

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	22213081	S	4959 W 99th ST	ING	102	STD	2			\$965,000	\$411.69	2344	1947	9,507/0.21			01/19/23	40/40
2	PV22251133	S	2415 Voorhees AVE	REDO	151	STD	2	\$85,800		\$1,650,000	\$509.10	3241	1951/ASR	7,500/0.1722	N	4	01/18/23	15/15
3	22220799	S	1092 New York DR	ALTA	604	REO	2			\$1,418,000	\$528.91	2681/A	1952/ASR	17,603/0.4	N	2	01/19/23	24/24
4	GD22238570	S	1917 Ripple ST	LA	606	STD	2	\$138,000	7	\$1,565,000	\$598.01	2617	1923/ASR	5,192/0.1192	N	1	01/20/23	29/31
5	CV22248737	S	12758 Dalewood ST	BDPK	608	STD	2	\$0		\$835,000	\$442.97	1885	1960/PUB	5,729/0.1315	N	2	01/18/23	22/22
6	DW22232098	S	7743 Pickering AVE	WH	670	STD	2	\$0		\$650,000	\$442.78	1468	1922/ASR	9,336/0.2143	N	2	01/19/23	13/13
7	IN22239386	S	632 W 106th ST	LA	C36	STD	2	\$0		\$780,000	\$431.42	1808	1924/ASR	4,804/0.1103	N	0	01/18/23	8/8
8	SR22251645	S	314 W 56th ST	LA	C42	STD	2	\$77,796	6	\$930,000	\$252.31	3686	2013/ASR	5,867/0.1347	N	3	01/17/23	10/10
9	SR22237536	S	6715 Denny AVE	NHLW	NHO	STD	2	\$28,848		\$603,000	\$372.22	1620	1944/ASR	6,200/0.1423	N	2	01/18/23	8/8
10	SR22250357	S	8066 Ventura Canyon AVE	PC	PC	STD	2	\$0		\$1,000,000	\$623.44	1604	1922/ASR	12,407/0.2848	N	2	01/18/23	0/0
11	22207595	S	3805 Arlington AVE	LA	PHHT	STD	2			\$725,000	\$478.86	1514	1952	6,502/0.14			01/18/23	50/50
12	22220997	S	5256 Loleta AVE	LA	618	STD	3		6	\$1,550,000	\$568.39	2727/D	1940/ASR	7,970/0.18			01/17/23	13/13
13	22208991	S	124 BUCCANEER ST	MR	C12	STD	3			\$2,690,000	\$736.18	3654	1974	2,579/0.05	N		01/17/23	61/61
14	MB22135335	S	1844 E 62nd ST	LA	C23	STD	3	\$0		\$530,000	\$184.67	2870	1938/ASR	6,889/0.1581	N	0	01/16/23	129/129
15	MB22246448	S	4025 Halldale AVE	LA	C34	STD	3	\$107,940		\$1,120,000	\$280.14	3998	1914/ASR	6,700/0.1538	N	0	01/18/23	14/14
16	PW22186677	S	1539 W 54th ST	LA	C36	STD	3	\$42,456		\$645,000	\$342.54	1883	1923/PUB	5,287/0.1214	N	2	01/19/23	137/137
17	22176957	S	11611 Burbank BLVD	NHLW	NHO	PRO	3		5	\$1,110,000	\$365.85	3034/A	1949/ASR	6,542/0.15	N	2	01/18/23	105/105
18	SB22249985	S	4208 W 136th ST	HAWT	109	STD	4	\$119,400		\$950,000	\$269.73	3522	1965/ASR	8,711/0.2	N	5	01/15/23	11/11
19	MB22178978	S	1418 Isabel ST	LA	623	STD	4	\$61,199		\$729,000	\$444.78	1639	1923/ASR	9,001/0.2066	N	0	01/18/23	97/97
20	22215927	S	1115 E Harvard ST	GD	628	STD	4			\$1,850,000	\$363.89	5084	1965	7,574/0.17	N	4	01/17/23	32/32
21	OC22239661	S	317 Fraser AVE	ELA	ELA	STD	4	\$72,000	8	\$725,000	\$521.96	1389	1953/ASR	6,292,983/144.467	N	1	01/17/23	19/19
22	RS22134884	S	10231 Trabuco ST	BF	RG	STD	4	\$0		\$1,250,000	\$573.39	2180	1944/ASR	22,730/0.5218	N	2	01/18/23	105/105
23	OC22134204	S	6026 Cadillac AVE	LA	C09	STD	5	\$84,386	4	\$1,195,000	\$446.56	2676	1951/ASR	6,576/0.151	N	0	01/17/23	81/81
24	22192067	S	442 N Palm DR	BEVH	C01	STD	6		2	\$3,712,500	\$592.58	6265	1940	7,503/0.17			01/17/23	79/79
25	22224875	S	432 S St Louis ST	LA	BOYH	STD	10			\$1,215,000	\$285.41	4257	1923	7,570/0.17			01/19/23	2/2
26	22204403	S	840 W Imperial HWY	LA	C36	STD	19		6	\$2,900,000	\$259.58	11172/A	1965/ASR	14,401/0.33			01/17/23	71/71
27	22182779	S	1536 Pleasant AVE	LA	BOYH	STD	20		2	\$1,425,000	\$156.49	9106/A	1923	12,470/0.28			01/19/23	149/149

Closed •

List / Sold: **\$965,000/\$965,000**

4959 W 99th St • Inglewood 90301

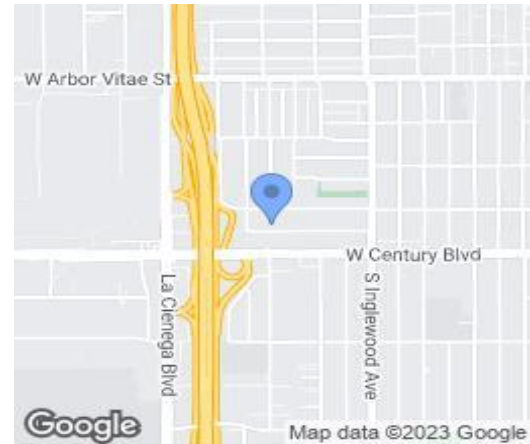
40 days on the market

2 units • \$482,500/unit • 2,344 sqft • 9,507 sqft lot • \$411.69/sqft •

Listing ID: 22213081

Built in 1947

99th & Inglewood Ave



Live in one and rent the other unit! Situated in the heart of Inglewood, this property consists of 2 separate units on a spacious lot of over 9,000 square feet! The front unit has 2 bedrooms and 1 bath and is currently being rented out at \$2114. The back unit is vacant and consists of 3 bedrooms and 2 baths with a spacious backyard, ideal for entertaining. Both units have their own garage & separate addresses. Within a short distance to the 405 freeway, LAX airport, Sofi Stadium, The Kia Forum, and a short 8.5 miles to Playa Del Rey & beaches. This property is ideal for anyone looking to occupy one unit and rent the other. This is also attractive for an Investor looking to rent both units, or potentially host them as short-term rentals. There is space to add an additional unit as well. Each unit has its very own front and rear yard for each to enjoy. There is potential to add an ADU under the city's permitted guidelines! Although there is lots of Parking curbside in the neighborhood, this property has a spacious long driveway that can accommodate at least 4 cars, along with 2 separate garages. The New owner will have many options to customize this property to their preferred liking.

Facts & Features

- Sold On 01/19/2023
- Original List Price of \$965,000
- 2 Buildings
- Heating: Wall Furnace
- \$1900 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$6,500
- 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	2	1		Unfurnished	\$2,114	\$2,114	\$2,500
2:	1	3	2		Unfurnished	\$0	\$0	\$2,800
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
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4023023008

Michael Lembeck

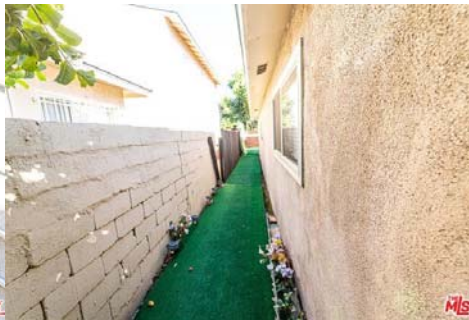
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed • Duplex

List / Sold: **\$1,650,000/\$1,650,000**

2415 Voorhees Ave • Redondo Beach 90278

15 days on the market

2 units • \$825,000/unit • 3,241 sqft • 7,500 sqft lot • \$509.10/sqft • Built in 1951

Listing ID: PV22251133

Cross street: Phelan Ln



XL two detached units with their own 2-car garage and private yard. Both units were remodeled three years ago and have excellent tenants.

Facts & Features

- Sold On 01/18/2023
- Original List Price of \$1,650,000
- 2 Buildings
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$85800 Gross Scheduled Income
- \$60685 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,115
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01264455
- Gardener:
- Licenses:
- Insurance: \$1,135
- Maintenance: \$1,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,175
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$3,800	\$3,800	\$3,800
2:	1	3	2	2	Unfurnished	\$3,350	\$3,350	\$3,350

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
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4153009020

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: PV22251133

Printed: 01/22/2023 6:17:52 AM

Closed •

List / Sold:

\$1,352,000/\$1,418,000 ↑

24 days on the market

Listing ID: 22220799

1092 New York Dr • Altadena 91001

**2 units • \$676,000/unit • 2,681 sqft • 17,603 sqft lot • \$528.91/sqft •
Built in 1952**

East of Lake and West of Hill. Located on the South side of the street.



Multiple offer situation. Highest, best and final offers due by 12/14/2022 by 10:59 PM. Excellent investment opportunity! Two properties on a large lot situated on almost 18,000 square feet in a multi-million dollar neighborhood! Two detached single family homes, one of which was converted into an office for a prior business that was run from the property. Both properties appear to have been remodeled! Property has been priced for an immediate sale. The property features a total of five bedrooms and three bathrooms and a combined square footage that's almost 3,000 square feet. Buyers/agents to investigate with the County the possibilities for adding on to the property or converting property back into two single family homes. The large lot features space for plenty of onsite parking including a two car garage. There is enough space to accommodate RV parking or a trailer with a boat. Please contact listing agent for more information about this special property. Seller will not review offers until the property has been on the market for approximately two weeks. Agents, please read private remarks for offer presentation information.

Facts & Features

- Sold On 01/19/2023
- Original List Price of \$1,352,000
- 2 Buildings
- 8 Total parking spaces
- Heating: Central

Interior

Exterior

Annual Expenses

- | | |
|--------------------------------|------------------------------|
| • Total Operating Expense: \$0 | • 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	3	2		Unfurnished	\$0	\$0	\$0
2:	1	2	1		Unfurnished	\$0	\$0	\$0
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

- Real Estate Owned sale
- 604 - Altadena area
- Los Angeles County
- Parcel # 5849018011

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 • **Single Family Residence**

List / Sold:

\$1,625,000/\$1,565,000 ↓

29 days on the market

Listing ID: GD22238570

1917 Ripple St • Los Angeles 90039

2 units • \$812,500/unit • 2,617 sqft • 5,192 sqft lot • \$598.01/sqft • Built in 1923

Ripple st. & Knox Ave



*SELLER OFFERING UP TO \$25,000 CREDIT TOWARDS ESCROW, CLOSING COSTS, AND/OR MORTGAGE INTEREST RATE BUYDOWN COSTS! Use credit towards buy down to reduce even more! Great Loans STILL available from our preferred lender. Adjustable Loans starting at 4.75%, 30 yr at 5.75%. Rates from 3.79% for Loans under \$1M. SAVE THOUSANDS ON YOUR MONTHLY PAYMENTS!! THIS PRORAM IS ONLY AVAILABLE UNTIL THE END OF THE YEAR! 1917 and 1919 Ripple, TWO UNITS in an opportunity zone, great for long term investors! Elysian Valley's best Cali bungalow in one of the hottest areas of Los Angeles. AKA Frogtown has an undeniable creative vibe that comes from the many local artists, musicians, producers, and actors who call this area home. Bordering great cities and communities (Glendale, Atwater Village, Silverlake, Pasadena, Griffith Park) makes it no wonder why Elysian Valley is experiencing great growth. The \$1Billion LA River Revitalization approved project will boast shops and activities right alongside the city, making it a prime LA location for years to come! This beauty has been revitalized and better than ever. Combining a smooth stucco exterior, clean concrete walkway, thoughtful touches of wood accents, a welcoming porch and front yard perfect for cool mornings. Surrounded in private fencing and a modern front gate. A private retreat from the hustle and bustle of LA. Be taken in with high, luxurious ceilings, inviting, open floor plan, perfect for entertaining guests created with a great flow of space. With 3 bds and 2 bths, including deluxe master ensuite bath with custom glass shower and a BONUS room that can be used as a family room, reading library, or home office, possibilities are endless. The ample sized kitchen with custom cabinets and quartz countertops is ready for the chef in your home. Adding tremendous value, a newly constructed 2 story, modern ADU, 1919 Ripple awaits. 2 spacious bds and 2.5 bths, including an ensuite bath, open floor plan, boasting almost 1200 sqft of living space and private garage, this ADU has all the trimmings of a great primary residence or for maximizing rental income. The architectural design is completed with a rooftop deck, close to 350 sq ft! Relax, soak up the California sunshine. Host company and share the beautiful view of hills. Enjoy Dodger Stadium fireworks from your deck! Dodger Stadium 5 mins, Americana at Brand 8 mins, Downtown LA 12 mins, Hollywood & Highland 13 mins, Old town Pasadena 15 mins.

Facts & Features

- Sold On 01/20/2023
- Original List Price of \$1,673,888
- 2 Buildings
- Levels: One, Two
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$327 (Estimated)
- Laundry: Dryer Included, Washer Included
- Cap Rate: 6.5
- \$138000 Gross Scheduled Income
- \$113872 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator, Tankless Water Heater, Vented Exhaust Fan

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,128
- Electric:
- Gas: \$0
- Furniture Replacement:
- Insurance: \$2,700
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:

- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$5,800
2:	1	2	3	1	Unfurnished	\$0	\$0	\$5,200

Of Units With:

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

Additional Information

- Standard sale
- 606 - Atwater area
- Los Angeles County
- Parcel # 5442020016

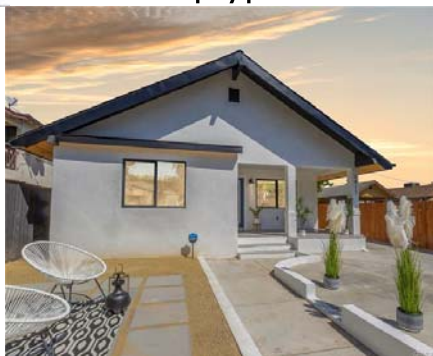
Michael Lembeck

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

Re/Max Property Connection

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

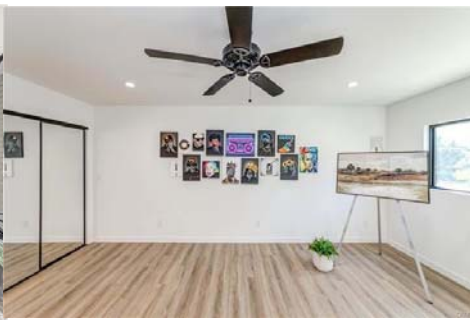
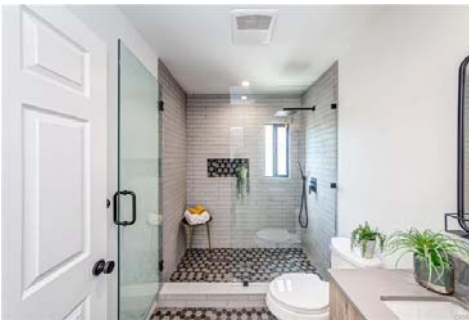
▼ Click arrow to display photos













CUSTOMER FULL: Residential Income LISTING ID: GD22238570

Printed: 01/22/2023 6:18:00 AM

Closed • Duplex

List / Sold: **\$848,888/\$835,000** ↓

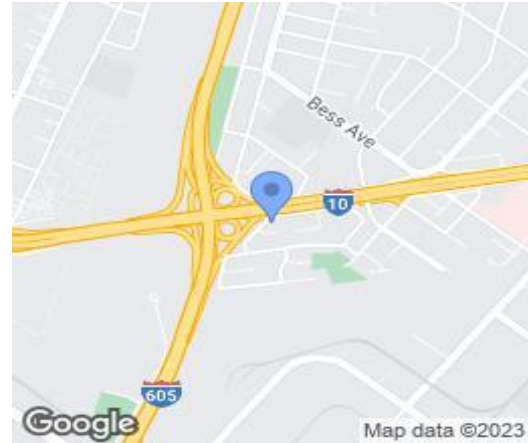
12758 Dalewood St • Baldwin Park 91706

22 days on the market

2 units • \$424,444/unit • 1,885 sqft • 5,729 sqft lot • \$442.97/sqft • Built in 1960

Listing ID: CV22248737

Via 10 E, exit Frazier and turn right, on Ledford turn right and on Dalewood turn right home will be on your right.



Welcome to hub of San Gabriel Valley, take a look at this beautifully remodeled Baldwin Park Duplex. As soon as you walk in you'll notice the immaculate remodel and the attention to detail that was put into this home. This unique home boasts a beautifully remodeled kitchens, amazing backsplash, quartz counter tops and great open living area. Generous sized bedrooms, remodeled bathrooms and enjoy the ability to live in one and rent the other unit. Conveniently located minutes away from shopping centers and major highways.

Facts & Features

- Sold On 01/18/2023
- Original List Price of \$848,888
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Kitchen
- Floor: Tile
- Appliances: Gas Range, Range Hood
- Other Interior Features: Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Front Yard, Landscaped, Irregular Lot
- Fencing: Masonry
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale

- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8564002034

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 • Duplex

List / Sold: **\$695,000/\$650,000** ↓

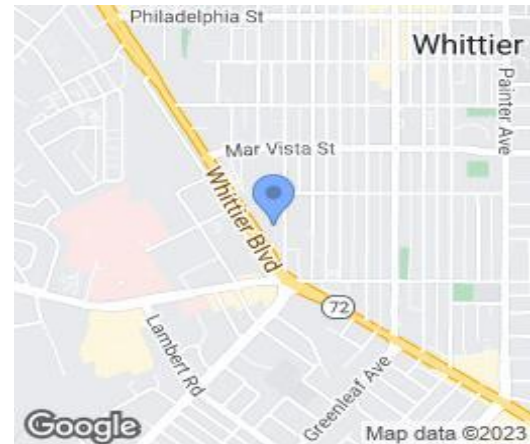
7743 Pickering Ave • Whittier 90602

13 days on the market

**2 units • \$347,500/unit • 1,468 sqft • 9,336 sqft lot • \$442.78/sqft •
Built in 1922**

Listing ID: DW22232098

Whittier Blvd /Santa Fe Springs Rd



Investor's dream property! This fixer duplex property is a Craftsman home that has extraordinary potential with a large lot and room to build an additional home. Located in a charming tree-lined neighborhood close to Uptown Whittier with restaurants and shopping nearby. The front house has 3 bedrooms and 1 full bathroom with central air and new flooring throughout the home. The back apartment is above the garage and has 1 bedroom and 1 full bathroom with a kitchenette. The large backyard has enough room to build another home and is already zoned for a third building. The backyard also has a gate with access to the Whittier Greenway Trail. There are two separate mailboxes, home address is 7743 and the apartment address is 7745. With so much potential, this is the perfect investment opportunity in Whittier!

Facts & Features

- Sold On 01/19/2023
- Original List Price of \$695,000
- 2 Buildings
- 6 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- \$0 (Assessor)
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard
- Fencing: Wood
- Sewer: Septic Type Unknown

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	3	1	1	Unfurnished	\$0	\$0	\$2,800
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,200

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

- 670 - Whittier area
- Los Angeles County
- Parcel # 8141019012

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: DW22232098

Printed: 01/22/2023 6:18:01 AM

Closed • **Single Family Residence**

List / Sold: **\$780,000/\$780,000**

632 W 106th St • Los Angeles 90044

8 days on the market

2 units • \$390,000/unit • 1,808 sqft • 4,804 sqft lot • \$431.42/sqft • Built in 1924

Listing ID: IN22239386

near intesection of 106th and hoover



Amazing Single Family Home with a Detached ADU available both units have separate gas and electric meters. Both units will be delivered vacant at the close of escrow. The front house consists of 3 bedrooms and 2 bathrooms fully remodeled in 2019 . This home has Laminate flooring throughout most of the home, a beautiful spacious kitchen with tile flooring, an extra large master bedroom with its own private bathroom, air conditioning throughout, a laundry area for a stackable washer/dryer, great curb appeal and much more. In the rear you have the ADU was built in 2019 and has 2 bedrooms and 2 bathrooms with a bonus den that is currently being used as a 3rd bedroom. Downstairs you have the beautiful kitchen and a full bathroom and the converted den. Upstairs you have the two good sized bedrooms, the 2nd full bathroom and the laundry area with room for side by side washer/dryer units. The rear unit also has air conditioning and its own private back yard prefect for relaxing or a weekend bbq.

Facts & Features

- Sold On 01/18/2023
- Original List Price of \$780,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- 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: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02101233
- 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	\$0	\$0	\$3,200
2:	1	2	2	0	Unfurnished	\$0	\$0	\$3,200

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6061019009

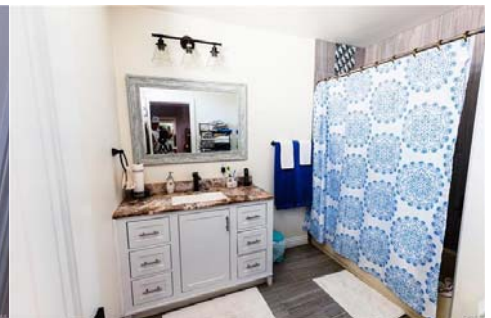
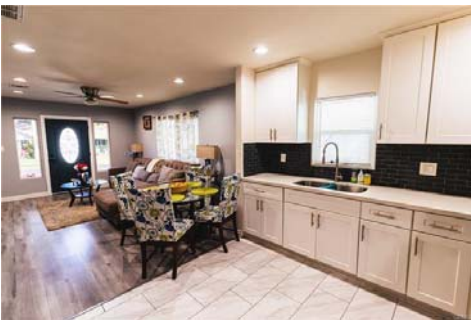
Michael Lembeck

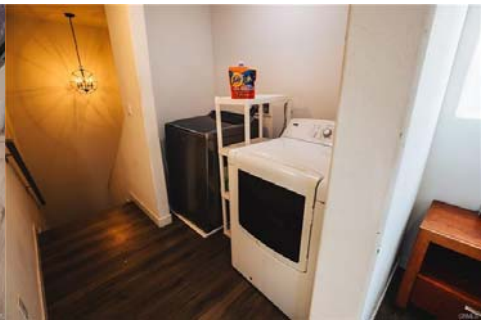
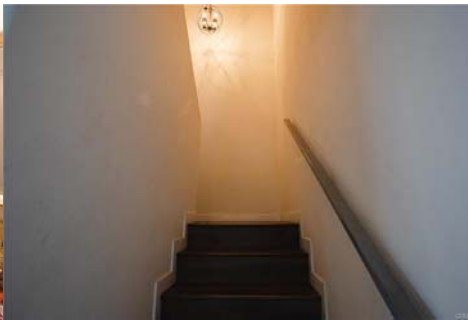
State License #: 01019397
Cell Phone: 714-742-3700

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: IN22239386

Printed: 01/22/2023 6:18:01 AM

Closed • Duplex

List / Sold: **\$925,000/\$930,000** ↑

314 W 56th St • Los Angeles 90037

10 days on the market

2 units • \$462,500/unit • 3,686 sqft • 5,867 sqft lot • \$252.31/sqft • Built in 2013

Listing ID: SR22251645

Located near the corner of W 56th St & S Broadway east of the 110 FWY.



****Priced to sell! **** Great South L.A. location on W 56th St. just north of Slauson Ave. and south of the up-and-coming Figueroa neighborhood adjacent to the University of Southern Cal. The subject property is very near Downtown L.A. and minutes to LAX and SoFi Stadium. Additionally, there are multiple newly developed 2-unit properties almost adjacent to the subject property on W 56th St. Built in 2013, the property is not subject to City or State rent-control. This well-maintained property features two large five bedroom – three bath units with spacious floor plans. Both tenants are section-8 (providing secured income). The property is separately metered (tenants pay for electric, gas, & trash), gated, and features a detached-enclosed three car garage with additional surface parking at the rear of property. This is a fantastic cash-flowing property for any investor looking to capitalize on newer construction (low-maintenance) / non-rent control asset in a rapidly improving area of L.A. Property to be sold in "As-Is" condition. Buyer to verify all info.

Facts & Features

- Sold On 01/17/2023
- Original List Price of \$925,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$428 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, Individual Room, Inside
- Cap Rate: 6.21
- \$77796 Gross Scheduled Income
- \$57484 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,313
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01052277
- Gardener:
- Licenses:
- Insurance: \$2,150
- Maintenance: \$1,500
- 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	5	3	2	Unfurnished	\$3,133	\$3,133	\$3,700
2:	1	5	3	1	Unfurnished	\$3,350	\$3,350	\$3,700

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5101038015

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: SR22251645

Printed: 01/22/2023 6:18:01 AM

Closed • Duplex

List / Sold: **\$599,950/\$603,000** ↑

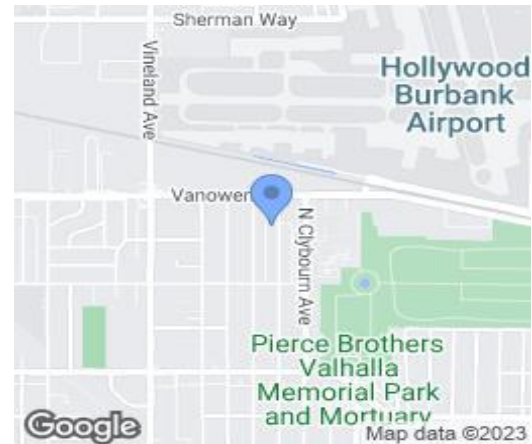
6715 Denny Ave • North Hollywood 91606

8 days on the market

2 units • **\$299,975/unit** • **1,620 sqft** • **6,200 sqft lot** • **\$372.22/sqft** •
Built in 1944

Listing ID: SR22237536

north of victory west of clyborn



WHERE ARE YOU GOING TO FIND A LEGAL DUPLEX!!!! FOR UNDER \$600K. 6715 AND 6717 DENNY AVE. LOCATED IN A WONDERFUL NORTH HOLLYWOOD NEIGHBORHOOD. JUST SOUTH OF VANOWEN AND WEST OF CLYBORN THIS DUPLEX IS CLOSE TO BURBANK AND SO MUCH MORE. NEW HOMES AND UNITS SURROUNDING. EACH UNIT HAS A 2 BEDROOMS AND 1 BATHROOM. THERE IS ALSO A DETACHED DOUBLE GARAGE. THIS DUPLEX IS IN AN AREA WITH HIGHER PRICED HOMES. PERFECT OPPORTUNITY FOR AN INVESTOR OR BUYER THAT LIKES THE INCOME COMING IN. FENCED IN FRONT AND SIDE YARDS. RAISED FOUNDATION AND NICE CURB APPEAL. THE 2 CAR DETACHED GARAGE IS OFF THE ALLEY. GUTTERS AND AWNINGS OVER THE UPGRADED WINDOWS. EXCELLENT OPPORTUNITY FOR A NICE RETURN.

Facts & Features

- Sold On 01/18/2023
- Original List Price of \$599,950
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$268 (Estimated)
- Laundry: Outside
- \$28848 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00905345
- 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	\$1,092	\$1,092	\$2,000
2:	1	2	1	0	Unfurnished	\$1,312	\$1,312	\$2,000

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

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2414024014

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: SR22237536

Printed: 01/22/2023 6:18:02 AM

Closed • Duplex

List / Sold:

\$1,100,000/\$1,000,000 ↓

0 days on the market

Listing ID: SR22250357

8066 Ventura Canyon Ave • Panorama City 91402

2 units • **\$550,000/unit** • **1,604 sqft** • **12,407 sqft lot** • **\$623.44/sqft** •
Built in 1922

Willard and Ventura Canyon



Two beautiful houses in one lot in the heart of Panorama city, each house has its own Gas and electrical meter, the front house has 3 bedrooms and 2 bathrooms, the back house has 2 bedrooms and one bathroom, lots of parking space, this property is located across from Kaiser Permanente Panorama City Medical Center, extremely close to restaurants, parks, supermarkets, malls, etc.

Facts & Features

- Sold On 01/18/2023
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$536 (Estimated)
- Laundry: Gas & Electric Dryer 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: 01835647
- 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	0	0	Unfurnished	\$0	\$0	\$4,000
2:	1	2	0	2	Unfurnished	\$0	\$0	\$3,500

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
- PC - Panorama City area

- Rent Controlled

- Los Angeles County
- Parcel # 2301010006

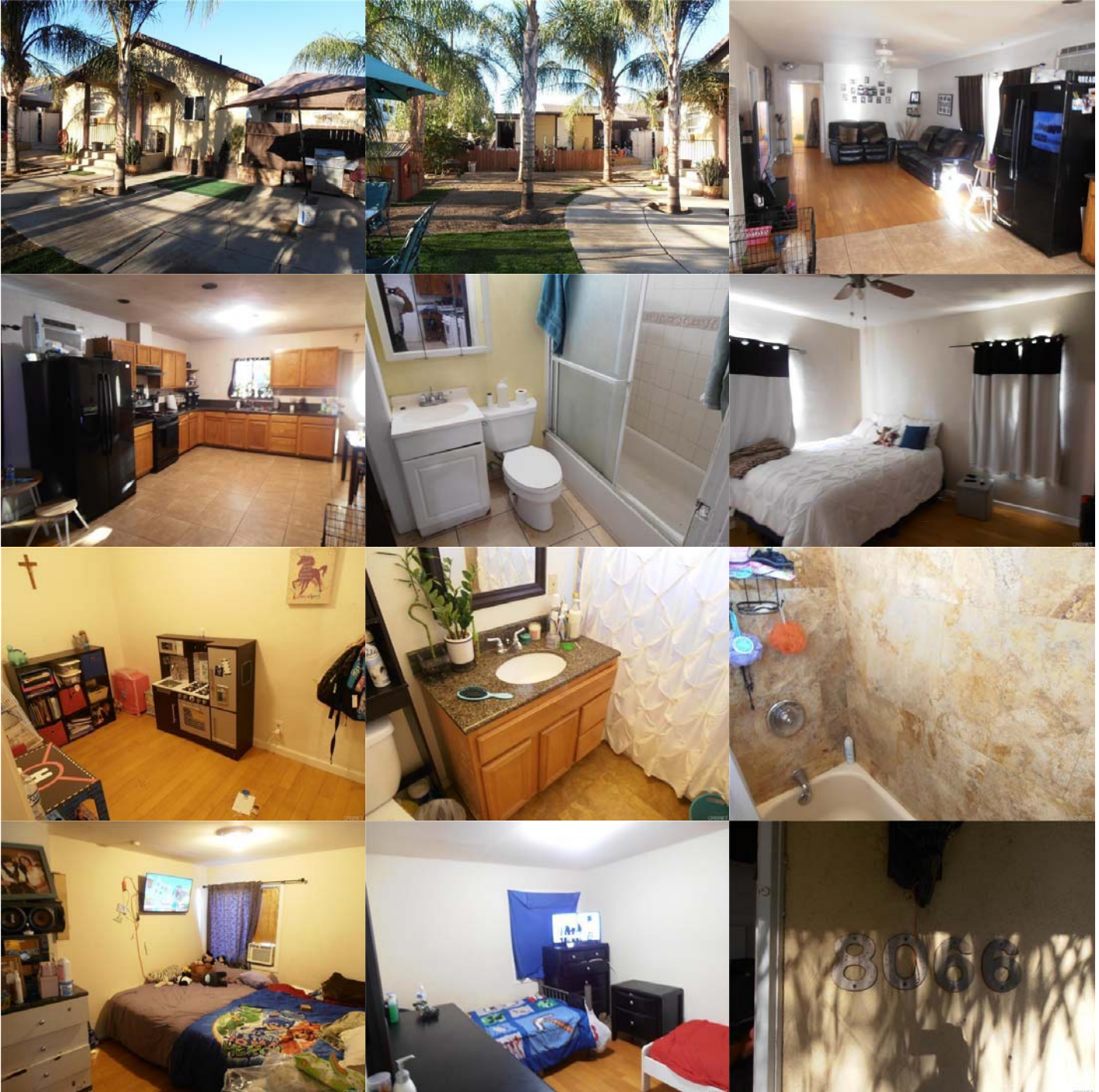
Michael Lembeck

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: **\$755,000/\$725,000** ↓

3805 Arlington Ave • Los Angeles 90008

50 days on the market

2 units • **\$377,500/unit** • **1,514 sqft** • **6,502 sqft lot** • **\$478.86/sqft** •
Built in 1952

Listing ID: 22207595

Property is located right off the intersection of Arlington and Obama.



This is a perfect opportunity for an investor or a first-time buyer looking to get into the market and acquire an income property. Located perfectly between Leimert and Jefferson Park, this newly renovated duplex comes complete with a tenant in the back already paying market rent, and a newly finished unit in front for a new tenant or an owner-occupied unit. Front unit is a 3 bed 1.5 bath and the rear unit is 2bed /1bath. There is a two-car garage and a large backyard for entertaining or turning it into an exterior space for the family/tenants to enjoy. The driveway and automatic gate are shared with the neighbor. Property is situated close to the 10 and 110 freeways.

Facts & Features

- Sold On 01/18/2023
- Original List Price of \$755,000
- 2 Buildings
- Heating: Natural Gas, Wall Furnace
- \$43500 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$6,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01273285
- 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	\$1,560	\$1,560	\$1,625
2:	1	3	1		Unfurnished	\$0	\$0	\$2,500

3:
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

- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5034020025

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:

\$1,399,995/\$1,550,000 ↑

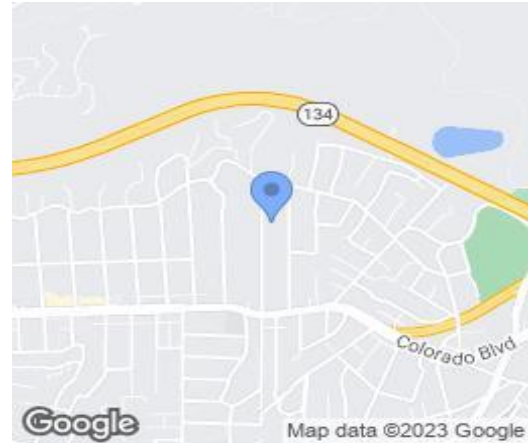
13 days on the market

Listing ID: 22220997

5256 Loleta Ave • Los Angeles 90041

3 units • \$466,665/unit • 2,727 sqft • 7,970 sqft lot • \$568.39/sqft • Built in 1940

Loleta North of Colorado



Phenomenal investment/development opportunity to acquire a generational asset in the highly sought-after north of Colorado Boulevard area of Eagle Rock. This triplex sits on an R1 lot just under 8,000 sq. ft. and features three separate detached units. The first unit is a 3 bed, 2 bath detached house featuring a sun-filled open floor plan, perfect for a family looking for a single family home while still receiving the benefit of rental income. Sitting toward the back of the property and separated by a beautiful backyard and courtyard are the two detached 1 bed/1 bath bungalows. Each unit is separately metered and has its own washer & dryer. But that's not all! Because this property is located on an R1 lot, this property has the potential for additional development by converting the detached garage located at the end of the gated driveway into an ADU and adding a Junior ADU to the main house - a perfect play for an owner/user. Located in the award-winning Dahlia Heights Elementary School District and walking distance to all the hot spots along Colorado Boulevard including Found Coffee, Little Beast, Malbec Market, Cacao, Trader Joe's, and Colorado Donuts. Don't miss this unique opportunity to generate income while living in one of the most desirable locales in Eagle Rock.

Facts & Features

- Sold On 01/17/2023
- Original List Price of \$1,399,995
- 3 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- Cap Rate: 6.4
- \$90300 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$38,700
- 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	3	2		Unfurnished	\$0	\$0	\$5,500
2:	1	1	1		Unfurnished	\$0	\$0	\$2,750
3:	1	1	1		Unfurnished	\$1,008	\$1,008	\$2,500
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
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5691001020

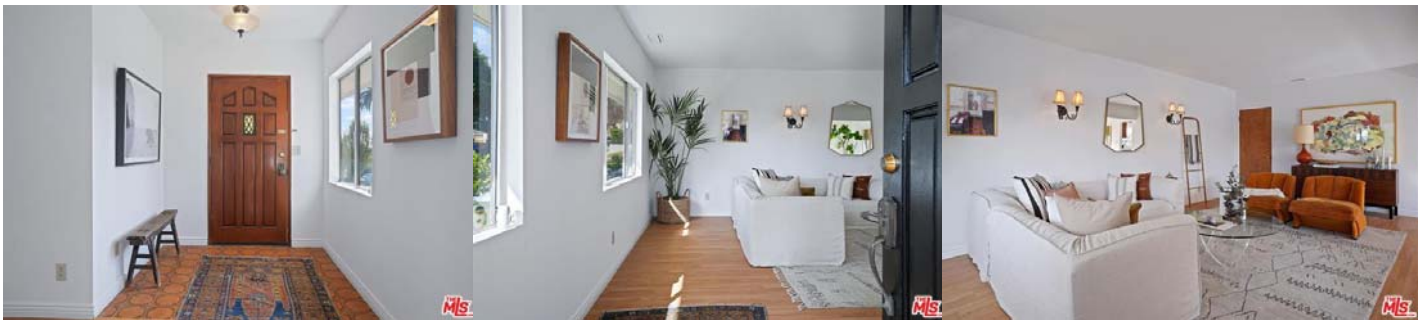
Michael Lembeck

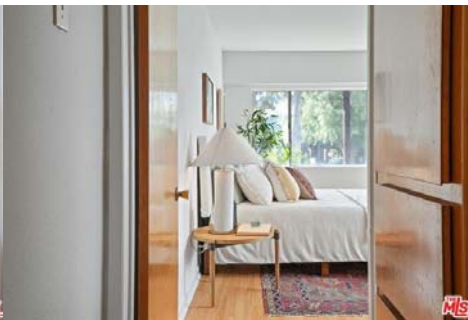
State License #: 01019397
Cell Phone: 714-742-3700

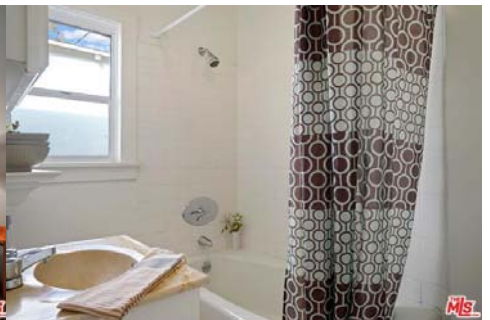
Re/Max Property Connection

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

 Click arrow to display photos









Total scanned area: 342 sq. ft.



Closed •

List / Sold: **\$2,690,000/\$2,690,000**

124 BUCCANEER St • Marina del Rey 90292

61 days on the market

**3 units • \$896,667/unit • 3,654 sqft • 2,579 sqft lot • \$736.18/sqft •
Built in 1974**

Listing ID: 22208991

Located a few blocks south of Washington Blvd. Strongs Dr. is nearest cross street.



Three unit building with one non-conforming unit. Building has partial ocean and Venice canal views. Vaulted ceilings in living room areas provide brightly lit units. Remodeled kitchens with granite counter tops, new cabinetry, refrigerator, stove, and dishwasher. Building has washer/dryer and small communal shaded courtyard and garden.

Facts & Features

- Sold On 01/17/2023
- Original List Price of \$2,690,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Baseboard, Fireplace(s)
- Laundry: Washer Included, Dryer Included
- \$85150 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$45,850
- 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	2		Unfurnished	\$3,616	\$3,616	\$3,616
2:								
3:								
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

- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4225004070

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: 22208991

Printed: 01/22/2023 6:18:06 AM

Closed •

List / Sold: **\$600,000/\$530,000** ↓

1844 E 62nd St • Los Angeles 90001

129 days on the market

**3 units • \$200,000/unit • 2,870 sqft • 6,889 sqft lot • \$184.67/sqft •
Built in 1938**

Listing ID: MB22135335

Between Slauson & Gage



Outstanding Triplex Property with a big lot Zone LCR4. Great tenants. Stunning property with the following description: Front unit is 3 bedrooms 1 bath with Living Area & open dining / kitchen. Rear east Unit is 2 bedrooms 1 bath plus front of unit with open gated area. Rear west unit is 3 bedrooms 2 baths with big front carport. This property won't last because of the great potential. You could do a project by giving this property endless possibilities!! A perfect opportunity for a business owner that can expand renovate the three units., Or build major project. Great triplex in one of L.A.'s most desired neighborhoods. It's within walking distance to schools, parks, shopping, restaurants, and public transportation. Centrally located by all major freeways, 10, 110, and 91 fwy.

Facts & Features

- Sold On 01/16/2023
- Original List Price of \$775,000
- 3 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- \$0 (Estimated)
- Laundry: See Remarks
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- 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	\$2,700	\$2,700	\$2,700
2:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,200
3:	1	3	2	0	Unfurnished	\$2,800	\$2,800	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C23 - Metropolitan area
- Los Angeles County
- Parcel # 6009013004

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: MB22135335

Printed: 01/22/2023 6:18:06 AM

Closed • **Triplex**

List / Sold: **\$999,988/\$1,120,000** ↑

4025 Halldale Ave • Los Angeles 90062

14 days on the market

3 units • **\$333,329/unit** • **3,998 sqft** • **6,700 sqft lot** • **\$280.14/sqft** •
Built in 1914

Listing ID: MB22246448

Between Western and Vermont



In high demand USC HUB, this trendy complex delivers 3 large units, all of which were fully remodeled and reconfigured the layout for the duplex to increase bedroom and bathroom count. All work was done with city agency permits, including the final certificate of occupancy for the newly built detached ADU. The property is an attached duplex & a detached ADU. Parking is not an issue, there is enough open space for the Occupant's convenience of not having to share parking accessibility. The combined SQFT of the entire property is now a 10 bed, 8 bath totaling 3998 SQFT. Unit 4025 is a 3 bed, 3 bath at approximately 1400 SQFT and currently leased at \$3,000- Unit 4027 is a 4 bed, 3 bath with a deck at approximately 1750 SQFT currently leased at \$3595. Unit 4027 1/2 (ADU) is a 3 bed, 2 bath at approximately 826 SQFT currently leased at \$2,500. Recent upgrades from 2021: rewiring throughout all new units, upgraded electrical meter and panel for 3 units, new drywall throughout, new flooring throughout, new copper/pex plumbing throughout all units, supply and drainage, new recessed lighting in living spaces, new finish fixtures for plumbing, electrical, etc., new tubs, tile, showers, vanities, toilets, new vinyl windows throughout entire 3 units, new flooring, baseboards, moldings, new paint interior and exterior, new water mainline upgraded to copper, installed new water heaters for 3 units, tankless for the ADU, new kitchen cabinets & granite countertops. Plus, a legalized deck that offers a serene outdoor living space. Do not miss out on this opportunity-this property is perfect for an owner-user or income seeker in one of LA's trendiest neighborhoods. You will gain instant sustainable rental income-we welcome your 1031 exchange transaction. Commuters enjoy close proximity to USC Village with Trader Joe's & Target as the main Tenants for all your shopping needs, Metro Expo Lines, Lucas Museum (currently under construction), West Adams restaurants and coffee shops, and DTLA LA LIVE. This is the one-call today!

Facts & Features

- Sold On 01/18/2023
- Original List Price of \$999,988
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$432 (Estimated)
- Laundry: Inside
- \$107940 Gross Scheduled Income
- \$92840.02 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,099
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01525011
- 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	4	3	0	Furnished	\$3,495	\$3,495	\$4,000
2:	1	3	3	0	Furnished	\$3,000	\$3,000	\$3,500
3:	1	3	2	0	Furnished	\$2,500	\$2,500	\$2,800

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5021003006

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: MB22246448

Printed: 01/22/2023 6:18:07 AM

Closed •

List / Sold: **\$650,000/\$645,000** ↓

1539 W 54th St • Los Angeles 90062

137 days on the market

**3 units • \$216,667/unit • 1,883 sqft • 5,287 sqft lot • \$342.54/sqft •
Built in 1923**

Listing ID: PW22186677

W 54th St & Denker Ave



\$75,000 PRICE REDUCTION -- MOTIVATED SELLER \ SEND YOUR OFFER -- 1539 West 54th Street is a well-kept 3-unit property composed of two buildings plus a 450SF garage structure with access through a back alley; the garage and the two off-street parking spaces next to it are currently occupied by the seller (no off-street parking has been assigned to the current renters). The property was extensively upgraded in 2005 and comprises approximately 1,883 rentable square feet on a 5,287 square foot lot. The front building contains one oversized 1-bedroom 1-bathroom units and a 2-bedroom 1-bathroom (1b/1b per title) unit. The second building is a freestanding 2-bedroom and 1-bathroom unit. The property is separately metered for gas and electricity. This property is located in a growing submarket of Los Angeles within walking distance to many local restaurants and grocery markets while offering tenants convenient access to the 105 and 110 Freeways; a short 14-minute drive to Downtown Los Angeles; and in close proximity to Inglewood's new SoFi stadium and USC. This is a great opportunity to acquire a desirable multi-family asset with substantial upside in the city of Los Angeles and would be a great addition to any investor's portfolio.

Facts & Features

- Sold On 01/19/2023
- Original List Price of \$725,000
- 2 Buildings
- 2 Total parking spaces
- \$395 (Estimated)
- \$42456 Gross Scheduled Income
- \$27890 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,293
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,036
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$750
- 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	\$2,245
2:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$2,245
3:	1	1	1	0	Unfurnished	\$988	\$988	\$1,745

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 5003015012

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

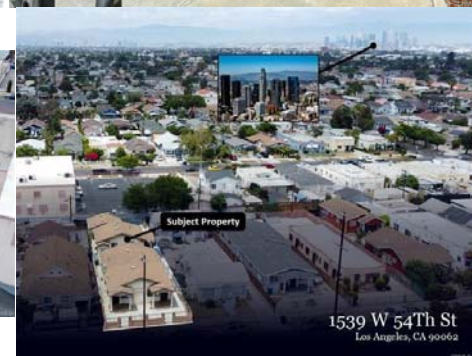
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: PW22186677

Printed: 01/22/2023 6:18:09 AM

Closed •

List / Sold:

\$1,110,000/\$1,110,000 ↓

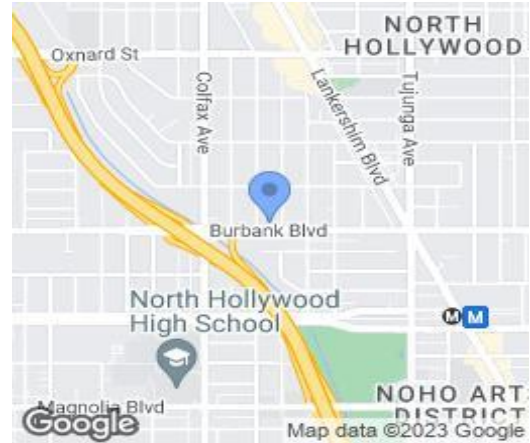
105 days on the market

Listing ID: 22176957

11611 Burbank Blvd • North Hollywood 91601

**3 units • \$370,000/unit • 3,034 sqft • 6,542 sqft lot • \$365.85/sqft •
Built in 1949**

Just Northeast of Hollywood Fwy I-101, North of Ventura Fwy (I-134), off I-170, West of Lankershim Blvd.



Probate Sale. Subject to Court confirmation and overbidding in Court. Sale was confirmed in Court on December 19th, 2022. For sale AFTER 38 years! Excellent opportunity to own 3 units, with potential to legalize the 4th unit in the back. Owner started the work on converting the garage into a 4th unit, but did not do it with permits. Large two-story owner's unit (3 bedroom 2 bath) in the front, is currently occupied by the wife of the deceased owner, who has agreed to vacate the unit no later than 30-days after close of escrow. Subject agreement is in writing with a conditional stipulation for entry of Judgment (possession) in case the occupant fails to vacate as agreed. One of the existing legal 1 bedroom units is currently vacant, and will be delivered vacant at close of escrow. The other 1 bedroom unit is leased to a long-term Section 8 tenant at \$983 per mo. Financials are Projected, assuming market rent for the Owner's unit (=\$5,000/mo.), and the vacant unit (=\$1,500/mo.). All units separately metered for gas and electricity. Low maintenance. Each unit has its own separate water heater and washer & dryer hook-up. Priced to sell. Desirable North Hollywood location, close to NoHo Arts district, and easy access to I-101, I-170, & I-134. Property is being sold AS IS and WHERE IS. Seller is a Court appointed fiduciary and cannot make any representations as to the condition, history of the subject property. Buyer to conduct their own investigations.

Facts & Features

- Sold On 01/18/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s), Central Air
- Heating: Fireplace(s), Central, Wall Furnace
- Laundry: In Kitchen
- Cap Rate: 4.59
- \$59659 Net Operating Income
- 3 electric meters available
- 3 gas meters available

Interior

- Rooms: Master Bathroom, Living Room
- Floor: Carpet, Wood
- Appliances: Range, Oven, Range Hood
- Other Interior Features: Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,647
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01905917
- 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	\$5,000	\$0	\$5,000

2: 2 1 1 Unfurnished \$1,242 \$1,242 \$3,000
3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2338031012

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: **\$995,000/\$950,000** ↓

4208 W 136th St • Hawthorne 90250

11 days on the market

4 units • \$248,750/unit • 3,522 sqft • 8,711 sqft lot • \$269.73/sqft • Built in 1965

Listing ID: SB22249985



Amazing potential in this triplex in a great area of Hawthorne! Front unit is a detached, split-level, 3 Bed/2.5 bath home with private front yard, about 1580 SF. Behind it is a one-level duplex with both units being 2 bed 1.5 bath, 971 SF. 5 car garage is in the back. ** Please note, the property is a FIXER and will require all cash, or cash to private financing. DEVELOPERS! This is also for sale as land, since the city says up to FOUR units can be built on site! City says at least one ADU can be built while still keeping the triplex, and NO garages are required since this property is so close to so much mass transit. Therefore, the entire 5 car garage can be converted into living space or maybe 2 ADUs (Buyer to verify with city). - Each unit has built in laundry. - The entire property will be delivered vacant at the close of escrow. - Tenants pay for separately metered electric & gas. Individual water heaters; owners pay for water. - Top location, close access to LAX, 405 & 105 freeways, giving easy commute access. - Close to Westside, South Bay and Eastside communities. close proximity to SoFi stadium, Kia Forum, SpaceX, shopping and transportation. - Low density street. - Seller has all the inspection reports (general, sewer, termite) available to any buyer. - Quick drive to major entertainment and dining centers in Manhattan, Hermosa, and Redondo Beach - All units will be delivered VACANT at close of escrow, allowing market rents, currently approximately \$8900 for all 3 units! - NOTE: all the financial information is based on the property being fully remodeled and part of the 5 car garage becomes an ADU; so 4 units total. GSI will be at least \$9,950 per month including the new ADU. Full proformas are available for both options: (1) a remodeled triplex and 5 car garage, without an ADU, and (2) Remodeled triplex and a 3 car garage and an ADU.

Facts & Features

- Sold On 01/15/2023
- Original List Price of \$995,000
- 2 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- Heating: Central
- \$0 (Estimated)
- Laundry: Individual Room, Inside
- \$119400 Gross Scheduled Income
- \$82364 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Level, Value In Land, Yard
- 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	3	3	2	Unfurnished	\$0	\$0	\$4,100

2:	1	2	2	1	Unfurnished	\$1,000	\$1,000	\$2,400
3:	1	2	2	0	Unfurnished	\$1,000	\$1,000	\$2,200
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,250

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
- 109 - Ramona/Burleigh area
 - Los Angeles County
 - Parcel # 4045015007

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/\$729,000 ↓**

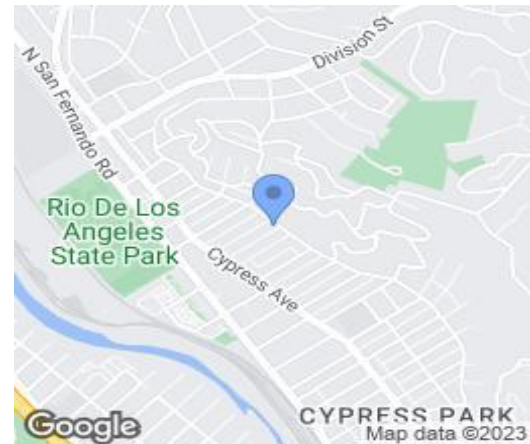
1418 Isabel St • Los Angeles 90065

97 days on the market

**4 units • \$224,750/unit • 1,639 sqft • 9,001 sqft lot • \$444.78/sqft •
Built in 1923**

Listing ID: MB22178978

Take the 110 Freeway



Developers and All Investors welcome to your perfect investment opportunity located in the heart of Glassel Park!! This nice complex is composed of 4 units which are 1 bedroom/ 1 bath each. 1 unit is vacant, fully remodeled and ready for you to move in. Do Not Walk On Premises without an Appointment. Located on a nice large with 9,000 square feet this opportunity is waiting for you !!!!!!!

Facts & Features

- Sold On 01/18/2023
- Original List Price of \$985,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Floor Furnace
- \$436 (Estimated)
- \$61199.4 Gross Scheduled Income
- \$57835.18 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,364
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$1,564
- Maintenance:
- 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	1	1	0	Unfurnished	\$0	\$0	\$2,700
2:	1	1	1	0	Furnished	\$935	\$935	\$1,010
3:	1	1	1	0	Furnished	\$747	\$747	\$806
4:	1	1	1	0	Furnished	\$718	\$718	\$775

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
- Rent Controlled

- 623 - Glassel Park area
- Los Angeles County
- Parcel # 5454030001

Michael Lembeck

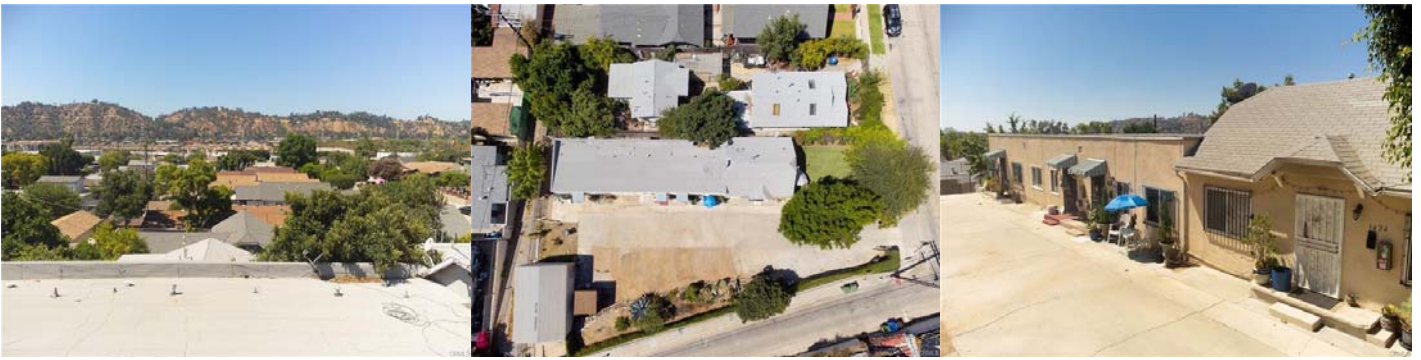
State License #: 01019397
Cell Phone: 714-742-3700

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: MB22178978

Printed: 01/22/2023 6:18:10 AM

Closed •

List / Sold:

\$1,995,000/\$1,850,000 ↓

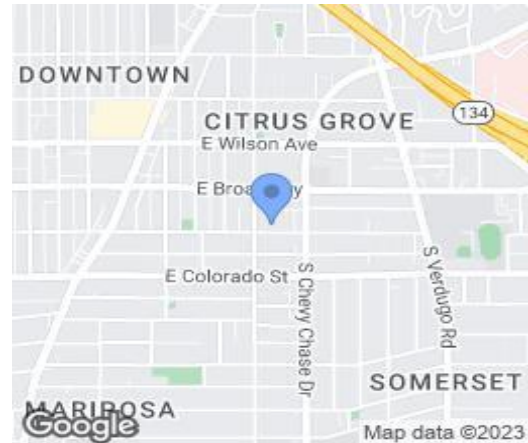
32 days on the market

Listing ID: 22215927

1115 E Harvard St • Glendale 91205

**4 units • \$498,750/unit • 5,084 sqft • 7,574 sqft lot • \$363.89/sqft •
Built in 1965**

East of Adams St., South of Broadway, North of Colorado, and West of Chevy Chase Dr.



Why not live in the front 3-bedroom home, and rent the back units to help pay your mortgage? What an extraordinary opportunity to own this 5,074-square-foot, 4-unit property in the heart of Glendale. A wonderful source of income awaits you. So close to shopping, restaurants, freeways, transportation, and entertainment. The front unit is actually a stand-alone 3 bedroom and 3 bath home. Large kitchen, dining/breakfast area, family room, living room, central air, terrazzo flooring, and so much more. Sandwiched between the home and the back property is a sparkling pool. The back property consists of three 2 bedroom and 2 bath units, all with generously sized kitchens, dining areas, and living rooms. There is parking for 4 cars on the property, plenty of street parking, and a laundry room. The main house and one of the units will be delivered vacant. The 2 occupied units are month-to-month.

Facts & Features

- Sold On 01/17/2023
- Original List Price of \$1,995,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Community
- \$117406 Net Operating Income

Interior

- Floor: Carpet, Tile
- Appliances: Dishwasher, Disposal, Vented Exhaust Fan, Electric Cooktop, Electric Oven
- Other Interior Features: Ceiling Fan(s), Cathedral Ceiling(s), Living Room Balcony, Furnished

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$11,234
- 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	3	3		Unfurnished	\$0	\$0	\$4,500
2:	1	2	2		Unfurnished	\$0	\$0	\$3,200
3:	1	2	2		Unfurnished	\$1,600	\$1,600	\$3,200
4:	1	2	2		Unfurnished	\$1,370	\$1,370	\$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
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5674013005

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: **\$719,999/\$725,000** ↑

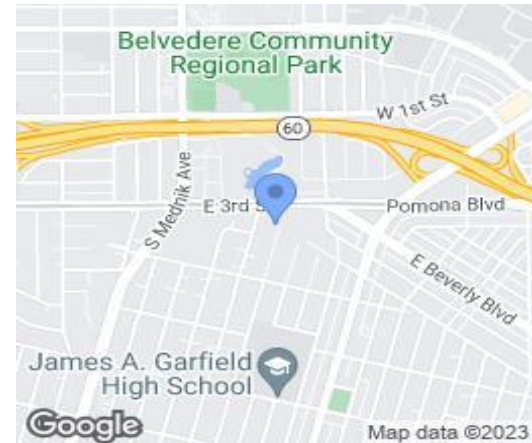
317 Fraser Ave • East Los Angeles 90022

19 days on the market

4 units • **\$180,000/unit** • **1,389 sqft** • **6,292,983 sqft lot** • **\$521.96/sqft** •
Built in 1953

Listing ID: OC22239661

Heading WEST on WHITTIER BLVD, Head NORTH (Make a RIGHT) Onto FRASER AVE, PROPERTY IS THE LAST PROPERTY AT END OF STREET ON LEFT SIDE OF STREET



Rare Investment Opportunity in Strong Rental Market of East Los Angeles. Corner Lot, End Of Street Location, Separate Meters (Electric and Gas) For All Three Units, Plus No Homes On Either Side Of The Property. Unit Mix: (3 Total) 1 Bedroom 1 Bathroom Units With Front and Rear Entrances and Ideal Floor Plans. (1 Total) 1 Bedroom 1 Bathroom Conversion in Rear. Fully Renovated Middle Unit (Currently Vacant) With: New Flooring, New Paint, New Granite Countertops, New Bathtub Shower Combo and New Fixtures, New Vanity, New Toilet, New Fans, and Newer Water Heater inside! ADU Potential with Garage in Rear Building. Possible Coin Laundry For Additional Income On Side of Rear Unit or Inside Vacant Garage. Property Features a "40 Year Roof" on Triplex, Granite Counter Tops in 2 Kitchens, and Full Copper Plumbing Up to Main Line. Fully Gated and Secured Property with Enclosed Back and Side Yards. Ample Parking with 4 Dedicated Parking Spaces in Front for Each Unit, Side Parking, Rear Garage, and Has Open Off-Street Parking Available. Cash Cow Rental Producing \$4150 Average Per Month With Pro Forma of \$6000 Per Month (not including converting rear garage into income or coin laundry). CONTACT NOW TO ATTEND SHOWING OF ENTIRE PROPERTY!

Facts & Features

- Sold On 01/17/2023
- Original List Price of \$719,999
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,484 (Public Records)
- Laundry: Common Area, Electric Dryer Hookup, Outside, Washer Hookup
- Cap Rate: 8
- \$72000 Gross Scheduled Income
- \$57600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Floor: Laminate, Tile
- Appliances: Electric Oven, Free-Standing Range, Gas Range, Range Hood
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Granite Counters, Open Floorplan, Storage

Exterior

- Lot Features: Corner Lot, Level with Street, Level, Near Public Transit, Paved
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Fencing: Average Condition, Barbed Wire, Chain Link, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,100
- Electric: \$1,920.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$240
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$1,200	\$1,850
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,500
3:	1	1	1	0	Unfurnished	\$950	\$950	\$1,500
4:	1	1	1	0	Unfurnished	\$860	\$860	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5248005036

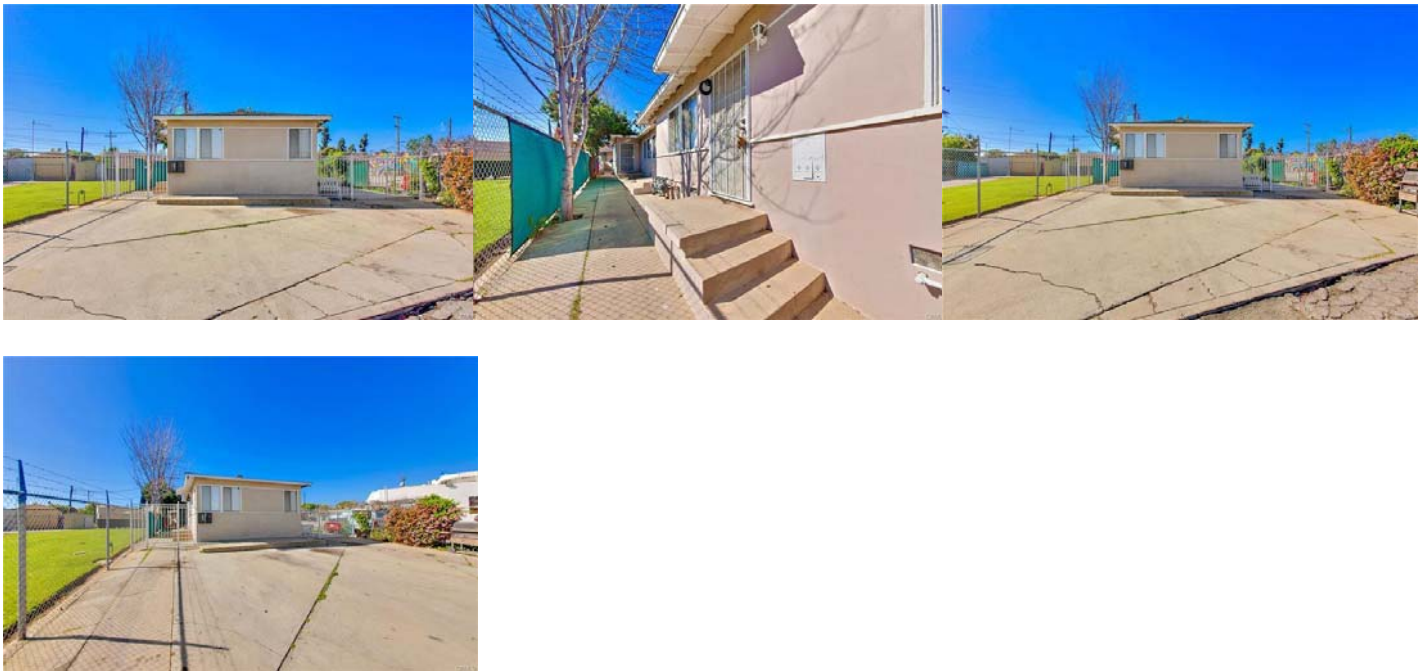
Michael Lembeck

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: OC22239661

Printed: 01/22/2023 6:18:12 AM

Closed •

List / Sold:

\$1,375,000/\$1,250,000 ↓

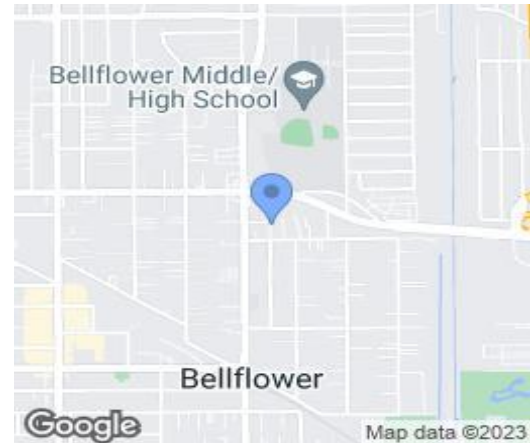
105 days on the market

Listing ID: RS22134884

10231 Trabuco St • Bellflower 90706

**4 units • \$343,750/unit • 2,180 sqft • 22,730 sqft lot • \$573.39/sqft •
Built in 1944**

from the 91 fwy go north on woodruff right on trabuco



PRIME LOCATION! NEAR BELLFLOWER HIGH SCHOOL, CLOSE TO TRANSPORTATION, 605 FWY, 91 FWY, 105 FWY. LARGE LOT (APPROX. 22,860 SF) 4 HOUSES ON THE LOT. IDEAL FOR INVESTOR OR OWNER OCCUPIED. LIVE IN 1 OF THE HOUSES AND RENT THE OTHER 3.

Facts & Features

- Sold On 01/18/2023
- Original List Price of \$1,400,000
- 4 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

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	0	0	Unfurnished	\$0	\$0	\$0
2:	1	1	0	0	Unfurnished	\$0	\$0	\$0
3:	1	1	0	0	Unfurnished	\$0	\$0	\$0
4:	1	2	0	0	Unfurnished	\$0	\$0	\$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
- RG - Bellflower North of 91 Frwy, S of Alondra area
- 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



Closed • **Apartment**

\$1,249,500/\$1,195,000 ↓

81 days on the market

Listing ID: OC22134204

6026 Cadillac Ave • Los Angeles 90034

5 units • \$249,900/unit • 2,676 sqft • 6,576 sqft lot • \$446.56/sqft • Built in 1951

La Cienega Blvd, Cadilla Ave, property on left across the street from hospital.



Fully occupied investment opportunity with rental upside in the heart of Beverlywood. Comprised of five 1-bedroom, 1-bathroom units, this apartment has an enclosed courtyard for Resident safety and privacy and each unit has one dedicated parking spot. This charming and low maintenance apartment was meticulously maintained, recent upgrades including fresh exterior paint, dual pane windows and new heating units in several of the units. 2 of the 5 units feature fresh interior paint, stainless steel appliances, stainless refrigerator, updated bathroom, hard flooring, ceiling fans, and updated light fixtures. Centrally located by Venice Blvd and S la Cienega Blvd in the heart of LA's entertainment, shopping, and work districts. Employers such as Kaiser, Beverly Center and Cedars Sinai are located nearby providing for a large Resident base with easy access to the 10 and 405 freeways and nearby bus and commuter rail.

Facts & Features

- Sold On 01/17/2023
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- \$948 (Estimated)
- Cap Rate: 4.45
- \$84386 Gross Scheduled Income
- \$55578 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Gas Range, Gas Cooktop, Gas Water Heater, Range Hood, Refrigerator, Water Heater
- Floor: Laminate, Tile
- Other Interior Features: Ceiling Fan(s), Tile Counters

Exterior

- Lot Features: Front Yard, Garden, Landscaped, Lawn, Paved, Yard
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Security Lights, Smoke Detector(s), Window Bars
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$27,120
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$1,687
- Workman's Comp:
- Professional Management: 2532
- Water/Sewer: \$1,533
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1	0	Unfurnished	\$7,032	\$7,032	\$8,750
# Of Units With:								

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal:

- Drapes:
- Patio:
- Ranges: 5
- Refrigerator: 5
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 5066001015

Michael Lembeck

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

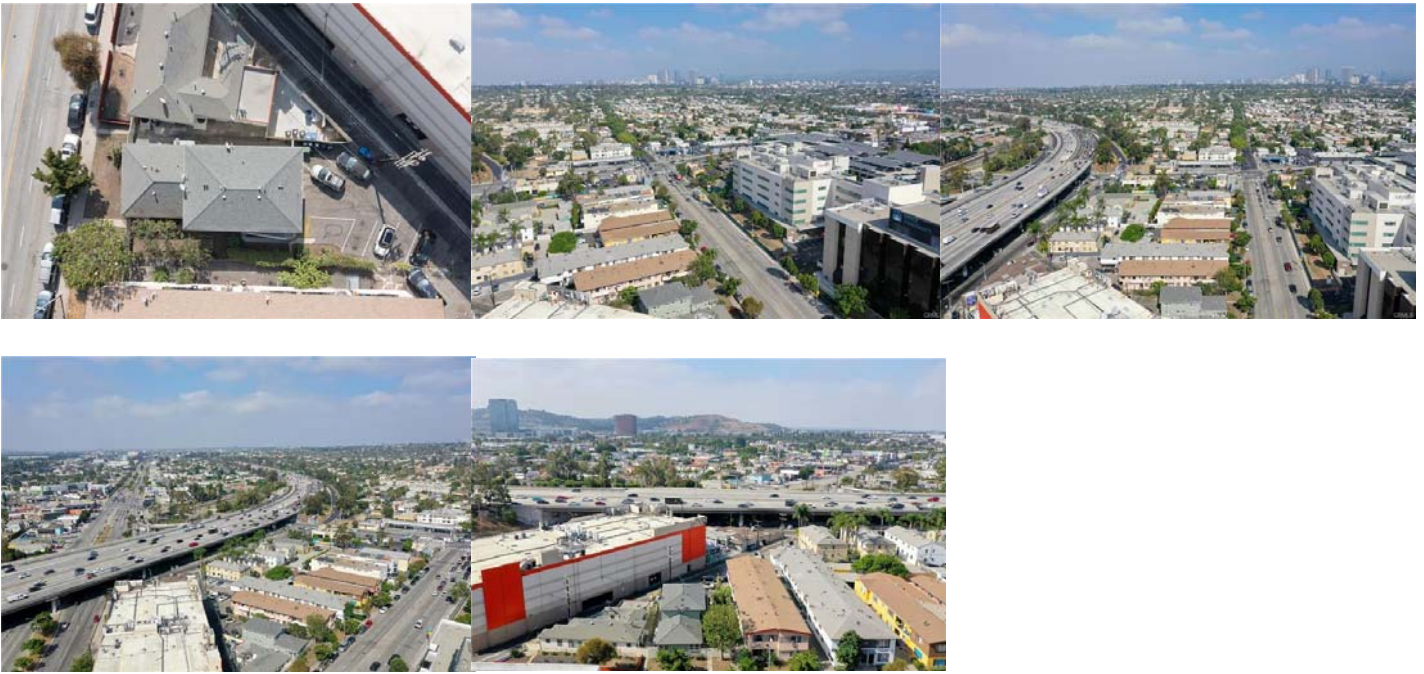
Re/Max Property Connection

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

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: OC22134204

Printed: 01/22/2023 6:18:14 AM

Closed •

List / Sold:

\$3,950,000/\$3,712,500 ↓

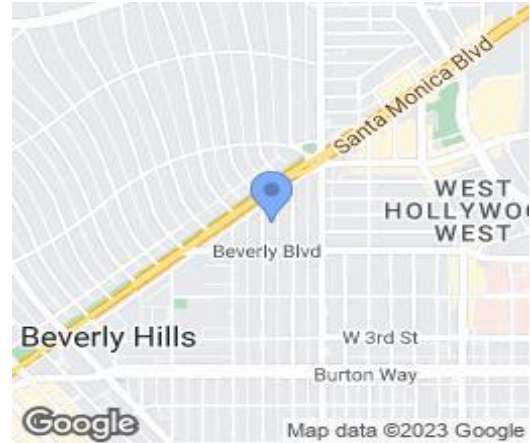
79 days on the market

Listing ID: 22192067

442 N Palm Dr • Beverly Hills 90210

**6 units • \$658,333/unit • 6,265 sqft • 7,503 sqft lot • \$592.58/sqft •
Built in 1940**

The property is situated in one of the most desirable locations in Los Angeles, sitting just north of Beverly Blvd and south of Santa Monica Blvd, sandwiched between The Flats to the west and West Hollywood to the east.



\$950,000 Price Adjustment- New Price \$3,950,000 Six Unit French Style Apartment Building in 90210 The exclusive listing agent is pleased to 442 n Palm Dr a six-unit vintage French Style apartment building located in a world-class Beverly Hills location (90210 zip code). The property features 6,265 square feet of gross rentable area, situated on a 7,503-square foot lot. The six-unit building is composed of two 2-bedroom units and four 1-bedroom units. The building is well-maintained and offers on-site parking for tenants. With the tasteful upgrades to the units incorporating the period specific charm the units are an attractive alternative for prospective tenants compared to the high-end new construction. This prime location offers a tremendous amount of dining (Spago, Wally's, Maestro's, La Scala II Cielo), shopping (Rodeo Dr with Dior, Fendi, Gucci, Hermes, Louis Vuitton) and entertainment destinations within walking distance to the property. The first-class location and vintage charm make this asset the showpiece every investor and resident strives to have * Buyer to verify all information independently and w/ listing broker* Listing Broker makes no representations nor warranties from assumptions created by marketing materials

Facts & Features

- Sold On 01/17/2023
- Original List Price of \$4,900,000
- 1 Buildings
- Cap Rate: 2.49
- \$98463 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$72,992
- 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	2	1		Unfurnished	\$2,735	\$5,469	\$7,800
2:	4	1	1		Unfurnished	\$2,300	\$9,199	\$11,600
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
- C01 - Beverly Hills area
 - Los Angeles County
 - Parcel # 4342034003

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: 22192067

Printed: 01/22/2023 6:18:15 AM

Closed •

List / Sold:

\$1,200,000/\$1,215,000 ↑

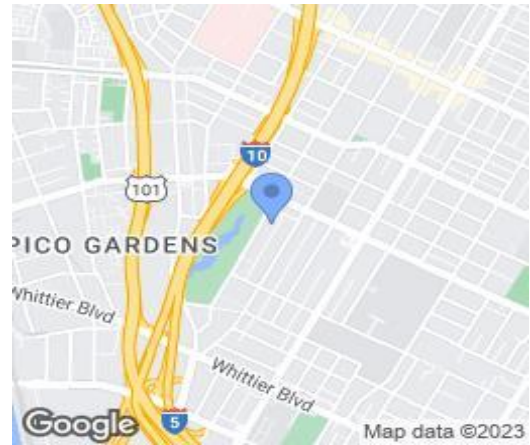
2 days on the market

Listing ID: 22224875

432 S St Louis St • Los Angeles 90033

**10 units • \$120,000/unit • 4,257 sqft • 7,570 sqft lot • \$285.41/sqft •
Built in 1923**

Located directly across the street from Hollenbeck Park, just north of Whittier Blvd and west of North Soto Street.



We are pleased to present 432 South St. Louis Street, a 10-unit apartment building located in Boyle Heights. Built in 1923, this 4,257 square foot property sits on a 7,570 square foot lot and is comprised of all studio units which are all occupied. Eight of the units are approximately 400 square feet and two are approximately 660 square feet (Square footages not guaranteed by Seller or Brokers. Buyers to conduct their own investigation). The property has no on-site parking or laundry and has very minimal landscaping requirements. All the units are individually metered gas and electricity. This property boasts a rental upside of approximately 80%+, allowing an investor to capture this upside through interior renovations at the time of vacancies. Located directly across the street from Hollenbeck Park, just north of Whittier Blvd and west of North Soto Street, the property has a walk score of 81 and is just a short drive to many of the local shops, restaurants, schools, and places of business along the Whittier Boulevard and East Cesar Chavez Avenue thoroughfares. The property is in proximity to Downtown Los Angeles and the rapidly changing/improving Arts District. For commuters, the property is conveniently located within minutes of the 5, 10, 101, 60, 110 and 710 Freeways providing easy access throughout Los Angeles County.

Facts & Features

- Sold On 01/19/2023
- Original List Price of \$1,200,000
- 10 Buildings
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- 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:	10	0	1		Unfurnished	\$0	\$0	\$0
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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5183018014

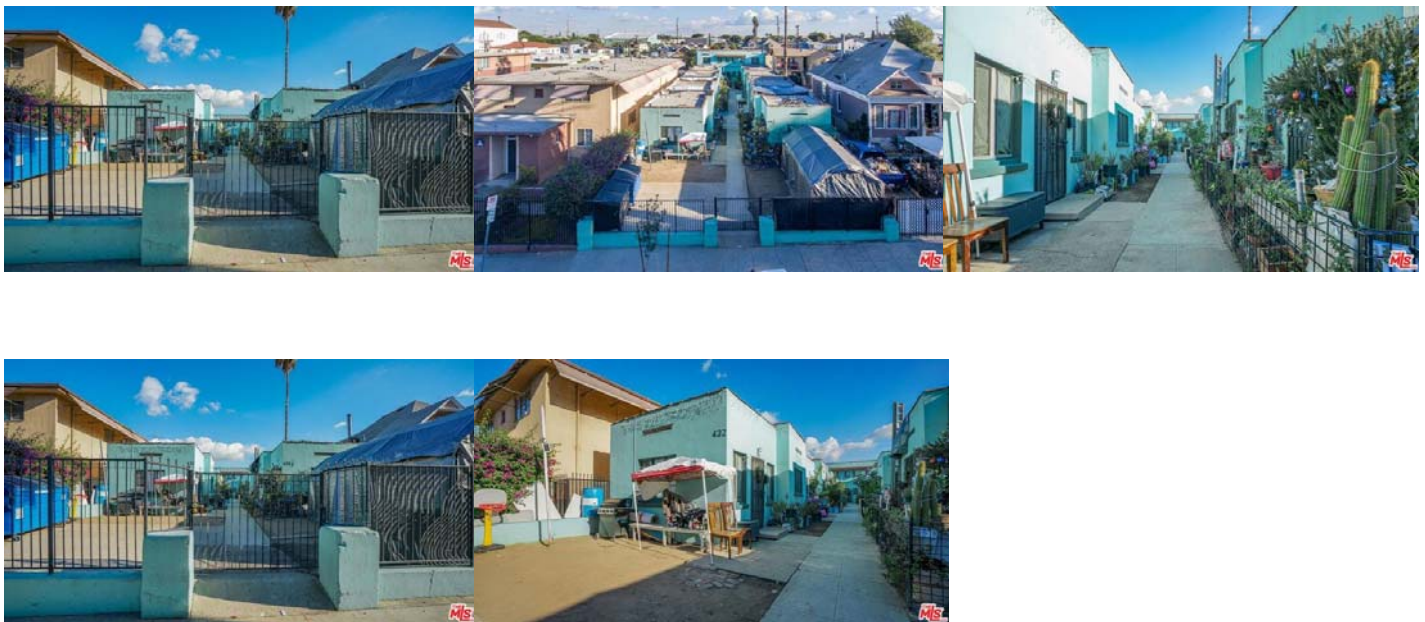
Michael Lembeck

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: 22224875

Printed: 01/22/2023 6:18:16 AM

Closed •

List / Sold:

\$3,750,000/\$2,900,000 ↓

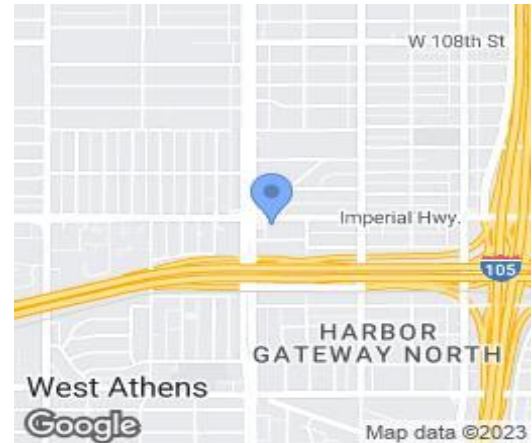
71 days on the market

Listing ID: 22204403

840 W Imperial Hwy • Los Angeles 90044

**19 units • \$197,368/unit • 11,172 sqft • 14,401 sqft lot • \$259.58/sqft •
Built in 1965**

S Vermont & W Imperial Hwy



840 W Imperial Highway is a rare 19-unit investment opportunity located in the Harbor Gateway North neighborhood of South Los Angeles, CA. The building is fully occupied and has an excellent unit mix of (7) Studios, (9) 1 Bed, 1 Bath, (1) 2 Bed, 1 Bath, and (2) 3Bed, 1 Bath units. The property is comprised of one two story structure totalling 11,172 square feet on a 14,400 square feet lot zoned LAR3. The property is currently operating with (14) section 8 tenants, providing a new owner with steady and reliable revenue. Situated just east of the corner of Imperial Hwy and Vermont Ave, the immediate neighborhood offers extremely convenient living with easy access to the 105 and 110 freeways, SoFi Stadium and Hollywood Park (4.5 miles), the Vermont / Athens light rail stop (0.3 miles), Los Angeles Southwest College (0.7 miles), Space X (2.5 miles), Downtown Los Angeles, and the South Bay. South Los Angeles has seen steady growth over the past several years due to its relative housing affordability and convenient proximity to Downtown Los Angeles, SoFi Stadium, USC, Culver City, and South Bay. Rents in South LA have grown significantly over the past two years with average 2-bedroom market rents reaching \$2,250-\$2,350, a nearly 20% increase from 2020. With low vacancy rates, landlord-favored market conditions, and numerous employment options nearby, South LA is poised for significant long-term growth.

Facts & Features

- Sold On 01/17/2023
- Original List Price of \$4,100,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- Cap Rate: 5.52
- \$207173 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$115,066
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01782269
- 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:	7	0	1		Unfurnished	\$1,321	\$9,245	\$10,150
2:	9	1	1		Unfurnished	\$1,518	\$13,665	\$15,750
3:	1	2	1		Unfurnished	\$1,984	\$1,984	\$2,150
4:	2	3	1		Unfurnished	\$1,354	\$2,707	\$5,900
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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6088001031

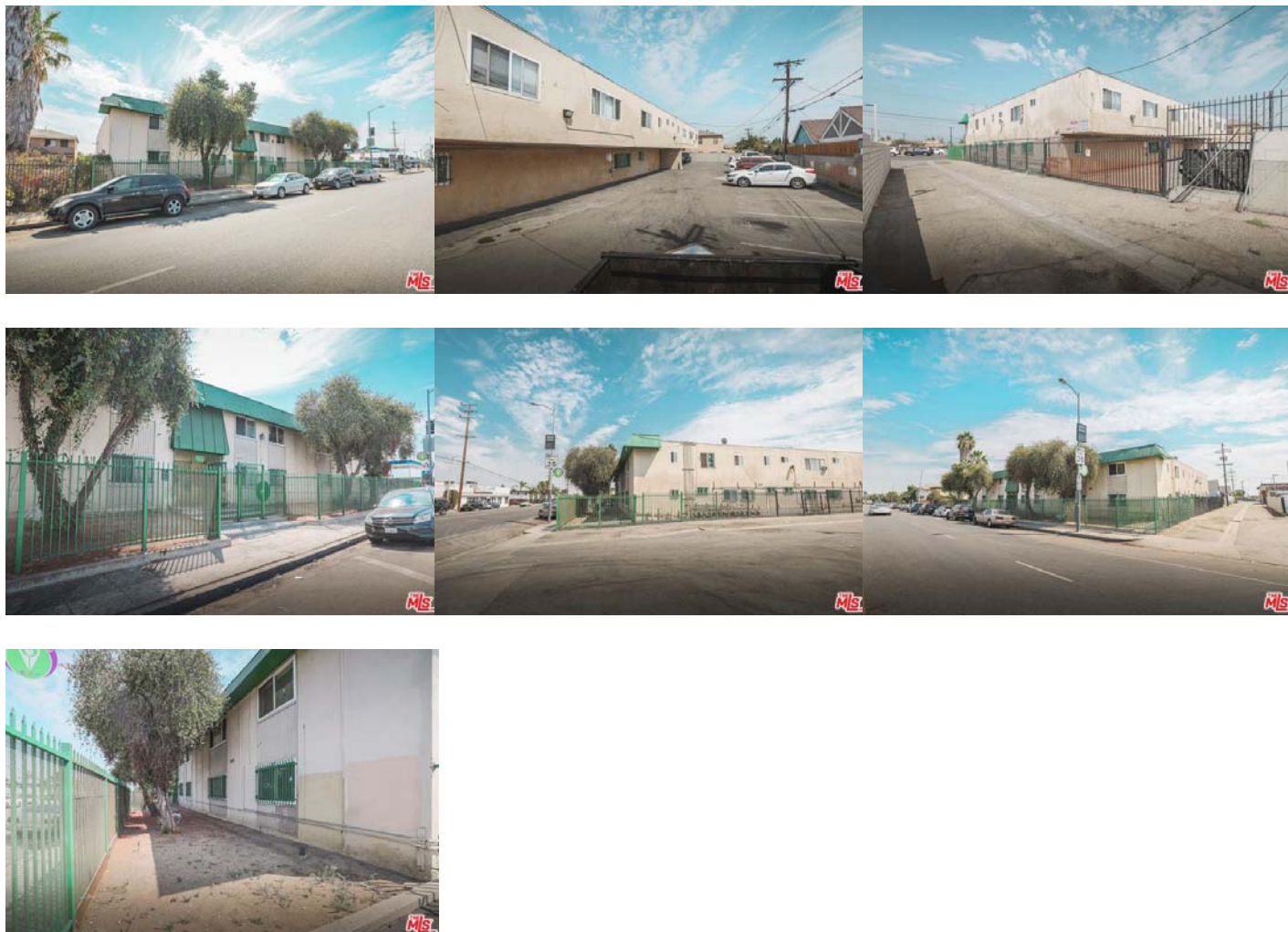
Michael Lembeck

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:

\$1,800,000/\$1,425,000 ↓

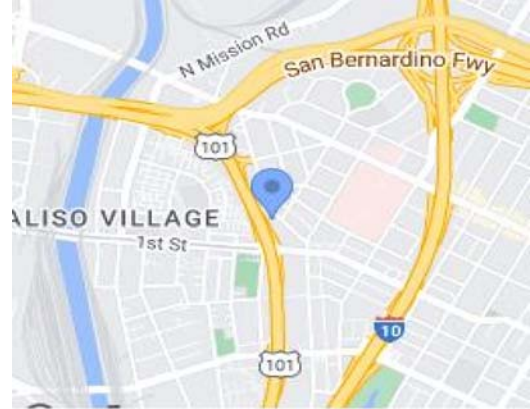
149 days on the market

Listing ID: 22182779

1536 Pleasant Ave • Los Angeles 90033

**20 units • \$90,000/unit • 9,106 sqft • 12,470 sqft lot • \$156.49/sqft •
Built in 1923**

Property is on the West side of Pleasant Ave. From the Freeway, get off at either 1st or 4th. Turn into the junction towards Mariachi Plaza then head North on Boyle Ave. Pleasant is left at the fork just after 1st St.



Over 275% of upside! These two buildings side by side are tied together by one APN making it a total of 9,106 SF of Building. In one building there are 6 units that are 3 beds / 1 bath. In the other building there are 14 single room occupancies with a number of those being nonconforming. Buyer to verify original unit count. Subject property is located on Pleasant Ave with the nearest cross street is S Boyle Ave. The property is one block away from Mariachi Plaza. Along with its history, Mariachi Plaza also has fine dining and a metro stop for the Gold Line. Notable restaurants include Birrieria Don Boni, un solo sol, and Casa Fina Restaurant & Cantina. The Gold Line is connected to the Los Angeles Metro system, making all of the Greater Los Angeles area accessible without a car. Subject property is also one block away from the 10 East entrance/exit. It is also in the middle of the 5/101/10/60 Junction for easy commutes in every direction. Do not disturb tenants. Those that do will be disqualified from sale.

Facts & Features

- Sold On 01/19/2023
- Original List Price of \$3,200,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 2.3
- \$74736 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$57,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947193
- 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	3	1		Unfurnished	\$1,081	\$6,483	\$16,500
2:	4	0	0		Unfurnished	\$645	\$2,580	\$4,000
3:	4	0	0		Unfurnished	\$479	\$1,915	\$4,000
4:	6	0	0		Unfurnished	\$0	\$0	\$6,000
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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5174024042

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

