

Cross Property Customer 1 Line

	Listing ID	S	St#	St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg	Spcs	Date	DOM/CDOM
1	BB22238416	S	805 N	Maple ST	BBK	610	PRO	2	\$0		\$850,000↓	\$649.35	1309	1951/ASR	4,763/0.1093	N		0	01/26/23	48/48
2	2223385	S	4237	Stillwell AVE	LA	621	STD	2			\$980,000↑	\$559.68	1751	1964	10,894/0.25	N		0	01/27/23	6/6
3	TR22244492	S	609 E	Olive AVE	MNRO	639	STD	2	\$0		\$1,160,000↓	\$570.87	2032	1991/ASR	7,914/0.1817	N		2	01/26/23	20/20
4	WS22235609	S	209	Elizabeth Ave	MP	641	STD	2	\$4,000		\$800,000↓	\$608.83	1314	1922/ASR	5,057/0.1161	N		2	01/25/23	36/128
5	SR22107007	S	4839	Orange ST	PR	649	STD	2	\$51,000		\$780,000↓	\$493.36	1581	1948/PUB	7,098/0.1629	N		2	01/27/23	216/216
6	22212019	S	9866	Mcbroom ST	SUNL	672	STD	2			\$925,000↓	\$464.82	1990	1932	12,927/0.29	N		2	01/24/23	48/80
7	PW22256677	S	617 S	Downey RD	LA	699	STD	2	\$76,800		\$935,000↑	\$374.60	2496	1947/ASR	7,671/0.1761	N		1	01/25/23	9/9
8	22215625	S	4285	La Salle AVE	CULV	C28	STD	2			\$1,800,000↓	\$1,102.94	1632/A	1950/ASR	9,936/0.22				01/26/23	0/0
9	22219805	S	117	Sunridge ST	VEN	C31	PRO	2			\$1,630,000↑	\$870.73	1872/A	1956/APP	2,764/0.06				01/25/23	22/22
10	22213499	S	1036 W	55th ST	LA	C34	STD	2		7	\$630,000↑	\$343.14	1836	1921	5,877/0.13				01/27/23	52/52
11	22154007	S	1439 1441	108TH ST	LA	C36	STD	2			\$740,000↓	\$389.88	1898	1952	8,094/0.18			2	01/25/23	75/75
12	DW22251767	S	5816 S	Wilton PL	LA	C37	STD	2	\$0		\$800,000↑	\$523.56	1528	1928/ASR	4,334/0.0995	N		2	01/27/23	21/21
13	SR22203933	S	222 W	Kildare ST	LNCR	LAC	STD	2	\$0		\$340,000↓		2	1948/ASR	6,148/0.1411	N		2	01/23/23	6/6
14	GD22233072	S	15756	Hart ST	LKBL	LKBL	STD	2	\$120,000		\$1,078,000↓	\$509.45	2116	1951/PUB	8,907/0.2045	N		0	01/25/23	76/76
15	22207061	S	3635	8th AVE	LA	PHHT	STD	2			\$760,000↓	\$408.60	1860/A	1921/ASR	5,600/0.12	N			01/26/23	73/73
16	DW22249487	S	10219	San Gabriel AVE #A-B	SOG	T4	STD,TRUS	2	\$64,800		\$670,000↑	\$382.42	1752	1930/ASR	5,421/0.1244	N		0	01/27/23	14/14
17	22208483	S	2508	Olive ST	HNPk	T5	STD	2			\$700,000↑	\$358.06	1955/A	1926	5,621/0.12	N		1	01/24/23	55/55
18	SR22215350	S	5758	Kester AVE	VNS	VN	TPAP,TRUS	2	\$3,535		\$925,000↓	\$504.09	1835	1955/ASR	6,166/0.1416	N		2	01/27/23	70/70
19	23228879	S	14642	Runnymede ST	VNS		STD	3			\$1,275,000↓	\$500.00	2550/E	1958	6,345/0.14				01/26/23	4/4
20	IN22250959	S	4575 W	115th ST	HAWT	108	STD	3	\$79,200	5	\$1,128,000↓	\$432.02	2611	1964/ASR	5,549/0.1274	N		4	01/27/23	34/114
21	SB22180305	S	3349 - 335	135th ST	HAWT	110	STD	3	\$67,200		\$850,000↓	\$343.02	2478	1940/PUB	5,600/0.1286	N		0	01/24/23	127/127
22	22216573	S	18001	Crenshaw BLVD	TORR	132	STD	3		3	\$1,505,000↓	\$398.78	3774/E	1977/EST	6,389/0.14			5	01/23/23	15/15
23	P1-11727	S	1770 E	Woodbury RD	PAS	646	TRUS	3	\$52,200		\$971,100↓	\$354.55	2739	1965	2,739/0.06	N		5	01/23/23	28/28
24	DW22178570	S	6228	Middleton ST	HNPk	699	STD	3	\$0		\$1,030,000↓	\$373.05	2761	1903/ASR	7,509/0.1724	N		6	01/25/23	12/12
25	22203651	S	2661 S	Harcourt AVE	LA	C16	STD	3		5	\$1,115,000↑	\$612.64	1820	1924	5,198/0.11	N		2	01/26/23	75/75
26	DW22113063	S	1235 S	Sycamore AVE	LA	C19	STD	3	\$55,800		\$1,180,000↓	\$435.91	2707	1924/PUB	6,187/0.142	N		0	01/27/23	120/120
27	SR22257447	S	7352	Owensmouth AVE	CNGA	CP	STD	3	\$0		\$830,000↑	\$427.84	1940	1948/EST	7,501/0.1722	N		0	01/28/23	12/12
28	WS22226671	S	1042 S	Kenmore AVE	LA	KREA	STD	3	\$0		\$1,000,000↑	\$348.19	2872	1922/ASR	5,907/0.1356	N		0	01/27/23	11/11
29	22223675	S	503 S	Guadalupe AVE	REDO	157	STD	4		3	\$2,100,000↓	\$587.58	3574/A	1964	5,668/0.13			4	01/25/23	41/41
30	P1-12122	S	301 E	Alameda AVE	BBK	610	STD	4	\$125,280	5	\$1,865,000↓	\$764.34	2440	1925/ASR	6,732/0.15	N		2	01/27/23	47/47
31	SR22178595	S	677 W	Wilson AVE	GD	624	TRUS	4	\$83,724	4	\$1,400,000↓	\$317.17	4414	1929/ASR	7,734/0.1775	N		4	01/24/23	128/128
32	PW22204415	S	2432 E	126th ST	CMP	699	TRUS	4	\$24,000		\$520,000↓	\$222.03	2342	1921/PUB	19,801/0.4546	N		0	01/27/23	70/70
33	22157893	S	2616	SOMERSET DR	LA	C16	STD	4			\$1,050,000↓	\$219.12	4792	1928	6,286/0.14				01/23/23	155/155
34	SB22217102	S	9015	Hubbard ST	CULV	C28	STD	4	\$88,960	3	\$1,750,000↓	\$703.09	2489	1926/ASR	7,861/0.1805	N		0	01/25/23	59/59
35	SR22170327	S	5648	Auckland AVE	NHLW	NHO	STD	4	\$184,800	5	\$2,485,000↓	\$467.63	5314	2022/SLR	6,251/0.1435	N		4	01/25/23	131/131
36	BB22220633	S	10824	Morrison ST	NHLW	NHO	STD	4	\$163,740	5	\$2,575,000↓	\$551.86	4666	2018/ASR	6,600/0.1515	N		3	01/27/23	60/60
37	IN20065300	S	7212 S	La Cienega BLVD #E	ING	101	PRO	5	\$0		\$950,000↓	\$209.44	4536	1953/ASR	6,395/0.1468	N		5	01/26/23	1/1
38	22182807	S	532 W	Vernon AVE	LA	C42	STD	5		6	\$2,220,000↓	\$301.88	7354/D	2022/BLD	7,246/0.16	N			01/24/23	119/119
39	22223465	S	217 S	Inglewood AVE	ING	101	STD	6		5	\$1,345,000↓	\$432.48	3110	1927	10,510/0.24				01/27/23	10/10
40	WS22233754	S	12325	Cheshire ST	NWK	M1	STD	6	\$195,840	4	\$3,035,000↓	\$380.37	7979	2017/ASR	14,479/0.3324	N		12	01/26/23	68/68
41	PW22234882	S	1119	Arcadia AVE	ARCD	605	STD	12	\$244,860		\$4,800,000↓	\$398.21	12054	1957/ASR	21,907/0.5029	N		0	01/27/23	18/18
42	22223195	S	238 S	Serrano AVE	LA	C17	STD	51		4	\$9,800,000↓	\$359.63	27250	1972	17,886/0.41				01/25/23	27/27

Closed • Duplex

List / Sold: **\$899,805/\$850,000** ↓

805 N Maple St • Burbank 91505

48 days on the market

2 units • **\$449,903/unit** • **1,309 sqft** • **4,763 sqft lot** • **\$649.35/sqft** •

Listing ID: BB22238416

Built in 1951

North of Clark, South of Magnolia, East of Hollywood Way



Amazing location. Toluca woods adjacent. Maple and Clark. Great opportunity to win a duplex in this area. 2 units. 2 bedroom house and 1 bedroom guest house or second unit. Fixer and needs work. Probate. Independent Administrator. It may or may not need a court confirmation.

Facts & Features

- Sold On 01/26/2023
- Original List Price of \$899,805
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$194 (Estimated)
- Laundry: Individual Room
- 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: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
- 610 - Burbank area
- Los Angeles County
- Parcel # 2481006014

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

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

CUSTOMER FULL: Residential Income **LISTING ID:** BB22238416

Printed: 01/29/2023 6:31:48 AM

Closed •

List / Sold: **\$959,000/\$980,000** ↑

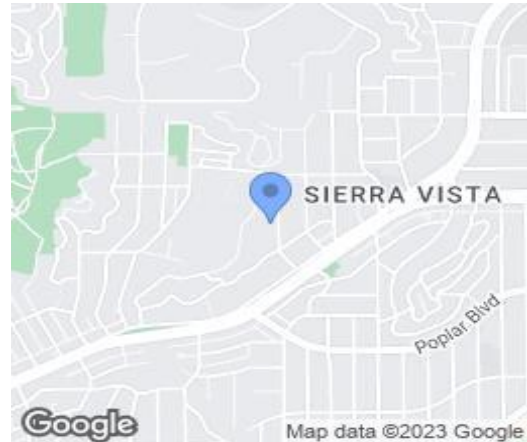
4237 Stillwell Ave • Los Angeles 90032

6 days on the market

2 units • **\$479,500/unit** • **1,751 sqft** • **10,894 sqft lot** • **\$559.68/sqft** •
Built in 1964

Listing ID: 22223385

North of Huntington Drive and just south of South Pasadena



Live in a quiet, beautiful residential setting on an approximate quarter acre lot amidst trees, birds, squirrels and hillside vistas while enjoying income from your legal unit next door. The artist sellers bought this duplex ten years ago and set about making the larger unit, #4239, their home while remodeling and renting out the smaller #4237 unit. They've had some great tenants over those years, made many upgrades, and even provided separate areas in the front yard for their tenants' enhanced privacy and enjoyment. Now both units will be vacant at the close of escrow so the new owners will be able to get their own tenants at today's rents or use the second unit for an extension of family or friends. Rental unit has had excellent long term and monthly AirBnb rents. Both units are in move in condition and there is plenty of off street parking. Excellent El Sereno location near downtown L.A., South Pasadena's charming Mission Street, Cal State L.A. , and the shopping, restaurants and movie theatres in Alhambra.

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$959,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Combination, Wall Furnace
- Laundry: Washer Included

Interior

- Rooms: Living Room, Walk-In Pantry
- Appliances: Gas Range, Oven
- Other Interior Features: Furnished

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped
- Security Features: 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	2	1		Unfurnished	\$0	\$0	\$0
2:	1	2	1		Furnished	\$0	\$0	\$2,500
3:								
4:								
5:								

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

Of Units With:

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

Additional Information

- Standard sale
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5309015004

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold:

\$1,288,800/\$1,160,000 ↓

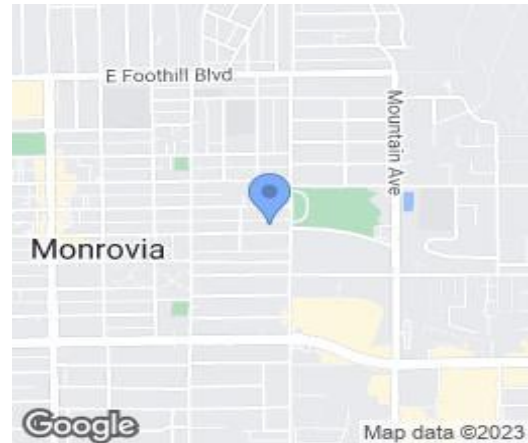
20 days on the market

Listing ID: TR22244492

609 E Olive Ave • Monrovia 91016

2 units • **\$644,400/unit** • **2,032 sqft** • **7,914 sqft lot** • **\$570.87/sqft** •
Built in 1991

Off 210 Fwy, cross street Shamrock Ave and Olive Ave



Two units! Great Opportunity for investor or owner, rent one and live in the other. Additional third unit located in the property without permits. New flooring through-out all three units, fresh interior paint, new kitchen cabinets with quartz counter tops, bathrooms with new cabinets and new quartz counters. Two car garage. Very desirable neighborhood in the city of Monrovia near park, shopping and transportation. Buyer to conduct their own investigation regarding permits, square footage, and room count.

Facts & Features

- Sold On 01/26/2023
- Original List Price of \$1,444,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

- Los Angeles County
- Parcel # 8517012018

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** TR22244492

Printed: 01/29/2023 6:31:49 AM

Closed • Duplex

List / Sold: **\$858,000/\$800,000** ↓

209 Elizabeth Ave • Monterey Park 91755

36 days on the market

**2 units • \$429,000/unit • 1,314 sqft • 5,057 sqft lot • \$608.83/sqft •
Built in 1922**

Listing ID: WS22235609

Right on New Ave, Right on E Emerson Ave, Left on Elizabeth Ave



Welcome to this rare opportunity to own an amazing duplex in the heart of Monterey Park. This property features 4 bedrooms and 2 baths. Both units have 2 bedrooms and 1 bath, perfect for a big family or live in one and rent out the other. Two-car detached garage with laundry area and a bonus room for extra storage. The property is located within walking distance to Garvey Avenue, minutes from restaurants, markets, and transportation. Property goes to Monterey Vista Elementary School and the award-winning Mark Keppel High School. Must come and see before it's SOLD!

Facts & Features

- Sold On 01/25/2023
- Original List Price of \$858,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$510 (Estimated)
- Laundry: In Garage
- \$4000 Gross Scheduled Income
- \$3500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate
- Appliances: Gas Oven, Gas Range
- Other Interior Features: Granite Counters, Storage

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01864766
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance: \$50
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5258006052

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** WS22235609

Printed: 01/29/2023 6:31:49 AM

Closed •

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

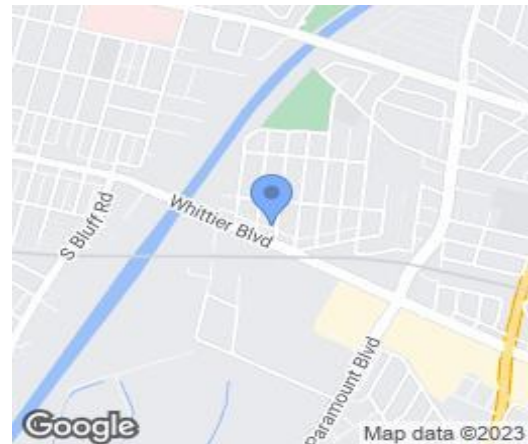
4839 Orange St • Pico Rivera 90660

216 days on the market

2 units • \$399,500/unit • 1,581 sqft • 7,098 sqft lot • \$493.36/sqft • Built in 1948

Listing ID: SR22107007

Whittier Blvd x Paramount Blvd



Don't miss out on this great opportunity to own a remodeled duplex in Pico Rivera. The front house is an expansive 3 bedroom, 2 full bath space with an open floor plan. You'll enjoy an upgraded kitchen, bathrooms and flooring throughout. The back unit is a detached 1 bedroom, 1 bathroom and perfect for extended family or as an investment opportunity. The property also has separate gas and electric meters for each unit. Whether you're a first time buyer, large family or investor, this property will fit your needs!

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$897,000
- 2 Buildings
- 2 Total parking spaces
- \$1,390 (Estimated)
- \$51000 Gross Scheduled Income
- \$46000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 02191300
- Gardener:
- Licenses:
- Insurance: \$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	3	2	2	Unfurnished	\$0	\$3,200	\$0
2:	1	1	1	0	Unfurnished	\$0	\$1,800	\$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
- Rent Controlled
- 649 - Pico Rivera area
- Los Angeles County
- Parcel # 6347026025

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** SR22107007

Printed: 01/29/2023 6:31:49 AM

Closed •

List / Sold: **\$949,000/\$925,000** ↓

9866 Mcbroom St • Sunland 91040

48 days on the market

**2 units • \$474,500/unit • 1,990 sqft • 12,927 sqft lot • \$464.82/sqft •
Built in 1932**

Listing ID: 22212019

Wentworth to Mary Bell, Right on McBroom. From Sunland Bl. to La Canada Way - Right on Mary Bell Ave., Left on McBroom.



It's all about the view + additional income! Quiet & peaceful, an extraordinary duplex on top a hill. A rare & unique offering in Shadow Hills, two units zoned LARA with the look & feel of a single family home. Live in one, rent the other for added income or convert into a single family living space. The second unit can be used as office space if you desire a separate work environment or an amazing guest unit or granny flat. So many possibilities for this charming property. Built in 1932 the home exudes original charm with the added convenience of modern upgrades. The downstairs unit has been recently remodeled with original details intact and is also furnished. Newer sewer line & roof are an added value for this property. Incredible views from your large wrap around deck will not disappoint! Just under 13,000 sq. ft. street to street lot offers a private driveway (owned) that has direct access to garage. Private and gated rear area, this unique and charming property is a must see! Both units delivered vacant at COE.

Facts & Features

- Sold On 01/24/2023
- Original List Price of \$979,000
- 1 Buildings
- 8 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air, Dual
- Heating: Forced Air, Central, Combination
- Laundry: Washer Included, Dryer Included, Stackable, Inside
- \$30000 Net Operating Income

Interior

- Rooms: Bonus Room, Sun
- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Oven, Range Hood, Range, Oven
- Other Interior Features: Ceiling Fan(s), Brick Walls, High Ceilings, Living Room Deck Attached, Open Floorplan

Exterior

- Lot Features: Horse Property, Back Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$1,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02126121
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$0	\$0	\$2,900
2:	2	1	1		Furnished	\$2,600	\$31,200	\$2,600
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
- 672 - Shadow Hills area
- Los Angeles County
- Parcel # 2549009007

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$889,000/\$935,000** ↑

617 S Downey Rd • Los Angeles 90023

9 days on the market

2 units • **\$444,500/unit** • **2,496 sqft** • **7,671 sqft lot** • **\$374.60/sqft** •
Built in 1947

Listing ID: PW22256677

60 Fwy to S. Downey Road exit



Great Investment Opportunity in East Los Angeles! Both units are 3 bedroom / 1 bathroom with their own laundry facilities. Great for owners to live in one and rent the other for income potential. Rear unit is currently vacant & the front unit is occupied by family member & will be delivered vacant at close of escrow. Both units have updated large kitchen with granite counter tops, lots of cabinet storage space and countertop space, recessed lighting, an inside laundry room off the kitchen in unit 617, laundry in the breezeway for unit 615, and a breakfast bar and separate dining area. Bathrooms have been updated. Other updated systems are central air conditioning and heating for both units, updated sewer line, gated parking area for 6 cars, separate gas & electrical meters, and some newer windows. Garage has been converted into a workshop and could be an opportunity to add ADU for additional income (buyer to check city/county). Property is centrally located to public transportation, freeways and shopping.

Facts & Features

- Sold On 01/25/2023
- Original List Price of \$889,000
- 2 Buildings
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,227 (Estimated)
- Laundry: Individual Room, Inside, Outside
- \$76800 Gross Scheduled Income
- \$74300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Wood
- Other Interior Features: Granite Counters, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Wired for Alarm System
- Fencing: Cross Fenced
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,300
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5236004004

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Closed •

List / Sold:

\$1,899,000/\$1,800,000 ↓

0 days on the market

Listing ID: 22215625

4285 La Salle Ave • Culver City 90232

**2 units • \$949,500/unit • 1,632 sqft • 9,936 sqft lot • \$1102.94/sqft •
Built in 1950**

East of Overland South of Culver



Sold 'as is, no credits' before hitting the market.

Facts & Features

- Sold On 01/26/2023
- Original List Price of \$1,899,000
- 2 Buildings
- Heating: Central

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$0
2:	1	1	1		Unfurnished	\$2,700	\$3,000	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- C28 - Culver City area
- Los Angeles County
- Parcel # 4207025016

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22215625

Printed: 01/29/2023 6:31:49 AM

Closed •

List / Sold:

\$1,595,000/\$1,630,000 ↑

22 days on the market

Listing ID: 22219805

117 Sunridge St • Venice 90293

**2 units • \$797,500/unit • 1,872 sqft • 2,764 sqft lot • \$870.73/sqft •
Built in 1956**

West of Vista del Mar



Great income opportunity just four properties from the sand, located in the Playa Del Rey pocket also known as, The Jungle. The upstairs unit is vacant and offers, 3-bedrooms + 1-bathroom, 1-car garage, and a very spacious balcony. The downstairs occupied unit also offers 3-bedrooms + 1-bathroom, 1-car garage, and a large ground floor patio. Located near a plethora of eateries, shops, and outdoor activities, this coastal duplex offers many possibilities for owner users or investors alike. Trust Sale, no court confirmation required.

Facts & Features

- Sold On 01/25/2023
- Original List Price of \$1,595,000
- 1 Buildings

Interior

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	1		Unfurnished	\$3,634	\$3,634	\$3,634
2:	1	3	1		Unfurnished	\$0	\$0	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale

- C31 - Playa Del Rey area
- Los Angeles County
- Parcel # 4116033024

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22219805

Printed: 01/29/2023 6:31:49 AM

Closed •

List / Sold: **\$750,000/\$630,000** ↑

1036 W 55th St • Los Angeles 90037

52 days on the market

**2 units • \$375,000/unit • 1,836 sqft • 5,877 sqft lot • \$343.14/sqft •
Built in 1921**

Listing ID: 22213499

Take exit 19A from I-110 S Then Follow W 51st St and S Hoover St to W 55th St



DUPLEX priced to sell. Both Units are 1 bedroom and 1 Bathroom. This Property is just minutes away from DownTown, Staples Center, Convention Center, USC, Exposition Park, Great Schools and much more. This is an amazing fixer upper property with the potential for an owner occupied unit and renting the other, large family, developer/investor looking to renovate and to get great rental income or to sell for top dollar! Both units will be delivered vacant.

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$600,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Central
- Cap Rate: 7.4
- \$44400 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- 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:	2	1	1		Unfurnished	\$0	\$0	\$3,700
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5002022006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22213499

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Closed •

List / Sold: **\$785,000/\$740,000** ↓

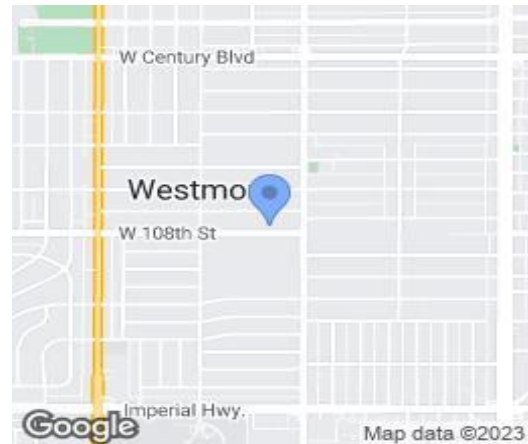
1439 1441 W 108TH St • Los Angeles 90047

75 days on the market

**2 units • \$392,500/unit • 1,898 sqft • 8,094 sqft lot • \$389.88/sqft •
Built in 1952**

Listing ID: 22154007

East of Western Avenue, West of Normandie on the north side of 108th street.



Location, Location, Location!!! This property is a must see, a Duplex family home with 4 bedrooms and 2 bathrooms (2BD/1BATH each) centrally located in South Los Angeles. This property is less than a mile away from sporting and recreational facilities for your entire family to enjoy, Chester Washington Golf Course, Maggie Hathaway 9-Hole Golf Course, Jesse Owens Swimming Pool, YMCA, St. Andrew Recreation Center, Rex's Baseball Batting Cage, Restaurants, Grocery Stores, Elementary, Junior and High Schools. This property is not going to last, it is a Fixer being Sold AS-IS. Nice size back yard for relaxing and BBQ'ing Bring Serious Offers Only. Both units are vacant.

Facts & Features

- Sold On 01/25/2023
- Original List Price of \$825,000
- 2 Buildings
- 2 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	2		Unfurnished	\$2,248	\$4,496	\$2,248
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6077030009

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22154007

Printed: 01/29/2023 6:31:49 AM

Closed • Duplex

List / Sold: **\$799,900/\$800,000** ↑

5816 S Wilton Pl • Los Angeles 90047

21 days on the market

2 units • **\$399,950/unit** • **1,528 sqft** • **4,334 sqft lot** • **\$523.56/sqft** •
Built in 1928

Listing ID: DW22251767

Slauson Ave / W 59th St



Recently Remodeled Duplex... Features include: 3 Bedrooms / 2 Bathrooms & 1 Bedroom / 1 Bathroom. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking & Two Car Detached Garage. Alarm on property, Freshly painted interior and exterior. On Title subject is 2 Bed/2 Bath. This is a must see!

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$799,900
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- \$294 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- 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: 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:	1	3	2	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	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 # 6001002006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW22251767

Printed: 01/29/2023 6:31:49 AM

Closed •

List / Sold: **\$375,000/\$340,000** ↓

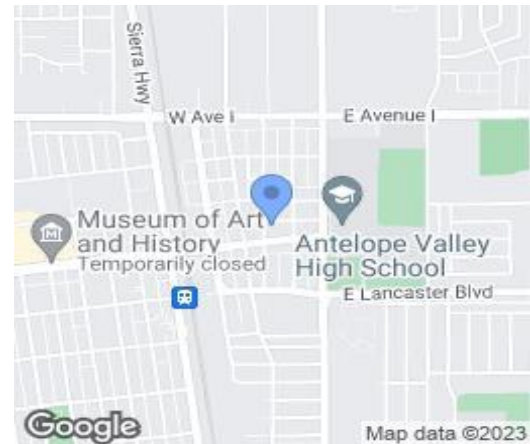
222 W Kildare St • Lancaster 93534

6 days on the market

2 units • \$187,500/unit • 2 sqft • 6,148 sqft lot • No \$/Sqft data •
Built in 1948

Listing ID: SR22203933

Northbound on Division St. Make a left on W Kildare St.



GREAT INVESTMENT OPPORTUNITY! This duplex offers 2 bedrooms and 1 bathroom on one unit and 1 bedroom and 1 bathroom on the other unit. there is also a detached garage! Tenant scheduled to vacate on October 18th. Come by and see the opportunity for yourself!

Facts & Features

- Sold On 01/23/2023
- Original List Price of \$375,000
- 2 Buildings
- 2 Total parking spaces
- \$1,011 (Estimated)
- 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: 00000001
- 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	3	0	1	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
- Rent Controlled
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3138013017

Michael Lembeck

Re/Max Property Connection

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

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

CUSTOMER FULL: Residential Income LISTING ID: SR22203933

Printed: 01/29/2023 6:31:49 AM

Closed • Duplex

List / Sold:

\$1,099,000/\$1,078,000 ↓

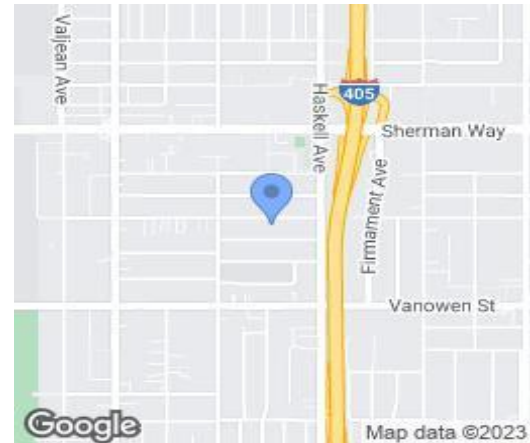
76 days on the market

Listing ID: GD22233072

15756 Hart St • Lake Balboa 91406

2 units • **\$549,500/unit** • **2,116 sqft** • **8,907 sqft lot** • **\$509.45/sqft** •
Built in 1951

N. of Vanowen Street | S. of Sherman Way | E. of Woodley Avenue | W. of Haskell Avenue



Welcome to the fantastic city of Lake Balboa! This newly remodeled property features a 4 bedroom 2 bathroom main house + a 400 square foot 1 bedroom 1 bathroom FULLY PERMITTED JADU. IN ADDITION, the lot features the opportunity to build a 1,200-square-foot ADU in the backyard! Recent upgrades include a NEW roof, NEW flooring, remodeled bathrooms, solar panels, and interior/exterior paint. As a current Airbnb, this property has an average of \$10,000/month in revenue, with a high of \$14,000! All Airbnb and rental permits will be transferred to the new owner with the sale of the property if desired, and the current management company will gladly come to terms with the new owner if desired. Enjoy close proximity to Lake Balboa Park, Van Nuys/Woodley Lakes Golf Course, Encino Farmer's Market, Sepulveda Basin Off-Leash Park, Los Angeles Metro Orange Line-Balboa Station, bike trails, and easy freeway access. Book an appointment to view this extraordinary property today!

Facts & Features

- Sold On 01/25/2023
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$311 (Estimated)
- Laundry: In Closet
- \$120000 Gross Scheduled Income
- \$120000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01231306
- 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	2	Furnished	\$3,500	\$3,500	\$3,500
2:	1	4	2	2	Furnished	\$6,500	\$6,500	\$6,500

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- LKBL - Lake Balboa area
- Los Angeles County
- Parcel # 2224029018

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: GD22233072

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Closed •

List / Sold: **\$775,000/\$760,000** ↓

3635 8th Ave • Los Angeles 90018

73 days on the market

2 units • **\$387,500/unit** • **1,860 sqft** • **5,600 sqft lot** • **\$408.60/sqft** •
Built in 1921

Listing ID: 22207061

South of Jefferson.



Traditional side by side unit duplex at the end of a cul de sac on a quiet residential street surrounded by mostly single family homes. Photos and images are of vacant unit 3637. Conveniently located near USC, the Expo/Crenshaw Metro E Line and the Historic West Adams District. Both units are 2 Bedrooms, 1 Bath and have large living rooms featuring wood floors and lots of natural light. Each unit has an inside laundry off the kitchen. Parking for at least 2 cars in the large backyard area with lots of potential!

Facts & Features

- Sold On 01/26/2023
- Original List Price of \$799,000
- 1 Buildings
- 2 Total parking spaces

Interior

- Rooms: Living Room
- Floor: Wood

Exterior

- Lot Features: Back Yard, Front Yard

Annual Expenses

- | | |
|--------------------------------|------------------------------|
| • Total Operating Expense: \$0 | • Insurance: |
| • Electric: | • Maintenance: |
| • Gas: | • Workman's Comp: |
| • Furniture Replacement: | • Professional Management: |
| • Trash: | • Water/Sewer: |
| • Cable TV: 01991628 | • Other Expense: |
| • Gardener: | • Other Expense Description: |
| • Licenses: | |

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,256	\$1,256	\$1,256
2:	2	2	1		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5044017009

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22207061

Printed: 01/29/2023 6:31:49 AM

Closed • Duplex

List / Sold: **\$650,000/\$670,000** ↑

10219 San Gabriel Ave # A-B • South Gate 90280

14 days on the market

2 units • \$325,000/unit • 1,752 sqft • 5,421 sqft lot • \$382.42/sqft • Built in 1930

Listing ID: DW22249487

710 Exit Firestone blvd go Right make a left on Atlantic then right on Tweedy. Left on San Gabriel



CASH ONLY, This is a FIXER. 2 on a LOT. Front unit (Small House) consist of 2bed 1 bath w/Laundry room inside and back unit 2bed / 1 bath with Carports for parking and cemented backyard for low maintenance. Property has separate Water meters!

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$700 (Estimated)
- Laundry: Individual Room, Inside
- \$64800 Gross Scheduled Income
- \$62700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02094258
- Gardener:
- Licenses:
- Insurance: \$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	\$3,000	\$3,000	\$3,000
2:	1	2	1	0	Unfurnished	\$2,900	\$2,900	\$2,900

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- T4 - South Gate E of 710 area
- Los Angeles County

- Parcel # 6223008023

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** DW22249487

Printed: 01/29/2023 6:31:49 AM

Closed •

List / Sold: **\$725,000/\$700,000** ↓

2508 Olive St • Huntington Park 90255

55 days on the market

**2 units • \$362,500/unit • 1,955 sqft • 5,621 sqft lot • \$358.06/sqft •
Built in 1926**

Listing ID: 22208483

East of the 110 Freeway. North of Broadway Ave. South of Florence Ave. West of Pacific Blvd. East of S. Alameda St.



*All Highest & Best offers are due by Tuesday 11/22 by 10am. Now is your opportunity to own a duplex in the Huntington Park area. Great opportunity to live in one and rent the 2nd unit or purchase it as an investment. The front house has 3 bedrooms and 1 bath. The rear unit has 3 bedrooms and 2 baths. Good sized back patio area. Units are currently tenant occupied. Do not disturb occupants. Interior access is permitted with offers. Conveniently located close to shopping centers, freeways, and schools. Property functions with 6BR/3BA, per tax records the property is 4BR/2BA, permit status unknown. Please do not disturb occupants.

Facts & Features

- Sold On 01/24/2023
- Original List Price of \$725,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Floor Furnace
- Laundry: See Remarks

Interior

- Rooms: Living Room
- Floor: Wood
- Appliances: Disposal

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,359	\$2,359	\$0
2:	1	3	2		Unfurnished	\$2,214	\$2,214	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								

12:
13:

Of Units With:

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

Additional Information

- Standard sale
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6201036017

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22208483

Printed: 01/29/2023 6:31:49 AM

Closed •

List / Sold: **\$997,000/\$925,000** ↓

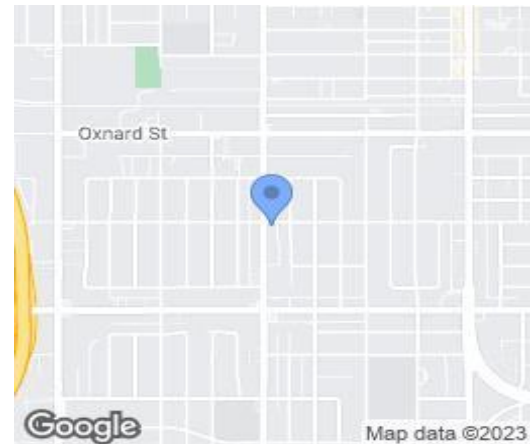
5758 Kester Ave • Van Nuys 91411

70 days on the market

**2 units • \$498,500/unit • 1,835 sqft • 6,166 sqft lot • \$504.09/sqft •
Built in 1955**

Listing ID: SR22215350

On Kester, corner of Hatteras



New improved price. Calling all investors and developers. This duplex is located on a corner lot just North of Sherman Oaks, near many new construction projects. Each Unit is a 2+1, with a detached 2 car garage in the back. Excellent access for new construction from Kester, Hatteras, and rear alley. Check with the city for the possibility of 2 addresses. 1 on Kester, and 1 on Hatteras. Interior inspections with accepted offers only. Don't disturb, nor approach current tenants.

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$1,250,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Washer Hookup
- \$3535 Gross Scheduled Income
- \$38420 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$4,180
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,460	\$1,460	\$2,750
2:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$2,750

Of Units With:

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

Additional Information

- Third Party Approval, Trust sale
- Rent Controlled
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2244013001

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SR22215350

Printed: 01/29/2023 6:31:49 AM

Closed •

List / Sold:

\$1,350,000/\$1,275,000 ↓

4 days on the market

Listing ID: 23228879

14642 Runnymede St • Van Nuys 91405

**3 units • \$450,000/unit • 2,550 sqft • 6,345 sqft lot • \$500.00/sqft •
Built in 1958**

Sherman Way to Kester to Runnymede



GREAT INVESTMENT OPPORTUNITY! Just completed in January 2023, this fully remodeled 3 unit property offers a high income opportunity for investors and end users alike. The attention to detail and high quality finishes set this new development apart. Each unit is secured by tall gates and fences, creating great amounts of privacy. The front unit, the property's largest, has 3 bedrooms, including a large primary suite with a walk-in closet, and 2 baths. The two additional units (1 bed/1 bath) provide very private living, both containing their own state of the art kitchen and laundry area. In all units, you will find a consistent and high level of craftsmanship and design. Property has brand new and paid off solar system. Enjoy the ultimate California lifestyle, less than 15 minutes away from the Sherman Oaks Galleria and Studio City's brand new Sportman's Lodge. This property is perfect for anyone looking to hold an amazing investment property they can live in and/or rent out in a rapidly growing neighborhood.

Facts & Features

- Sold On 01/26/2023
- Original List Price of \$1,350,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$94000 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator, Built-In

Exterior

- Lot Features: Back Yard
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$14,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527644
- 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	\$4,750	\$0	\$4,750
2:	1	1	1		Unfurnished	\$2,350	\$0	\$2,350
3:	1	1	1		Unfurnished	\$1,900	\$0	\$1,900
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
- Los Angeles County
- Parcel # 2218005002

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23228879

Printed: 01/29/2023 6:31:49 AM

Closed • **Triplex**

List / Sold:

\$1,159,000/\$1,128,000 ↓

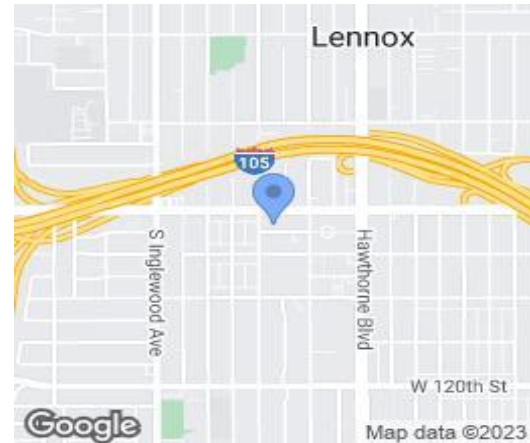
34 days on the market

Listing ID: IN22250959

4575 W 115th St • Hawthorne 90250

**3 units • \$386,333/unit • 2,611 sqft • 5,549 sqft lot • \$432.02/sqft •
Built in 1964**

North-West Hawthorne. West of Hawthorne Blvd & South of Imperial



Front 3+2 Home may be given vacant if requested !!. HIGH RENTS and LOW EXPENSES !! Best Area of Hawthorne. North-West Hawthorne. Well Maintained Triplex. Front Home 3 Bed 2 Bath with Private yard and 2 car garage. Major remodel in 2015, Brand New Kitchen with Built-in-Appliances, Updated bathrooms. New copper plumbing, New Drain lines, Inside laundry, New Like hardwood floors. Updated electrical. New windows. Rear two story- 2 bed and 1 bath recently updated. Upstairs 2 bed 2 bath also updated. Each unit has their own washer & Dryer ! Current Actual Rents 2600 + 2000 + 2000 = \$6600 per month. Good size light and bright units with windows all around, Large closets, big living rooms. Rent upside possibility, giving new owner continued increase in rents & higher cash flow. Tenants pay for separately metered Electric & Gas. individual water heaters. owners pays for water. Very Low maintenance property, giving Low expenses & higher cash flow & higher CAP ! Front home 2 car garage & Each 2 bed unit with 1 carport parking in rear & 1 additional bonus parking on surface ! Owner maintained asset. Hand picked & fully paying great tenants. Low maintenance & Very easy for any owner to manage. Top location, close access to LAX, Close to 405 and 105 Freeways giving easy commute access, close to westside, south bay and eastside communities. close proximity to SoFi stadium, Inglewood Forum, SpaceX etc. low density street. close to shopping & transportation. Tenants not aware of sale, Please do not walk the property, please make offer 'subject to interior inspection'. Pictures are from the time when the units were vacant before. Thank you.

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$1,159,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Kitchen, Inside, Outside, See Remarks
- Cap Rate: 5
- \$79200 Gross Scheduled Income
- \$61230 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Center Hall, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, See Remarks, Walk-In Closet
- Other Interior Features: Block Walls, Built-in Features, Ceiling Fan(s), Copper Plumbing Partial, Open Floorplan, Tile Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,970
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00935946
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,650
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,600	\$2,600	\$2,800
2:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,200
3:	1	2	2	1	Unfurnished	\$2,000	\$2,000	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 108 - North Hawthorne area
 - Los Angeles County
 - Parcel # 4044009017

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

List / Sold: **\$999,000/\$850,000** ↓

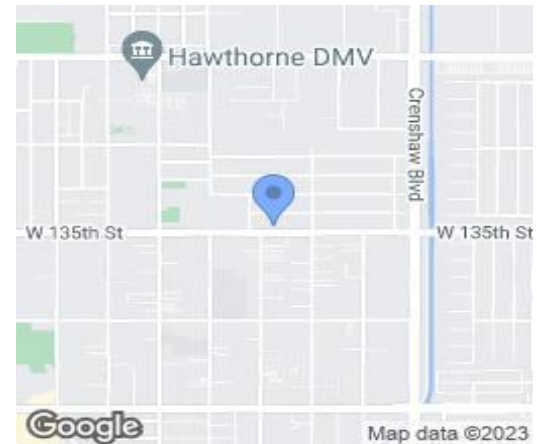
3349 - 3351 W 135th St • Hawthorne 90250

127 days on the market

3 units • \$333,000/unit • 2,478 sqft • 5,600 sqft lot • \$343.02/sqft • Built in 1940

Listing ID: SB22180305

South of El Segundo Blvd and West of Crenshaw Blvd



Huge Price Drop!!! 3-Unit property to add to your existing Portfolio or can also be Owner occupied with tenants. Freestanding house -3 bedrooms with 2 bathrooms, laundry room and a front porch. Rear building 3351 "yr built 1987" consists of 2 units- 2 bedrooms with one full bathroom each. Upstairs unit offers a balcony and downstairs unit have access to the back yard. Property is fully fenced with carport parking spaces for tenants and plenty more on the street for visitors. There is also a storage shed in the back yard. Tenants are on Month-to-month tenancy. Good rental income with upside potential. Located short driving distance to El Camino College, Elementary & high Schools, Sofi stadium, SpaceX, LAX, shopping malls and Grocery Stores. Easy access to 405 & 105 freeways. Please Do Not Disturb Tenants. Property needs some TLC. Motivated seller!

Facts & Features

- Sold On 01/24/2023
- Original List Price of \$1,150,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Inside
- \$67200 Gross Scheduled Income
- \$61655.04 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Wood
- Appliances: Gas Range, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,545
- Electric: \$1,380.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$361
- Cable TV: 01836728
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,344
- Other Expense: \$360
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,420	\$2,420	\$2,800
2:	1	2	1	1	Unfurnished	\$1,840	\$1,840	\$2,000
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 110 - East Hawthorne area
- Los Angeles County
- Parcel # 4053025025

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SB22180305

Printed: 01/29/2023 6:31:50 AM

Closed •

List / Sold:

\$1,525,000/\$1,505,000 ↓

15 days on the market

Listing ID: 22216573

18001 Crenshaw Blvd • Torrance 90504

**3 units • \$508,333/unit • 3,774 sqft • 6,389 sqft lot • \$398.78/sqft •
Built in 1977**

South of Artesia Boulevard, North of 182nd Street, East of 405 Freeway, West of Van Ness Avenue



Outstanding Northwest Torrance Location | 1977 Construction | Great Unit Mix of 2-Bedroom & 4-Bedroom Units | 3,774-Square Feet of Living Space on 6,389-Square Foot Corner Lot | Approximately 31% in Rental Upside - 4.85% Pro-Forma Cap Rate & 13.59 Pro-Forma GRM | No Local Rent Control - Defaults to AB 1482 | Located Approximately 1.5 Miles from South Bay Galleria & 4 Miles from the Beach & Hermosa Beach Pier | Five Garage Parking Spaces | Perfect Owner-User Opportunity Qualifies for Residential Financing

Facts & Features

- Sold On 01/23/2023
- Original List Price of \$1,525,000
- 1 Buildings
- 5 Total parking spaces
- Cap Rate: 3.19
- \$48605 Net Operating Income
- 3 electric meters available
- 3 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$33,763
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,900	\$1,900	\$2,750
2:	1	2	1		Unfurnished	\$1,950	\$1,950	\$2,750
3:	1	4	3		Unfurnished	\$3,300	\$3,300	\$3,850

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

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 132 - N Torrance - West area
- Los Angeles County
- Parcel # 4091016025

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**

List / Sold: **\$998,000/\$971,100** ↓

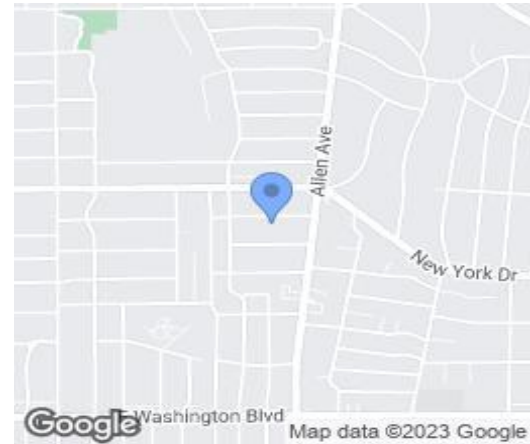
1770 E Woodbury Rd • Pasadena 91104

28 days on the market

3 units • **\$332,667/unit** • **2,739 sqft** • **2,739 sqft lot** • **\$354.55/sqft** •
Built in 1965

Listing ID: P1-11727

North of Washington and West of Allen.



1770 and 1760 E. Woodbury Road can be sold separately or together at \$1,150,000 each. These 2 Triplex properties offer a great opportunity for upside income potential. Bread and butter investment with long term tenants, and no rent control, each freestanding unit consist of 2 bedrooms and one bath with private garages for each unit. All units have wall heat, most units have split unit A/C, or wall/window A/C. The properties are fully occupied with month-to-month rental agreements and low rents.

Facts & Features

- Sold On 01/23/2023
- Original List Price of \$1,150,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s), See Remarks
- Heating: Wall Furnace
- Laundry: In Garage
- \$52200 Gross Scheduled Income
- \$51000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Living Room, Kitchen
- Floor: Laminate, Tile

Exterior

- Lot Features: Sprinklers None
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02035380
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	2	Furnished	\$1,450	\$1,450	\$2,000
2:		2	1	1	Furnished	\$1,450	\$1,450	\$2,000
3:		2	1	2	Furnished	\$1,450	\$1,400	\$2,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Trust sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5851012011

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,030,000/\$1,030,000 ↓

12 days on the market

Listing ID: DW22178570

6228 Middleton St • Huntington Park 90255

**3 units • \$343,333/unit • 2,761 sqft • 7,509 sqft lot • \$373.05/sqft •
Built in 1903**

Middleton/Atlantic



Amazing investment property ready for a new owner. This property is perfect for either investors or families looking to live in one unit and rent the others. The main house is a 2 story updated home with a nice front yard that is completely gated. Has a total of 4 bd 2 ba. The middle home is a 3 bd 2 bath unit that just been remodeled and the ADU is a new modern 1 bed 1 bath unit with its own private entrance unit and has been remodeled as well. These units are all in great condition and can rent for high amounts. This property has a huge lot that can accommodate many cars in the gated lot and also has additional designated parkings outside the gate in the alley entrance. Each unit has its own meters for electric and gas utilities. Call today, this is a great opportunity and a must see.

Facts & Features

- Sold On 01/25/2023
- Original List Price of \$1,100,000
- 3 Buildings
- 6 Total parking spaces
- \$1,064 (Estimated)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$3,680	\$3,680	\$3,680
2:	1	3	2	2	Unfurnished	\$0	\$0	\$2,600
3:	1	1	1	2	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6320018001

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW22178570

Printed: 01/29/2023 6:31:50 AM

Closed •

List / Sold:

\$1,130,000/\$1,115,000 ↑

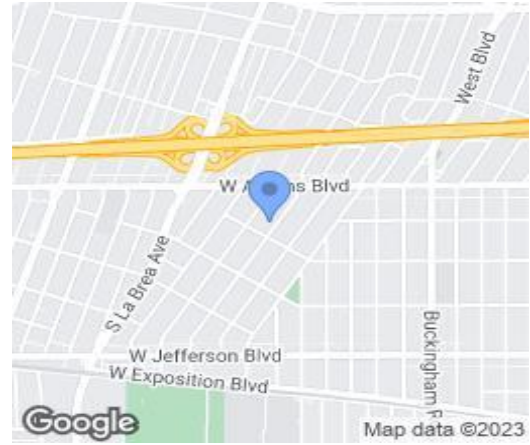
75 days on the market

Listing ID: 22203651

2661 S Harcourt Ave • Los Angeles 90016

**3 units • \$376,667/unit • 1,820 sqft • 5,198 sqft lot • \$612.64/sqft •
Built in 1924**

**North of W. Jefferson Blvd. East of S. La Brea Ave. West of Buckingham Rd. South of West Adams Blvd. PRIME
WEST ADAMS!**



Charming Spanish triplex nestled in the bustling and vibrant West Adams epicenter! This impressive 1920s gem is ideal for owner occupancy or investment property. This Harcourt Avenue triplex proudly offers a front single-family home with three bedrooms, two baths, in-unit washer/dryer, and a private front yard and will be delivered vacant at the close of escrow - the perfect opportunity for the owner/user. Behind the front house are two sizable one-bedroom and one-bath units; one is tenant occupied, and the other will also be delivered vacant - now offering 2 vacancies! The property features a separate two-car garage w/ ADU potential, driveway parking, and newly landscaped front, middle, and backyards - perfect for entertaining guests. This fabulous triplex is located just a block off trendy West Adams Blvd in Mid-City close to freeway access, new bars, restaurants, gyms, shopping centers, and the brand new Crenshaw & Exposition Metro lines! A rare opportunity to own an incredible property while receiving income in the center of all West Adams has to offer! Don't miss out on owning these three fabulous homes. Current GRM (14.60) and CAP Rate (4.6) are based on actual and projected rents for vacancies. ***Property now being delivered to buyer with 2 vacancies and upgrades including foundation retrofitting.

Facts & Features

- Sold On 01/26/2023
- Original List Price of \$1,085,000
- 3 Buildings
- 3 Total parking spaces
- Laundry: Inside
- Cap Rate: 4.6
- \$52395 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Dishwasher, Refrigerator, Gas Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$25,005
- 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	\$2,300	\$2,300	\$3,000
2:	2	1	1		Unfurnished	\$1,450	\$1,450	\$1,800
3:	3	1	1		Unfurnished	\$1,411	\$1,411	\$2,000
4:								

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5057013028

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**

List / Sold:

\$1,199,999/\$1,180,000 ↓

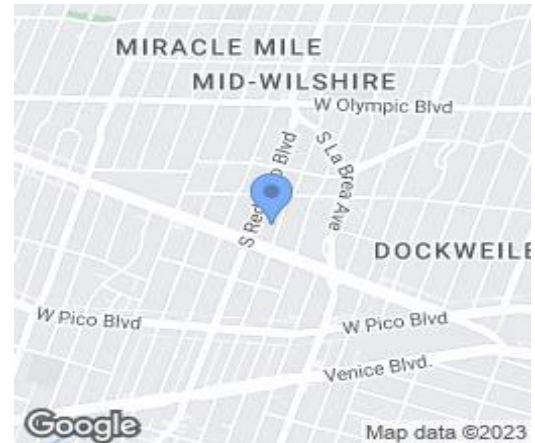
120 days on the market

Listing ID: DW22113063

1235 S Sycamore Ave • Los Angeles 90019

**3 units • \$400,000/unit • 2,707 sqft • 6,187 sqft lot • \$435.91/sqft •
Built in 1924**

Boarders Redondo (W), Sycamore S), La Brea (E) and Olympic (N)



Back on the Market: Cute Spanish Triplex nested behind vibrant drought resistant garden at the base of the Miracle Mile HPOZ. Built in the 1920's each tenant is using the allocated single car garage as storage/ creative space. They enjoy a shared covered patio space between the duplex and single unit at the rear of the property. This walkable community is near shopping, entertainment at The Wiltern or El Capitan Theatres, cultural exhibits of LACMA and the Tar Pits, and eclectic dining along Fairfax and Pico Blvd. Short commutes into Culver City, DTLA, Burbank, or Beverly Hills. Note to investors, the rear structure housing the single and 2 garages would be a wonderful space to develop. There is upside in the rents and with minor repairs and interior upgrades.

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$438 (Estimated)
- Laundry: Inside
- \$55800 Gross Scheduled Income
- \$55800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Landscaped, Level with Street, Near Public Transit
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01220332
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management: 3000
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,800	\$33,600	\$3,000
2:	1	1	1	1	Unfurnished	\$1,350	\$16,200	\$1,900
3:	1	0	1	1	Unfurnished	\$500	\$6,000	\$1,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5084030010

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW22113063

Printed: 01/29/2023 6:31:50 AM

Closed • **Triplex**

List / Sold: **\$799,000/\$830,000** ↑

7352 Owensmouth Ave • Canoga Park 91303

12 days on the market

3 units • **\$266,333/unit** • **1,940 sqft** • **7,501 sqft lot** • **\$427.84/sqft** •
Built in 1948

Listing ID: SR22257447

keep straight at the traffic light



Greatly located and updated 3 unit property. Close to great schools and Topanga Mall. One of a kind opportunity! Main house features 2 bedrooms 1 bathroom. Back unit 1+1. Studio plus 1 bathroom- all separated well for great privacy. Please verify all permits. Amazing opportunity.

Facts & Features

- Sold On 01/28/2023
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$362 (Estimated)
- Laundry: Dryer Included, Washer Included
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Negotiable	\$0	\$0	\$3,150
2:	1	1	1	0	Negotiable	\$0	\$0	\$1,850
3:	1	0	1	0	Negotiable	\$0	\$0	\$1,650

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
- CP - Canoga Park area
- Los Angeles County
- Parcel # 2111014002

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SR22257447

Printed: 01/29/2023 6:31:50 AM

Closed • **Triplex**

List / Sold: **\$998,000/\$1,000,000** ↑

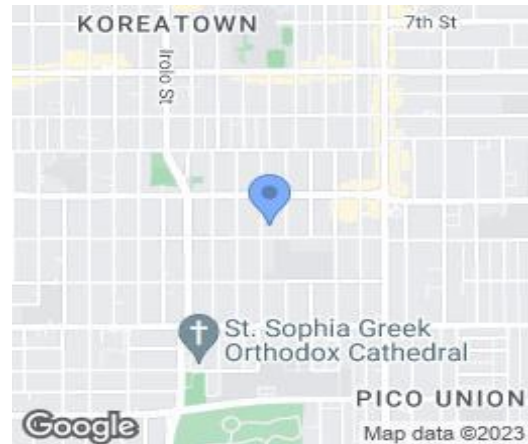
1042 S Kenmore Ave • Los Angeles 90006

11 days on the market

3 units • **\$332,667/unit** • **2,872 sqft** • **5,907 sqft lot** • **\$348.19/sqft** •
Built in 1922

Listing ID: WS22226671

Kenmore and Olympic Blvd.



ALL units will be delivered vacant at the close of escrow. This could be a great redevelopment project. This triplex is located in the heart of Koreatown. This property has 5 bedrooms, and 3 bathrooms, and is zoned R-4. All information from sources is deemed reliable, but not guaranteed by the seller or listing agent.

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$998,000
- 2 Buildings
- 0 Total parking spaces
- \$464 (Estimated)
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$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	\$0	\$0	\$2,400
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,400
3:	1	2	1	0	Unfurnished	\$0	\$3	\$3,000

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
- KREA - Koreatown area
- Los Angeles County
- Parcel # 5078014017

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

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

CUSTOMER FULL: Residential Income LISTING ID: WS22226671

Printed: 01/29/2023 6:31:50 AM

Closed •

List / Sold:

\$2,600,000/\$2,100,000 ↓

41 days on the market

Listing ID: 22223675

503 S Guadalupe Ave • Redondo Beach 90277

**4 units • \$650,000/unit • 3,574 sqft • 5,668 sqft lot • \$587.58/sqft •
Built in 1964**

West of PCH and South of Torrance Blvd



We are proud to present this 4-unit apartment community located in south Redondo Beach. The property has been meticulously maintained by current ownership throughout the years. All unit interiors have been renovated including new countertops, new or refinished kitchen cabinets, new appliances, vinyl flooring, and updated bathrooms. Most of the property has new vinyl windows and a majority of the plumbing has been updated. The offering is composed of 1 one-bedroom/two bathroom unit, 2 two-bedroom/one-bathroom units and 1 four-bedroom/two-bathroom townhome unit. Three units feature private outdoor balconies and there is on-site laundry machines (owned). The property has 4 single car garages in the back. The building is in a terrific location south of Torrance Blvd and west of PCH walking distance to the beach. The Riviera Village is just a short drive away featuring some of the best restaurants and retail in all of the South Bay. This investment presents a very attractive opportunity to own the perfect owner-user and value-add asset in the supply constricted 90277 zip code.

Facts & Features

- Sold On 01/25/2023
- Original List Price of \$2,600,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- Cap Rate: 2.63
- \$68506 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$38,318
- 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	2		Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	2	1		Unfurnished	\$1,950	\$1,950	\$3,000
3:	1	2	1		Unfurnished	\$2,000	\$2,000	\$3,000
4:	1	4	2		Unfurnished	\$3,050	\$3,050	\$5,500
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
- 157 - S Redondo Bch W of PCH area
- Los Angeles County
- Parcel # 7508013015

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold:

\$1,895,000/\$1,865,000 ↓

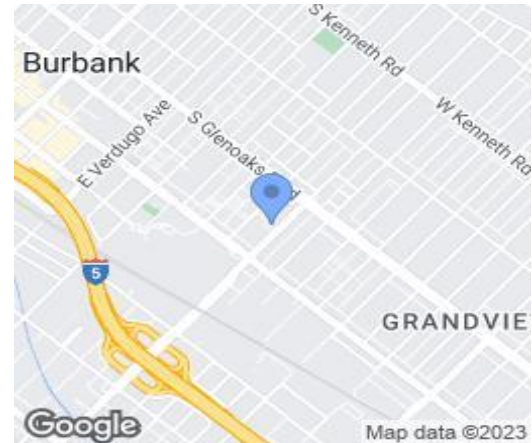
47 days on the market

Listing ID: P1-12122

301 E Alameda Ave • Burbank 91502

**4 units • \$473,750/unit • 2,440 sqft • 6,732 sqft lot • \$764.34/sqft •
Built in 1925**

Cross street Glenoaks blvd.



A rare opportunity to purchase 4 remodeled units multifamily investment property located in prime Burbank location. Offered at a very attractive in-place CAP rate of 4.7% and 15.1 GRM. Built in 1925, the building has an exceptional unit mix of (1) 2+2 House, (1) 1+1 House, (2) 1+1 Duplex, situated on a 6,735 SF of land. The property features extensively remodeled units with new interior and exterior paint, new kitchen cabinets with quartz counter tops, new stainless steel appliances, new lightings, new individual washer and dryers in each unit, new vinyl plank flooring, central A/C and heating and dual glaze windows. Front house is a 2+2 with a patio. The middle house is a 1+1 with a patio. The back units are each 1+1 with private attached garages. 5 parking spaces and 2 private garages with new garage doors. The property is in pristine condition and has a great curb appeal, new cool roof, separate gas and updated electric meters and copper plumbing. It's located in a much desired prime rental location, easy access to major freeways, walking distance to Ikea and minutes from Downtown Burbank.

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$1,895,000
- 3 Buildings
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Cap Rate: 4.79
- \$125280 Gross Scheduled Income
- \$90807 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Gas Range

Exterior

- Lot Features: Sprinklers None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,967
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01079007
- Gardener:
- Licenses:
- Insurance: \$2,760
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	2	Unfurnished	\$3,195	\$3,195	\$3,195
2:		1	1	1	Unfurnished	\$2,500	\$2,500	\$2,500
3:		1	1	2	Unfurnished	\$2,250	\$2,250	\$2,495
4:		1	1	2	Unfurnished	\$2,495	\$2,495	\$2,495
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 610 - Burbank area
- Los Angeles County
- Parcel # 2453039002

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** P1-12122

Printed: 01/29/2023 6:31:50 AM

Closed • **Quadruplex**

List / Sold:

\$1,495,000/\$1,400,000 ↓

128 days on the market

Listing ID: SR22178595

677 W Wilson Ave • Glendale 91203

4 units • **\$373,750/unit** • **4,414 sqft** • **7,734 sqft lot** • **\$317.17/sqft** •
Built in 1929

South of 134 Frwy East of San Fernando Rd



Trust sale. 4-unit. All units are 2+1 + DA + laundry hook-up, front & back door and one-car garage. Each unit average 1,100 Sqft for a total of 4,414 on 7,700+ Sqft lot. All units have individual water heaters and are separately metered for gas and electrical. Close to downtown Glendale, Galleria, Americana, downtown Burbank, and Old town Pasadena.

Facts & Features

- Sold On 01/24/2023
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$461 (Estimated)
- Laundry: Inside
- Cap Rate: 3.7
- \$83724 Gross Scheduled Income
- \$56724 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,200
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$1,800	\$3,460	
2:	1	2	1	1	Unfurnished	\$1,802	\$1,802	
3:	1	2	1	1	Unfurnished	\$1,575	\$1,575	

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 0
- Wall AC:

Additional Information

- Trust sale

- 624 - Glendale-Chevy Chase/E. Glenoaks area
- Los Angeles County
- Parcel # 5638006018

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR22178595

Printed: 01/29/2023 6:31:50 AM

Closed • **Quadruplex**

List / Sold: **\$699,700/\$520,000** ↓

2432 E 126th St • Compton 90222

70 days on the market

4 units • \$174,925/unit • 2,342 sqft • 19,801 sqft lot • \$222.03/sqft • Built in 1921

Listing ID: PW22204415

El Segundo & Alameda



Investors Special! This property is centrally located in the unincorporated area of Compton. It has 4 units, including a nice size front house and 3 additional stand alone units. All units need significant renovation, however this property has tons of potential. This lot is over 19K square feet and is prime for additional units to be built to improve the income stream.

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$699,700
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- \$2,172 (Estimated)
- \$24000 Gross Scheduled Income
- \$23000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01978349
- 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	0	Unfurnished	\$500	\$500	\$2,000
2:	3	1	1	0	Unfurnished	\$500	\$1,500	\$1,500

Of Units With:

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

Additional Information

- Trust sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6154002002

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW22204415

Printed: 01/29/2023 6:31:50 AM

Closed •

List / Sold:

\$1,150,000/\$1,050,000 ↓

155 days on the market

Listing ID: 22157893

2616 SOMERSET Dr • Los Angeles 90016

4 units • **\$287,500/unit** • **4,792 sqft** • **6,286 sqft lot** • **\$219.12/sqft** •
Built in 1928

Adams Blvd. & Somerset Dr.



Great opportunity to own a 4 well maintained two story Spanish style income property in the highly desired mid city area. All units are spacious 2 bedroom and 1 bathroom with nice size living room and dining room. Curved interior arches with all original architectural characteristic and spacious balcony. Four one car garages with security gate. This property is located within the city of Los Angeles zoning area of LARD1.5 which may allow for additional unit to be built, check with city of Los Angeles. Property is subject to Rent stabilization Ordinance. Property will be sold "AS-IS" condition with current tenants in place. Submit offers subject to interior inspection. Do not walk on the property or disturb the tenants. DRIVE BY ONLY. Motivated Seller.

Facts & Features

- Sold On 01/23/2023
- Original List Price of \$1,295,000
- 1 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$960	\$960	\$2,250
2:	2	2	1		Unfurnished	\$945	\$945	\$2,250
3:	3	2	1		Unfurnished	\$1,369	\$1,369	\$2,250
4:	4	2	1		Unfurnished	\$975	\$975	\$2,250

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

Of Units With:

- | | |
|----------------------|-----------|
| • Separate Electric: | • Drapes: |
|----------------------|-----------|

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

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

Additional Information

- Standard sale

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5050001012

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22157893

Printed: 01/29/2023 6:31:50 AM

Closed • **Quadruplex**

List / Sold:

\$1,875,000/\$1,750,000 ↓

59 days on the market

Listing ID: SB22217102

9015 Hubbard St • Culver City 90232

4 units • \$468,750/unit • 2,489 sqft • 7,861 sqft lot • \$703.09/sqft • Built in 1926

South of Washington between Higuera and Ince



Rare Fourplex located on a beautiful tree lined street in the heartbeat of Culver City. The possibilities are endless..... 4- 1 Bedroom 1 Bath Single Level Units each with their own inside laundry hookups and covered parking space. The long shared driveway and Carport has room to accommodate several cars, or add an ADU. Located less than 1/2 mile from Amazon Studios, Apple TV, HBO offices, and Sony Studio/Entertainment. Convenient to everything with Downtown Culver City, Trader Joes, and only 5 minutes walk to the Expo Line Metro Station; 7 minutes drive to Silicon Beach, and a quick 15 minutes Metro ride to either Santa Monica or Downtown Los Angeles. The perfect lot (7,682 sf.) to develop on or keep as an income earner.

Facts & Features

- Sold On 01/25/2023
- Original List Price of \$1,875,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- \$2,035 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 2.8
- \$88960 Gross Scheduled Income
- \$52395 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,565
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$2,352
- Cable TV: 01514230
- Gardener:
- Licenses: 350
- Insurance: \$1,790
- Maintenance: \$3,600
- Workman's Comp:
- Professional Management: 9096
- Water/Sewer: \$757
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$2,300
2:	1	1	1	0	Unfurnished	\$2,060	\$2,060	\$2,300
3:	1	1	1	0	Unfurnished	\$1,905	\$1,905	\$2,300
4:	1	1	1	0	Unfurnished	\$0	\$0	\$2,300

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 0

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C28 - Culver City area
- Los Angeles County
- Parcel # 4206018018

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB22217102

Printed: 01/29/2023 6:31:50 AM

Closed •

List / Sold:

\$2,750,000/\$2,485,000 ↓

131 days on the market

Listing ID: SR22170327

5648 Auckland Ave • North Hollywood 91601

**4 units • \$687,500/unit • 5,314 sqft • 6,251 sqft lot • \$467.63/sqft •
Built in 2022**

North of Burbank Blvd & East of Cahuenga Blvd.



CERTIFICATE OF OCCUPANCY JUST ISSUED BY THE CITY, READY TO BE SOLD! New & Improved Pricing... Now 5.38 CAP - 14.69 GRM, 2022 Construction, 4 Luxury townhouse style units situated in the heart of NoHo, minutes away from Burbank, Hollywood and Downtown LA. Great unit mix, all 3 bedrooms units with balconies, in unit laundry and private garages. Price includes RTI ready plans for two, 1 + 1 (363sqft) ADU, see pro forma attached. 2 units are 3 bedrooms and 3 bathrooms with one of the bedrooms being situated downstairs and 2 units are 3 bedrooms and 2.5 bathrooms. This 2022 construction offers high quality finishes, smooth coat stucco at front, open floor plans, spacious living rooms with luxury laminate flooring, high ceilings and high-tech finishes. The kitchens come with stainless steel appliances (cooktop/oven, refrigerator, and dishwasher), custom cabinets, quartz countertops and full backsplashes and modern high-quality fixtures. Recessed LED lighting and energy efficient windows throughout to help keep the electric bills down, cable/internet/security alarm ready, and RING doorbells. Each unit has own private laundry with new washer and dryers, tankless water heaters and energy saving HVAC systems with NEST Thermostats. Ultra-low maintenance, individually metered for water, gas and electric keeps expenses low. Security fencing, great curb appeal, attractive interior finishes, built-ins, high-tech perks with private parking will make this property easy to rent for any landlord. Each unit offers solar energy (solar panels are installed in each unit), tenant will benefit from the savings on a monthly basis.

Facts & Features

- Sold On 01/25/2023
- Original List Price of \$2,950,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$210 (Estimated)
- Laundry: Dryer Included, Inside, See Remarks, Washer Hookup, Washer Included
- Cap Rate: 5.38
- \$184800 Gross Scheduled Income
- \$143399 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: See Remarks
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Tankless Water Heater
- Other Interior Features: Balcony, High Ceilings, Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$41,401
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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:	2	3	3	1	Unfurnished	\$3,950	\$3,950	\$7,900
2:	2	3	3	1	Unfurnished	\$3,750	\$3,750	\$7,500

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
- NHO - North Hollywood area
 - Los Angeles County
 - Parcel # 2415026012

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold:

\$2,649,000/\$2,575,000 ↓

60 days on the market

Listing ID: BB22220633

10824 Morrison St • North Hollywood 91601

4 units • **\$662,250/unit** • **4,666 sqft** • **6,600 sqft lot** • **\$551.86/sqft** •
Built in 2018

Heading north on Vineland Ave, make a right on to Morrison St and property is on your right.



10824 Morrison St is a rare, non-rent controlled 2018 construction fourplex in prime Toluca Lake Adj./NoHo Arts District that is being offered at an unheard-of low price of \$2,649,000! The property boasts a cap rate of 4.69% and is made up of quiet tenants that diligently pay their rent each month. Once the current tenants' leases expire, we expect a conservative 5.00% cap rate. 10824 Morrison features two 2-story duplexes containing a total of one 4b/3b unit, two 3b/2b units, and one 2b/1.5b unit with 8 total parking spots (3 garage spots and 5 surface spots)! Enjoy other notable perks including: no rent control, stainless steel appliances, washers and dryers, well-designed open floor plans, little to no maintenance, separate meters for gas, water & electric, and extreme desirability amongst renters for years to come! With a major lack of new construction inventory under \$3 million, this property is priced to sell fast at \$2,649,000! Between the lack of rent control, charming residential neighborhood, and the major upside potential, this is an ideal newer construction property to act on ASAP! With SB-8 in effect, less fourplexes are being built, making properties like this an even more rare and hot commodity. This property is a dream come true for 1031 exchange buyers- ready to close right away!

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$2,699,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$519 (Estimated)
- Laundry: Dryer Included, Washer Hookup, Washer Included
- Cap Rate: 4.69
- \$163740 Gross Scheduled Income
- \$124224 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 5 water meters available

Interior

- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Balcony, Living Room Balcony

Exterior

- Lot Features: Landscaped, Level with Street, Rectangular Lot, Level, Sprinklers Drip System, Yard
- Fencing: Excellent Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,241
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921425
- Gardener:
- Licenses:
- Insurance: \$1,866
- Maintenance: \$1,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3			\$3,800	\$3,800	\$4,350
2:	1	3	2			\$3,600	\$3,600	\$3,700

3:	1	3	2	\$3,450	\$3,800	\$3,800
4:	1	1	2	\$2,795	\$2,795	\$2,795

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 5• Gas Meters: 4• Water Meters: 5• Carpet:• Dishwasher: 4• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges: 4• Refrigerator: 4• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• NHO - North Hollywood area• Los Angeles County• Parcel # 2421009044 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$1,100,000/\$950,000** ↓

7212 S La Cienega Blvd # E • Inglewood 90302

1 days on the market

5 units • \$220,000/unit • 4,536 sqft • 6,395 sqft lot • \$209.44/sqft • Built in 1953

Listing ID: IN20065300

Off of Beach near Hyde Park Blvd and Industrial Blvd.



5 Unit Building with non-paying tenants. All units are 2bedrooms/1bathroom. Property needs work and appears to have water damage throughout along with foundation damage.

Facts & Features

- Sold On 01/26/2023
- Original List Price of \$1,100,000
- 1 Buildings
- 5 Total parking spaces
- 5 electric meters available
- 5 gas meters available
- 1 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: 01129390
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	10	5	5	Unfurnished	\$0	\$0	\$4,000

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4017021004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: IN20065300

Printed: 01/29/2023 6:31:50 AM

Closed •

List / Sold:

\$2,350,000/\$2,220,000 ↓

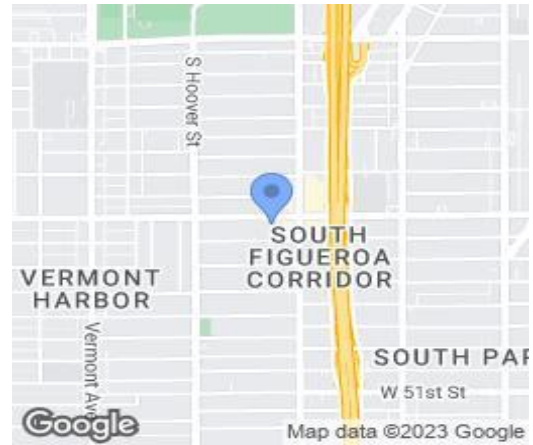
119 days on the market

Listing ID: 22182807

532 W Vernon Ave • Los Angeles 90037

5 units • \$470,000/unit • 7,354 sqft • 7,246 sqft lot • \$301.88/sqft • Built in 2022

The subject property is situated in a solid South Los Angeles Location, south of West Vernon Avenue and west of South Figueroa Street.



We are pleased to present a fully vacant five (5) unit brand new construction apartment building located at 532 West Vernon Avenue in Los Angeles, California. The subject property is situated in a solid South Los Angeles Location, south of West Vernon Avenue and west of South Figueroa Street. Built in 2022, this brand new multifamily property contains an incredible unit mix of one (1) one bedroom / one and a half bathroom ADU unit, two (2) three bedroom / three bathroom units, and two (2) four bedroom / four bathroom units all spread across a total of three (3) buildings. These large townhouse style units feature spacious floor plans with the front four (4) units going up three (3) stories each, and the ADU in the rear of the property going up two (2) stories. With USC less than two (2) miles away, this is an excellent off-campus housing option for USC students. Working professionals will also appreciate being less than four (4) miles from Downtown. Outdoor recreation is available less than a mile away at both Exposition Park featuring the Banc of California Stadium to the north, and Julian C. Dixon Park to the south. Solid retail and restaurant amenities are available across numerous surrounding commercial corridors such as Figueroa Street, which is accessible within short walking distance. Situated in a solid South Los Angeles location, this offering presents an excellent opportunity for any investor to capitalize on a non rent controlled, brand new construction asset in a rapidly gentrifying market of Los Angeles.

Facts & Features

- Sold On 01/24/2023
- Original List Price of \$2,650,000
- 3 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 6.43
- \$151108 Net Operating Income

Interior

- Floor: Wood

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$49,100
- 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	\$0	\$0	\$2,000
2:	2	3	3		Unfurnished	\$0	\$0	\$3,500
3:	2	4	4		Unfurnished	\$0	\$0	\$4,100
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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5018033019

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,395,000/\$1,345,000 ↓

10 days on the market

Listing ID: 22223465

217 S Inglewood Ave • Inglewood 90301

**6 units • \$232,500/unit • 3,110 sqft • 10,510 sqft lot • \$432.48/sqft •
Built in 1927**

South of Manchester, East of the San Diego 405 Freeway



First time on the market in many decades, this gorgeous property provides a unique opportunity to acquire a flexible property in revitalized Inglewood. Sited on a 10,400+ square foot lot, the property is improved with a single-family residence, three bungalows, and two small stores. The main house faces Inglewood Avenue and features three bedrooms and two baths and is around 1,250 square feet in size. Facing Olive Street are three, free-standing cottages each consisting of a living room, kitchen, one bedroom and one bathroom and three garages with additional open parking spaces. At the corner of the property are two stores (currently vacant) measuring about 800 square feet between the two. All of these structures surround an incredible garden with scores of tropical and subtropical plants, pathways, and a potting shed creating an urban oasis.

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$1,395,000
- 5 Buildings
- Cooling: Central Air
- Heating: Wall Furnace, Central
- Cap Rate: 4.8
- \$66687 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$28,285
- 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	\$2,700	\$2,700	\$2,700
2:	1	1	1		Unfurnished	\$1,125	\$1,125	\$1,125
3:	1	1	1		Unfurnished	\$1,500	\$1,500	\$1,500
4:	1	1	1		Unfurnished	\$1,320	\$1,320	\$1,320
5:	2	0	1		Unfurnished	\$800	\$800	\$800
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 # 4020001004

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Apartment**

List / Sold:

\$3,250,000/\$3,035,000 ↓

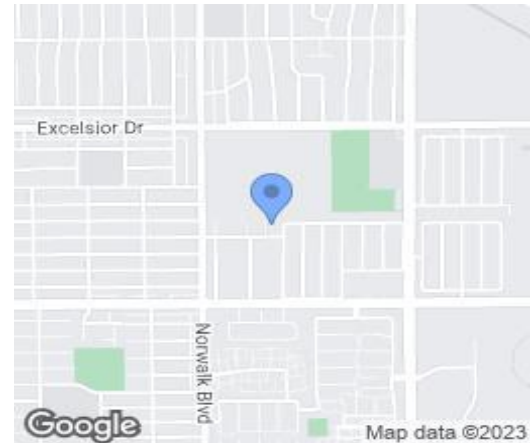
68 days on the market

12325 Cheshire St • Norwalk 90650

**6 units • \$541,667/unit • 7,979 sqft • 14,479 sqft lot • \$380.37/sqft •
Built in 2017**

Listing ID: WS22233754

N of Alondra, W of Bloomfield.



Prime investment opportunity to obtain 6 units condo style apartment in the heart of Norwalk in Los Angeles. Excellent location between Los Angeles and Orange County. Over 7,979 square feet of living space with total of Thirteen bedrooms, Nineteen bathrooms. Each unit has a 2-car garage with directly access. Perfect combination for rental, one unit of 3 bedrooms with 2.5 bathroom (1,500S.F) and 5 units of 2 bedrooms, 2 1/2 baths (1,300 S.F each). Features open floor plan, private balcony, central A/C, master bedrooms, master baths, walk-in closets, high-end finishes in each, energy efficiency (LED lighting throughout), attic access, fire sprinklers, indoor laundry in each unit, and so much more. A total of 7 electrical panels, 1 for owner's use that covers the grounds of the property for misc. There are 6 gas meters, one for each unit. 4 guest parking. Tankless water heaters are installed in each unit. The grounds are secure with automatic gate, LED lighting, BBQ area. The property is fully loaded with features and amenities for tenants to enjoy that will warrant a premium in rents. Fully occupied with potential of the rent increase Easy access to both the 5, 91, and 605 freeways ... 6 min drive to Cerritos College, 10 min drive to Biola University, and centrally located near restaurants, shopping, and entertainment venues. Fully tenant occupied and inspection subject to offer accepted. Do not trespass.

Facts & Features

- Sold On 01/26/2023
- Original List Price of \$3,250,000
- 2 Buildings
- Levels: Three Or More
- 16 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Owner)
- Laundry: In Closet, Upper Level, Washer Hookup
- Cap Rate: 4.2
- \$195840 Gross Scheduled Income
- \$137088 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

- Rooms: Master Bedroom
- Floor: Laminate, Tile
- Appliances: Built-In Range, Dishwasher, Disposal

Exterior

- Lot Features: Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$58,752
- Electric: \$660.00
- Gas:
- Furniture Replacement:
- Trash: \$3,456
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,421
- Maintenance:
- Workman's Comp:
- Professional Management: 9792
- Water/Sewer: \$4,080
- Other Expense: \$39,000
- Other Expense Description: TAX

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,800	\$2,800	\$3,300
2:	3	2	3	2	Unfurnished	\$2,600	\$7,800	\$3,000

3: 2 2 3 2 Unfurnished \$2,860 \$5,720 \$3,000

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 6• Gas Meters: 6• Water Meters: 0• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator: 6• Wall AC: |
|--|---|

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• M1 - Norwalk area• Los Angeles County• Parcel # 8082017022 |
|---|--|

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: WS22233754

Printed: 01/29/2023 6:31:51 AM

Closed • **Apartment**

List / Sold:

\$5,750,000/\$4,800,000 ↓

18 days on the market

Listing ID: PW22234882

1119 Arcadia Ave • Arcadia 91007

12 units • **\$479,167/unit** • **12,054 sqft** • **21,907 sqft lot** • **\$398.21/sqft** •
Built in 1957

North of West Duarte Road, West of Sunset Blvd.



A rare opportunity to own a trophy property in Arcadia. This 12 unit property, The Arcadia Palms, is pristinely maintained and located on a quiet tree-lined street. This 12,054 square feet is situated on a large 21,907 square foot lot, consisting of a great unit mix of all 2 bedroom, 1 bathroom units. The property opens up to an immaculate courtyard, complete with a crystal clear pool and meticulous landscaping. With all new windows and sliding doors, the next owner has very little to worry about. Parking is a breeze, with 12 carport spaces providing ample parking for all tenants. 1119 Arcadia is being sold alongside 1125 Arcadia (18 units adjacent), and while the owner prefers that both are sold together, they can be purchased individually.

Facts & Features

- Sold On 01/27/2023
- Original List Price of \$5,750,000
- 1 Buildings
- 12 Total parking spaces
- 12 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$3,676 (Estimated)
- Laundry: Common Area
- \$244860 Gross Scheduled Income
- \$115419 Net Operating Income
- 13 electric meters available
- 13 gas meters available
- 13 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$122,096
- Electric: \$2,028.00
- Gas: \$313
- Furniture Replacement:
- Trash: \$5,681
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,935
- Maintenance: \$33,554
- Workman's Comp:
- Professional Management: 12964
- Water/Sewer: \$2,910
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,350
2:	1	2	1	1	Unfurnished	\$1,530	\$1,530	\$2,350
3:	1	2	1	1	Unfurnished	\$1,440	\$1,440	\$2,350
4:	1	2	1	1	Unfurnished	\$2,050	\$2,050	\$2,350
5:	1	2	1	1	Unfurnished	\$1,845	\$1,845	\$2,350
6:	1	2	1	1	Unfurnished	\$1,375	\$1,375	\$2,350
7:	1	2	1	1	Unfurnished	\$1,745	\$1,475	\$2,350
8:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$2,350
9:	1	2	1	1	Unfurnished	\$1,845	\$1,845	\$2,350

10:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$2,350
11:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,350
12:	1	2	1	1	Unfurnished	\$1,475	\$1,475	\$2,350

Of Units With:

- Separate Electric: 13
- Gas Meters: 13
- Water Meters: 13
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5379028021

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$11,500,000/\$9,800,000 ↓

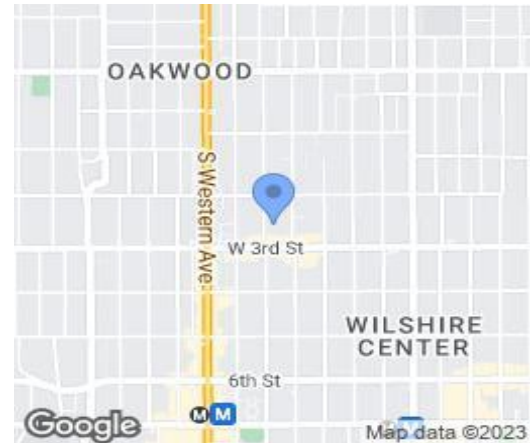
27 days on the market

Listing ID: 22223195

238 S Serrano Ave • Los Angeles 90004

**51 units • \$225,490/unit • 27,250 sqft • 17,886 sqft lot • \$359.63/sqft •
Built in 1972**

east of Hancock Park --between 2nd Street & 3rd Street on Serrano Avenue.



238 South Serrano Avenue is a once-in-lifetime opportunity to purchase a fifty-one (51) apartment unit building in the epicenter of Koreatown. The property was built in 1972 using wood frame and stucco construction on 17,886 square feet of land. The property showcases a diverse unit mix of studio, one-bedroom, and two-bedroom units with interior finishes such as updated cabinetry, vinyl wood flooring, and new coat of paint. Tenants have access to an on-site laundry room as well as gated parking for forty-one (41) spaces. In addition, the apartment boasts a 95 Walk Score which enables tenants to complete daily errands without requiring a car. Lastly, ten (10) units will be delivered vacant at the close of escrow which will enable a prospective buyer to immediately lease up the units at market rate and capture more than 35% rental upside.

Facts & Features

- Sold On 01/25/2023
- Original List Price of \$11,500,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 3.91
- \$449475 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$309,490
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947193
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	23	0	1		Unfurnished	\$1,259	\$28,965	\$35,650
2:	27	1	1		Unfurnished	\$1,318	\$35,573	\$48,600
3:	1	2	2		Unfurnished	\$0	\$0	\$2,600
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• C17 - Mid-Wilshire area• Los Angeles County• Parcel # 5517013026 |
|---|--|

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