

Cross Property Customer 1 Line

Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Soft	YrBuilt	LSqft/Ac	PrvPool	Grp Socs	Date	DOM/CDOM
1	SB23218142	S 2077 240th ST	LOM	121	TRUS	2	\$0		\$1,900,000	\$523.99	3626	2012/ASR	13,146/0.3018	N	5	01/29/24	44/44
2	SB24002214	S 1014 Carise AVE	TORR	126	STD	2	\$83,400	4	\$1,457,500	\$716.22	2035	1951/ASR	4,867/0.1117	N	0	02/02/24	14/63
3	PW23219745	S 721 N Wilmington BLVD	WILM	195	REO	2	\$0		\$770,000	\$305.80	2518	2001/PUB	5,606/0.1287	N	0	02/01/24	37/37
4	CV23222645	S 700 704 N Acacia	CMP	699	STD	2	\$0		\$710,000	\$416.67	1704	1948/ASR	4,997/0.1147	N	2	02/01/24	20/34
5	OC23212454	S 1887 Saint Louis AVE	SIGH	8	STD	2	\$0		\$790,000	\$364.06	2170	1916/ASR	4,401/0.101	N	1	02/02/24	50/50
6	SB23220585	S 4011 Michigan AVE	LA	BOYH	STD	2	\$23,760		\$510,000	\$348.60	1463	1925/ASR	5,255/0.1206	N	0	01/30/24	39/39
7	24345747	S 826 California AVE	VEN	C11	STD	2		4	\$1,425,000	\$961.54	1482	1905	4,728/0.1		2	01/30/24	8/8
8	23333083	S 861 Venezia AVE	VEN	C11	STD	2			\$1,830,000	\$1,066.43	1716	1922	5,501/0.12	N	1	02/02/24	56/56
9	23331171	S 2948 S Palm Grove AVE	LA	C16	STD	2			\$900,000	\$525.09	1714	1924	5,200/0.11		2	02/01/24	23/23
10	23332353	S 1325 S Longwood AVE	LA	HPK	STD	2			\$1,565,000	\$465.91	3359	1925	7,474/0.17		1	02/29/24	41/41
11	WS23230539	S 1763 Vista Del Mar AVE	LA	C20	STD	2	\$0		\$1,550,000	\$827.11	1874	1922/ASR	4,042/0.0928	N	2	02/02/24	14/14
12	23330467	S 5969 W 86th PL	LA	C29	STD	2			\$1,250,000	\$717.57	1742	1944	6,051/0.13			02/02/24	60/60
13	SR23026558	S 9310 S Western AVE	LA	C34	STD	2	\$42,060		\$600,000	\$542.01	1107	1953/APP	3,000/0.0689	N	2	01/31/24	215/215
14	DW23196081	S 6410 S Hoover ST	LA	C36	STD	2	\$68,760		\$750,000	\$403.23	1860	2006/ASR	5,258/0.1207	N	1	01/31/24	41/41
15	DW23212746	S 224 W 84th st	LA	C37	STD	2	\$17,484		\$610,000	\$519.15	1175	1922/PUB	5,400/0.124	N	3	02/01/24	41/41
16	CV23155883	S 1212 N Spring AVE	CMP	RN	STD	2	\$2,400		\$475,000	\$347.22	1368	1938/APP	5,747/0.1319	N	2	01/30/24	0/0
17	DW23195197	S 2117 E Knopf ST	CMP	RN	STD	2	\$35,940		\$550,000	\$572.92	960	1925/ASR	4,934/0.1133	N	0	01/29/24	74/103
18	SB23098956	S 16113 Halldale Ave	GR	119	TRUS	3	\$71,700	3	\$1,435,000	\$338.92	4234	1988/ASR	7,992/0.1835	N	6	01/30/24	168/168
19	FV23171168	S 4989 Twining ST	LA	621	NOD	3	\$6,100		\$730,000	\$369.43	1976	1924/ASR	6,563/0.1507	N	2	01/29/24	82/82
20	GD23218777	S 10647 Las Lunitas AVE	TUJ	659	STD	3	\$6,100		\$907,000	\$755.83	1200	1942/PUB	5,200/0.1194	N	1	01/30/24	15/15
21	23321531	S 2025 Ocean Park BLVD	SM	C14	STD	3		3	\$1,655,000	\$723.34	2288	1949	6,069/0.13		1	02/02/24	101/101
22	DW23203893	S 10410 Baring Cross ST	LA	C34	STD	3	\$98,400		\$1,249,000	\$588.32	2123	1924/PUB	4,841/0.1111	N	0	01/30/24	55/55
23	DW23196396	S 433 W Sage AVE	LA	C34	STD	3	\$168,000		\$1,500,000	\$505.05	2970	2023/SLR	4,699/0.1079	N	2	02/01/24	59/59
24	PW23178512	S 519 W Arbor Vitae ST	ING	102	TRUS	4	\$0		\$1,175,000	\$421.75	2786	1954/ASR	6,150/0.1412	N	4	01/30/24	54/54
25	GD23168379	S 202 N Avenue 52	HDPK	632	STD	4	\$44,712		\$750,000	\$275.84	2719	1910/ASR	6,166/0.1416	N	0	01/30/24	98/98
26	CV23222855	S 2418 Angela ST	POM	687	STD	4	\$50,520		\$953,000	\$240.05	3970	1964/ASR	7,252/0.1665	N	4	01/30/24	26/175
27	MB23024734	S 729 S CHICAGO ST	LA	BOYH	STD,TRUS	4	\$0		\$768,000	\$223.00	3444	1927/ASR	3,996/0.0917	N	3	01/29/24	336/336
28	SB23134065	S 547 N St Louis ST	LA	BOYH	STD	4	\$53,280		\$820,000	\$373.75	2194	1965/PUB	5,555/0.1275	N	0	01/30/24	106/106
29	23308588	S 1117 N Gardner ST	WHO	C10	STD	4			\$1,900,000	\$623.36	3048	1924	5,584/0.12		0	01/31/24	145/145
30	DW23044123	S 1712 W 24th ST	LA	C16	STD	4	\$49,872		\$800,000	\$380.23	2104	1903/ASR	6,257/0.1436	N	0	01/31/24	277/270
31	23312745	S 10929 Myrtle ST	DOW	D2	STD	4			\$1,025,000	\$411.65	2490	1953	5,258/0.12		4	02/01/24	11/11
32	PW24001583	S 317 W Magnolia ST	CMP	RP	STD	4	\$100,500		\$1,100,000	\$335.16	3282	1945/ASR	5,627/0.1292	N	4	01/30/24	8/81
33	23293977	S 216 S Inglewood AVE	ING	101	STD	5			\$1,125,000	\$252.98	4447/A	1962/ASR	5,988/0.13		01/29/24	114/114	
34	23315527	S 12527 Oxford AVE	HAWT	108	STD	5		5	\$1,550,000	\$349.41	4436/E	1972/EST	6,562/0.15		01/30/24	65/65	
35	23315577	S 3722 W 132nd ST	HAWT	110	STD	5		6	\$1,510,000	\$387.18	3900/E	1955/EST	12,303/0.28		5	01/30/24	65/65
36	SB23206907	S 945 Main ST	ES	141	STD	5	\$171,360		\$2,748,900	\$548.46	5012	1977/ASR	6,702/0.1539	N	0	02/01/24	35/35
37	AR23191512	S 913 915 EDITH AVE	ALH	601	STD	5	\$0	0	\$1,930,000	\$504.18	3828	1965/SEE	11,849/0.272	N	2	02/01/24	60/60
38	SR23206631	S 6636 Wilkinson AVE	NHLW	NHO	STD	5	\$81,792		\$1,137,500	\$247.34	4599	1958/ASR	6,709/0.154	N	0	01/29/24	42/90
39	P1-15895	S 1467 E Broadway	GD		STD	6	\$114,960		\$1,500,000	\$349.81	4288	1947/ASR	7,185/0.16	N	6	02/01/24	53/53
40	CV24011753	S 12127 Roseglen ST	ELM	619	STD	6	\$129,192		\$2,030,000	\$353.41	5744	1956/ASR	40,832/0.9374	N	3	02/01/24	3/3
41	AR23179877	S 401 Clary AVE	SGAB	654	STD	6	\$0		\$2,400,000	\$376.18	6380	1962/ASR	9,495/0.218	N	8	01/30/24	70/70
42	SB23206630	S 8101 Crenshaw BLVD	ING	101	STD	7	\$100,152		\$1,375,000	\$258.26	5324	1936/ASR	6,801/0.1561	N	6	01/29/24	10/10
43	23270975	S 124 Catamaran ST	MR	C12	STD	7		4	\$2,775,000	\$436.73	6354	1970	5,346/0.12		01/31/24	239/239	
44	P1-15897	S 900 F Wilson AVE	GD		STD	8	\$158,040		\$2,375,000			1959/ASR	7,936/0.18	N	0	02/01/24	53/53
45	P1-15894	S 346 N Kenwood ST	GD		STD	8	\$182,039		\$2,770,000			1961/ASR	8,720/0.2	N	0	02/01/24	53/53
46	SB23209172	S 12814 Kalnor AVE	NWK	M1	STD	8	\$249,036	6	\$2,565,000	\$307.33	8346	1937/ASR	22,125/0.5079	N	0	02/01/24	28/28
47	23331785	S 3760 Vinton AVE	LA	C13	STD	9			\$2,050,000	\$274.43	7470	1970	7,503/0.17		01/29/24	15/15	
48	23321853	S 3016 Shrine Pl	LA	C42	STD	10		6	\$3,450,000	\$767.86	4493	1961	7,485/0.17		02/01/24	65/65	
49	CV23183270	S 706 Brent AVE	SPAS	658	TRUS	14	\$224,700	3	\$4,250,000	\$391.71	10850	1950/ASR	16,532/0.3795	N	1	02/02/24	29/29
50	P1-15896	S 346 N Louise ST	GD		STD	15	\$308,892		\$4,499,500			1960/ASR	11,905/0.27	N	7	02/01/24	53/53
51	23329299	S 3750 Glendon AVE	LA	C13	STD	21		4	\$7,700,000	\$326.51	23583	1986	14,160/0.32		42	01/31/24	8/8

Closed

• Single Family Residence

2077 240th St • Lomita 90717

2 units • \$1,099,500/unit • 3,626 sqft • 13,146 sqft lot • \$523.99/sqft • Built in 2012

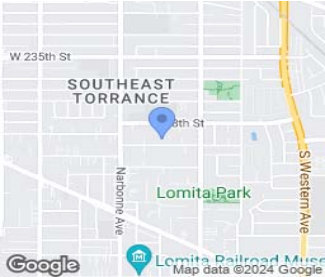
From Lomita Blvd, turn north on Narbonne Ave, then right on 240th St. Property is on the north side of the street.

List / Sold:

\$2,199,000/\$1,900,000

44 days on the market

Listing ID: SB23218142



Constructed in 2012, this distinctive Lomita property comprises TWO UNITS, each meticulously maintained and offering a myriad of use possibilities. THE FRONT MAIN HOUSE provides single-level convenience boasting three bedrooms, each with a private ensuite, a powder room, and approximately 2,500 square feet of living space. The interior features 9' high ceilings, wide 42" hallways and doorways, plush carpet, travertine tile floors in key areas, recessed lighting, crown molding, and an open concept kitchen, dining, and family room. The heart of the home is the well-appointed kitchen, equipped with stainless steel appliances, granite counters, a walk-in pantry, a huge center island, and a large breakfast bar, seamlessly connecting to the family room for a warm ambiance ideal for family gatherings or entertaining guests. For added convenience is a dedicated laundry room with direct access to the 840-square-foot finished 3-car garage. THE BACK HOUSE stands out as more than an ordinary ADU, offering 1,200 square feet of living space and significant flexibility for various living arrangements or additional rental income. It features one bedroom, a spacious bathroom, central heating/AC, and an open concept kitchen, dining, and living area with direct access to the finished 2-car garage. This expansive 13,000+ square foot lot provides ample outdoor space, including a large driveway for multiple vehicles AND RV parking with pre-installed electric and sewer dumps. With shared water and gas but separate electric, this meticulously maintained property exemplifies modern living and thoughtful design. With its numerous potential uses, this property is truly a must-see!

- Facts & Features

- Sold On 01/29/2024
 - Original List Price of \$2,199,000
 - 2 Buildings
 - Levels: One
 - 5 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$970 (Estimated)
- Laundry: Dryer Included, In Garage, Individual Room, Washer Included
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

- Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room, Walk-In Closet, Walk-In Pantry
- Other Interior Features: Crown Molding, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting

- Exterior

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

- Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01834818
 - 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	4	3	Unfurnished	\$0	\$0	\$5,500
2:	1	1	1	2	Unfurnished	\$0	\$0	\$3,500

- # Of Units With:

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

- Additional Information

- Trust sale
 - Buyer Agency Compensation: 2.5%
- 121 - Lomita area
 - Los Angeles County
 - Parcel # 7374008056

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



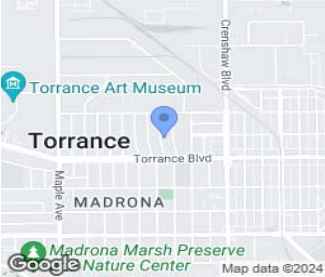




Closed • Duplex

List / Sold:
\$1,500,000/\$1,457,500 ↓
14 days on the market
Listing ID: SB24002214

1014 Cerise Ave • Torrance 90503
2 units • \$750,000/unit • 2,035 sqft • 4,867 sqft lot • \$716.22/sqft •
Built in 1951
Torrance Blvd to Cerise Ave.



Two houses on a lot with no common walls in beautiful Torrance Gardens! Both single story homes are tenant occupied and have remodeled kitchens with stainless steel appliances, stone countertops and in unit laundry areas. The 3 bed 2 bath front house has a spacious kitchen with island, home office nook and newly constructed primary en suite bath. The 1 bed 1 bath back house (ADU) is a comfortable 721 sqft with a mini split HVAC system and was fully permitted by the City of Torrance. Outdoor patio areas for both units which are separated by a vinyl fence for privacy. 3 parking spaces which can accommodate RV or boat parking. This property is in great shape and is conveniently located on a beautiful tree lined street in central Torrance. Just minutes from shopping, restaurants, malls, hospitals and HIGHLY RATED SCHOOLS!!

Facts & Features

- Sold On 02/02/2024
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Ductless
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 4
- \$83400 Gross Scheduled Income
- \$61350 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,050
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$4,200	\$4,200	\$4,200
2:	1	1	1	0	Unfurnished	\$2,750	\$2,750	\$2,750

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- 126 - Central Torrance area
- Los Angeles County
- Parcel # 7353010030

Michael Lembeck

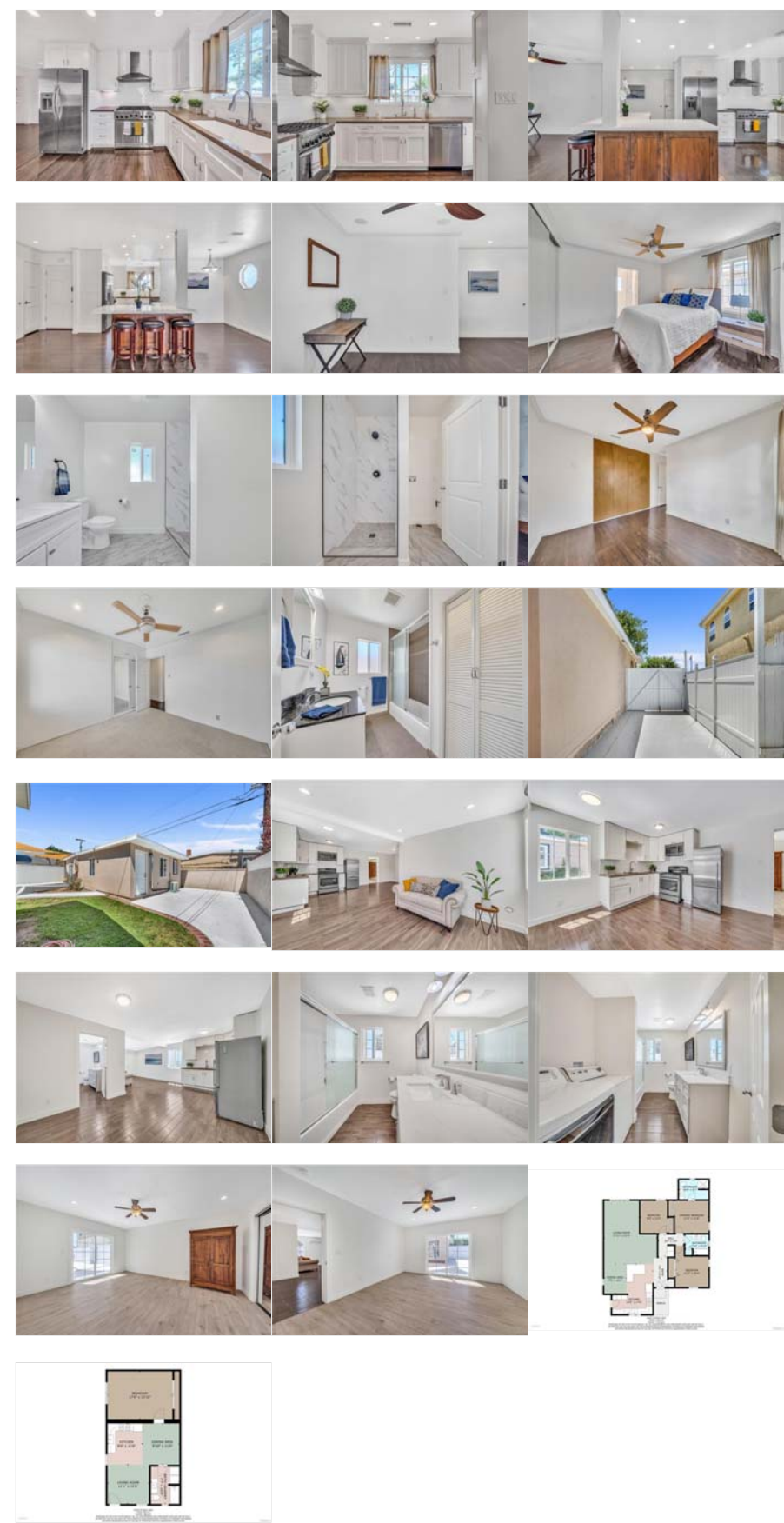
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed

• Duplex

721 N Wilmington Blvd

• Wilmington 90744

2 units

• \$384,800/unit

• 2,518 sqft

• 5,606 sqft lot

• \$305.80/sqft

• Built in 2001

South of Anaheim Street and East of 710 Freeway

List / Sold: \$769,600/\$770,000

37 days on the market

Listing ID: PW23219745



Highly Desirable Residential Duplex Located in the "West Wilmington" Neighborhood Desirable Wilmington Location. Each Unit 3 Bedrooms, 2 Bathrooms. Two Story Duplex #721 on 2nd Level and #723 on First Level. Spacious Living Room, Dining Room, Inside Laundry Area in Each Unit. Approx. 1225sqft Each Unit...Open Parking in Rear With Alley Access...Property Needs Repairs...Many Restaurants and shopping, Easy Access to 710 Freeway, See Important Private Remarks.

Facts & Features

- Sold On 02/01/2024
 - Original List Price of \$769,600
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - \$450 (Estimated)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01936770
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

- Real Estate Owned sale
 - Buyer Agency Compensation: 2%
- 195 - West Wilmington area
 - Los Angeles County
 - Parcel # 7416012020

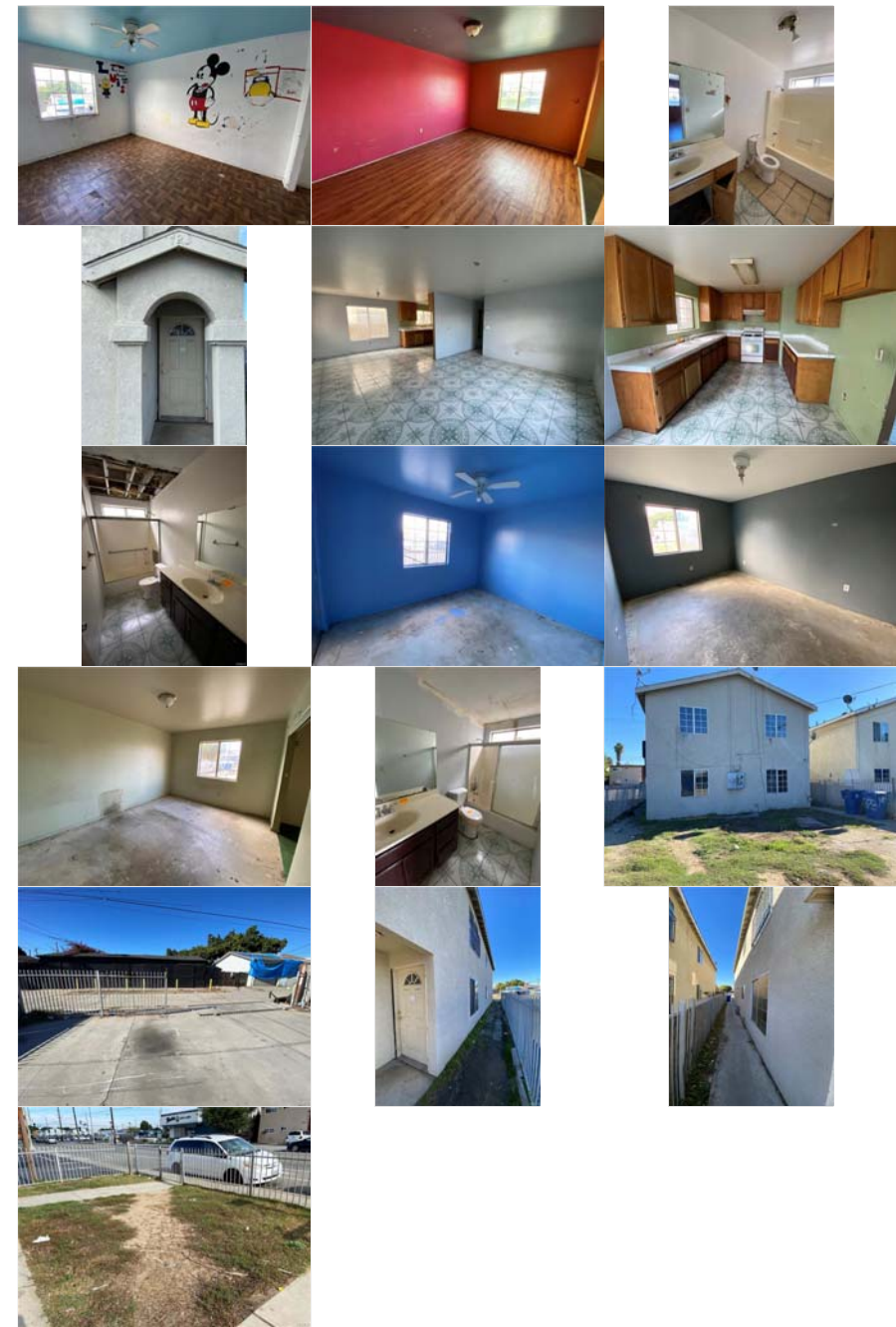
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Mission Viejo, 92691





Closed

• Duplex

700 704 N Acacia

• Compton 90220

2 units

• \$342,500/unit

• 1,704 sqft

• 4,997 sqft lot

• \$416.67/sqft

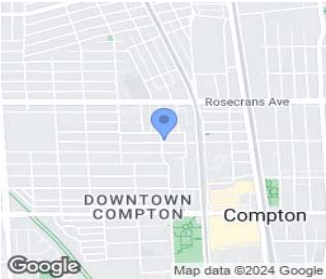
• Built in 1948

Acacia and e elm st

List / Sold: \$685,000/\$710,000

20 days on the market

Listing ID: CV23222645



Discover a lucrative investment or your dream home at Unit 700 and 704! This duplex, ideally situated near the freeway, shopping centers, and malls in Compton, Los Angeles County, presents a unique opportunity. Unit 704 boasts a charming one-bedroom, one-bath layout with a beautiful living room and a spacious kitchen. Meanwhile, Unit 700 impresses with a generous three-bedroom, two-bath floor plan and a delightful front and backyard. Each unit provides privacy and independence, making it an excellent choice for both investors and those looking to live in one unit while renting out the other. Seize the chance to significantly reduce your mortgage payments in this dynamic city. Act fast—this property won't stay on the market for long!

Facts & Features

- Sold On 02/01/2024
 - Original List Price of \$685,000
 - 1 Buildings
 - Levels: One, Two
 - 2 Total parking spaces
 - \$0 (Assessor)
- Laundry: Individual Room
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02078273
 - 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: 1
 - Gas Meters: 1
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

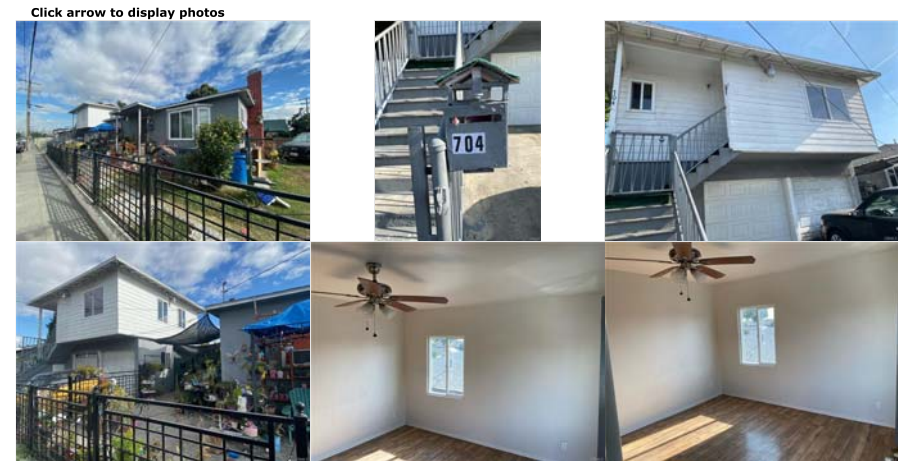
- Standard sale
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6157008015

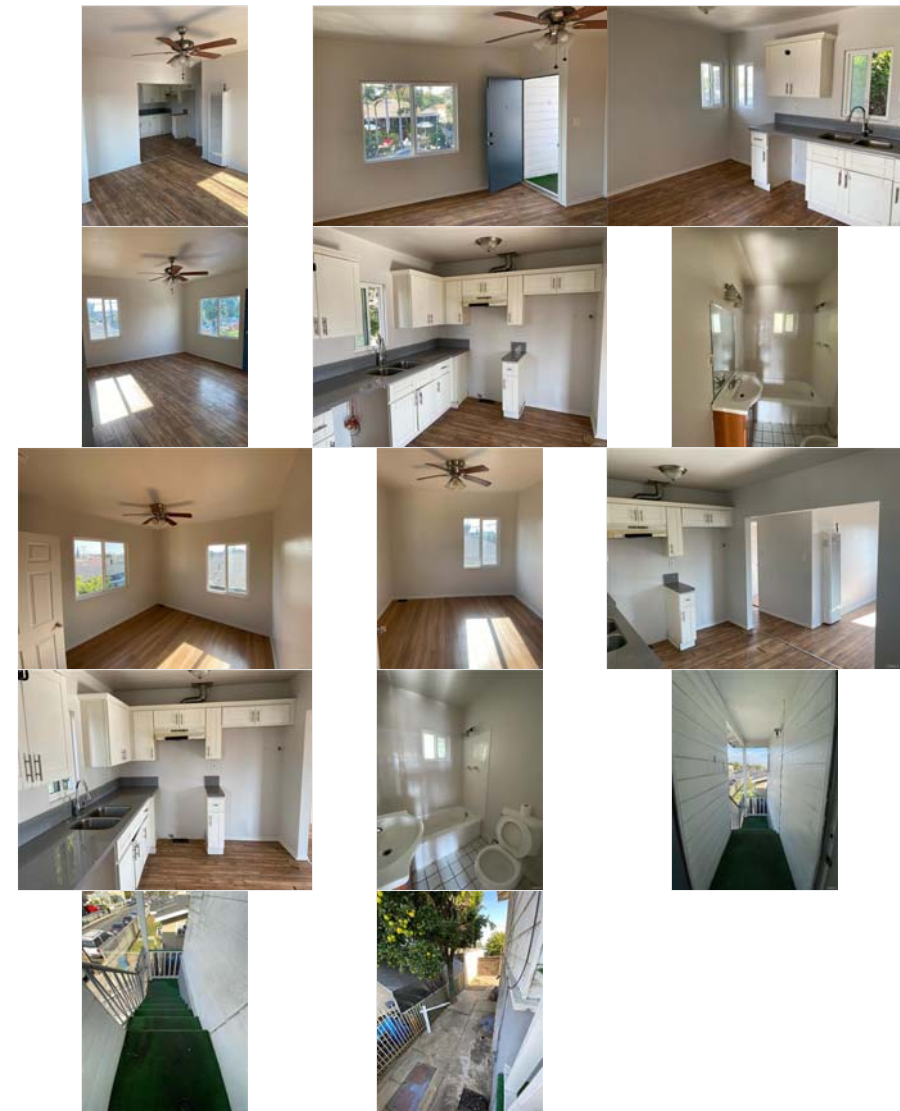
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CUSTOMER FULL: Residential Income LISTING ID: CV23222645

Printed: 02/04/2024 7:41:58 AM

Closed

• Duplex

1887 Saint Louis Ave

• Signal Hill 90755

2 units • \$474,950/unit • 2,170 sqft • 4,401 sqft lot • \$364.06/sqft • Built in 1916

Cherry Ave to 19th St to Saint Louis Street

List / Sold: \$949,900/\$790,000

50 days on the market

Listing ID: OC23212454



This Craftsman-style gem isn't just a home; it's a unique opportunity in Signal Hills with 2 homes on one lot. What truly distinguishes this property is its income potential. In the back of the main residence, you'll find a 2-bedroom 1-bathroom with a single car garage, that offers a pathway to financial freedom. Nestled on a tranquil cul-de-sac street, this property combines old-world charm, vintage accents, and early 20th-century built-in cabinet located in the dining room. The main house features 3-bedrooms with 1-bathroom and a large kitchen, 2 of the 3 bedrooms are upstairs and spacious. With some TLC, this property can be restored to its classic beauty at its full potential. This property is a few miles from the beach. Whether you're looking for an investment or a home for your extended family, this property provides the best of both worlds – timeless charm and modern income potential. This is a great investment!

Facts & Features

- Sold On 02/02/2024
 - Original List Price of \$949,900
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Heating: Central
 - \$807 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Main Floor Bedroom, Walk-In Closet
 - Floor: Carpet, Vinyl, Wood
- Appliances: Dishwasher, Gas Range, Vented Exhaust Fan, Water Heater
 - Other Interior Features: Built-in Features

Exterior

- Lot Features: 0-1 Unit/Acre
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 01890676
 - Gardener:
 - Licenses:
- Insurance: \$1,900
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$900
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 8 - Signal Hill area
 - Los Angeles County
 - Parcel # 7216029003

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: OC23212454

Printed: 02/04/2024 7:41:58 AM

Closed

Duplex

4011 Michigan Ave

Los Angeles 90063

2 units

\$300,000/unit

1,463 sqft

5,255 sqft lot

\$348.60/sqft

Built in 1925

South E Cesar E Chavez Ave

East N Gave Ave

List / Sold:

\$600,000/\$510,000

39 days on the market

Listing ID: SB23220585



4011 Michigan Ave is a value-add duplex in the unincorporated area of Boyle Heights. Constructed in 1925 and sitting on a 5,255 Sq Ft Lot Zoned LCR2. Property consists of (1) 3 bed / 1 Bath and (1) 1 Bed units totalling 1,463 SF. This investment has a tremendous amount of potential and upside with a 9.13 Market GRM & a 7.94% Market CAP. There is ample parking space inside the property with a nice backyard view overlooking City Terrace. Both units are separately metered for gas and electricity. The one bedroom unit is currently a few months behind. With some vision and renovation efforts, there is tremendous potential to increase the property's value significantly. Whether you're looking to modernize the interiors or enhance curb appeal, the possibilities are endless. Property will be sold as is.

Facts & Features

- Sold On 01/30/2024
 - Original List Price of \$600,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - 0 Total carport spaces
 - Heating: Wall Furnace
 - \$5,311 (Assessor)
- \$23760 Gross Scheduled Income
 - \$22572 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,518
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Insurance: \$1,390
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,100	\$1,100	\$2,900
2:	1	2	1	0	Unfurnished	\$880	\$880	\$2,350

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5233012011

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23220585

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Closed •

826 California Ave • Venice 90291
2 units • \$625,000/unit • 1,482 sqft • 4,728 sqft lot • \$961.54/sqft •
Built in 1905
West of Lincoln, North of Venice Blvd. East of Oakwood

List / Sold:
\$1,250,000/\$1,425,000 ⬆
8 days on the market
Listing ID: 24345747



Opportunity to build on one of the most sought after streets in Venice. This property has 2 separate houses, both 2 bed/1bath. Front house has street frontage and front yard with beautiful trees and foliage. Original hardwood floors in living room/dining area and both bedrooms. Synthetic flooring in bath and kitchen. Wall heater in hallway, between bedrooms. Stove/oven belongs to the tenant. Back house has privacy and a back yard with fenced parking. Also, original floors in living and bedroom areas and synthetic floors in kitchen and bath. Wall heater in hallway. All appliances belong to the owner. Newer windows in some areas of the back house. The property will not be delivered vacant.

Facts & Features

- Sold On 01/30/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- Cap Rate: 3.7
- \$46373 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$22,723
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01968349
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,358	\$2,358	\$3,400
2:	2	2	1		Unfurnished	\$3,400	\$3,400	\$3,400
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
- Buyer Agency Compensation: 2.5%
- C11 - Venice area
- Los Angeles County
- Parcel # 4241007010

Michael Lembeck

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

Re/Max Property Connection

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

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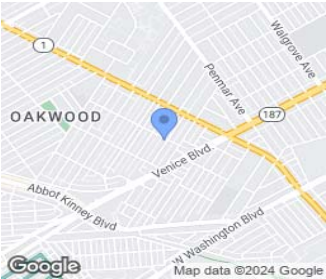
CUSTOMER FULL: Residential Income LISTING ID: 24345747

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Closed •

861 Venezia Ave • Venice 90291
2 units • \$947,500/unit • 1,716 sqft • 5,501 sqft lot • \$1066.43/sqft •
Built in 1922
Corner of Linden Ave & Venezia Ave

List / Sold:
\$1,895,000/\$1,830,000 ↓
56 days on the market
Listing ID: 23333083



Welcome to 861 Venezia Ave, a unique and charming property nestled in the heart of Venice, California. This exceptional residence offers the perfect blend of comfort and versatility, featuring a front house that encompasses a thoughtfully designed 2-bedroom, 1-bathroom unit. Step into the main residence, where you are greeted with a warm and classic charm. The well-appointed living spaces boast an inviting atmosphere, perfect for both relaxation and entertaining. The kitchen is updated with modern amenities and the bedrooms provide a retreat with ample natural light. What sets this property apart is the additional attached 1-bedroom, 1-bathroom home, complete with its own separate address on the same lot. This versatile space can serve as a guest suite, an income-generating rental, or a private retreat for extended family members. The separate entrance ensures privacy while maintaining a sense of connection to the main residence. The outdoor areas are thoughtfully landscaped, creating a serene and inviting environment. Whether you're enjoying a morning coffee on the front porch or hosting a gathering in the backyard, the outdoor spaces are an extension of the home's charm. Conveniently located in the vibrant Venice community, this property is just moments away from unique shops, renowned restaurants, and the iconic Venice Beach boardwalk. With nearby parks, cultural venues, and easy access to transportation, 861 Venezia Ave offers the quintessential Venice lifestyle. Don't miss the opportunity to own a residence that combines modern comfort with the flexibility of a separate living unit. Discover the endless possibilities and make 861 Venezia Ave your Venice retreat.

Facts & Features

- Sold On 02/02/2024
- Original List Price of \$1,895,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$103800 Net Operating Income

Interior

- Rooms: Bonus Room, Family Room, Guest/Maid's Quarters, Primary Bathroom, Office, Living Room, Walk-In Closet
- Appliances: Dishwasher, Refrigerator
- Floor: Wood, Tile

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527098
- 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	\$5,500	\$5,500	\$6,000
2:	2	1	1		Unfurnished	\$3,150	\$3,150	\$4,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C11 - Venice area
- Los Angeles County
- Parcel # 4241029001

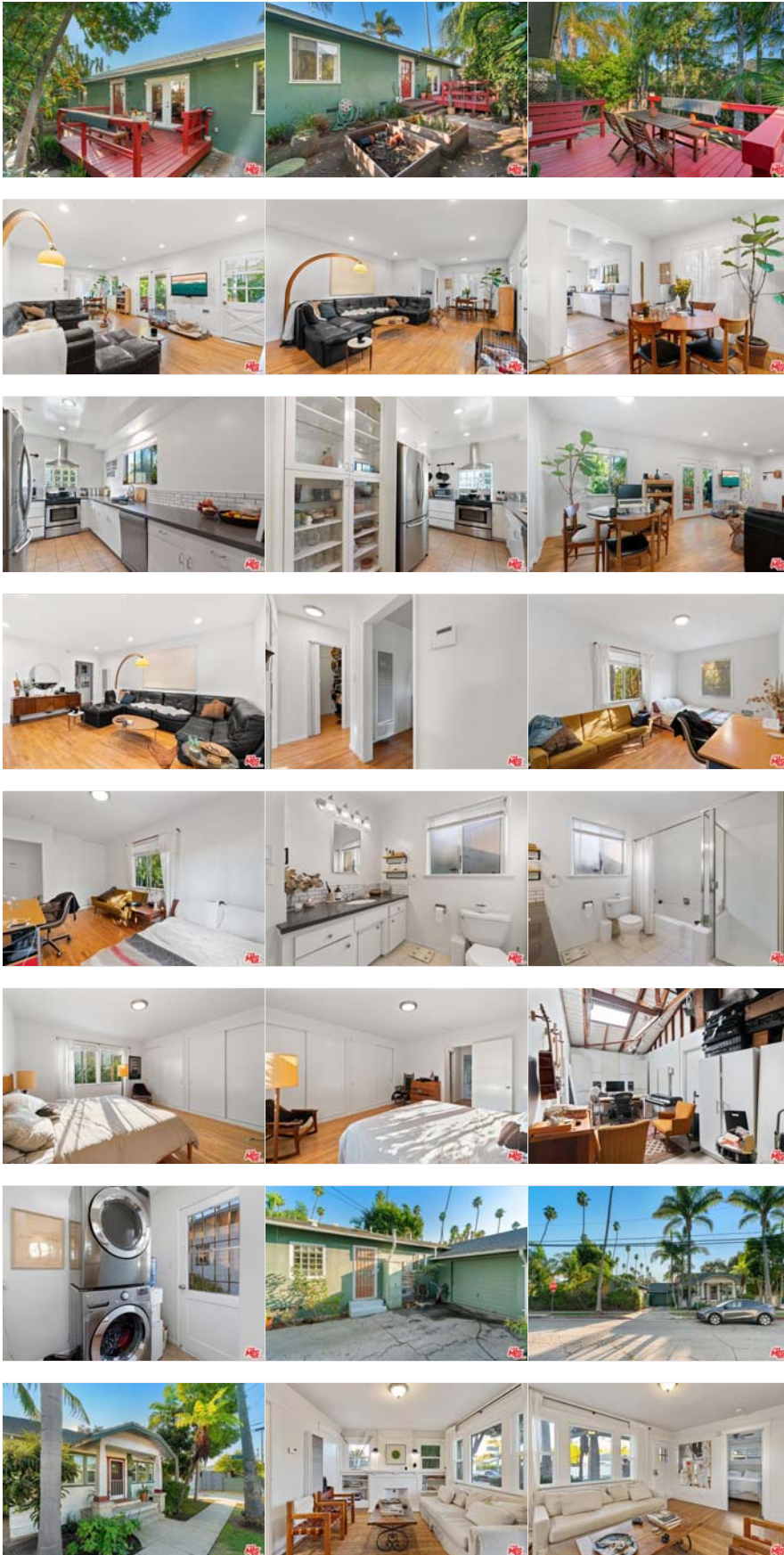
Michael Lembeck

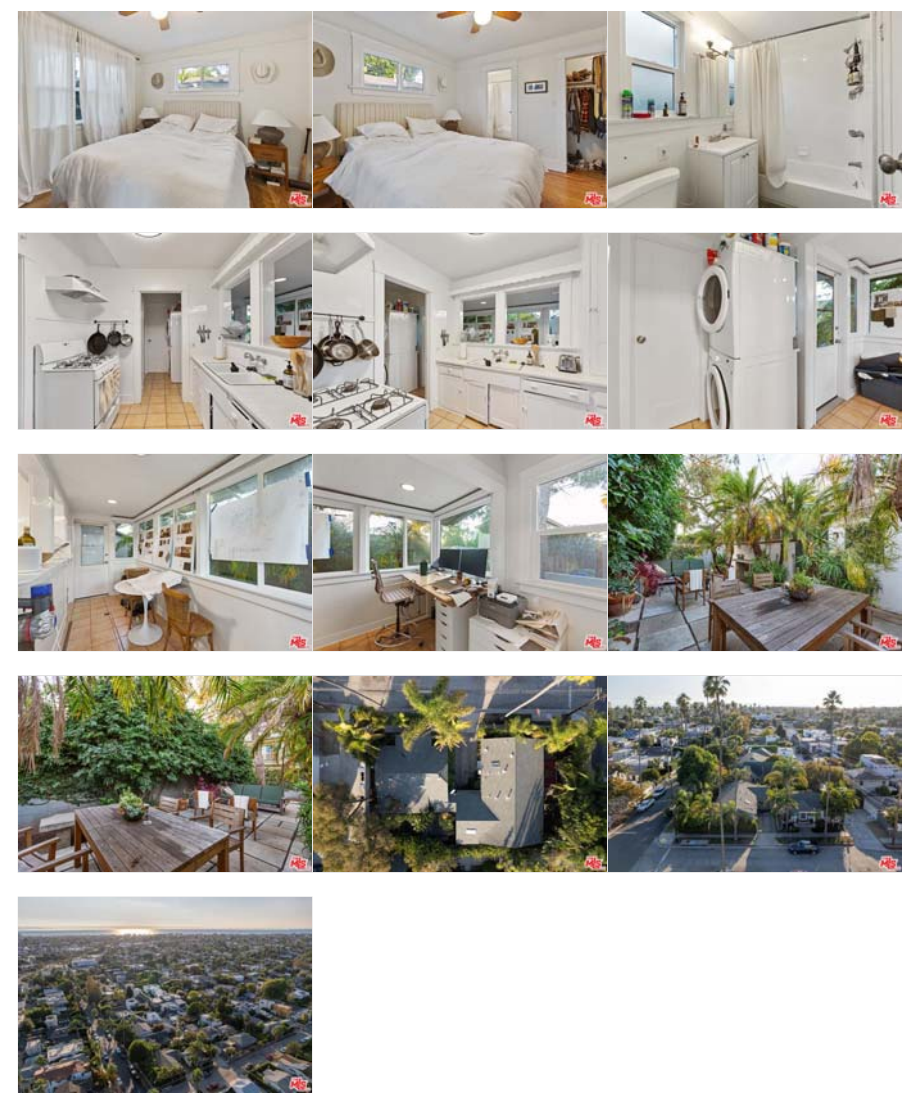
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23333083

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Closed

2948 S Palm Grove Ave • Los Angeles 90016

2 units • \$479,950/unit • 1,714 sqft • 5,200 sqft lot • \$525.09/sqft • Built in 1924

see map

List / Sold: \$959,900/\$900,000

23 days on the market

Listing ID: 23331171



Welcome to this updated, well maintained duplex in one of the hottest pockets of Los Angeles. The unit on the South (right side) is a VACANT 2 bedrooms and 1 bath. Unit on the North side (left side) is occupied 3 bedrooms 1 bath (BOTH UNITS WILL BE DELIVERED VACANT AT CLOSE OF ESCROW). There is also a bonus room behind the 3 bedrooms unit. Both units have their own washer and dryer. Property offers 2 cars garage plus a large storage area and a bathroom (might be a good potential to add an ADU- check with city). Conveniently located a few minutes walk from the METRO LINE. New roof was install in 2023 with 10 years warranty. electric panels have been updated, recessed led lighting throughout the units. This one will not last.

Facts & Features

- Sold On 02/01/2024
- Original List Price of \$959,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02211662
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,850
2:	1	3	1		Unfurnished	\$2,700	\$2,700	\$3,300
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
 - Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5057025013

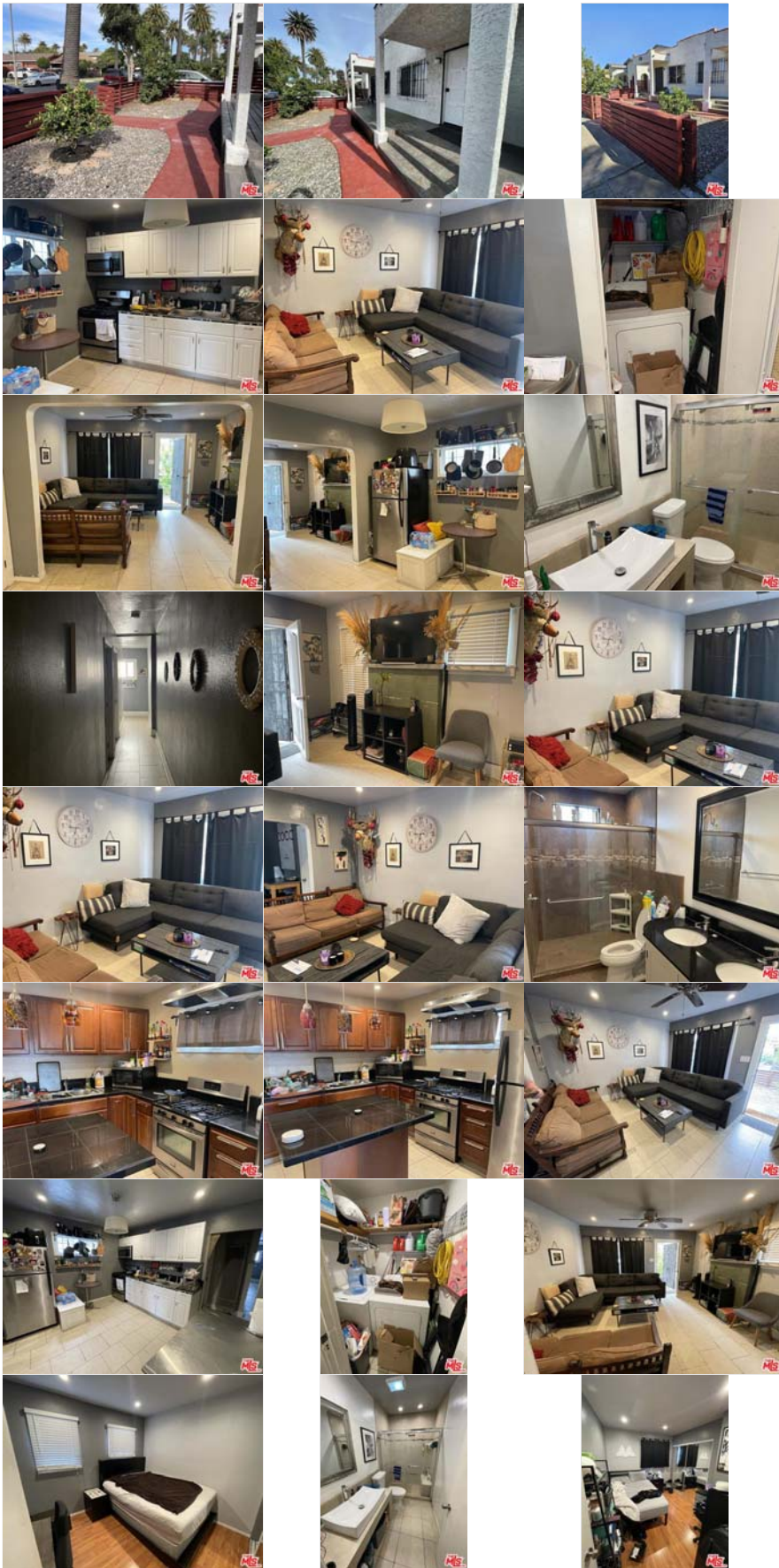
Michael Lembeck

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: 23331171

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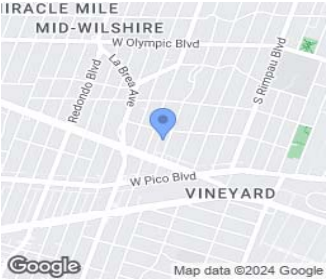
List / Sold:

\$1,650,000/\$1,565,000 ↓

41 days on the market

Listing ID: 23323253

1325 S Longwood Ave • Los Angeles 90019
2 units • \$825,000/unit • 3,359 sqft • 7,474 sqft lot • \$465.91/sqft •
Built in 1925
Near S La Brea Ave & S San Vicente Blvd



Fully VACANT duplex in mid-Wilshire near Miracle Mile and Hancock Park. Both unit 1325 and Unit 1327 feature 4 bedrooms and 2 bathrooms. Unit 1327 has a unique layout with separate entrances for possible LIVE/WORK/RENT. The property boasts a huge lot size of 7474 SF, spacious living spaces, dining, kitchen, remodeled floor, and loft-style rooms upstairs. With a walk score of 90 in a great neighborhood, Property offers a great opportunity for investors/owners to LIVE, RENT, WORK, and as well as ADU in the future. All units will be VACANT at closing.

Facts & Features

- Sold On 01/29/2024
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- \$74400 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$45,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02039443
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$0	\$0	\$5,500
2:	1	4	2		Unfurnished	\$0	\$0	\$5,500
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
- Buyer Agency Compensation: 2%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5084025018

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • Duplex

List / Sold:

\$1,566,600/\$1,550,000 ↓

14 days on the market

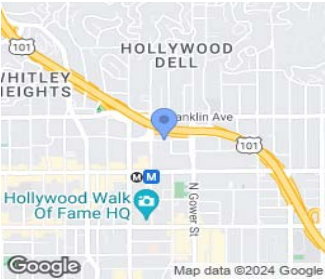
Listing ID: WS23230539

1763 Vista Del Mar Ave • Los Angeles 90028

2 units • \$783,300/unit • 1,874 sqft • 4,042 sqft lot • \$827.11/sqft •

Built in 1922

Yucca street to Vista Del Mar



Welcome Home! Gorgeous & Luxurious Duplex wonderfully located in the heart of Hollywood near the intersection of Hollywood & Vine and the Hollywood Walk of Fame! Surrounded by the numerous attractions, amenities, retail shopping, and wide array of tasty eats nearby, this Property features a Walk Score® of 95! Recently remodeled Interior, this Duplex include: New Water Heater, Flooring, Light Fixtures, and more. Both units feature plenty of natural light flowing into all rooms. Top floor unit features 2 beds plus a den that would be great for an Office/ or converted into additional bedroom. Custom recessed lighting, electric Fireplace and the open Living room adjacent to the Kitchen. The all-new Kitchen features lovely new cabinetry with quartz countertop and backsplash, modern black handles, and stainless steel Dishwasher and Stove - All appliances included with Sale! The elegant waterfall designed Island also features a great breakfast counter. The Primary bedroom/bath featuring dual sinks and a walk-in closet. Open up the sliding door, and discover a remarkably re-designed Backyard featuring Brand new wood decking throughout that makes efficient use of the property and provides a private environment for relaxation and/or entertaining guests and Summer BBQs. The enclose sunlit porch or the primary bedroom balcony with new deck backyard. The lower 1 bedroom unit has its own separate entrance and dedicated parking space at front. This Duplex is great for any Buyer or Investor, especially those who desire to Live and rent the other and/or possibly short-term rentals. For simplified management, Property features (2) electric, (2) gas, and (1) water meter. Property is conveniently located near Paramount Pictures, TCL Theater, numerous shopping, restaurants, entertainment, 101 Freeway and so much more! Don't miss this rare opportunity to own this duplex in the heart of Hollywood! Strong rental income potential in a highly desirable & attractive location!

Facts & Features

- Sold On 02/02/2024
 - Original List Price of \$1,566,600
 - 1 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central
 - \$282 (Unknown)
- Laundry: Dryer Included, Washer Included
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Yard
 - Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01280398
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$0	\$0	\$6,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,650

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
 - Buyer Agency Compensation: 2%
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5546031009

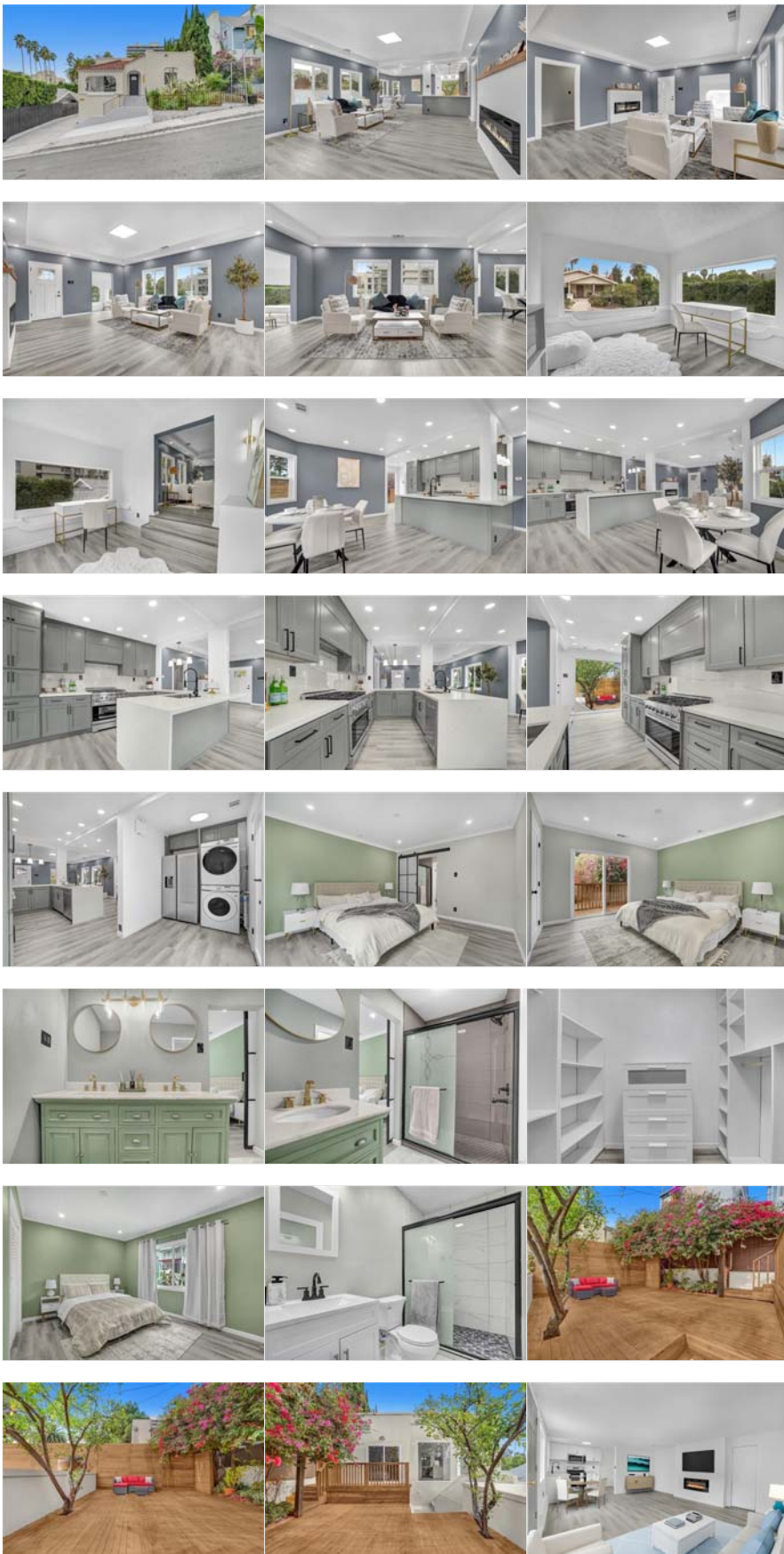
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: WS23230539

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Closed •

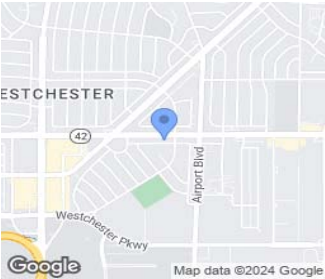
List / Sold:

\$1,280,196/\$1,250,000 ↓

60 days on the market

Listing ID: 23330467

5969 W 86th Pl • Los Angeles 90045
2 units • \$640,098/unit • 1,742 sqft • 6,051 sqft lot • \$717.57/sqft •
Built in 1944
Off Manchester and La Tijera



Whether an Owner/User or Investor, this stunning duplex is a "must see" turn-key property in the highly desirable Westchester area. 5971- 5969 W 86th Pl. is close to the LA's finest beaches, SoFi Stadium, LMU, Runway Playa Vista Retail, fantastic restaurants, LAX and the 405/105 freeways. Voted as a "top 10 best neighborhoods to raise a family" in Los Angeles, Westchester public schools are well reputed including "A" grade schools such as: Open Charter Magnet, WISH Community School and Cowan Elementary School. Ideal for anyone looking for a low-maintenance asset in a rapidly appreciating neighborhood. The property features a 2-car garage and long shared driveway. Each unit boasts private outdoor spaces that are ideal for entertaining. The rear unit (~900 sq ft) opens to a large, fenced-in grassy yard complete with a mature avocado tree and an elevated deck. The front unit (~842 sq ft) features a manicured lawn and concrete patio fenced in and lined with privacy hedges -- perfect for al fresco dining under the stars. The duplex offers (2) spacious 2-bed, 1-bath units that showcase premium upgrades like hardwood floors, granite countertops, and convenient in-unit washer/dryer hookups. The front unit is primed for occupancy -- the kitchen was tastefully remodeled and a walk-in spa tub -- complete with shower, jets and LED lights -- was added to delight anyone seeking a luxurious bathing experience. Come see it for yourself, it is ready for your viewing! The back unit has an additional office/den that overlooks the garden, and is currently leased, contributing additional value to your investment. Please respect the "do not disturb" privacy of our tenants. For a comprehensive discussion or to arrange a visit, contact listing agents.

Facts & Features

- Sold On 02/02/2024
- Original List Price of \$1,280,196
- 1 Buildings
- Levels: One
- Heating: Wall Furnace

Interior

- Appliances: Vented Exhaust Fan

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01834818
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,800	\$2,800	\$3,450
2:	2	2	1		Unfurnished	\$0	\$0	\$3,200

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C29 - Westchester area
 - Los Angeles County
 - Parcel # 4123014014

Michael Lembeck

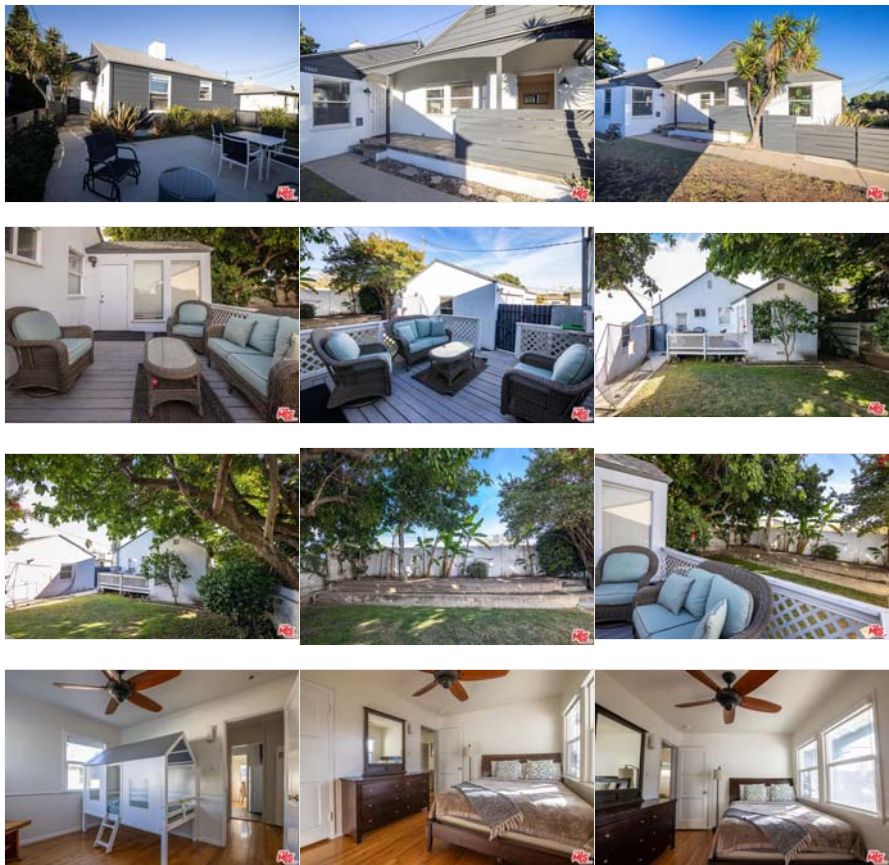
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23330467

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Closed

Duplex

9310 S Western Ave

Los Angeles 90047

2 units

\$296,950/unit

1,107 sqft

3,000 sqft lot

\$542.01/sqft

Built in 1953

Between Century Blvd and Manchester Ave

List / Sold:

\$593,900/\$600,000

215 days on the market

Listing ID: SR23026558



Don't missed this great opportunity to own a Duplex just minutes from SoFi Stadium with eccellente location close to shops and schools. the exterior has been recently painted. From unit 2 bedrooms and 1 bathrooms in good conditions, Back unit is 1 bedroom and 1 bathroom

Facts & Features

- Sold On 01/31/2024
 - Original List Price of \$635,000
 - 1 Buildings
 - 2 Total parking spaces
 - \$258 (Estimated)
- \$42060 Gross Scheduled Income
 - \$33305 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,755
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01329353
 - Gardener:
 - Licenses:
- Insurance: \$800
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,080
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,500	\$2,500	\$2,800
2:	1	1	1	1	Unfurnished	\$1,005	\$1,005	\$1,600

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
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6055026037

Michael Lembeck

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

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: SR23026558

Printed: 02/04/2024 7:41:58 AM

Closed

• Duplex

List / Sold:

\$730,000/\$750,000

41 days on the market

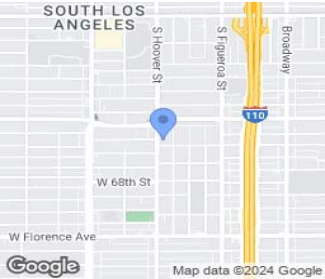
6410 S Hoover St

• Los Angeles 90044

2 units • \$365,000/unit • 1,860 sqft • 5,258 sqft lot • \$403.23/sqft • Built in 2006

S. Gage Ave and E. Vermont Blvd

Listing ID: DW23196081



Standard Sale. Front Building built in 2006. Near Location to downtown. Property has been remodeled. Come And see.! Plenty of space for parking.

Facts & Features

- Sold On 01/31/2024
 - Original List Price of \$730,000
 - 2 Buildings
 - Levels: One, Two
 - 7 Total parking spaces
 - \$395 (Estimated)
- Laundry: In Closet
 - \$68760 Gross Scheduled Income
 - \$61260 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$500
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01978281
 - Gardener:
 - Licenses:
- Insurance: \$150
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$350
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Partially	\$3,680	\$3,680	\$3,680
2:	1	3	2	1	Partially	\$2,050	\$2,050	\$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

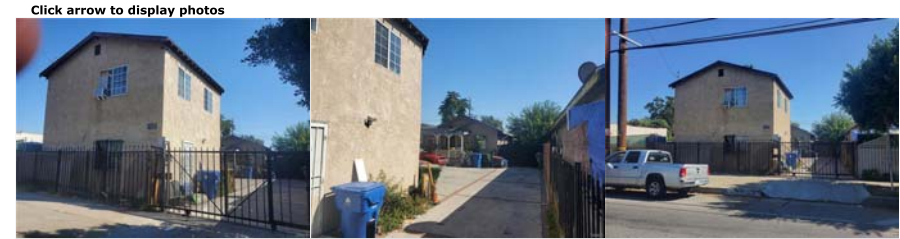
- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6004019003

Michael Lembeck

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

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Closed

• Duplex

224 W 84th st

• Los Angeles 90003

2 units

• \$345,000/unit

• 1,175 sqft

• 5,400 sqft lot

• \$519.15/sqft

• Built in 1922

east of broadway and north on manchester

List / Sold:

\$690,000/\$610,000

41 days on the market

Listing ID: DW23212746



this property is a 2 unit legally being used as an sfr in the front and a duplex in the back. the front house is a two bedroom and the back house is a one bedroom. the front and back unit are vacant and there is a tenant occupying the middle unit. This property does not qualify for conventional financing. offers must be cash offer or hard money. The middle tenant will be staying. No offers subject to interior inspection will be considered. The city has the official square footage at 1175 but the structure is larger. buyers to verify the legal square footage.

Facts & Features

- Sold On 02/01/2024
 - Original List Price of \$690,000
 - 2 Buildings
 - 3 Total parking spaces
 - \$0 (Assessor)
- \$17484 Gross Scheduled Income
 - 2 electric meters available
 - 21 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,600
 - Other Expense:
 - Other Expense Description:

Unit Details

1:	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
	2	3	0	3	Unfurnished	\$1,457	\$1,457	\$0

Of Units With:

- Separate Electric: 2
 - Gas Meters: 21
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 1%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6040002024

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: DW23212746

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Closed

Duplex

1212 N Spring Ave

Compton 90221

2 units

\$237,500/unit

1,368 sqft

5,747 sqft lot

\$347.22/sqft

Built in 1938

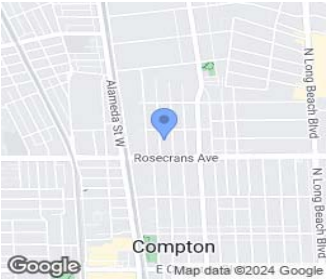
Borth of Rose crans West of Long BEach Blvd

List / Sold:

\$475,000/\$475,000

0 days on the market

Listing ID: CV23155883



Excellent duplex in the heart of Compton with one bedroom and one bath in each unit. Live in one and rent the other. This unique opportunity will be gone soon. Close to school and stores this property represents a great opportunity for the investor or the first time homebuyer

Facts & Features

- Sold On 01/30/2024
 - Original List Price of \$475,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$693 (Estimated)
- Laundry: See Remarks
 - \$2400 Gross Scheduled Income
 - \$2100 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,850
 - Electric: \$600.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 01927637
 - Gardener:
 - Licenses:
- Insurance: \$1,350
 - 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	1	0	1	Unfurnished	\$1,000	\$1,000	\$1,300
2:	1	1	0	1	Unfurnished	\$800	\$800	\$1,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- RN - Compton N of Rosecrans, E of Central area
 - Los Angeles County
 - Parcel # 6167011018

Michael Lembeck

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

Re/Max Property Connection

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

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Closed

• Duplex

2117 E Knopf St

• Compton 90222

2 units • \$274,950/unit • 960 sqft • 4,934 sqft lot • \$572.92/sqft • Built in 1925

East of Wilmington & North of Rosecrans

List / Sold: \$549,900/\$550,000

74 days on the market

Listing ID: DW23195197



Great opportunity!! This duplex features two separate houses. Each property with one bedroom and one bathroom. Wonderful legal duplex on a spacious lot for kids to play in, family gatherings, or future expansion. Live in one and rent the other one for additional income or ideal for extended family. Front unit has been recently renovated with new vinyl flooring & recently painted. Both units offer granite countertops & newer roof.

Facts & Features

- Sold On 01/29/2024
 - Original List Price of \$559,900
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$1,045 (Estimated)
- \$35940 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02078798
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600
2:	1	1	1	0	Unfurnished	\$1,395	\$1,395	\$1,600

Of Units With:

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

Additional Information

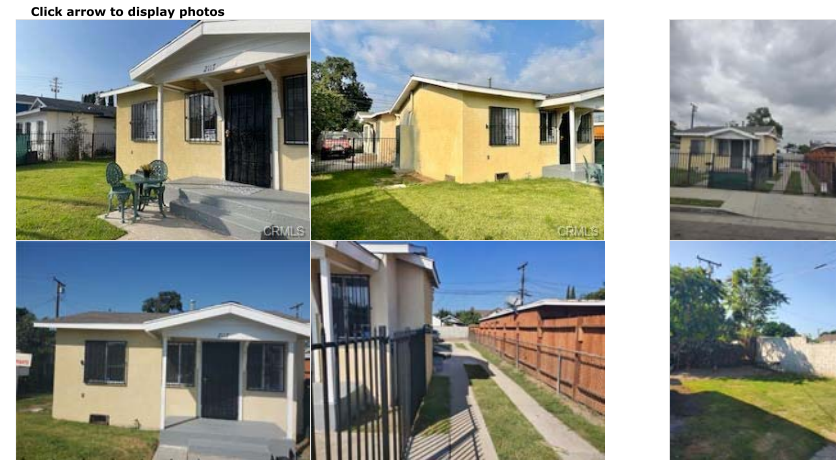
- Standard sale
 - Buyer Agency Compensation: 2%
- RN - Compton N of Rosecrans, E of Central area
 - Los Angeles County
 - Parcel # 6152014017

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:
\$1,500,000/\$1,435,000 ↓
168 days on the market
Listing ID: SB23098956

16113 Halldale Ave • Gardena 90247
3 units • **\$500,000/unit** • **4,234 sqft** • **7,992 sqft lot** • **\$338.92/sqft** •
Built in 1988
East of Western, West of Normandie, between 160th and 162nd Streets



Price adjustment. Great opportunity to own this tri-plex in a desirable central area of Gardena. Conveniently located near City Hall, shopping, restaurants, banks, schools, great freeway access. Owner's Unit in front is 4 bedroom/3 bath with Den and storage area, direct access attached garage. Unit 2 has private garage with washer and dryer in garage. Unit 3 has laundry room inside apartment. Room at the back of property to park extra cars. Each unit has a private 2 car garage with remote garage opener. Clean maintained units and if refurbished can obtain higher rent but building and units have been maintained. Drive by only, do not walk on property and do not disturb tenants. Interior vacant photos taken prior to tenant move-in.

Facts & Features

- Sold On 01/30/2024
- Original List Price of \$1,600,000
- 1 Buildings
- 6 Total parking spaces
- Heating: Central, Wall Furnace
- \$0 (Unknown)
- Laundry: In Garage, Individual Room
- Cap Rate: 3.28
- \$71700 Gross Scheduled Income
- \$52544 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: Den, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Appliances: Dishwasher, Gas Range, Gas Water Heater
- Other Interior Features: 2 Staircases

Exterior

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

Annual Expenses

- Total Operating Expense: \$37,868
- Electric: \$157.00
- Gas:
- Furniture Replacement:
- Trash: \$846
- Cable TV: 01368364
- Gardener:
- Licenses: 54
- Insurance: \$3,000
- Maintenance: \$6,100
- Workman's Comp:
- Professional Management: 4240
- Water/Sewer: \$2,571
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$2,650	\$2,650	\$3,200
2:	1	2	1	2	Unfurnished	\$1,800	\$1,800	\$2,000
3:	1	2	1	2	Unfurnished	\$1,525	\$1,525	\$2,000

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6105016008

Michael Lembeck

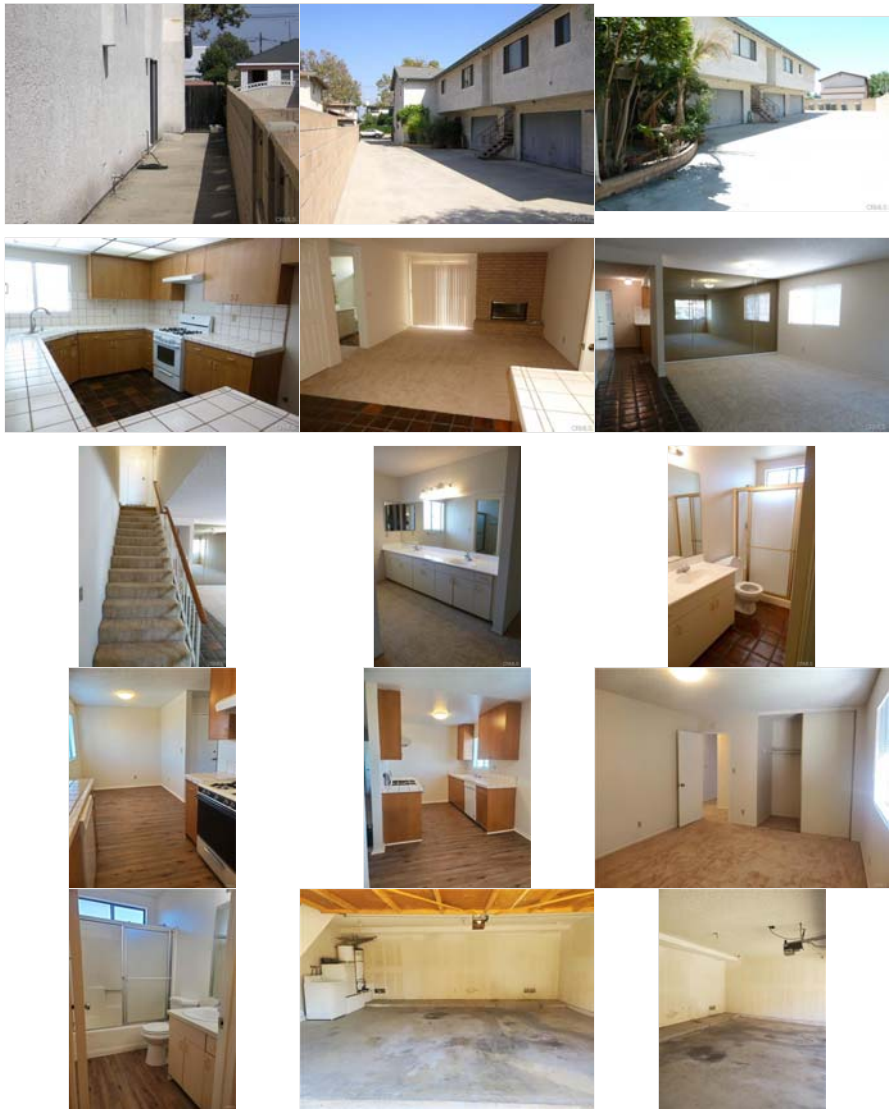
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State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SB23098956

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Closed

• Triplex

4989 Twining St • Los Angeles 90032

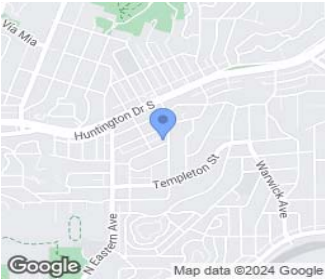
3 units • \$266,633/unit • 1,976 sqft • 6,563 sqft lot • \$369.43/sqft • Built in 1924

Huntington Blvd.

List / Sold: \$799,900/\$730,000 ↓

82 days on the market

Listing ID: EV23171168



Triplex in Sereno area of Los Angeles next to Alhambra city, good source of Income. The front house has 3 bedrooms, 1-bathroom, an additional enclosed patio fireplace in a spacious living room, a combo kitchen dining room, one car garage and a front patio with iron fence. Unit #2- has a 1 bedroom, 1 bathroom with an enclosed patio. Unit #3- has 2 bedroom, one-bathroom, additional enclosed patio, a patio porch to enjoy family and friends gathering, with one car garage and 2 parking spaces, this unit has the main entrance through the Aley and entrance from the main street. 4987, 4987 1/2, 4989 and 4989 1/2 twining St. L.A. 90032 The property has a lot of potential for income, cash, conventional loan and hard money loan welcome

Facts & Features

- Sold On 01/29/2024
 - Original List Price of \$820,000
 - 3 Buildings
 - 2 Total parking spaces
 - \$4,932 (Assessor)
- Laundry: Inside
 - \$6100 Gross Scheduled Income
 - \$5700 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry
 - Floor: Carpet, Laminat
- Appliances: None

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Paved
- Fencing: Fair Condition, See Remarks
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,650
 - Electric: \$1,200.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$350
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,300
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$0	\$2,700	\$2,700
2:	1	1	1	0	Unfurnished	\$0	\$1,800	\$1,800
3:	1	2	1	3	Unfurnished	\$0	\$1,800	\$1,800

Of Units With:

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

Additional Information

- Notice Of Default sale
 - Buyer Agency Compensation: 2%
- 621 - El Sereno area
 - Los Angeles County
 - Parcel # 5218015006

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed

• Triplex

10647 Las Lunitas Ave

• Tujunga 91042

3 units • \$283,000/unit • 1,200 sqft • 5,200 sqft lot • \$755.83/sqft • Built in 1942

Google Maps

List / Sold: \$849,000/\$907,000

15 days on the market

Listing ID: GD23218777



10647, 10649 & 10651 Las Lunitas is a Charming 3 Unit. This remarkable asset is located on a quiet street in Tujunga North of Foothill and two units will be delivered completely vacant. All three units are private, detached, bungalow style, with their own private backyard. Each unit is 1BD/1BA with Laundry Hookups and is complimented by open concept living rooms, newer bathrooms, and tile flooring. 10649 is a Brand New ADU with construction having just completed in 2023. With Ease of Management and virtually no operating costs, this asset presents a unique opportunity for an investor or owner/user to acquire a well maintained income property. Here's your chance at all three units located at 10647, 10649 and 10651 Las Lunitas.

Facts & Features

- Sold On 01/30/2024
 - Original List Price of \$899,000
 - 3 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Cooling: Ductless, Wall/Window Unit(s)
 - Heating: Natural Gas
 - \$174 (Estimated)
- \$6100 Gross Scheduled Income
 - \$6000 Net Operating Income
 - 3 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Floor: Stone, Tile, Wood
- Appliances: Disposal, Gas Oven, Gas Range

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$300
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$75
 - Cable TV: 01079007
 - Gardener:
 - Licenses:
- Insurance: \$180
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$75
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$2,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 659 - Sunland/Tujunga area
 - Los Angeles County
 - Parcel # 2566015026

Michael Lembeck

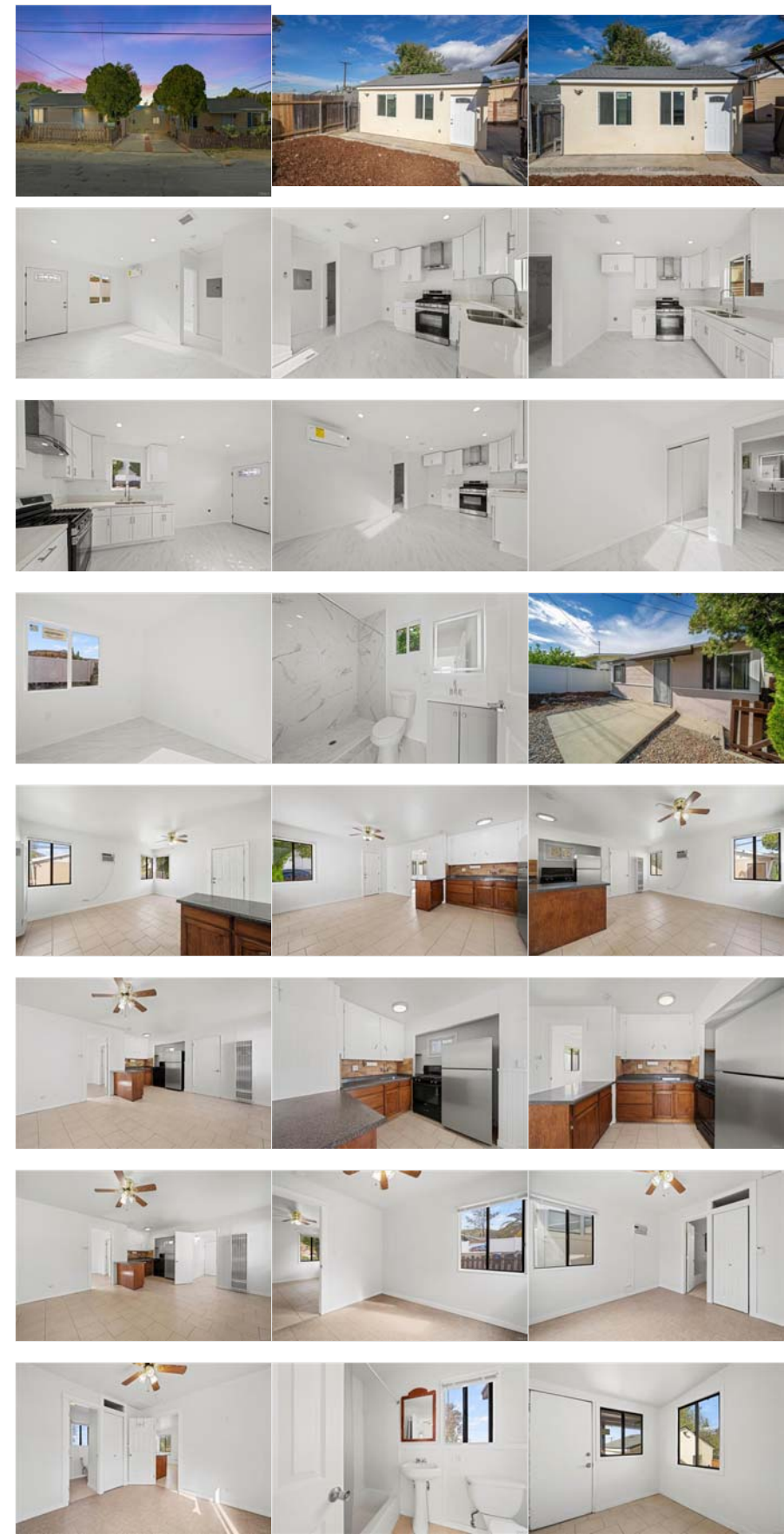
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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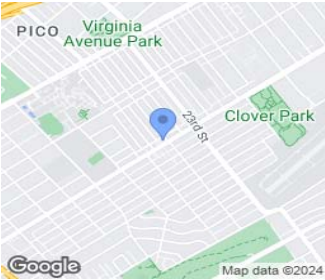
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Closed •

List / Sold:
\$1,850,000/\$1,655,000 ↓
101 days on the market
Listing ID: 23321531

2025 Ocean Park Blvd • Santa Monica 90405
3 units • \$616,667/unit • 2,288 sqft • 6,069 sqft lot • \$723.34/sqft •
Built in 1949

Get on I-10 heading west, After you take the Cloverfield Blvd exit, stay to the right and then turn right onto Cloverfield Blvd. Turn left onto Ocean Park Blvd: Travel on Ocean Park Blvd for a short distance. Arrive at 2025 Ocean Park Blvd on your right or left, depending on the direction you approached from.



Excited to introduce 2025 Ocean Park Boulevard, a meticulously maintained property situated on a 6,069 square-foot lot in the highly sought-after Sunset Park neighborhood of Santa Monica. This remarkable property, spanning 2,288 square feet, was constructed in 1949 as a four-unit building, and later converted into a three-unit building in 2016 when the seller combined two of the units to use as an owner-user unit. The property's unit configuration has been thoughtfully designed to maximize its attractiveness. It includes two 1-bedroom/1-bathroom units, both featuring updated bathrooms, with one unit also boasting a renovated kitchen. The property is enveloped by lush landscaping, offering dedicated patio spaces where tenants can set up outdoor amenities. All units feature hardwood floors and have been impeccably maintained. The 2-bedroom/2.5-bathroom converted unit, previously occupied by the owner, has undergone extensive renovations, leaving no detail spared. It includes an in-unit washer/dryer and a pantry room, a custom-built wet bar, a spacious kitchen with granite countertops and stainless-steel appliances, a sunlit master bedroom with an expansive powder room, a walk-in closet, and luxurious master bathroom with a multi-jet shower and a full-sized jacuzzi. The expansive backyard is adorned with mature landscaping, while the private front yard accommodates a large endless swimming jet spa/pool and ample space for entertainment. The property features an attached one-car garage to the main unit and an additional three parking spaces in the front. Street parking is available in the area, and tenants also have the option to purchase parking permits from the city for added parking flexibility. All tenants are current on their rents. Walking distance to Santa Monica College and various city amenities, this property is minutes away from the beach and has easy access to PCH as well as both the 10 and 405 Freeways. This is a rare opportunity to acquire a tastefully renovated triplex, with the potential to revert it back to a fourplex.

Facts & Features

- Sold On 02/02/2024
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 3 Total carport spaces
- Heating: Central
- Cap Rate: 3.05
- \$59495 Net Operating Income

Interior

- Rooms: Walk-In Closet, Den
- Appliances: Disposal, Oven
- Other Interior Features: Bar

Exterior

- Security Features: Fire and Smoke Detection System, Gated Community

Annual Expenses

- Total Operating Expense: \$31,705
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$2,621
- Maintenance: \$1,634
- Workman's Comp:
- Professional Management: 4560
- 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	\$2,100	\$4,200	\$4,200
2:	1	2	2		Unfurnished	\$3,552	\$3,552	\$3,552
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
- Buyer Agency Compensation: 2%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4273019016

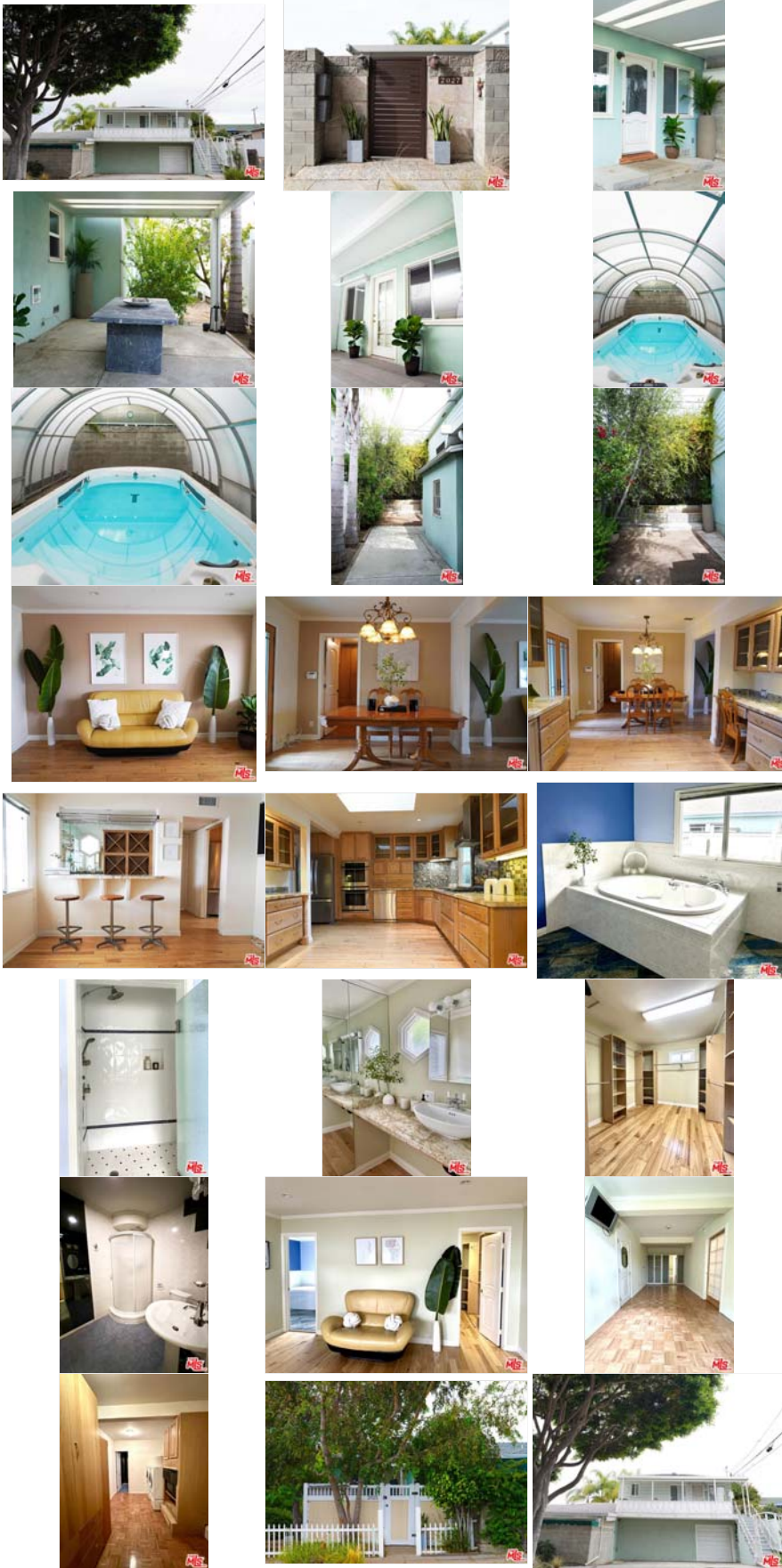
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





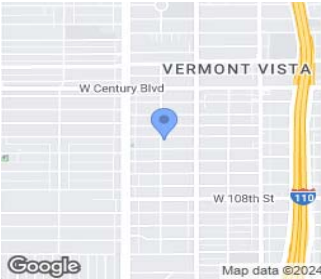
CUSTOMER FULL: Residential Income LISTING ID: 23321531

Printed: 02/04/2024 7:41:59 AM

Closed • Triplex

List / Sold:
\$1,299,999/\$1,249,000 ↓
55 days on the market
Listing ID: DW23203893

10410 Baring Cross St • Los Angeles 90044
3 units • \$433,333/unit • 2,123 sqft • 4,841 sqft lot • \$588.32/sqft •
Built in 1924
South of Centry, North of Imperial, East of Figueroa, West of Vermont



UPDATE: FRONT HOUSE WILL BE VACANT, IF INTERESTED, MUST CONTACT ME BEFORE 11/24. 2 Units are occupied generating \$5400 already. Welcome to this incredible investment opportunity in the heart of Los Angeles! This impressive three-unit property is a true gem, showcasing a lucrative income potential with its current gross rents of \$8,200 per month and remarkably low operating expenses. Situated in a strong rental market location, this property offers convenience and accessibility to all that Los Angeles has to offer. 3 separate detached units, completely remodeled, new floors, windows, electrical, plumbing, roofs, vinyl fencing, corner lot with ample parking, and most importantly, high-paying section 8 tenants. This is a turnkey investment, with no overhead for the owner outside of landscape, insurance and taxes. This is perfect for a 1031 exchange, exchanging maybe a lower income producing, high maintenance property to something like this where all you have to do is buy it, and money will come in! The property is a duplex + a permitted ADU making it 3 units!

Facts & Features

- Sold On 01/30/2024
- Original List Price of \$1,299,999
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Ductless, High Efficiency
- Heating: Ductless, High Efficiency
- \$279 (Estimated)
- Laundry: Gas Dryer Hookup, In Closet
- \$98400 Gross Scheduled Income
- \$97200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Entry, Living Room, Primary Bathroom, Primary Bedroom
- Floor: Laminate, Vinyl
- Appliances: Gas Oven, Range Hood, Tankless Water Heater
- Other Interior Features: Copper Plumbing Full, Open Floorplan, Pull Down Stairs to Attic, Recessed Lighting, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02074427
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6061013001

Michael Lembeck

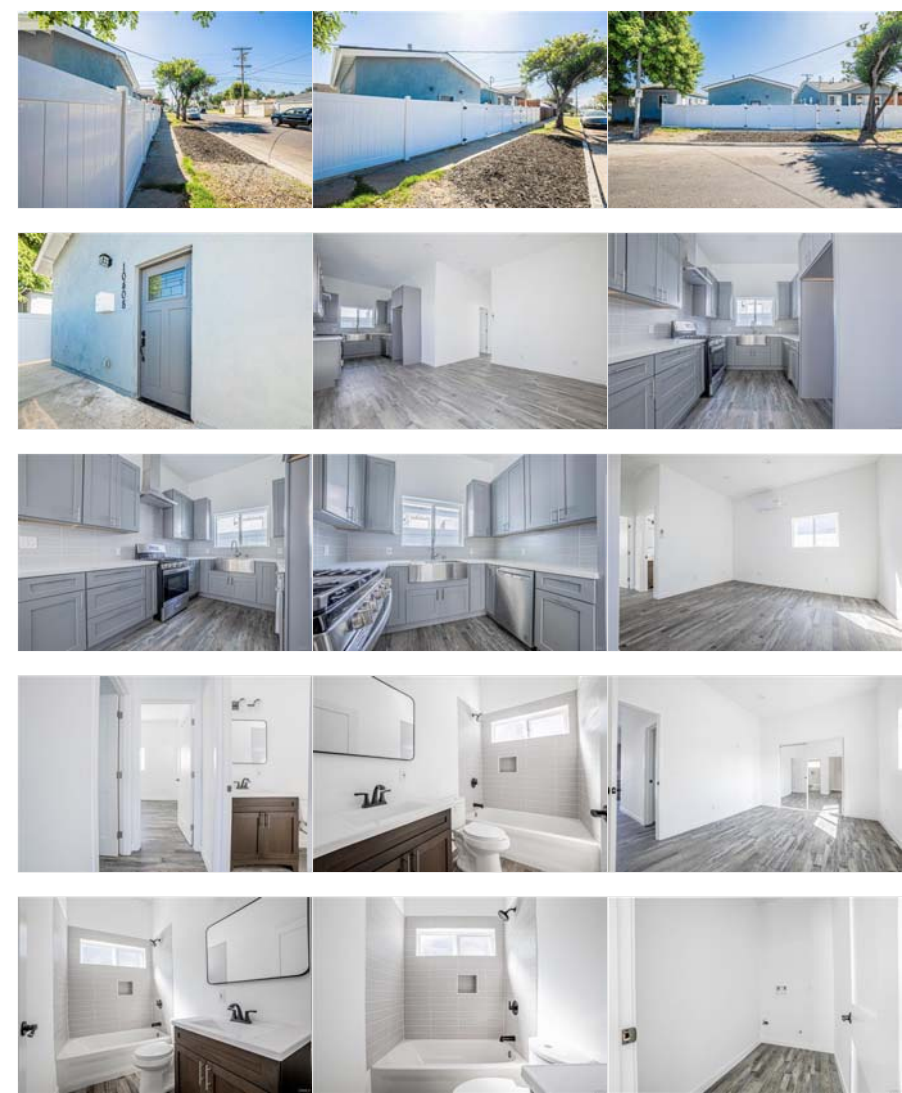
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed • Duplex

List / Sold:
\$1,550,000/\$1,500,000 ↓
59 days on the market
Listing ID: DW23196396

433 W Gage Ave • Los Angeles 90003
3 units • \$516,667/unit • 2,970 sqft • 4,699 sqft lot • \$505.05/sqft •
Built in 2023
S Figueroa St. and W Gage Ave



WE ARE PROUD TO PRESENT THIS BEAUTIFUL NEW CONSTRUCTION LUXURIOUS, CONTEMPORARY DUPLEX AND ADU. THIS PROPERTY IS CENTRALLY LOCATED TO THE 110 FREEWAY, BMO STADIUM, LA MEMORIAL COLISEUM, USC, SOFI STADIUM, CRYPTO.COM ARENA AND MORE! THERE IS A TOTAL OF 3 UNITS, FRONT BUILDING IS A TWO STORY DUPLEX 5 BEDROOM, 3 BATH EACH; REAR BUILDING IS A 3 BEDROOM 2 BATH ADU, OPEN FLOOR PLANS, SPACIOUS BEDROOMS IN ALL UNITS WITH CUSTOM CLOSETS, QUARTZ COUNTERTOPS IN KITCHENS AND BATHROOMS, CUSTOM WINDOW SHADES, BRAND NEW SAMSUNG STAINLESS STEEL APPLIANCES, CUSTOM SHAKER KITCHEN CABINETS, TWO TONED INTERIOR PAINTING, CENTRAL HVAC SYSTEM IN EACH UNIT, LOW VOLTAGE LED RECESSED LIGHTING THROUGHOUT EACH UNIT, LAUNDRY ROOMS IN EACH UNIT WITH BRAND NEW SAMSUNG WASHER & DRYER, TANKLESS WATER HEATERS, GREEN CERTIFIED, DROUGHT TOLERANT LANDSCAPING, AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT ALL UNITS, NEW IRON GATES, SECURITY CAMERAS, NEW BLOCK WALLS, PROPERTY WELL SECURED, 1-TWO CAR ATTACHED GARAGE, 4 TOTAL PARKING SPACES WITH DECORATIVE PAVERS THROUGHOUT DRIVEWAY. 2 WATER METERS AND 1 SUBMETER, 3 GAS METERS, AND 3 ELECTRIC METERS. PERFECT RENTAL PROPERTY OR OWNER OCCUPIED, ALL UNITS DELIVERED VACANT AS WELL AS 1 YEAR OF BUILDER WARRANTY INCLUDED! MUST SEE THIS PROPERTY IN PERSON TO FULLY APPRECIATE ITS BEAUTY! PROPERTY HAS BEEN FINALED BY LADBS AND CERTIFICATE OF OCCUPANCY (CFO) IS IN!

Facts & Features

- Sold On 02/01/2024
- Original List Price of \$1,700,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment
- Heating: Central, ENERGY STAR Qualified Equipment
- \$389 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, In Closet, Washer Hookup, Washer Included
- \$168000 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Appliances: ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan

Exterior

- Lot Features: 0-1 Unit/Acre, Near Public Transit, Sprinkler System
- Security Features: Closed Circuit Camera(s), Fire Sprinkler System, Security Lights, Smoke Detector(s)
- Fencing: Block, Security, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01939139
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- 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:	2	5	3	0	Unfurnished	\$0	\$0	\$5,000
2:	1	3	2	2	Unfurnished	\$0	\$0	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6004038044

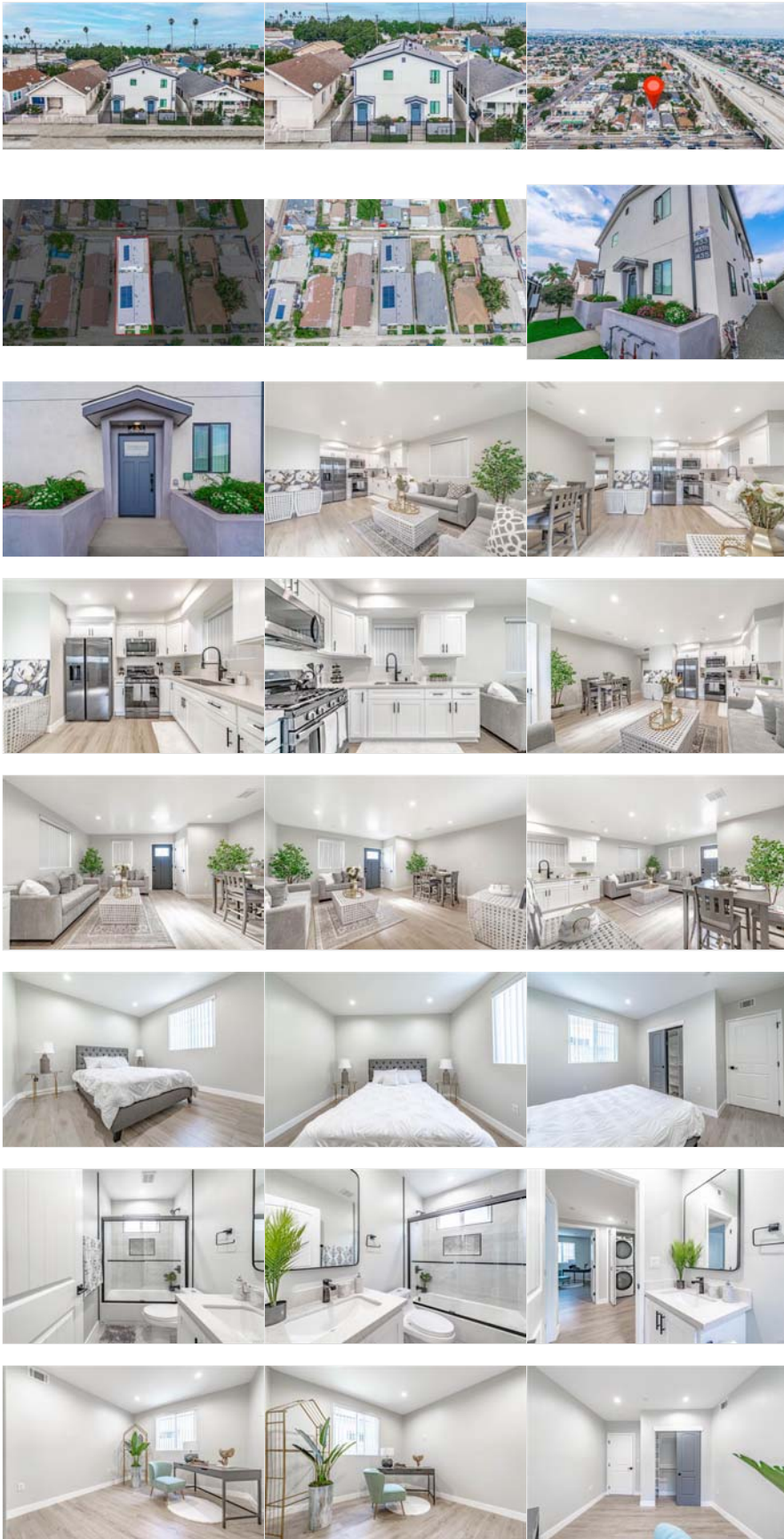
Michael Lembeck

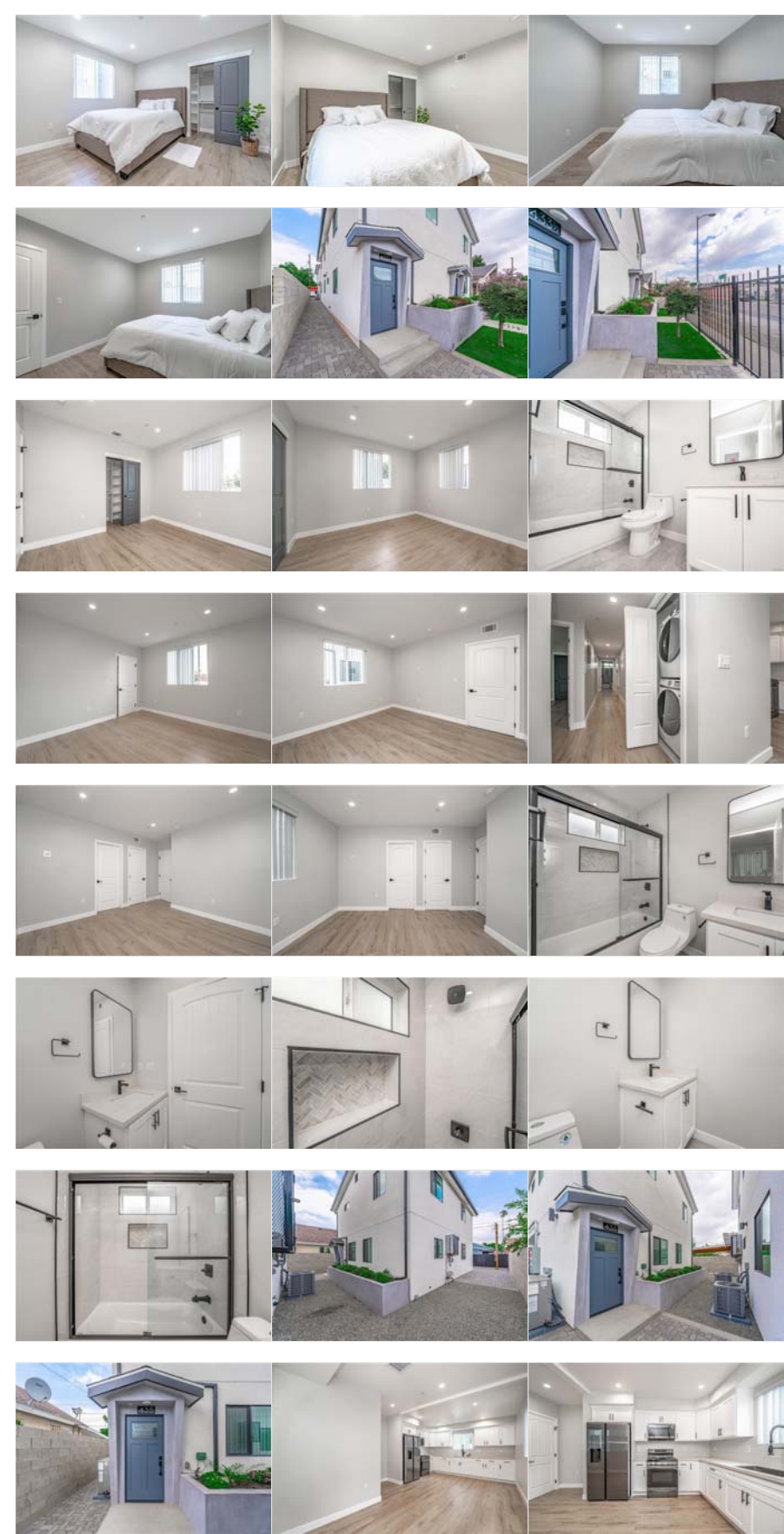
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos







Closed • Quadruplex

519 W Arbor Vitae St • Inglewood 90301

4 units • \$300,000/unit • 2,786 sqft • 6,150 sqft lot • \$421.75/sqft • Built in 1954

west of Inglewood Ave.

List / Sold:

\$1,200,000/\$1,175,000 ↓

54 days on the market

Listing ID: PW23178512



Amazing Fixer Opportunity WITH THREE OF FOUR UNITS DELIVERED VACANT UPON CLOSE OF ESCROW! Located on major street of Arbor Vitae a little over a mile directly west of Sofi Stadium in one of the hottest investment markets in greater LA! Benefits from Inglewood's rising tide of investment and appreciation. Two separate buildings with a great mix of (2) two-bed ground floor units and (2) one-bed units in separate rear building on second floor above four separate one-car garages. Separate utility room as well as another smaller room that once was used as a community laundry space (now for storage). Separate electric and gas meters. Grounds contain guava, orange, and avocado trees. 2,786 square feet on a 6,150 square foot lot. Property needs repairs and updating, but what an opportunity that awaits in the booming area of Inglewood! Located conveniently near Sofi, Forum, LAX, Centinela Hospital, and 405 and 105 freeways. Buyer to verify square footage (lot and structure) and all MLS information. Broker and broker's agents do not represent or guarantee accuracy of the square footage, bedroom/bathroom count, lot size or lot lines/dimensions, permitted or unpermitted spaces, school boundary lines or eligibility, zoning, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information.

Facts & Features

- Sold On 01/30/2024
 - Original List Price of \$1,200,000
 - 2 Buildings
 - 6 Total parking spaces
 - \$0 (Unknown)
- Laundry: Inside
 - 5 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01428775
 - 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	1	1	2	Unfurnished	\$3,200	\$3,200	\$3,800
2:	2	2	1	2	Unfurnished	\$0	\$0	\$5,600

Of Units With:

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

Additional Information

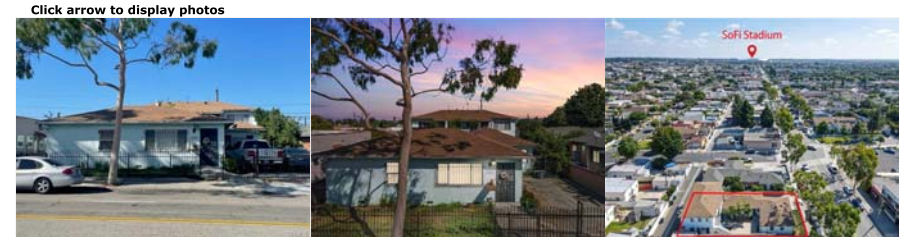
- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 102 - South Inglewood area
 - Los Angeles County
 - Parcel # 4022006002

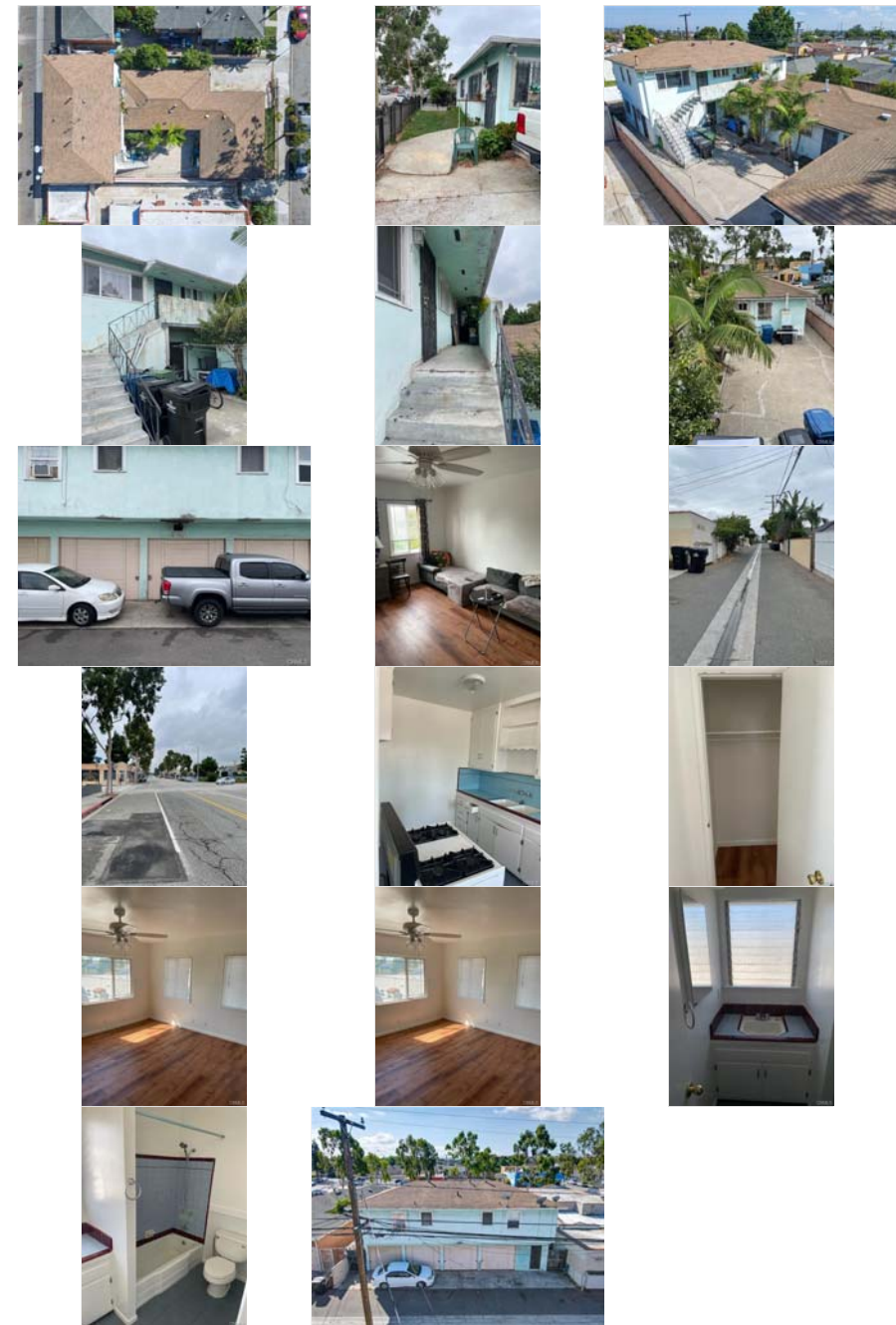
Michael Lembeck

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: PW23178512

Printed: 02/04/2024 7:41:59 AM

Closed • **Quadruplex**

202 N Avenue 52 • Highland Park 90042

4 units • **\$224,750/unit** • **2,719 sqft** • **6,166 sqft lot** • **\$275.84/sqft** • **Built in 1910**

West of N. Figueroa and South of Avenue 52

List / Sold: **\$899,000/\$750,000** ↓

98 days on the market

Listing ID: GD23168379



Huge price reduction. Looking for a great investment? Incredible Owner-User or Investment opportunity to acquire Look no further! This is a phenomenal opportunity to acquire a 4-unit complex. Unlimited upside potential. Diamond in the rough. Just a walk away from red-hot Figueroa Boulevard where you'll find local favorites like Hippo, Kitchen Mouse, Cookbook, Homestate, Civil Coffee, Cafe Birdie, ETA, Otoño, Rosty, Greyhound Sports Bar and so many more. You also have easy access to freeways and proximity to DTLA, Pasadena, the Metro Gold Line, all the restaurants, bars, coffee shops, nightlife, and the vibrant urban lifestyle that Highland Park offers.

Facts & Features

- Sold On 01/30/2024
 - Original List Price of \$999,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$0 (Unknown)
- \$44712 Gross Scheduled Income
 - \$500 Net Operating Income
 - 4 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,550
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 00804434
 - Gardener:
 - Licenses:
- Insurance: \$2,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$850
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Unfurnished	\$1,270	\$1,270	\$6,600
2:	1	2	1	0	Unfurnished	\$956	\$956	\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5468002012

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed

• Quadruplex

2418 Angela St

• Pomona 91766

4 units

• \$237,500/unit

• 3,970 sqft

• 7,252 sqft lot

• \$240.05/sqft

• Built in 1964

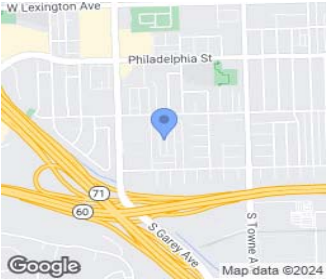
County Rd and Angela Ave

List / Sold:

\$950,000/\$953,000

26 days on the market

Listing ID: CV23222855



Great investment property in Pomona. Close to 71 and 60 Fwy. 5 mins drive to Costco, Home Depot and Supper Markets, 15 mins drive to Cal Ploy Pomona. This 4 units complex has: - Unit 1: Front unit at entry level, 3 bedrooms and 2.5 baths. - Unit 2: Main building at entry level, 2 bedrooms and 1.5 bath. - Unit 3: Main building at 2nd floor, 2 bedrooms and 1.5 bath. - Unit 4: Back Unit at entry level, 1 bedroom and 1 bath. Each unit comes with a 1 car garage access in the back of alley. Shared laundry.

Facts & Features

- Sold On 01/30/2024
 - Original List Price of \$950,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - \$1,027 (Estimated)
- Laundry: Common Area, Individual Room
 - \$50520 Gross Scheduled Income
 - \$37720 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

- Rooms: Family Room
 - Floor: Tile
- Other Interior Features: Balcony

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,800
 - Electric: \$3,000.00
 - Gas: \$1,800
 - Furniture Replacement:
 - Trash: \$1,400
 - Cable TV: 01317331
 - Gardener:
 - Licenses:
- Insurance: \$3,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Furnished	\$1,130	\$1,130	\$2,600
2:	1	2	2	1	Furnished	\$1,080	\$1,080	\$2,000
3:	1	2	2	1	Furnished	\$1,080	\$1,080	\$2,000
4:	1	1	1	1	Furnished	\$920	\$920	\$1,300

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8331023035

Michael Lembeck

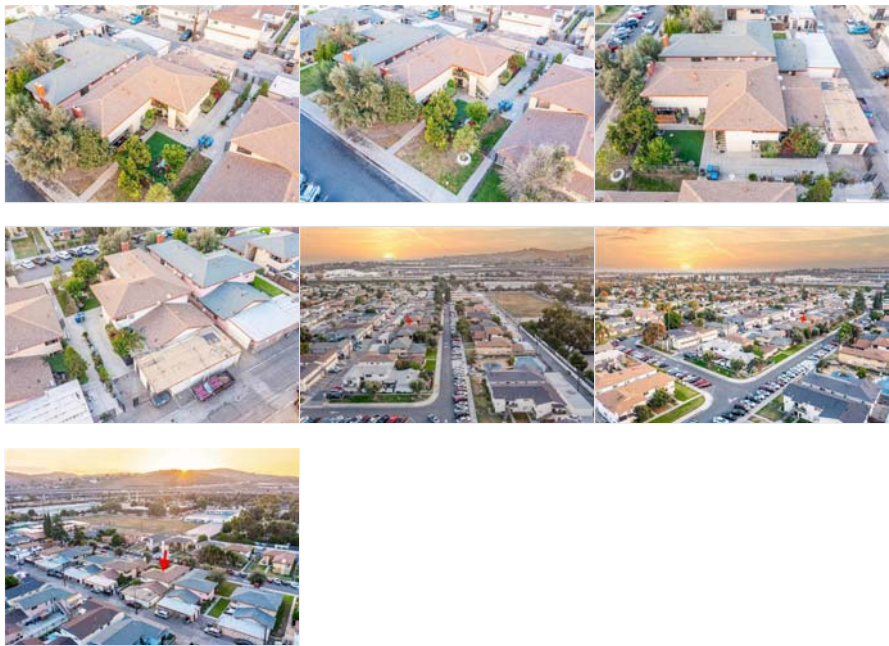
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: CV23222855

Printed: 02/04/2024 7:41:59 AM

Closed

• **Quadruplex**

729 S CHICAGO St

• Los Angeles 90023

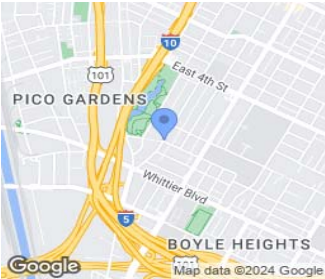
4 units • \$212,475/unit • 3,444 sqft • 3,996 sqft lot • \$223.00/sqft • Built in 1927

JUST NORTH OF WHITTIER BLVD

List / Sold: **\$849,900/\$768,000** ↓

336 days on the market

Listing ID: MB23024734



EXCELLENT RENTAL UNIT LOCATION, ***** ONE UNIT IS FRESHLY PAINTED, NEW CARPET AND WILL BE DELIVERED VACANT*****. MINUTES FROM DOWN TOWN LOS ANGELES, ONLY A COUPLE OF BLOCKS FROM THE FAMOUS 6TH STREET BRIDGE. CENTRALLY LOCATED NEAR SHOPPING AND TRANSPORTATION. CURRENTLY ALL SECTION 8 TENANTS. LOTS OF CHARACTER IN THIS BEAUTIFUL 4 PLEX. SPACIOUS 1 BEDROOM UNITS WITH INSIDE LAUNDRY ROOMS. WELL MAINTAINED BUILDING. IT IS BEING SOLD WITH THE GROCERY STORE NEXT DOOR THAT IS LISTED IN THE COMMERCIAL SECTION OF MLS. THE STORE IS LISTED AT A SEPARATE PRICE. PROPERTIES HAVE SEPARATE APN NUMBERS, HOWEVER DUE TO THE ACCESS IT MUST BE SOLD TOGETHER.

Facts & Features

- Sold On 01/29/2024
 - Original List Price of \$899,900
 - 1 Buildings
 - 3 Total parking spaces
 - \$0 (Assessor)
- Laundry: Inside
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Irregular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01223120
 - 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	\$842	\$842	\$1,600
2:	1	1	1	0	Unfurnished	\$1,113	\$1,113	\$1,600
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600
4:	1	1	1	0	Unfurnished	\$875	\$875	\$1,600

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5183022032

Michael Lembeck

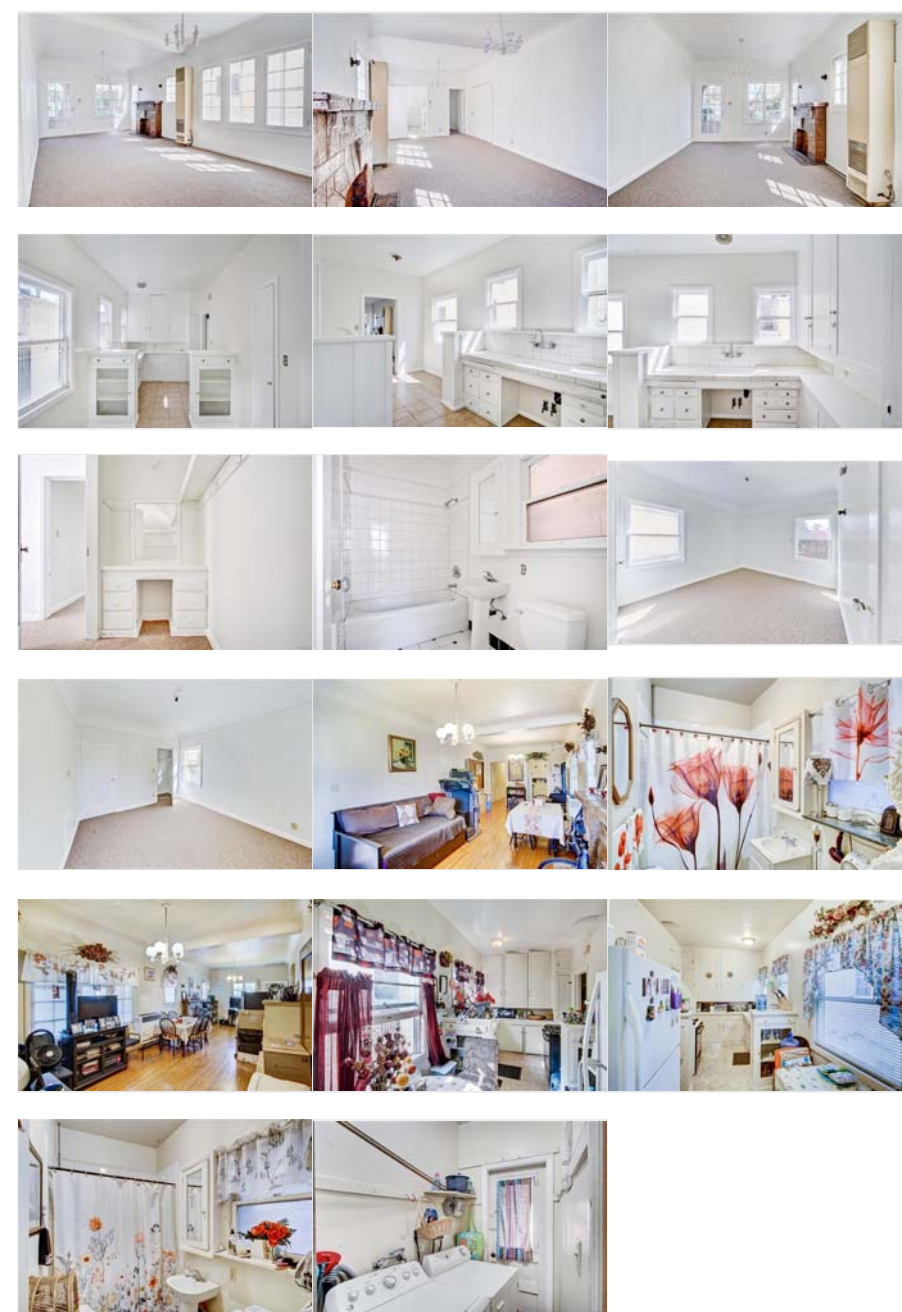
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Re/Max Property Connection

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

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Closed

• **Quadruplex**

547 N St Louis St

• Los Angeles 90033

4 units • \$207,250/unit • 2,194 sqft • 5,555 sqft lot • \$373.75/sqft • Built in 1965

left on St. Louis St.

List / Sold: **\$829,000/\$820,000**

106 days on the market

Listing ID: SB23134065



Property is currently in escrow.

- Facts & Features**
 - Sold On 01/30/2024
 - Original List Price of \$897,000
 - 3 Buildings
 - 3 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - \$0 (Public Records)
- Laundry: Electric Dryer Hookup, Washer Hookup
 - \$53280 Gross Scheduled Income
 - 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: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02188471
 - 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		Unfurnished	\$1,535		\$2,000
2:	1	1	1		Unfurnished	\$1,310		\$1,600
3:	1	1	1		Unfurnished	\$1,600		\$1,600
4:	1	2	1		Unfurnished	\$0		\$2,600

- # 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
 - Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5175028002

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

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Mission Viejo, 92691





CUSTOMER FULL: Residential Income LISTING ID: SB23134065

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Closed •

List / Sold:

\$2,050,000/\$1,900,000 ↓

145 days on the market

Listing ID: 23308588

1117 N Gardner St • West Hollywood 90046

4 units • \$512,500/unit • 3,048 sqft • 5,584 sqft lot • \$623.36/sqft •

Built in 1924

North of Santa Monica, South of Sunset



TWO UNITS DELIVERED VACANT! Welcome to the "Barbie Palace" a charming four-unit townhouse complex in the heart of West Hollywood. Each cozy unit features 2 bedrooms, 1 bathroom, and a classic design. Embrace the timeless appeal and convenient location of this hidden gem. Your new home awaits at the iconic Barbie Palace.

Facts & Features

- Sold On 01/31/2024
 - Original List Price of \$2,150,000
 - 4 Buildings
 - Levels: Two
 - Heating: Wall Furnace
- \$100000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$36,600
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01499010
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,500	\$2,781	\$3,500
2:	2	2	1		Unfurnished	\$3,500	\$3,500	\$3,500
3:	3	2	1		Unfurnished	\$3,500	\$1,003	\$3,500
4:	4	2	1		Unfurnished	\$4,500	\$3,500	\$4,500
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
 - Buyer Agency Compensation: 2.5%
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 5530010012

Michael Lembeck

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

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
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Closed

• Quadruplex

1712 W 24th St • Los Angeles 90018

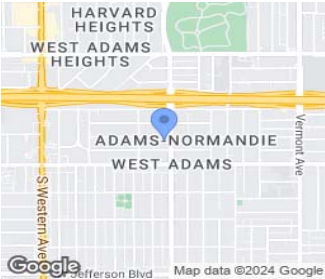
4 units • \$200,000/unit • 2,104 sqft • 6,257 sqft lot • \$380.23/sqft • Built in 1903

South of the 10, North of W. Adams Blvd.

List / Sold: \$800,000/\$800,000

277 days on the market

Listing ID: DW23044123



Investor Opportunity! Huge price improvement. Four-unit opportunity in the highly desirable area of West Adams/Jefferson Park. Units consist of one 2+1 and 3 1+1. Owner's unit will be delivered vacant. Long-term tenants in place and current on rents. Onsite and Offsite parking available. Close to USC, DTLA, public transportation, restaurants, and more.

Facts & Features

- Sold On 01/31/2024
 - Original List Price of \$975,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
- \$49872 Gross Scheduled Income
 - \$37097 Net Operating Income
 - 4 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,775
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01189533
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5058028003

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691



Closed •

List / Sold:

\$1,025,000/\$1,025,000

11 days on the market

Listing ID: 23312745

10929 Myrtle St • Downey 90241

4 units • \$256,250/unit • 2,490 sqft • 5,258 sqft lot • \$411.65/sqft • Built in 1953

From I-5, Take Exit 126A for Paramount Blvd, Take Left onto Paramount Blvd, Turn Left onto Paramount Blvd, Turn Left onto 5th St, Turn right onto Myrtle St, Property will be on the right



Facts & Features

- Sold On 02/01/2024
- Original List Price of \$1,025,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$31160 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$22,360
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01182091
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,155	\$13,860	\$22,200
2:	1	1	1		Unfurnished	\$1,133	\$13,596	\$22,200
3:	1	1	1		Unfurnished	\$1,155	\$13,860	\$22,200
4:	1	1	1		Unfurnished	\$1,155	\$13,860	\$22,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- D2 - Northwest Downey, N of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6251038006

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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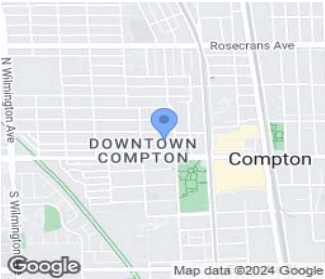
CUSTOMER FULL: Residential Income LISTING ID: 23312745

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Closed • Quadruplex

List / Sold:
\$1,100,000/\$1,100,000
8 days on the market
Listing ID: PW24001583

317 W Magnolia St • Compton 90220
4 units • \$275,000/unit • 3,282 sqft • 5,627 sqft lot • \$335.16/sqft •
Built in 1945
South of Rosecrans Ave.



Cash Cow. Four 2 bed/1 bath units. Four-car garages at rear of property--perfect to convert to ADU'S?

Facts & Features

- Sold On 01/30/2024
- Original List Price of \$1,075,000
- 2 Buildings
- 4 Total parking spaces
- \$1,068 (Estimated)
- \$100500 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01715650
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,150	\$2,150	\$2,300
2:	1	2	1	1	Unfurnished	\$2,150	\$2,150	\$2,300
3:	1	2	1	1	Unfurnished	\$2,154	\$2,154	\$2,300
4:	1	2	1	1	Unfurnished	\$1,921	\$1,921	\$2,300

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
- Buyer Agency Compensation: 2%
- RP - Compton S of Rosecrans, E of Central, W of Ala area
- Los Angeles County
- Parcel # 6157017101

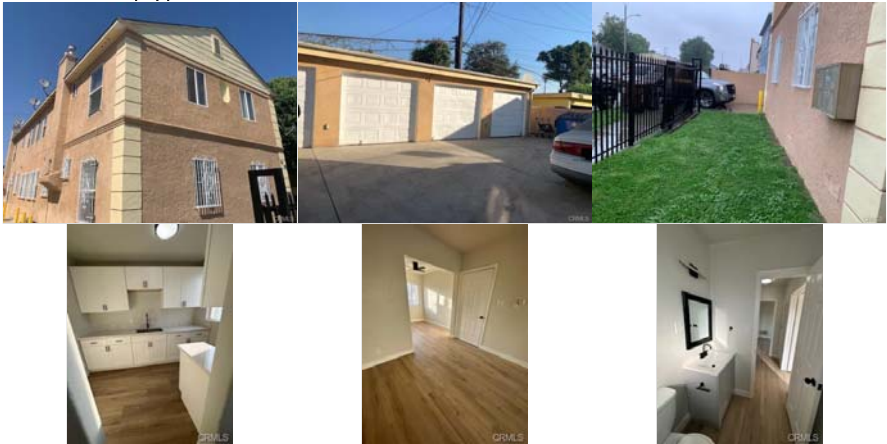
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW24001583

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Closed •

List / Sold:
\$1,249,000/\$1,125,000 ↓
114 days on the market
Listing ID: 23293977

216 S Inglewood Ave • Inglewood 90301
5 units • \$249,800/unit • 4,447 sqft • 5,988 sqft lot • \$252.98/sqft •
Built in 1962
405 Freeway to Manchester, head East to Inglewood Ave, turn right



5 units in one of the hottest investment markets in Greater LA. A nice street, lined with single family homes - and a two minute drive to shopping and dining along Downtown Inglewood's Market St. Bread-and butter building - a 'simple' one to buy and operate. Highly functional and will benefit from Inglewood's rising tide of investment and appreciation.

Facts & Features

- Sold On 01/29/2024
- Original List Price of \$1,249,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- \$54730 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$35,480
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1		Unfurnished	\$3,950	\$3,950	\$4,500
2:	1	2	1		Unfurnished	\$1,700	\$1,700	\$2,000
3:	1	2	2		Unfurnished	\$2,100	\$2,100	\$2,250
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
- Buyer Agency Compensation: 2.25%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4020009015

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,595,000/\$1,550,000 ↓

65 days on the market

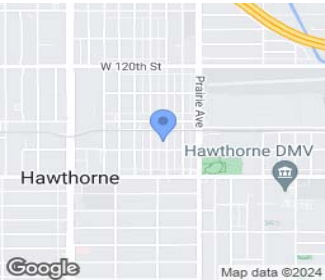
Listing ID: 23315527

12527 Oxford Ave • Hawthorne 90250

5 units • \$319,000/unit • 4,436 sqft • 6,562 sqft lot • \$349.41/sqft •

Built in 1972

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



Price Reduced! | Highly Desirable Hawthorne Location - West of Prairie | Approximately 1 Mile from SpaceX & Tesla Design Center and 2 Miles from SoFi Stadium & Upcoming Intuit Dome (NBA Clippers Arena) | 5.18% Current Cap Rate & 13.04 Current GRM | 6.18% Pro-Forma Cap Rate & 11.47 Pro-Forma GRM | Unit Mix of (Two) 2-Bedroom/2-Bathroom Units & (Three) 2-Bedroom/1-Bathroom Units | 1972 Construction | Roof Replaced in 2022 | 4,436-Square Foot Building on a 6,562-Square Foot Lot | No Local Rent Control - Defaults to AB 1482 | Total of 8 Parking Spaces | Strong Neighboring Employment: SpaceX, Tesla, & Aerospace Defense Companies

Facts & Features

- Sold On 01/30/2024
 - Original List Price of \$1,650,000
 - 1 Buildings
 - Levels: Two
- Cap Rate: 5.18
 - \$82558 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$34,887
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02081496
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$1,960	\$1,960	\$2,350
2:	1	2	1		Unfurnished	\$2,150	\$2,150	\$2,295
3:	1	2	2		Unfurnished	\$2,090	\$2,090	\$2,350
4:	1	2	1		Unfurnished	\$2,060	\$2,060	\$2,295
5:	1	2	1		Unfurnished	\$1,935	\$1,935	\$2,295
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 108 - North Hawthorne area
 - Los Angeles County
 - Parcel # 4046022011

Michael Lembeck

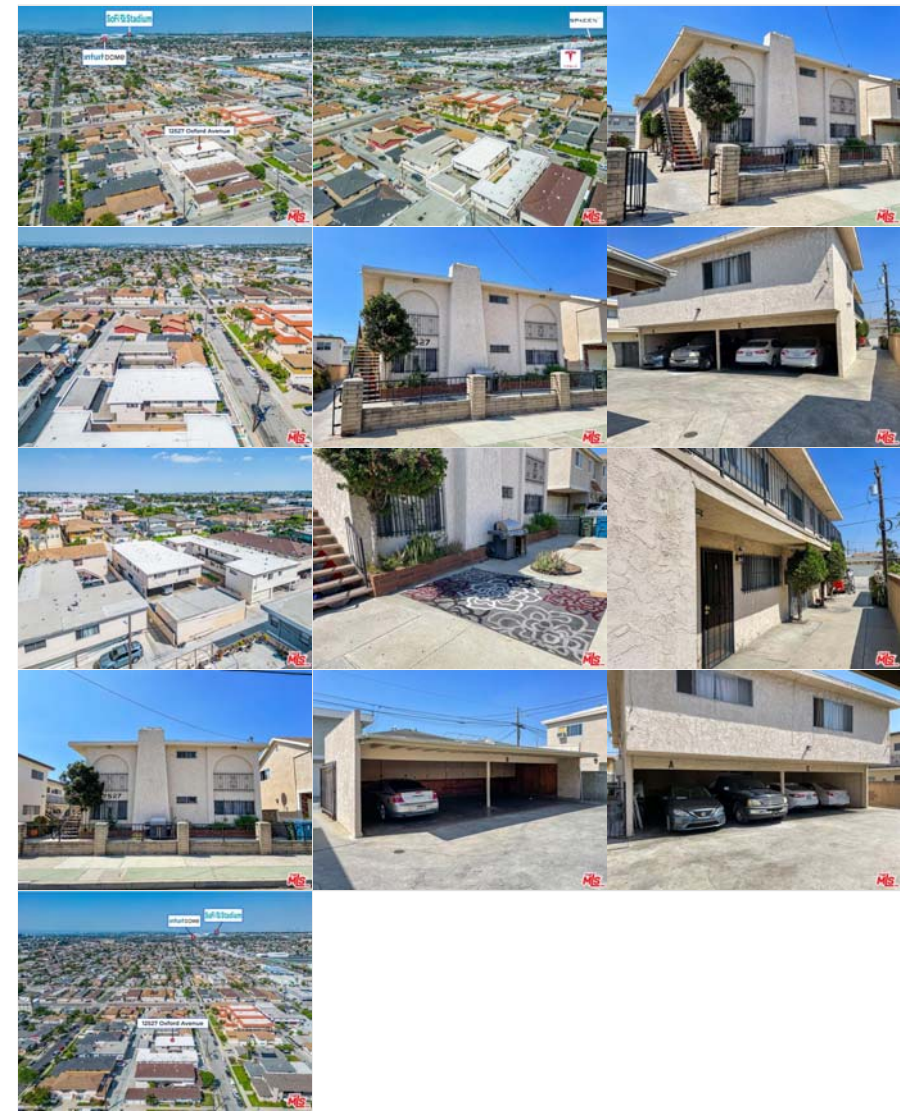
State License #: 01019397
Cell Phone: 714-742-3700

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Closed •

List / Sold:

\$1,525,000/\$1,510,000 ↓

65 days on the market

Listing ID: 23315577

3722 W 132nd St • Hawthorne 90250

5 units • \$305,000/unit • 3,900 sqft • 12,303 sqft lot • \$387.18/sqft • Built in 1955

South of El Segundo Boulevard, East of Prairie Avenue, West of Crenshaw Boulevard, North of 135th Street



Price Reduced! | Large 12,303-Square Foot Lot | Located Less Than 1 Mile from SpaceX & Tesla Design Center and 2.5 Miles from SoFi Stadium & Upcoming Intuit Dome (NBA Clippers Arena) | 5.66% Current Cap Rate & 12.31 Current GRM | 6.54% Pro-Forma Cap Rate & 11.07 Pro-Forma GRM | Desirable Opportunity to Add ADUs or Redevelop | All 2-Bedroom/1-Bathroom Units | Each Unit Contains Attached Garage | No Local Rent Control - Defaults to AB 1482 | Strong Neighboring Employment: Space X, Tesla, & Aerospace Defense Companies

Facts & Features

- Sold On 01/30/2024
- Original List Price of \$1,595,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- Cap Rate: 5.66
- \$86385 Net Operating Income
- 5 electric meters available
- 5 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,125	\$2,125	\$2,295
2:	1	2	1		Unfurnished	\$2,015	\$2,015	\$2,295
3:	1	2	1		Unfurnished	\$2,100	\$2,100	\$2,295
4:	1	2	1		Unfurnished	\$2,100	\$2,100	\$2,295
5:	1	2	1		Unfurnished	\$1,980	\$1,980	\$2,295
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 110 - East Hawthorne area
- Los Angeles County
- Parcel # 4050019015

Michael Lembeck

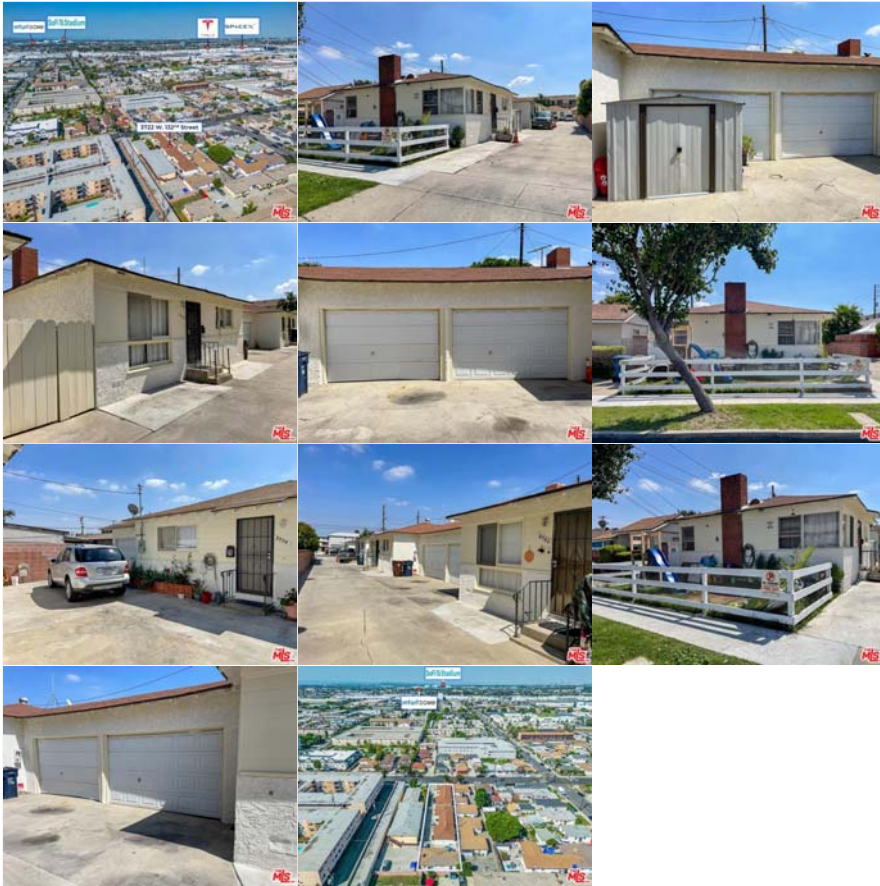
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CUSTOMER FULL: Residential Income LISTING ID: 23315577

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Closed • Apartment

List / Sold:
\$2,800,000/\$2,748,900 ↓
35 days on the market
Listing ID: SB23206907

945 Main St • El Segundo 90245
5 units • \$560,000/unit • 5,012 sqft • 6,702 sqft lot • \$548.46/sqft •
Built in 1977
Main St and Imperial Hwy



We are pleased to present the opportunity to acquire 945 Main Street, a 5-unit apartment complex. The property is centrally located with proximity to major employment centers, transportation hubs, and recreational amenities. This prime asset offers a compelling blend of stability and growth potential. Situated in the heart of El Segundo, 945 Main Street benefits from a strong rental market, historically low vacancy rates, and a well-maintained property. The subject property is comprised of two buildings totaling 5,012sf and is situated on a 6,700sf lot with an attractive unit mix of (2) one-bed/one-bath (1) 3-bed 2-bath (1)2-bed/1-bath and (1) 2-bed/1.5-bath townhouse style unit. Three (3) of the units will be delivered rent ready providing the investors the opportunity to screen their tenants and immediately mark rents to market. There are six (6) dedicated carports as well as an on-site laundry facility for the tenant's convenience. Both roofs were replaced less than 5 years ago and much of the plumbing and the sewer has been replaced bolstering the property's long-term durability. 945 Main Street is not just an investment; it's an opportunity to participate in a thriving community and capitalize on the live- work-play environment that this location uniquely offers. With its strategic positioning, this property allows you to tap into the steady demand for housing driven by nearby employment hubs while enjoying the coastal lifestyle that makes El Segundo a sought-after destination. As an investor, you'll benefit from the property's consistent rental income, potential for value appreciation, and the long-term stability provided by this dynamic and resilient market. Don't miss out on the chance to be part of the success story that is El Segundo's real estate market and the countless advantages it can bring to your investment portfolio.

Facts & Features

- Sold On 02/01/2024
- Original List Price of \$2,800,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- \$0 (Unknown)
- Laundry: Community
- \$171360 Gross Scheduled Income
- \$112975 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$53,379
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$3,759
- Maintenance: \$3,750
- Workman's Comp:
- Professional Management: 6654
- Water/Sewer: \$5,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,150	\$3,150	\$4,000
2:	1	1	1	0	Unfurnished	\$2,450	\$2,450	\$2,450
3:	1	1	1	0	Unfurnished	\$2,450	\$2,450	\$2,450
4:	1	2	2	0	Unfurnished	\$3,495	\$3,495	\$3,495
5:	1	2	1	1	Unfurnished	\$2,360	\$2,360	\$2,950

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4132018003

Michael Lembeck

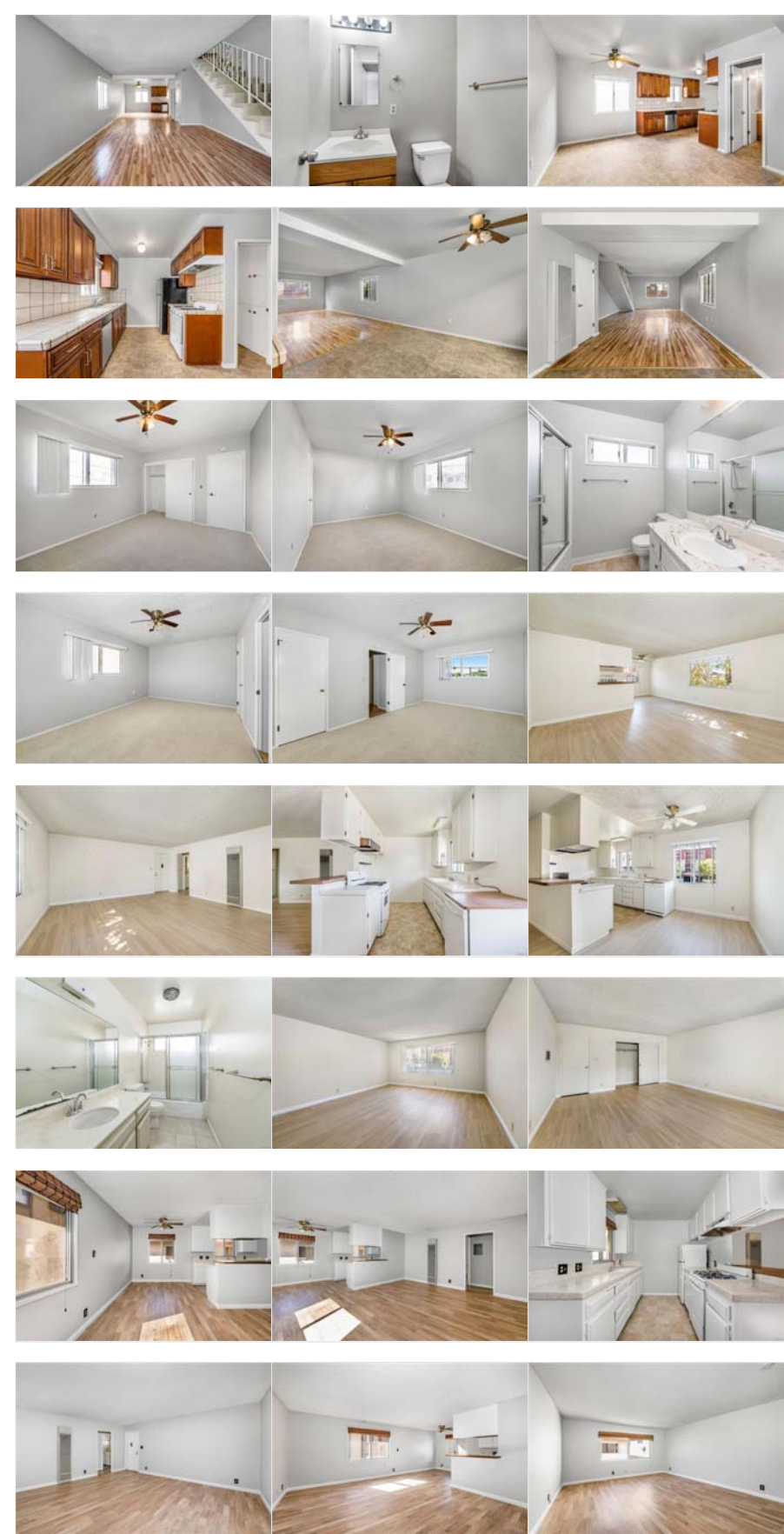
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23206907

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Closed • Apartment

List / Sold:
\$1,920,000/\$1,930,000 
60 days on the market
Listing ID: AR23191512

913 915 EDITH Ave • Alhambra 91803
5 units • \$384,000/unit • 3,828 sqft • 11,849 sqft lot • \$504.18/sqft •
Built in 1965
2 BLOCKS WEST OF ATLANTIC BLVD AND 2 BLOCKS NORTH OF VALLEY BLVD



A very well located and maintained property in the City of Alhambra. The property has been in the same ownership since 1974 (49 years ownership – current owner is the heir); thus presents a rare opportunity for the right buyer to acquire this beautifully located property in Alhambra with attractive going in CAP Rate. The property is a block from Atlantic Blvd, and several blocks west from Alhambra Golf Course and Almansor Court, providing a rare and excellent amenity for tenants which makes it very easy to rent and operate property. It is located minutes away from Downtown Alhambra on Main Street, and Valley Blvd retail corridor. There is no local rent control which allows maximum rent increase under AB1482 (CPI + 5% = 10% maximum increase). The property consists of 3 buildings that were built in stages (buyer to verify with the city)– 915 Edith A&B was built in 1965, 913 Edith Ave unit A was built in 1935, 913 Edith Ave unit B was built in 1945, and 904 Curtis Ln was built in 1930. It has a total of ±3,828sf building and on a large R3 ±11,849sf lot. It has an excellent unit mix of one (1) x 3bed+2bed house, one (1) x 2bed+1bath house, one (1) x 2bed+1bath, and two (2) x 1bed+1bath units. It is unique because the front house is a large 3bedroom+2bathroom owner’s unit (will be delivered vacant), and the back house is a SFR with its own address – both are on one lot. The front house is a large 3bedroom+2bathroom unit with a large private lawn, high ceiling in living room, central HVAC unit, fireplace, tiled kitchen. The back house (904 Curtis) has its own driveway and garage parking, central HVAC, fireplace, EV charging, and a private backyard. Plumbing has been upgraded to copper (buyer to verify), and each unit has an individual water heater. All current tenants are on month-to-month agreement which translates to significant rental upside. It is situated on a quiet residential street in Alhambra, and adjacent to both San Marino and South Pasadena; yet it provides convenience to tenants due to its strategic location just within minutes to many area amenities like shopping (Costco, Target), Alhambra Park, schools, churches, downtown Alhambra on Main Street, and easy access to FWY 10 and FWY 110 via Fremont Ave. Parking is provided by 4 carports for the front 4 units, 2 car garages and 1 to 2 driveway open space for the back house. There is a shared laundry in the carport area. The building is separately metered for electricity and gas.

Facts & Features

- Sold On 02/01/2024
 - Original List Price of \$1,920,000
 - 3 Buildings
 - Levels: Two
 - 8 Total parking spaces
 - 4 Total carport spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central, Wall Furnace
 - \$0 (See Remarks)
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, Washer Hookup, Washer Included
 - Cap Rate: 0
 - 6 electric meters available
 - 6 gas meters available
 - 1 water meters available

Interior

- Floor: Laminate, Vinyl, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Range Hood, Refrigerator, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02190063
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance: \$0
 - Workman’s Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 6
 - Gas Meters: 6
 - Water Meters: 1
 - Carpet:
 - Dishwasher: 2
 - Disposal: 5
- Drapes:
 - Patio:
 - Ranges: 5
 - Refrigerator: 0
 - Wall AC: 3

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5350021033

Michael Lembeck

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

Re/Max Property Connection

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

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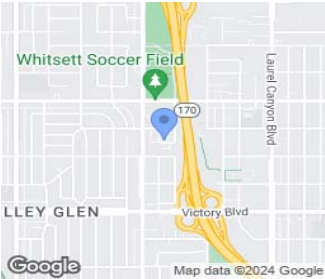
CUSTOMER FULL: Residential Income LISTING ID: AR23191512

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Closed • Apartment

List / Sold:
\$1,225,000/\$1,137,500 ↓
42 days on the market
Listing ID: SR23206631

6636 Wilkinson Ave • North Hollywood 91606
5 units • \$245,000/unit • 4,599 sqft • 6,709 sqft lot • \$247.34/sqft •
Built in 1958
Just east of 170



We are proud to represent this 5 unit apartment building in North Hollywood. Its unit mix consists of (3) 1+1 units and (2) 2+1 units. With a lot size of 6,707 square feet, the property has a total of 4,599 rentable square feet. North Hollywood offers many things to see and do, especially in its NoHo Arts District, which has been greatly expanding into a hip, pedestrian-friendly urban village. North Hollywood has historic shopping and interesting local restaurants and bars that make it a diverse, thriving neighborhood. It is home to many theatres, art galleries, cafes, music recording venues, and shops. Its residents have easy access of public transportation with the Metro rail stations and the North Hollywood Red Line and Orange line bus ways. They also have easy access to the 101, 170, and 134 freeways. North Hollywood is currently working on a \$1 billion mixed-use development at Lankershim and Chandler; the project will re-develop 15.6 acres of commercial and residential space, including 562 residential units and three high-rise office towers. This, combined with an already thriving Arts District, makes North Hollywood a smart place to invest. The property is separately metered for gas and electricity.

Facts & Features

- Sold On 01/29/2024
- Original List Price of \$1,225,000
- 1 Buildings
- 0 Total parking spaces
- \$1,024 (Estimated)
- Laundry: Community
- \$81792 Gross Scheduled Income
- \$51652 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,286
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$2,025
- 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:	2	1	1	0	Unfurnished	\$1,315	\$2,629	\$3,600
2:	3	2	1	0	Unfurnished	\$1,396	\$4,187	\$6,900

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2333002030

Michael Lembeck

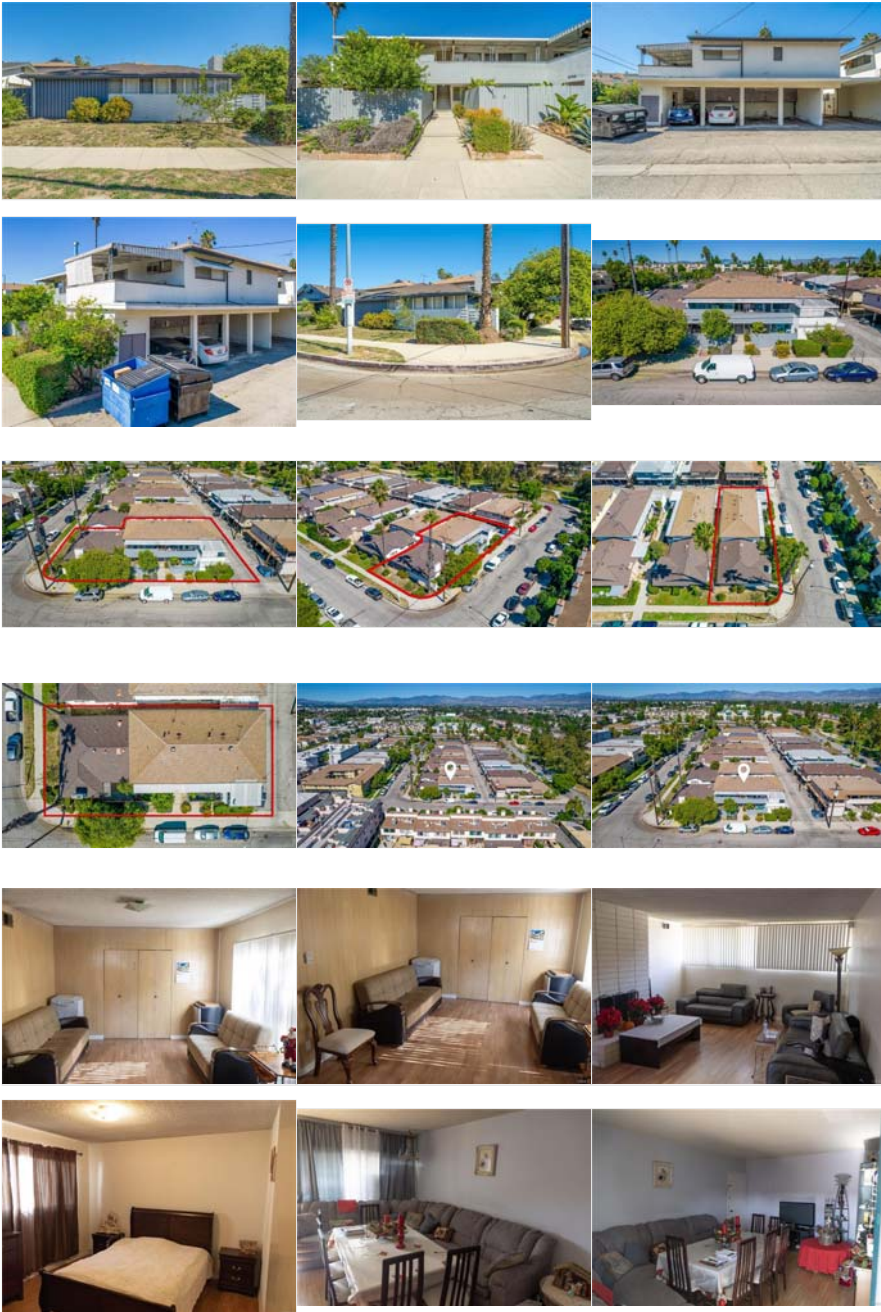
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Commercial/Residential

List / Sold:
\$1,795,000/\$1,500,000 ↓
53 days on the market
Listing ID: P1-15895

1467 E Broadway • Glendale 91206
6 units • \$299,167/unit • 4,288 sqft • 7,185 sqft lot • \$349.81/sqft •
Built in 1947
Across the street from Glendale High School, off of the 134.



Excited to present a RARE opportunity for investors with a 4-building portfolio (37 units total) right here in Glendale. With instant cash-flow and plenty of room to add value this deal is a no brainer. This property in particular is a fully occupied 6 unit building right across the street from Glendale High School. Great tenants, extremely low vacancy rates, and tons of room for growth, this property will make any investor excited. Please reach out for more info!

Facts & Features

- Sold On 02/01/2024
- Original List Price of \$1,795,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- 6 Total carport spaces
- \$114960 Gross Scheduled Income
- \$67498 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

- Appliances: Gas Cooktop, Gas Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$44,012
- Electric:
- Gas: \$1,800
- Furniture Replacement:
- Trash: \$350
- Cable TV: 01927955
- Gardener:
- Licenses:
- Insurance: \$4,400
- Maintenance:
- Workman's Comp:
- Professional Management: 3600
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,730	\$1,730	\$2,100
2:	1	1	1			\$1,590	\$1,590	\$2,100
3:	1	1	1			\$1,600	\$1,600	\$2,100
4:	1	1	1			\$1,440	\$1,440	\$2,100
5:	1	1	1			\$1,610		\$2,100
6:	1	1	1			\$1,610		\$2,100
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- Los Angeles County
- Parcel # 5645023016

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: P1-15895

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Closed • Apartment

12127 Roseglen St • El Monte 91732

6 units • \$320,833/unit • 5,744 sqft • 40,832 sqft lot • \$353.41/sqft • Built in 1956

North of I-10, West of I-605; Near the Intersection of Lower Azusa Rd & Roseglen St

List / Sold:

\$1,925,000/\$2,030,000

3 days on the market

Listing ID: CV24011753



We are pleased to offer for sale a rare investment opportunity in the highly sought after rental community of the city of El Monte: a collection of 6 detached, cottage-style units, on the market for the first time since their initial construction. This unique property spans a vast 40,832 square foot lot (nearly an acre) and offers a substantial rental space of 5,744 square feet. The subject property offers a favorable unit mix that includes; 1(3 Bed/2 Bath), 2(3Bed/1Bath), and 3(2 Bed/1Bath). Tenants are responsible for all utilities, including water (separate meters all units). This aspect significantly reduces operating expenses for the owner, enhancing the investment's appeal. The property is also designed to attract and retain tenants with its ample open spaces, convenient onsite parking, and the coveted amenity of washer/dryer hookups in some units. Furthermore, each unit boasts its own front yard and backyard, offering a sense of privacy and community living. With the immense potential of 37% upside in rental income, and no local city rent control in place, a new owner can take advantage of the repositioning opportunity this investment offers.

Facts & Features

- Sold On 02/01/2024
 - Original List Price of \$1,925,000
 - 6 Buildings
 - Levels: One
 - 20 Total parking spaces
 - \$2,003 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
 - \$129192 Gross Scheduled Income
 - \$84518 Net Operating Income
 - 6 electric meters available
 - 6 gas meters available
 - 6 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Lot Over 40000 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$40,798
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$5,818
 - Cable TV: 01264629
 - Gardener:
 - Licenses:
- Insurance: \$4,500
 - Maintenance: \$4,500
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense: \$900
 - Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,063	\$2,063	\$2,495
2:	1	2	1	0	Unfurnished	\$1,955	\$1,955	\$2,295
3:	1	3	2	0	Unfurnished	\$1,997	\$1,997	\$2,695
4:	1	2	1	0	Unfurnished	\$1,626	\$1,626	\$2,295
5:	1	2	1	2	Unfurnished	\$1,678	\$1,678	\$2,295
6:	1	3	1	1	Unfurnished	\$1,447	\$1,447	\$2,495

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.25%
- 619 - El Monte area
 - Los Angeles County
 - Parcel # 8547008029

Michael Lembeck

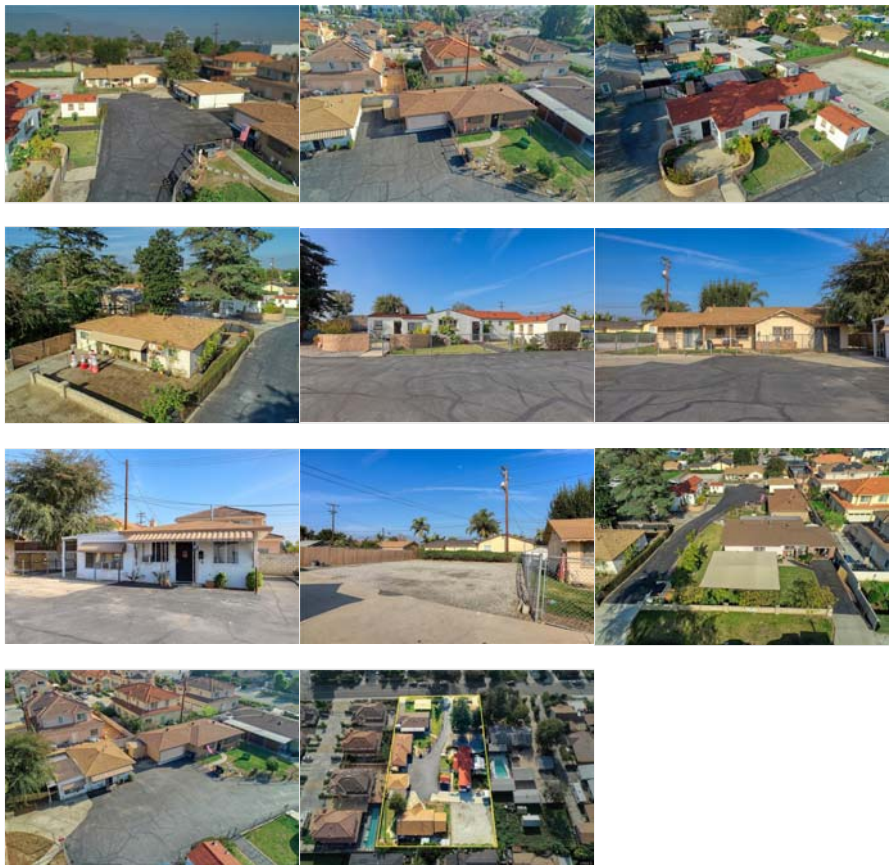
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Apartment

List / Sold:

\$2,450,000/\$2,400,000 ↓

70 days on the market

Listing ID: AR23179877

401 Clary Ave • San Gabriel 91776
6 units • \$408,333/unit • 6,380 sqft • 9,495 sqft lot • \$376.18/sqft •
Built in 1962

right across from San Gabriel Mission - northwest corner of Mission Rd and Clary Ave



A pride-of-ownership 6-unit garden style value-add apartment located in the Mission District - across the street from the historic San Gabriel Mission (Chapel, etc.) and just within walking distance to San Gabriel Valley Medical Center/Hospital, and San Gabriel City Hall. Only several blocks from Alhambra Golf Course and Almansor Court, this is a rare offering for small asset with this quality and unit mix in one of the best locations in the City of San Gabriel. It is in a NO Local Rent control area and only under California AB1482. Long time owner for 10 years, all tenants are month-to-month which translates to significant rental upside and ADUs upside (buyer to verify). The property is a 2-story garden style apartment with a total of 6,380 SF, which translates to large units (estimated average unit size is ±1,060SF/unit – buyer to verify!). It offers an excellent unit mix of two (2) x 2bedroom+2bathroom and four (4) x 2bedroom+1bathroom units. It was built in 1962 and situated on a ±9,494SF corner lot offering excellent visibility and great curb appeal. Unit F is an unusually large 2bedroom+2bathroom unit with central HVAC and a large wrap around balcony. Parking is provided via three (3) x 2 car garages, and two (2) x 1 car garages, and 1 open space for a total of 9 parking spaces. It has a shared laundry facility (laundry lease) and each unit is individually metered for electricity and gas. Recent capital improvements including windows upgrade throughout, recently painted exterior (±6-7 years ago), and mostly replaced sprinkler pipe. DRIVE BY ONLY, PLEASE DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 01/30/2024
- Original List Price of \$2,680,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area, Community
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl, Wood

Exterior

- Lot Features: Landscaped, Lawn, Level with Street, Lot 6500-9999, Rectangular Lot, Near Public Transit, Park Nearby, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00842283
- Gardener:
- Licenses: 292
- Insurance: \$0
- Maintenance: \$0
- 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:	2	2	2	2	Unfurnished	\$0	\$0	\$0
2:	4	2	1	4	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 6
- Drapes:
- Patio:
- Ranges: 6
- Refrigerator: 0
- Wall AC: 5

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5362027003

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • Commercial/Residential

List / Sold:
\$1,575,000/\$1,375,000 ↓
10 days on the market
Listing ID: SB23206630

8101 Crenshaw Blvd • Inglewood 90305
7 units • \$225,000/unit • 5,324 sqft • 6,801 sqft lot • \$258.26/sqft •
Built in 1936
SW Corner of Crenshaw Blvd and W 81st Street



8101 Crenshaw Blvd is great value add opportunity located in Inglewood, only 1.5 miles from the new SoFi Stadium. This property consists of three separate buildings on a spacious 6,801 SF corner lot (Zoned R3). The front building features four 1-bedroom units, while the second building offers two 1-bedroom units. The third rear building consists of a studio unit and a shared laundry facility for the property. Additionally, there are six 1-car garages facing 81st St, ensuring secure parking options. The property boasts a well-maintained grass courtyard with a charming patio area and seating, creating a nice outdoor space. Its prime location places it in close proximity to major attractions like SoFi Stadium, The Kia Forum, and Hollywood Park Casino and only 1 mile from the LA Metro Fairview Heights Station offering access to the rest of Los Angeles. Available for \$225K/door and with 34% rental upside, 8101 Crenshaw Blvd is an ideal asset for any value-add investor or trade buyer.

Facts & Features

- Sold On 01/29/2024
- Original List Price of \$1,575,000
- 3 Buildings
- 6 Total parking spaces
- \$1,607 (Assessor)
- Laundry: Common Area
- \$100152 Gross Scheduled Income
- \$57574 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 6 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$39,574
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$3,416
- Maintenance: \$3,005
- Workman's Comp:
- Professional Management: 5008
- Water/Sewer: \$0
- Other Expense: \$5,600
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,077	\$1,077	\$1,900
2:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$1,900
3:	1	1	1	1	Unfurnished	\$897	\$897	\$1,900
4:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$1,900
5:	1	1	1	1	Unfurnished	\$1,017	\$1,017	\$1,900
6:	1	1	1	1	Unfurnished	\$837	\$837	\$1,900
7:	1	0	1	0	Unfurnished	\$718	\$718	\$1,300

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 6
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4011015006

Michael Lembeck

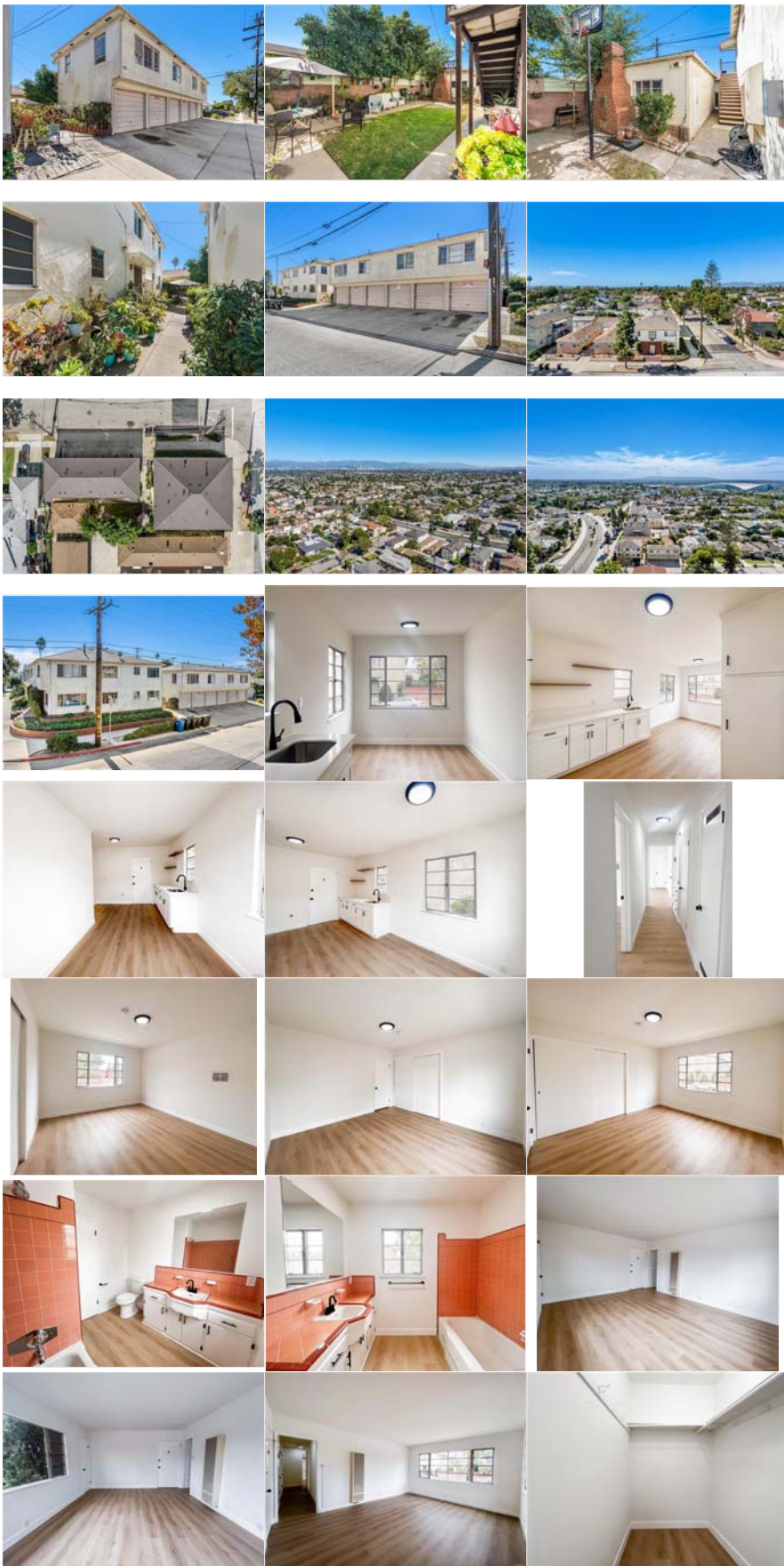
State License #: 01019397
Cell Phone: 714-742-3700

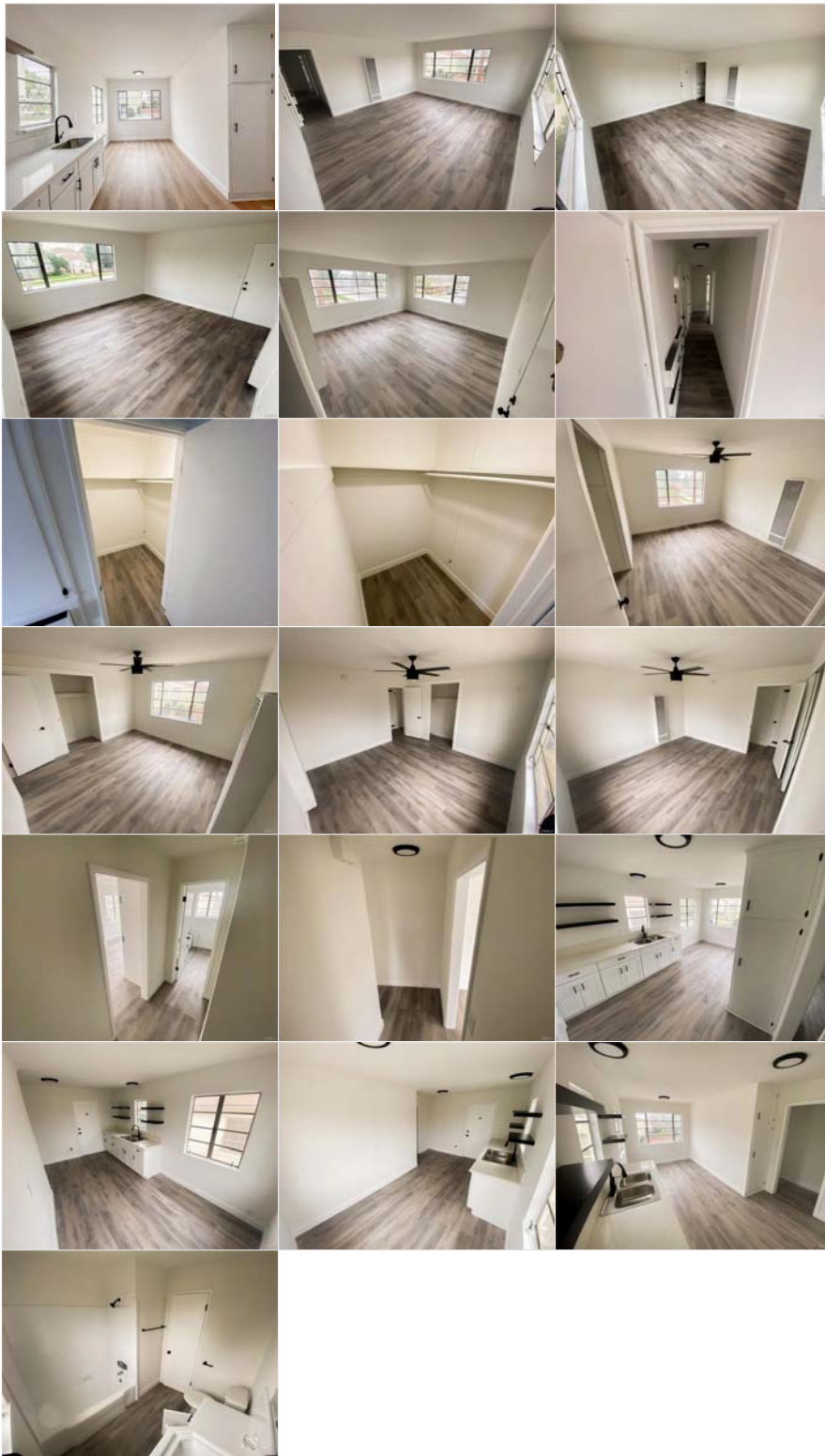
Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SB23206630

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Closed •

List / Sold:
\$3,200,000/\$2,775,000 ↓
239 days on the market
Listing ID: 23270975

124 Catamaran St • Marina del Rey 90292
7 units • \$457,143/unit • 6,354 sqft • 5,346 sqft lot • \$436.73/sqft •
Built in 1970
North of W Washington Blvd, East of Pacific Avenue



The Marina Del Rey Peninsula is a high demand upscale beach community with a very low supply of apartment buildings that ever come on the market for sale. The turnover for sales is very low and the demand is high. This beachy vibe treasure has been in the same family for decades, offering the new buyer the benefit to add value. Smell and feel the ocean! This is a great unit mix with six 2 bedroom/1.75 bath units and one 1 bedroom/1 bath unit. Also, a bonus space with potential to become an ADU. All 2 bedrooms have gas fire places. Large spacious roomy units. Individually metered for gas and electric. 9 parking spaces. You are at the beach here! Located in the much sought after Marina Peninsula. Walk and bike everywhere. Walk to the Venice canals, the boardwalk, Abbot Kinney and the numerous happening restaurants and shopping. Marina Del Rey is located in the world-renowned Silicon Beach, surrounded by popular communities of Venice Beach, Playa Del Rey, Playa Vista, and Santa Monica. Please see Offering Memorandum for more information.

Facts & Features

- Sold On 01/31/2024
- Original List Price of \$3,495,000
- 1 Buildings
- Levels: Two
- Cap Rate: 4.32
- \$138096 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$69,612
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00860625
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1		Unfurnished	\$2,493	\$14,955	\$25,800
2:	1	0	1		Unfurnished	\$1,290	\$1,290	\$1,900
3:	1	0	1		Unfurnished	\$985	\$985	\$1,100
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
- Buyer Agency Compensation: 2%
- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4225004038

Michael Lembeck

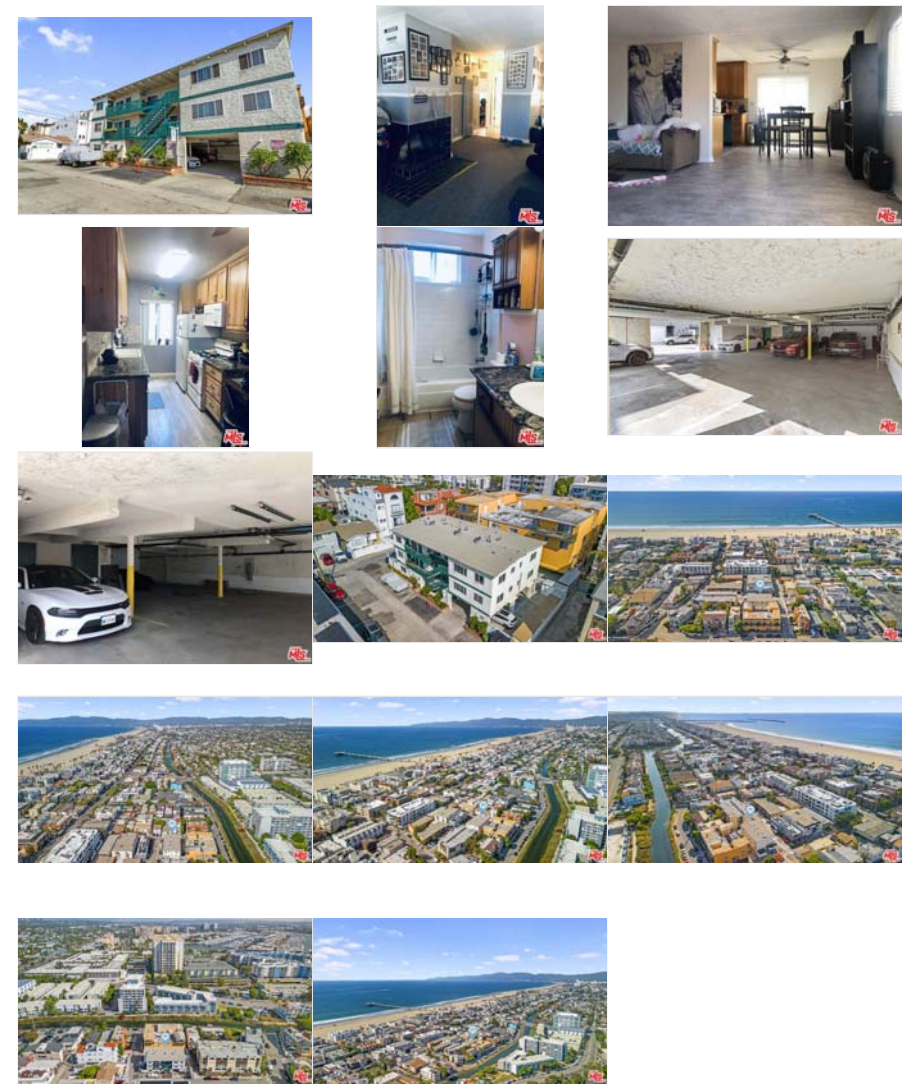
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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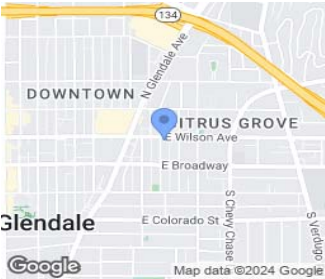
CUSTOMER FULL: Residential Income LISTING ID: 23270975

Printed: 02/04/2024 7:41:59 AM

Closed •

900 E Wilson Ave • Glendale 91206
8 units • **\$299,375/unit** • **sqft** • **7,936 sqft lot** • **No \$/Sqft data** •
Built in 1959
900 E Wilson St

List / Sold:
\$2,395,000/\$2,375,000 ↓
53 days on the market
Listing ID: P1-15897



Excited to present a RARE opportunity for investors with a 4-building portfolio (37 units total) right here in Glendale. With instant cash-flow and plenty of room to add value this deal is a no brainer.This property in particular is a fully occupied 8 unit apartment building. Great tenants, extremely low vacancy rates, and tons of room for growth, this property will make any investor excited. Please reach out for more info!

Facts & Features

- Sold On 02/01/2024
- Original List Price of \$2,395,000
- 1 Buildings
- 0 Total parking spaces
- \$158040 Gross Scheduled Income
- \$94051 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

- Appliances: Gas Cooktop, Gas Oven

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense: \$59,248
- Electric:
- Gas: \$2,100
- Furniture Replacement:
- Trash: \$5,412
- Cable TV: 01927955
- Gardener:
- Licenses:
- Insurance: \$5,766
- Maintenance:
- Workman's Comp:
- Professional Management: 6000
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	0	Unfurnished	\$1,795	\$1,795	\$2,500
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- Los Angeles County
- Parcel # 5674004002

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: P1-15897

Printed: 02/04/2024 7:42:00 AM

Closed •

346 N Kenwood St • Glendale 91206
8 units • \$324,375/unit • sqft • 8,720 sqft lot • No \$/Sqft data •
Built in 1961
Close to the Americana and Galleria, off of Brand

List / Sold:
\$2,595,000/\$2,770,000 
53 days on the market
Listing ID: P1-15894



Excited to present a RARE opportunity for investors with a 4-building portfolio (37 units total) right here in Glendale. With instant cash-flow and plenty of room to add value this deal is a no brainer.This property in particular is a fully occupied 8 unit building right by the Americana and Galleria. Great tenants, extremely low vacancy rates, and tons of room for growth, this property will make any investor excited.Please reach out for more the OM.

Facts & Features

- Sold On 02/01/2024
 - Original List Price of \$2,595,000
 - 1 Buildings
 - 0 Total parking spaces
- Laundry: Common Area
 - \$182039 Gross Scheduled Income
 - \$109041 Net Operating Income
 - 8 electric meters available
 - 8 gas meters available
 - 0 water meters available

Interior

- Appliances: Gas Cooktop, Gas Oven

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense: \$68,537
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$358
 - Cable TV: 01927955
 - Gardener:
 - Licenses:
- Insurance: \$12,889
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 6000
 - Water/Sewer: \$4,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1	Unfurnished	\$2,450	\$24,502	\$2,700
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 8
 - Gas Meters: 8
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- Los Angeles County
 - Parcel # 5643017001

Michael Lembeck

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

Re/Max Property Connection

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

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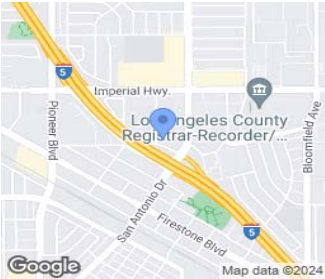
CUSTOMER FULL: Residential Income LISTING ID: P1-15894

Printed: 02/04/2024 7:42:00 AM

Closed • Apartment

12814 Kalnor Ave • Norwalk 90650
8 units • \$321,250/unit • 8,346 sqft • 22,125 sqft lot • \$307.33/sqft •
Built in 1937
Imperial Hwy & Norwalk Blvd

List / Sold:
\$2,570,000/\$2,565,000 ↓
28 days on the market
Listing ID: SB23209172



Presenting 12814 Kalnor Ave a multifamily compound which consists of 8 units. The property has undergone significant improvements, with approximately \$500,000 in capital expenditures. The original units have been fully renovated, and a 3BD/2BA Accessory Dwelling Unit (ADU) home has been added to enhance the property. The composition of the 4 buildings are (1) 3BD/2BA home, (1) 3BD/2BA ADU home, (5) 2BD/2BA townhomes and (1) Studio/1BA unit (unpermitted). The price per square footage is \$308 with a 6.47% cap rate. The strategic location in Norwalk, adds to the property's appeal, offering excellent proximity to shopping, entertainment, and restaurants. Currently, all units are fully leased to month-to-month tenants, and they are all current with their leases. This makes it a rare find with a high-income potential, presenting an attractive opportunity for multifamily investors looking to diversify and expand their portfolios.

Facts & Features

- Sold On 02/01/2024
- Original List Price of \$2,570,000
- 4 Buildings
- 0 Total parking spaces
- Heating: Central
- \$2,808 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 6.47
- \$249036 Gross Scheduled Income
- \$164916 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$72,073
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01096925
- Gardener:
- Licenses:
- Insurance: \$7,720
- Maintenance:
- Workman's Comp:
- Professional Management: 9663
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,200	\$3,200	\$3,295
2:	1	3	2	0	Unfurnished	\$3,245	\$3,245	\$3,296
3:	1	2	2	0	Unfurnished	\$2,440	\$2,440	\$2,595
4:	1	2	2	0	Unfurnished	\$2,452	\$2,452	\$2,595
5:	1	2	2	0	Unfurnished	\$2,451	\$2,451	\$2,595
6:	1	2	2	0	Unfurnished	\$2,200	\$2,200	\$2,595
7:	1	2	2	0	Unfurnished	\$2,595	\$2,595	\$2,595
8:	1	0	1	0	Unfurnished	\$1,495	\$1,495	\$1,695

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- M1 - Norwalk area
- Los Angeles County
- Parcel # 8047005023

Michael Lembeck

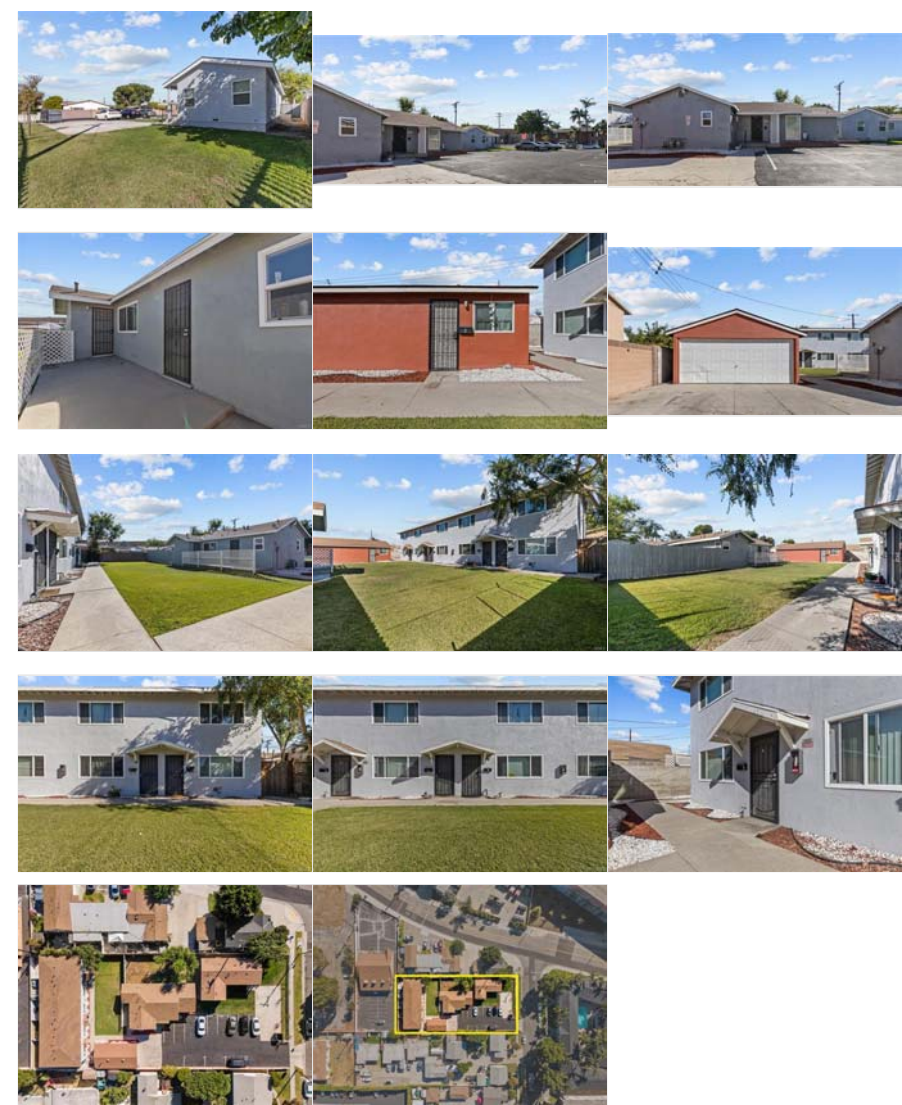
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23209172

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Closed •

List / Sold:

\$2,350,000/\$2,050,000 ↓

15 days on the market

Listing ID: 23331785

3760 Vinton Ave • Los Angeles 90034
9 units • \$261,111/unit • 7,470 sqft • 7,503 sqft lot • \$274.43/sqft •
Built in 1970
1 block east of Motor Ave, north of Venice Blvd



Well maintained 9 - unit apartment building in prime Palms. The property consists of 1 - Single, 3 - 1 bedroom + 1 bath, 3 -2 bedroom + 1 bath, 1 - 2 bedroom + 1.5 bath and 1 - 3 bedroom + 2 bath units. The building was built in 1970 is 7,470square feet. It sits on a 7,501 square foot lot. It is individually metered for gas and electricity. The rents are below market and there is over 60% upside in the rents. There is one vacant 1 bd. + 1ba. unit with a projected rent of \$1,895. There is onsite laundry. It is located in the high demand area of Palms adjacent to Culver City - one of the most desirable locations in Los Angeles. The area is undergoing an enormous transformation with the construction of many new apartment buildings as well as major entertaining companies such as Amazon, Apple and HBO opening offices nearby. Close to the future Google campus. Minutes to Culver City's popular restaurants, bars, fitness centers and theaters. Close to the Expo Line and the 405 and 10 freeways. The earthquake soft story retrofit work has been completed. There is an assumable loan with an approximate balance of \$860,000, 4.21% fixed until 5/1/26, due in 2031. PLEASE DO NOT DISTURB THE TENANTS.

Facts & Features

- Sold On 01/29/2024
- Original List Price of \$2,350,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- \$80935 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$61,380
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,298	\$1,298	\$2,100
2:	1	1	1		Unfurnished	\$1,301	\$1,301	\$1,895
3:	1	3	2		Unfurnished	\$1,376	\$1,376	\$2,500
4:	1	0	1		Unfurnished	\$1,300	\$1,300	\$1,495
5:	1	2	1		Unfurnished	\$1,287	\$1,287	\$2,295
6:	1	2	1		Unfurnished	\$1,287	\$1,287	\$2,100
7:	1	1	1		Unfurnished	\$1,000	\$1,000	\$1,895
8:	1	1	1		Unfurnished	\$1,013	\$1,000	\$1,895
9:	1	1	1		Unfurnished	\$1,895	\$1,895	\$1,895
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
- Buyer Agency Compensation: 2%
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4314005008

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23331785

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Closed •

List / Sold:

\$3,500,000/\$3,450,000 ↓

65 days on the market

Listing ID: 23321853

3016 Shrine Pl • Los Angeles 90007
10 units • **\$350,000/unit** • **4,493 sqft** • **7,485 sqft lot** • **\$767.86/sqft** •
Built in 1961

Please use Google Maps. Property is next the University of Southern California.



EXCELLENT INVESTMENT OPPORTUNITY! PRIME USC STUDENT HOUSING! We are proud to present 3016 Shrine Pl. a 10 unit apartment building located in one of the most desirable locations around USC. The property is just steps away from the USC main campus. "The Place" is a 4,493 Sq. Ft. building on a 7,485 Sq. Ft. lot zoned LAR3. The unit mix is all 1 Bedroom + 1 Bathroom units. The property was fully renovated in 2010 and has been meticulously cared for since. There is room for up to 10 parking spots on-site as well as an on-site laundry room. In addition to the proximity to campus. "The Place" is a short distance to the USC Village, Shrine Auditorium, and a plethora of retail options along Figueroa St. Opportunities in this pocket of USC do not come up often, make your offer today! DRIVE BY ONLY! DO NOT DISTURB TENANTS!

Facts & Features

- Sold On 02/01/2024
- Original List Price of \$4,400,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 5.5
- \$191989 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$80,411
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01521637
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	1	1		Unfurnished	\$2,200	\$22,000	\$27,500
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5123010018

Michael Lembeck

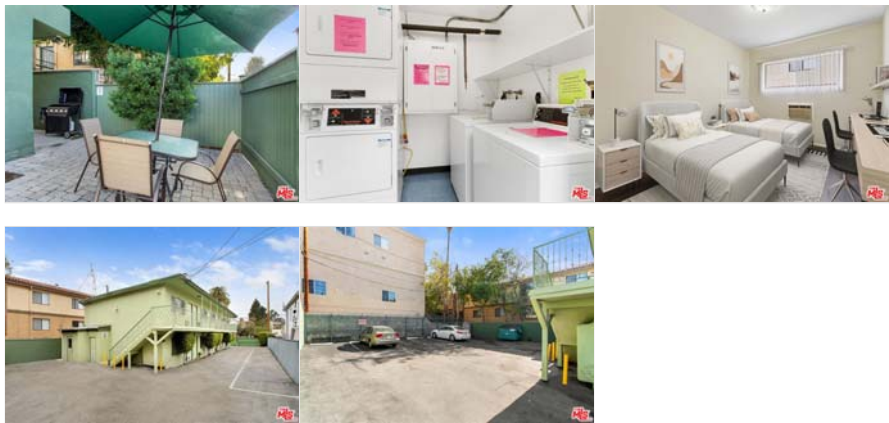
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23321853

Printed: 02/04/2024 7:42:00 AM

Closed • Apartment

List / Sold:
\$4,900,000/\$4,250,000 ↓

706 Brent Ave • South Pasadena 91030

29 days on the market

14 units • \$350,000/unit • 10,850 sqft • 16,532 sqft lot • \$391.71/sqft •
Built in 1950

Listing ID: CV23183270

From Fair Oaks Ave & Hope St, go East on Hope. North (Left) on Brent Ave. Property on East side of street



INCREDIBLE 14 UNIT IN PRIME LOCATION OF SOUTH PASADENA! For the first time in over 50 years, 706 Brent Ave is ready for a new owner. Brent offers an incredible opportunity to own a 14-unit apartment in one of Southern California's premier cities. Meticulously maintained, this trophy property was built in 1950. It has a total of ±10,850 sqft, situated on a ±16,532 sqft lot. There are 14 carport spaces w/ storage, 1 enclosed garage and 3 additional uncovered spaces. It has a shared laundry room w/ seller owned appliances. The property is separately metered for gas and electric. Excellent unit mix of two 2bed/1bath units along with four large 1bed/1bath units and eight standard sized 1bed/1bath units. With a "Walk Score" of 94, all things South Pasadena can be enjoyed within a short distance. Nearby shopping & restaurants like Bristol Farms, Trader Joe's, Mike & Anne's, Heirloom Bakery & Cafe, Gus's BBQ, Fiore Market and so much more! Garfield Park, The Metro Gold Line, easy access to freeways, it's easy to see why future residents love this area! Beyond incredible shopping and dining, South Pasadena schools are consistently ranked near the top of all CA schools. As previously stated, investment opportunities like this rarely hit the open market in prime areas like this. Take advantage of the opportunity to add this incredible asset to your portfolio as it's sure to be an incredible long-term investment.

Facts & Features

- Sold On 02/02/2024
- Original List Price of \$5,600,000
- 1 Buildings
- Levels: Two
- 18 Total parking spaces
- 14 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area, Individual Room
- Cap Rate: 3.01
- \$224700 Gross Scheduled Income
- \$159867 Net Operating Income
- 15 electric meters available
- 15 gas meters available
- 1 water meters available

Interior

- Floor: Carpet

Exterior

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

Annual Expenses

- Total Operating Expense: \$56,073
- Electric: \$561.17
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,200
- Cable TV: 01379606
- Gardener:
- Licenses: 327.2
- Insurance: \$12,313
- Maintenance: \$10,456
- Workman's Comp:
- Professional Management: 12000
- Water/Sewer: \$6,288
- Other Expense: \$906
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	0	Unfurnished	\$10,350	\$124,200	\$182,400
2:	4	1	1	0	Unfurnished	\$4,765	\$57,180	\$96,000
3:	2	2	1	0	Unfurnished	\$3,610	\$43,320	\$51,600

Of Units With:

- Separate Electric: 15
- Gas Meters: 15
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 14
- Refrigerator: 14
- Wall AC: 14

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5318005009

Michael Lembeck

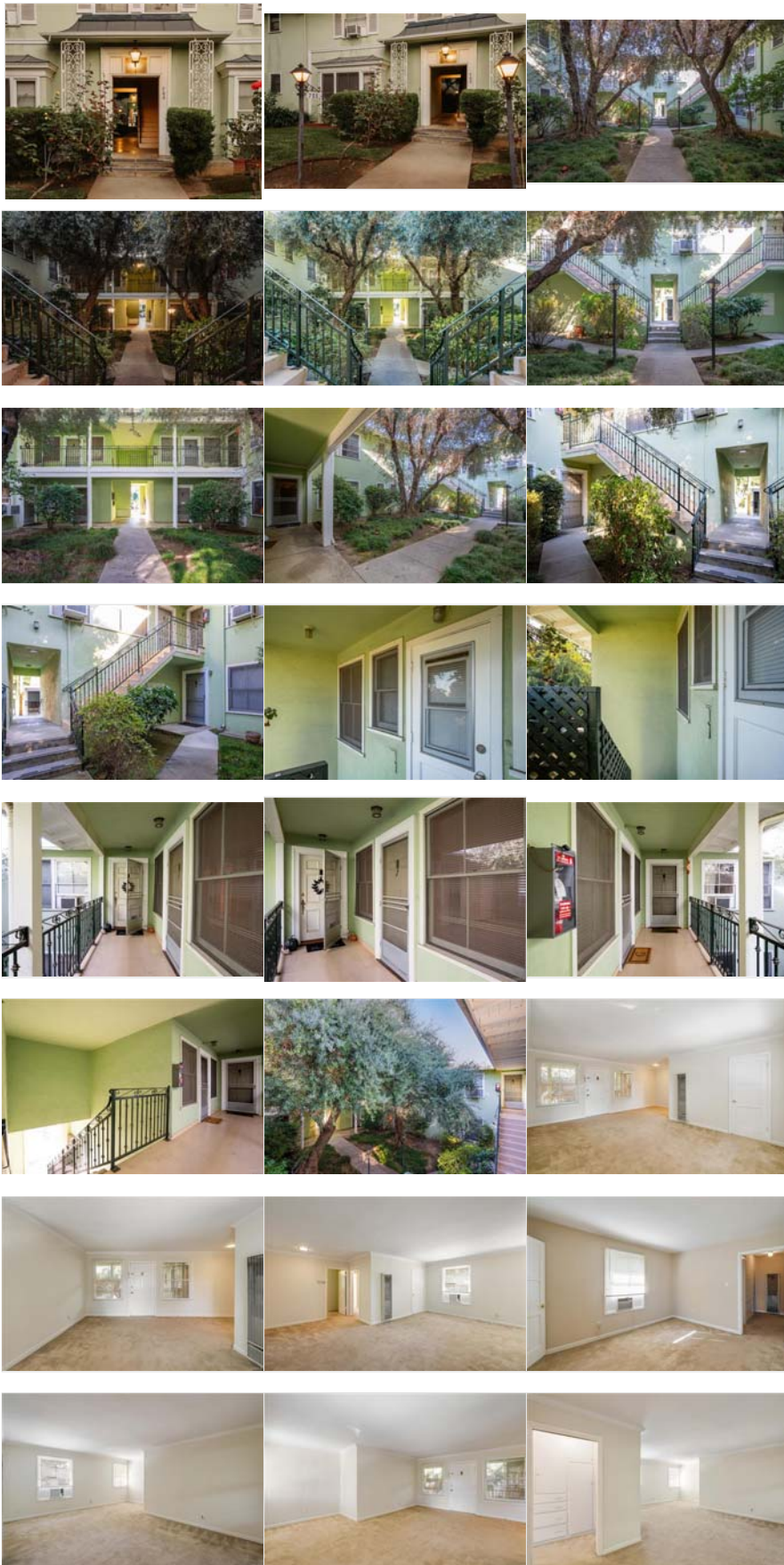
State License #: 01019397
Cell Phone: 714-742-3700

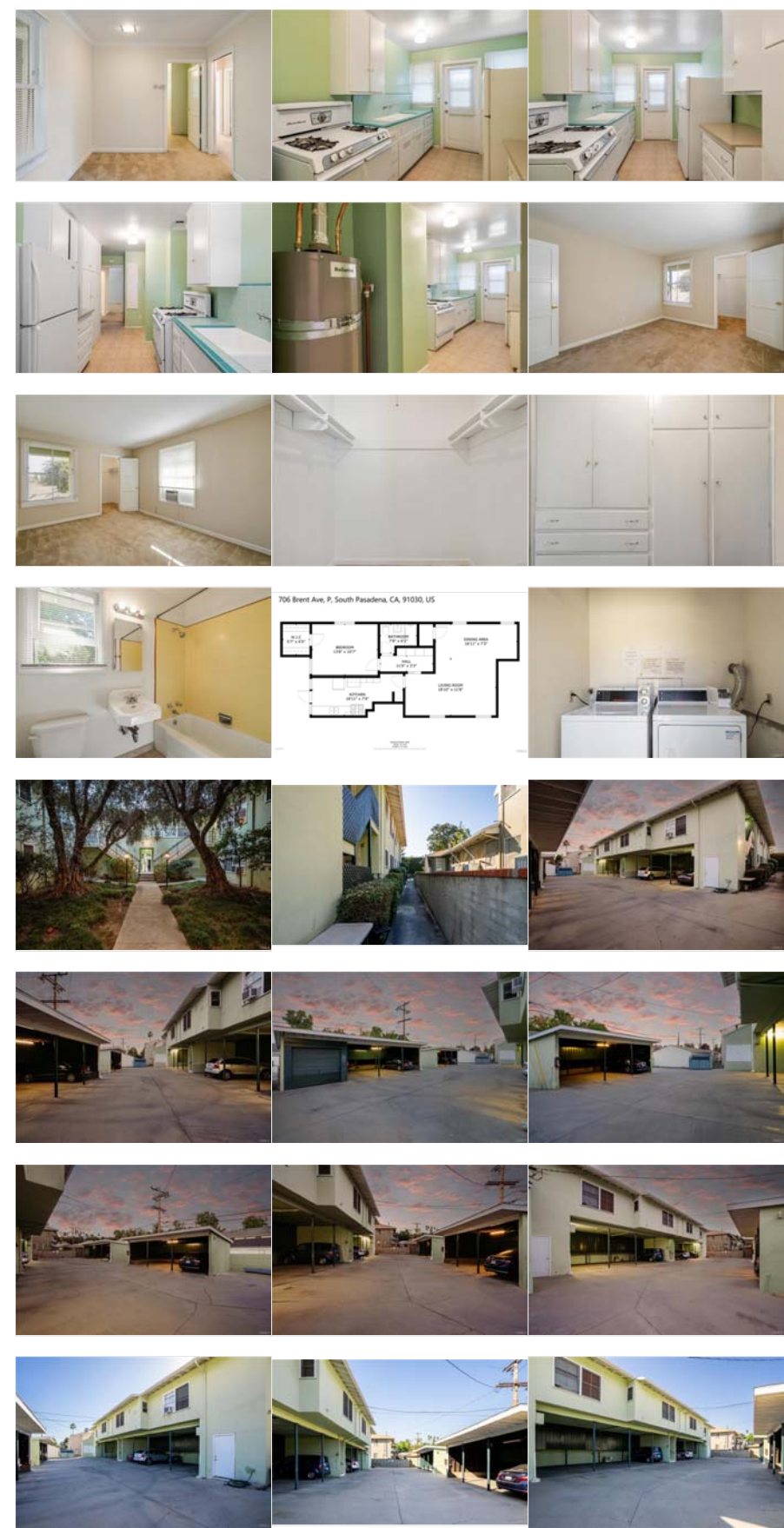
Re/Max Property Connection

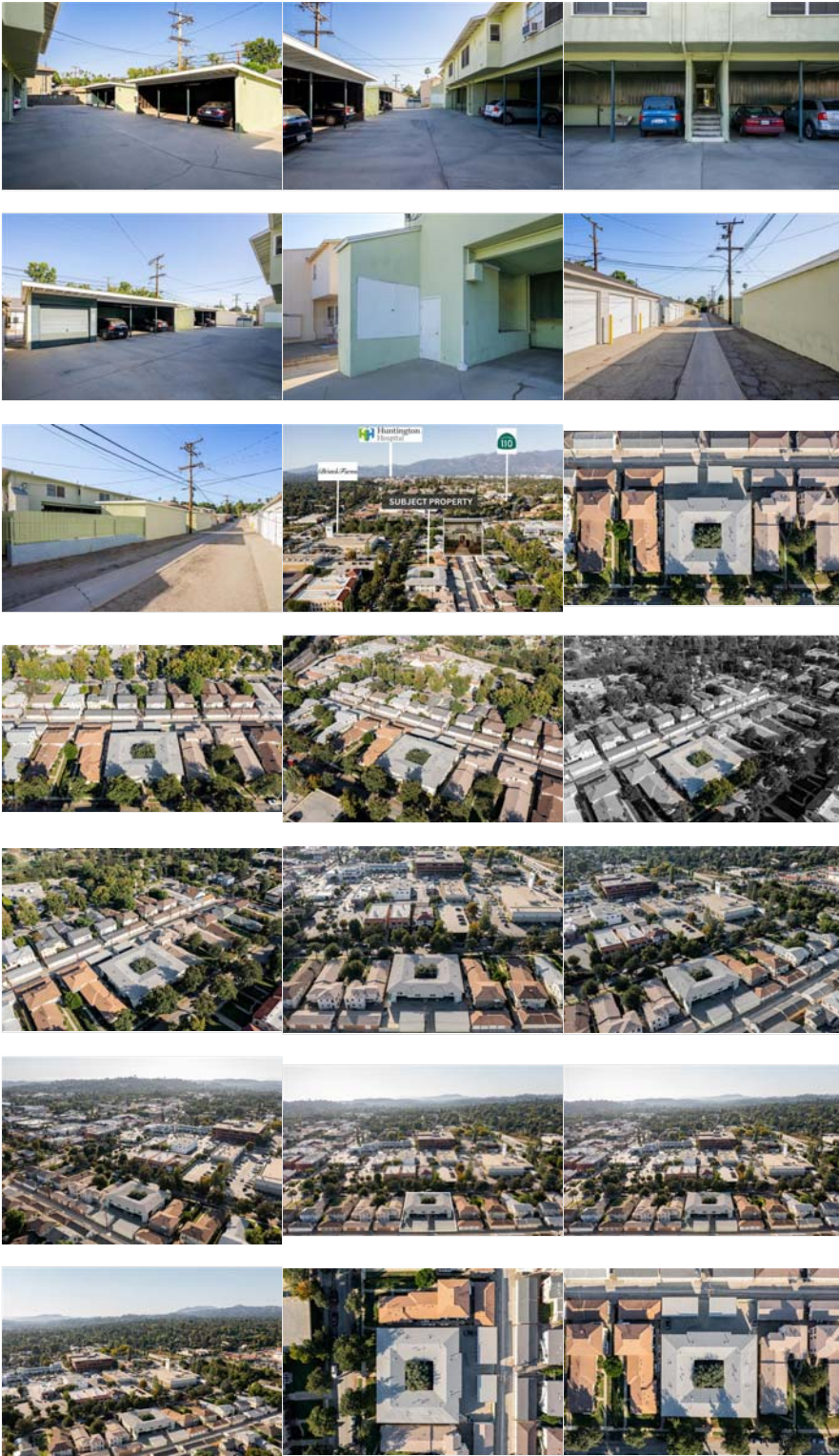
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV23183270

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Closed • Commercial/Residential

List / Sold:
\$4,995,000/\$4,499,500 ↓
53 days on the market
Listing ID: P1-15896

346 N Louise St • Glendale 91206
15 units • **\$333,000/unit** • **sqft** • **11,905 sqft lot** • **No \$/Sqft data** •
Built in 1960
Off of Brand, close to the Galleria and Americana



Excited to present a RARE opportunity for investors with a 4-building portfolio (37 units total) right here in Glendale. With instant cash-flow and plenty of room to add value this deal is a no brainer.This property in particular is a fully occupied15 unit building right by the Americana. Great tenants, extremely low vacancy rates, and tons of room for growth, this property will make any investor excited. Please reach out for the OM with all financials

Facts & Features

- Sold On 02/01/2024
- Original List Price of \$4,995,000
- 1 Buildings
- 7 Total parking spaces
- Laundry: Common Area
- \$308892 Gross Scheduled Income
- \$210497 Net Operating Income
- 15 electric meters available
- 15 gas meters available
- 0 water meters available

Interior

- Appliances: Gas Oven, Gas Range

Exterior

- Fencing: None
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$89,128
- Electric:
- Gas: \$2,220
- Furniture Replacement:
- Trash: \$4,644
- Cable TV: 01927955
- Gardener:
- Licenses:
- Insurance: \$10,854
- Maintenance:
- Workman's Comp:
- Professional Management: 6000
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	1	Unfurnished	\$1,950	\$1,950	\$2,900
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 15
- Gas Meters: 15
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- Los Angeles County
- Parcel # 5643017027

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: P1-15896

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Closed •

List / Sold:

\$7,750,000/\$7,700,000 ↓

8 days on the market

3750 Glendon Ave • Los Angeles 90034

21 units • \$369,048/unit • 23,583 sqft • 14,160 sqft lot • \$326.51/sqft • Built in 1986

Listing ID: 23329299

Just east of the 405 freeway and south of the 5 freeway in close proximity to Sony Picture Studio.



3750 Glendon Ave is a true "Value Add" opportunity, with 75% upside in rents and only subject to AB 1482 rent control. The units average over 1,100 SF, all of which are between 2 - 4 bedrooms each! There is a bonus vacant studio apartment (ADU potential), and two other units are being held vacant for a new owner to lease up at market rents. As the property was built in 1986, it features ample parking for all units, an elevator, central HVAC, two laundry rooms, and multiple balconies per unit. Palms is an excellent neighborhood in West LA, adjacent to Culver City and a favorite of UCLA students. The average home price in 90034 is \$1.5M, making this an extremely high barrier to entry neighborhood for home buying, and a prime location multifamily investment. The building has been in the same family since it was built, this is the first time it has ever been offered for sale, and it is a trust sale.

Facts & Features

- Sold On 01/31/2024
- Original List Price of \$7,750,000
- 1 Buildings
- Levels: Multi/Split
- 42 Total parking spaces
- Heating: Central
- Laundry: Community
- Cap Rate: 4.05
- \$313866 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$214,418
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	16	2	2		Unfurnished	\$1,724	\$27,580	\$55,920
2:	1	2	1		Unfurnished	\$3,400	\$3,400	\$3,400
3:	1	3	3		Unfurnished	\$3,039	\$3,039	\$4,300
4:	2	3	2		Unfurnished	\$2,707	\$5,415	\$8,000
5:	1	4	3		Unfurnished	\$3,502	\$3,502	\$5,500
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
- Buyer Agency Compensation: 2%
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4252030044

Michael Lembeck

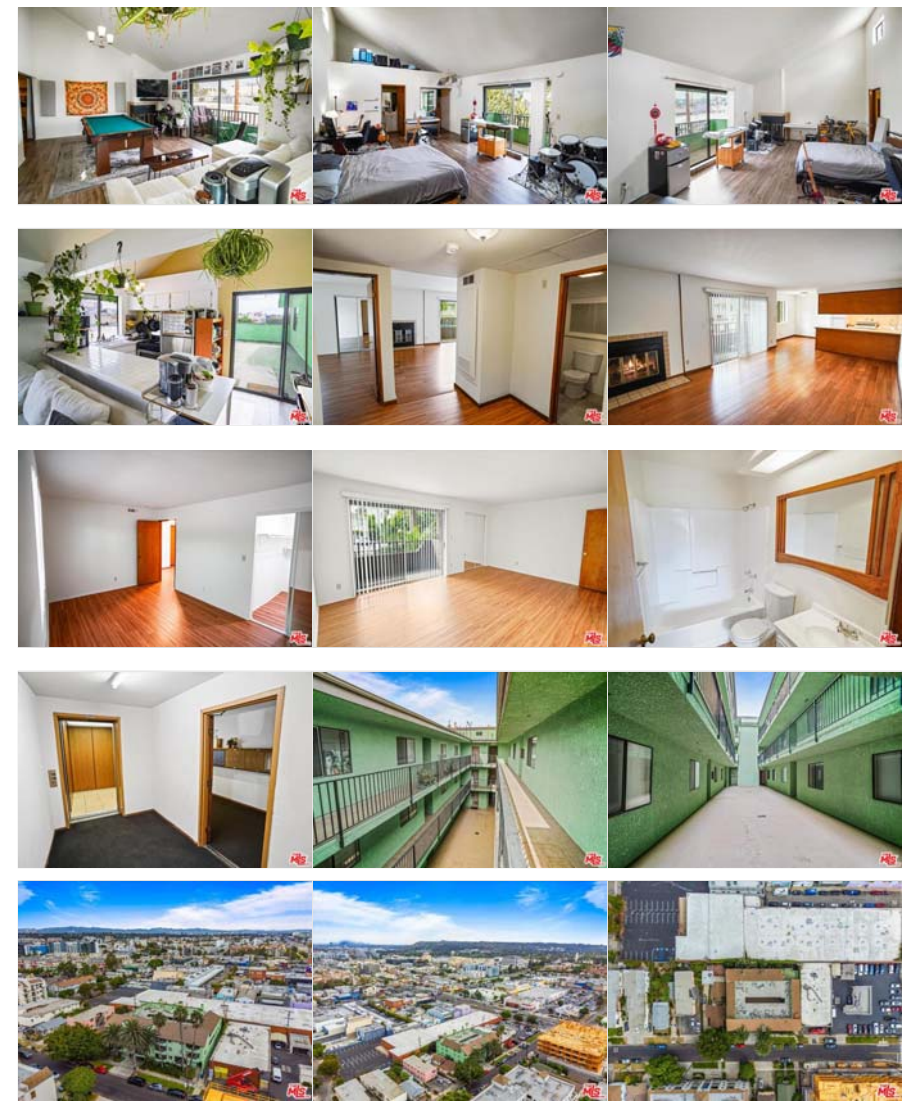
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 23329299

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