

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	Pr
1	PW21250686	S	2074 Junipero AVE	SIGH	8	STD	2	\$41,940		\$939,900	\$523.91	1794	1961/ASR	3,357/0.0771	N
2	21798450	S	411 S Grevillea AVE	ING	101	STD	2			\$810,000	\$472.30	1715	1921	7,507/0.17	
3	SB21201140	S	1743 256th ST	LOM	121	STD	2	\$26,000		\$820,000	\$813.49	1008	1947/ASR	7,320/0.168	N
4	PV21206863	S	104 S Cabrillo AVE	SP	187	STD	2	\$52,692		\$912,000	\$480.00	1900	1960/ASR	5,000/0.1148	N
5	21106409	S	3226 Perilla AVE	LA	606	STD	2			\$1,350,000	\$578.41	2334	1954	4,977/0.11	
6	WS21172938	S	2525 Peck RD	ELM	619	STD	2	\$18,600		\$494,000	\$401.63	1230	1958/PUB	3,400/0.0781	N
7	PW21232312	S	201 Collwood AVE	LPUE	633	STD	2	\$0		\$700,000	\$422.71	1656	1947/ASR	11,319/0.2598	N
8	21100851	S	4601 Welch Pl	LA	637	STD	2			\$1,900,000	\$733.02	2592	1921	5,299/0.12	N
9	DW21171158	S	6042 Newlin AVE	WH	670	STD	2	\$42,000		\$701,000	\$364.35	1924	1924/ASR	7,001/0.1607	N
10	DW20196605	S	3527 Sierra ST	LA	677	STD	2	\$0		\$830,000	\$490.25	1693	1963/PUB	5,418/0.1244	N
11	CV20255073	S	464 S Margaret	LA	699	STD	2	\$33,000		\$605,000	\$542.11	1116	1938/PUB	4,324/0.0993	N
12	IV21254099	S	515 S Sydney DR	LA	699	STD	2	\$0		\$650,000	\$396.34	1640	1922/ASR	6,753/0.155	N
13	CV21224768	S	217 Poplar	CMP	699	STD	2	\$10,800		\$672,000	\$497.04	1352	1923/ASR	3,740/0.0859	N
14	SB21206561	S	10310 S San Pedro ST	LA	699	STD	2	\$37,308		\$675,000	\$317.50	2126	1990/PUB	2,911/0.0668	N
15	PW21149501	S	8013 Garfield AVE	BG	699	STD	2	\$39,300		\$730,000	\$486.67	1500	1939/ASR	7,355/0.1688	N
16	PW21098850	S	1106 W 41st ST	LA	699	STD	2	\$198,000		\$2,475,000	\$476.51	5194	2021/SLR	6,405/0.147	N
17	IV21244892	S	1250 S Record AVE	LA	BOYH	STD	2	\$50,800		\$825,000	\$291.11	2834	2008/ASR	6,485/0.1489	N
18	SB21037962	S	209 S Arnaz DR	BEVH	C01	STD	2	\$0		\$2,600,000	\$690.02	3768	1933/ASR	6,497/0.1492	N
19	21783504	S	2048 S Harcourt AVE	LA	C16	STD	2			\$1,520,000	\$518.06	2934	1923	8,506/0.19	N
20	SR21032627	S	4016 Wall ST	LA	C23	STD	2	\$0		\$325,000	\$489.56	2	1905/ASR	5,700/0.1309	N
21	IN21243934	S	8307 Kittyhawk AVE #2	LA	C29	STD,TRUS	2	\$61,800		\$985,000	\$489.56	2012	1944/ASR	7,412/0.1702	N
22	IV21242480	S	11648 Parmelee	LA	C34	STD	2	\$2,000		\$586,000	\$96.84	6051	1928/PUB	6,051/0.1389	N
23	SR21207613	S	3217 Morgan AVE	LA	C34	STD	2	\$0		\$650,000	\$425.67	1527	1912/ASR	3,785/0.0869	N
24	PW21190867	S	141 E 93rd ST	LA	C34	STD	2	\$0		\$750,000	\$360.92	2078	1924/PUB	5,175/0.1188	N
25	SB21153756	S	6703 2nd AVE	LA	C34	STD	2	\$54,000		\$850,000	\$520.20	1634	1924/ASR	4,805/0.1103	N
26	SR21229411	S	4061 Wadsworth AVE	LA	C37	STD	2	\$0		\$630,000	\$313.12	2012	1903/ASR	6,310/0.1449	N
27	DW21228866	S	9326 Baird AVE	LA	C37	STD	2	\$0		\$770,000	\$361.84	2128	1934/ASR	4,760/0.1093	N
28	QC21268248	S	723 W 78th ST	LA	C37	STD	2	\$64,800		\$825,000	\$389.89	2116	1922/ASR	7,000/0.1607	N
29	21103751	S	106 S Mansfield AVE	LA	HPK	STD	2			\$2,950,000	\$574.27	5137	1925	7,156/0.16	N
30	SR21167015	S	13833 Roscoe BLVD	PC	PC	STD	2	\$0		\$775,000	\$470.27	1648	1951/ASR	8,659/0.1988	N
31	SR21247917	S	6960 Yarmouth AVE	RES	RES	STD	2	\$84,000		\$1,300,000	\$479.53	2711	1961/ASR	7,806/0.1792	N
32	SB21231583	S	8924 Elizabeth AVE	SOG	T2	STD	2	\$0		\$865,000	\$309.04	2799	1927/ASR	6,623/0.152	N
33	DW21206888	S	4119 Beck AVE	BELL	T6	STD	2	\$0		\$850,000	\$357.59	2377	1959/PUB	6,999/0.1607	N
34	PV22002813	S	4231 W 142nd ST	HAWT	109	STD	3	\$66,060	4	\$1,200,000	\$424.93	2824	1947/ASR	8,689/0.1995	N
35	PW22002296	S	3542 W 168th ST	TORR	132	STD	3	\$43,200		\$1,010,000	\$506.77	1993	1954/ASR	6,200/0.1423	N
36	CV21149629	S	4936 Templeton ST	LA	621	STD,TRUS	3	\$30,792		\$750,000	\$319.15	2350	1922/ASR	7,152/0.1642	N
37	DW21121251	S	322 Cornwell ST	LA	699	STD	3	\$0		\$905,000	\$331.74	2728	1895/ASR	6,572/0.1509	N
38	21764822	S	4846 Oakwood AVE	LA	C17	STD	3			\$1,999,800	\$729.06	2743	1930	7,249/0.16	
39	SR20263776	S	9038 Reading AVE	WS	C29	STD	3	\$38,604		\$1,174,950	\$497.02	2364	1950/ASR	6,821/0.1566	N
40	PW20260512	S	1704 W Jefferson BLVD	LA	C37	STD	3	\$93,600		\$1,599,999	\$484.85	3300	2019/BLD	4,700/0.1079	N
41	TR21051464	S	11623 ARDENMOOR	DOW	D4	STD	3	\$72,000		\$1,475,000	\$435.36	3388	1951/ASR	7,248/0.1664	N
42	SR21232560	S	6624 Baird AVE	RES	RES	STD	3	\$7,800		\$1,325,000	\$427.42	3100	1957/ASR	10,714/0.246	N
43	PW21236743	S	2561 Poplar Pl	HNPK	T5	STD	3	\$14,400		\$810,000	\$401.79	2016	1952/ASR	4,933/0.1132	N
44	P1-7380	S	328 Parkman AVE	LA	C17	STD	4	\$144,600	6	\$2,224,000	\$279.06	1970	1970	6,236/0.14	N
45	PV21244681	S	1616 254th ST	HC	124	STD	4	\$12,000		\$825,000	\$377.23	2187	1951/ASR	11,975/0.2749	N
46	SB21241963	S	323 S Francisco AVE	REDO	156	STD	4	\$122,400	4	\$2,500,000	\$629.72	3970	1960/ASR	6,041/0.1387	N
47	PV21256293	S	1126 McDonald AVE	WILM	196	STD	4	\$39,972		\$600,000	\$353.77	1696	1923/ASR	6,650/0.1527	N
48	21100861	S	3213 Perilla AVE	LA	606	STD	4			\$1,425,000	\$464.17	3070	1958	5,399/0.12	
49	SR21250275	S	2131 N Lincoln ST	BBK	610	NOD	4	\$76,800		\$1,260,000	\$492.19	2560	1962/ASR	5,298/0.1216	N
50	P1-7233	S	1312 N Mar Vista AVE	PAS	646	STD	4	\$108,400		\$2,200,000	\$538.82	4083	1921	8,294/0.19	N
51	PF21206005	S	460 Vista AVE	PAS	646	STD	4	\$134,400	5	\$2,200,000	\$512.58	4292	1963/ASR	7,552/0.1734	N
52	21783002	S	3007 E 4th ST	LA	BOYH	STD	4			\$835,000	\$333.07	2507	1926	5,174/0.11	
53	21107145	S	3705 Greenfield AVE	LA	C13	STD	4			\$1,960,000	\$480.39	4080	1965	4,935/0.11	
54	21102245	S	1501 S Sierra Bonita AVE	LA	C16	STD	4			\$1,610,000	\$555.17	2900	1937	6,414/0.14	N
55	21111936	S	2301 Hauser BLVD	LA	C16	STD	4			\$3,325,000	\$496.71	6694	2021	6,079/0.13	
56	DW21228917	S	314 W 47th ST	LA	C34	PRO	4	\$52,320		\$625,000	\$150.24	4160	1924/OTH	4,477/0.1028	N
57	21768568	S	462 W 41st ST	LA	C42	STD	4			\$975,000	\$256.17	3806	1965	5,225/0.11	
58	SR21104437	S	2015 2017 6th AVE	LA	C42	STD	4	\$5,097		\$985,000	\$264.78	3720	1948/ASR	7,495/0.1721	N
59	AR21225658	S	8612 Rose ST	BF	RF	STD	4	\$0		\$1,400,000	\$384.93	3637	1940/ASR	11,873/0.2726	N
60	PW21177417	S	2926 Iowa AVE #A	SOG	T4	STD	4	\$5,475		\$970,000	\$340.47	2849	1964/ASR	5,378/0.1235	N
61	SR21158463	S	18937 Nordhoff ST	NR	NR	STD	5	\$0		\$3,325,000	\$540.47	6152	2021/SEE	28,019/0.6432	N
62	21107233	S	328 Calle Miramar	REDO	128	STD	6			\$4,020,000	\$970.55	4142	1953	8,128/0.18	N
63	21775108	S	600 N Coronado ST	LA	671	STD	6			\$1,260,000	\$291.53	4322	1906	4,997/0.11	
64	21712022	S	158 S Elm DR	BEVH	C01	STD	6			\$4,100,000	\$761.23	5386	1938	6,070/0.13	
65	21776210	S	21 S Venice BLVD	VEN	C11	STD	6			\$3,460,000	\$970.00	3567	1964	3,961/0.09	
66	21775570	S	12228 Grevillea AVE	HAWT	108	STD	7			\$2,135,000	\$382.27	5585	1958	7,876/0.18	
67	21110267	S	3934 Van Buren Pl	CULV	C28	STD	8			\$3,415,000	\$453.04	7538	1959	7,849/0.18	N
68	CV21189183	S	1676 East Kingsley Avenue	POM	687	STD	10	\$148,260	3	\$2,485,000	\$225.29	11030	1957/ASR	11,761/0.27	N
69	21103833	S	7949 Romaine ST	WHO	C10	STD	12			\$3,500,000	\$364.89	9592	1955	6,202/0.14	N
70	22116477	S	1528 N HOBART BLVD	LA	C20	STD	12			\$3,600,000	\$398.67	9030	1955	10,047/0.23	
71	21794014	S	11423 Ohio AVE	LA	WLA	STD	16			\$6,500,000	\$536.17	12123	1960	15,609/0.35	N
72	AR21183308	S	6948 Vesper AVE	VNS	699	STD	20	\$253,540		\$3,815,000	\$256.57	14869	1977/PUB	20,989/0.4818	N
73	21754878	S	3499 Sawtelle BLVD	LA	C13	STD	20			\$8,000,000	\$765.92	10445	1959	15,750/0.36	N
74	21797368	S	552 N Hobart BLVD	LA	C17	STD	26			\$13,000,000	\$478.77	27153	2021	15,014/0.34	

Closed •

List / Sold: **\$949,000/\$939,900** ↓

2074 Junipero Ave • Signal Hill 90755

7 days on the market

2 units • \$474,500/unit • 1,794 sqft • 3,357 sqft lot • \$523.91/sqft • Built in 1961

Listing ID: PW21250686

East of Cherry Ave., South of 21st Street



Fantastic Duplex in Signal Hill! The property features (1) 2bd/1bth spacious top floor unit with expansive views all the way to the ocean, and (1) 1bd/1bth with bonus room (potential second bedroom) bottom floor unit. Each unit has a small private rear backyard patio area. Top floor unit features new vinyl plank flooring throughout. Two single car garages with room to park 2 cars in the driveway. Don't miss out on this amazing Investment Opportunity in a great part of Signal Hill!

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$949,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$711 (Estimated)
- Laundry: In Garage, Inside
- \$41940 Gross Scheduled Income
- \$41940 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,995	\$1,995	\$2,600
2:	1	1	1	1	Unfurnished	\$1,500	\$3,495	\$1,995

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
- 8 - Signal Hill area
- Los Angeles County
- Parcel # 7216005004

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: PW21250686

Printed: 01/09/2022 1:46:50 PM

Closed •

411 S Grevillea Ave • Inglewood 90301

2 units • \$398,500/unit • 1,715 sqft • 7,507 sqft lot • \$472.30/sqft •

Built in 1921

South of Manchester, West of La Brea

List / Sold: \$797,000/\$810,000 ↓

65 days on the market

Listing ID: 21798450



BACK ON THE MARKET! PRICE REDUCTION!! Great opportunity for investors, developers. 2 houses on a large 7500 SF lot in desirable North Inglewood close to City Hall, the new SoFi Stadium, Public Transportation, LAX, and easy access to Freeway 405. Front unit is 1,077 square feet and consist of 2 bedrooms and a 3/4 bath. Rear unit is 1 bedroom and 1 bath with small study. "As is" sale, renovate or develop. City Planning is processing 5 townhouse plan. Deliver both units vacant!!

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$889,000
- 2 Buildings
- \$4500 Net Operating Income

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$50
- Maintenance: \$50
- 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	\$2,500	\$0	\$2,500
2:	1	1	1		Unfurnished	\$2,000	\$0	\$2,000
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
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4020027012

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 • DuplexList / Sold: **\$850,000/\$820,000** ↓**36 days on the market****1743 256th St • Lomita 90717****2 units • \$425,000/unit • 1,008 sqft • 7,320 sqft lot • \$813.49/sqft • Built in 1947****Listing ID: SB21201140****Western and 256th**

Come check out this unique, developers' dream property located in the friendly city of Lomita. This property consists of 2 rentable units. The front unit is a 2 bedroom, 1 bath with all original hardwood floor and the back unit is 1 bedroom, 1 bath. The front driveway can park 5 cars and there is an alley access that opens to 2 more parking space. There is a large courtyard behind the front unit that is large enough to build another unit. The back unit is behind the garage and has been there since the seller bought the property years ago. Buyer to verify all information and permits.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 9 Total parking spaces
- Heating: Wall Furnace
- \$576 (Estimated)
- Laundry: Dryer Included, Individual Room, Washer Included
- \$26000 Gross Scheduled Income
- \$24660 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Tile, Wood
- Appliances: Gas Oven, Gas Range, Refrigerator, Water Heater
- Other Interior Features: Copper Plumbing Full, Open Floorplan, Tile Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,340
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$840
- Cable TV: 00856244
- Gardener:
- Licenses:
- Insurance: \$500
- 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	\$1,200	\$1,200	\$2,500
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 121 - Lomita area
- Los Angeles County
- Parcel # 7410012016

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: SB21201140

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Closed • Duplex

List / Sold: \$939,000/\$912,000 ↓

104 S Cabrillo Ave • San Pedro 90731

61 days on the market

2 units • \$469,500/unit • 1,900 sqft • 5,000 sqft lot • \$480.00/sqft •

Listing ID: PV21206863

Built in 1960

Corner of First St. and S. Cabrillo.



Corner lot Duplex located in a prime location just minutes to Freeways, Restaurants and the upcoming San Pedro Public Market. Front unit consists of 3 bedrooms and 2 bathrooms with a spacious living area, eating area next to kitchen, Air Conditioning, Gas Range and 2 car garage with laundry hook ups. The rear unit consists of 2 bedrooms and 1 bathroom, includes laundry hook ups in unit and a 1 car garage. Multiple upgrades have been done during current ownership such as pavers and artificial turf landscaping, vinyl patio fence was added to the porch of the front unit, vinyl windows in rear unit and refinished wood floors, both water heaters are less than 2 years old. Both units are rented close to market rate with no missed payments.

Facts & Features

- Sold On 01/05/2022
 - Original List Price of \$1,088,000
 - 2 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - Heating: Wall Furnace
 - \$351 (Estimated)
- Laundry: In Garage, In Kitchen
 - \$52692 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry
 - Floor: Tile, Wood
- Appliances: Free-Standing Range, Water Heater
 - Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Landscaped, Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,500
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00808075
 - Gardener:
 - Licenses:
- Insurance: \$700
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,626	\$2,626	\$2,900
2:	1	2	1	1	Unfurnished	\$1,765	\$1,765	\$1,900

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 187 - Holy Trinity area
 - Los Angeles County
 - Parcel # 7451010001

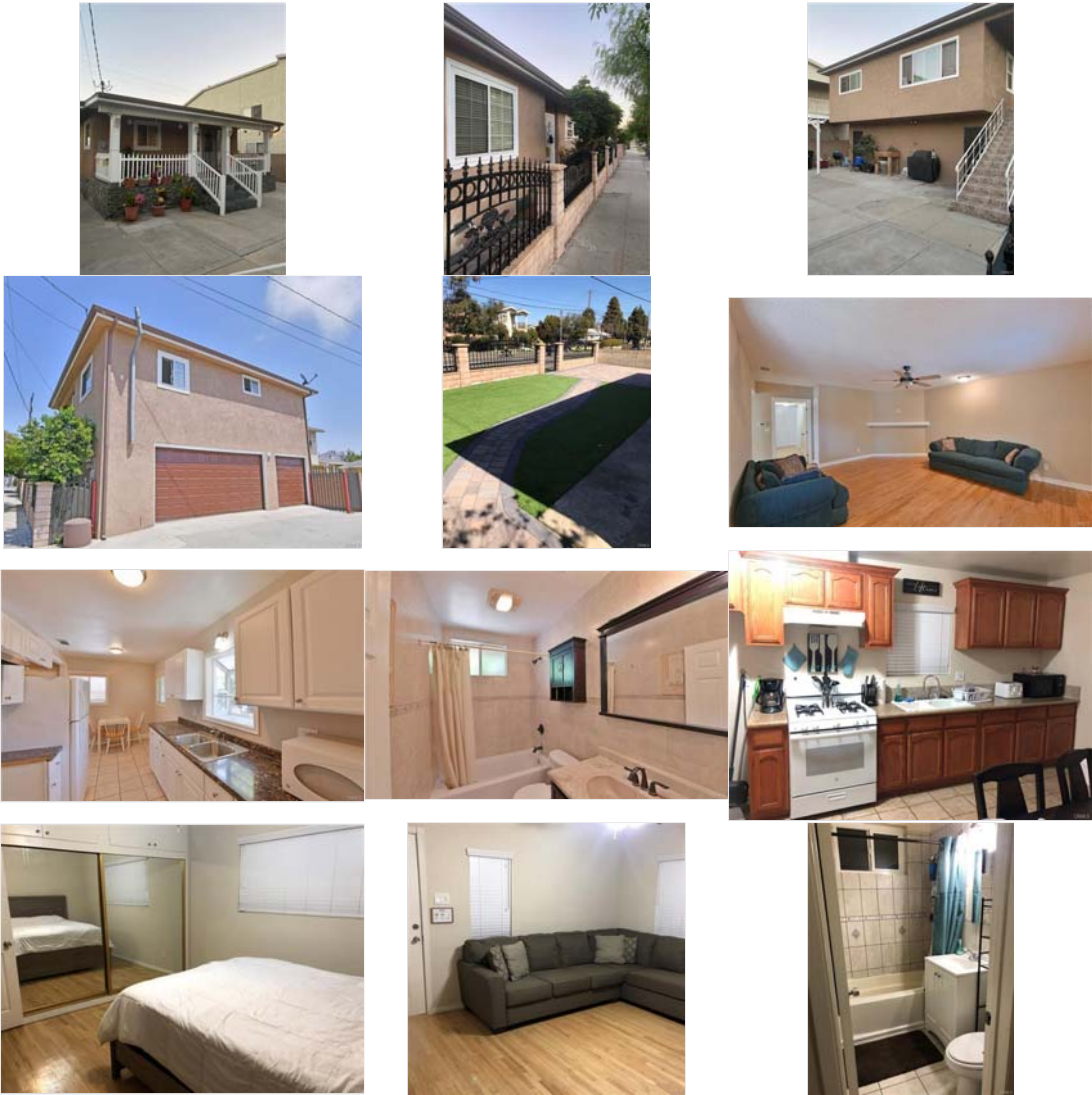
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PV21206863

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Closed •

3226 Perlita Ave • Los Angeles 90039
2 units • \$594,500/unit • 2,334 sqft • 4,977 sqft lot • \$578.41/sqft •
Built in 1954
Google Maps.

List / Sold:
\$1,189,000/\$1,350,000 ↑
6 days on the market
Listing ID: 21106409



In Atwater Village this duplex circa 1954 is a sweet find, delivered vacant and offering multiple opportunities for use. Earn income on both units, live in one while renting out the other, or make it one private compound with separate space for your loved ones, guests, office, or limitless other options. Well-maintained interiors are airy and bright with features that include hard surface flooring, updated kitchens and baths, dishwashers and laundry hookups. The generous rear unit provides three bedrooms, two baths, a garage and an enclosed bonus room suited for your work studio or gear storage; the front unit features one bedroom + one bath. Gated for privacy, this property features drought-tolerant landscaping, a private patio for outdoor enjoyment, and two off-street parking spaces. Recreation is nearby on the LA River Bike Path and it's easy to get to trendy coffee, dining, markets and nightlife in Atwater Village including Proof Bakery, Momed, Wine+Eggs, Club Tee Gee and more.

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$1,189,000
- 1 Buildings
- 1 Total parking spaces
- Heating: Wall Furnace
- \$65974 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$10,850
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01912382
- 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	\$2,500
2:	1	3	2		Unfurnished	\$0	\$0	\$4,100
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

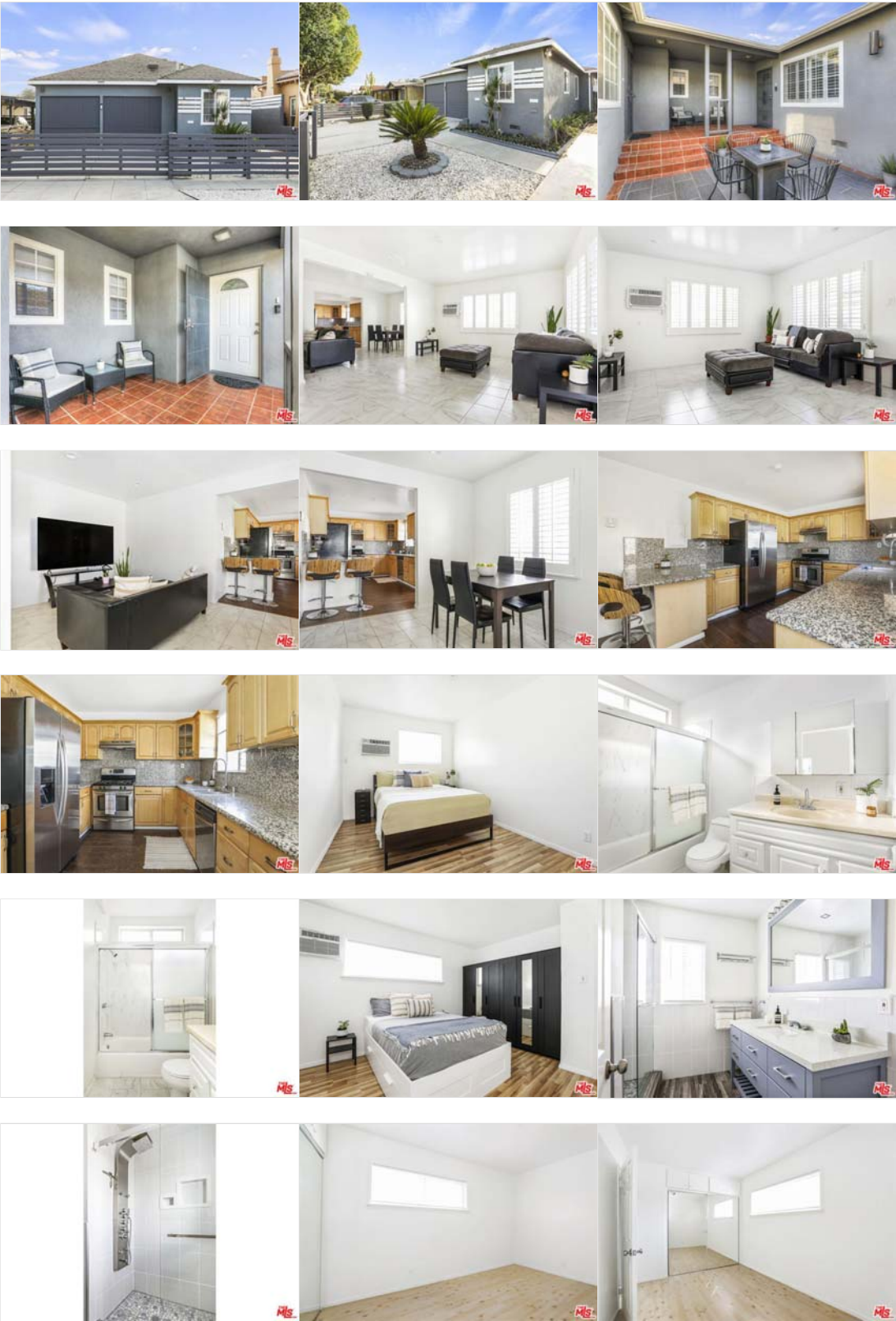
Additional Information

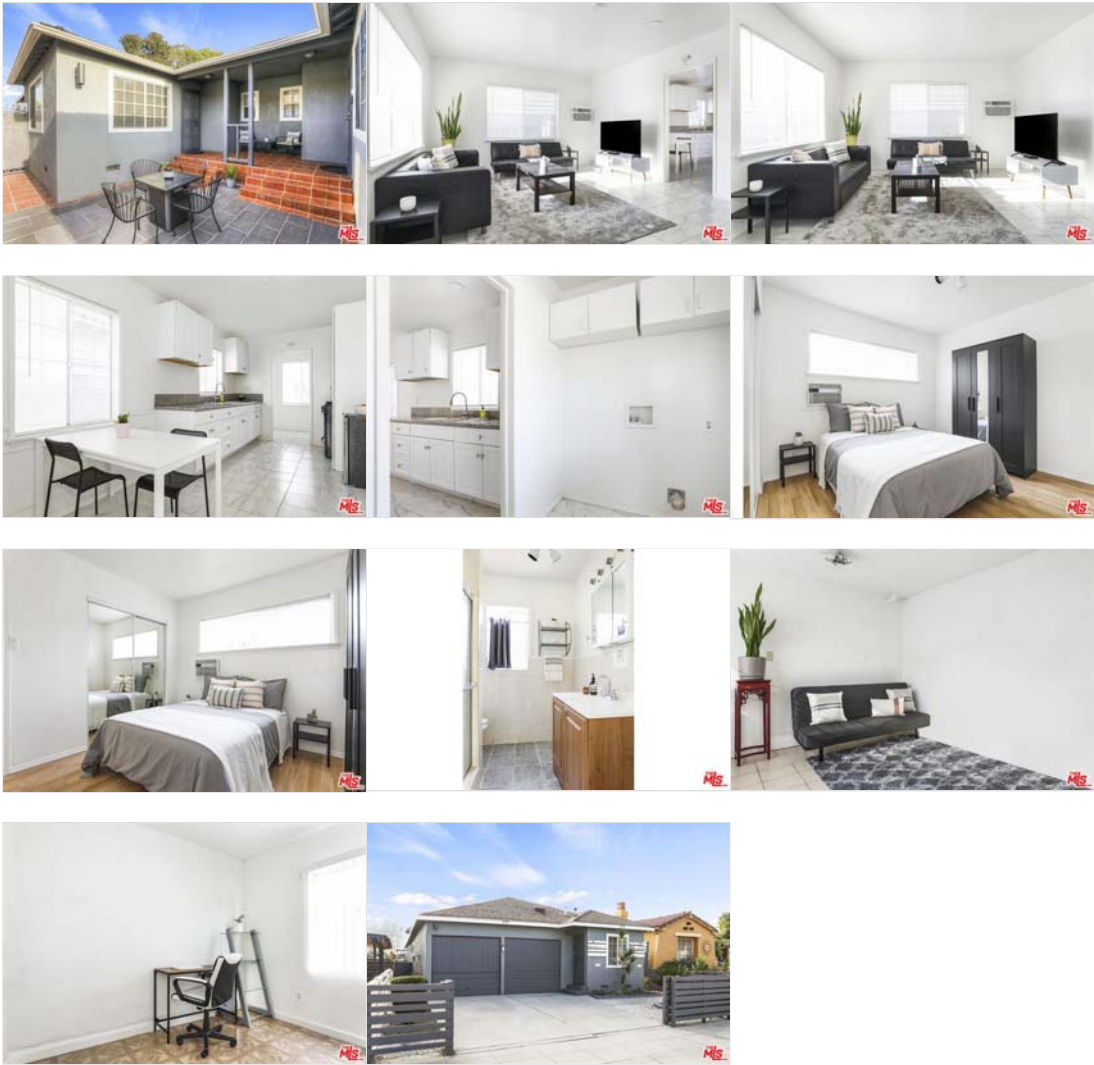
- Standard sale
- Rent Controlled
- 606 - Atwater area
- Los Angeles County
- Parcel # 5436018007

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: 21106409

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Closed •

List / Sold: **\$499,000/\$494,000** ↓

2525 Peck Rd • El Monte 91733

89 days on the market

2 units • \$249,500/unit • 1,230 sqft • 3,400 sqft lot • \$401.63/sqft • Built in 1958

Listing ID: WS21172938

Google map



Wonderful opportunity! Won't last! Two 1bed/1bath units on a lot located in El Monte. Long term tenants on Month to Month. 2 electrical and gas meters, and both tenants are responsible for their Gas and Electricity. Close to shopping, restaurants and supermarket. Convenient transportation, bus station is in front of the property.

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$550,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$18600 Gross Scheduled Income
- \$17600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01976695
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$700	\$8,400	\$1,100
2:	1	1	1	0	Unfurnished	\$850	\$10,200	\$1,100

Of Units With:

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

Additional Information

- Standard sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8105015002

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: WS21172938

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Closed •

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

201 Collwood Ave • La Puente 91746

13 days on the market

2 units • \$350,000/unit • 1,656 sqft • 11,319 sqft lot • \$422.71/sqft • Built in 1947

Listing ID: PW21232312

Use GPS



Wonderful Opportunity in the city La Puente. Two units on a large lot, with room for expansion and further development. Located in great part of La Puente close to schools, parks and freeways this property offer a great opportunity for an owner user or investor. Large lot gives room to expand each unit and/or add ADU's (buyer to verify). Come take a look before it is gone!

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$700,000
- 2 Buildings
- 2 Total parking spaces
- \$742 (Estimated)
- Laundry: Washer Hookup
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00605109
- 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	0	2	Unfurnished	\$0	\$0	\$0
2:	1	1	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 633 - Industry/La Puente/Valinda area
- Los Angeles County
- Parcel # 8112001020

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 •

4601 Welch Pl • Los Angeles 90027
2 units • **\$847,500/unit** • **2,592 sqft** • **5,299 sqft lot** • **\$733.02/sqft** •
Built in 1921
North of Franklin. Corner of Welch and Dracena

List / Sold:
\$1,695,000/\$1,900,000 ↑
14 days on the market
Listing ID: 21100851



A RARE opportunity to purchase two units on one parcel that feels like you're buying two separate homes each with their own outdoor spaces! We start with 4601 Welch Place which is a beautiful 3BD/2BA 2-story 1920s classic Spanish appx. 1812 square foot home located on a corner lot with great curb appeal. It offers a spacious living room with an arched beamed ceiling, formal dining room with wainscoting and picture window. The kitchen is stocked with a stove, dishwasher and microwave. It overlooks the lovely fenced yard that is exclusive to this home. There are 2 bedrooms and 1 bath up, and 1 bedroom and 1 bath down. It also offers original hardwood floors, private laundry room, and a 2-car garage with direct access! The 2nd home is located at 1935 Dracena Drive. It's a charming 2-story appx. 780 square foot 2BD/2BA home. It presents with a gated and spacious front yard with so much potential for creating your own secret garden and outdoor eating space. At the entry level is the living space, hardwood floors, 1 bedroom and a 3/4 bath. Upstairs you'll come to a large dining area, kitchen with center island, gas oven, laundry, plus the 2nd bedroom and a full bath. This special property offers an incredible opportunity to live in one home and have income from the other! The corner home is being delivered vacant. Second home is tenant occupied on a month to month rental. This pride of ownership property has a walk score of 92 and is in close proximity to Griffith Park, Hillhurst, Vermont, the Greek Theater and more! If you're looking for 2 homes on one lot, I can't imagine you finding anything out there better than this! First time on the market in almost 20 years!

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$1,695,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Gravity, Wall Furnace
- Laundry: In Kitchen, Individual Room
- \$105000 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Microwave

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	3	2		Unfurnished	\$0	\$0	\$6,000
2:	2	2	2		Unfurnished	\$2,730	\$2,730	\$3,600
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

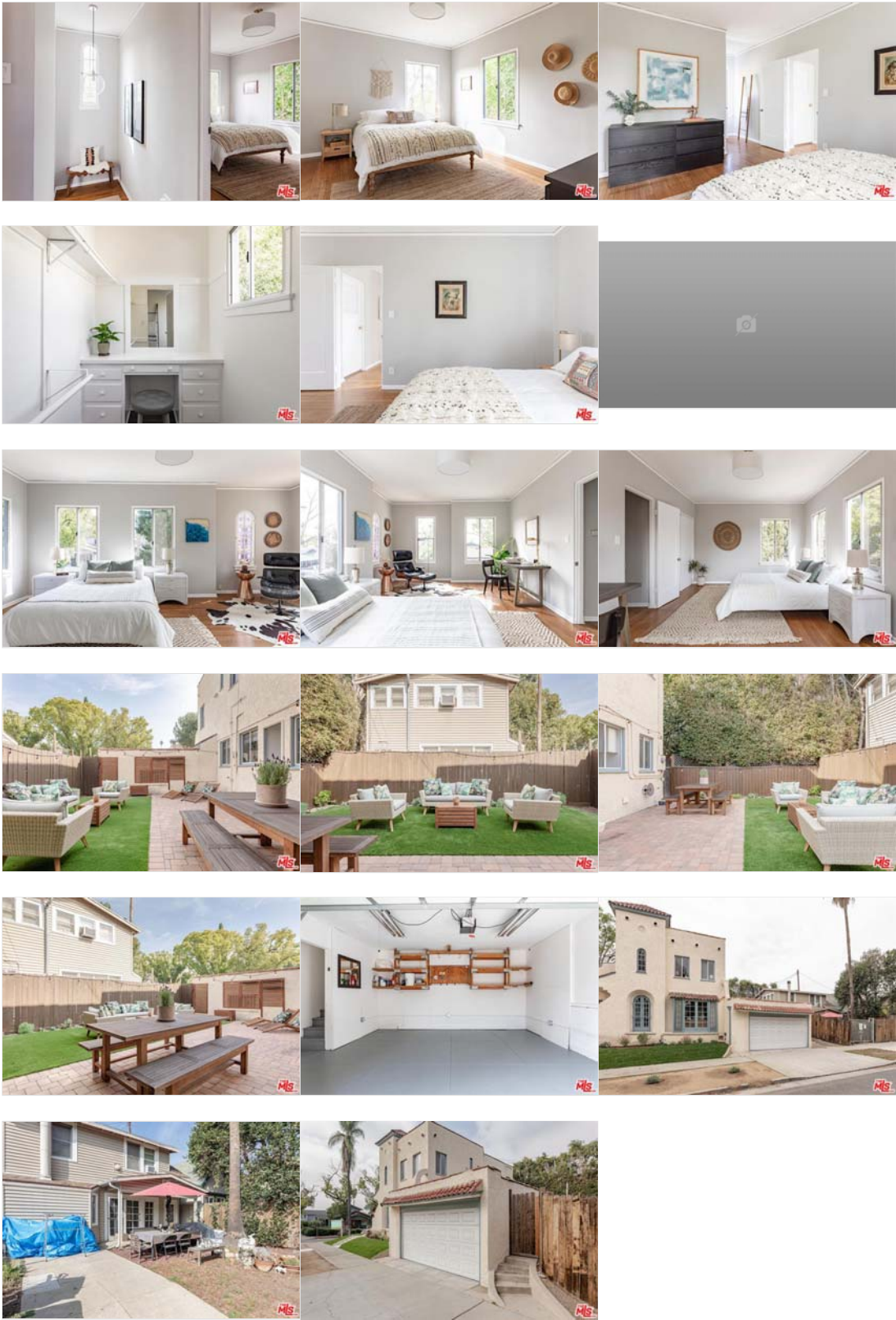
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5590014024

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: **\$674,900/\$701,000** ↑

6042 Newlin Ave • Whittier 90601

68 days on the market

2 units • \$337,450/unit • 1,924 sqft • 7,001 sqft lot • \$364.35/sqft • Built in 1924

Listing ID: DW21171158

Take Washington Blvd to Broadway Avenue to Newlin Avenue



Opportunity knocks with this amazing property in West Whittier!! The property is 2 homes on one lot, each with its own 1-car garage. This property is nestled in a quiet neighborhood with a short 5-minute drive to 605 Freeway and just blocks from prestigious schools and uptown Whittier. This home is a traditional craftsman property, that features a covered front porch, original hardwood floors, and a spacious open floor plan. Each property offers two separate entrances and its own individual yards. This property is an amazing opportunity for two families or for supplemental income. Don't wait for this opportunity to pass you up.

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$674,900
- 2 Buildings
- 4 Total parking spaces
- Laundry: Individual Room
- \$42000 Gross Scheduled Income
- \$28552.5 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: \$13,478
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 01458024
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 670 - Whittier area
- Los Angeles County
- Parcel # 8135005023

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: **\$750,000/\$830,000** ↑

3527 Sierra St • Los Angeles 90031
2 units • \$375,000/unit • 1,693 sqft • 5,418 sqft lot • \$490.25/sqft •
Built in 1963
Between Roberta St and Mercury Ave.

316 days on the market
Listing ID: DW20196605



A must see! This rental income property features 2 units, each one has 2 bedrooms and 1 bath. This property is located near the 110 Fwy and 5 Fwy. Won't Last!! Property is SOLD AS IS CONDITON.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$750,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Gentle Sloping, Value In Land
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524271
- 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	\$2,300	\$2,300	\$2,300
2:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,300

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
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5207029006

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: DW20196605

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Closed • DuplexList / Sold: **\$525,000/\$605,000** ↑

24 days on the market

464 S Margaret • Los Angeles 90022**2 units • \$262,500/unit • 1,116 sqft • 4,324 sqft lot • \$542.11/sqft • Built in 1938**

Listing ID: CV20255073

Cross streets are Repetto Ave. and Eagle St.

Come check out this Duplex conveniently located only 7 miles away from Downtown Los Angeles! Local to nearby shopping centers, public transportation, and parks. Great tenants that pay on time. The back unit will be delivered vacant. This home would be a great opportunity for any investor or owner occupant. Detached garage has potential to become an ADU to generate even more income! The possibilities for this property are endless!

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$525,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Inside
- \$33000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Master Bedroom
- Floor: Tile
- Appliances: Gas Oven, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard
- Fencing: Brick, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01861612
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,450	\$1,450	\$2,000
2:	1	1	1	0	Unfurnished	\$1,200	\$1,100	\$1,450

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6341012010

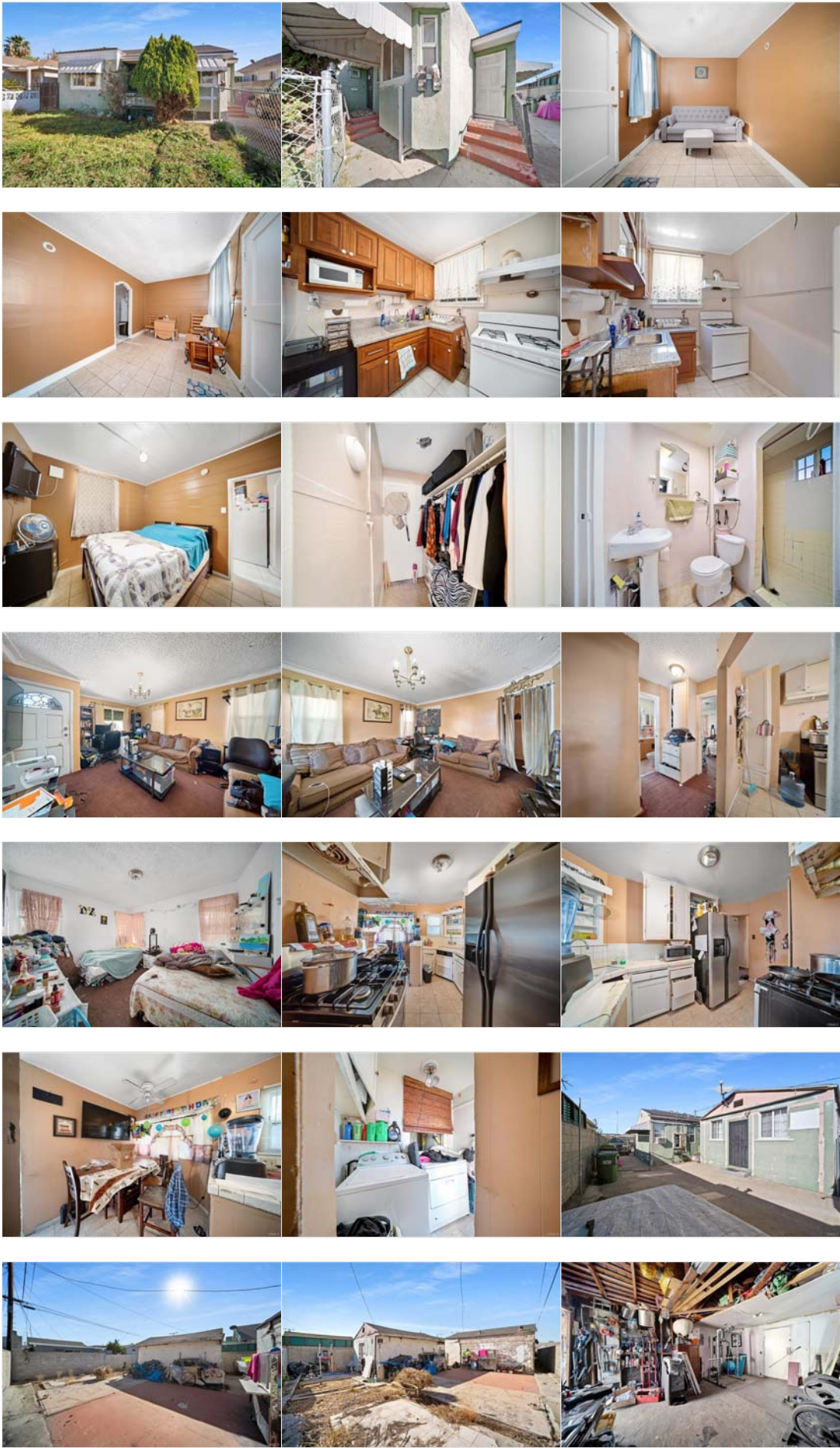
Michael Lembeck

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

515 S Sydney Dr • Los Angeles 90022

2 units • \$310,000/unit • 1,640 sqft • 6,753 sqft lot • \$396.34/sqft • Built in 1922

60 FWY WEST towards LA, exit onto I-710 South, Exit on Whittier, Right on S Eastern Ave

List / Sold: \$620,000/\$650,000 ↑

0 days on the market

Listing ID: IV21254099



GREAT INVESTMENT PROPERTY!! This is a detached 2 unit property in good condition on a large lot. Front unit features 2 Bed 1.75 Bath with kitchen, living room, dining room, laundry and storage room. Rear unit features 2 Bed 1 Bath with kitchen, living room and dining room. The Rear unit Patio has been converted to a studio. RV Parking/Driveway allows parking for more than 6 vehicles. Property is centrally located near schools, restaurants and shopping centers. Close to: Mariachi Plaza, LAC Hospital, USC Medical, Cal State LA, Metro Gold Line, minutes to Downtown Los Angeles, Dodger Stadium, Staples Center, 5, 60, 10, 710 and 110 Fwy. This is a "Must See"!!!

Facts & Features

- Sold On 01/04/2022
 - Original List Price of \$620,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$0 (Unknown)
- Laundry: Individual Room
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Floor: Laminate, Tile, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01527529
 - 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	1	Furnished	\$0	\$0	\$0
2:	1	2	1	1	Furnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5236023057

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: IV21254099

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Closed •List / Sold: **\$640,000/\$672,000** ↑**217 Poplar • Compton 90220****10 days on the market****2 units • \$320,000/unit • 1,352 sqft • 3,740 sqft lot • \$497.04/sqft • Built in 1923****Listing ID: CV21224768****Rosecrans Ave and Alameda St. W**

Newly renovated duplex! This is an excellent opportunity as an investment, perfect to live in one unit and rent out the other. The main home is spacious with large open concept. The front unit features 3 beds and 2 baths. As you enter this home you will see the family room. The family room connects to the beautiful open floor kitchen. Kitchen has newer cabinets, tile flooring throughout, freshly painted. Bedrooms are just the right size, two bathrooms, washer and dryer area included. Rear unit has 2 beds and 1 bath. Rear unit has been recently remodeled. Driveway is enclosed with an iron electric gate providing you with an abundant space for parking, up to five cars. Wait no more and take advantage of the opportunity to own this beautiful duplex in a high demand area within the city of Los Angeles.

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$640,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- 5 Total carport spaces
- \$2,805 (Assessor)
- Laundry: Electric Dryer Hookup
- \$10800 Gross Scheduled Income
- \$10800 Net Operating Income
- 1 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:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078798
- 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	3	Unfurnished	\$0	\$0	\$0
2:	1	2	1	2	Unfurnished	\$900	\$900	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6157010011

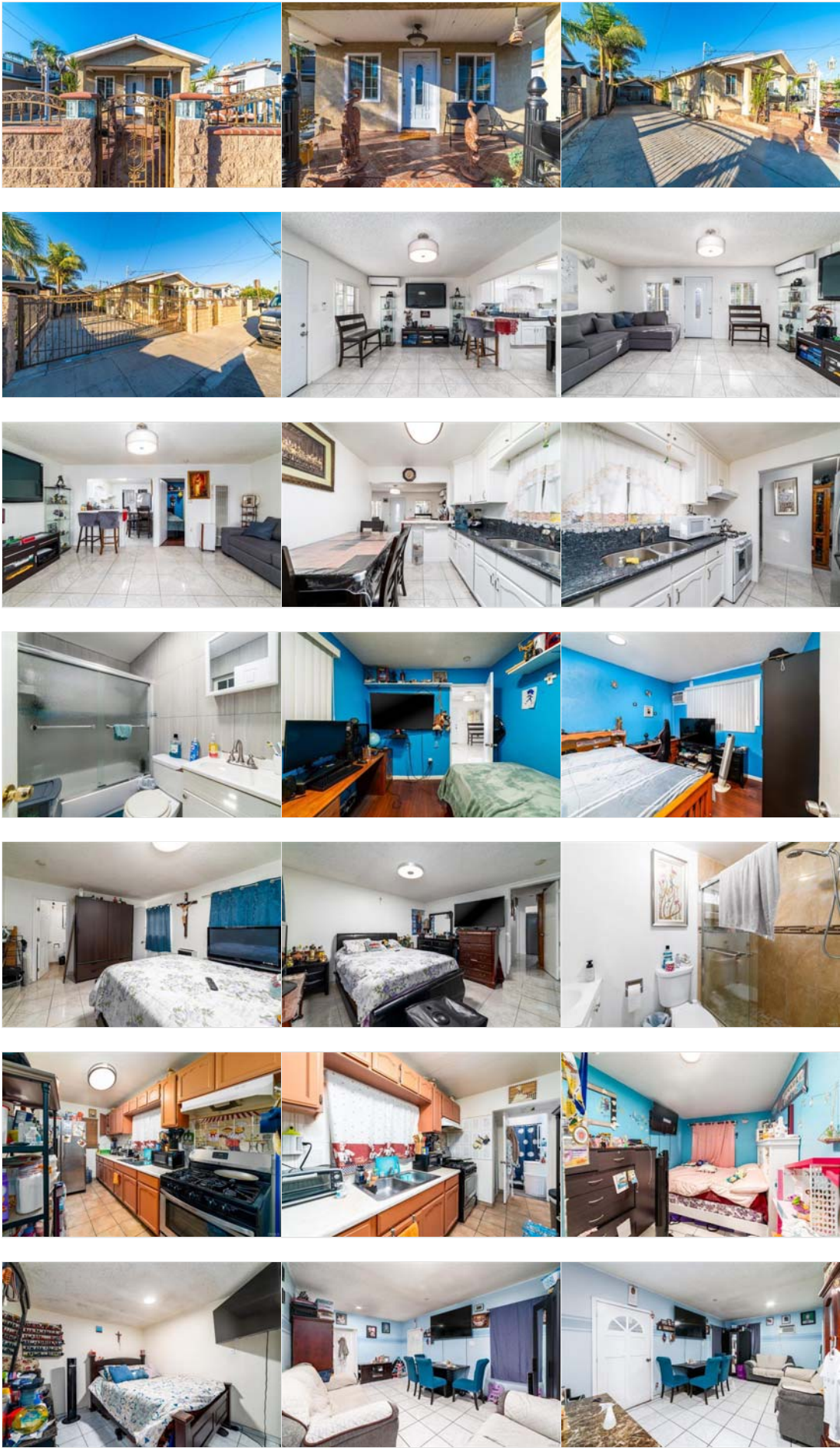
Michael Lembeck

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: CV21224768

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Closed •

List / Sold: **\$679,000/\$675,000** ↓

10310 S San Pedro St • Los Angeles 90003
2 units • \$339,500/unit • 2,126 sqft • 2,911 sqft lot • \$317.50/sqft •
Built in 1990
San Pedro ST-103RD ST

1 days on the market

Listing ID: SB21206561



Great opportunity to buy these two units built in 1990. One unit 2 bed 2 bath and the second unit 3 bed 2 bath. It wont LAST!!!

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$679,000
- 1 Buildings
- 4 Total parking spaces
- 2 Total carport spaces
- \$534 (Estimated)
- Laundry: Common Area, Gas Dryer Hookup
- \$37308 Gross Scheduled Income
- \$2500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,610
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 01305116
- Gardener:
- Licenses:
- Insurance: \$1,050
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	4	2	Unfurnished	\$0	\$0	\$0
# Of Units With:								
• Separate Electric: 2					• Drapes:			
• Gas Meters: 2					• Patio:			
• Water Meters: 1					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6063014033

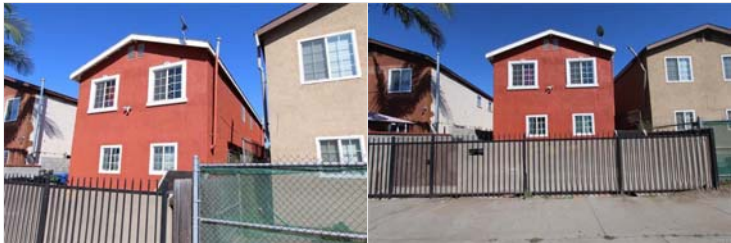
Michael Lembeck

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: SB21206561

Printed: 01/09/2022 1:46:50 PM

Closed •

List / Sold: **\$750,000/\$730,000** ↓

8013 Garfield Ave • Bell Gardens 90201

115 days on the market

2 units • \$375,000/unit • 1,500 sqft • 7,355 sqft lot • \$486.67/sqft • Built in 1939

Listing ID: PW21149501

EXIT 710 NSLIGHT R TO FIRESTONE BLVD.,GARFIELD L. U TURN ON GARFIELD AVE PTOP ON R



CALLING ALL INVESTORS THIS ARE THE PERFECT UNITS WITH A HUGE LOT AND RECENTLY EXTERIOR PAINTED JUST LAST WEEK. 8013 & 8015 TWO UNITS ON ONE LOT, PROPERTY HAS TWO BEDROOMS AND ONE BATHROOM EACH VERY PRIVATE THEY DON'T EVEN SHARE THE DRIVEWAY, THEY TOTALLY FEEL LIKE THEY ARE TWO COMPLETELY SEPARATE HOMES, BEAUTIFUL TILE FLOORS THE BACK UNIT WAS COMPLETELY REDONE ABOUT 6 YEARS AGO, THE BACK UNIT ALSO INCLUDES A CARPORT FOR TWO CARS., SELLER IS VERY MOTIVATED TO SELL, VERY GOOD TENANTS ALWAYS HAVE PAID ON TIME. NEAR SHOPPING CENTERS, FREEWAYS AND RESTAURANTS.

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$39300 Gross Scheduled Income
- \$37100 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999
- Security Features: Smoke Detector(s)
- Fencing: Average Condition, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,799
- Electric: \$0.00
- Gas: \$588
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$877
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,323
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,500
2:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6230007003

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 •

1106 W 41st St • Los Angeles 90037
2 units • \$1,375,000/unit • 5,194 sqft • 6,405 sqft lot • \$476.51/sqft •
Built in 2021
Martin Luther King Js Blvd to Walton Ave.

List / Sold:
\$2,750,000/\$2,475,000 ↑
161 days on the market
Listing ID: PW21098850



Welcome to 1106 W 41st Street. This BRAND NEW CONSTRUCTION is now finished. This ground up duplex is located just minutes from the University of Southern California (USC) and makes for excellent off-campus student housing. This property offers approximately 5,194 of rentable square feet. The attached units both have 8 rooms and 8 bathrooms as well as kitchen, living area, and laundry area each. So there are a total of 16 individual rooms all with their private bathrooms and showers. Rooms come with bed frame, desk and closet. A couple of rooms have a small balcony. The builder has focussed on making the living areas spacious and bright. Kitchen and living area have a great lay-out and come with stainless steel appliances. The inside sprinkler system makes for a safe environment. Livingroom space and kitchen is furnished and has basic kitchen-ware which is included in the sale. There is a gated driveway as well. Of course this brand new building has forced air and heat, a great HVAC system and tankless water heaters. The 3 attached carports and ample parking are behind the gate. This is truly a great investment opportunity to add to your portfolio.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$2,390,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$198000 Gross Scheduled Income
- \$175600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$3,600
- 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	8	8	0	Partially	\$8,400	\$8,400	\$8,400
2:	1	8	8	0	Partially	\$8,100	\$8,100	\$8,100

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5020019002

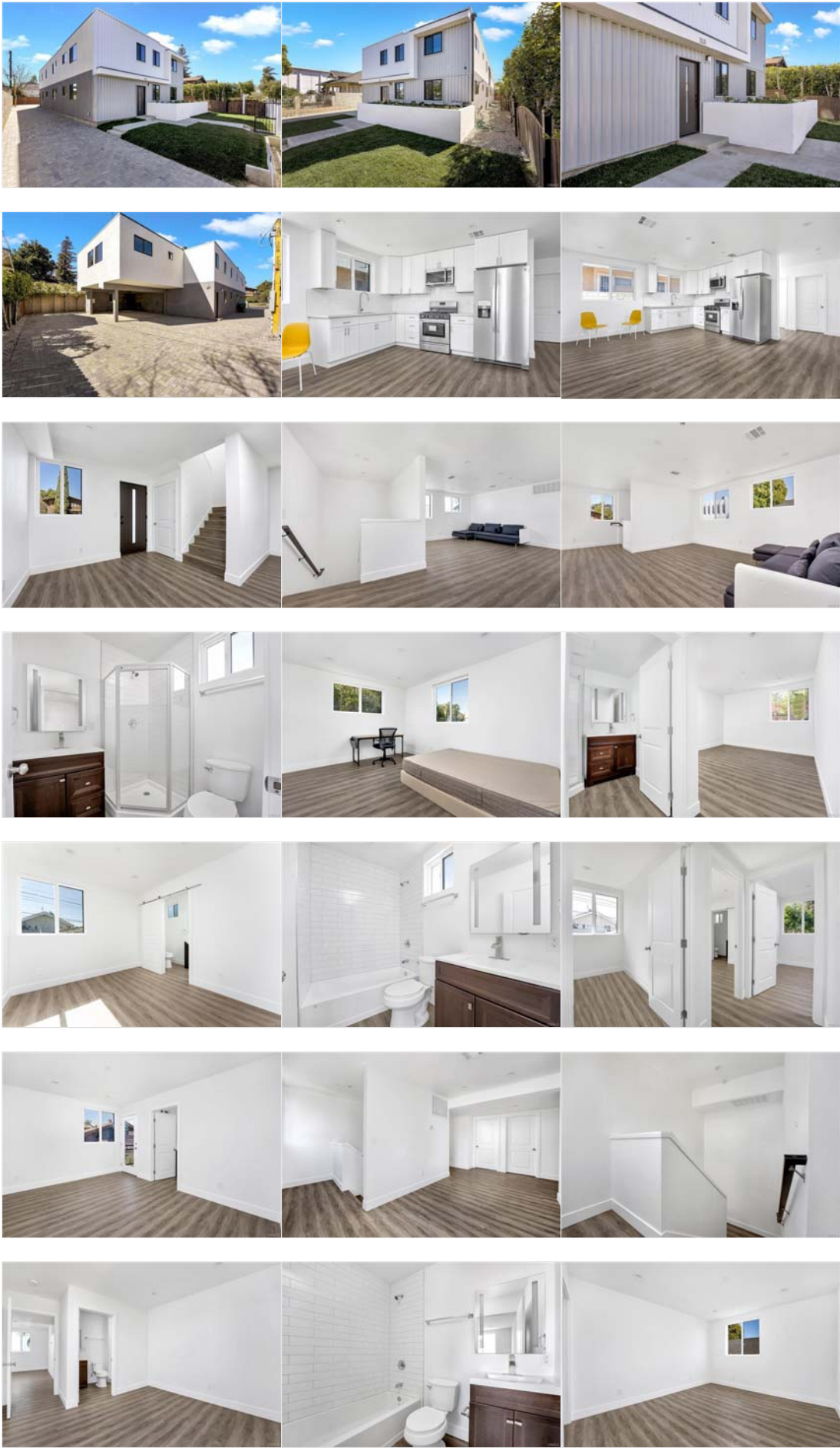
Michael Lembeck

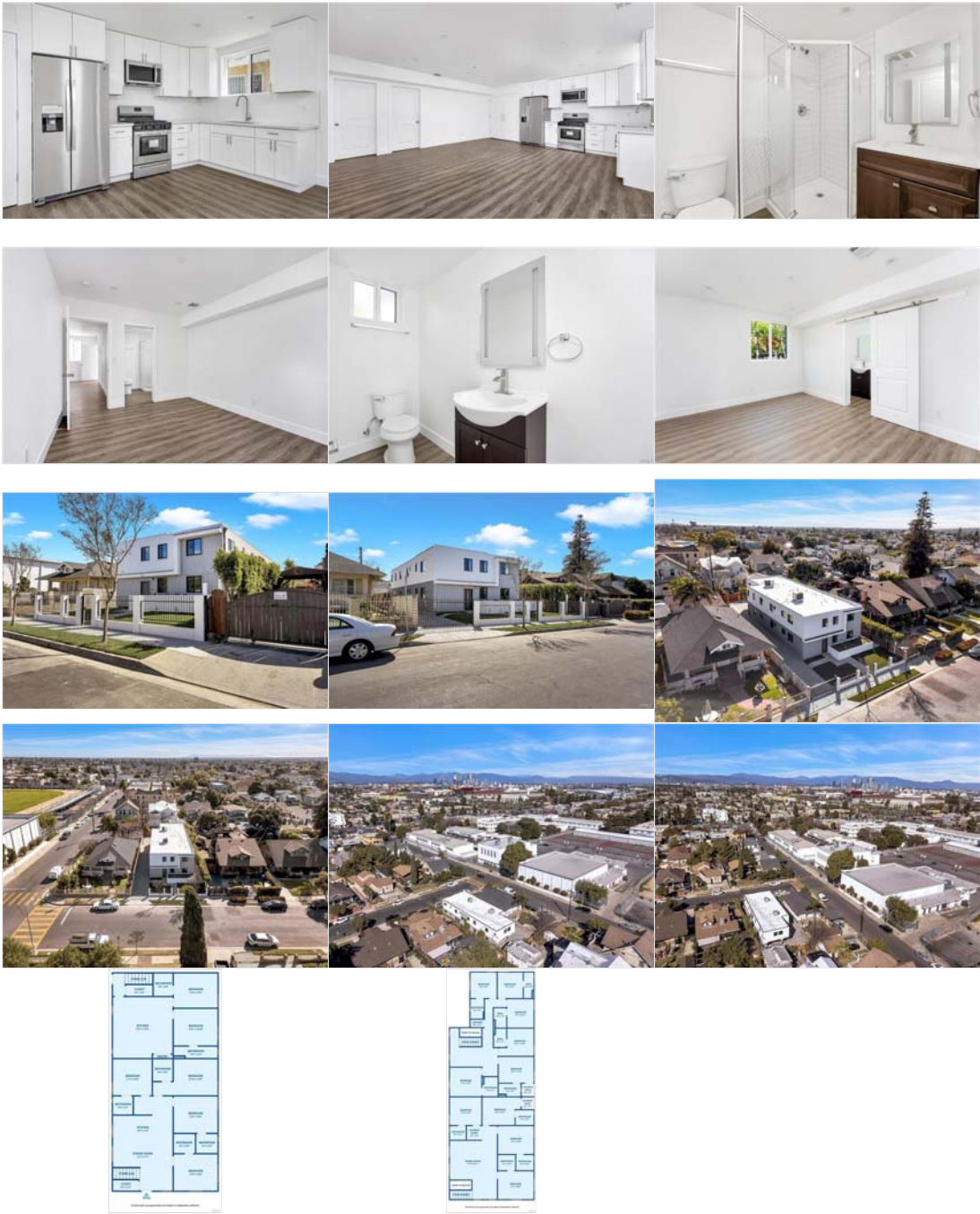
State License #: 01019397
Cell Phone: 714-742-3700

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: PW21098850

Printed: 01/09/2022 1:46:50 PM

Closed •List / Sold: **\$750,000/\$825,000** ↑**8 days on the market****1250 S Record Ave • Los Angeles 90023****2 units • \$375,000/unit • 2,834 sqft • 6,485 sqft lot • \$291.11/sqft • Built in 2008****Listing ID: IV21244892****Use navigation**

****Wonderful 2008 duplex in a prime location. 2 units. Close to freeways, shopping, and schools. Don't miss out! This is the perfect opportunity to get into an income property in Southern California. The property has been owner occupied and owned by the same family for many years. The units have been very well maintained over the years and will generate great income. !Front unit, two story features 4 Bed 3 Bath with kitchen, living room and dining room. Rear unit features 2 Bed 1 Bath with kitchen, living room and dining room. Driveways to each side of the property allows parking for more than 6 vehicles. Big Lot Size with front, center and back patio areas. This is a must see!**

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$750,000
- 2 Buildings
- Levels: One, Two
- 7 Total parking spaces
- Heating: Wall Furnace
- \$1,237 (Estimated)
- Laundry: Outside
- \$50800 Gross Scheduled Income
- \$47500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Basement, Kitchen, Living Room
- Floor: Carpet, Tile, Vinyl
- Appliances: Microwave, Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s), Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,300
- Electric: \$1,300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01836030
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Furnished	\$1,450	\$1,450	\$1,800
2:	1	4	2	2	Furnished	\$0	\$0	\$3,000

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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5241005014

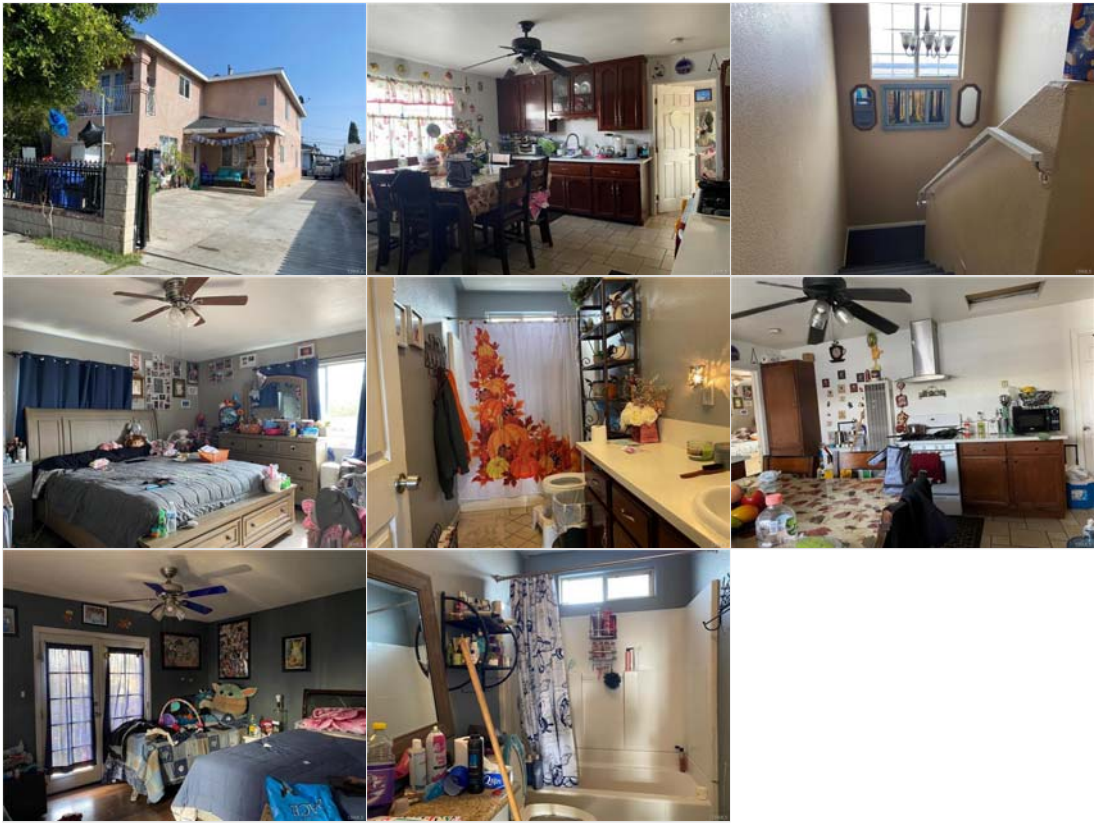
Michael Lembeck

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: IV21244892

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Closed • DuplexList / Sold: **\$2,600,000/\$2,600,000****209 S Arnaz Dr • Beverly Hills 90211****258 days on the market****2 units • \$1,300,000/unit • 3,768 sqft • 6,497 sqft lot • \$690.02/sqft • Built in 1933****Listing ID: SB21037962****Major Cross Streets: S. Robertson Blvd. & Charleville Blvd.**

Welcome to this perfectly located duplex close to everything great about living in Beverly Hills. Highly sought-after Beverly Hills rental market. Rare investment opportunity with significant upside in rents or perfect for an owner-user. New owner will be able to set the rents at market! Located on a quiet, tree-lined street 1/2 block from the award-winning Horace Mann School. Walking distance to world class shopping, dining, grocery and close to top notch medical facilities. Built in an era where craftsmanship took center stage. Plaster walls, hardwood flooring, unique Spanish architecture, original tiles are just some of the features to enjoy. Well-maintained and manicured front yard. Units need a little cosmetic attention, but a blank canvas awaits you to implement your personal touches. Check out the square footage as each unit boasts a formal dining room, three spacious bedrooms, large galley style kitchen, office area, laundry rooms inside, and cozy fireplace. Upstairs unit is larger (Approx. 2,200 Sq.Ft.), downstairs unit (Approx. 1,568 Sq.Ft.). Each unit separately metered for electricity; water for the property is on one meter. Secure gated parking with two (2) car garages. Property being sold "As Is" condition. No Seller concessions. Buyer to verify square footage and conduct their own due diligence.

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$2,600,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: Gas Dryer Hookup, Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Wood
- Appliances: Gas Oven, Refrigerator, Water Heater
- Other Interior Features: 2 Staircases, Balcony, Built-in Features, Pantry, Storage

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Automatic Gate
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01160681
- 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	\$4,600
2:	1	3	2	2	Unfurnished	\$0	\$0	\$4,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4333016038

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: SB21037962

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Closed •

List / Sold:

\$1,495,000/\$1,520,000 ↓

66 days on the market

2048 S Harcourt Ave • Los Angeles 90016
2 units • \$747,500/unit • 2,934 sqft • 8,506 sqft lot • \$518.06/sqft •
Built in 1923

Listing ID: 21783504

Take the 10 Fwy. Exit La Brea North, Right on 21st Street. Property is on the left side on Harcourt & 21st Street.



Beautifully remodeled duplex from head to toe on a large lot located in Mid-city, Los Angeles that sits on an 8,500 sf lot. The location of this property is within 10 miles radius from Santa Monica, Beverly Hills, Inglewood, Hollywood & Downtown LA. Each unit is about 1,450 sf and consists of 3 bedrooms, 3.5 bathrooms with open-concept kitchens equipped with new stainless steel appliances, quartz countertops and ample cabinets for storage. Reinforced foundation, insulation, roof coating, copper piping, interior/exterior paint, dual pane windows, doors, upgraded electrical, waterproof Mohawk flooring throughout, recessed lighting in every room, multi-zone mini-split ductless HVAC systems, and tankless water heaters in each unit. The top unit has a balcony overlooking Baldwin Hills that gets a nice breeze and the bottom unit has French doors that lead to a spacious back patio area, perfect for entertaining. The property boasts curb appeal with low-maintenance landscaping and new drip irrigation system. The driveway has been repaved which can fit up to 2 cars side by side and there is also a detached 2-car garage. Potential for an ADU addition in the large backyard. This property is perfect for a buyer that is looking to live in on and rent the other, for two families that would like to live together but separately, or an investor looking to add to their portfolio.

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$1,595,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Electric, Heat Pump
- \$55715 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$28,285
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,147
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	3		Unfurnished	\$3,500	\$0	\$7,000
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

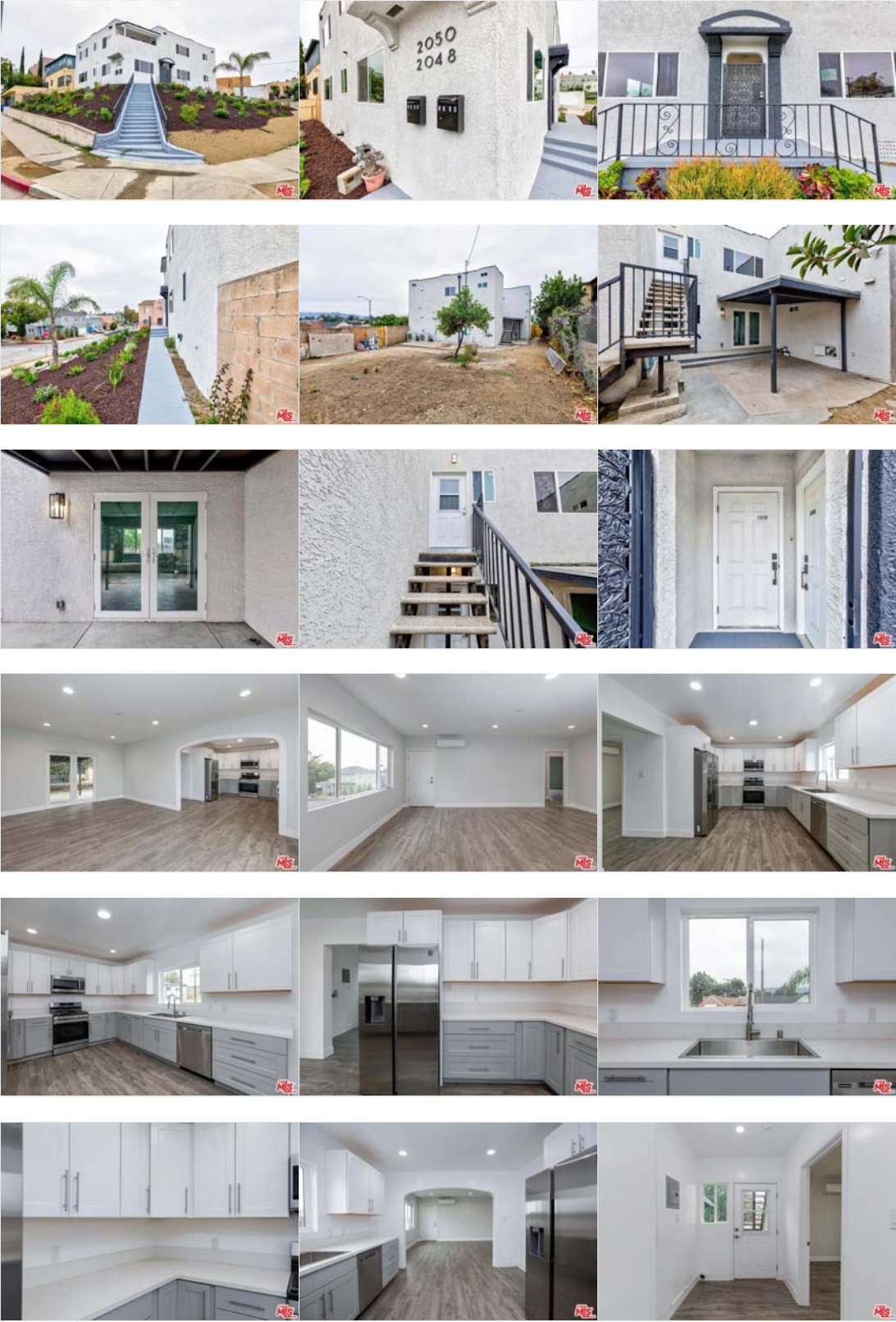
Additional Information

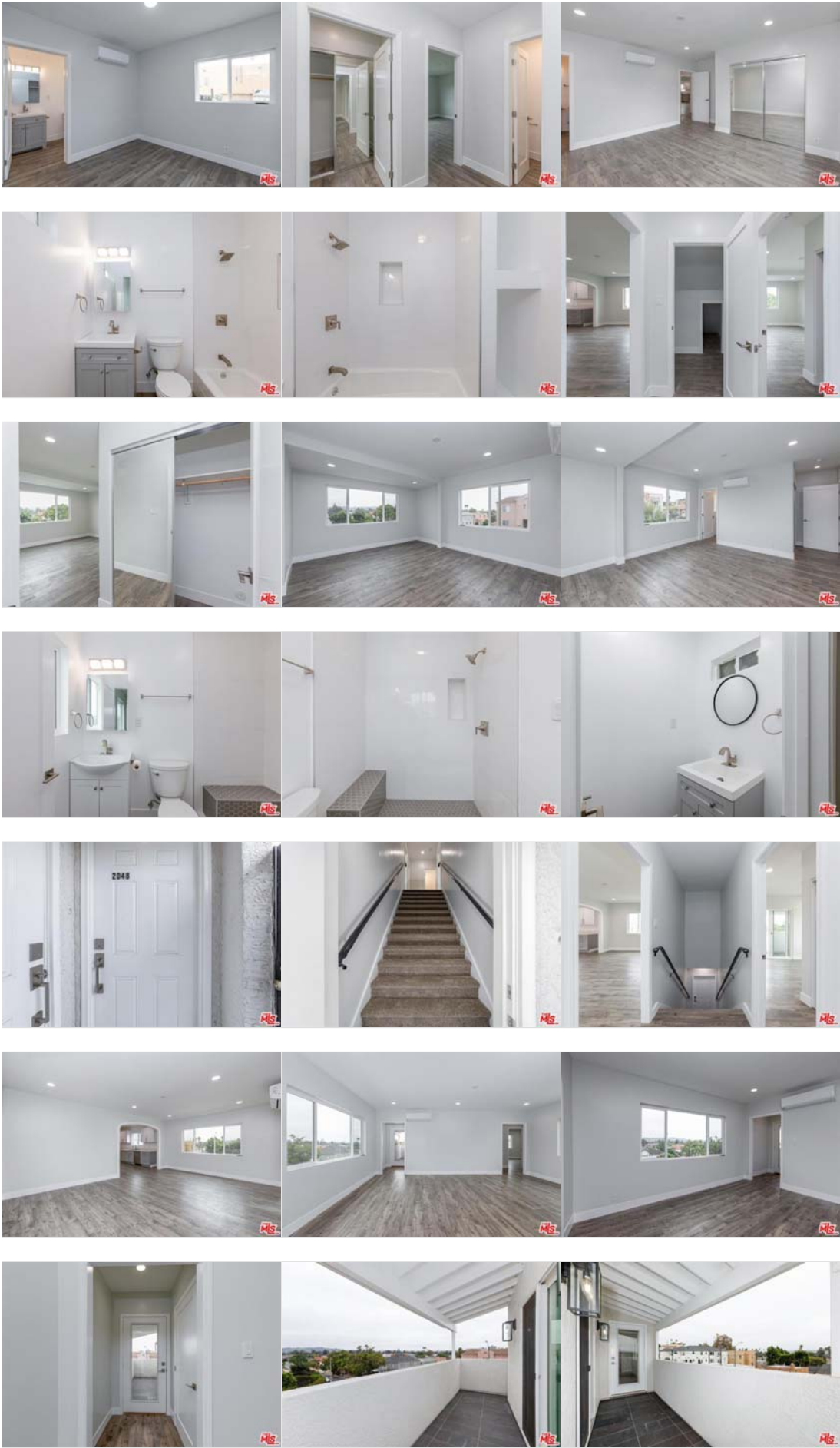
- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5061016024

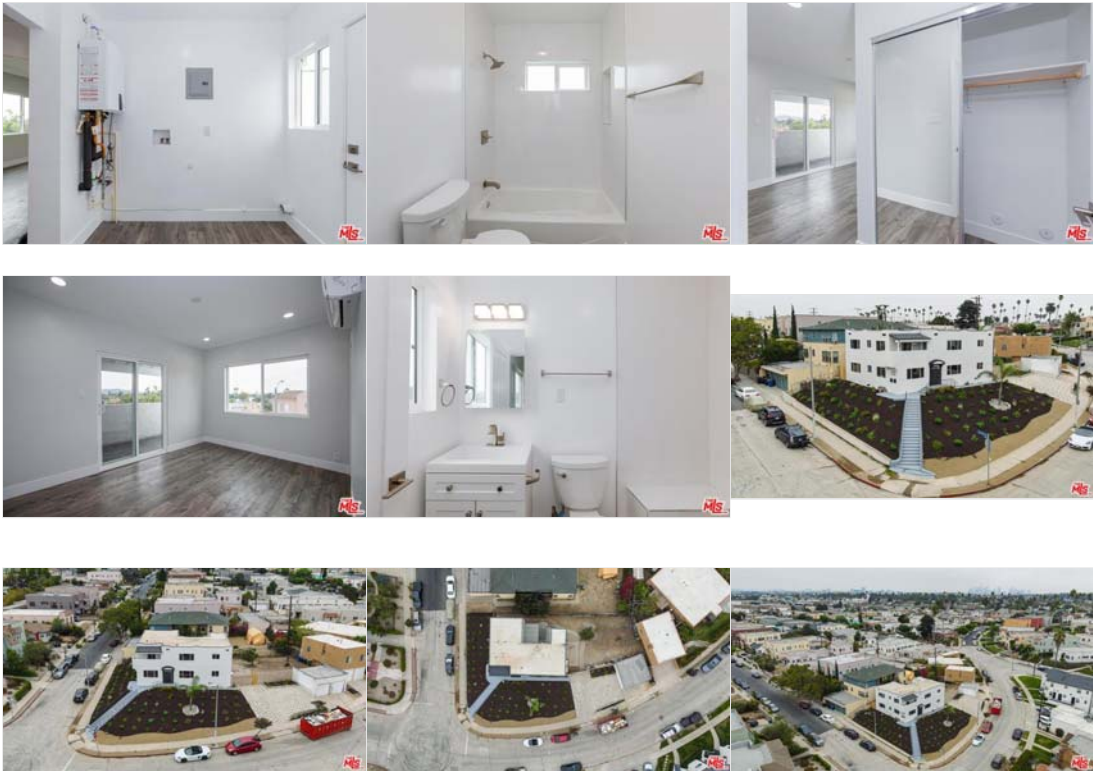
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

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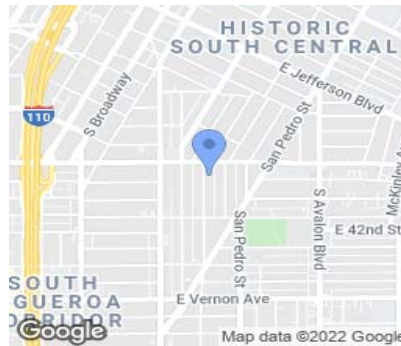






CUSTOMER FULL: Residential Income LISTING ID: 21783504

Printed: 01/09/2022 1:46:51 PM

Closed •List / Sold: **\$365,000/\$325,000** ↓**4016 Wall St • Los Angeles 90011****2 units • \$182,500/unit • 2 sqft • 5,700 sqft lot • No \$/Sqft data • Built in 1905****0 days on the market****Listing ID: SR21032627****San Pedro and Main**

Property Features 2 Units, Front unit is a 3 bedroom and 2 bath and back unit 2 bedroom and 1 bath

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$365,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Common Area
- 1 electric meters available
- 1 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: 01836587
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C23 - Metropolitan area
- Los Angeles County
- Parcel # 5113025024

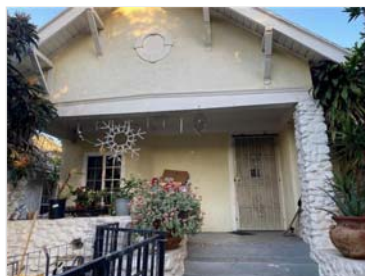
Michael Lembeck

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: **\$1,200,000/\$985,000** ↓

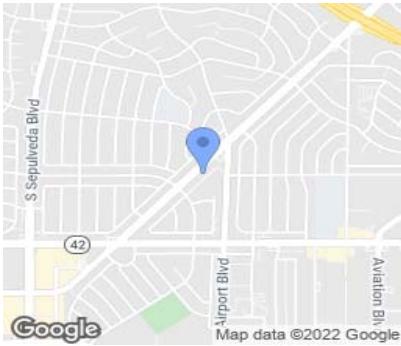
8307 Kittyhawk Ave # 2 • Los Angeles 90045

44 days on the market

2 units • \$600,000/unit • 2,012 sqft • 7,412 sqft lot • \$489.56/sqft • Built in 1944

Listing ID: IN21243934

Wiley Post and Kittyhawk



Trust Sale! 8307 Kittyhawk Ave is a duplex on a quiet cul-de-sac in the Great residential and thriving area of Westchester near Inglewood! Very close to the new Sofi Stadium and the upcoming Clippers Stadium! The property is comprised of two spacious units (1) unit is a 2 bedroom with 1 bathroom and the (2nd) unit is a 3 bedroom with 2 bathrooms a sizable laundry room in each unit and 1-car garage each for each unit. on a 7,412 square foot lot. Including new tankless water heaters for each of both units and the laundry room, wall heaters, This property in Westchester location is near and close to LAX, Culver City, and entertainment employment opportunities in the Silicon Beach space, as well as convenient access to aerospace and communications companies in nearby El Segundo and the South Bay.

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$1,300,000
- 1 Buildings
- 2 Total parking spaces
- \$331 (Estimated)
- Laundry: Inside
- \$61800 Gross Scheduled Income
- \$15200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,350	\$2,350	\$2,500
2:	1	3	2	1	Unfurnished	\$2,800	\$2,800	\$3,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- C29 - Westchester area
- Los Angeles County
- Parcel # 4107015026

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: IN21243934

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Closed •

List / Sold: **\$525,000/\$586,000** ↑

11648 Parmelee • Los Angeles 90059

11 days on the market

2 units • \$262,500/unit • 6,051 sqft • 6,051 sqft lot • \$96.84/sqft • Built in 1928

Listing ID: IV21242480

Success Ave South



Great for 1st time buyers, Live one and RENT the Other, Rare Opportunity to Own these 2 units. Close to Schools, Shopping Centers, Close to the Hospital MLK. Just a Few Miles away to the New Football Stadium. Approximately 710+ square foot each unit. Also It has a Huge Lot you can Build more in it. Each Unit has their own Electric meter and gas meter and one share water meter. Bring your Buyers....Pride of Ownership

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$525,000
- 2 Buildings
- 1 Total parking spaces
- Cooling: See Remarks
- Heating: Fireplace(s)
- \$0 (Assessor)
- Laundry: Common Area, Washer Hookup
- \$2000 Gross Scheduled Income
- \$1500 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: See Remarks

Exterior

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

Annual Expenses

- Total Operating Expense: \$425
- Electric: \$75.00
- Gas: \$425
- Furniture Replacement:
- Trash: \$75
- Cable TV: 01526842
- Gardener:
- Licenses:
- Insurance: \$125
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	0	1	Furnished	\$1,350	\$1,350	\$0
# Of Units With:								
• Separate Electric: 1					• Drapes:			
• Gas Meters: 1					• Patio:			
• Water Meters: 1					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County

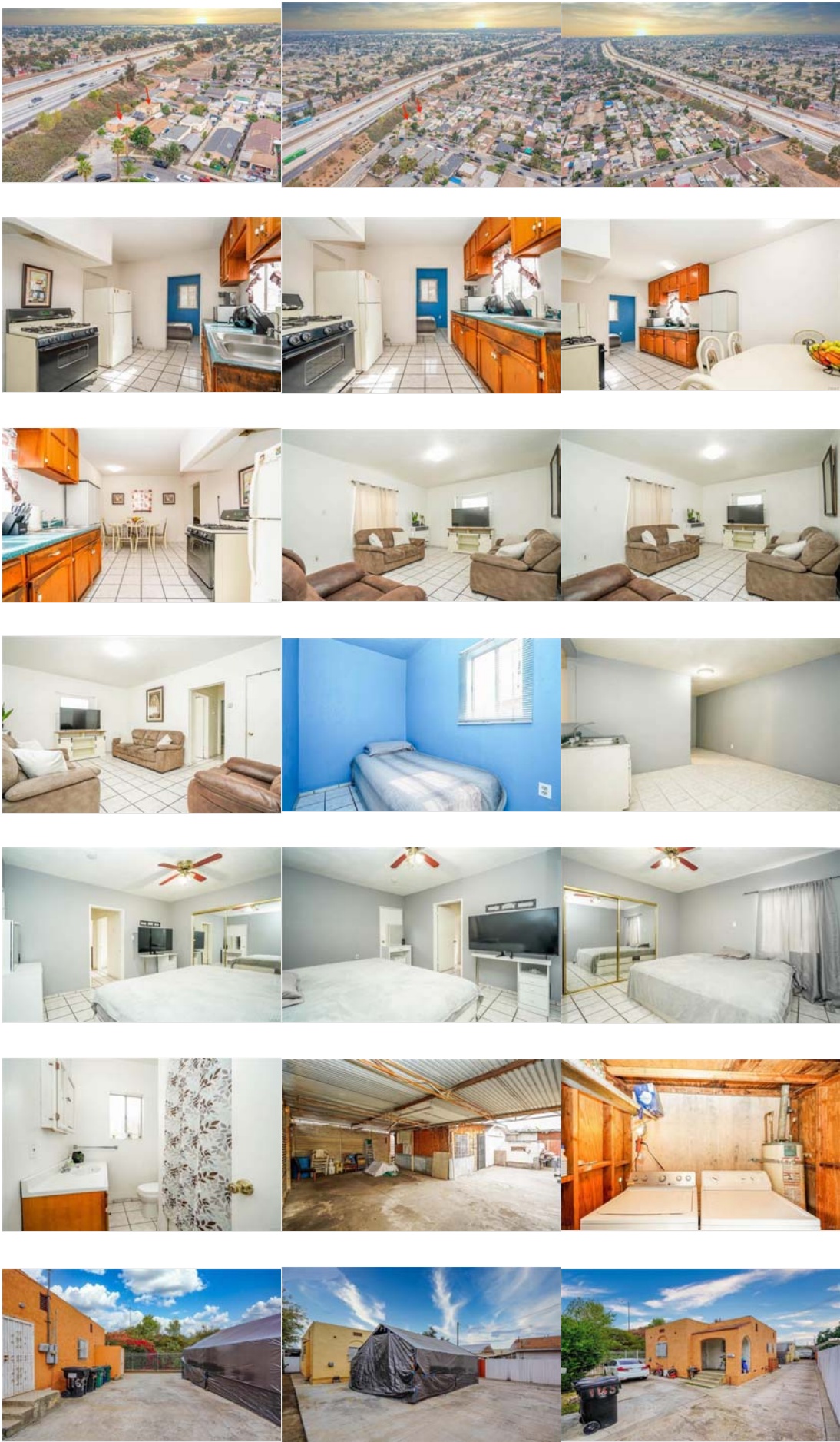
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: IV21242480

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Closed • Duplex

List / Sold: \$649,900/\$650,000 ↑

3217 Morgan Ave • Los Angeles 90011

41 days on the market

2 units • \$324,950/unit • 1,527 sqft • 3,785 sqft lot • \$425.67/sqft • Built in 1912

Listing ID: SR21207613

West of Long Beach Blvd. and 32nd Street



Great Duplex on a Corner Lot Two Separates Houses Front Unit 3 Bedroom and 1 Bathroom , back Unit 1 Bedroom 1 bathroom, tenant occupied

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$649,900
- 2 Buildings
- 3 Total parking spaces
- \$288 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 0 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: 01291397
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5117006012

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SR21207613

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Closed •

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

141 E 93rd St • Los Angeles 90003

12 days on the market

2 units • \$375,000/unit • 2,078 sqft • 5,175 sqft lot • \$360.92/sqft • Built in 1924

Listing ID: PW21190867

East of S Main St and North of Century Blvd.



This is a Duplex, front unit features 4 bedrooms and 2 baths and back unit 3 bedrooms 2 baths, it has a very long driveway for 7 or more cars. Perfect for First Time Buyers, who can live in one house and rent the other unit.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$750,000
- 1 Buildings
- 11 Total parking spaces
- 7 Total carport spaces
- Heating: Central
- \$3,231 (Estimated)
- Laundry: In Closet
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,349
- Electric: \$200.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$90
- Cable TV: 01526567
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$0	\$0	\$2,500
2:	1	3	2	0	Unfurnished	\$0	\$0	\$2,300

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 # 6052008025

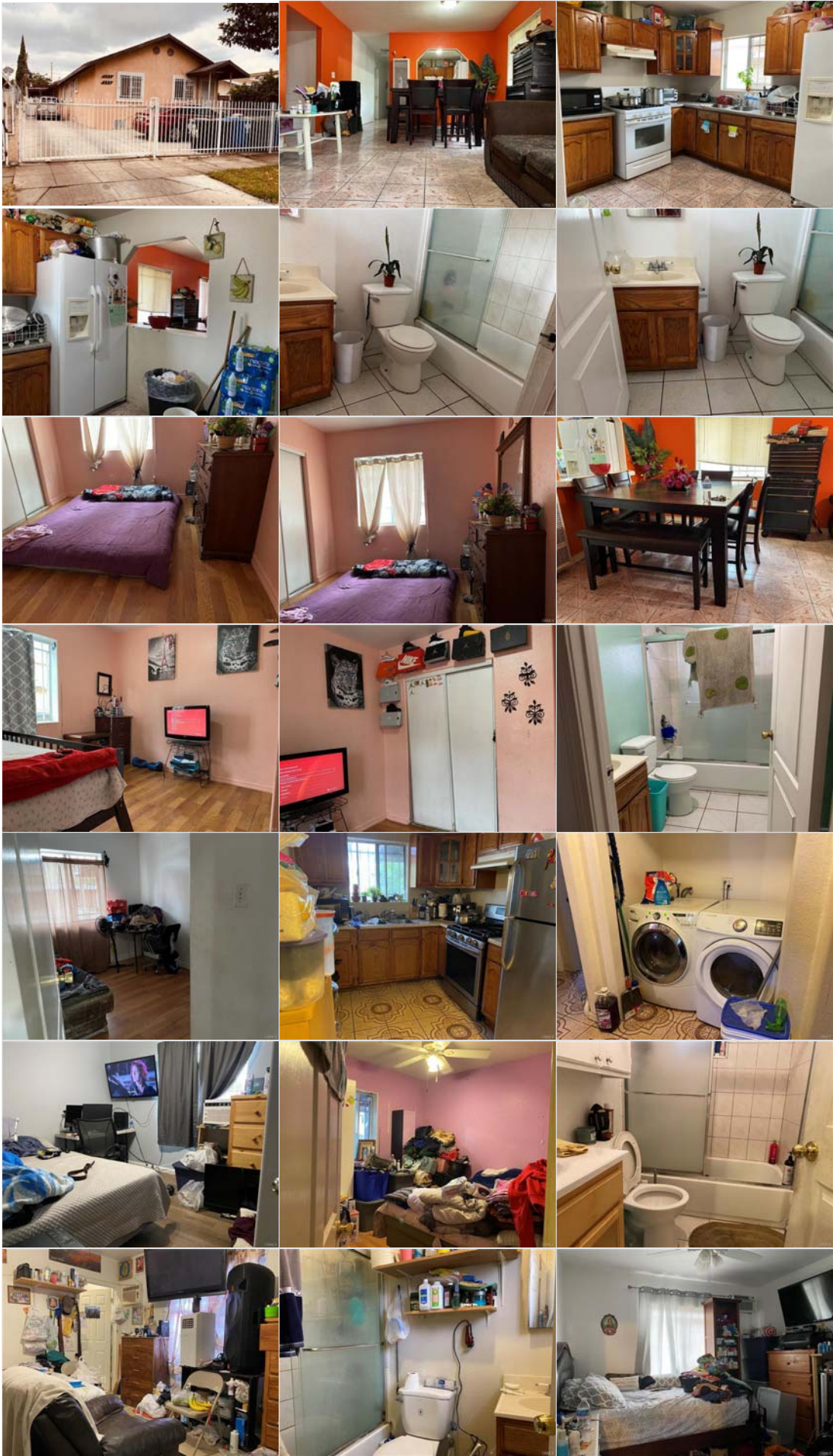
Michael Lembeck

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: PW21190867

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Closed • DuplexList / Sold: **\$865,000/\$850,000** ↑**6703 2nd Ave • Los Angeles 90043****34 days on the market****2 units • \$432,500/unit • 1,634 sqft • 4,805 sqft lot • \$520.20/sqft • Built in 1924****Listing ID: SB21153756****CRENSHAW BLVD TO FLORENCE AVENUE, EAST TO 2ND AVENUE, NORTH**

TURNKEY PROPERTY..BOTH HOUSES WILL BE DELIVERED VACANT AT CLOSE OF ESCROW.....EXCELLENT INVESTMENT OPPORTUNITY..2 SEPARATE UPGRADED HOUSES ON A CORNER LOT.....PROPERTY IS BEING SOLD "AS IS".....BOTH HOUSE HAVE BEEN FRESLY PAINTED ON THE INTERIOR AND EXTERIOR. SPACIOUS FRONT HOME HAS 2 BEDROOMS, OPEN UPGRADED KITCHEN WITH STAINLESS APPLIANCES, BREAKFAST ROOM/OFFICE, UPGRADED BATHROOM WITH JACUZZI BATHTUB, NEW VINYL WATER PROOF FLOORING, MIRRORED CLOSET DOORS, CROWN MOULDING, LIVING ROOM WITH FIRE PLACE, SEPARATE FORMAL DINING ROOM, AN INSIDE LAUNDRY ROOM AND A LARGE FRONT PORCH. A 3RD BEDROOM MAY BE POSSIBLE IF THE SEPARATE FORMAL DINING ROOM IS NOT NEEDED. LOVELY UPGRADED SEPARATE SECOND HOUSE HAS 1 BEDROOM WITH WALK IN CLOSET, NEW LAMINATE FLOORING, UPGRADED KITCHEN, UPGRADED BATHROOM, CROWN MOULDING, MIRRORED CLOSET DOORS, LAUNDRY ROOM AND A 2 CAR ATTACHED GARAGE. WITH CITY OF LOS ANGELES BUILDING AND SAFETY'S APPROVAL, THE 2 CAR ATTACHED GARAGE MAY HAVE THE POTENTIAL OF BEING CONVERTED INTO AN "ADU" ACCESSORY DWELLING UNIT OR 2 ADDITIONAL BEDROOMS. BUYER AND BUYER'S AGENT ARE RESPONSIBLE FOR VERIFYING ANY POTENTIAL CONVERSIONS WITH THE CITY OF LOS ANGELES' DEPARTMENT OF BUILDING AND SAFETY FOR APPROVAL. BUYER AND BUYER'S AGENT ARE RESPONSIBLE FOR VERIFYING ALL EXISTING PROPERTY BUILDING PERMITS ISSUED BY THE CITY OF LOS ANGELES' BUILDING AND SAFETY DEPARTMENT.....PLEASE THOUROUGHLY REVIEW ALL ATTACHED MLS SUPPLEMENTS THAT INCLUDES THE REPORT OF RESIDENTIAL PROPERTY RECORDS AND A LIST OF BUILDING RECORDS FROM THE CITY OF LOS ANGELES' BUILDING AND SAFETY DEPARTMENT.....PROPERTY IS COMPLETELY FENCED AND HAS AN OPEN PATIO DECK BETWEEN THE 2 HOMES. SELLER STATES THAT UPGRADED ELECTRICAL PANELS, UPGRADED WINDOWS AND UPGRADED ROOFS HAVE BEEN INSTALLED. UNITS HAVE SEPARATE ELECTRIC AND GAS METERS. THIS IS AN EXCELLENT INVESTMENT PROPERTY FOR AN INVESTOR SEEKING CASH FLOW FROM 2 HOMES OR A BUYER WANTING TO LIVE IN ONE HOME AND RECEIVE RENTAL INCOME FROM THE OTHER. CLOSE TO CHURCHES, METRO CRENSHAW/LAX TRANSIT PROJECT, SHOPPING, SCHOOLS, PARK AND NEW ENTERTAINMENT COMPLEX IN INGLEWOOD. NO PURCHASE OFFERS WITH LINES OF CREDIT OR HARD MONEY LOANS...SUBMIT ONLY "HIGHEST, BEST AND FINAL" PURCHASE OFFER.STANDARD SALE WITHOUT THE HASSLES OF A SHORT SALE, REO, FORECLOSURE SALE OR THE UNCERTAINTY OF A PROBATE SALE.SELLER'S CHOICE OF ALL SERVICES...PLEASE READ ENTIRE PRIVATE AGENT REMARKS AND SHOWING INSTRUCTIONS!

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$699,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup, Washer Included
- \$54000 Gross Scheduled Income
- \$38066 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Center Hall, Kitchen, Laundry, Living Room, Main Floor Bedroom, Walk-In Closet
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Range, Range Hood, Refrigerator, Water Heater
- Floor: Laminate, Tile
- Other Interior Features: Ceiling Fan(s), Crown Molding, Granite Counters, Open Floorplan, Stone Counters

Exterior

- Lot Features: Corner Lot, Front Yard, Lawn, Rectangular Lot, Near Public Transit, Park Nearby, Sprinkler System, Sprinklers In Front, Sprinklers On Side, Sprinklers Timer, Utilities - Overhead, Yard
- Fencing: Chain Link, Stucco Wall, Wood
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Unknown
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$15,934
- Insurance: \$1,046
- Electric: \$600
- Gas: \$600
- Maintenance: \$600
- Furniture Replacement: \$600
- Trash: \$0
- Workman's Comp: \$600
- Cable TV: 01991628
- Professional Management: \$600
- Gardener: \$900
- Water/Sewer: \$900
- Licenses: \$900
- Other Expense: \$900
- Other Expense Description: \$900

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,900
2:	1	1	1	2	Unfurnished	\$0	\$0	\$1,600

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 4008016016

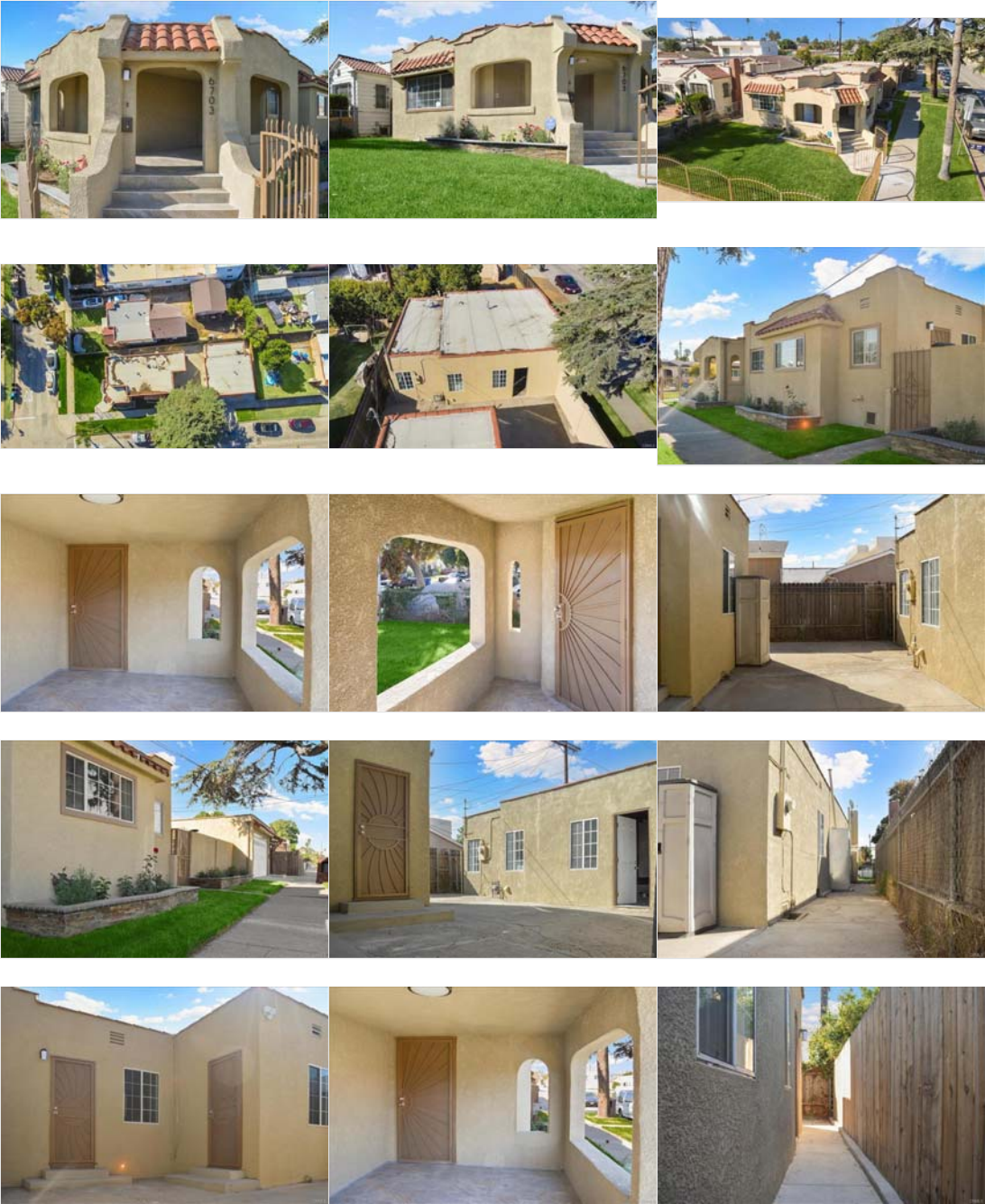
Michael Lembeck

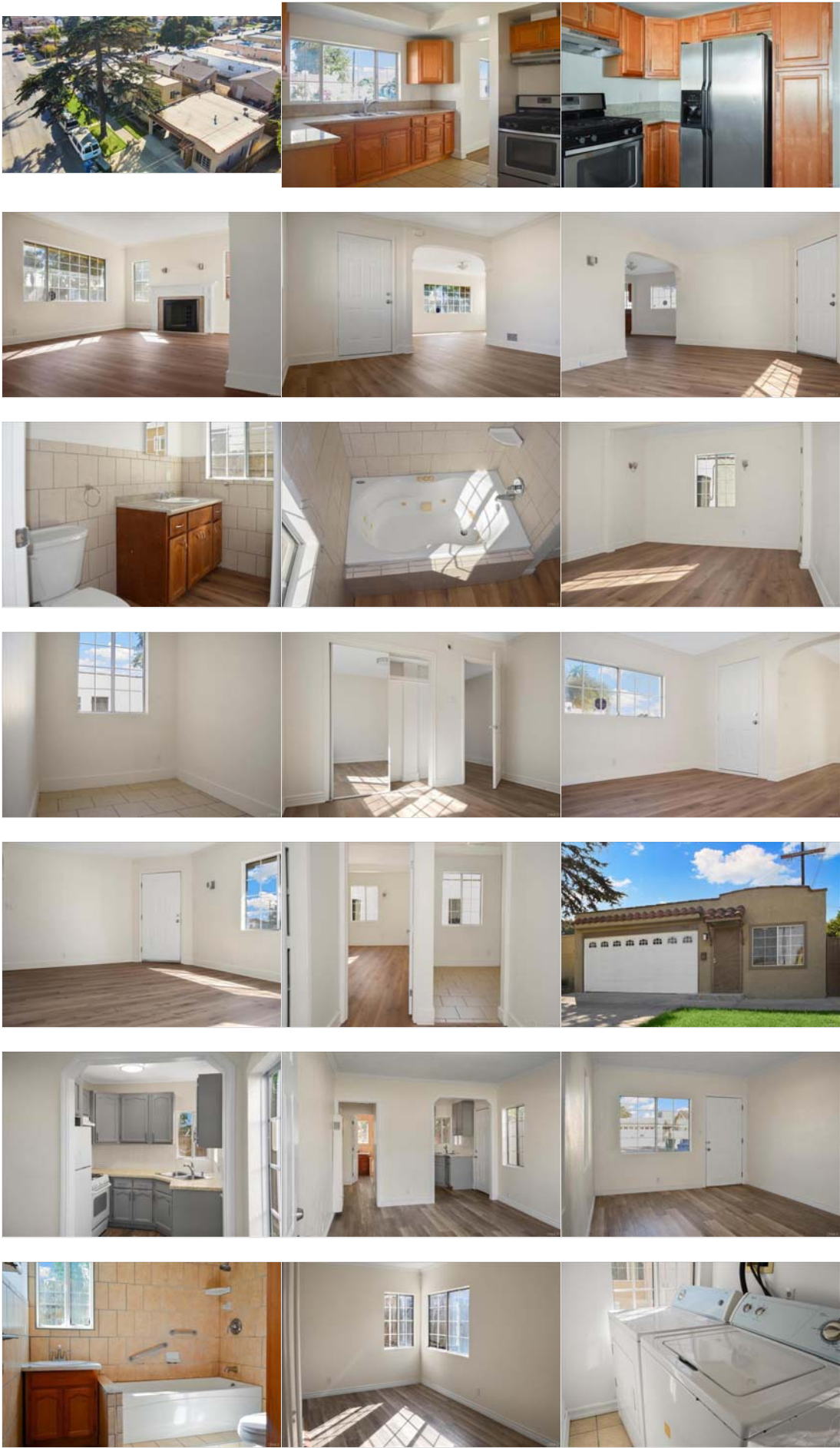
State License #: 01019397
Cell Phone: 714-742-3700

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: SB21153756

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Closed • Duplex

List / Sold: **\$625,000/\$630,000** ↑

4061 Wadsworth Ave • Los Angeles 90011

11 days on the market

2 units • \$312,500/unit • 2,012 sqft • 6,310 sqft lot • \$313.12/sqft • Built in 1903

Listing ID: SR21229411

Wadsworth Ave & 40th Pl.



Attention investors, this is a great opportunity to own an income producing property in the highly growing and desirable area of Los Angeles. Moments away from USC, DTLA and all major freeways. Both units offer plenty of curb appeal and plenty of parking to accommodate multiple cars. Both units have private yards and are equipped with separate gas, electrical meters and laundry rooms. The first unit is a spacious 3BED/2BATH and the second unit is a 2BED/2BATH. Hurry before this opportunity slips away, call today for more information. Do not disturb the tenants.

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$625,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$385 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 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	2	0	Unfurnished	\$1,928	\$1,928	\$2,500
2:	1	2	2	0	Unfurnished	\$1,500	\$1,500	\$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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5114009004

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: **\$759,900/\$770,000** ↑

9326 Baird Ave • Los Angeles 90002

20 days on the market

2 units • **\$379,950/unit** • **2,128 sqft** • **4,760 sqft lot** • **\$361.84/sqft** • **Built in 1934**

Listing ID: DW21228866

E 92nd St / E 94th St



Recently Remodeled ~ 2 UNITS SITS ON A CORNER LOT...Features include: 3 Bedrooms / 2 Bathrooms & 2 Bedrooms / 2 Bathrooms Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. 2 Car Detached Garage. Alarm on property, Freshly painted interior and exterior. On Title subject is 5 Bed/2 Bath. This is a must see!

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$759,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$1,096 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Microwave

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02098384
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6049006001

Michael Lembeck

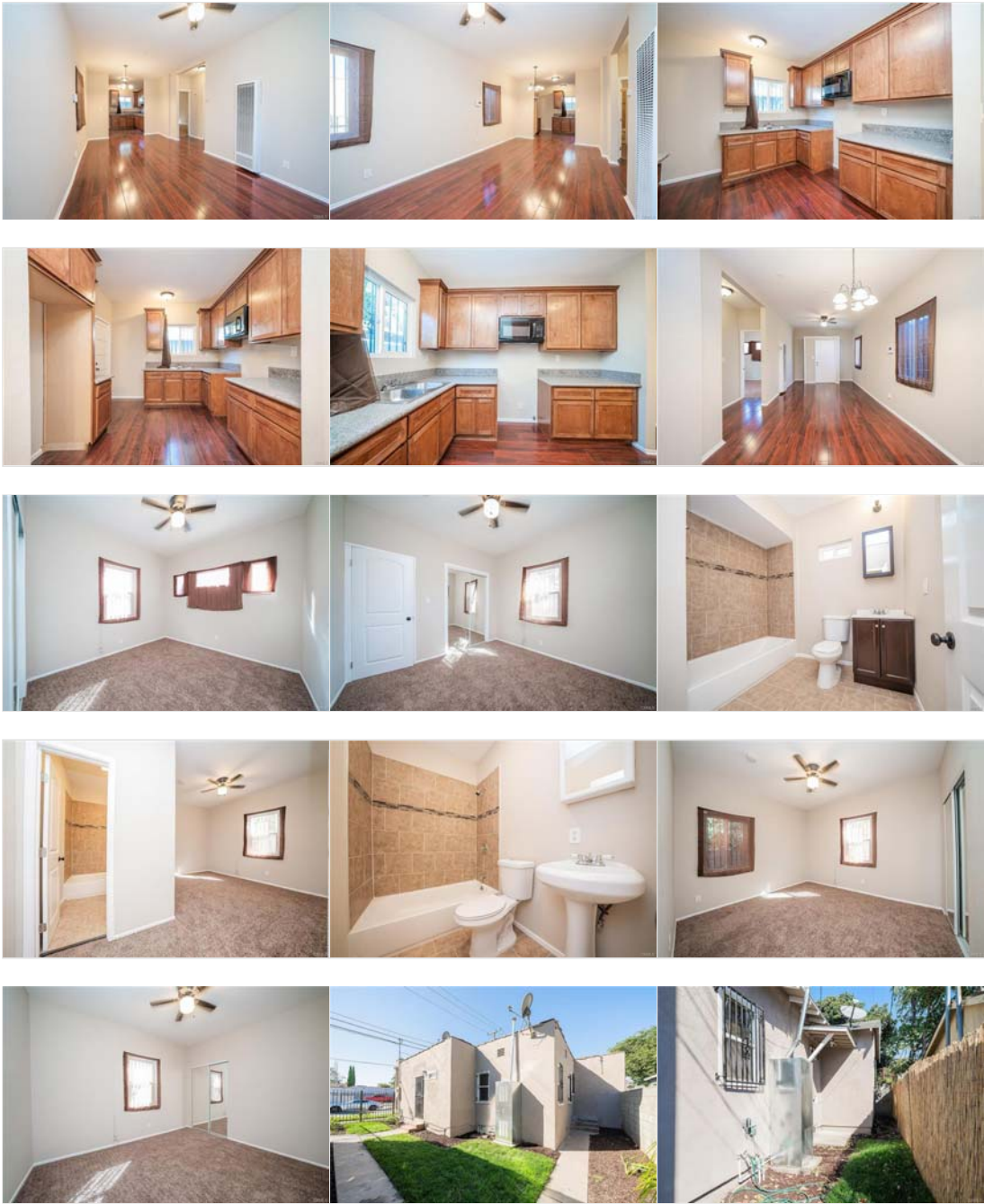
State License #: 01019397
Cell Phone: 714-742-3700

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: DW21228866

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Closed •

List / Sold: **\$850,000/\$825,000** ↓

723 W 78th St • Los Angeles 90044

0 days on the market

2 units • \$425,000/unit • 2,116 sqft • 7,000 sqft lot • \$389.89/sqft • Built in 1922

Listing ID: OC21268248

w 78th



income duplex with no rent control

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$365 (Estimated)
- Laundry: Inside
- \$64800 Gross Scheduled Income
- \$52800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- 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	\$2,700	\$2,700	\$2,700
2:	1	3	2	0	Unfurnished	\$2,700	\$2,700	\$2,700

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
- Los Angeles County
- Parcel # 6020018020

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: OC21268248

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Closed •

List / Sold: **\$2,950,000/\$2,950,000**

106 S Mansfield Ave • Los Angeles 90036
2 units • \$1,475,000/unit • 5,137 sqft • 7,156 sqft lot • \$574.27/sqft •
Built in 1925
East of La Brea, North of Third Street, South of First

33 days on the market
Listing ID: 21103751



Stately, large, charming and beautifully renovated Hancock Park Mediterranean duplex, with two 3 bedroom 3 bath units (first floor 3rd bedroom is a full studio apartment), an elevator, four fireplaces and a fire escape from the second floor. The rear studio apartment could be used as a separate in-law unit, maid's quarters, or a rental with city approvals. A recent renovation of the building was executed carefully with permits, including plumbing, electrical, and earthquake retrofitting, and the outside of the entire building was very recently painted. The downstairs unit was designed for aging in place with wheelchair-sized doorways, elevator access to the driveway and second floor as well as additional unique features in the kitchen. Wherever possible, the building's original 1925 details were restored. The kitchens and bathrooms in both units were aesthetically remodeled. The driveway has a new wrought iron electric gate for privacy. The home is located on a beautiful tree-lined street near the Grove and close to restaurants, stores and markets on La Brea. Please do not disturb occupants.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$2,950,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Rooms: Den, Walk-In Closet
- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Warming Drawer, Range, Oven, Gas Cooktop, Built-In, Double Oven
- Other Interior Features: Elevator

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Rectangular Lot
- Security Features: Smoke Detector(s), Automatic Gate, Carbon Monoxide Detector(s), Gated Community
- Sewer: Sewer Paid

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	3	2		Unfurnished	\$0	\$0	\$6,500
2:	1	3	3		Unfurnished	\$0	\$0	\$6,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5513015002

Michael Lembeck

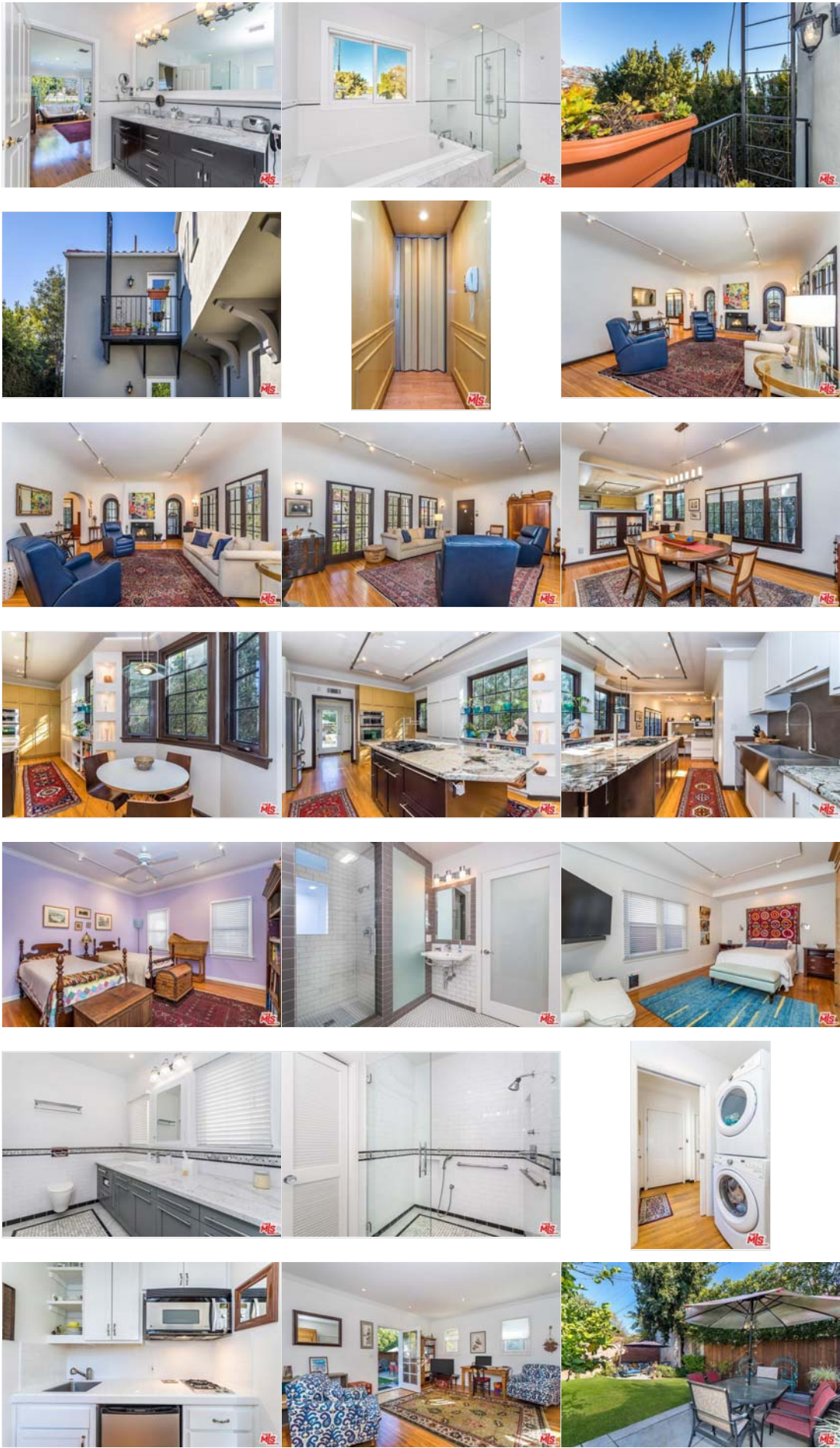
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: 21103751

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Closed •

List / Sold: **\$779,000/\$775,000** ↓

13833 Roscoe Blvd • Panorama City 91402
2 units • \$389,500/unit • 1,648 sqft • 8,659 sqft lot • \$470.27/sqft •
Built in 1951
Drive to 13833 Roscoe Blvd

32 days on the market
Listing ID: SR21167015



OPEN HOUSE Welcome home, a legal duplex in Panorama City. Live in one and rent the other, or better yet rent them both your choice. Easy access to all major shopping centers, close by to public transportation. Very close by to Major Hospitals like Kaiser Permanente and coffee shops like a coming soon Starbucks, only minutes away to Northridge and the Panorama Mall. Both units come with a garage for the vehicle and private back yards for both units. There is a partition wall the divides the backyards from one another. Both units garage can be accessed from the rear alley. Enjoy the large backyards and ample front yards. Each home has an available two bedrooms and one bathroom. You wont want to miss this great opportunity to call it your next home or add it to your portfolio.

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$789,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Gas Oven, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01167079
- 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	Furnished	\$1,200	\$1,200	\$2,000
2:	1	2	1	1	Furnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- PC - Panorama City area
- Los Angeles County
- Parcel # 2637028010

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: SR21167015

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Closed

• Single Family Residence

6960 Yarmouth Ave • Reseda 91335

2 units • \$619,975/unit • 2,711 sqft • 7,806 sqft lot • \$479.53/sqft •

Built in 1961

West of White Oak on Hart St

List / Sold:

\$1,239,950/\$1,300,000 ↑

6 days on the market

Listing ID: SR21247917



CAPE COD IN THE VALLEY! This beautifully redone turnkey home has everything you need! With over 1,500 sq ft, you are greeted by a beautiful brick porch which is perfect for any gathering as there is a ceiling fan for extra comfort during the summer. This home features a large and bright living room that opens to the dining area and kitchen. The kitchen has been customly upgraded with stainless steel appliances and a beautiful garden window overlooking the back patio. The newly constructed Master Suite features a beautiful Master Bath and walk-in closet. The Master Suite also features a private slider to a courtyard patio. The two other bedrooms and full bath are located on the West Wing. 17720 Hart St is a newly built Cape Cod inspired 3 bedroom 2 bath home is just under 1,200 sq ft and no expense has been spared. The covered entryway is beautifully tailored and perfect for relaxing nights. Upon entering, you are greeted by the large and open living room and kitchen. The beautiful flooring and desirable custom crown molding throughout make this home feel larger than its size. Brand new appliances, quartz countertops, and breakfast bar set the perfect tone for this home. The hallway features a large doorway and custom skylight letting in an abundance of natural light. The Master Suite has a beautiful walk-in closet and beautifully custom tiled bath. The Master Suite is the only room that has a private entrance to the backyard patio. Being a corner home, this lot is larger than most and no detail was forgotten. There is brand new concrete and artificial turf with plenty of space between the homes. No need for much water as the turf is gorgeous and no maintenance is needed. The planters are on a drip system which is an amazing feature. All appliances are new as this entire property has been redone/remodeled.

Facts & Features

- Sold On 01/06/2022
 - Original List Price of \$1,239,950
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$841 (Estimated)
- Laundry: Inside
 - \$84000 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Living Room, Master Suite, Walk-In Closet
 - Floor: Laminate, Tile, Wood
- Appliances: 6 Burner Stove, Dishwasher, Gas Oven, Gas Range, Tankless Water Heater
 - Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Crown Molding, High Ceilings, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Corner Lot, Front Yard, Landscaped, Sprinklers Drip System
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,500
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - 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	\$3,500
2:	1	3	2	0	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

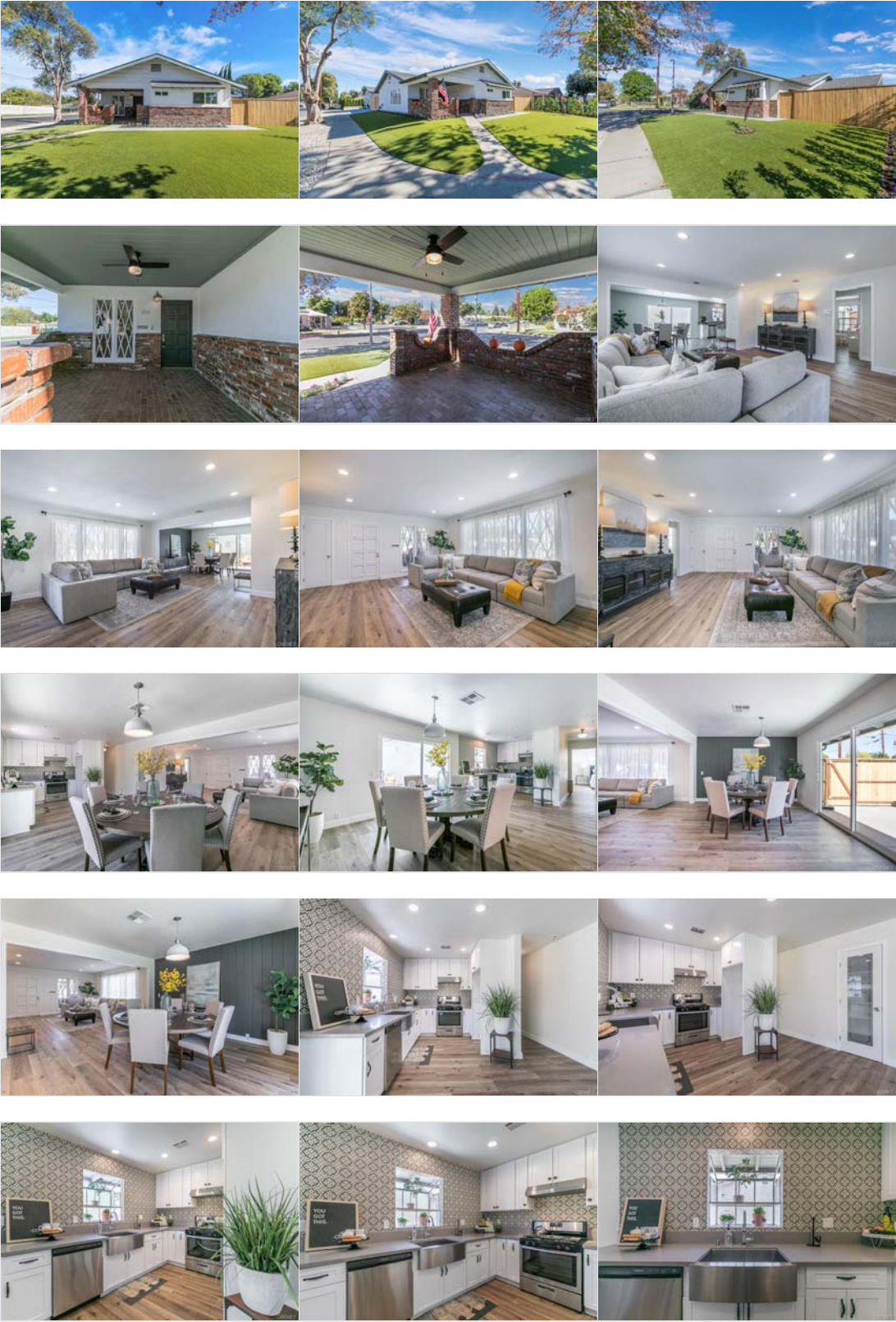
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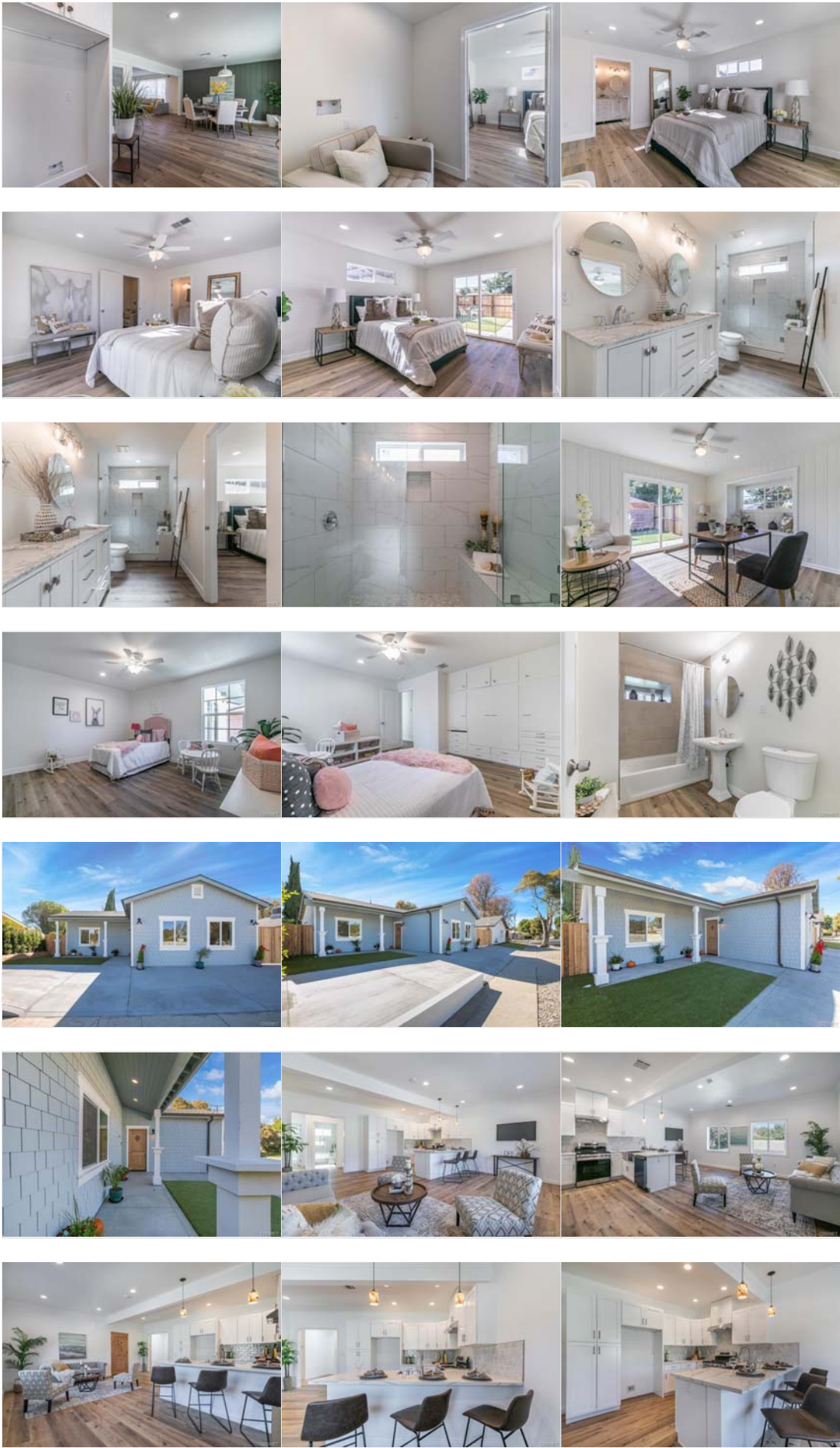
- Standard sale
- RES - Reseda area
- Los Angeles County
- Parcel # 2122001029

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

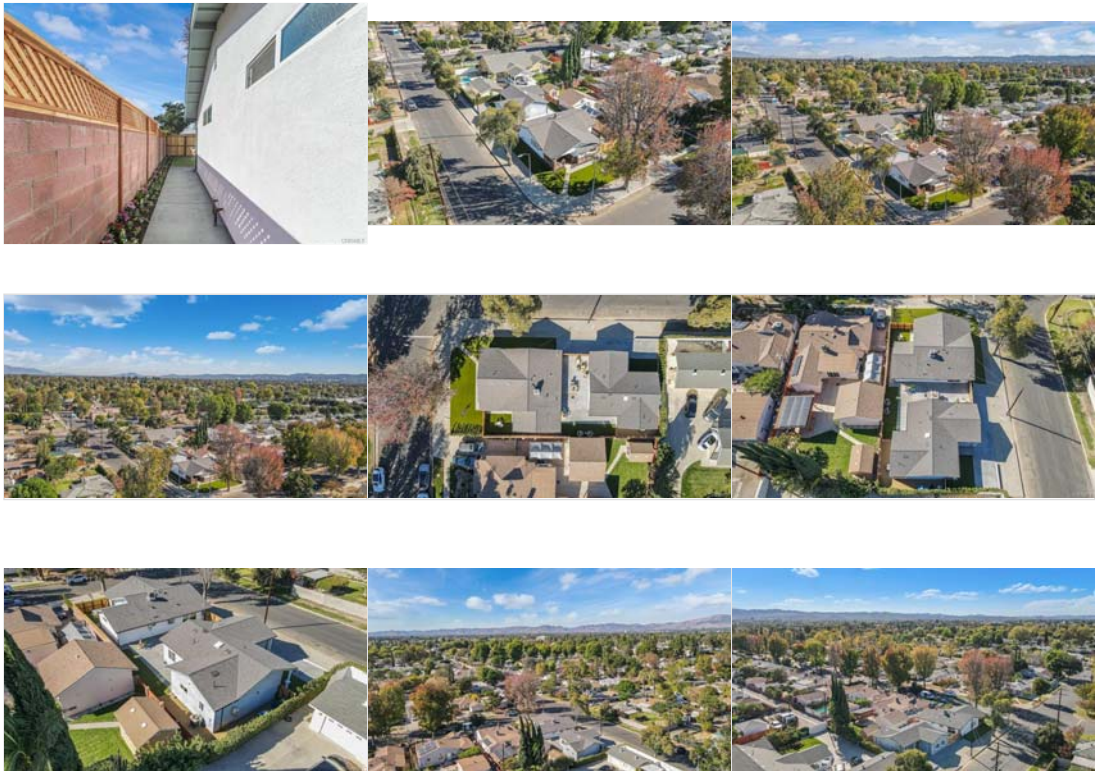
Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SR21247917

Printed: 01/09/2022 1:46:51 PM

Closed • DuplexList / Sold: **\$849,000/\$865,000** ↑**8924 Elizabeth Ave • South Gate 90280****14 days on the market****2 units • \$424,500/unit • 2,799 sqft • 6,623 sqft lot • \$309.04/sqft • Built in 1927****Listing ID: SB21231583****On Elizabeth Ave between Firestone Blvd and Southern Ave**

END-OF-THE-YEAR SPECIAL!!! Looking to occupy and have additional income or looking for a straight, solid investment? Here's a fantastic opportunity to have the best of both worlds! This residential income property consists of 2-bedrooms/1-bath (front house) and 3-bedrooms/2-baths (back house). Spacious lot size (6,623 SF) with plenty of parking space within the property. Two-level back house was built in 1985. Front house is 1,030 SF with a great, open floor plan. Back house is a comfortable 1,769 SF. Large bathroom on the main floor with the living room/den, dining area and kitchen all seamlessly coming together. At the backside of the property are two 2-car garages that are connected. If you're a serious buyer that wants to own a GEM of a property (a diamond in the rough), you have to see this!

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$849,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$770 (Assessor)
- Laundry: In Closet, In Kitchen, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Den, Kitchen, Living Room, Master Bedroom
- Other Interior Features: Ceiling Fan(s), Tile Counters

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Unknown
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978349
- 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	\$1,300	\$15,600	\$1,800
2:	1	3	2	2	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6210020031

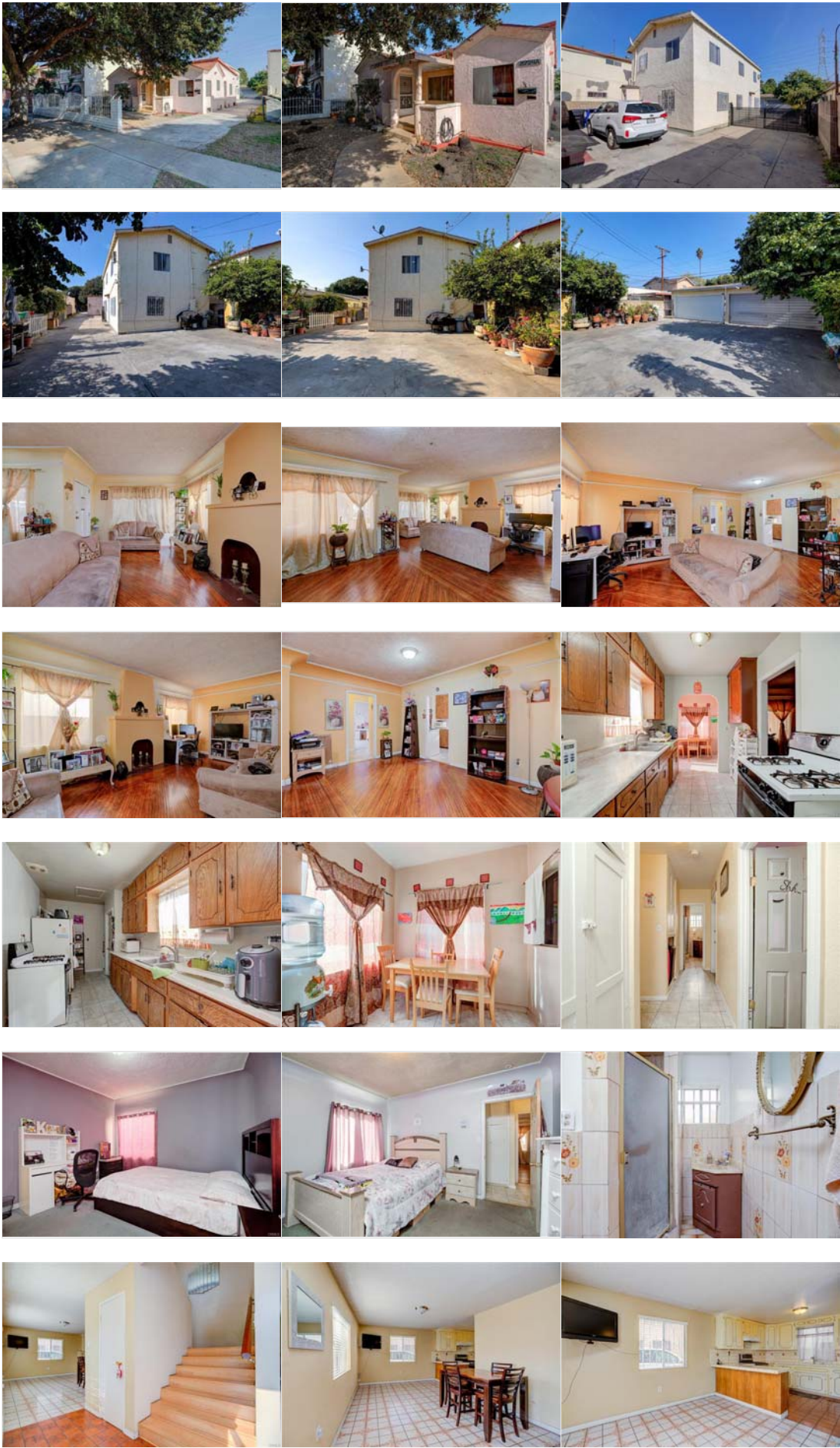
Michael Lembeck

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: **\$799,000/\$850,000** ↑

4119 Beck Ave • Bell 90201

34 days on the market

2 units • \$399,500/unit • 2,377 sqft • 6,999 sqft lot • \$357.59/sqft • Built in 1959

Listing ID: DW21206888

Florence Ave



Rare opportunity to own to large units in a great Bell location.Both beautifully maintained units feature 3 good sized bedrooms and 2 baths with inside laundry.Perfect for a large family, two families or an investor.

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$799,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$1 (Assessor)
- Laundry: Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	6	4	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6325033019

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



List / Sold: **\$1,200,000/\$1,200,000****Closed** •**4231 W 142nd St • Hawthorne 90250****0 days on the market****3 units • \$400,000/unit • 2,824 sqft • 8,689 sqft lot • \$424.93/sqft • Built in 1947****Listing ID: PV22002813****Driving directions to the property Rosecrans Ave and Prairie Ave**

Great property located in Hawthorne with 3 units and 4 car garages with 5 additional spaces. Front house 3 bedrooms and 1 bathroom with a new roof. The back (2) units are 2 bedrooms and 1 bathroom each both tenants have lived there for many years. The front unit has new windows and laminated flooring, and a new water heater. Excellent property for a first-time home buyer that would like to live in one and rent the others for additional income.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$992 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Garage
- Cap Rate: 4
- \$66060 Gross Scheduled Income
- \$47960 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Negotiable	\$2,025	\$2,025	\$2,500
2:	1	2	1	1	Negotiable	\$1,655	\$1,655	\$1,850
3:	1	2	1	1	Negotiable	\$1,825	\$1,825	\$1,850

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet: 2
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard sale
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4077002006

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: PV22002813

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Closed • Triplex

List / Sold: \$995,000/\$1,010,000 ↑

3542 W 168th St • Torrance 90504

0 days on the market

3 units • \$331,667/unit • 1,993 sqft • 6,200 sqft lot • \$506.77/sqft • Built in 1954

Listing ID: PW22002296

Yukon Ave / W 168th St.



Sold Before Processing

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$995,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$601 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Inside, See Remarks, Washer Hookup
- \$43200 Gross Scheduled Income
- \$43200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Furnished	\$1,000	\$1,000	\$1,600
2:	1	1	1	1	Furnished	\$1,000	\$1,000	\$1,600
3:	1	2	1	1	Furnished	\$1,600	\$1,600	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 132 - N Torrance - West area
- Los Angeles County
- Parcel # 4092018011

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: PW22002296

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Closed • Triplex

List / Sold: \$775,000/\$750,000 ↓

4936 Templeton St • Los Angeles 90032

107 days on the market

3 units • \$258,333/unit • 2,350 sqft • 7,152 sqft lot • \$319.15/sqft • Built in 1922

Listing ID: CV21149629

SOUTH OF HUNTINGTON - EAST OF EASTERN AVENUE



Looking for a great opportunity to acquire units in an up and coming established neighborhood in El Sereno. The property is centrally located minutes to downtown Los Angeles, Cal State LA University, USC Medical, Alhambra, and South Pasadena. Walking distance to All Saints Church & School, El Sereno Park & Recreation Center, Sierra Park Elementary, shopping & bus service. The units are comprised of a duplex and a separate house with a common driveway. Each unit has 2 bedrooms and 1 bath. This is a long-term established rental neighborhood with all the necessary day to day conveniences just minutes away. This is a drive-by-only listing. The formal address for each unit is as follows: 4934, 4934 1/2 & 4936 Templeton Street

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$775,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$30792 Gross Scheduled Income
- \$26942 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,850
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 250
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$838	\$838	\$1,450
2:	1	2	1	0	Unfurnished	\$888	\$888	\$1,350
3:	1	2	1	0	Unfurnished	\$840	\$840	\$1,350

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5218020047

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: CV21149629

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Closed •

List / Sold: **\$899,999/\$905,000** ↓

322 Cornwell St • Los Angeles 90033

159 days on the market

3 units • \$300,000/unit • 2,728 sqft • 6,572 sqft lot • \$331.74/sqft • Built in 1895

Listing ID: DW21121251

N Breed St & N Chicago St



Do not miss out on this great opportunity to own 3 units in the great city of East Los Angeles. Live in the 3-bedroom 1.5-bath fully rehab, Unit will be delivered vacant. And rent the other two units to help with the mortgage payments. Unit #2) 2-bedroom 1.5-bath rents for \$765 Unit #3) 2-bedroom 1-bath rents for \$1,100. This property features 2 long Driveways with a 2-car detached garage. The long driveways allow parking for 7-10 cars. Property will not last long! Near the 10FWY 5FWY 101FWY.

Facts & Features

- Sold On 01/07/2022
 - Original List Price of \$949,000
 - 2 Buildings
 - 2 Total parking spaces
- 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999
- Sewer: 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	2	2	Unfurnished	\$0	\$0	\$2,500
2:	1	2	2	0	Unfurnished	\$765	\$765	\$2,200
3:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5175011021

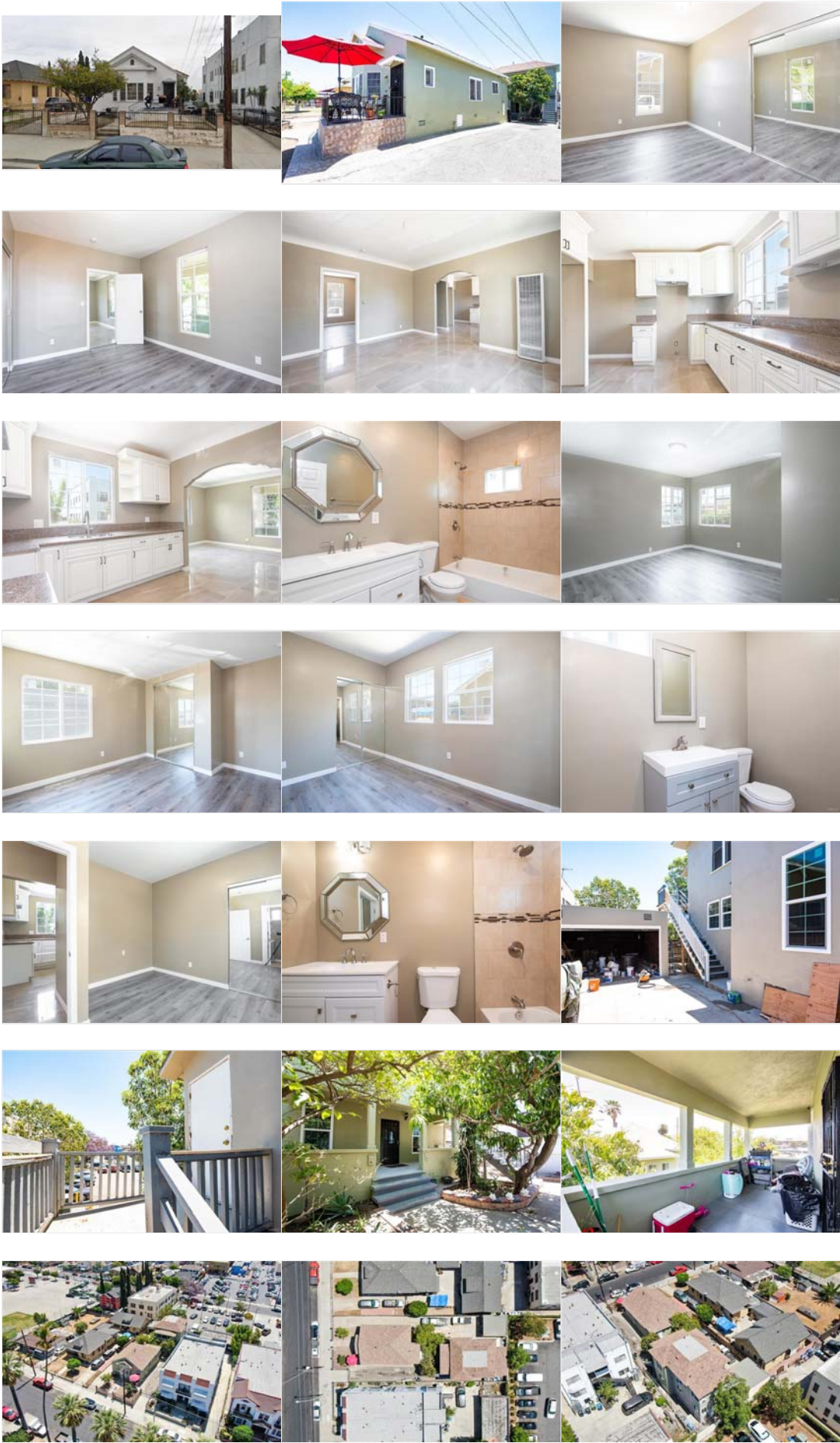
Michael Lembeck

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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List / Sold:

Closed**\$1,999,880/\$1,999,800** ↓

72 days on the market

Listing ID: 21764822

4846 Oakwood Ave • Los Angeles 90004**3 units** • **\$666,627/unit** • **2,743 sqft** • **7,249 sqft lot** • **\$729.06/sqft** •
Built in 1930**Near Western and Beverly**

Virtual Tour: <https://my.matterport.com/show/?m=7HoKYJfUKSS> <https://my.matterport.com/models/7Dxg1RUJqn4> Delivered Vacant or filled. Completely remodeled 3 unit property in Koreatown near Beverly and Western. All units have laundry, new kitchens, new plumbing, new electrical, new roof, new concrete driveway, new central air and new 2 car garage. Front unit is a 2Bed + 2Bath + 2Parking + Front yard space. Middle Unit is 1Bed + 1Bath + Patio + 1Parking. Rear Unit is 4Bed + 3Bath + 3Parking plus attic and extra storage. 8 parking spaces + plus additional driveway space. Conveniently located near two major streets, close to Koreatown, Larchmont, and Hollywood.

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$1,999,880
- 1 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$80640 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior**Annual Expenses**

- Total Operating Expense: \$34,560
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01933726
- 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	\$3,000	\$3,200	\$3,200
2:	1	1	1		Unfurnished	\$1,800	\$1,800	\$1,800
3:	1	4	3		Unfurnished	\$4,400	\$4,400	\$4,400
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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5522033023

Michael Lembeck

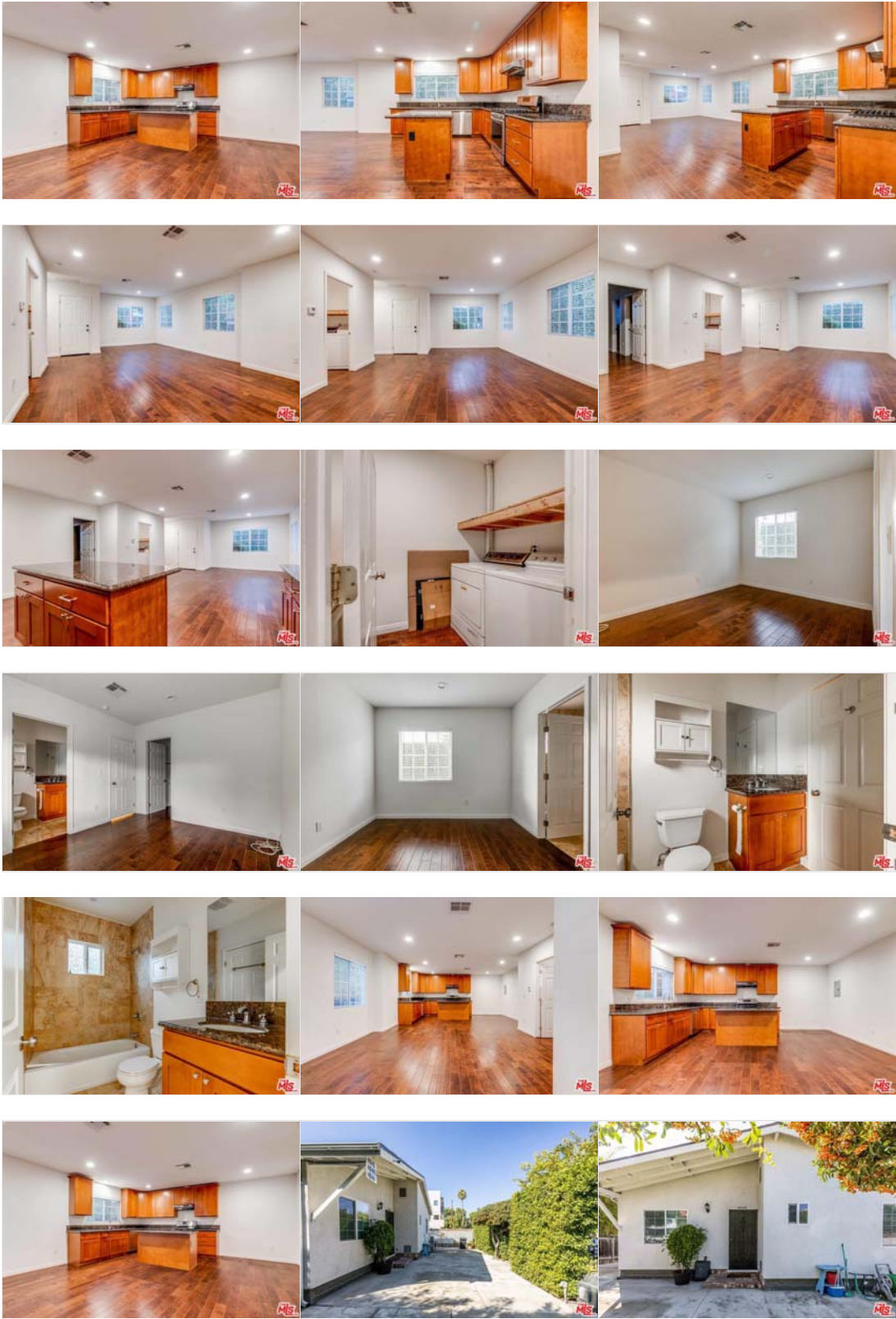
State License #: 01019397
Cell Phone: 714-742-3700

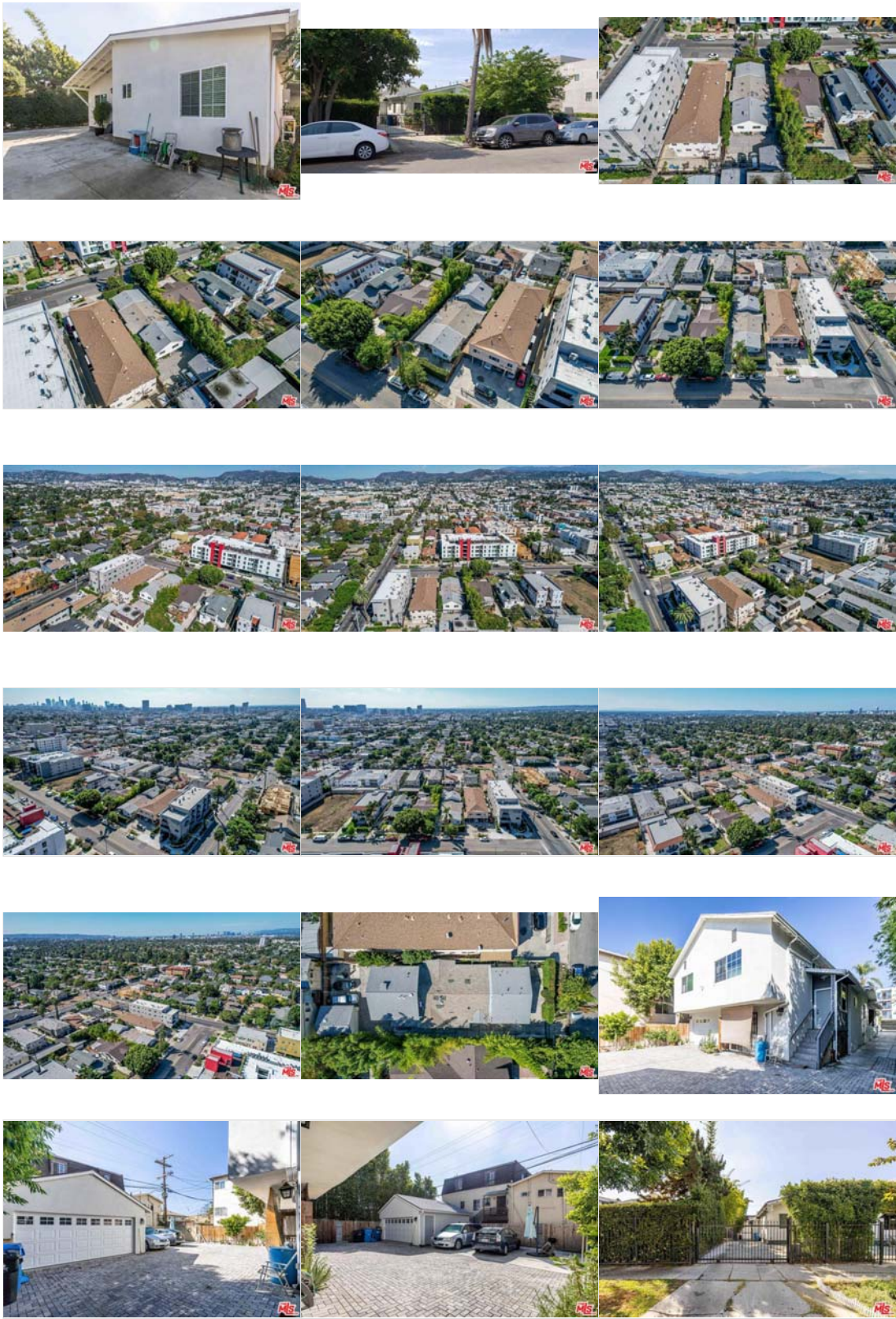
Re/Max Property Connection

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

Mission Viejo, 92691

Click arrow to display photos





Closed •

9038 Reading Ave • Westchester 90045
3 units • \$399,983/unit • 2,364 sqft • 6,821 sqft lot • \$497.02/sqft •
Built in 1950
left onto Morley St, Left onto Reading Ave

List / Sold:
\$1,199,950/\$1,174,950 ↓
232 days on the market
Listing ID: SR20263776



****Back on market ****Priced well and WAY below market value! Calling all investors, builders and developers!! Triplex income property. Incredible development opportunity on a + Flat 6,821 sqft lot located within the coveted Westchester area! Zoned R3-1, TOC Tier 2. This Triplex is minutes from the new NFL Sofi Stadium, Entertainment, Shopping and LAX. All units are occupied with tenants, please do not disturb tenants, drive by viewing only. This rare opportunity is priced to sell.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$1,199,950
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: Electric Dryer Hookup, Inside
- \$38604 Gross Scheduled Income
- \$25308 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,085
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance: \$1,047
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,121	\$1,121	\$2,400
2:	1	1	1	1	Unfurnished	\$1,133	\$1,133	\$1,800
3:	1	1	1	1	Unfurnished	\$963	\$963	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C29 - Westchester area
- Los Angeles County
- Parcel # 4125011023

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: SR20263776

Printed: 01/09/2022 1:46:51 PM

List / Sold:

Closed • **Triplex****\$1,599,000/\$1,599,999** ↓

72 days on the market

Listing ID: PW20260512

1704 W Jefferson Blvd • Los Angeles 90018**3 units** • **\$533,000/unit** • **3,300 sqft** • **4,700 sqft lot** • **\$484.85/sqft** • **Built in 2019****West of Western Ave. and South of Adams Blvd**

BRAND NEW CONSTRUCTION! HIGH POTENTIAL CASHFLOW & CAP RATE IN USC NEIGHBORHOOD....CALL ME FOR DETAILS! MOTIVATED SELLER! MODERN RARE TRIPLEX just minutes from USC. 3 light filled, bright units consisting of 2 bedrooms and 2 bathrooms each. 6 bedrooms and 6 bathrooms make for a perfect investor mix. This area already boasts high rental rates....but seller is also negotiating with student housing brokers to possibly have all units pre-leased for the 2021'2022 USC school year for an even more impressive CAP rate & monthly cashflow. Also comes with open carport spaces for all units. ADU ADDITION POSSIBLE for even more revenue. Seller willing to cover PITI for first 6 months (with certain limitations). What does that mean? Mortgage covered for the first 6 months while you get property ready for USC students or add that ADU. We are bringing certainty to uncertain times. DON'T HESITATE TO GO TAKE A LOOK AT THIS GEM! Ideal layout for roommates and students. Lots of living space and great kitchens complete these amazing units. Each unit has a distinctive layout giving renters a plethora of options.

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 2 Total carport spaces
- Cooling: ENERGY STAR Qualified Equipment
- Heating: Gravity, ENERGY STAR Qualified Equipment
- Laundry: Inside
- \$93600 Gross Scheduled Income
- \$74888 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Laminate
- Appliances: Gas Oven, Range Hood, Tankless Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,712
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01821309
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$0	\$0	\$2,600
2:	1	2	2	0	Unfurnished	\$0	\$0	\$2,600
3:	1	2	2	0	Unfurnished	\$0	\$0	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5041003037

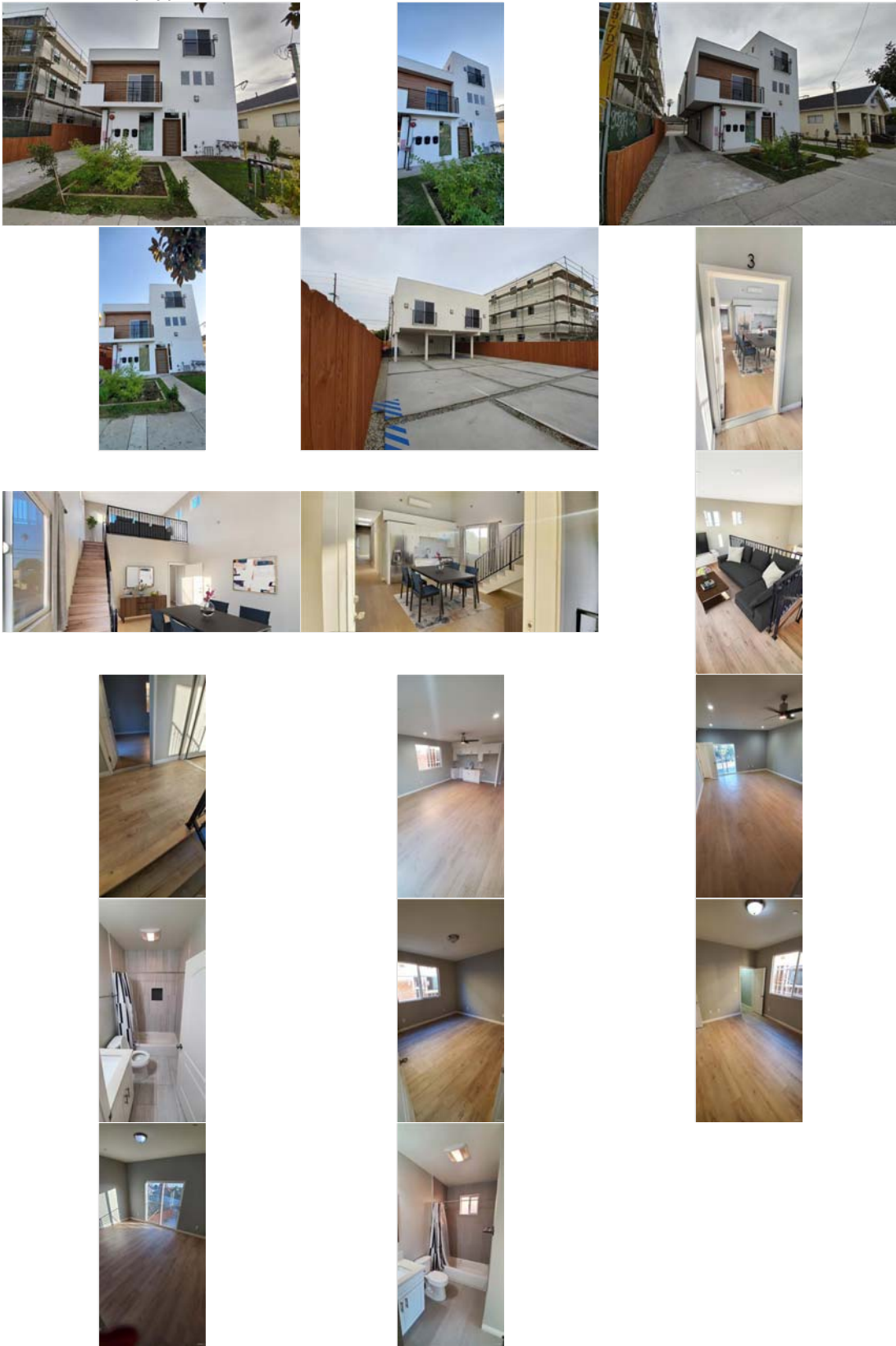
Michael Lembeck

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



List / Sold:

Closed • **Triplex****\$1,499,000/\$1,475,000** ↓**187 days on the market****Listing ID: TR21051464****11623 ARDENMOOR** • Downey 90241**3 units** • **\$499,667/unit** • **3,388 sqft** • **7,248 sqft lot** • **\$435.36/sqft** •**Built in 1951****from firestone going wesst turn left on to stewart and gray and make right on Adenmoor**

Price Drop !!! SELLER MAKING HUGE \$100k PRICE DROP !!! FELL OUT OF ESCROW BUYER UNABLE TO PERFORM SELLER VERY MOTIVATED !!! Its all about location, location, location!!! This very attractive and exceptionally clean triplex is located in a great area of Downey. The owner has personally taken great pride in keeping this property super clean and in amazing condition. The property consist of three units the front unit is a single family home 3BR/2BR with a huge family room with spacious kitchen with granite counter tops. The second unit is a 2BR/2BR very spacious unit with large Living/Dining room with upgraded kitchen with a 2nd bathroom in the master. The 3rd Unit is 2BR/1BR also very spacious Living /Dining room with good size bedrooms. All units have your own two car garage with laundry hook ups. All units have AC owner installed new trash disposals within the last 5 years. The kitchens were updated and upgraded also all units were installed new water heaters. The property sewer lines and cooper plumbing replaced. A terrific investment for a owner occupant or non owner occupant investor. The kitchens all have nice granite countertops and tile flooring. This property is walking distance to Downey landing and Downey Promenade were you have great dining and shopping. All units are separately metered for gas and electricity. A Truly must see Property!!

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$1,599,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air, Gas
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, In Garage
- \$72000 Gross Scheduled Income
- \$63390 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,160
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,440
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,000	\$3,000	\$3,500
2:	1	2	2	2	Unfurnished	\$1,500	\$1,500	\$2,295
3:	1	2	1	2	Unfurnished	\$1,500	\$1,500	\$2,250

Of Units With:

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

Additional Information

- Standard sale
- D4 - Southeast Downey, S of Firestone, E of Downey area
- Los Angeles County
- Parcel # 6284014013

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: TR21051464

Printed: 01/09/2022 1:46:51 PM

Closed • Single Family Residence

6624 Baird Ave • Reseda 91335

3 units • \$399,926/unit • 3,100 sqft • 10,714 sqft lot • \$427.42/sqft • Built in 1957

Refer to Map

List / Sold:
\$1,199,777/\$1,325,000 ↑

0 days on the market

Listing ID: SR21232560



What an Opportunity | Featuring 3 Magnificent Homes in the City of Winnetka in a HUGE Lot Almost 11,000 SQFT. Located on a Cul de Sac street | Main House: 6624 Baird Ave is 3+3 Fully Remodeled Shows like NEW| Second House : 6626 Baird Ave is a BRAND NEW TWO STORY HOME 3+3 with 1200 Sqft. | Third House is a Detached 1+1 JADU with Kitchen, Gas, Electric meter, and own address Very Beautiful and spacious | Main House Offers a Beautiful Open Floor Plan Concept with Large Kitchen and Abundant Modern Cabinetry with Kitchen Island | Surrounded with Beautiful Calacatta Gold Quartz | Living Room with Beautiful Fireplace Nicely Decorated | Brand New Front Driveway with Ample Parking options | Brand new Stucco Finish | Flush Landscape front and Back | All Three Homes offer Brand New Roof | Inside Laundry rooms | New Durable Stainless Steel Appliances | Brand New Laminated Wood flooring | Brand New Copper Plumbing | | Recessed LED lighting | Second Home is a Two Story Brand New Construction| Featuring 3 bedrooms and 3 full baths, | You will Enjoy the Beautiful backyard with a Convenient | Tremendous Income Opportunity | Over \$7,800. Potential Gross Rental Income...

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$1,199,777
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Central
- \$332 (Estimated)
- Laundry: Individual Room
- \$7800 Gross Scheduled Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Wood
- Appliances: Dishwasher, Disposal

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- 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	0	Partially	\$0	\$0	\$3,300
2:	1	3	3	0	Partially	\$0	\$0	\$3,100
3:	1	1	1	0	Partially	\$0	\$0	\$1,350

Of Units With:

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

Additional Information

- Standard sale
- RES - Reseda area
- Los Angeles County
- Parcel # 2126038006

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: SR21232560

Printed: 01/09/2022 1:46:52 PM

Closed • TriplexList / Sold: **\$825,000/\$810,000** ↑**25 days on the market****2561 Poplar Pl • Huntington Park 90255****3 units • \$275,000/unit • 2,016 sqft • 4,933 sqft lot • \$401.79/sqft • Built in 1952****Listing ID: PW21236743****Long Beach Blvd/Poplar**

This multi-unit property is centrally located in the established city of Huntington Park. Within close proximity to the 710, 110, and 105 freeways. This desired investment opportunity has had numerous upgrades. Some of those upgrades include new exterior paint through out, new windows, completely remodeled rear units which include new paint, kitchens, bathrooms and flooring, 3 new water heaters and much more. This wonderful property is privately gated with manual sliding gate for easy access to driveway and has beautiful grass yard with mature shade tree and a 2 car garage. Two units attached and one single standing. Upstairs unit currently used as a 2 bedroom. Rear units also have a large side & rear patio area. This pride of ownership property has great amenities such as nearby schools, shops, transportation and community parks. Quality like this does not come on the market often. Live in front rent out back units. Don't miss out!

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$799,900
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, In Kitchen, Inside, Washer Hookup
- \$14400 Gross Scheduled Income
- \$13000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room, Main Floor Bedroom, Walk-In Closet
- Floor: Carpet, Tile, Vinyl
- Appliances: Free-Standing Range, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Range Hood, Water Heater
- Other Interior Features: In-Law Floorplan, Built-in Features, Ceiling Fan(s), Formica Counters, Laminate Counters, Open Floorplan, Recessed Lighting, Stone Counters, Storage

Exterior

- Lot Features: Front Yard, Lawn
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Block
- Sewer: Sewer Paid
- Other Exterior Features: Rain Gutters, Satellite Dish

Annual Expenses

- Total Operating Expense: \$3,590
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$950
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$1,800	\$2,000
2:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,200
3:	1	1	1	0	Unfurnished	\$0	\$750	\$750

Of Units With:

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

Additional Information

- Standard sale
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6202030032

Michael Lembeck**Re/Max Property Connection**

1/9/22, 1:48 PM

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

Matrix

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

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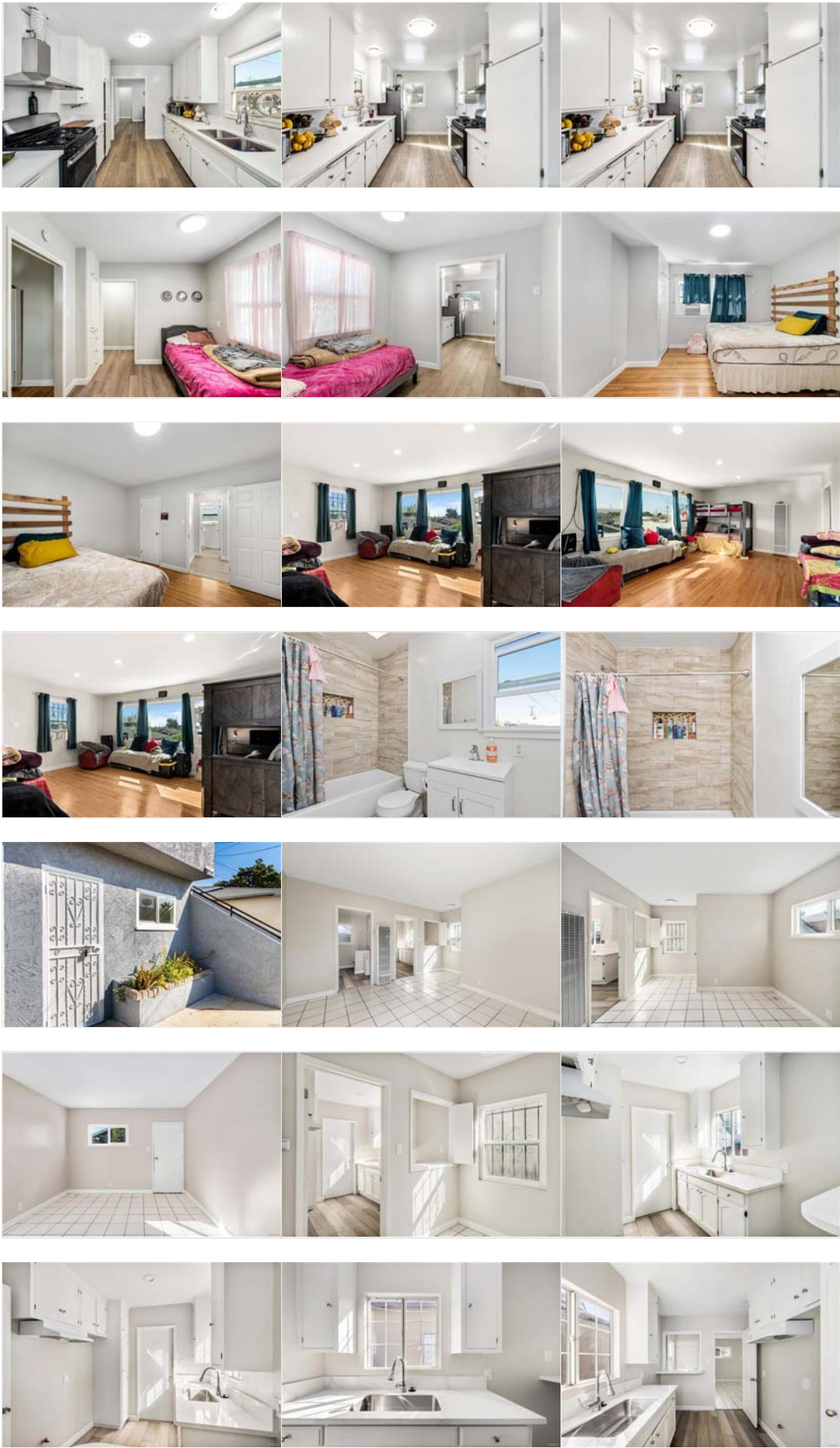


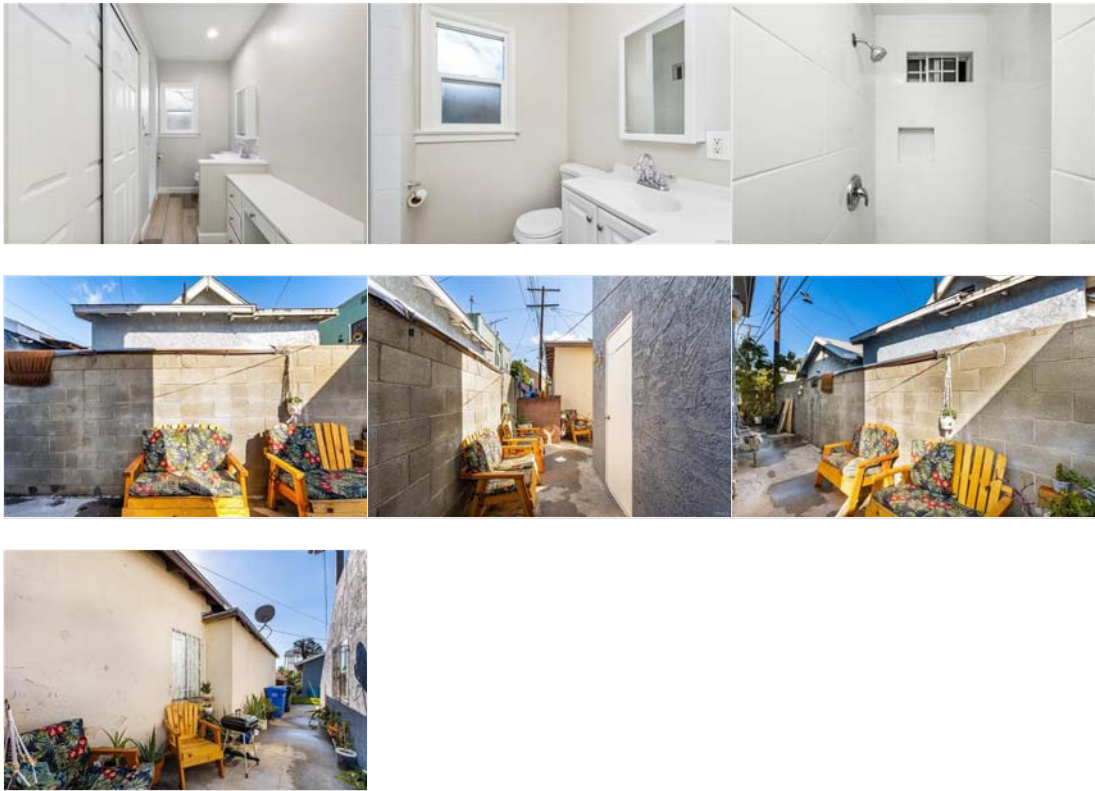












CUSTOMER FULL: Residential Income LISTING ID: PW21236743

Printed: 01/09/2022 1:46:52 PM

Closed • Triplex

List / Sold:
\$2,100,000/\$2,224,000 ↑

27 days on the market

Listing ID: P1-7380

328 Parkman Ave • Los Angeles 90026

4 units • \$525,000/unit • sqft • 6,236 sqft lot • No \$/Sqft data •
Built in 1970

North on Parkman Ave from W Temple St.



Welcome to this ultra rare mid century modern Triplex w/ADU (4th unit) located in the culture-rich neighborhood of Historic Filipinotown w/views of the iconic Hollywood Sign, Griffith Observatory & DTLA. This high income producing property was meticulously renovated in 2020 and boasts a unique unit mix consisting of one 3bd/2ba SFR-like unit, one 2bd/1ba unit, one 1bd/1ba unit and one Studio/1ba unit. All units include wide plank European Oak floors, brushed-gold finishes & stark white walls that keep the airy vibe flowing throughout the seamless layout of each unit. New upgrades include exterior/interior paint, updated kitchen/bathrooms, dual-pane windows, AC/Heat systems, electrical, roof, tankless water heaters & updated plumbing. Each unit offers an exclusive use patio/balcony, a large shared yard, new stainless steel Frigidaire appliance package, in-unit Samsung W/D set and off-street covered parking. Plug-and-Play opportunities like this don't come around twice so act fast before it becomes the "One that got away!" More at 328parkman.com

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 5.6
- \$144600 Gross Scheduled Income
- \$118325 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator, Tankless Water Heater

Exterior

- Lot Features: Sprinklers None
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,275
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance: \$2,196
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	3	2	Unfurnished	\$5,000	\$5,000	\$5,000
2:		2	1	1		\$2,850		
3:		1	1	1		\$2,250		
4:		0	1	1		\$1,950		
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC: 4

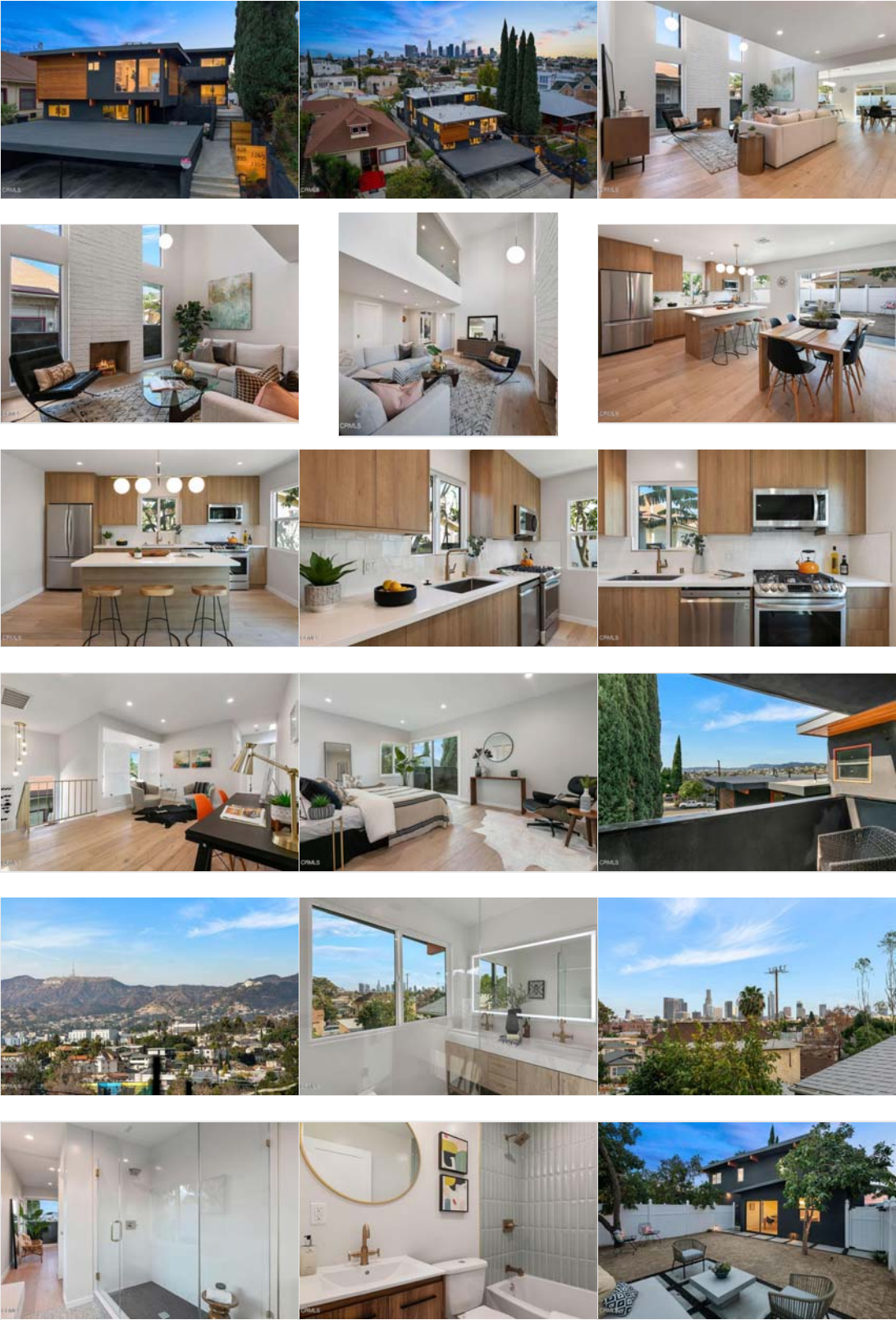
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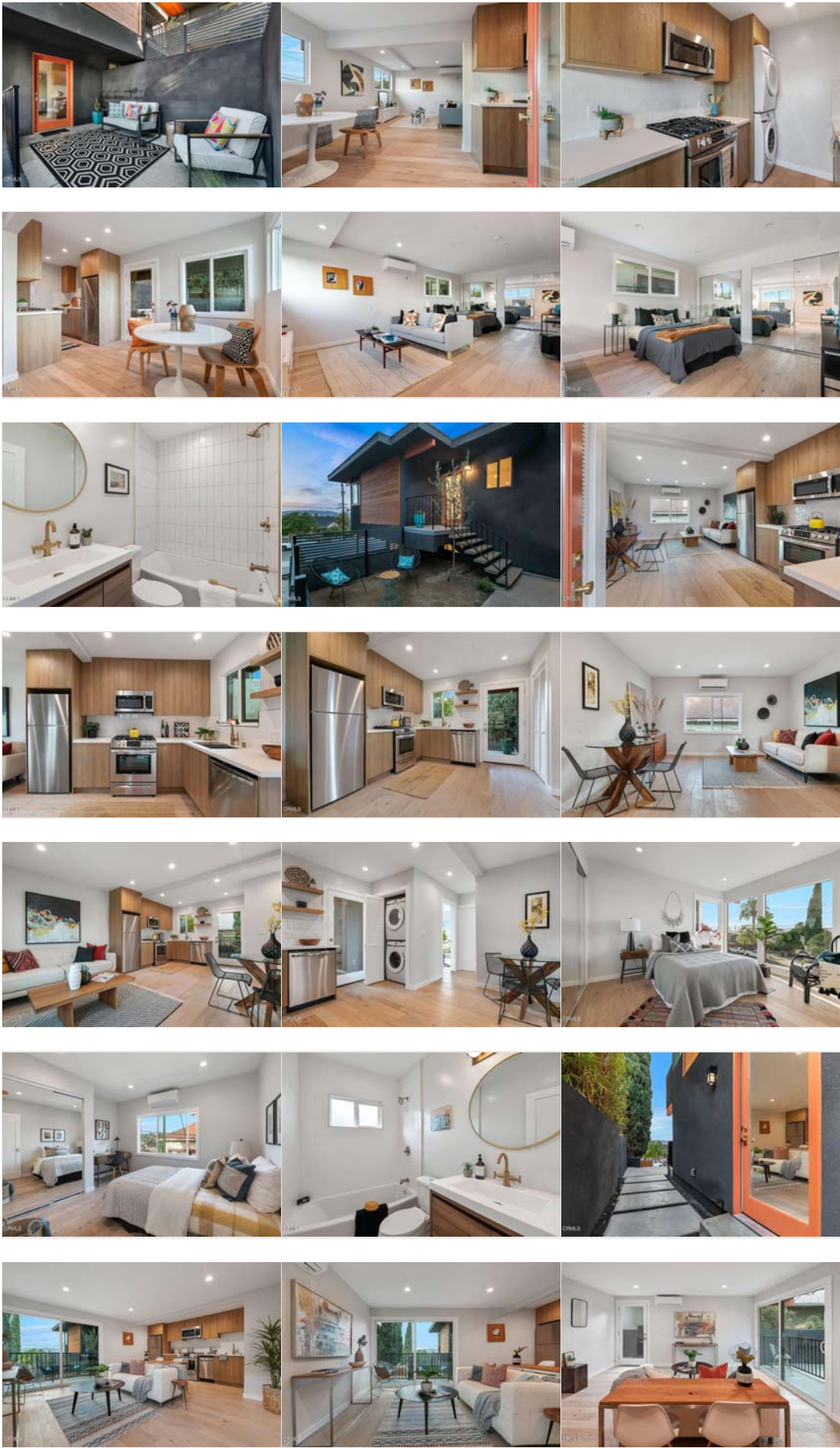
- Standard sale
 - Rent Controlled
- Los Angeles County
 - Parcel # 5156015014

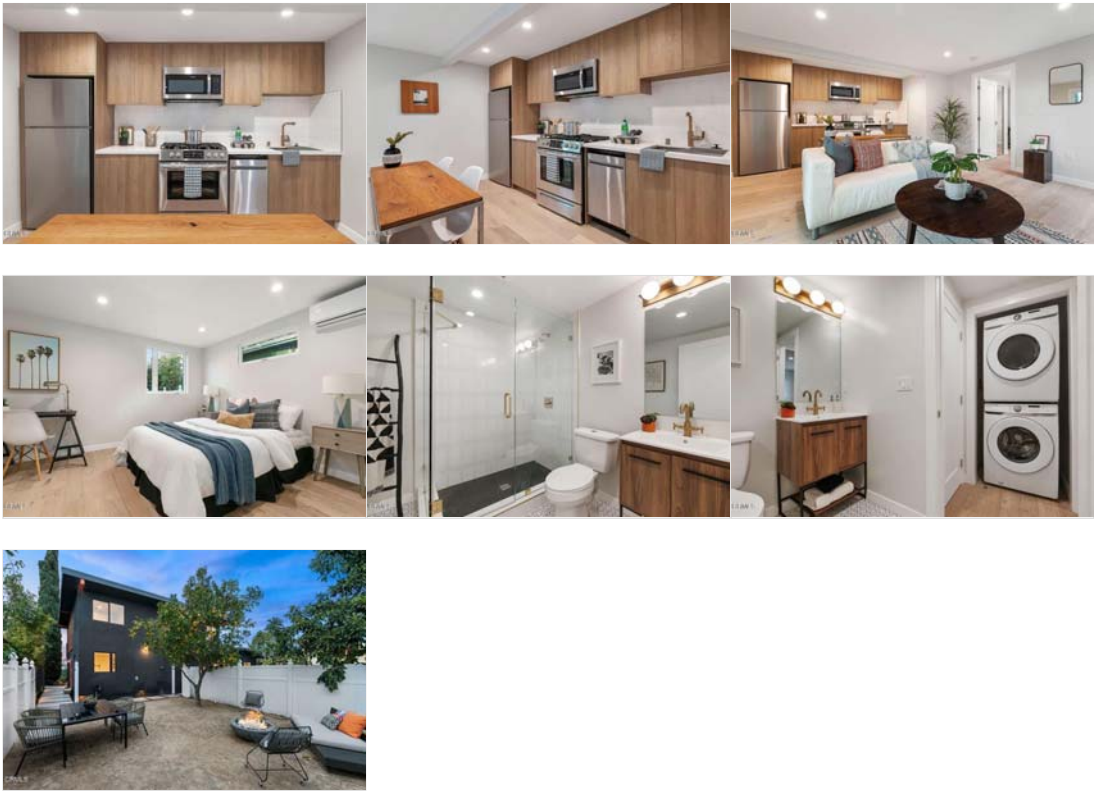
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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: P1-7380

Printed: 01/09/2022 1:46:52 PM

Closed •List / Sold: **\$989,000/\$825,000 ↓****28 days on the market****1616 254th St • Harbor City 90710****4 units • \$247,250/unit • 2,187 sqft • 11,975 sqft lot • \$377.23/sqft •****Built in 1951****Listing ID: PV21244681****Western and 254th North of PCH**

Excellent Investment Opportunity!!! Over 11,000 sq. ft lot, zoned for triplex but has 4 units allowed. Build new or redo what's there. This property is a fixer. The front home is a 3 bdrm, 1 bath home in front with a bachelor unit next to it. There are 2 units in the back with a new roof. The pool has been filled in. There is 1 tenant in the back unit. Please do not disturb tenants!

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$989,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$928 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen
- \$12000 Gross Scheduled Income
- \$9000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Carpet

Exterior

- Lot Features: Lot 10000-19999 Sqft, Level, Park Nearby,
- Sewer: Public Sewer
- Value In Land, Yard

Annual Expenses

- Total Operating Expense: \$2,850
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,250
- Maintenance:
- 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	3	1	2	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$850
3:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,500
4:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet: 3
- Dishwasher: 0
- Disposal: 3
- Drapes: 3
- Patio: 0
- Ranges: 2
- Refrigerator: 1
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- 124 - Harbor City area
- Los Angeles County
- Parcel # 7410022005

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: PV21244681

Printed: 01/09/2022 1:46:52 PM

List / Sold:

Closed • **Quadruplex****\$2,399,000/\$2,500,000** ↑

28 days on the market

Listing ID: SB21241963

323 S Francisca Ave • Redondo Beach 90277**4 units** • **\$599,750/unit** • **3,970 sqft** • **6,041 sqft lot** • **\$629.72/sqft** • **Built in 1960****South of Torrance Blvd. One Block East of PCH**

Circa "1892" Queen Anne Victorian Plus a Detached Triplex in South Redondo Just 3 Blocks to the Beach. A Rare Opportunity for Both Owner Users and Investors seeking a "Landmark Property" in a Premiere Coastal Community. This Property is Rich in Heritage with the Historical Victorian known as the Birthday House of Redondo Beach Constructed the Year the City was Incorporated in 1892 and includes a Detached Triplex Built in 1960. Great Unit Mix with (1) 3bed/2ba (2) 2bed/2ba and (1) studio. The Victorian has been meticulously maintained and each of the rental units have been extensively remodeled including kitchens and baths. Current Mills Act Designation Greatly Reduces Property Taxes. All Offers Are Subject to Inspection.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$2,399,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Forced Air, Natural Gas, Wall Furnace
- \$2,006 (Assessor)
- Laundry: Common Area, Dryer Included, Gas & Electric Dryer Hookup, Individual Room, Washer Hookup, Washer Included
- Cap Rate: 3.9
- \$122400 Gross Scheduled Income
- \$94016 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Formal Entry, Kitchen, Living Room, Master Bedroom, Walk-In Closet
- Floor: Carpet, Tile, Wood
- Appliances: Built-In Range, Dishwasher, Double Oven, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Microwave, Vented Exhaust Fan
- Other Interior Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Ceramic Counters, Chair Railings, High Ceilings, Storage, Unfurnished, Wainscoting

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Level with Street, Rectangular Lot, Sprinkler System, Utilities - Overhead, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,384
- Electric: \$2,400.00
- Gas: \$800
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 150
- Insurance: \$1,000
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,800	\$3,800	\$3,950
2:	1	2	2	0	Unfurnished	\$2,600	\$2,600	\$2,600
3:	1	2	2	0	Unfurnished	\$2,200	\$2,200	\$2,400
4:	1	0	1	0	Unfurnished	\$1,600	\$1,600	\$1,800

Of Units With:

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

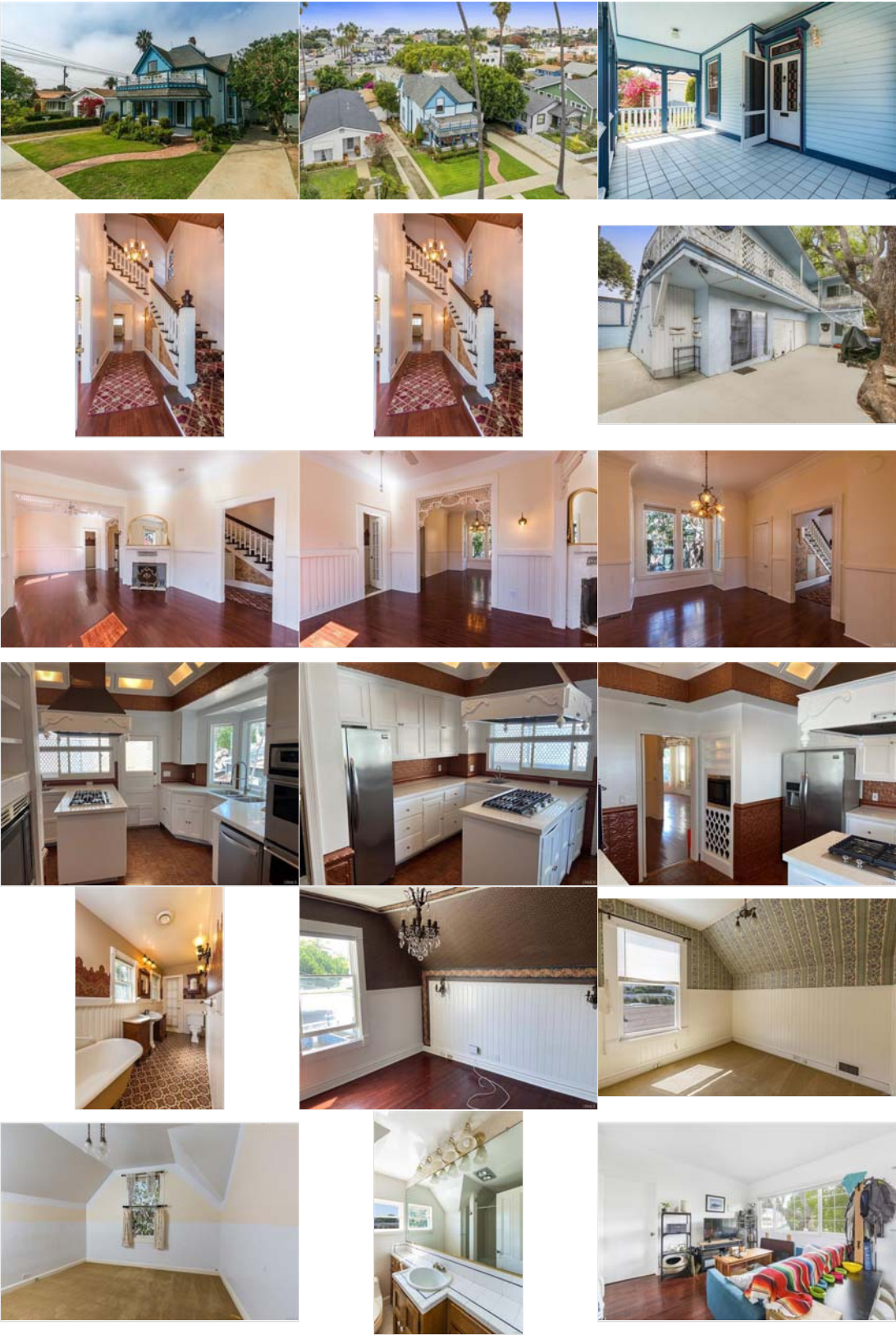
Additional Information

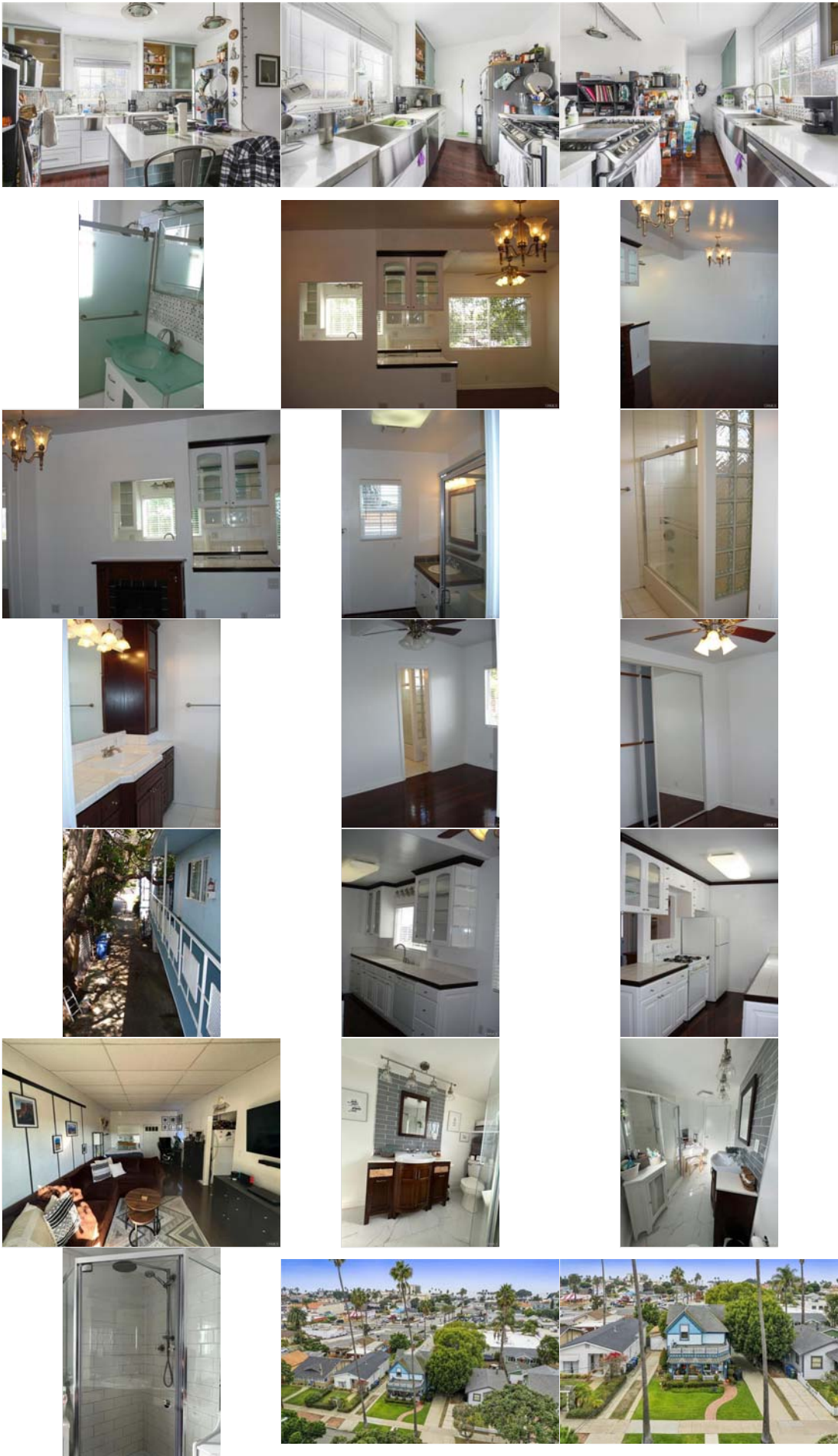
- Standard sale
- 156 - S Redondo Bch S of Torrance BI area
- Los Angeles County
- Parcel # 7505021005

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

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: SB21241963

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Closed • QuadruplexList / Sold: **\$595,000/\$600,000** ↑**1126 Mcdonald Ave • Wilmington 90744****5 days on the market****4 units • \$148,750/unit • 1,696 sqft • 6,650 sqft lot • \$353.77/sqft • Built in 1923****Listing ID: PV21256293****Dennis and Mcdonald Ave, cross street is L street**

Fantastic East Wilmington location minutes to the 110 freeway with plenty of upside and value add opportunity. This property features 2 front houses with a duplex in the back and courtyard in between. Each unit features 1 bedroom and 1 bathroom. Currently 100% tenant occupied, tenants pay all utilities except water. Please do not disturb the tenants. This property is located close to shops, major streets, public transportation, freeway access, and a short drive to the beautiful Wilmington waterfront park including Riverwalk, play areas and community event spaces.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$595,000
- 2 Buildings
- 0 Total parking spaces
- \$387 (Estimated)
- \$39972 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior**Exterior**

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$832	\$832	\$1,000
2:	1	1	1	0	Unfurnished	\$734	\$734	\$1,000
3:	1	1	1	0	Unfurnished	\$995	\$995	\$1,000
4:	1	1	1	0	Unfurnished	\$770	\$770	\$1,000

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
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7415025023

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: PV21256293

Printed: 01/09/2022 1:46:52 PM

Closed •

3213 Perlita Ave • Los Angeles 90039
4 units • \$312,500/unit • 3,070 sqft • 5,399 sqft lot • \$464.17/sqft •
Built in 1958
East of Silver Lake Blvd.

List / Sold:
\$1,250,000/\$1,425,000 ↑
22 days on the market
Listing ID: 21100861



We are pleased to present for sale this rare mid-century 4 Unit investment opportunity with (1) Unit VACANT in a prime location of Atwater Village! 3213 Perlita Ave is located in a Qualified Opportunity Zone and is comprised of (4) spacious 1 Bedroom & 1 Bathroom Units with in-unit laundry in each unit and (4) covered parking spaces with 41% upside potential! The lot size is +/- 5,399 SF leaving room for an ADU addition to add significantly more value Buyer to Verify. This excellent opportunity is located in a supply constrained location of Atwater Village, where most properties are Single Family Homes, with a median sales price of \$1,200,000!!! In the last (2) years, only four, (4) unit apartment buildings have sold in the area of Atwater Village! Situated in a prime location and walking distance to the main thoroughfare, Glendale Boulevard, the property offers high paying tenants an abundant number of local restaurants, cafes and countless local amenities, not to mention The Americana at Brand, one of Glendale's main attractions. Strategically located within minutes to the (2) and (5) Freeways, surrounded by Silver Lake, Los Feliz, Glendale, Frogtown, and Eagle Rock, this is an opportunity you do not want to miss! EMAIL LA1 FOR OM - DRIVE BY ONLY - DO NOT WALK ON PROPERTY OR DISTURB TENANTS.

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$1,250,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Stackable
- \$53392 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$25,417
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01430290
- 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	\$6,634	\$6,634	\$10,500
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 606 - Atwater area
- Los Angeles County

• Parcel # 5436011029

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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List / Sold:

Closed • **Quadruplex****\$1,400,000/\$1,260,000** ↓

2 days on the market

Listing ID: SR21250275

2131 N Lincoln St • Burbank 91504**4 units** • **\$350,000/unit** • **2,560 sqft** • **5,298 sqft lot** • **\$492.19/sqft** •**Built in 1962****East of Buena Vista Street and South of Empire Avenue**

Excellent income property! Currently the seller is occupying the front house and it will be available at the close of escrow. Perfect for the investor that wants to occupy one unit and rent out the rest or rent out the front house at current market rents and increase the revenue substantially. The property has a huge upside potential with the rents being so low. All the back units have been recently remodeled. Brand new exterior paint job for both properties. All the units have A/Cs, only the single unit has a wall air conditioner. The units have a laundry area in the garage. All units have laminate flooring. The house has a fenced backyard and patio for guests and family BBQs. The house is detached and completely independent. It also has a big storage room in the backyard. Each unit in the back has its own access to their own garage space from the alley; all units have their own parking spots. Seller has never had any problems renting or finding tenants because of its location in such a high demand area. Very easy to maintain! The units have a laundry area in the garage. Submit offers subject to visual inspection.

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$1,400,000
- 2 Buildings
- 5 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- \$297 (Estimated)
- Laundry: Community, Dryer Included, In Garage, Washer Hookup, Washer Included
- \$76800 Gross Scheduled Income
- \$55940 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01519420
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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	\$3,000
2:	1	0	1	0	Unfurnished	\$1,000	\$1,000	\$1,350
3:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$1,700
4:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,700

Of Units With:

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

Additional Information

- Notice Of Default sale
- 610 - Burbank area
- Los Angeles County
- Parcel # 2464012041

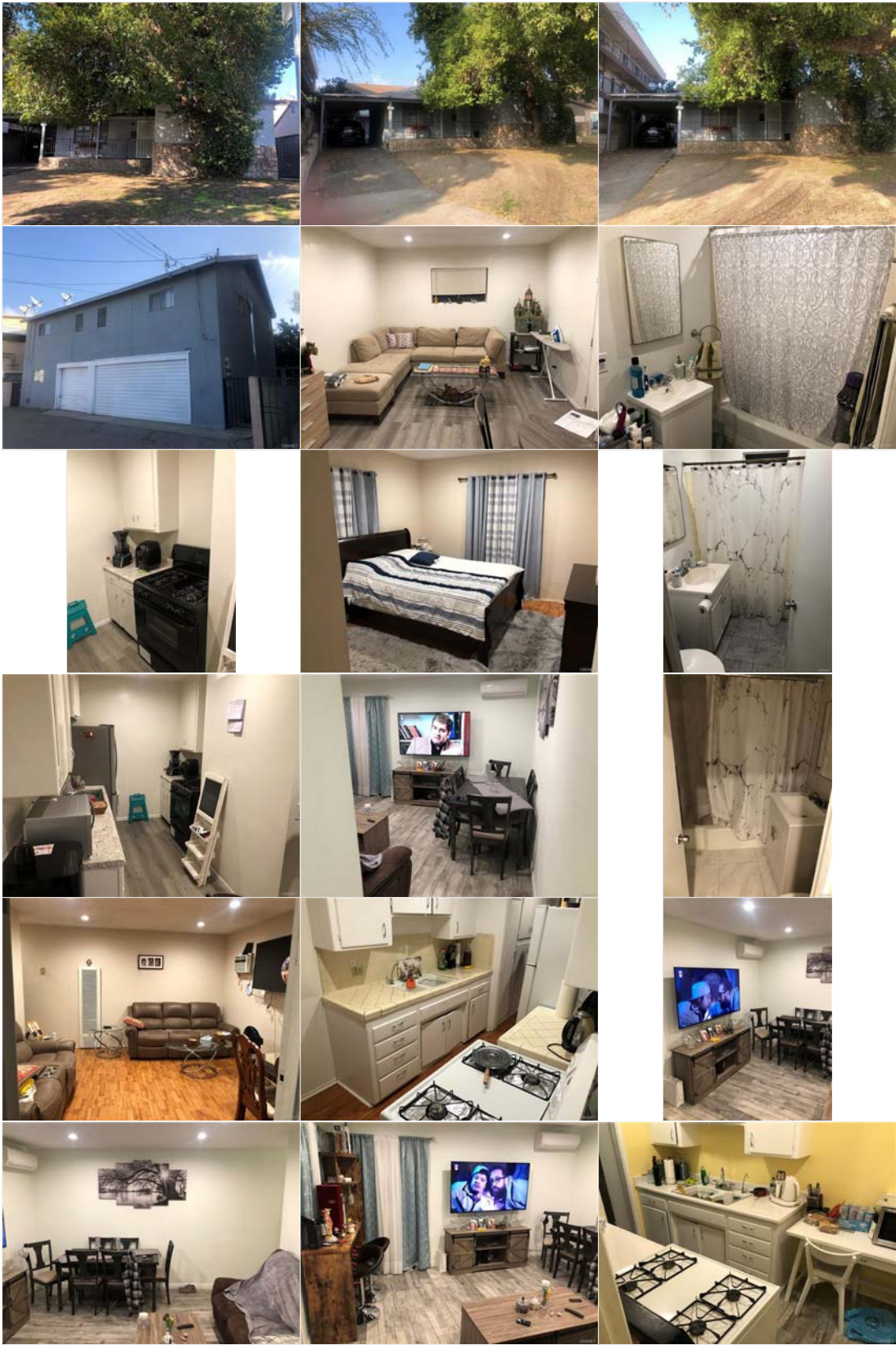
Michael Lembeck

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: SR21250275

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Closed • **Quadruplex**

1312 N Mar Vista Ave • Pasadena 91104
4 units • \$525,000/unit • 4,083 sqft • 8,294 sqft lot • \$538.82/sqft •
Built in 1921
Cross Street: Washington Blvd.

List / Sold:
\$2,100,000/\$2,200,000 ↑
27 days on the market
Listing ID: P1-7233



Extensive remodel and designer upgrades recently completed. Must see trophy 4-plex in one of Pasadena's gem neighborhoods-Bungalow Heaven! Great for owner/user or investor, it features a detached front 3-bedroom 1600 sq. ft. 1 1/2 bath beautiful 1921 bungalow, completely designer-remodeled in 2018 with Italian porcelain floors, gorgeous full bath, beautiful kitchen , and separate laundry room. At the back of the property there is a separate building, featuring 2 units w/2 bds 1 1/2 baths, and one unit w/large 1 bd 1 bath and an enclosed patio. Unit one has recently been fully remodeled w/gorgeous grey laminate floors, porcelain tile, new kitchen cabinets w/designer quartz countertops, new dishwasher, microwave extractor and so much more. There is also a coin operated laundry room, shared by the back 3 units. Additional major upgrades include a new sewer line, new roof over the entire property completed with permits in December 2018, new water heaters and so much more! Two blocks away from beautiful McDonald Park, the 210 Fwy&5 minutes from the So Lake Ave. Shopping. The remodeled bungalow is vacant. The back 3 units are all leased. With unit 2 being recently remodeled. All tenants are excellent!

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$2,100,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- 1 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Laundry: See Remarks
- \$108400 Gross Scheduled Income
- \$73400 Net Operating Income
- 0 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Attic
- Floor: Laminate, Tile, Wood
- Appliances: Gas Range, Gas Water Heater

Exterior

- Lot Features: Lawn
- Fencing: Average Condition, Chain Link, Stucco Wall, Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$9,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 00848356
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	0	Unfurnished	\$0	\$3,300	\$3,500
2:		2	2		Unfurnished	\$1,900		
3:		2	2			\$1,850		
4:		1	1			\$1,550		
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

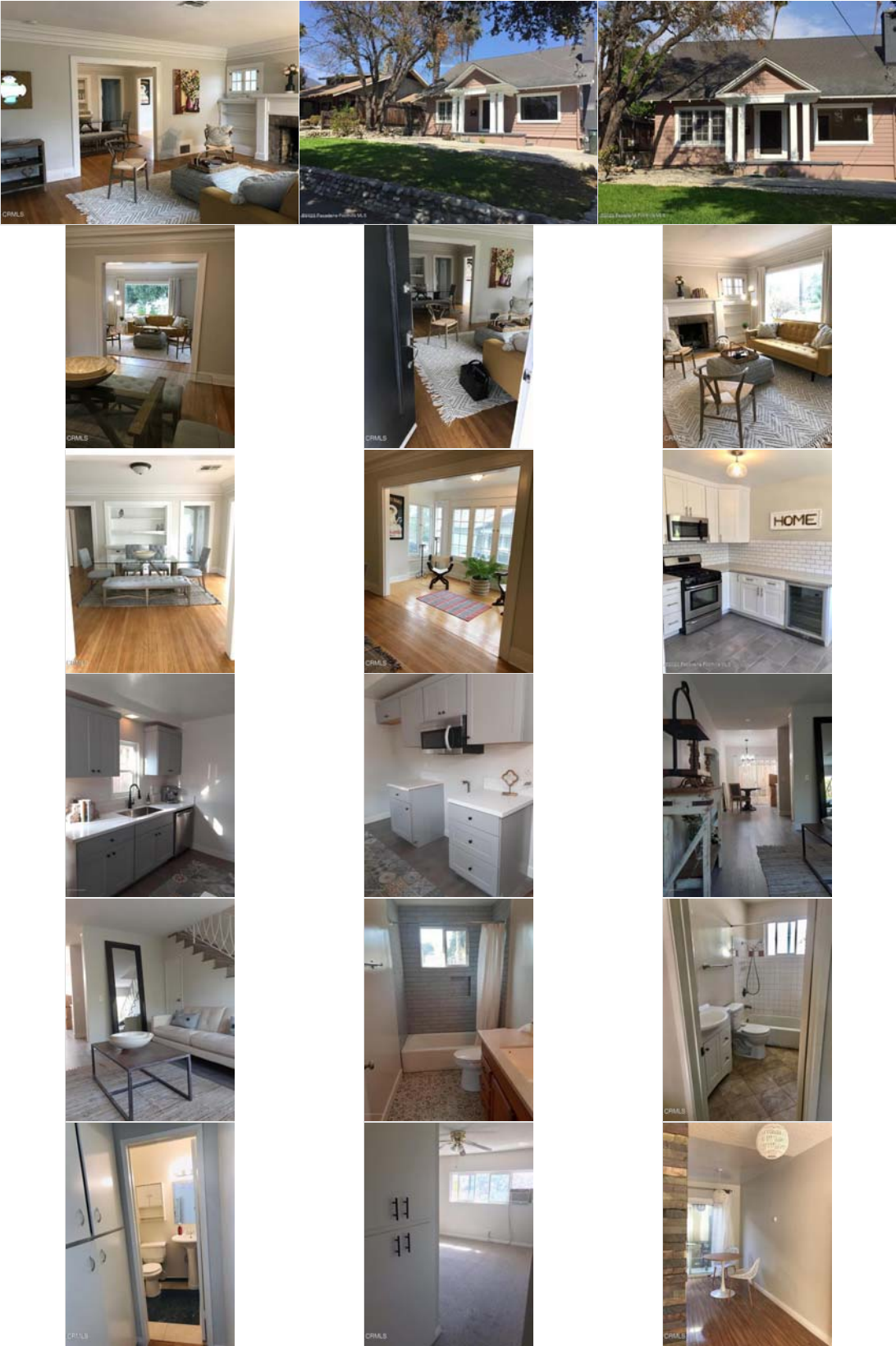
Additional Information

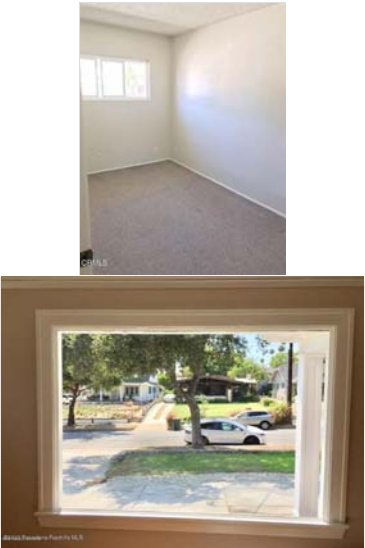
- Standard sale
 - Rent Controlled
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5740005004

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

Re/Max Property Connection
State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: P1-7233

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List / Sold:

Closed • **Quadruplex****\$2,150,000/\$2,200,000** ↑

50 days on the market

Listing ID: PF21206005

460 Vista Ave • Pasadena 91107**4 units** • **\$537,500/unit** • **4,292 sqft** • **7,552 sqft lot** • **\$512.58/sqft** • **Built in 1963****Villa west of Altadena Dr**

Prime well-kept 2 Story apartment building with four units located in a desirable area of NE Pasadena. Peaceful residential neighborhood conveniently located within 2 miles of Pasadena City College, Fuller Seminary, the gold metro link and Caltech makes these units easy rentals for investment: or you can comfortably live in one and the other rented units pay for your mortgage. The building has 12 bedrooms and 8 bathrooms. Each well maintained unit is approximately 1,073 square feet and is spacious with 3 bedrooms and 2 bathrooms. Each unit is provided a private stackable washer, dryer, stove and refrigerator. The 2 ground level units have small private patios. Unit B has been recently remodeled with new flooring, stainless appliances, modernized stylish bathrooms and kitchen. the 5 carport Park spots could be converted into private garages. This is a potentially great investment with the possibility to raise the rents for income growth. Owner's relative lives in one unit and will easily vacate after closing escrow. With the unit re-rented to market rents, the GRM would be 16 with a 4.76% CAP rate. Call for more information. Drive by only. Listed in MLS also as # PF21212736

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$2,150,000
- 1 Buildings
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: In Closet
- Cap Rate: 4.76
- \$134400 Gross Scheduled Income
- \$100129 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Vinyl, Wood

Exterior

- Lot Features: Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,271
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01446803
- Gardener:
- Licenses:
- Insurance: \$2,531
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,940
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,000	\$3,000	\$3,200
2:	1	3	2	1	Unfurnished	\$2,550	\$2,550	\$3,200
3:	1	3	2	1	Unfurnished	\$2,550	\$2,550	\$3,200
4:	1	3	2	1	Unfurnished	\$850	\$850	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5744023024

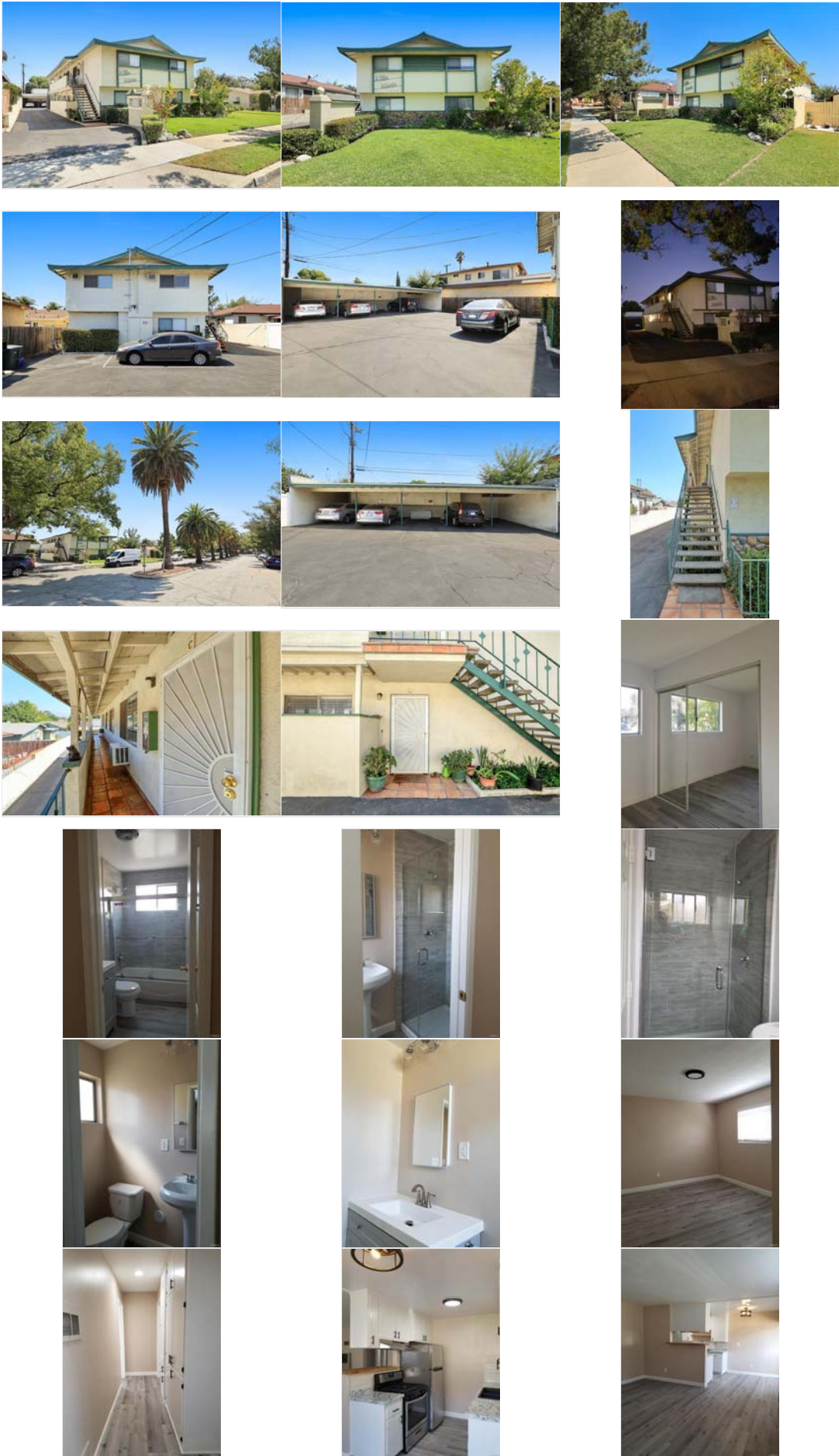
Michael Lembeck

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: **\$850,000/\$835,000** ↓**3007 E 4th St** • Los Angeles 90063**38 days on the market****4 units** • **\$212,500/unit** • **2,507 sqft** • **5,174 sqft lot** • **\$333.07/sqft** •
Built in 1926**Listing ID: 21783002****North side of East 4th Street about 1 mile East of the 5 Fwy**

3007 E 4th Street is a mixed-use property located in the up and coming Boyle Height community, featuring 3 residential units and one commercial storefront, 100% occupied and paying rent during COVID. The property was built in 1926 on 5,174 square foot lot with 2,507 square feet of improvements including 2 1 bed+1bath units and 1 2bed+1bath standalone house. One of the one-bedroom units have been renovated and rented at market rate. The two-bedroom house was also recently renovated. Commercial unit lease ends in 2023 with plenty of room for upside for a new tenant. Other nearby amenities such as parks, grocery stores, and local eateries add to the desirability of this location for tenants. Given the rental upside future potential, this is a great investment for both first-time buyers and seasoned investors. High traffic area minutes from the Arts District, DTLA and Gold Line. Located in one of the city rapidly growing markets.

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$895,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: See Remarks
- \$46901 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$17,197
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,539	\$1,539	\$1,595
2:	1	1	1		Unfurnished	\$635	\$635	\$1,595
3:	1	2	1		Unfurnished	\$1,995	\$1,995	\$2,095
4:	1	0	1		Unfurnished	\$1,336	\$1,336	\$1,795
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5179004012

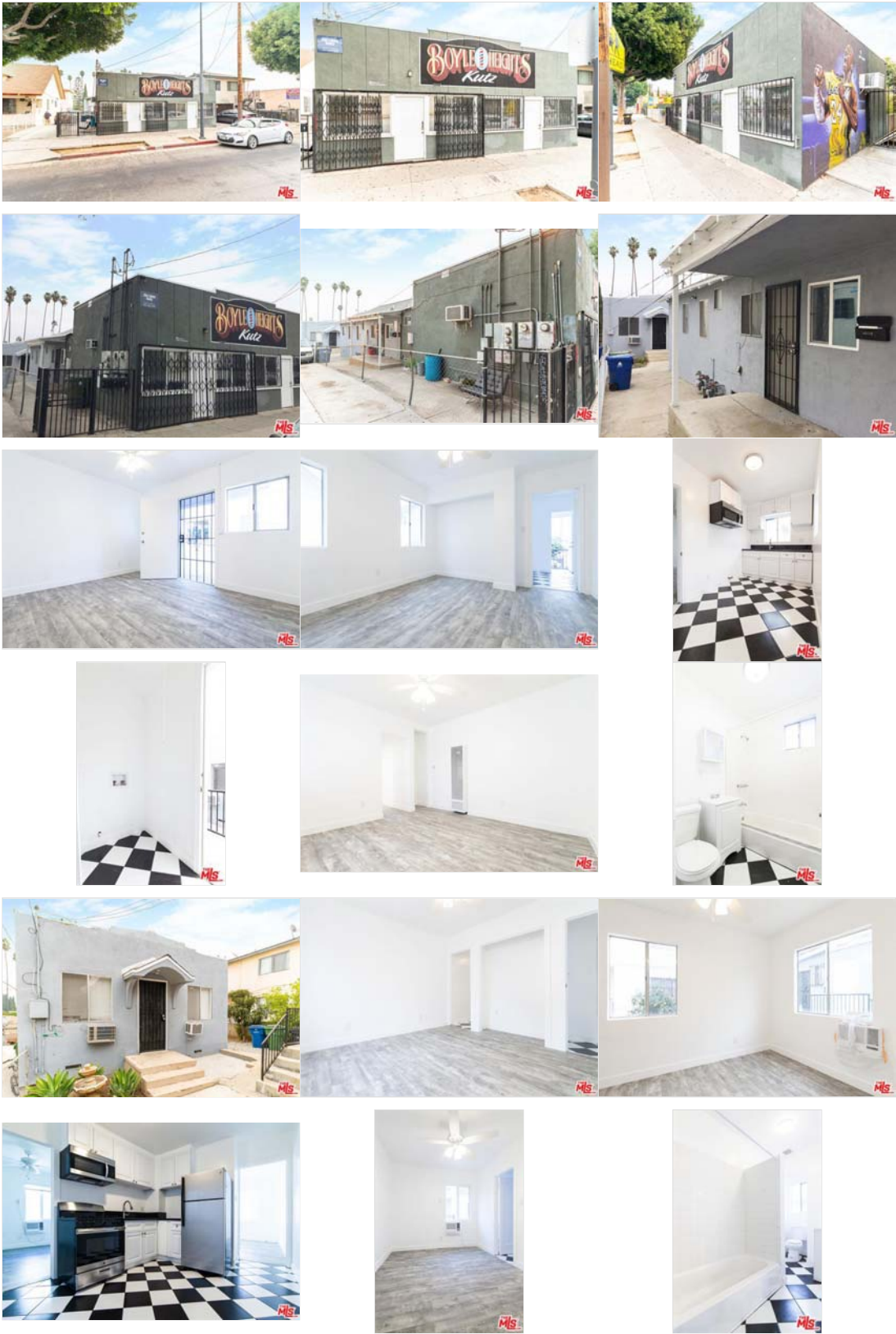
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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List / Sold:

Closed •**\$1,950,000/\$1,960,000** ↑

1 days on the market

Listing ID: 21107145

3705 Greenfield Ave • Los Angeles 90034**4 units • \$487,500/unit • 4,080 sqft • 4,935 sqft lot • \$480.39/sqft •****Built in 1965****North of Venice Blvd, South of Palms Blvd, East of Sepulveda Blvd, West of Veteran Ave.**

Greenfield Court is a 4 unit multifamily asset well located in the trendy and thriving Westside neighborhood of Palms. The complex is made up of an ideal unit mix of 1 (1+1) & 3 (3+2) apartment homes. This corner lot, two-story walk-up style complex has been well maintained and is situated just South of Palms Blvd and North of Venice Blvd. No soft-story retrofit is required and all tenants are paying with no deferred rent. Currently, rents are below market and 2 of the units have been completely renovated. This property has strong in-going fundamentals and new ownership can focus on adding value through both exterior and minor interior renovation. This apartment cash flows day one and is an incredible opportunity to invest.

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$1,950,000
- 1 Buildings
- Heating: Wall Furnace
- \$76160 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior**Annual Expenses**

- Total Operating Expense: \$41,113
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01990696
- 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	\$1,750	\$1,750	\$1,950
2:	1	3	2		Unfurnished	\$2,247	\$2,247	\$3,000
3:	1	3	2		Unfurnished	\$2,900	\$2,900	\$3,000
4:	1	3	2		Unfurnished	\$3,000	\$3,000	\$3,000

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
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4252014001

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: 21107145

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Closed •

1501 S Sierra Bonita Ave • Los Angeles 90019

4 units • \$398,750/unit • 2,900 sqft • 6,414 sqft lot • \$555.17/sqft •

Built in 1937

\$1,595,000/\$1,610,000 ↑

41 days on the market

Listing ID: 21102245

South of Pico Blvd on the corner of Sierra Bonita and Saturn in "Wilshire Vista"



Location, Location, Location. This delightful 4 unit building sitting on a large corner lot with charming court yard, designer landscaping with automatic drip system & separate garages and sitting areas in the side yard for barbecue or gatherings for tenants. All tenants are paying their rents. Units are large one bedroom one bath, bright & airy, wood floors in living & dining areas, tile floors in fully & tastefully remodeled bathrooms & kitchens in second floor. Ceiling fans in all bedrooms & water heater in each unit. 4 separate garages, one has been rented to a tenant and 3 shall be delivered vacant. They can be rented for \$350 each. New roof with 20 years warranty & new outside paint. New electrical panels, mostly new rewiring, new community laundry room w/ income. 3 units have wall A/C & new heating units, possible to build ADU unit over the garages buyer shall investigate. This location is a nice & quiet neighborhood of Wilshire Vista with charming buildings & tree lined streets. Seller is in escrow with her dream house and eventually decided to sell this property, hurry up before too late.

Facts & Features

- Sold On 01/07/2022
 - Original List Price of \$1,595,000
 - 2 Buildings
 - Levels: Multi/Split
 - 4 Total parking spaces
 - Cooling: Electric
 - Heating: Space Heater
- Laundry: Community
 - \$82300 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available

Interior

- Floor: Tile, Wood
- Appliances: Disposal, Refrigerator
 - Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,720
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01317331
 - 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	\$1,650	\$1,650	\$1,950
2:	2	1	1		Unfurnished	\$1,750	\$1,750	\$1,950
3:	3	1	1		Unfurnished	\$1,750	\$1,750	\$1,950
4:	4	1	1		Unfurnished	\$1,850	\$1,850	\$2,100
5:	0	0	0		Unfurnished	\$0	\$0	\$1,050
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

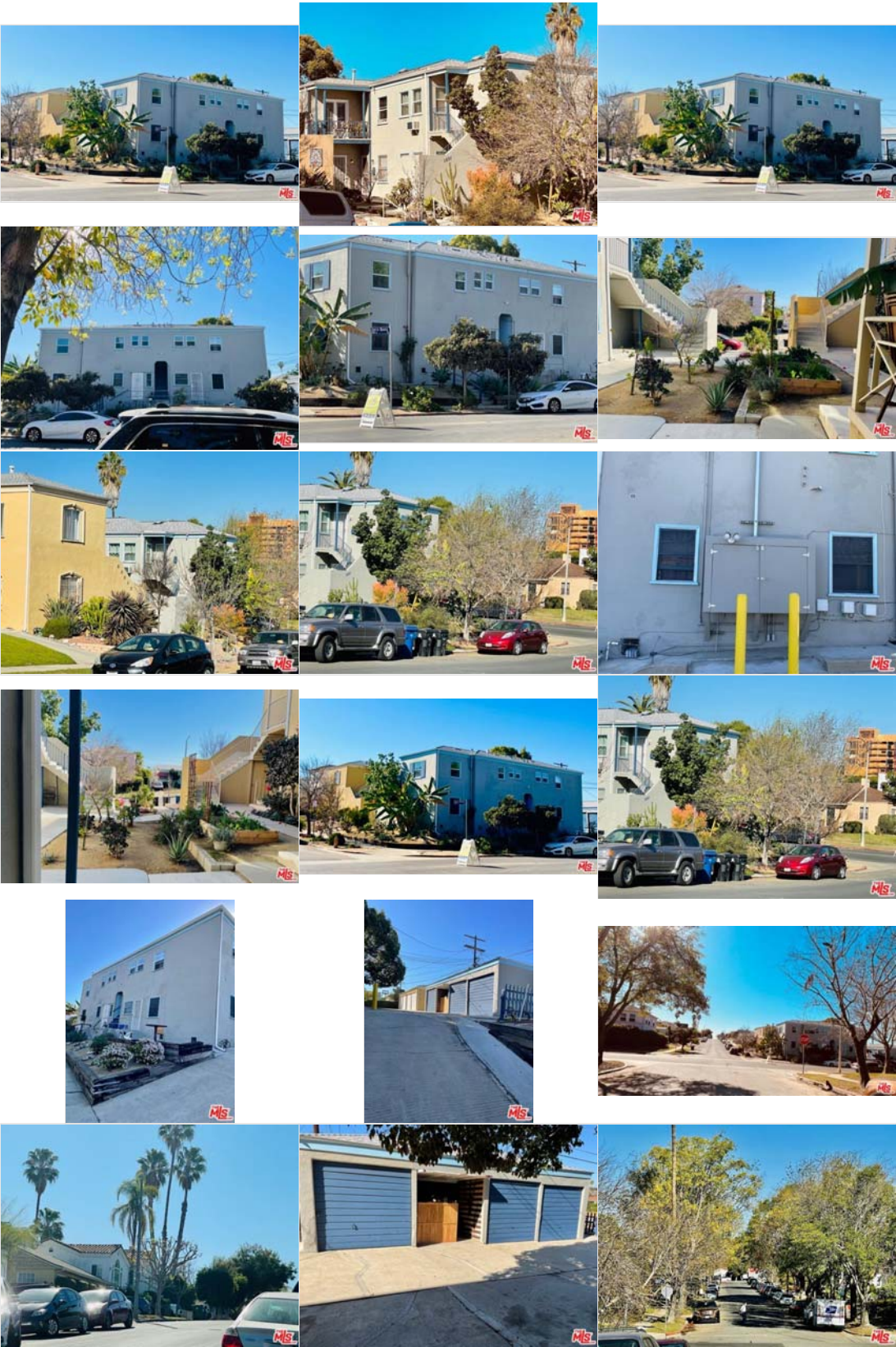
- Standard sale

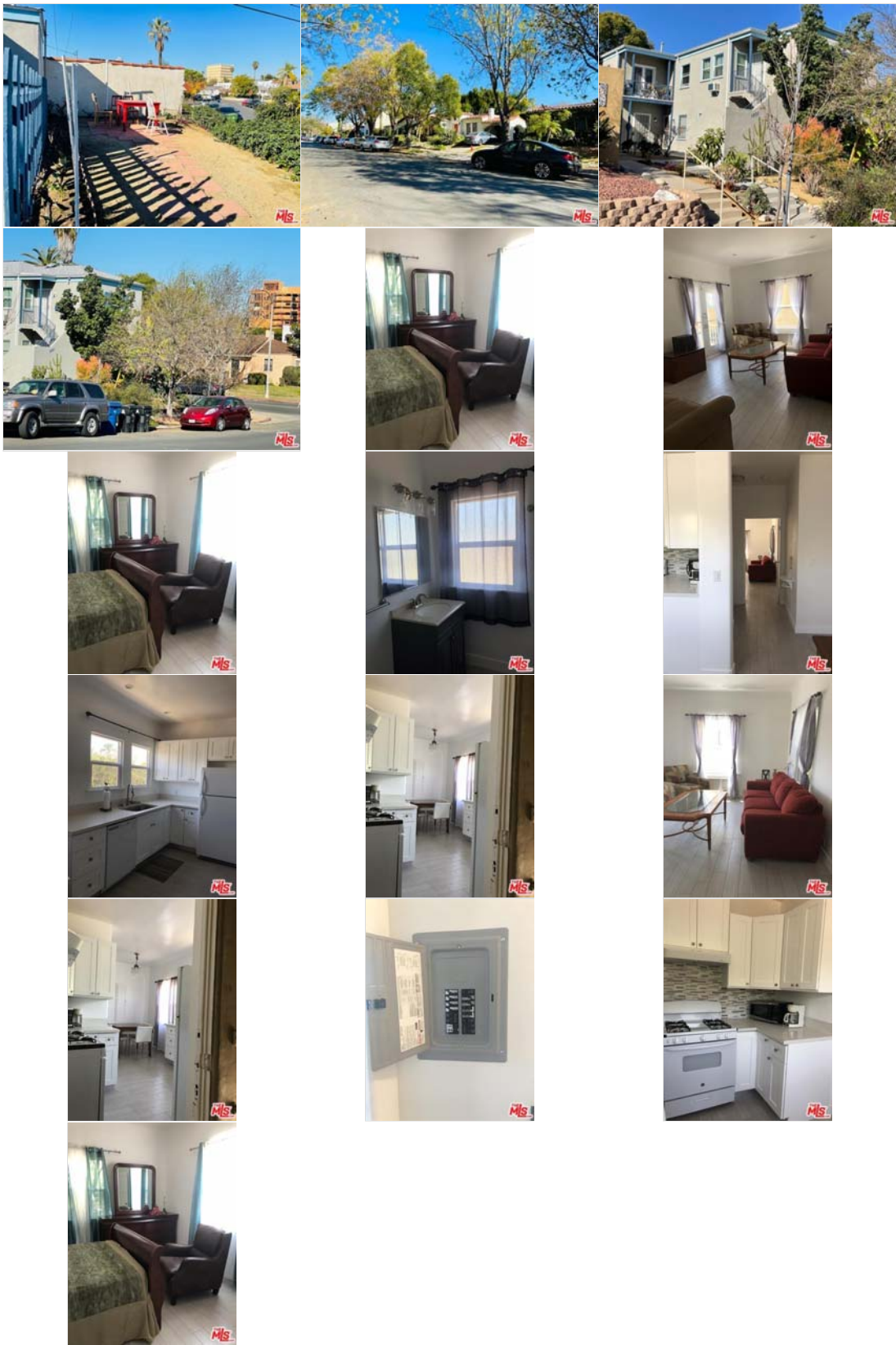
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5069023015

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: 21102245

Printed: 01/09/2022 1:46:52 PM

Closed •

2301 Hauser Blvd • Los Angeles 90016
4 units • \$825,000/unit • 6,694 sqft • 6,079 sqft lot • \$496.71/sqft •
Built in 2021
Two blocks North of the 10 Freeway. Fairfax and West Adams Blvd.

List / Sold:
\$3,300,000/\$3,325,000 ↑
22 days on the market
Listing ID: 21111936



Prime opportunity to own a NEW construction, gated 4-plex, consisting of townhome style units with attached private garages. Modern finishes throughout- high gloss grey and white cabinets in kitchen, new stainless steel appliances, engineered wood floors, welcoming living area! New washer & dryer in each unit. One unit with balcony. Each unit separately metered. Low maintenance, great for an investor seeking passive income. Large driveway with plenty of parking space. Grassy backyard area for relaxing. A stones throw from stores, restaurants, attractions and Sony Studio, USC making it very desirable to those wanting to live by Culver City. Great chance to secure a property in the opportunity zone!

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$3,300,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Dishwasher, Disposal, Microwave, 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	3	3		Unfurnished	\$0	\$0	\$3,900
2:	1	3	3		Unfurnished	\$4,000	\$4,000	\$4,000
3:	1	3	3		Unfurnished	\$0	\$0	\$3,900
4:	1	3	3		Unfurnished	\$4,000	\$4,000	\$4,000
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

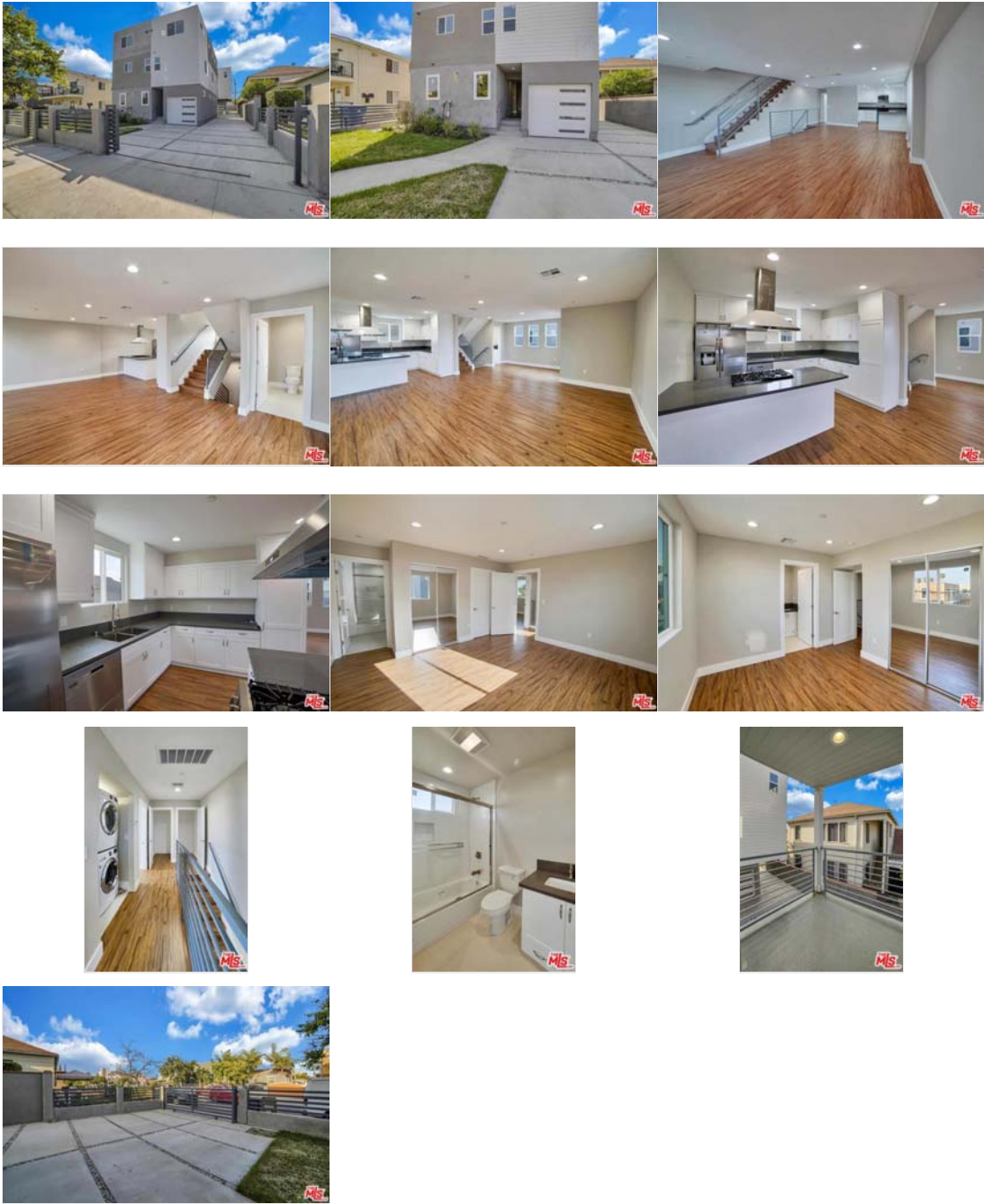
- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5063007079

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: **\$825,000/\$625,000** ↓**314 W 47th St • Los Angeles 90037****14 days on the market****4 units • \$206,250/unit • 4,160 sqft • 4,477 sqft lot • \$150.24/sqft • Built in 1924****Listing ID: DW21228917****South of Slauson and West of S Broadway**

More Pictures Coming Soon. Probate Sale! Full Authority NO Court confirmation needed! Welcome 314 W 47th St. Los Angeles. Attention all Cash Investors this is it, No need to look forward. Great Investment opportunity with tons of potential and upside. It's a Four Unit property compose of two separate buildings. Front building is compose of 3 Units (1) 6 Bedroom 2 Bathroom on top with (2) Singles downstairs along side 1 Bedroom 1 Bathroom each. Has a separate (4) Single Family 3 Bedroom 2 Bathroom with a Den behind. Property is "SOLD AS IS" with current Tenants in place. Property is located in close proximity to USC and the Los Angeles Coliseum. Buyer and Buyer's Agent do their diligence to verify all information, inspections, and property permits.

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$825,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$2,008 (Estimated)
- \$52320 Gross Scheduled Income
- \$34320 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$18,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	6	2	0	Furnished	\$2,360	\$2,360	\$4,500
2:	2	1	1	0	Furnished	\$1,000	\$1,000	\$1,350
3:	1	3	2	0	Furnished	\$0	\$0	\$28,000

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5110010007

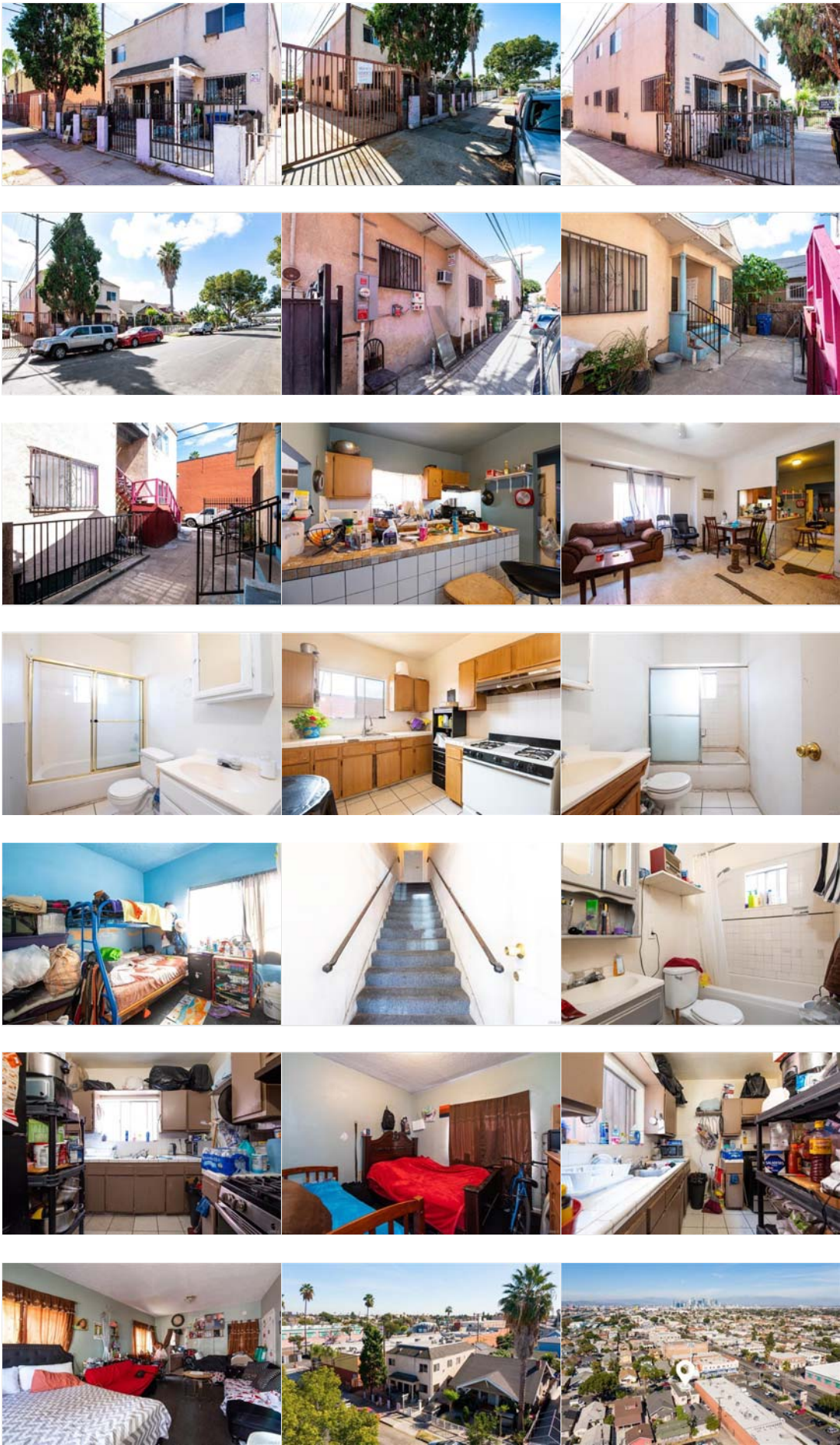
Michael Lembeck

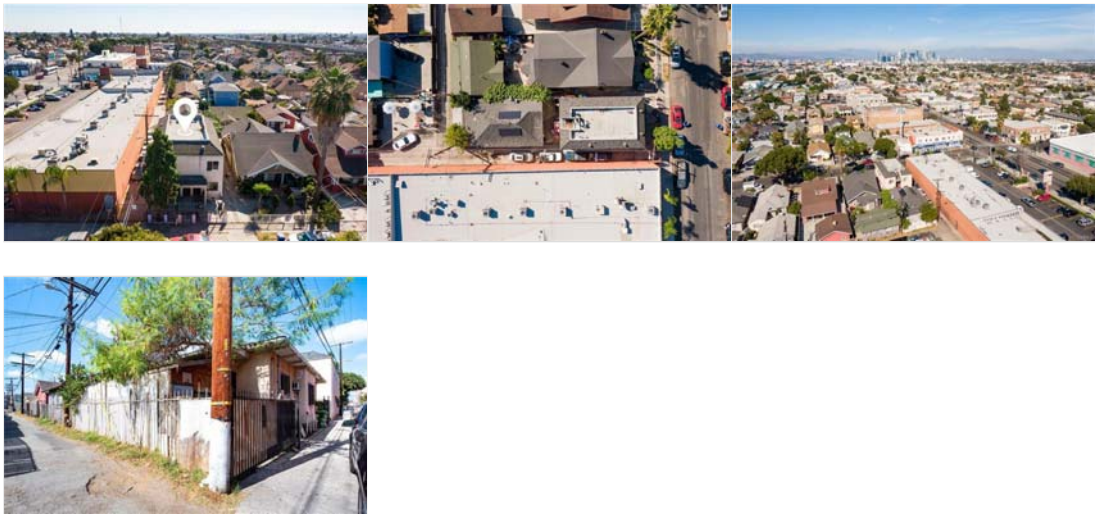
State License #: 01019397
Cell Phone: 714-742-3700

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: DW21228917

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Closed •

List / Sold: **\$975,000/\$975,000** ↓

462 W 41St St • Los Angeles 90037

48 days on the market

4 units • \$243,750/unit • 3,806 sqft • 5,225 sqft lot • \$256.17/sqft • Built in 1965

Listing ID: 21768568

South Martin Luther King,East Figueroa,North Vernon, West Broadway



Opportunity knocks!! Large 4 unit property located in a high demand rental area, New Plumbing and Roof 2 units have 2 bedrooms and 2 bathrooms, 2 units have 2 bedrooms and 1 bathroom. All tenants are current on the rents. Close to USC and Downtown. Great upside potential. Drive-by first. The property is tenant-occupied.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: Two
- Laundry: Washer Included, Dryer Included

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02088571
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$2,400
2:	2	2	2		Unfurnished	\$0	\$0	\$2,400
3:	3	2	1		Unfurnished	\$0	\$0	\$2,200
4:	4	2	1		Unfurnished	\$0	\$0	\$2,200
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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5019027006

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: 21768568

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Closed •List / Sold: **\$1,050,000/\$985,000 ↓****2015 2017 6th Ave • Los Angeles 90018****180 days on the market****4 units • \$262,500/unit • 3,720 sqft • 7,495 sqft lot • \$264.78/sqft • Built in 1948****Listing ID: SR21104437****4 UNITS IN 2 BUILDINGS 1 br. vacznt**

BUY AND HOLD - 4 UNITS, 2 BUILDINGS THERE ARE 2X 2BDR. 1.5 BA. AND 2 1BRM. 1 BA.SEPARATE GAS AND ELECTRICAL SERVICES. ALL COPPER PLUMBING. AT THIS PRICE, PROPERTY WILL BE SOLD IN "AS IS " CONDITION. SELLER WILL HELPBUYER WITH "CASH FOR KEY" IF BUYER NEED VACANT BRING YOUR BUYERS!

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- 4 Total carport spaces
- Heating: Natural Gas, Wall Furnace
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- \$5097 Gross Scheduled Income
- \$3950 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Basement, Bonus Room, Laundry, Main Floor Bedroom, Master Bathroom
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater
- Other Interior Features: 2 Staircases, Balcony, Copper Plumbing Full

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,344
- 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	4	Unfurnished	\$1,697	\$3,397	\$4,400
2:	2	1	1	2	Unfurnished	\$2,000	\$2,000	\$2,200

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 # 5060022019

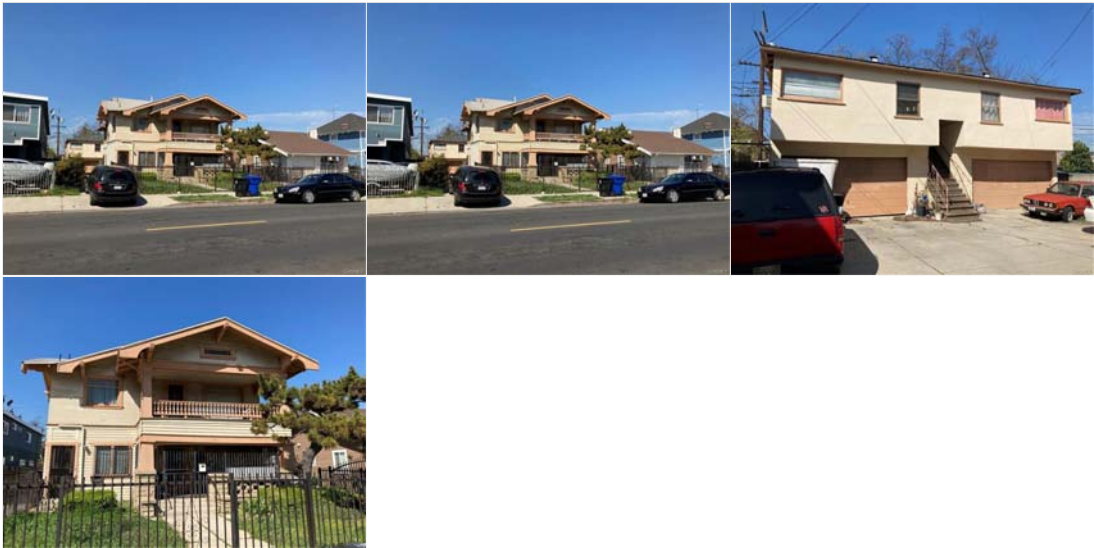
Michael Lembeck

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: SR21104437

Printed: 01/09/2022 1:46:52 PM

Closed • Quadruplex

8612 Rose St • Bellflower 90706
4 units • \$343,750/unit • 3,637 sqft • 11,873 sqft lot • \$384.93/sqft •
Built in 1940
South of 91 fwy / West of Lakewood Blvd.

List / Sold:
\$1,375,000/\$1,400,000 ↑
8 days on the market
Listing ID: AR21225658



A fantastic income producing 4-Unit in Bellflower! This beautiful complex has 4 separate structures consisting of 2 detached homes, a detach 2-story duplex, a detach 2 car garage and additional attached 3 car garage with additional parking spaces for tenants! Front house is a 3 bedrooms 2 baths with a 2 car detach garage built in 1940. Middle house is a 2 bedroom 1 bath with an attached garage built in 1965. Back 2-story duplex has 2 bedrooms 1.5 bath each built in 1965. All 4 units comes with their own inside laundry, water heater, parking spaces, and are separately metered for electric and gas. Great rental area and located on a huge lot nearly 12,000 SF lot! This is an excellent investment opportunity with great potential and upside in rents! Short distance to the 91, 605, 710 freeways, shops, restaurants, schools, parks and more!

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$1,375,000
- 4 Buildings
- 6 Total parking spaces
- \$1,312 (Estimated)
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lawn, Lot 10000-19999 Sqft, Level
- Fencing: Wood
- 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	2	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0
3:	1	2	2	1	Unfurnished	\$0	\$0	\$0
4:	1	2	2	1	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
- RF - Bellflower South of 91 Frwy area
- Los Angeles County
- Parcel # 7162022040

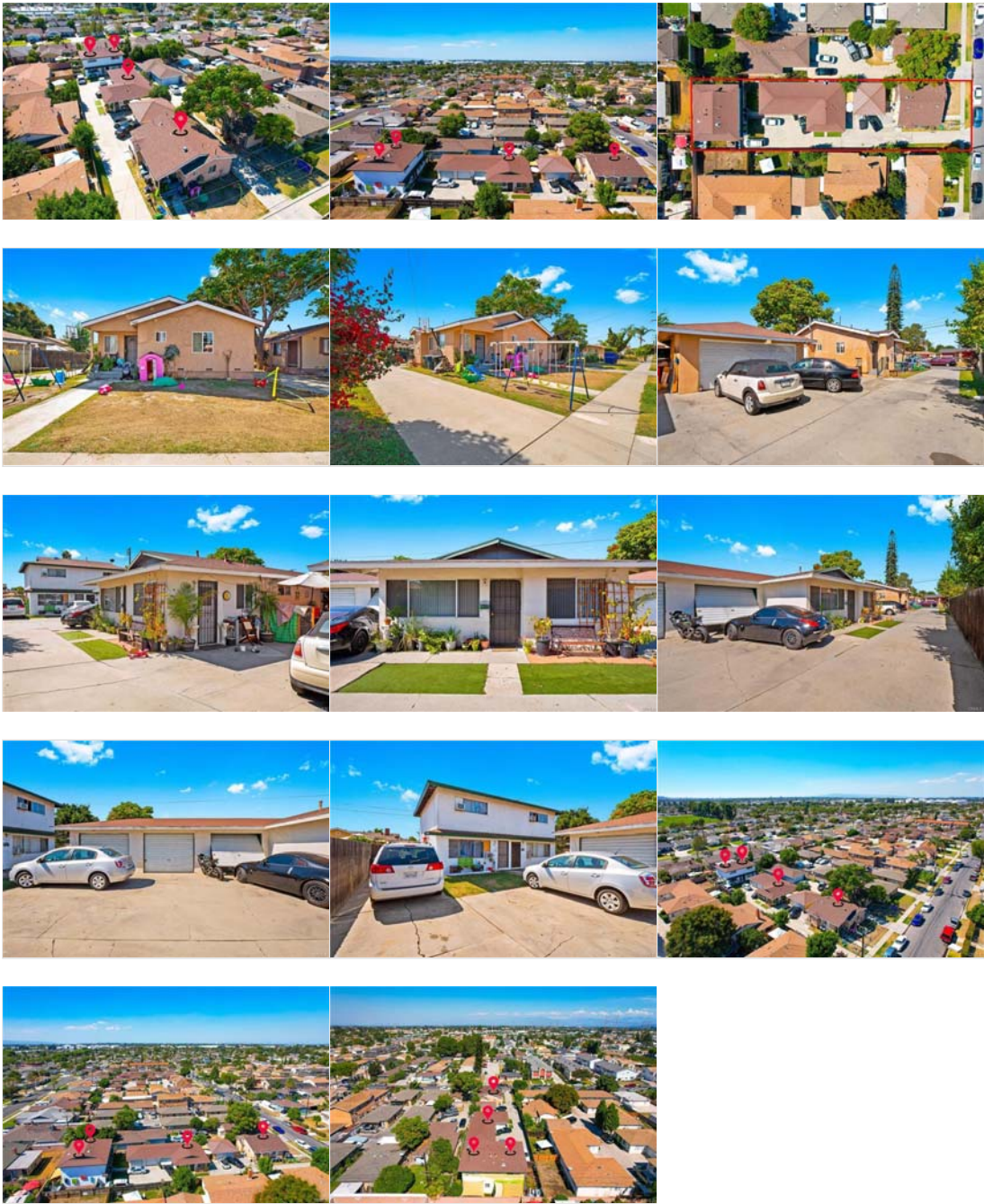
Michael Lembeck

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: AR21225658

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Closed •

List / Sold: \$1,080,000/\$970,000 ↓

2926 Iowa Ave # A • South Gate 90280

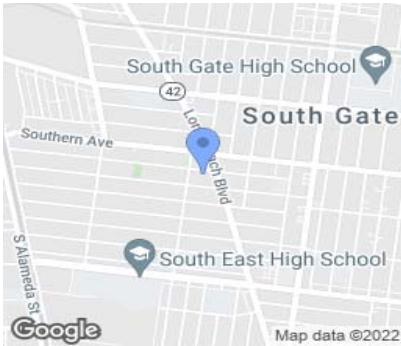
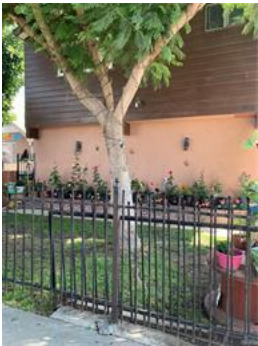
74 days on the market

4 units • \$270,000/unit • 2,849 sqft • 5,378 sqft lot • \$340.47/sqft •

Listing ID: PW21177417

Built in 1964

LONG BEACH BLVD/SOUTHERN /TWEEDY



PRICE REDUCED 80,000. 4 UNITS. UNIT C IS NOT OCCUPIED. UNITS B-D SAME LAYOUT. UNIT B HAS ACCESS TO THE PATIO FROM THE UNIT. ALL OTHER UNITS CAN ACCESS THE PATIO FROM THE GATE. SWIMMING POOL WAS FILLED IN WITH DIRT AND GRASS FROM THE PREVIOUS OWNERS. SUBJECT TO CITY OF SOUTH GATE INSPECTION. LANDLORD PAYS WATER ONLY. ALL OTHER UTILITIES PAID BY TENANTS

Facts & Features

- Sold On 01/05/2022
 - Original List Price of \$1,080,000
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - 4 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$1,019 (Estimated)
- \$5475 Gross Scheduled Income
 - \$4975 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$800
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01242076
 - Gardener:
 - Licenses:
- Insurance: \$800
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,100
2:	3	2	1	0	Unfurnished	\$4,375	\$4,375	\$4,375

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
- T4 - South Gate E of 710 area
 - Los Angeles County
 - Parcel # 6206002013

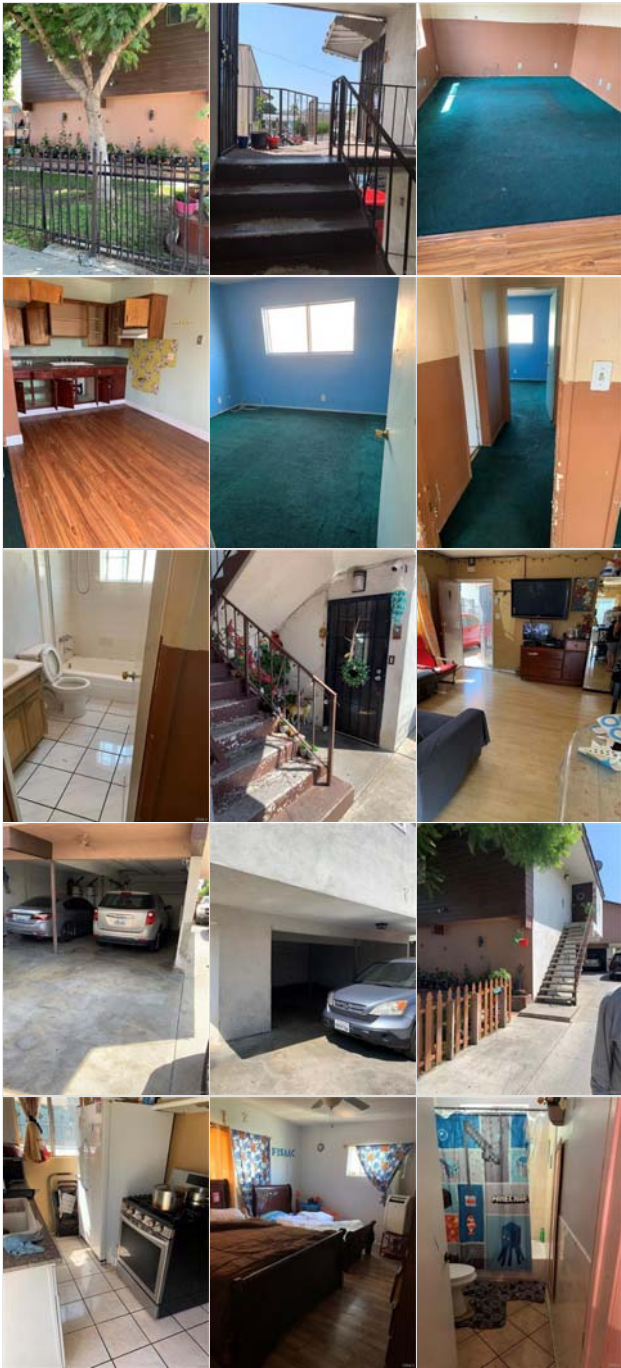
Michael Lembeck

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: PW21177417

Printed: 01/09/2022 1:46:52 PM

Closed • **Quadruplex**

18937 Nordhoff St • Northridge 91324
5 units • \$690,000/unit • 6,152 sqft • 28,019 sqft lot • \$540.47/sqft •
Built in 2021
North side of Nordhoff, West of Wilbur

List / Sold:
\$3,450,000/\$3,325,000 ↓
108 days on the market
Listing ID: SR21158463



Don't miss out on the opportunity to own this unique Northridge property with endless possibilities! Ideally located close to Cal State Northridge, Northridge Fashion Center, Northridge Metro Station and just a few miles from Porter Ranch. This gated property has ample parking, consists of three addresses (18935, 18935 1/2 and 18937 Nordhoff St.)with one parcel number on a 28,019 sqft lot, and the the following structures: 1.BRAND NEW main residence consisting of 3 bedrooms and 3.5 bathrooms w/ approx. 2240 sqft of living space. All bedrooms have en-suite bathrooms and was built with quality finishings throughout. 2. BRAND NEW attached Junior ADU with 1 bedroom and 1 bathroom w/ approx 450 sqft, fenced private yard and full kitchen. 3. FULLY REMODELED detached ADU consisting of 4 bedrooms and 3 bathrooms w/ approx 1938sqft. Large open kitchen and living room with fireplace. 4. FULLY REMODELED detached ALQ (Additional Living Quarters) consisting of 2 bedrooms and 2 bathrooms approx 724 sqft. 5. BRAND NEW detached Recreation Room approx 800 sqft. 6. Detached garage with epoxy flooring. Other potential uses such as Assisted Living Facility, Day Care, Church, etc. Buyer(s) to verify all potential uses with the City and County prior to making an offer. Call today to receive more detailed information as well as discuss other potential uses for the property.

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$3,700,000
- 5 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central, Combination, See Remarks
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Bonus Room, Great Room, Kitchen, Laundry, Living Room, Master Suite, Office, Recreation, See Remarks, Two Masters, Walk-In Closet, Walk-In Pantry, Workshop
- Floor: Laminate
- Appliances: Dishwasher, Gas Range, Tankless Water Heater
- Other Interior Features: Built-in Features, Copper Plumbing Full, High Ceilings, Open Floorplan, Pantry, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Level with Street, Lot 20000-39999 Sqft, Rectangular Lot, Level
- Security Features: Smoke Detector(s)
- Fencing: Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01125581
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

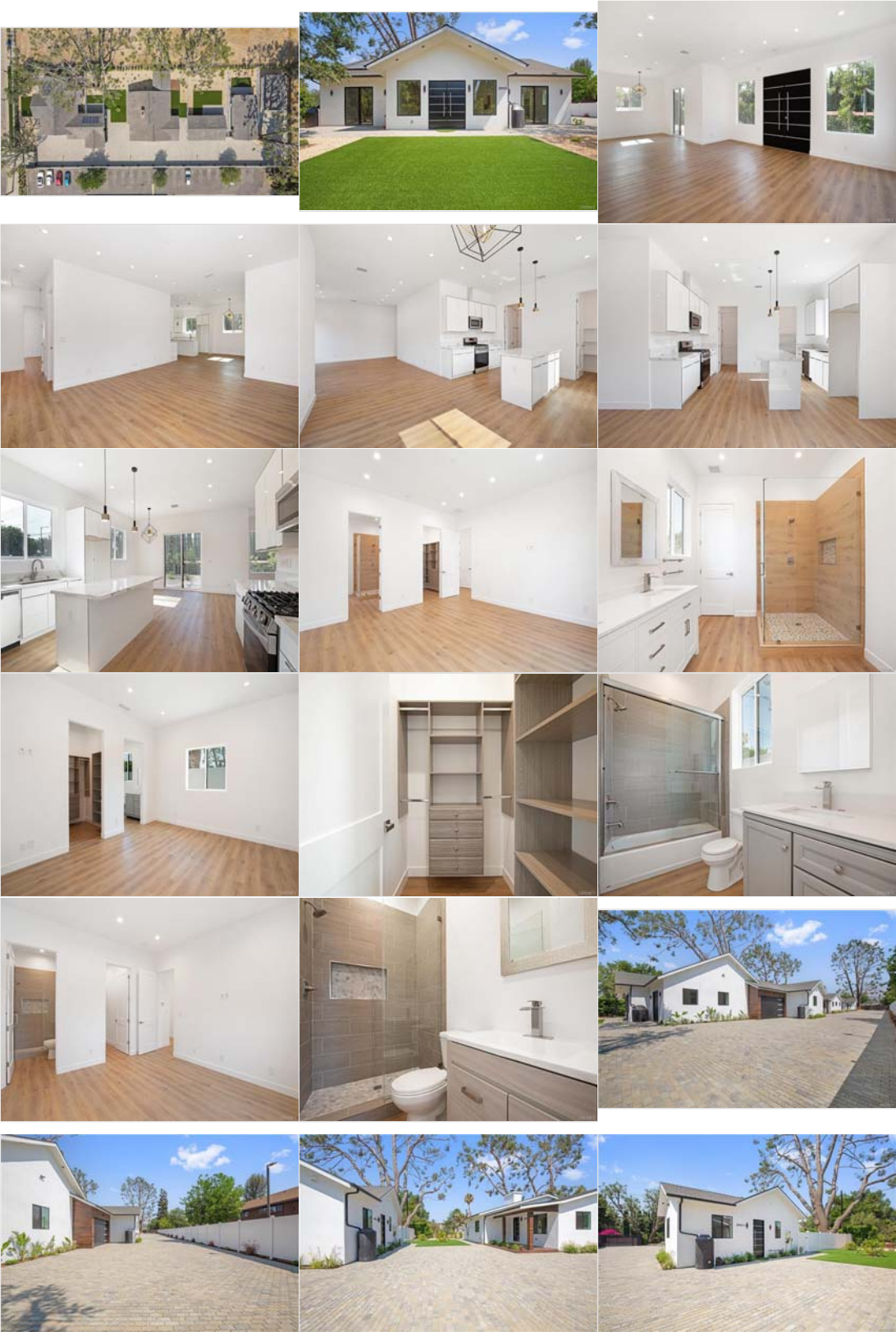
- Standard sale
- NR - Northridge area

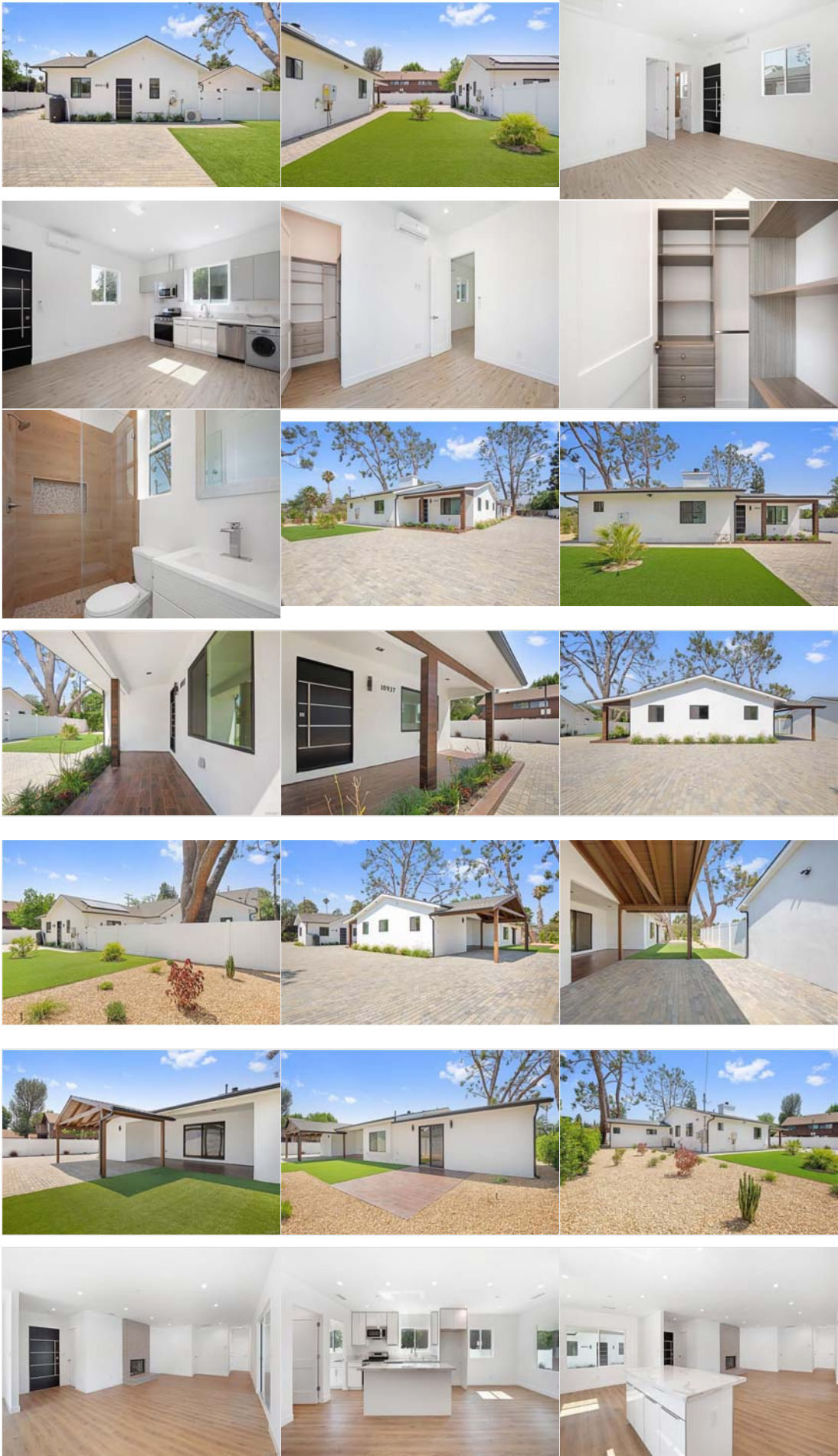
- Los Angeles County
- Parcel # 2762015003

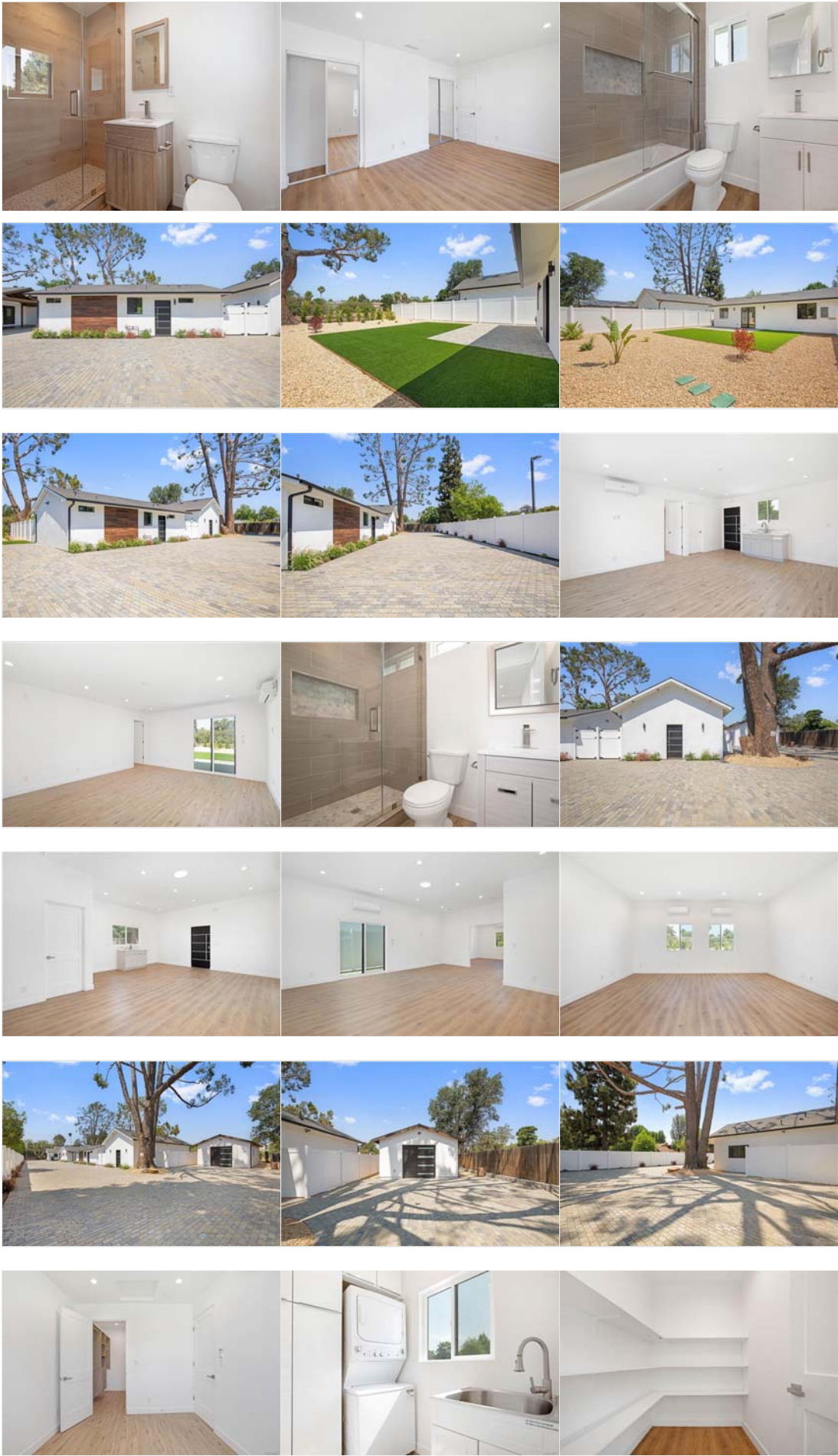
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

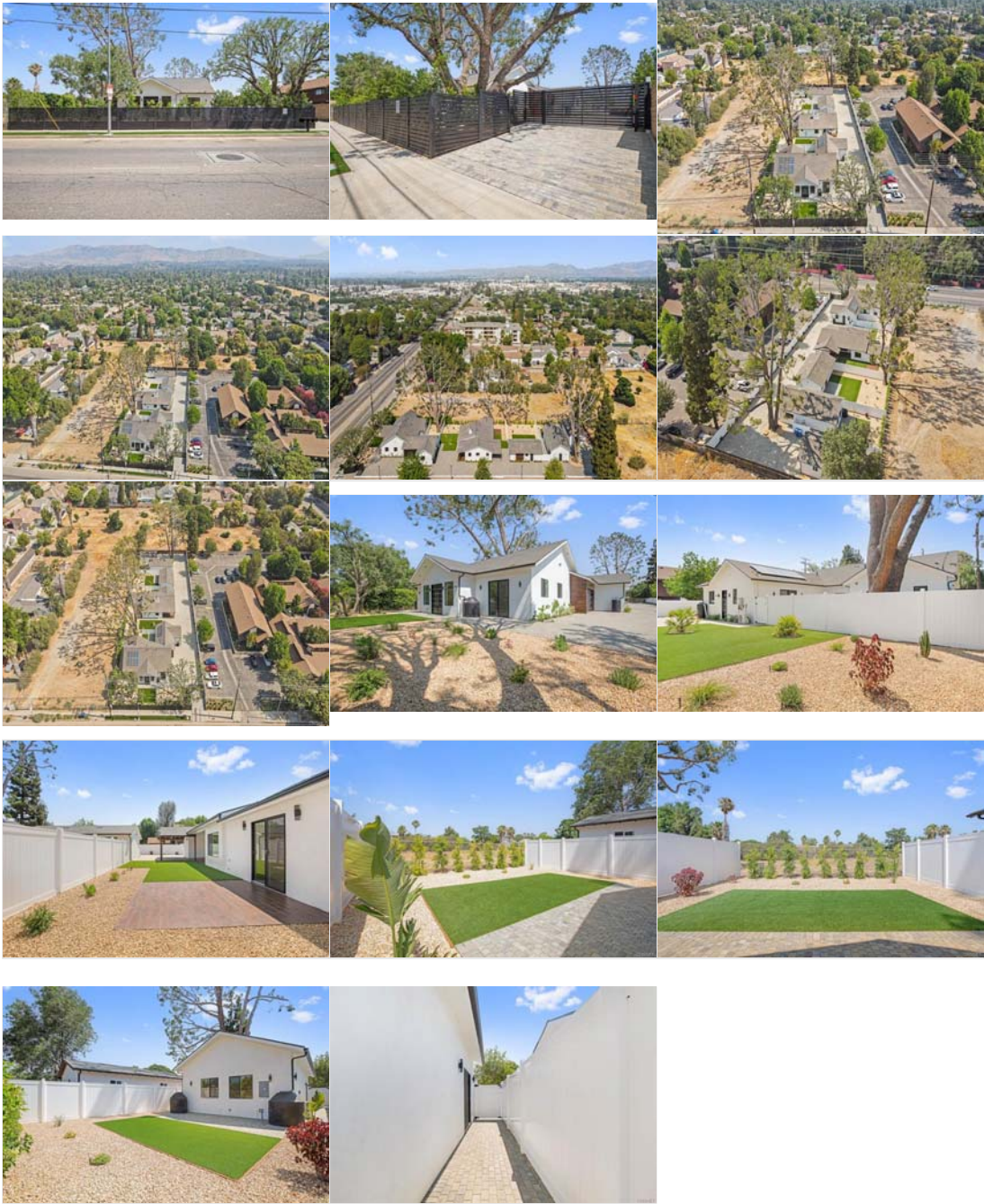
Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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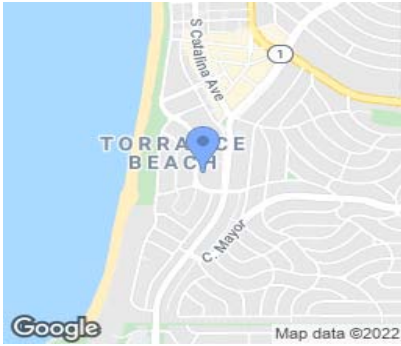
CUSTOMER FULL: Residential Income LISTING ID: SR21158463

Printed: 01/09/2022 1:46:52 PM

Closed •

328 Calle Miramar • Redondo Beach 90277
6 units • \$666,667/unit • 4,142 sqft • 8,128 sqft lot • \$970.55/sqft •
Built in 1953
Cross Streets: Calle Miramar & Palos Verdes Blvd

List / Sold:
\$4,000,000/\$4,020,000 ↑
20 days on the market
Listing ID: 21107233



328-330 Calle Miramar is in the highly desirable Hollywood Riviera neighborhood of Redondo Beach. This well-maintained 6-unit apartment building was built in 1953 and consists of 2 detached buildings with a total square footage of 4,142. The subject property consists of (3) 2-Bedroom + 1-Bathroom units and (3) 1-Bedroom + 1 Bathroom units. The subject property resides on an 8,128 square foot lot and provides five parking garages and private decks with ocean views. The property is in a fantastic beach community where properties are owned for many generations. Opportunities like this seldom become available to purchase. The Hollywood Riviera Neighborhood is a beach community where residents enjoy the ocean breeze, many outdoor activities, and the tranquility this area provides. There are also ample job opportunities because of its location between the largest airport (LAX) and the largest seaport (Port of Los Angeles) in California.

Facts & Features

- Sold On 01/02/2022
- Original List Price of \$4,000,000
- 2 Buildings
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- \$74259 Net Operating Income

Interior

- Floor: Carpet, Tile

Exterior

- Lot Features: Front Yard, Landscaped

Annual Expenses

- Total Operating Expense: \$57,159
- 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:	3	2	1		Unfurnished	\$2,143	\$6,430	\$8,673
2:	3	1	1		Unfurnished	\$1,565	\$4,695	\$7,350
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:

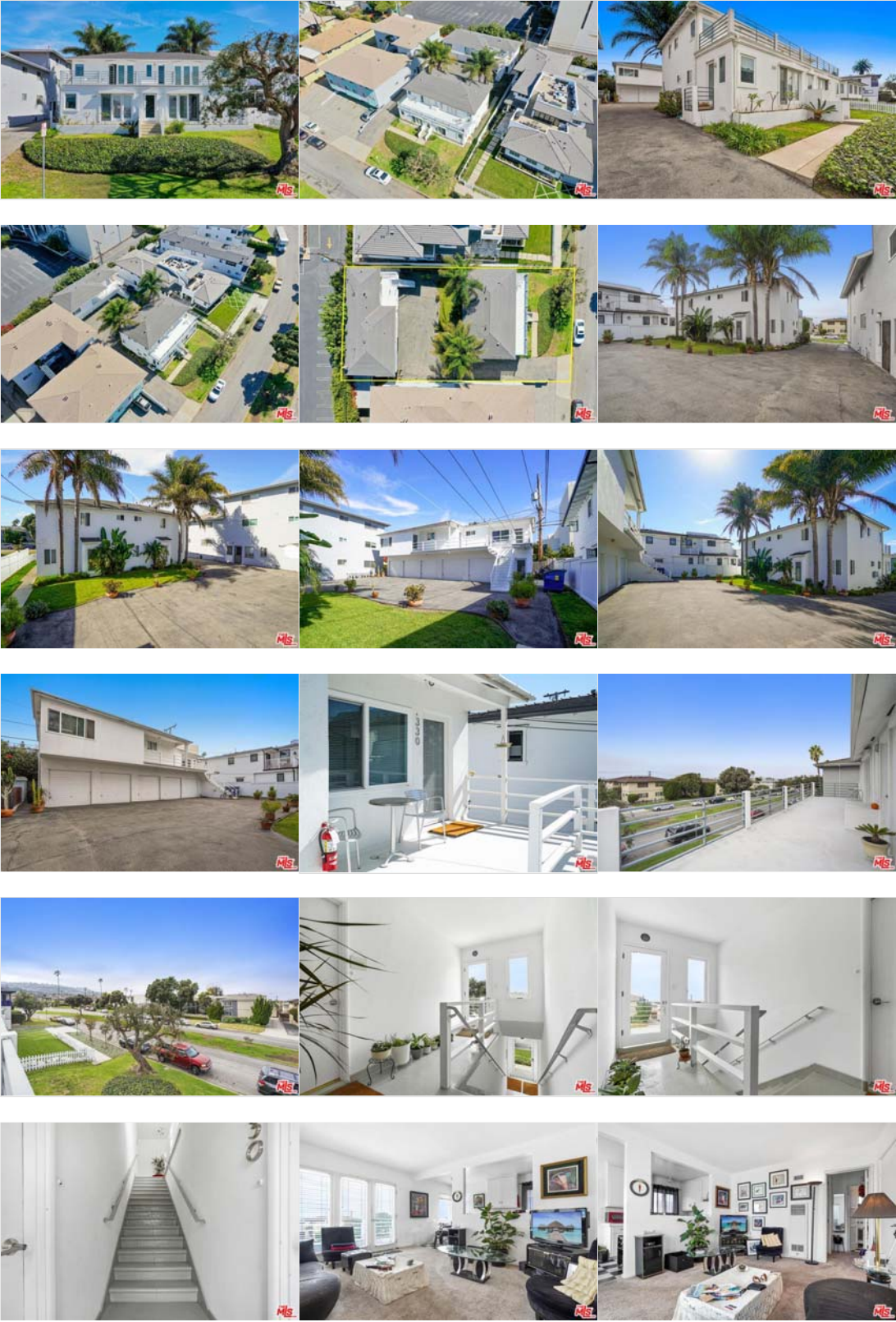
Additional Information

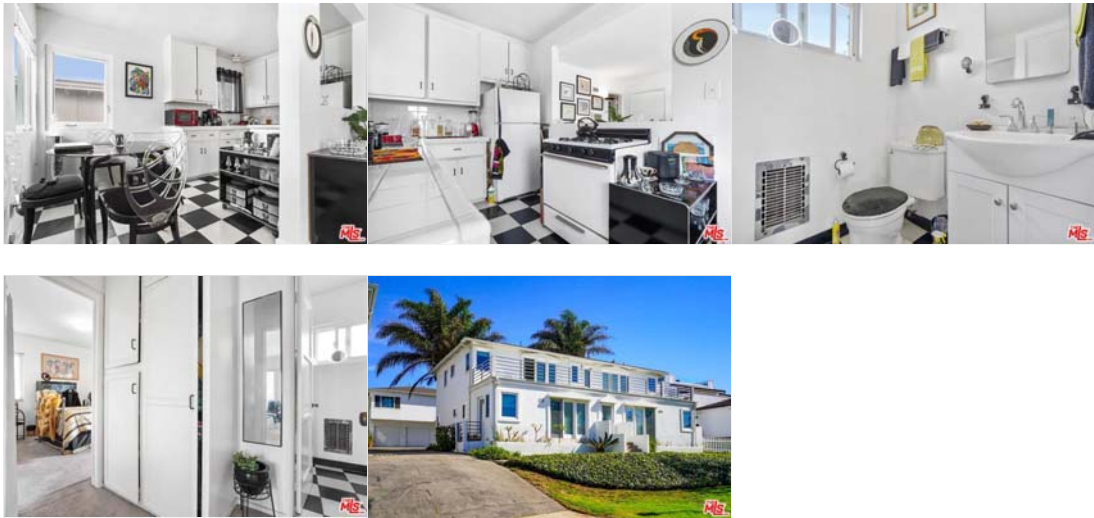
- Standard sale
- 128 - Hollywood Riviera area
- Los Angeles County
- Parcel # 7511021010

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: 21107233

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List / Sold:

Closed •**\$1,349,000/\$1,260,000 ↓**

68 days on the market

600 N Coronado St • Los Angeles 90026**6 units • \$224,833/unit • 4,322 sqft • 4,997 sqft lot • \$291.53/sqft • Built in 1906**

Listing ID: 21775108

At the northeast corner of Coronado Street and Bellevue Avenue north of the 101 Freeway.

Major Price Reduction! PROFORMA 8.2% CAP RATE! The beautiful property features two very well-maintained woodframe and stucco buildings with vintage, character architecture on a corner lot. Each building is two-stories and includes a mix of one-bedroom and two-bedroom apartments. The property features on-site parking with four individual spaces and an additional 4 tandem spaces, allowing for parking for 8 cars. As an investment, the Property offers investors a true value-add opportunity. With one unit vacant and fully renovated, the remaining units have rents that are well below the current market rates. Overall, there is projected upside of 73% or more in rental income that an investor can capture in the future with unit turnover and renovations. The Property is separately metered for gas and electric and also has individual water heaters, thus keeping expenses to the landlord very low.

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$1,495,000
- 2 Buildings
- \$51563 Net Operating Income

Interior

- Appliances: Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior**Annual Expenses**

- Total Operating Expense: \$31,909
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01946490
- 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	\$868	\$868	\$868
2:	2	2	1		Unfurnished	\$2,250	\$0	\$2,250
3:	3	1	1		Unfurnished	\$909	\$909	\$909
4:	4	1	1		Unfurnished	\$857	\$857	\$857
5:	5	1	1		Unfurnished	\$735	\$735	\$735
6:	6	2	1		Unfurnished	\$1,368	\$1,368	\$1,368
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 # 5402022004

Michael Lembeck

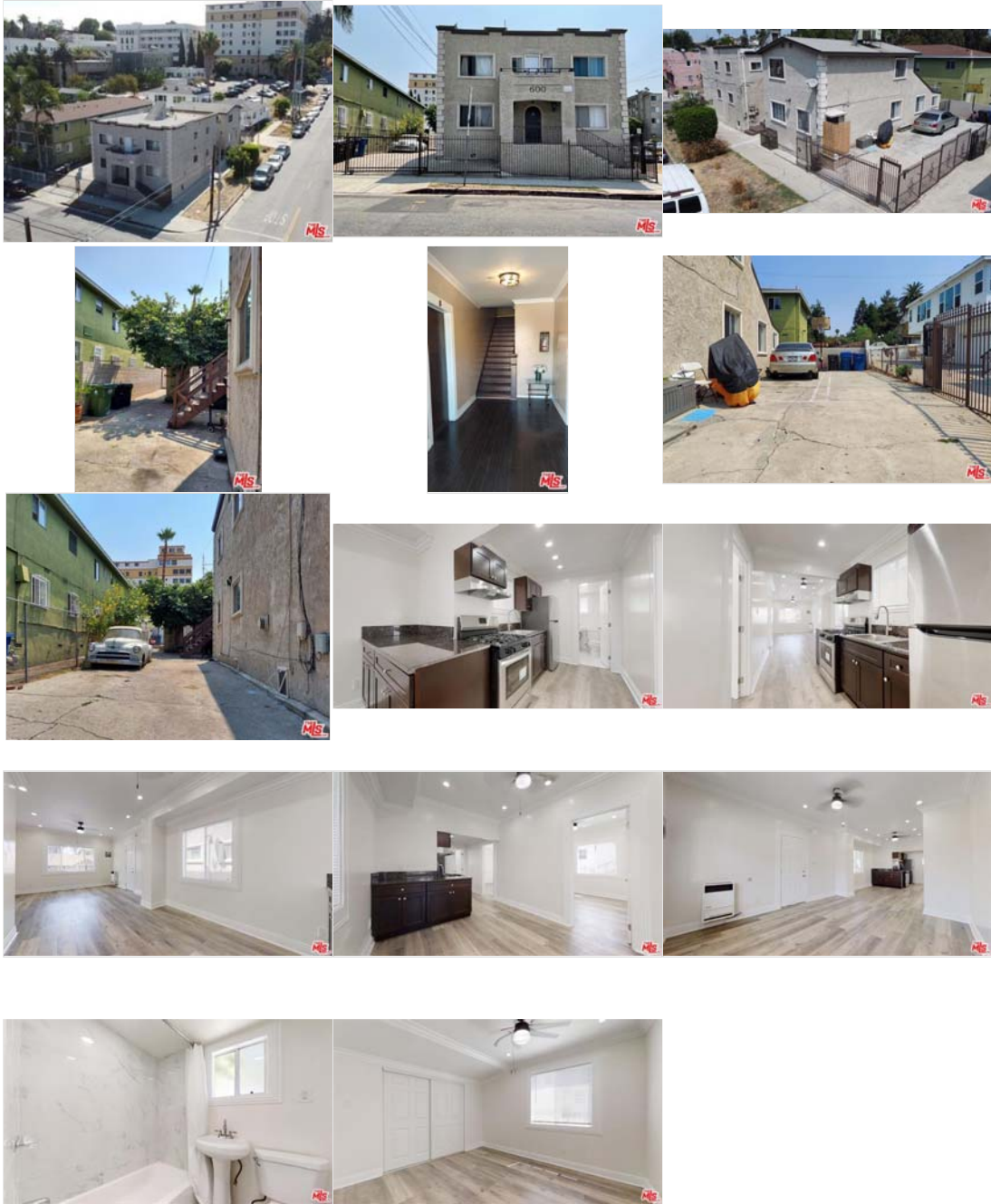
State License #: 01019397
Cell Phone: 714-742-3700

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: 21775108

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Closed •

158 S ELM Dr • Beverly Hills 90212
6 units • \$699,833/unit • 5,386 sqft • 6,070 sqft lot • \$761.23/sqft •
Built in 1938
Wilshire Blvd to S. Elm Drive

List / Sold:
\$4,199,000/\$4,100,000 ↓
155 days on the market
Listing ID: 21712022



This is a legacy asset with leaded glass, living room, bay windows, coved ceilings, hardwood, and vintage hearths, BUT with modern appointments, as well. 4 of the 6 have been extensively upgraded, recently. The Seller has recently spent around \$300,000! ALL NEW: quartz surfaces in the kitchen and bath, tile backsplash, shaker cabinetry, sconces, appliances, recessed lighting, vanities, toilets and tile tub surrounds - dining rooms 'opened up and new HVAC units installed! As well as ceiling fans and stackable washers and dryers.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$4,199,000
- 1 Buildings
- Heating: Wall Furnace
- \$125620 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$67,492
- 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	\$2,895	\$2,895	\$3,000
2:	1	1	1		Unfurnished	\$2,795	\$2,795	\$3,000
3:	1	1	1		Unfurnished	\$2,550	\$2,550	\$3,000
4:	1	1	1		Unfurnished	\$2,895	\$2,895	\$3,000
5:	1	1	1		Unfurnished	\$2,850	\$2,850	\$3,000
6:	1	1	1		Unfurnished	\$2,193	\$2,193	\$3,000
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 # 4331013032

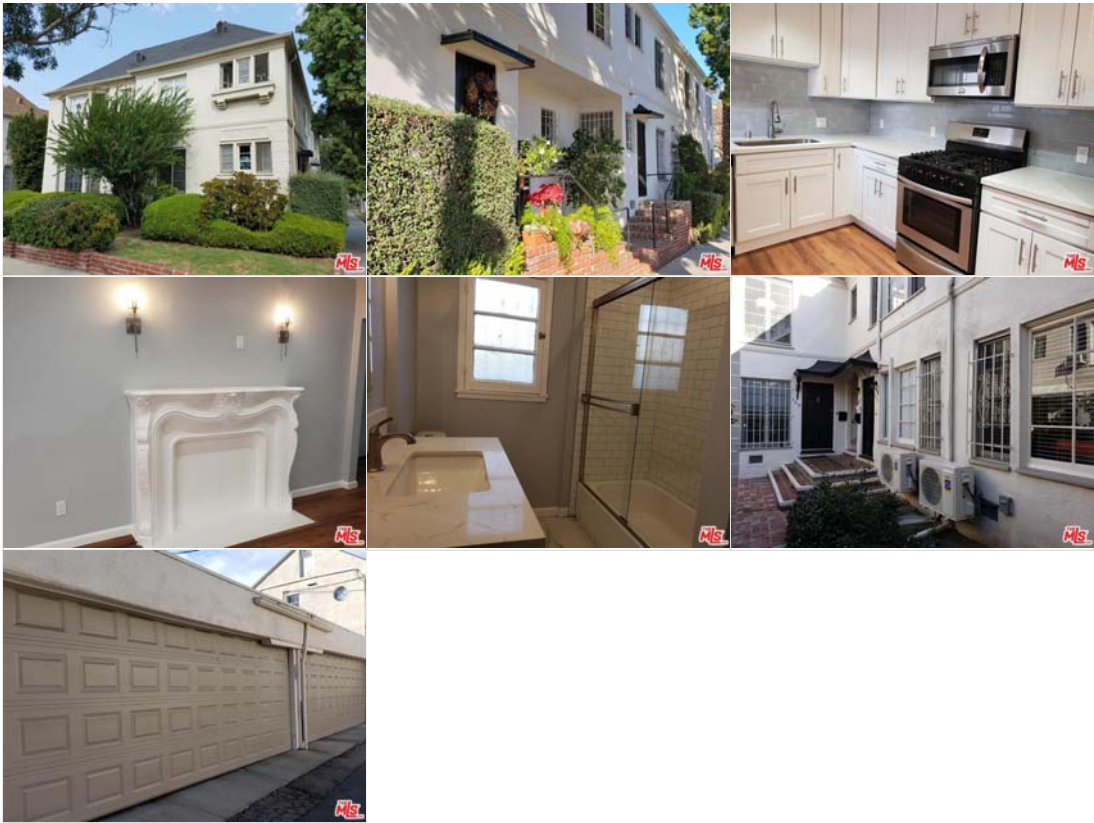
Michael Lembeck

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: 21712022

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Closed •

21 S Venice Blvd • Venice 90291
6 units • \$599,167/unit • 3,567 sqft • 3,961 sqft lot • \$970.00/sqft •
Built in 1964
South of N. Venice Blvd. West of Pacific

List / Sold:
\$3,595,000/\$3,460,000 ↓
108 days on the market
Listing ID: 21776210



Trophy Silicon Beach 6 unit building 100 yards from the famed Venice Beach. Consists of 5 x 1 Bd 1ba units and 1 studio. All units are remodeled and delivered fully furnished. All units are being rented for 30 day or more rentals and can be delivered vacant by close. Located by famed Venice Boardwalk and vibrant Abbot Kinney shops and famous Venice surfing beach. 5 parking spaces and secured building with private courtyard area. Current gross income of \$208,800 yearly. Property is under LA rent control. Cap rate 4.2 GRM 17 at current rents. Cap 4.6 and GRM 16 at Market rents. Great upside potential. Drive by only and inside w/accepted offer.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$3,550,000
- 1 Buildings
- Heating: Wall Furnace
- \$150663 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$58,137
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$13,200
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Furnished	\$3,000	\$3,000	\$3,200
2:	2	1	1		Unfurnished	\$3,000	\$3,000	\$3,200
3:	3	1	1		Unfurnished	\$3,000	\$3,000	\$3,200
4:	4	0	1		Unfurnished	\$2,400	\$2,400	\$2,600
5:	5	1	1		Unfurnished	\$3,000	\$3,000	\$3,200
6:	6	1	1		Unfurnished	\$3,000	\$3,000	\$3,200
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

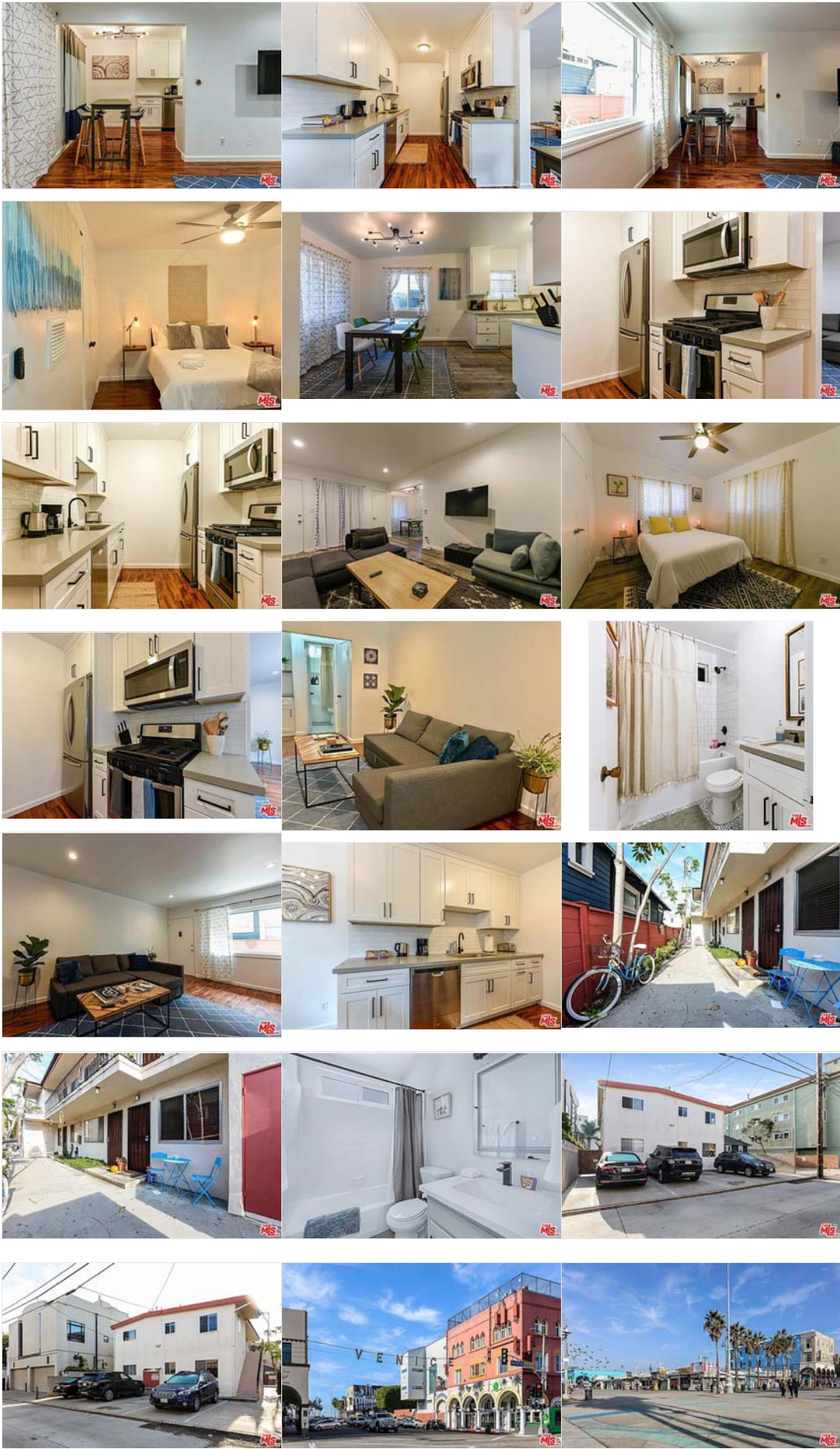
- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4226014010

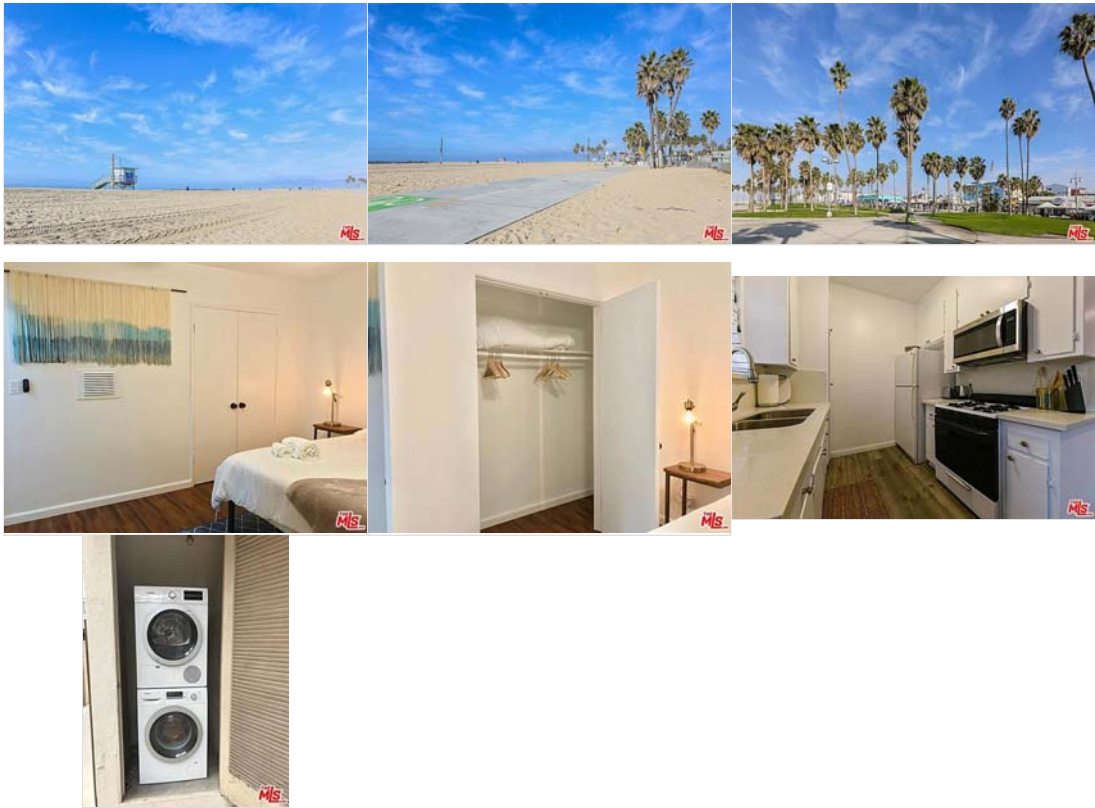
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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: 21776210

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Closed •

12228 Grevillea Ave • Hawthorne 90250
7 units • \$308,571/unit • 5,585 sqft • 7,876 sqft lot • \$382.27/sqft •
Built in 1958
South of 120th Street, West of Hawthorne Boulevard

List / Sold:
\$2,160,000/\$2,135,000 ↓
80 days on the market
Listing ID: 21775570



-Highly Desirable Hawthorne Location West of Hawthorne Boulevard -No Local Rent Control - Defaults to AB 1482 - Approximately 1.5 Miles to SpaceX & 2.5 Miles to SoFi Stadium -Each Unit Contains Individual Hot Water Heaters -Copper Plumbing & 7 Covered Parking Spaces -Located within a Few Blocks of Hawthorne Boulevard, Hawthorne Plaza, and Hawthorne City Hall, Library & Police Department -On-Site Laundry Facility - Generates Additional Annual Income -4.44% Cap Rate & 15.05 GRM -Approximately 19% in Rental Upside - 5.65% Pro-Forma Cap Rate & 12.63 Pro-Forma GRM -Strong Neighboring Employment: Space X, Tesla & Aerospace Defense Companies

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$2,150,000
- 1 Buildings
- Laundry: Community
- \$95928 Net Operating Income
- 7 electric meters available
- 7 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$41,784
- 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:	5	2	1		Unfurnished	\$1,836	\$9,180	\$10,750
2:	2	1	1		Unfurnished	\$1,390	\$2,780	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4041002024

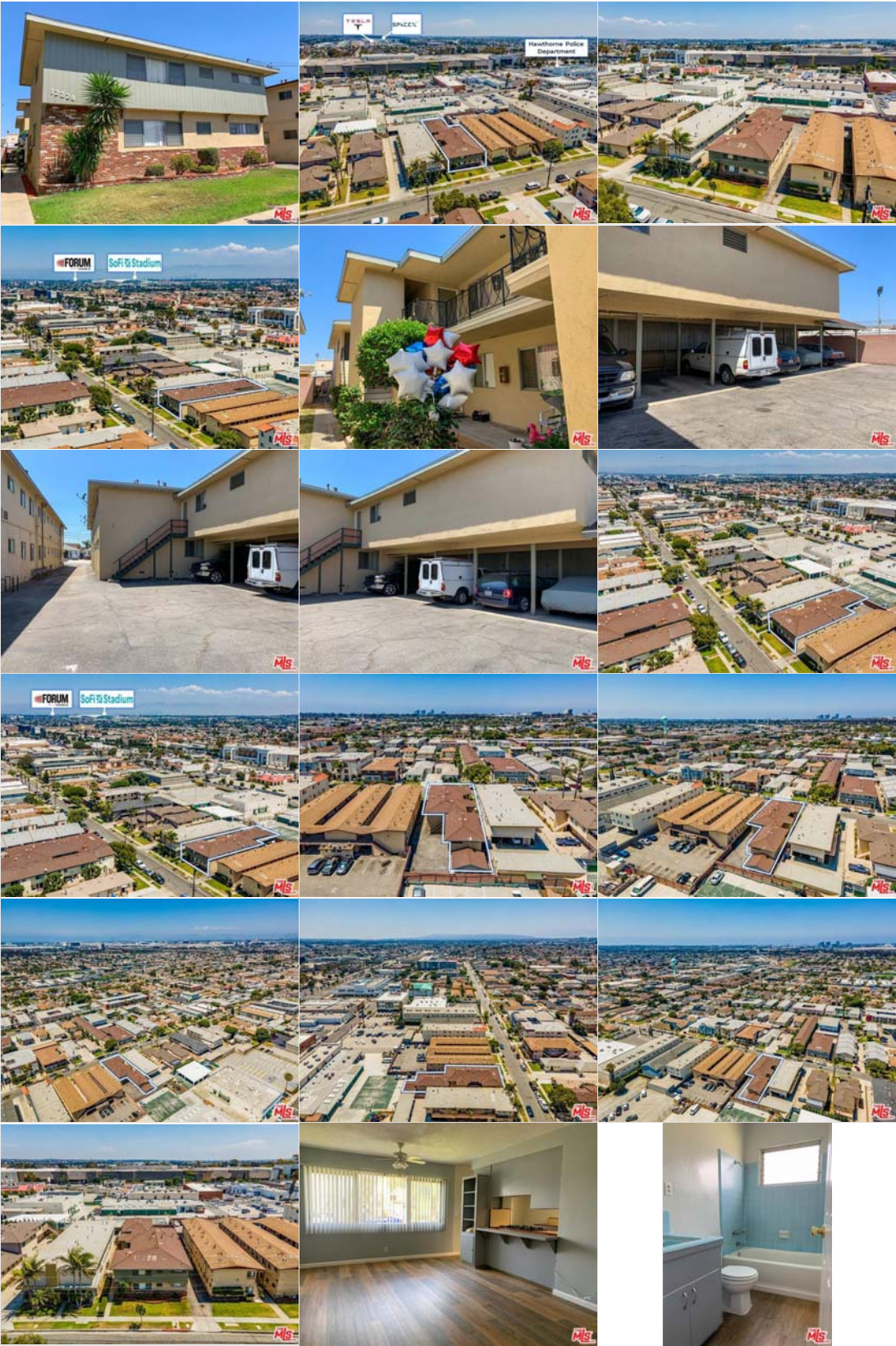
Michael Lembeck

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: 21775570

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Closed •

3934 Van Buren Pl • Culver City 90232
8 units • \$375,000/unit • 7,538 sqft • 7,849 sqft lot • \$453.04/sqft •
Built in 1959
Off Culver Blvd, take Irving Street to Van Buren Place

List / Sold:
\$3,000,000/\$3,415,000 ↑
8 days on the market
Listing ID: 21110267



Great opportunity to own an excellent income property only steps away from downtown Culver City. This property has been under the same ownership for many years. There are 8 units: one (1) 3-bedroom, 2-bathroom unit; six (6) 2-bedroom, 1-bathroom units; one (1) 1-bedroom, 1-bathroom unit. There are 8 parking spots, a security gate for controlled entry, and laundry on site. Building has been well maintained. Significant investor upside based on proforma. Offers due Monday, 12/13 at 12:00pm PST.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$3,000,000
- 1 Buildings
- Heating: Forced Air
- Laundry: Washer Included, Dryer Included, Community, Outside
- \$93019 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$48,989
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- 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	\$1,550	\$1,550	\$3,000
2:	1	2	1		Unfurnished	\$1,650	\$1,650	\$3,000
3:	1	2	1		Unfurnished	\$1,550	\$1,550	\$3,000
4:	1	1	1		Unfurnished	\$1,450	\$1,450	\$2,700
5:	1	2	1		Unfurnished	\$1,500	\$1,500	\$3,000
6:	1	2	1		Unfurnished	\$1,200	\$1,200	\$3,000
7:	1	2	1		Unfurnished	\$1,650	\$1,650	\$3,000
8:	1	3	2		Unfurnished	\$1,650	\$1,650	\$3,400
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

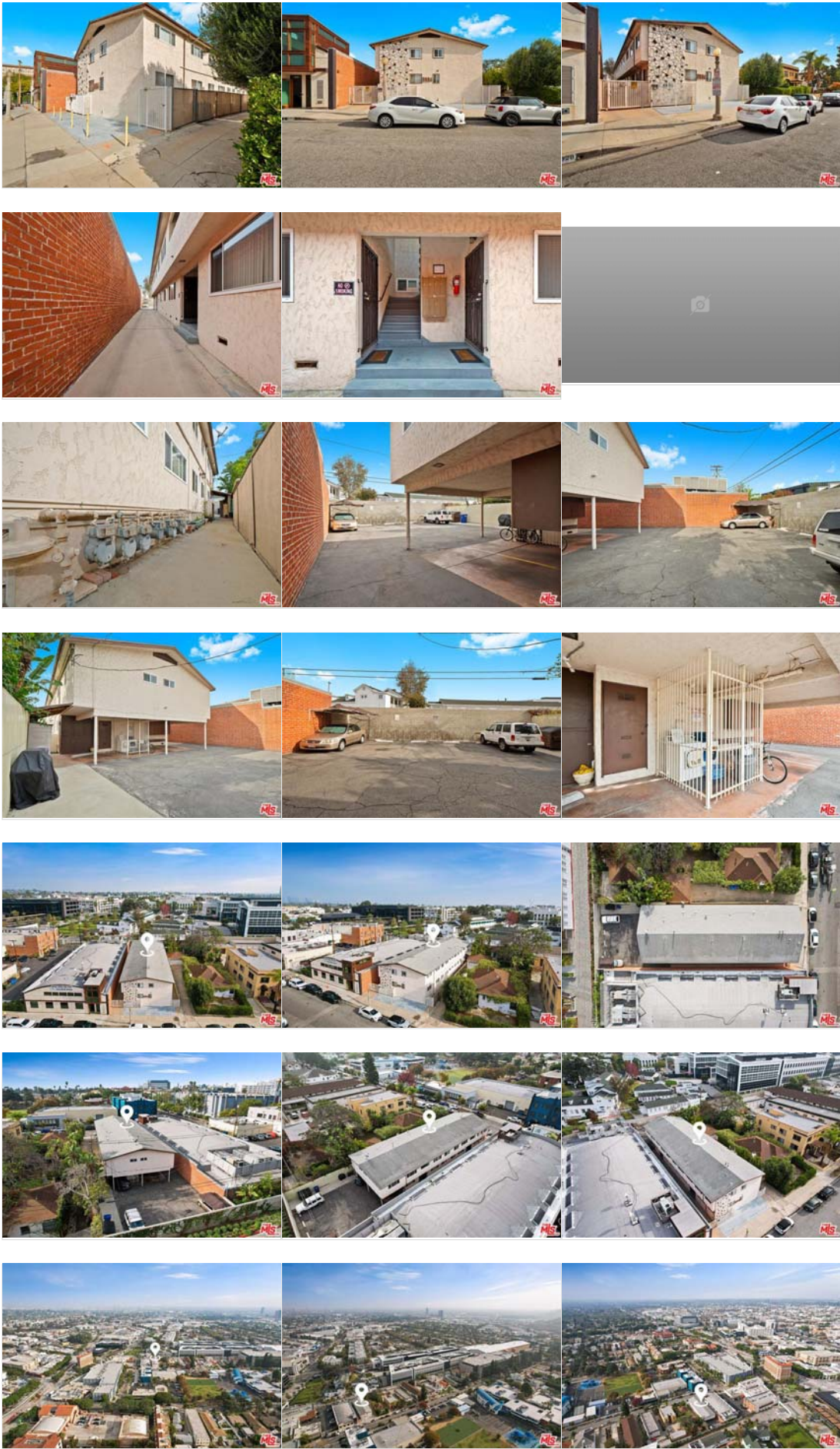
Additional Information

- Standard sale
- C28 - Culver City area
- Los Angeles County
- Parcel # 4206023007

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: 21110267

Printed: 01/09/2022 1:46:53 PM

Closed •

List / Sold:

\$2,500,000/\$2,485,000 ↓

112 days on the market

Listing ID: CV21189183

1676 East Kingsley Avenue • Pomona 91767
10 units • \$250,000/unit • 11,030 sqft • 11,761 sqft lot • \$225.29/sqft •
Built in 1957
10 Freeway exit Indian Hill Blvd



We are proud to exclusively present the opportunity to acquire 1676 E. Kingsley Avenue, a 10-unit multifamily investment property located in Pomona, California. Built in 1957, the property sits on 0.27 acre and has a building size of approximately 11,030 square feet. The building consists of (4) one-bedroom/one-bathroom and (6) two-bedroom/one-bathroom units. The property features carport parking, on-site laundry room, updated electrical panels, and re-pipped copper and/or plex plumbing. The roof has been replaced approximately 15 years ago. Majority of the units have been updated. All units are individually metered for gas and electricity, and they have individual hot water heaters. The apartment has an attractive rental location in the busy city of Pomona and is ideally situated in between the Interstate 10 and the State Route 60 freeway. The property is within walkable distance to Downtown Pomona where its resident can enjoy entertainment, dining, and shopping. Along with its central location, the city is well served by the Foothill Transit and the Omnitrans Bus Lines, which can take commuters to Ontario International Airport. The City of Pomona is well known for its history and was given the name of "Queen of the Citrus Belt". The city features several historical buildings and recreations, including the Art Deco Pomona Fox Theater, the Rancho Santa Ana Botanic Garden, and the Millikan Planetarium. Pomona is also home to Cal Poly Pomona, Western University of Health Sciences, and Claremont Colleges.

Facts & Features

- Sold On 01/04/2022
- Original List Price of \$2,500,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- Cap Rate: 3.16
- \$148260 Gross Scheduled Income
- \$90305 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Paved, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$54,107
- Electric: \$1,917.00
- Gas: \$1,917
- Furniture Replacement:
- Trash: \$1,917
- Cable TV: 00338699
- Gardener:
- Licenses: 405
- Insurance: \$5,297
- Maintenance: \$6,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,917
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$4,960	\$4,960	\$5,140
2:	6	2	1	0	Unfurnished	\$7,395	\$7,395	\$9,300

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 687 - Pomona area
- Los Angeles County
- Parcel # 8323026008

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: CV21189183

Printed: 01/09/2022 1:46:53 PM

Closed •

7949 Romaine St • West Hollywood 90046
12 units • \$324,167/unit • 9,592 sqft • 6,202 sqft lot • \$364.89/sqft •
Built in 1955
1 block South of Santa Monica Blvd. and 1 block West of Fairfax Ave.

List / Sold:
\$3,890,000/\$3,500,000 ↓
48 days on the market
Listing ID: 21103833



7949 Romaine Street, a 12-unit value-add investment property located in one of the trendiest neighborhoods of West Hollywood. Located 1 block south of Santa Monica Boulevard, the property is adjacent to some of the most popular shopping, dining and nightlife destinations along Santa Monica Blvd. and Fairfax Ave. Built in 1955, the 9,592 SF two-story building is comprised of (2) 2-bdrm. and 1-bath units and (10) one-bdrm. and one-bath units. Please note, 2 units will be delivered vacant upon COE. These bright and spacious units average approx. 800 SF. Additionally, the units present a significant value-add opportunity to investors, as current rents are approx. 90% below market value for nicely remodeled units in the area. 7949 Romaine Street allows investors to acquire a phenomenal multifamily building in a prime location of one of LA's hottest rental markets, while having substantial financial upside.

Facts & Features

- Sold On 01/07/2022
- Original List Price of \$3,890,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Community
- \$86553 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$83,846
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01946490
- 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	\$2,750	\$2,750	\$2,750
2:	1	1	1		Unfurnished	\$2,250	\$2,250	\$2,250
3:	1	1	1		Unfurnished	\$1,850	\$1,850	\$2,250
4:	1	1	1		Unfurnished	\$1,628	\$1,628	\$2,250
5:	1	1	1		Unfurnished	\$1,144	\$1,144	\$2,250
6:	1	1	1		Unfurnished	\$1,133	\$1,133	\$2,250
7:	1	1	1		Unfurnished	\$1,016	\$1,016	\$2,250
8:	1	1	1		Unfurnished	\$620	\$620	\$2,250
9:	1	1	1		Unfurnished	\$547	\$547	\$2,250
10:	1	1	1		Unfurnished	\$547	\$547	\$2,250
11:	1	1	1		Unfurnished	\$547	\$547	\$2,250
12:	1	2	1		Unfurnished	\$412	\$412	\$2,750
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5529014034

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: 21103833

Printed: 01/09/2022 1:46:53 PM

Closed •

List / Sold: **\$3,600,000/\$3,600,000**

1528 N HOBART Blvd • Los Angeles 90027
12 units • **\$300,000/unit** • **9,030 sqft** • **10,047 sqft lot** • **\$398.67/sqft** •
Built in 1955
N of Fountain, E of Los Feliz Blvd

0 days on the market
Listing ID: 22116477



For Comps purposes only. Sold off-market.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$3,600,000
- 1 Buildings
- \$127987 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$87,896
- 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	\$2,100	\$2,100	\$2,100
2:	9	1	1		Unfurnished	\$1,549	\$13,943	\$13,943
3:	2	0	1		Unfurnished	\$1,252	\$2,504	\$2,504
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
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5544017017

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 22116477

Printed: 01/09/2022 1:46:53 PM

Closed •

List / Sold:

\$6,400,000/\$6,500,000 ↑

15 days on the market

Listing ID: 21794014

11423 Ohio Ave • Los Angeles 90025
16 units • \$400,000/unit • 12,123 sqft • 15,609 sqft lot • \$536.17/sqft •
Built in 1960
North of Santa Monica Boulevard, west of Sepulveda Blvd.



Offered to the market for the first time in 50 years, this prominently located, mid-century building features a secured courtyard with a pool, an intercom, mature landscaping, private patios or balconies for every unit, as well as abundant carport or garage parking. The excellent unit mix consists of 75% two-bedroom apartments and 25% one-bedroom apartments. As an investment, the Property offers investors an incredible value-add opportunity. With rents approximately 26% below projected market rents, an investor can implement a strategic interior and exterior renovation program to capture the strong market rents being achieved for luxury rentals in the immediate neighborhood. In addition, the Property features two garages which may allow for ADU potential to increase the number of units.

Facts & Features

- Sold On 01/06/2022
- Original List Price of \$6,400,000
- 1 Buildings
- Laundry: Community
- \$208784 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$164,011
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01946490
- 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:	12	2	1		Unfurnished	\$1,795	\$7,180	\$7,180
2:	4	1	1		Unfurnished	\$2,066	\$24,797	\$24,797
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
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4263016020

Michael Lembeck

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

Re/Max Property Connection

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List / Sold:

Closed •**\$3,800,000/\$3,815,000** ↓

52 days on the market

6948 Vesper Ave • Van Nuys 91405**20 units • \$190,000/unit • 14,869 sqft • 20,989 sqft lot • \$256.57/sqft •****Built in 1977****Listing ID: AR21183308****Google map**

\$100K Price Reduction! We are proud to represent this MISTY MANOR 20 unit Multi-Family building in the heart of Van Nuys. Almost 30 years First time on the market for sale! Opportunity zone! The property was constructed in 1977. Gated and Well Maintained! This offering presents a rare opportunity to investors to acquire a strategically located, value-add investment opportunity! Its unit mix consists of (10) one bedroom units, (4) one bedroom with Den room units, (4) Studio units and (2) two bedroom units. With a lot size of 20,989 square feet, the property has a total of 14,869 rentable square feet. 100% Occupied with Excellent Long term tenants. All units have individual electric and gas meters. The owners completed the City of Los Angeles retrofitting two and half years ago. Don't miss this opportunity, it won't last!

Facts & Features

- Sold On 01/05/2022
- Original List Price of \$3,900,000
- 1 Buildings
- Levels: Two
- 30 Total parking spaces
- 8 Total carport spaces
- Heating: Forced Air
- \$2,206 (Estimated)
- Laundry: Common Area
- \$253548 Gross Scheduled Income
- \$165048 Net Operating Income
- 21 electric meters available
- 21 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$45,600
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management: 1000
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	14	1	1	22	Unfurnished	\$14,606	\$14,606	\$14,606
2:	2	2	2	4	Unfurnished	\$3,320	\$3,320	\$3,320
3:	4	0	1	4	Unfurnished	\$3,203	\$3,203	\$3,203

Of Units With:

- Separate Electric: 21
- Gas Meters: 21
- 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 # 2219026005

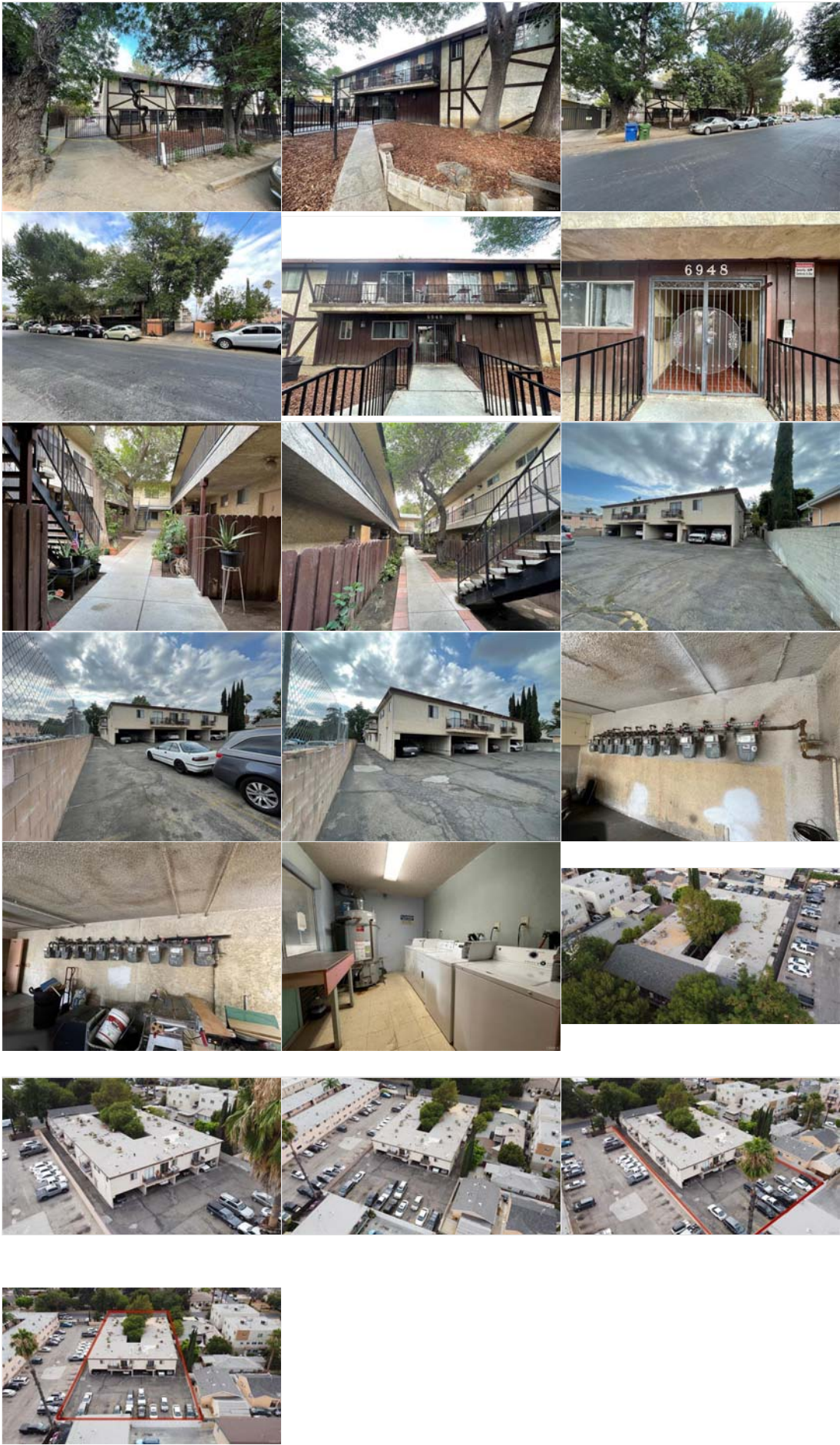
Michael Lembeck

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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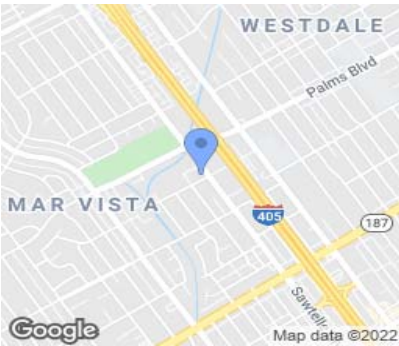
Closed •

List / Sold: **\$8,000,000/\$8,000,000**

3499 Sawtelle Blvd • Los Angeles 90066
20 units • **\$400,000/unit** • **10,445 sqft** • **15,750 sqft lot** • **\$765.92/sqft** •
Built in 1959

155 days on the market
Listing ID: 21754878

On Sawtelle Blvd, west side of the street just south of Palms Blvd. On the the Northwest corner of Sawtelle Blvd & Westminster Ave in Mar Vista



Located just minutes from the beach and tech hubs such as Silicone Beach, Playa Vista and Culver City, this 20 unit value add opportunity is a perfect choice for a value add investor looking to finish with a completely rehabbed building at a 5.7% cap rate on the Westside. With 16 vacancies, the property is ready for an investor to hit the ground running. By completely renovating the building, converting units and adding five to seven Accessory Dwelling Units (ADUs), the property has the ability to achieve a 20% IRR after a five year hold. The nine singles can be converted into one bedrooms. The ten one bedrooms can either be converted into an open floor plan or a den can be added. One of the one bedrooms can be converted into a two bedroom. An ADU specialist confirmed that five attached one bedroom ADUs can be added to the property for additional income without losing parking spaces. An additional two detached two bedroom ADUs can be built by filling in the pool and building them on the South side of the courtyard. Renovation costs, construction costs and even ADU quotes are included in the financials. Before and after photos as well as floor plans demonstrate how to reach the 20% IRR. ***Please contact us for an OM, please ask about our Condo Conversion OM as well.***

Facts & Features

- Sold On 01/07/2022
 - Original List Price of \$8,000,000
 - 1 Buildings
 - Heating: Wall Furnace
- Laundry: Community
 - \$330730 Net Operating Income

Interior

- Appliances: Refrigerator, Vented Exhaust Fan

Exterior

Annual Expenses

- Total Operating Expense: \$169,804
 - 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:	9	0	1		Unfurnished	\$2,195	\$19,755	\$19,755
2:	11	1	1		Unfurnished	\$2,395	\$26,345	\$26,345
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:

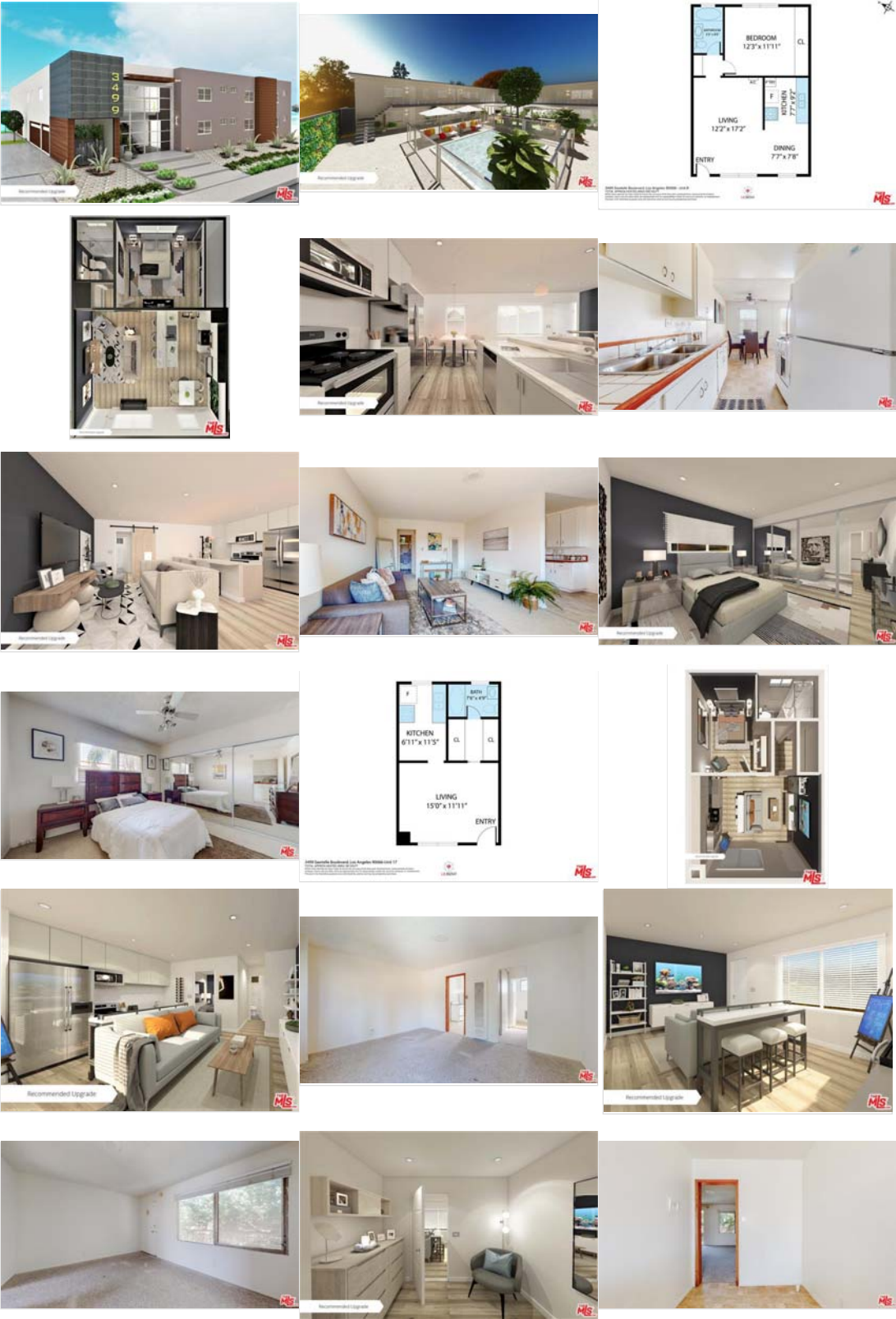
Additional Information

- Standard sale
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4249026026

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

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

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Closed •

List / Sold:

\$13,500,000/\$13,000,000 ↓

54 days on the market

Listing ID: 21797368

552 N Hobart Blvd • Los Angeles 90004
26 units • \$519,231/unit • 27,153 sqft • 15,014 sqft lot • \$478.77/sqft •
Built in 2021
melrose and hobart



Pleased to present the opportunity to acquire a brand new, 26 unit apartment building in Hollywood. Built in 2021, The Property, located at 552 N Hobart Blvd, offers a great unit mix of 1 and 2 bedroom flats, and townhomes. The property offers large spacious units with an average square footage of 900 SF. It also includes in unit washer & dryer, stainless steel appliances, two-tone cabinetry, quartz countertops, stylish flooring, mobile-friendly thermostats, Central A/C, and heat and reserved parking. The Property is centrally located and a short distance from the World Famous Hollywood Walk of Fame, Paramount Studios, Netflix, Koreatown, Larchmont Downtown, and the Hollywood Bowl.

Facts & Features

- Sold On 01/03/2022
- Original List Price of \$13,500,000
- 1 Buildings
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$561719 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$246,754
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00910513
- 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	1	1		Unfurnished	\$2,800	\$17,440	\$17,440
2:	4	2	2		Unfurnished	\$3,000	\$17,440	\$17,440
3:	15	1	2		Unfurnished	\$2,800	\$40,500	\$40,500
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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5521011030

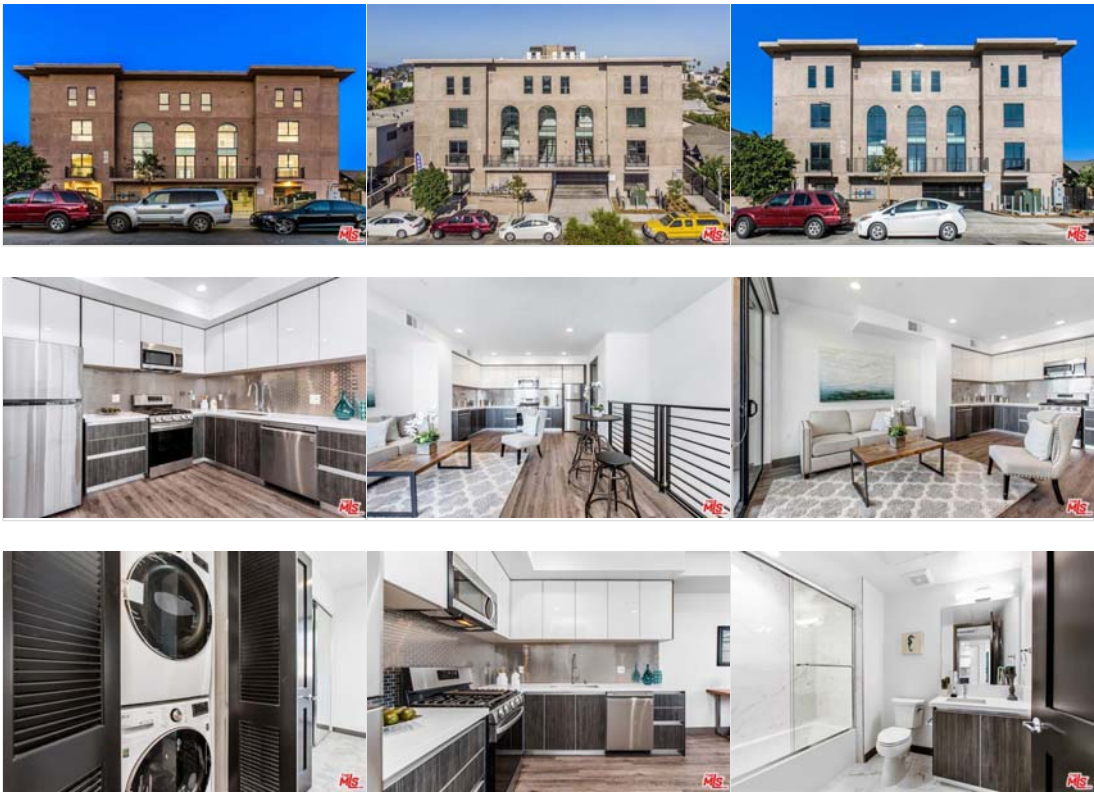
Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 21797368

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Search Criteria
Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 01/02/2022 to 01/08/2022
County Or Parish is 'Los Angeles'
City is not 'Long Beach'
Number Of Units Total is 2+
Selected 74 of 74 results.