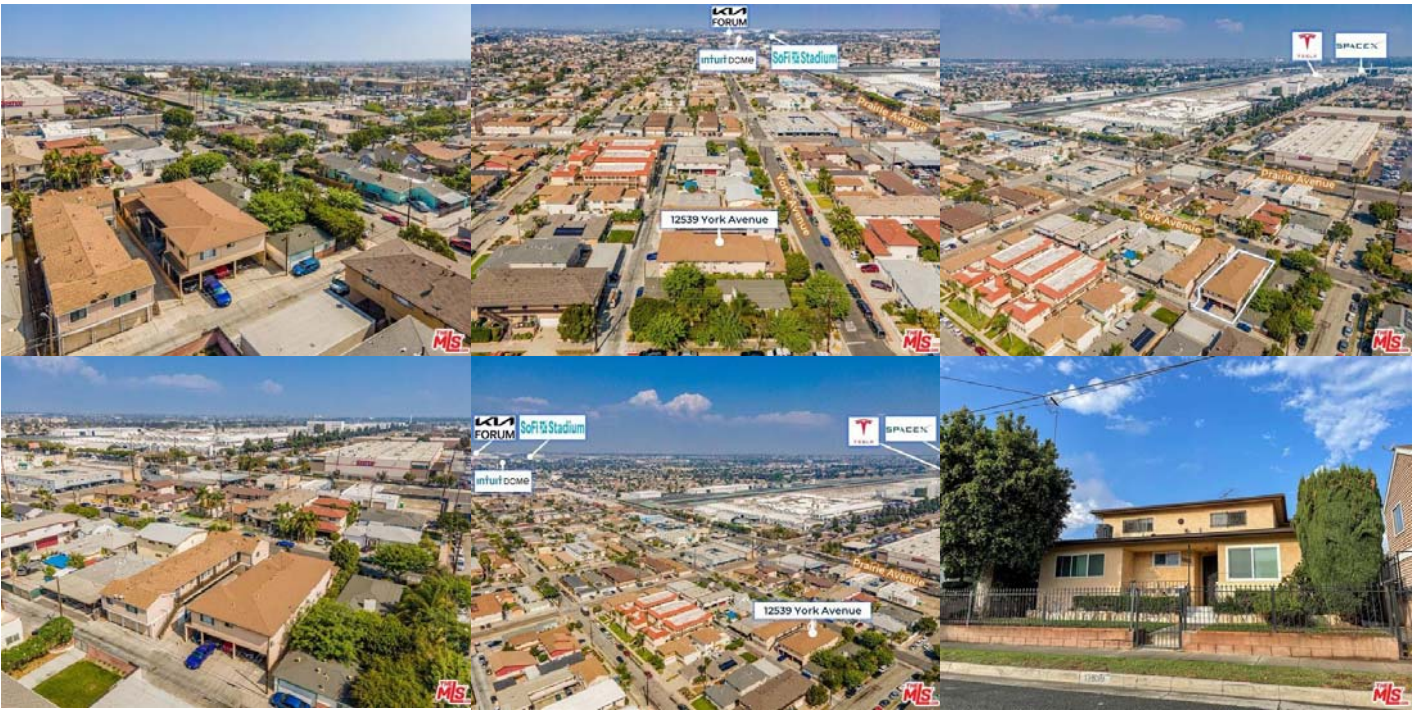
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22214313

Printed: 01/08/2023 7:27:48 AM

Closed •

List / Sold:

\$2,500,000/\$2,400,000 ↓

16 days on the market

Listing ID: DW22215192

2159 La Canada Crest Dr • La Canada Flintridge 91011

5 units • \$500,000/unit • 4,682 sqft • 8,808 sqft lot • \$512.60/sqft • Built in 1962

South of Foothill Blvd., on the northeast corner of La Canada Plaza Rd. and La Canada Crest Dr.



2159 La Canada Crest Dr. is a charming, well-maintained 5-unit apartment building located in the coveted La Canada Flintridge submarket. With limited apartment stock, great schools and a robust job market, this opportunity is a one of a kind for investors seeking to own in one of the nation's most prized cities. The units are spacious, clean and well laid-out. All units have two bedrooms and one bathroom. Two of the units have an additional half bath. Unit features include some updated appliances, hardwood floors and large outdoor patios with panoramic hillside views. The Building sits on the corner of La Canada Plaza Rd and La Canada Crest Dr. It is right off the main drag of Foothill Blvd where all the dining, shopping and entertainment one could enjoy. Easy access to the 2 and 210 freeways. Very short drives to USC Verdugo Hills Hospital, Keck Medicine of USC, JPL and La Canada Flintridge Country Club. Tenants will also have an array of outdoor recreation activities at their disposal with many parks, trailheads, and campsites located in all the surrounding mountain ranges. Investment opportunities in the area are rare and few between as one to two transactions take place in the apartment market here on a yearly basis.

Facts & Features

- Sold On 01/03/2023
- Original List Price of \$2,500,000
- 3 Buildings
- Levels: Two
- 5 Total parking spaces
- 5 Total carport spaces
- \$967 (Estimated)
- Laundry: Common Area, Dryer Included, Individual Room, Inside, Washer Included
- \$150576 Gross Scheduled Income
- \$95625 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$50,470
- Electric: \$1,470.00
- Gas: \$630
- Furniture Replacement:
- Trash: \$1,078
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$4,335
- Maintenance:
- Workman's Comp:
- Professional Management: 6023
- Water/Sewer: \$5,436
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	0	Unfurnished	\$2,430	\$7,291	\$2,950
2:	2	2	2	0	Unfurnished	\$2,579	\$5,157	\$3,125

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 634 - La Canada Flintridge area
- Los Angeles County
- Parcel # 5810015007

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

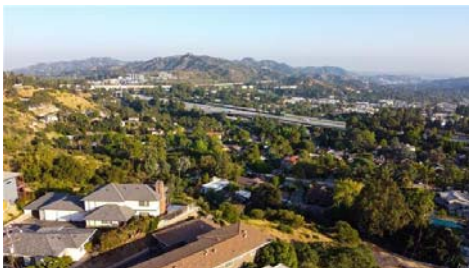
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos





Closed • **Quadruplex**

List / Sold:

\$4,195,000/\$4,200,000 ↑

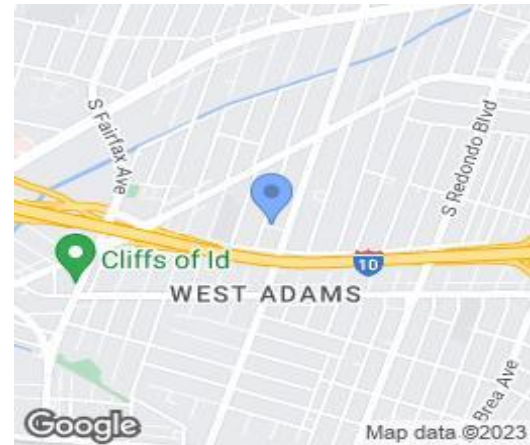
0 days on the market

Listing ID: BB23003183

2332 Carmona Ave • Los Angeles 90016

5 units • **\$839,000/unit** • **8,253 sqft** • **6,077 sqft lot** • **\$508.91/sqft** •
Built in 2022

Located on the corner of Carmona and Glennie Lane



2332 Carmona Ave is an OPPORTUNITY ZONE new construction 5-unit (fourplex + large ADU) on a corner lot in prime Mid-City, walking distance to the Culver City Art's District! With completion of this extraordinary project estimated to be December 2022/January 2023, now is the time to lock in this incredible OZ opportunity before it gets nabbed! 2332 Carmona is a massively impressive NON RENT-CONTROLLED 5-unit made up of four mega-sized 4 bedroom/4.5 bathroom tri-level townhomes and one beautifully designed 2-story 2 bedroom/1.5 bathroom ADU! These premium townhomes feature the biggest and best floorplans we've ever seen in a new construction project! You will find noteworthy features including, but not limited to: solar panels, bedrooms with all en-suite bathrooms, high ceilings, mega-sized living room/kitchen areas, huge walk in closets, balconies off the majority of the bedrooms, large windows everywhere you look allowing for maximum light, built in storage and desk nooks throughout, designer tiles, modern glossy cabinets, natural wood water proof vinyl, and more! Considering these are the best floorplans tenants will find in Mid-City, we project the rents will be \$5,200-\$5,300 for the 4-bedroom units and \$3,200 for the 2 bedroom. That makes for a whopping 5.33% cap rate in a market of low 4% caps (and under)! In addition to the high return, buyers will enjoy other perks including: NO RENT CONTROL, 8 parking spaces, tastefully designed drought tolerant landscaping, a 1-year builder's warranty, brand new EVERYTHING, little to no maintenance, separate meters for gas, water & electric, and extreme desirability amongst renters for years to come. Located minutes from Culver City and the countless hotspots in the area, including the trendy Helms Bakery District, the Culver City Steps (Amazon Studios headquarters), Ivy Station (HBO headquarters), and the Cumulus District (Whole Foods).

Facts & Features

- Sold On 01/06/2023
- Original List Price of \$4,195,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$352 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 5.33
- \$290400 Gross Scheduled Income
- \$222389 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 6 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room, Master Bathroom, Master Bedroom, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Dishwasher, Electric Cooktop, Freezer, Disposal, Gas Range, Ice Maker, Microwave, Refrigerator
- Other Interior Features: Balcony, High Ceilings, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Landscaped, Level
- Fencing: New Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$55,395
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921425
- Insurance: \$3,301
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	5	0	Unfurnished	\$0	\$0	\$5,300
2:	1	4	5	0	Unfurnished	\$0	\$0	\$5,300
3:	1	4	5	0	Unfurnished	\$0	\$0	\$5,200
4:	1	4	5	0	Unfurnished	\$0	\$0	\$5,200
5:	1	2	2	0	Unfurnished	\$0	\$0	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5063007061

Michael Lembeck

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

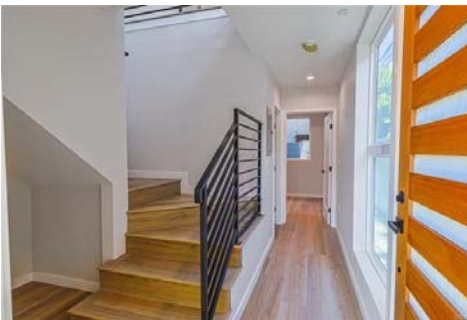
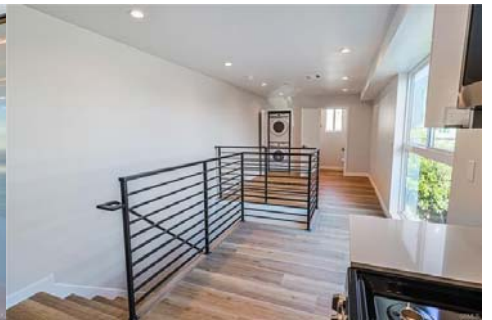
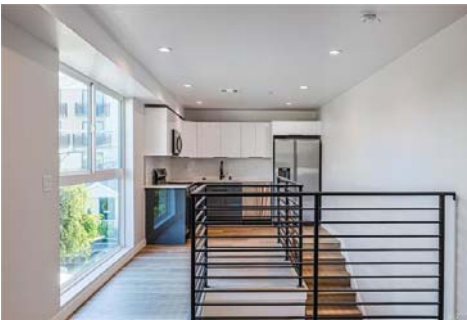
Re/Max Property Connection

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

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Closed • **Apartment**

List / Sold:

\$1,750,000/\$1,550,000 ↓

47 days on the market

1812 S San Gabriel Blvd • San Gabriel 91776
6 units • **\$291,667/unit** • **4,485 sqft** • **12,728 sqft lot** • **\$345.60/sqft** •
Built in 1928

Listing ID: WS22216149

San Gabriel Bl/ North of the 10Fwy/ South of Valley Bl.



Incredible investment opportunity! Great potential for owner-user, multi-generational living, and steady flow of income. Rents are low with upside potential. There are 3 structures with a total of 6 units on the lot. The combined square footage of the structures is 4,485 SF, and the lot size is 12,727 SF. This property is older and in need of TLC. It will be sold "as is," in its present condition. The description of the number of rooms and baths may not match the assessor's information. Buyer is advised to do their due diligence and independently verify all aspects of the property through personal inspection with appropriate professionals.

Facts & Features

- Sold On 01/03/2023
- Original List Price of \$1,750,000
- 3 Buildings
- Levels: One, Two
- 9 Total parking spaces
- \$2,217 (Estimated)
- Laundry: Gas Dryer Hookup
- \$99300 Gross Scheduled Income
- \$81433 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,867
- Electric: \$1,526.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,927
- Cable TV: 02068045
- Gardener:
- Licenses: 503
- Insurance: \$4,956
- Maintenance:
- Workman's Comp:
- Professional Management: 5000
- Water/Sewer: \$1,281
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,600	\$1,725	\$1,725
2:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,600
3:	1	1	1	1	Unfurnished	\$1,300	\$1,400	\$1,400
4:	1	1	1	0	Unfurnished	\$1,350	\$1,400	\$1,400
5:	1	1	1	0	Unfurnished	\$1,200	\$1,300	\$1,300
6:	1	0	1	0	Unfurnished	\$800	\$850	\$850

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC: 1

Additional Information

- Standard sale
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5371002017

Michael Lembeck

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

Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: WS22216149

Printed: 01/08/2023 7:27:52 AM

Closed •

List / Sold:

\$2,850,000/\$1,580,000 ↓

100 days on the market

Listing ID: SR22189752

1233 14th St • Santa Monica 90404

**8 units • \$356,250/unit • 5,408 sqft • 7,483 sqft lot • \$292.16/sqft •
Built in 1952**

North of Santa Monica Blvd



Accepted offer of \$2,580,000. Overbidding will start at \$2,710,550. Court date is scheduled for December 9th, 10:30 AM at 111 N. Hill Street, Dept. 3 . Trust Sale, court confirmation required. Excellent opportunity to own this 8 unit building close to all the great restaurants and shops that Santa Monica has to offer. The property is comprised of 6 one bedroom units and 2 two bedroom units separately metered for gas and electricity. Unit E is vacant and available for new owner to choose own tenant. Total of 5 garage spaces with 4 vacant and available for new owner to rent out. Units offer Interior washer & dryer hook ups (buyer to verify upon interior inspection) . Sold AS IS.

Facts & Features

- Sold On 01/06/2023
- Original List Price of \$2,850,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- Cap Rate: 3.8
- \$192432 Gross Scheduled Income
- \$108385 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 8 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$78,274
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 1584
- Insurance: \$9,918
- Maintenance: \$20,492
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,210
- Other Expense: \$8,864
- Other Expense Description: Admin

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,932	\$1,932	\$2,100
2:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$2,100
3:	1	1	1	0	Unfurnished	\$2,066	\$2,066	\$2,100
4:	1	2	1	0	Unfurnished	\$1,856	\$1,856	\$2,100
5:	1	2	1	0	Unfurnished	\$0	\$0	\$2,600
6:	1	1	1	0	Unfurnished	\$1,999	\$1,999	\$2,600
7:	1	1	1	0	Unfurnished	\$1,949	\$1,949	\$2,100
8:	1	1	1	0	Unfurnished	\$1,739	\$1,739	\$2,100

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Drapes:
- Patio:

- Water Meters: 8
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled

- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4282003015

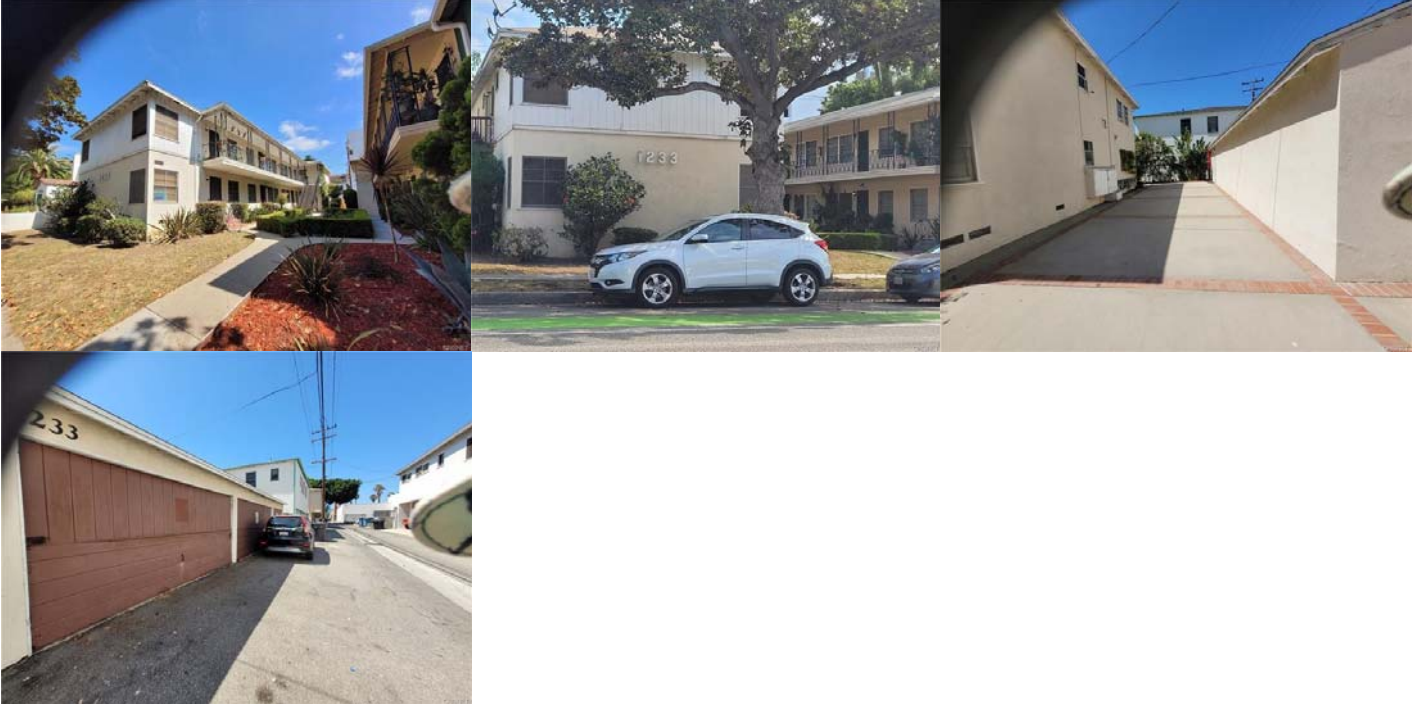
Michael Lembeck

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Cell Phone: 714-742-3700

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SR22189752

Printed: 01/08/2023 7:27:52 AM

Closed •

List / Sold:

\$1,800,000/\$1,775,000 ↓

9 days on the market

Listing ID: 22210415

1252 W 89th St • Los Angeles 90044

8 units • \$225,000/unit • 7,623 sqft • 9,363 sqft lot • \$232.85/sqft •

Built in 1965

The subject property is positioned in a solid South Los Angeles location, south of Manchester Avenue, east of South Normandie Avenue.



We are pleased to present a eight (8) unit apartment building located at 1252 West 89th Street in Los Angeles, California. The subject property is positioned in a solid South Los Angeles location, south of Manchester Avenue, east of South Normandie Avenue. Built in 1965, this property contains a great unit mix of one (1) one-bedroom / one-bathroom unit, six (6) two-bedroom / one-bedroom units, and one (1) three-bedroom / two-bathroom unit. This offering features seven (7) units that have Section 8 and non-profit subsidized tenants. The property is well-maintained with a brand new 2021 roof, five (5) completely remodeled units and well parked for tuck under parking as well as carports that could be converted to multiple ADU units. Residents will enjoy having the comfort and safety of having a security system. Outdoor recreation is also available with just a short drive to Maggie Hathaway Golf Course, St Andrews Recreation Center, and Jesse Owens Park. There is plenty of on-site tuck-under parking available. Situated in a solid South Los Angeles location, this offering presents an excellent opportunity for an any investor to achieve a very high initial cap rate of 7.36% with the potential of value add through adding ADUs.

Facts & Features

- Sold On 01/06/2023
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- Cap Rate: 7.36
- \$132503 Net Operating Income

Interior

Exterior

- Lot Features: Front Yard, Rectangular Lot
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$50,175
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- 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	\$1,305	\$1,305	\$1,747
2:	6	2	1		Unfurnished	\$1,988	\$1,988	\$2,281
3:	1	3	2		Unfurnished	\$2,450	\$2,450	\$2,888
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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6047011013

Michael Lembeck

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

Re/Max Property Connection

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Mission Viejo, 92691

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