

Cross Property Customer 1 Line

	Listing_ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L/Sqft/Ac
1	QC22234247	S	3434 W 109th ST	ING	102	STD	2	\$0		\$709,700	\$402.32	1764	1956/ASR	6,776/0.1556
2	P1-11075	S	2248 Goodall AVE	DUAR	617	TRUS	2	\$5,800		\$850,000			1955	14,532/0.33
3	DW21198055	S	4014 Cedar AVE	ELM	619	STD	2	\$48,000		\$500,000	\$508.13	984	1941/PUB	6,116/0.1404
4	CV22198649	S	11148 Orchard ST	ELM	619	STD	2	\$43,200		\$700,000	\$513.95	1362	1923/ASR	6,937/0.1593
5	22193427	S	6906 N Figueroa ST	LA	632	STD	2			\$785,000	\$361.09	2174	1926	6,084/0.13
6	PW22251647	S	1159 S Augusta AVE	LA	637	STD	2	\$0		\$675,000		1.46	1950/PUB	5,269/0.121
7	22216239	S	175 Painter ST	PAS	645	STD	2			\$850,000	\$443.86	1915	1910	3,999/0.09
8	P1-12261	S	841 N Euclid AVE	PAS	645	STD	2	\$60,000		\$870,000	\$468.75	1856	1964/ASR	7,001/0.16
9	P1-11729	S	7100 Valmont ST	TUJ	659	STD,TRUS	2	\$37,512		\$615,000	\$450.88	1364	1952	3,735/0.08
10	CV22229656	S	21519 Horst AVE	HG	699	STD	2	\$0		\$750,000	\$267.86	2800	1940/PUB	8,818/0.2024
11	QC23002143	S	453 455 N Bernal AVE	LA	BOYH	STD	2	\$0		\$739,000	\$592.15	1248	1924/ASR	4,639/0.1065
12	MB22240097	S	351 S Bonnie Beach PL	CTER	BOYH	STD	2	\$60,000		\$772,000	\$343.57	2247	1921/ASR	9,279/0.213
13	2220839	S	1800 Preuss RD	LA	C09	STD	2			\$1,400,000	\$747.07	1874/A	1939/ASR	5,858/0.13
14	22201415	S	1047 N Crescent Heights BLVD	WHO	C10	STD	2			\$1,500,000	\$994.69	1508/A	1924/ASR	6,552/0.15
15	DW22221873	S	2832 12th AVE	LA	C16	PRO,TRUS	2	\$0		\$950,000	\$409.84	2318	1925/ASR	7,497/0.1721
16	23234127	S	3219 Marathon ST	LA	671	STD	2			\$1,480,000	\$1,072.46	1380	1926	4,038/0.09
17	DW23001209	S	1454 W 70th ST	LA	C34	STD	2	\$3,600		\$660,000	\$575.92	1146	1924/ASR	4,680/0.1074
18	IG22212945	S	1575 W 50th ST	LA	C37	STD	2	\$0		\$620,000	\$323.25	1918	1921/ASR	5,109/0.1173
19	SR22202450	S	136 E 84th ST	LA	C37	STD	2	\$0		\$850,000	\$425.43	1998	1935/ASR	5,201/0.1194
20	QC22256436	S	9304 Firth BLVD	LA	C37	STD	2	\$18,000		\$900,000	\$495.59	1816	1905/ASR	10,001/0.2296
21	QC22128885	S	647 E 38th ST	LA	C42	PRO	2	\$27,864		\$460,000	\$221.26	2079	1951/ASR	4,799/0.1102
22	DW22120402	S	429 W 68th ST	LA	C42	STD	2	\$2,974		\$643,000	\$372.11	1728	1922/ASR	4,454/0.1022
23	DW22235820	S	923 Herbert AVE	CO	CO	STD	2	\$50,820		\$785,000	\$440.76	1781	1924/ASR	4,416/0.1014
24	DW22252785	S	2819 Frederick ST	LA	CYPK	STD	2	\$0		\$1,220,000	\$894.43	1364	1910/PUB	5,500/0.1263
25	SR22171756	S	481 E Lancaster BLVD	LNCR	LAC	STD	2	\$1		\$510,000	\$218.70	2332	1978/ASR	7,196/0.1652
26	BB22244023	S	7311 Darby PL	RES	RES	STD	2	\$80,400		\$1,175,000	\$430.72	2728	1949/ASR	9,657/0.2217
27	DW22241359	S	7315 Marbrisa AVE	HNPk	T5	STD	2	\$0		\$680,000	\$536.70	1267	1909/ASR	5,307/0.1218
28	222238357	S	14153 Archwood ST	VNS	VN	STD	2	\$91,800	4	\$1,320,000	\$591.40	2232	2022/BLD	7,125/0.1636
29	2300012355D	S	9140 Mission Dr	RSMD			3	\$0	0	\$938,000			1956	8,175/0.18
30	RS22124591	S	21924 Hawaiian AVE	HG	54	STD	3	\$8,500		\$1,449,999	\$368.11	3939	1956/OTH	10,963/0.2517
31	SB22248878	S	1727 259th ST	LOM	121	STD,TRUS	3	\$0		\$632,500	\$247.26	2558	1969/ASR	20,232/0.4645
32	22210463	S	3419 Rowena AVE	LA	637	STD	3			\$1,850,000	\$564.54	3277/A	1953	5,663/0.13
33	P1-11747	S	7106 Valmont ST	TUJ	659	STD,TRUS	3	\$1,963		\$550,000	\$387.87	1418	1922	4,510/0.1
34	IV22257204	S	1352 Thomas	POM	687	STD	3	\$0		\$688,000	\$371.49	1852	1950/ASR	5,579/0.1281
35	SR22255232	S	1750 W 45th ST	LA	C16	TRUS	3	\$36,108		\$580,000	\$217.80	2663	1932/PUB	6,303/0.1447
36	22123097	S	1812 S LONGWOOD AVE	LA	C16	STD	3			\$790,000	\$318.55	2480	1915/ASR	6,979/0.16
37	SB23002842	S	2901 Raymond AVE	LA	C16	STD	3	\$108,768		\$1,500,000	\$503.02	2982	1910/ASR	9,894/0.2271
38	SB22047085	S	2625 W 17th ST	LA	C16	STD	3	\$79,500	5	\$1,550,000	\$535.78	2893	1923/PUB	6,749/0.1549
39	RS22246823	S	2924 Gracia ST	LA	671	STD	3	\$43,200		\$1,075,000	\$603.93	1780	1925/PUB	5,971/0.1371
40	23229967	S	1363 Maltman AVE	LA	671	STD	3			\$1,370,018	\$475.87	2879/A	1915/ASR	7,360/0.16
41	DW22203346	S	8816 S Fir AVE	LA	C34	STD	3	\$32,400		\$1,010,000	\$232.29	4348	1993/PUB	9,514/0.2184
42	22214697	S	402 E 43rd PL	LA	C42	STD	3		2	\$470,000	\$245.05	1918/A	1907/ASR	4,999/0.11
43	AR22254787	S	866 E 52nd ST	LA	C42	STD	3	\$4,500		\$625,000	\$398.60	1568	1912/PUB	4,604/0.1057
44	RS22241299	S	18103 Arline AVE	ART	RC	STD,TRUS	3	\$66,000		\$1,210,000	\$407.41	2970	1931/ASR	8,118/0.1864
45	DW22190051	S	208 E Poplar ST #A	CMP	RP	STD	3	\$0		\$500,000	\$420.88	1188	1923/ASR	4,999/0.1148
46	DW22195400	S	3622 Flower ST	HNPk	T5	STD	3	\$34,800		\$600,000	\$391.39	1533	1927/ASR	6,144/0.141
47	RS22227531	S	1345 Anaheim ST	HC	124	STD,TRUS	4	\$75,408		\$1,100,000	\$295.06	3728	1955/ASR	7,874/0.1808
48	GD22251818	S	4123 Edenhurst AVE	LA	606	STD	4	\$75,978		\$1,245,000	\$377.73	3296	1964/PUB	5,174/0.1188
49	BB22144783	S	1306 Talmadge ST	LA	637	STD	4	\$0		\$1,875,000	\$582.12	3221	1922/ASR	6,783/0.1557
50	2221889	S	1311 S Highland AVE	LA	HPK	STD	4			\$1,275,000	\$375.88	3392		6,001/0.13
51	DW22227164	S	6860 Gentry AVE	NHLW	NHO	STD	4	\$249,600		\$2,850,000	\$450.31	6329	2022/SLR	6,770/0.1554
52	22210843	S	2015 E 2nd ST	LA	BOYH	STD	7		5	\$1,225,000	\$377.16	3248	1923	8,888/0.2
53	22219235	S	7234 S La Cienega BLVD	ING	101	STD	10			\$2,000,000	\$286.29	6986	1953	20,294/0.46
54	PW22237365	S	7929 Stewart And Gray RD	DOW	699	STD	14	\$319,560	4	\$4,900,000	\$309.93	15810	1969/ASR	20,757/0.4765
55	PW22233251	S	2135 Fair Park AVE	LA	618	STD	24	\$425,060	5	\$4,775,000	\$351.78	13574	1930/ASR	14,871/0.3414

Closed

• Duplex

3434 W 109th St

• Inglewood 90303

2 units • \$412,500/unit • 1,764 sqft • 6,776 sqft lot • \$402.32/sqft • Built in 1956

I-105 exit to North Crenshaw left at 109th

List / Sold: \$825,000/\$709,700

51 days on the market

Listing ID: OC22234247



LOCATION! LOCATION! LOCATION! Walking distance for you sports fans to the New SOFI Stadium and the soon to come INTUIT Dome! This duplex is in one of the fast growing prime Inglewood neighborhoods. For your entertainment The Hollywood Park Casino and The KIA Forum are also minutes away! Close to Downtown LA, LAX, beaches & easy access to freeways and more! Both units are 2 bedrooms and 1 bath. Front unit has a front yard and shared rear / front yard to the back unit. The back unit has a its own backyard. Front unit has a spacious living and dining area & also a laundry room. Back unit has a spacious living area and kitchen with dining area and it also has a laundry room! Oh did I mention there is a 2 car garage! Endless possibilities with this property. Rear Unit and garage needs some work. Great for an owner occupied unit with a rental, a fix & flip, or Buy & Hold! Don't miss out on this Great Opportunity!

Facts & Features

- Sold On 01/30/2023
 - Original List Price of \$825,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - \$552 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
 - Floor: Laminate
- Appliances: Gas Water Heater
 - Other Interior Features: Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard
- Fencing: Block, Wood
 - Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01925376
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,874	\$1,874	\$2,061
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 102 - South Inglewood area
 - Los Angeles County
 - Parcel # 4031008018

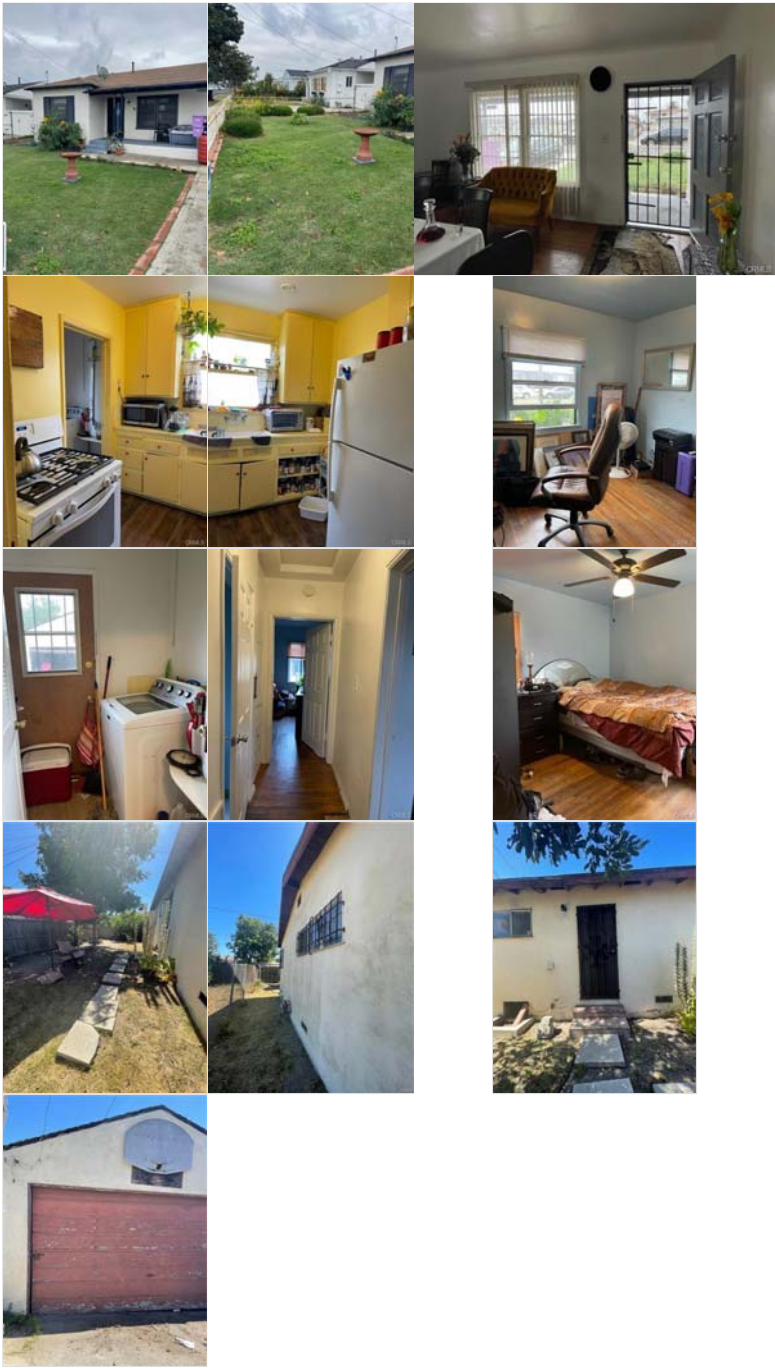
Michael Lembeck

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: OC22234247

Printed: 02/05/2023 5:23:30 AM

Closed • Duplex

2248 Goodall Ave • Duarte 91010

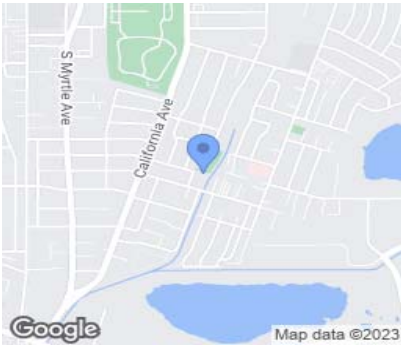
2 units • \$450,000/unit • sqft • 14,532 sqft lot • No \$/Sqft data • Built in 1955

E. Duarte Rd, to California Ave, proceed south to Pamela Rd.

List / Sold: \$899,999/\$850,000 ↓

94 days on the market

Listing ID: P1-11075



TWO ON A LOT! This multi-family investment opportunity is a must see! There are two freestanding single-family homes on a large lot! This traditional style duplex is located in a well establish family-oriented neighborhood. The front unit (2250) is a 4-bedroom 2.5 bath, nice size Kitchen, living room and an indoor laundry area, including a cute back patio area. There is ample room for storage inside and out, a two-car detached garage along with driveway parking on both sides of the home. The back unit (2248) is 1 bedroom 1 bath, with a kitchen and living room, laundry hook-ups located inside the unit and a private front yard and large back yard. There is a Lemon and Elm tree located in the back yard. There is also driveway accessed with gated entrance. This can be a wonderful investment opportunity, perfect for both investors and first-time buyers. Live in one and rent out the other or lease out both! Close to Parks, Westfield Santa Anita Shopping Mall, Restaurants and Santa Anita Racetrack, including easy access to 210 fwy!

Facts & Features

- Sold On 01/30/2023
 - Original List Price of \$975,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Forced Air, See Remarks
- \$5800 Gross Scheduled Income
 - \$5505 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Walk-In Closet, Main Floor Master Bedroom, Main Floor Bedroom, Master Bathroom
- Floor: Carpet, Wood

Exterior

- Lot Features: Horse Property, Sprinklers None
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$3,720
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$488
 - Cable TV: 02052233
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- 617 - Duarte area
 - Los Angeles County

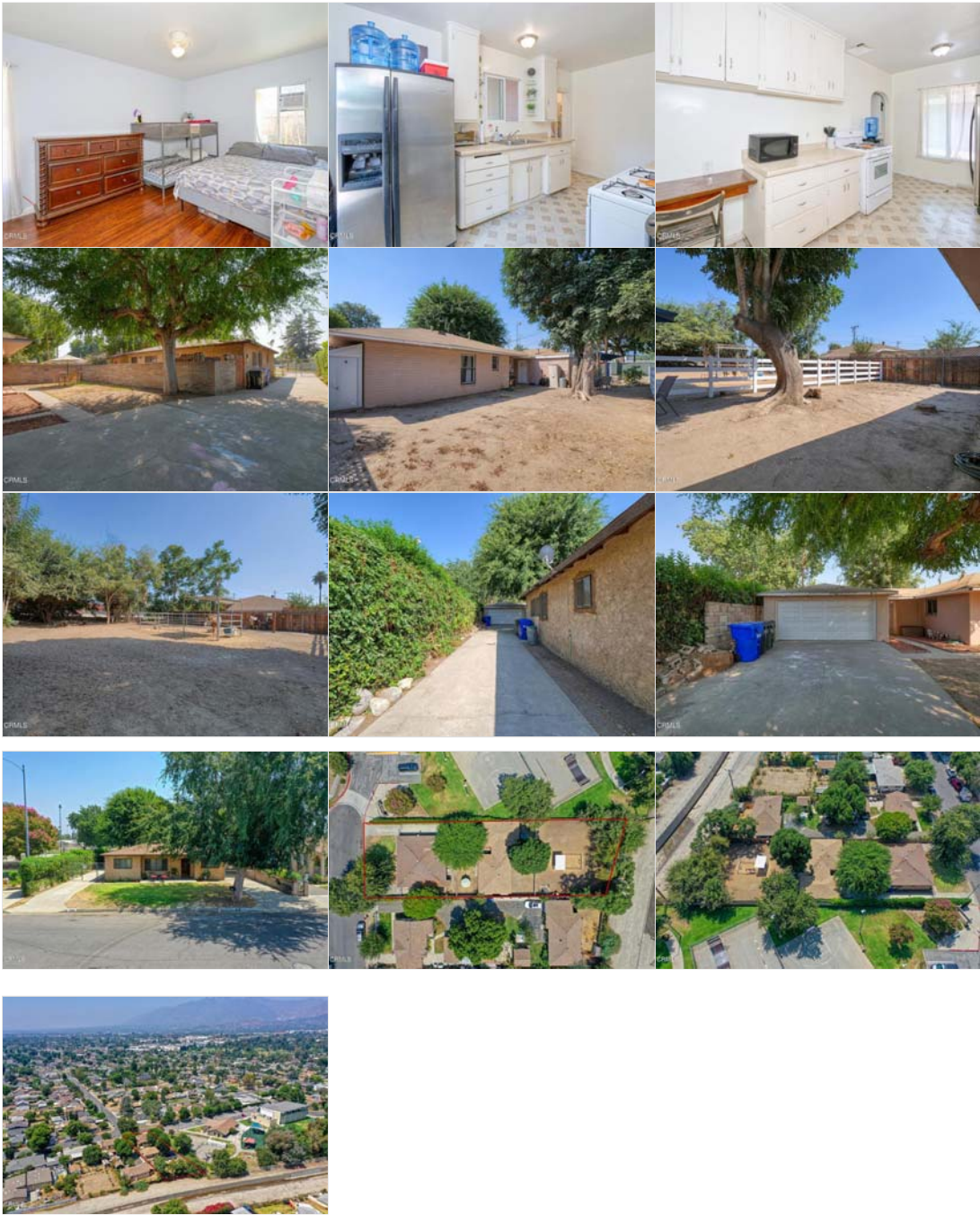
• Parcel # 8521006046

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

4014 Cedar Ave • El Monte 91731

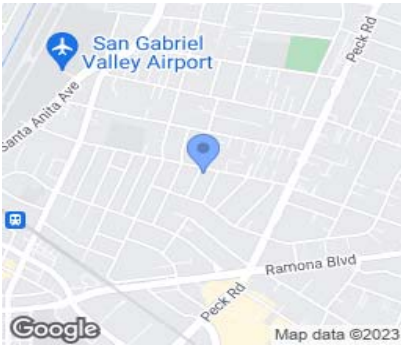
2 units • \$315,000/unit • 984 sqft • 6,116 sqft lot • \$508.13/sqft • Built in 1941

North from the 10 fwy and Peck Rd.

List / Sold: \$630,000/\$500,000 ↓

62 days on the market

Listing ID: DW21198055



Duplex centrally located in the heart of El Monte. 2 units each with their own driveway/parking. Great investment opportunity. Front unit is 1 bed, 1 bath; rear unit is 2 bed, 1 bath. Updated plumbing and floors. Drive by only, please do not disturb tenants. Submit offer subject to interior inspection.

Facts & Features

- Sold On 01/31/2023
 - Original List Price of \$630,000
 - 1 Buildings
 - 0 Total parking spaces
 - \$556 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - \$48000 Gross Scheduled Income
 - \$24000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,200
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01987230
 - Gardener:
 - Licenses:
- Insurance: \$7,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 619 - El Monte area
 - Los Angeles County
 - Parcel # 8568014002

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: DW21198055

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Closed •

List / Sold: **\$719,950/\$700,000** ↓

11148 Orchard St • El Monte 91731

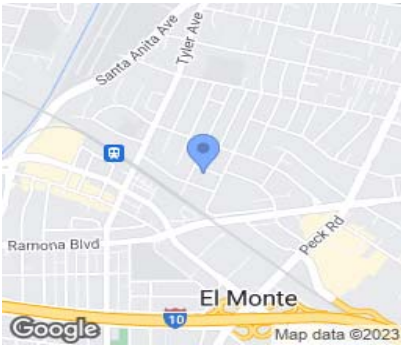
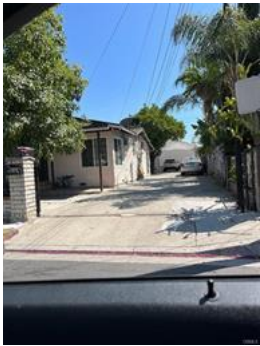
81 days on the market

2 units • \$359,975/unit • 1,362 sqft • 6,937 sqft lot • \$513.95/sqft •

Listing ID: CV22198649

Built in 1923

use GPS



Two units, very well kept, for a first time investor, in a nice area of El Monte, near north El Monte. Close to schools, bus line, shopping, etc Live in one and rent the other.

Facts & Features

- Sold On 02/02/2023
- Original List Price of \$719,950
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Assessor)
- \$43200 Gross Scheduled Income
- \$36589 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,411
- Electric: \$3,600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$751
- Cable TV: 00898066
- Gardener:
- Licenses:
- Insurance: \$1,060
- 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	1	Unfurnished	\$2,500	\$2,500	\$2,500
2:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,100

Of Units With:

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

Additional Information

- Standard sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8568030038

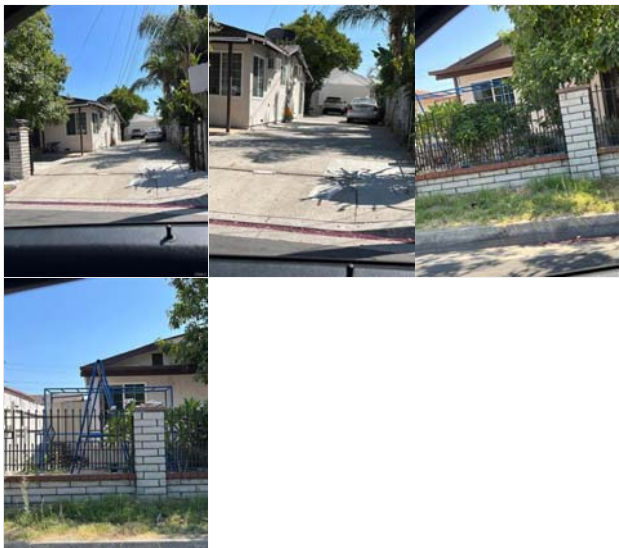
Michael Lembeck

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: CV22198649

Printed: 02/05/2023 5:23:31 AM

Closed •

List / Sold: **\$799,500/\$785,000** ↓

6906 N Figueroa St • Los Angeles 90042
2 units • **\$399,750/unit** • **2,174 sqft** • **6,084 sqft lot** • **\$361.09/sqft** •
Built in 1926

88 days on the market
Listing ID: 22193427

North of Meridian Street located on Figueroa St - Right side.



REDUCED \$100,000! INVESTOR ALERT to own in Highland Park-Los Angeles adjacent to Eagle Rock. Opportunity knocks to own this original 2-Story, attached legal 1926 duplex or use as large 2-story home. Features 2,174 sq ft of living area, with a spacious One bedroom, One Bath unit on left plus spacious 2-story 3 Bedrooms, 2 Bathrooms unit on right. Highlighting a stone Fireplace with mantle, wood floors, and many more details. Deep 6,083 sq ft size lot, shared driveway, Large garage for 3 covered parking spaces, or one garage space could be used as a separate woodshop. This property has been family owned for decades...and is ready for new beginnings.

Facts & Features

- Sold On 02/03/2023
- Original List Price of \$899,500
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Inside

Interior

- Rooms: Utility Room
- Floor: Wood

Exterior

- Lot Features: Yard
- Sewer: Other

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5482006002

Michael Lembeck

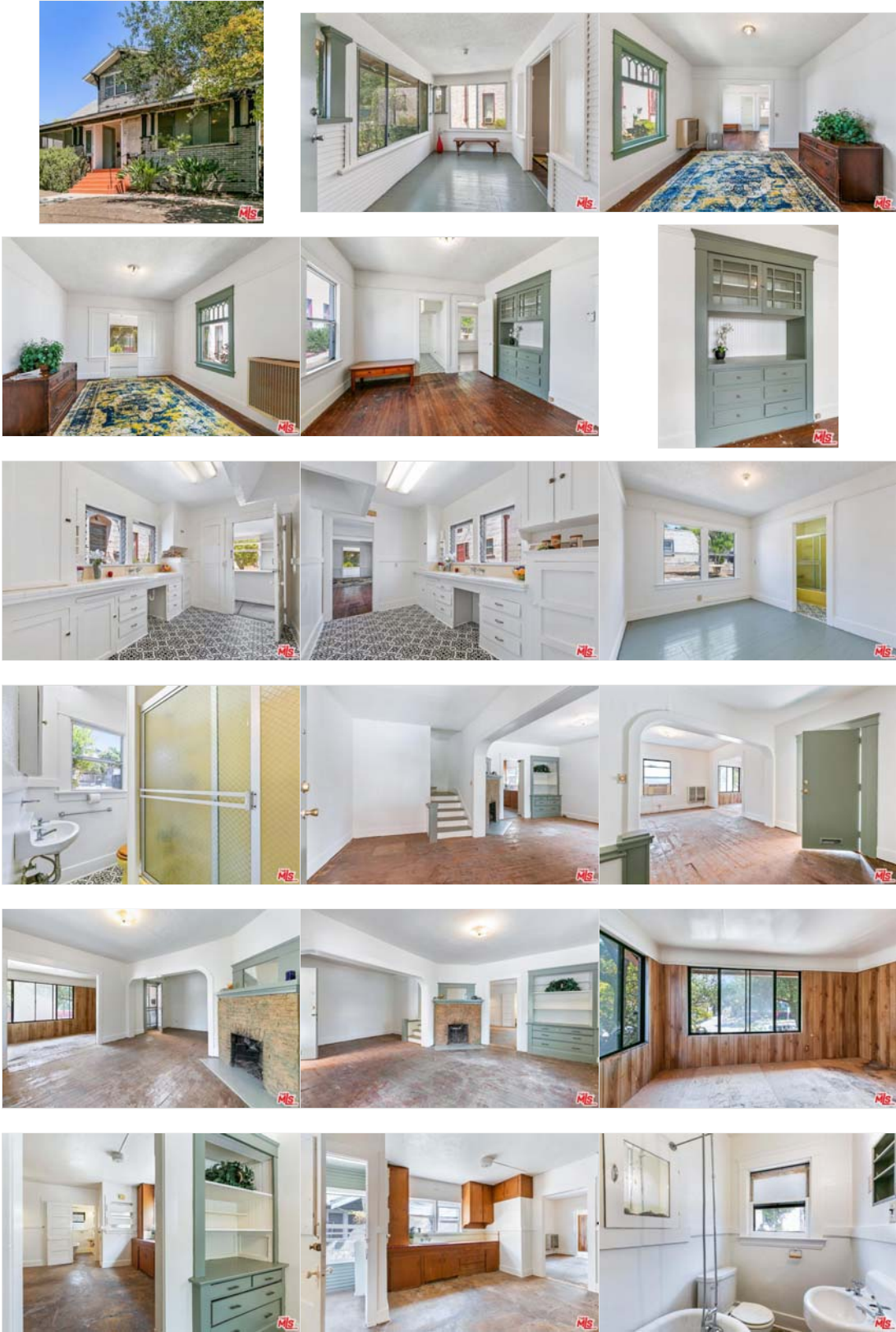
State License #: 01019397
Cell Phone: 714-742-3700

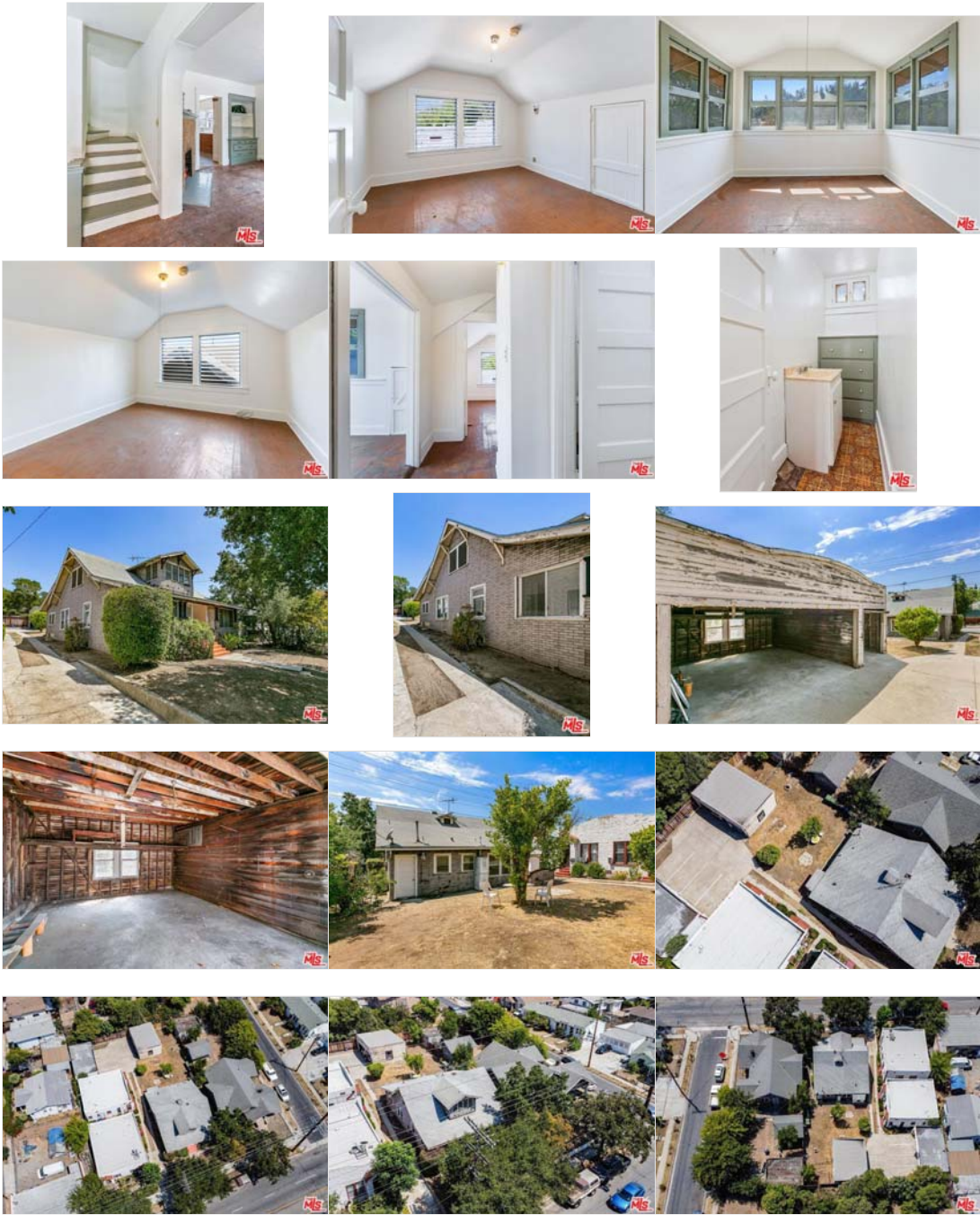
Re/Max Property Connection

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

Mission Viejo, 92691

Click arrow to display photos



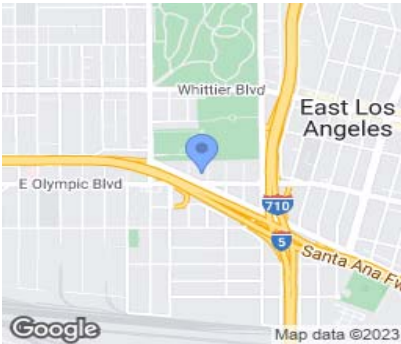


CUSTOMER FULL: Residential Income LISTING ID: 22193427

Printed: 02/05/2023 5:23:31 AM

Closed • **Duplex**
1159 S Augusta Ave • Los Angeles 90023
2 units • **\$337,500/unit** • **1 sqft** • **5,269 sqft lot** • **No \$/Sqft data** •
Built in 1950
Closed to; E. Olympic Blvd and Telegraph Rd.

List / Sold: **\$675,000/\$675,000**
15 days on the market
Listing ID: PW22251647



Great Opportunity for 2 families or live in one and rent the other, They are in the central part of LA you are closed to Everything, Don't miss out!

Facts & Features

- Sold On 01/31/2023
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,112 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01733871
- 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	4	0	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

- Standard sale
- Rent Controlled
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5236008007

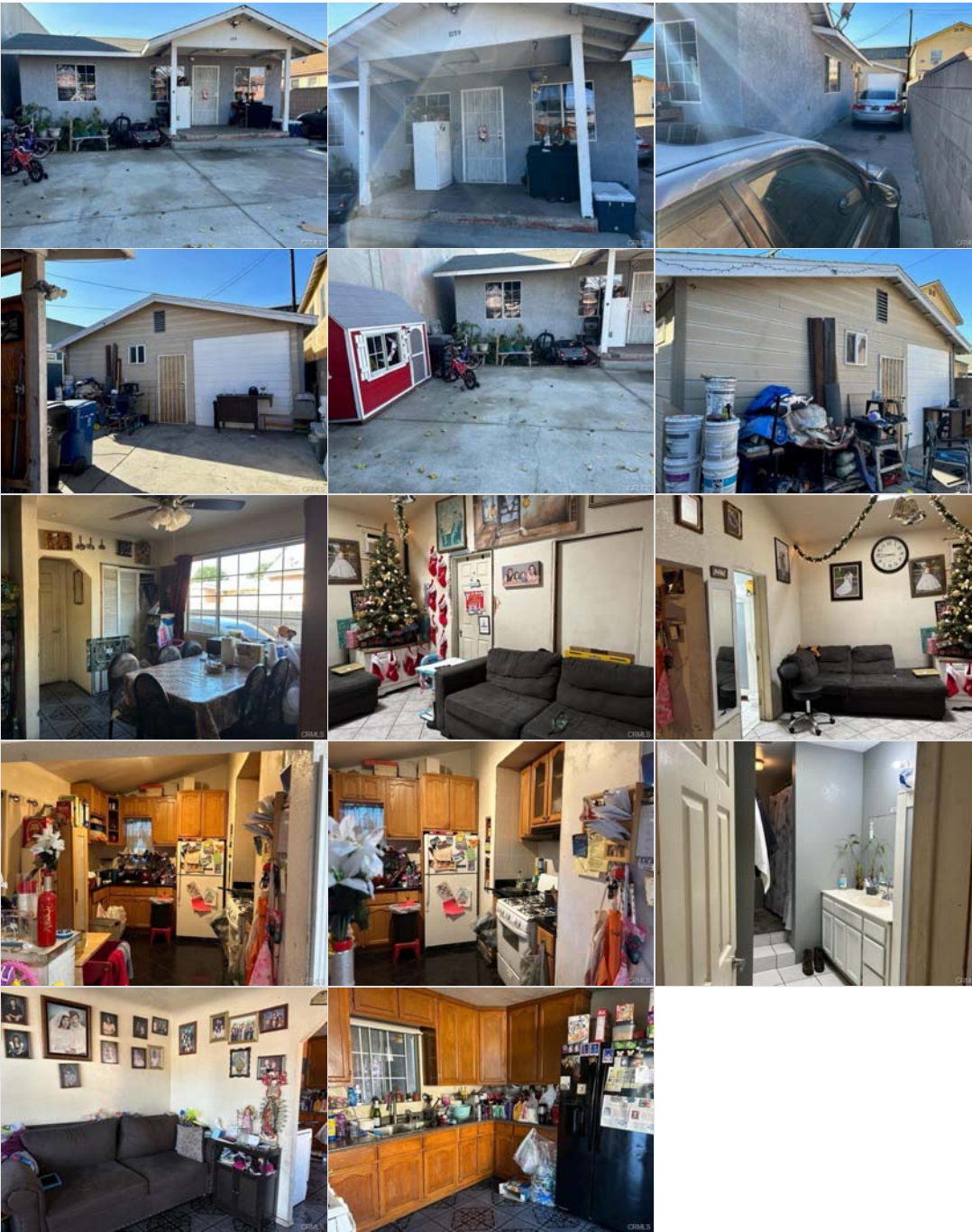
Michael Lembeck

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: PW22251647

Printed: 02/05/2023 5:23:31 AM

Closed •

List / Sold: **\$895,000/\$850,000** ↓

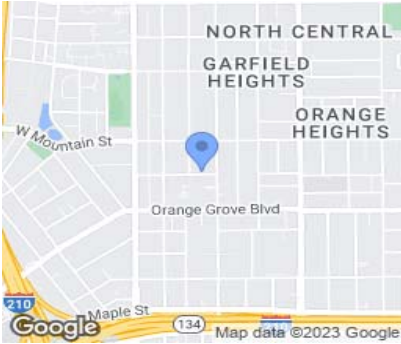
175 Painter St • Pasadena 91103

8 days on the market

2 units • \$447,500/unit • 1,915 sqft • 3,999 sqft lot • \$443.86/sqft • Built in 1910

Listing ID: 22216239

Off the 210 Freeway go north on Fair Oaks then turn right on Painter.



INCREDIBLE OPPORTUNITY!!! You can own a home with a guest house/office/rental or a duplex with great rental income! At the projected rents and asking price, the GRM is only 14! This charming property was originally built in 1910 and both units have been beautifully remodeled. The spacious front unit is a 4 bed/1 bath home (3 beds upstairs and one downstairs) with an opportunity to add a 2nd bath upstairs. The property was remodeled in 2019 featuring brand new flooring, a remodeled kitchen, stainless steel appliances, central air/heat, a new washer and dryer and well maintained landscaping for added curb appeal. The back unit is a lovely detached 1 bed/1 bath guest house with a new split ductless heat and cooling system. Very nicely maintained property! Great location close to Old Town, the Rose Bowl, Washington Square, Altadena, Glendale, freeways, restaurants and shops. Both main house and guest house are vacant!

Facts & Features

- Sold On 01/30/2023
- Original List Price of \$895,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$54000 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	1		Unfurnished	\$3,450	\$3,450	\$3,900
2:	1	1	1		Unfurnished	\$1,200	\$1,200	\$1,400
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
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5725012010

Michael Lembeck

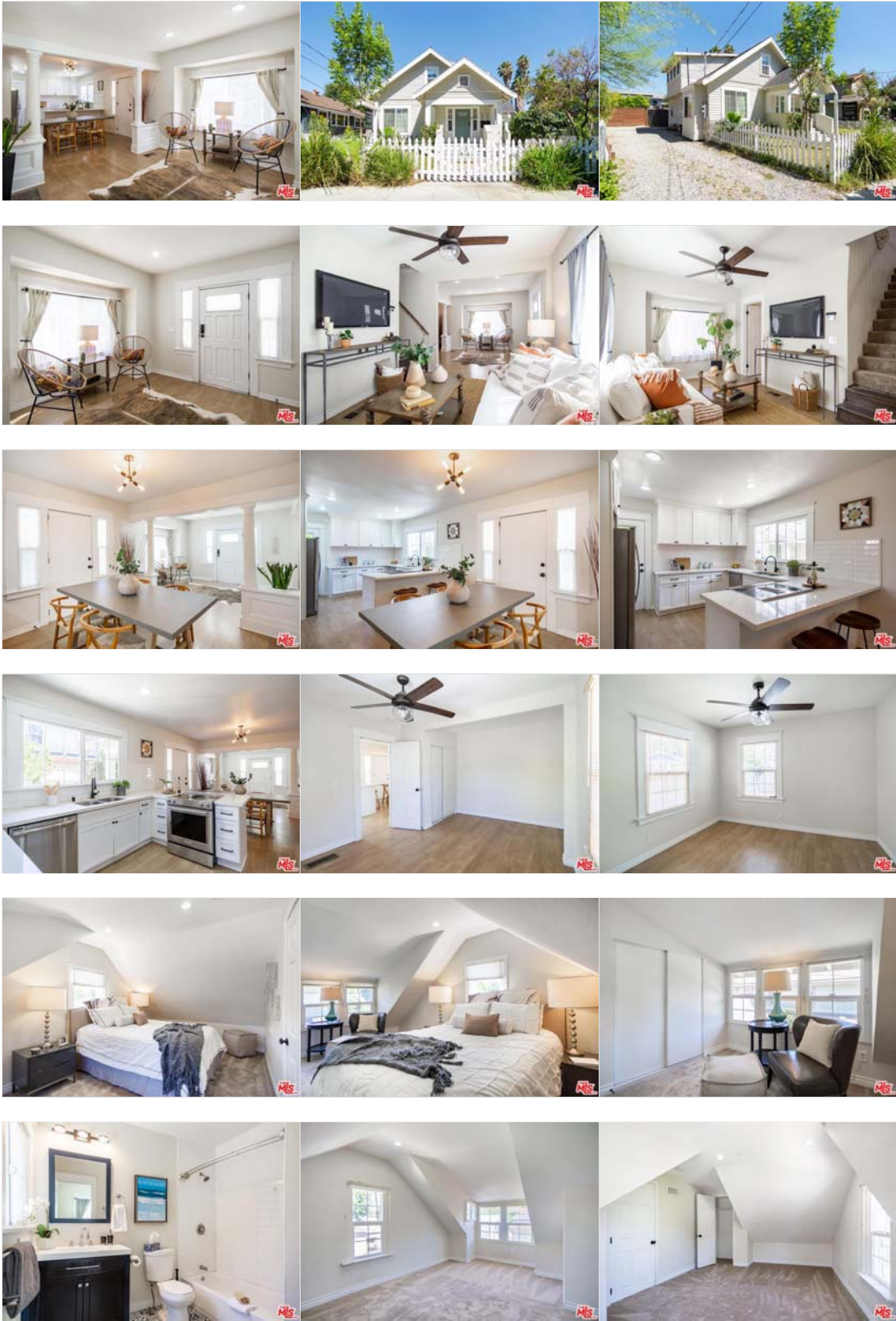
State License #: 01019397
Cell Phone: 714-742-3700

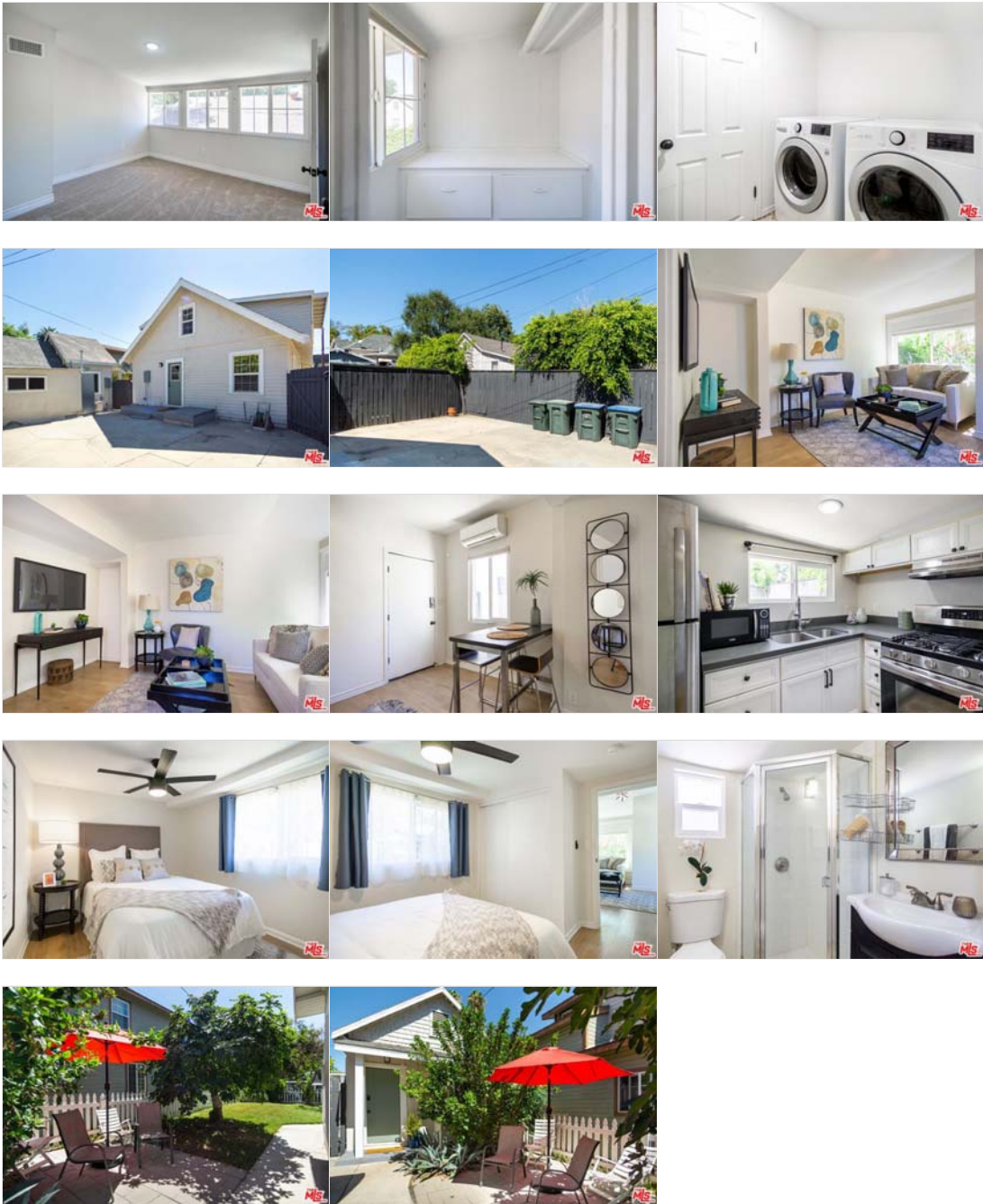
Re/Max Property Connection

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

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 22216239

Printed: 02/05/2023 5:23:31 AM

Closed • Duplex

List / Sold: \$899,000/\$870,000 ↓

841 N Euclid Ave • Pasadena 91104

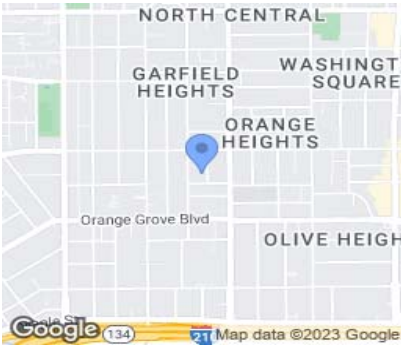
4 days on the market

2 units • \$449,500/unit • 1,856 sqft • 7,001 sqft lot • \$468.75/sqft •

Built in 1964

Listing ID: P1-12261

Units are are North of Orange Grove Blvd. Go north on Los Robles, make a left at Buckeye St, then turn right on Euclid Ave. Units are on the left side of the street.



Rare find! 2 attached, town house-style units both VACANT. A beautiful pine tree is a feature of the spacious gated lot - there is room to possibly add another unit, buyer to verify with the City of Pasadena. The gated property offers 3 covered parking spaces and a long driveway for additional cars. On the first floor, the entrance of each unit leads to open living and dining areas. There is also a powder room for guests and the kitchen of 843 has washer hookups which could be added to 841 as well. A midcentury stairway takes you to the 2 bright and airy bedrooms and each unit has a full bathroom. This is a perfect tenant location with very close proximity to a market, shops and eateries. This property could also be great for an extended family or live in one and rent the other! Come add your personal upgrades and improvements. Don't miss this excellent opportunity!

Facts & Features

- Sold On 02/02/2023
 - Original List Price of \$889,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Heating: Wall Furnace
- Laundry: In Kitchen
 - \$60000 Gross Scheduled Income
 - \$57000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Up, Laundry
 - Floor: Carpet, Vinyl, Tile
- Appliances: None

Exterior

- Lot Features: Level, Lot 6500-9999, Sprinklers None, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 01831617
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,600
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	0	Unfurnished	\$0	\$30,000	\$2,500
2:		2	2	0	Unfurnished		\$30,000	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 645 - Pasadena (NW) area
 - Los Angeles County
 - Parcel # 5725025021

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

7100 Valmont St • Tujunga 91042

2 units • \$322,000/unit • 1,364 sqft • 3,735 sqft lot • \$450.88/sqft • Built in 1952

Duplex on corner of Pinewood and Valmont adjacent to Pinewood Elementary

List / Sold: \$644,000/\$615,000 ↓

51 days on the market

Listing ID: P1-11729



Duplex opportunity! Currently both units rented. Property needs some TLC. Lots of potential. Property next door for sale as well at 7106 Valmont. Property management available.

Facts & Features

- Sold On 02/01/2023
 - Original List Price of \$695,000
 - 2 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Cooling: Wall/Window Unit(s)
- \$37512 Gross Scheduled Income
 - \$35664 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: Brick
- Appliances: None

Exterior

- Lot Features: Sprinklers None
- Fencing: See Remarks
 - Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$1,848
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01305999
 - Gardener:
 - Licenses:
- Insurance: \$848
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$600
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1		0	Unfurnished	\$1,800	\$1,800	\$1,875
2:	2	1	1		Unfurnished	\$1,326		\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
- 659 - Sunland/Tujunga area
 - Los Angeles County
 - Parcel # 2568006004

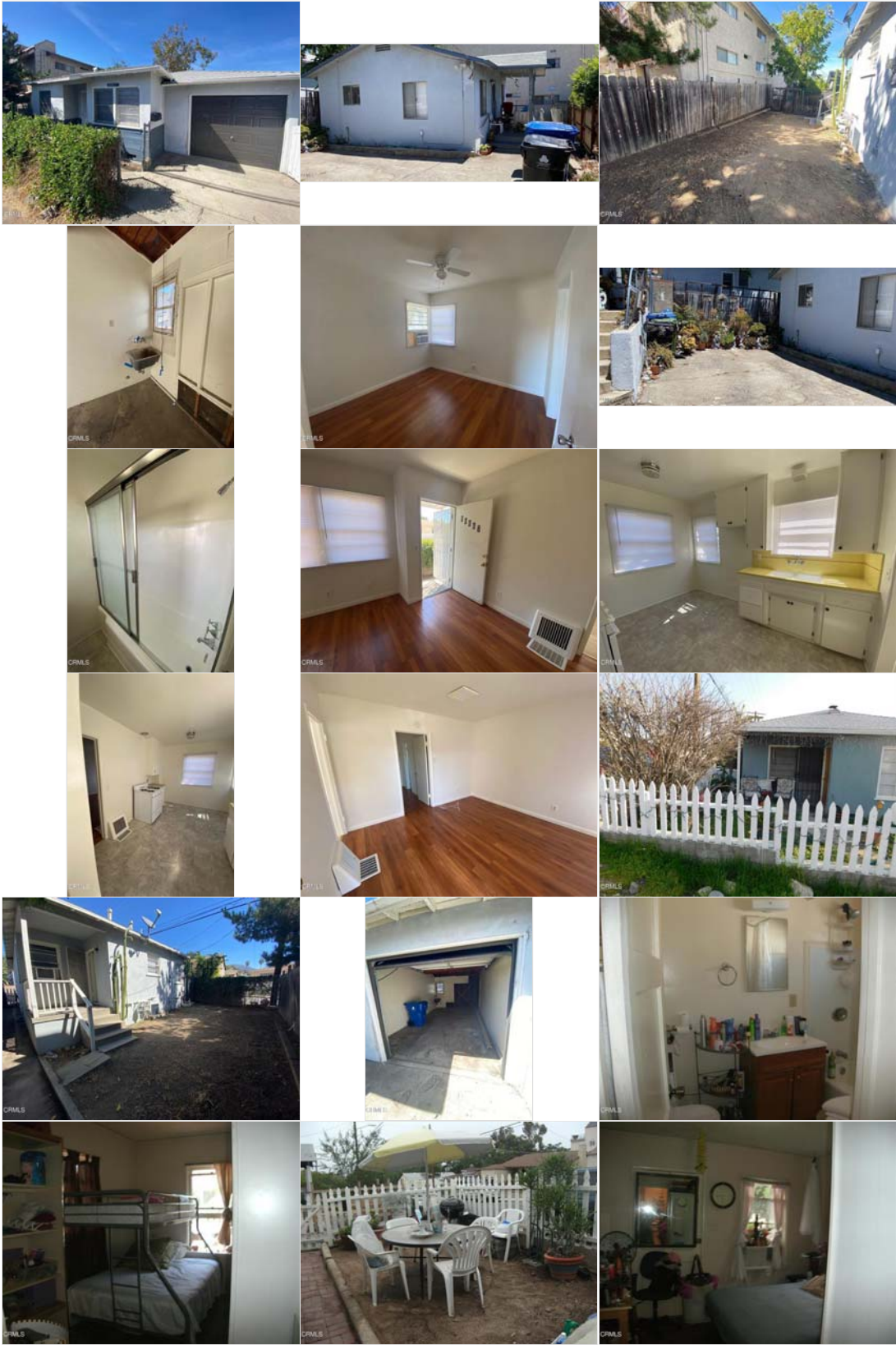
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: \$899,000/\$750,000 ↓

21519 Horst Ave • Hawaiian Gardens 90716

17 days on the market

2 units • \$449,500/unit • 2,800 sqft • 8,818 sqft lot • \$267.86/sqft • Built in 1940

Listing ID: CV22229656

Carson & Norwalk Blvd



Investment opportunity Duplex are being Sold As Is. Both Properties are extremely unique, Great opportunity to make this a perfect home to live and have rental income. Not to mention close to freeways, shopping centers, schools.

Facts & Features

- Sold On 01/30/2023
- Original List Price of \$899,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Main Floor Bedroom, Main Floor Master Bedroom, Master Bedroom, Separate Family Room

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7065009013

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: CV22229656

Printed: 02/05/2023 5:23:31 AM

Closed • Duplex

List / Sold: \$739,000/\$739,000

453 455 N Bernal Ave • Los Angeles 90063

7 days on the market

2 units • \$369,500/unit • 1,248 sqft • 4,639 sqft lot • \$592.15/sqft • Built in 1924

Listing ID: OC23002143

E Cesar E Chavez Ave. and Lorena St.



JUST 15 MINUTES AWAY FROM DOWNTOWN LOS ANGELES! DO NOT LET THIS GREAT OPPORTUNITY PASS YOU BY! This beautiful duplex located in the heart of Boyle Heights, 453 and 455 N. Bernal Ave. awaits you! Conveniently located between East LA, El Sereno and Monterey Park....this Duplex has it all!! If you've been looking for a property with the WOW factor look no further. This Duplex it has charm, character & is centrally located. This is a rare opportunity to live in luxury, you can live in the Main Unit and have tenants living in the second unit to cover your mortgage payment. Or use the entire property as a huge family compound. The main unit consist of 2 bedroom 1 bathroom. EVERYTHING NEW, like NEW ROOF, Plumbing, Electrical fixtures, Drywall, custom paint in/outside. New laminate flooring throughout. Doors and Recessed lights. SPACIOUS Back Yard with a beautiful outdoors fireplace is the perfect compliment to your backyard patio. This property also has a spacious Studio with a 2 car garage. This unit have open floor plan with plenty of natural light. Close to public transportation, shops, restaurants, schools, California State University LA, DTLA & various freeways (5,10, 60 & 710). This property is a must SEE to fully appreciate! and will probably not last long!

Facts & Features

- Sold On 01/31/2023
- Original List Price of \$739,000
- 2 Buildings
- 4 Total parking spaces
- 2 Total carport spaces
- \$284 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Garage, In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- 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:	1	2	1	0	Unfurnished	\$0	\$0	\$0
2:	1	1	1	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5178025035

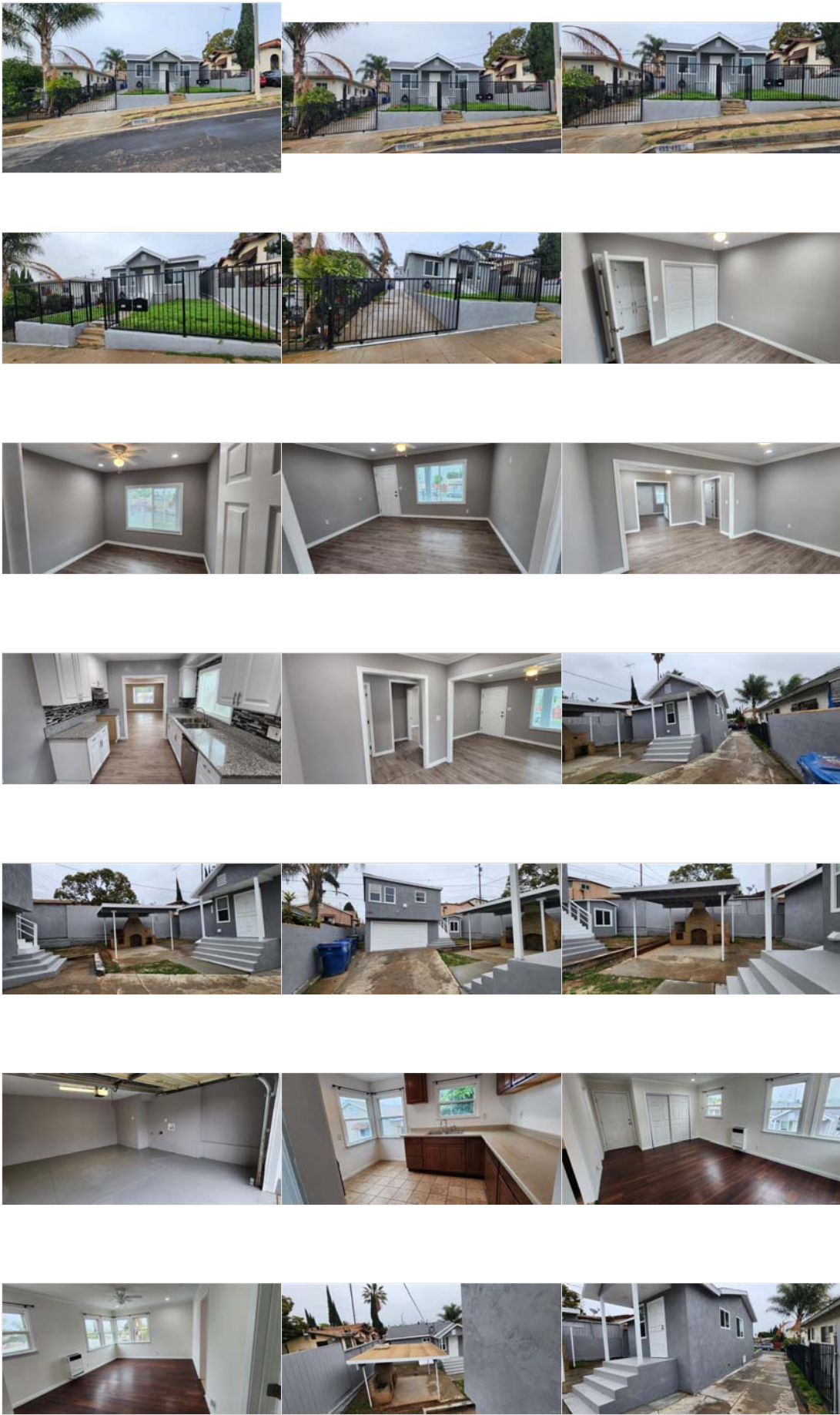
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: \$775,000/\$772,000 ↓

351 S Bonnie Beach Pl • City Terrace 90063
2 units • \$387,500/unit • 2,247 sqft • 9,279 sqft lot • \$343.57/sqft •
Built in 1921
North of Whittier Blvd and West of Downey Road

29 days on the market
Listing ID: MB22240097



2 units in City Terrace FOR SALE. One of the homes is vacant. Has 2 water meters, 2 gas meters and 2 electrical meters. The front house address is 351 S. Bonnie Beach. The home has 2 bedrooms 1 bathroom, large living room, dining room, study and dining room (1344 square feet of living space). The home was remodeled in 2016. Features a large front yard and large back yard. Enjoy the large lot of 9279 square feet. Large open space for parties and lots of parking. This home was built in 1921. The second home at the rear with address 353 S. Bonnie Beach Place is a large 2 bedroom 1 bath home (home is vacant). Home was built in 1976. The pictures on the MLS of the interior of the home are virtually staged. Home was recently painted, bathroom was remodeled. 2 bedroom 1 bathroom, living room, dining room with a large back yard and lots of parking available. Property located near transportation, shopping, Cal State LA, schools and Downtown LA. Developers! Take a look at this lot size, zone for multiple units or keep the two homes and build and ADU.

Facts & Features

- Sold On 02/03/2023
- Original List Price of \$775,000
- 2 Buildings
- 10 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,213 (Estimated)
- Laundry: Individual Room
- \$60000 Gross Scheduled Income
- \$59160 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: None
- Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: Front Yard, Landscaped, Level with Street, Lot 6500-9999
- Fencing: Average Condition, Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,605
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,765	\$1,765	\$2,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5238006065

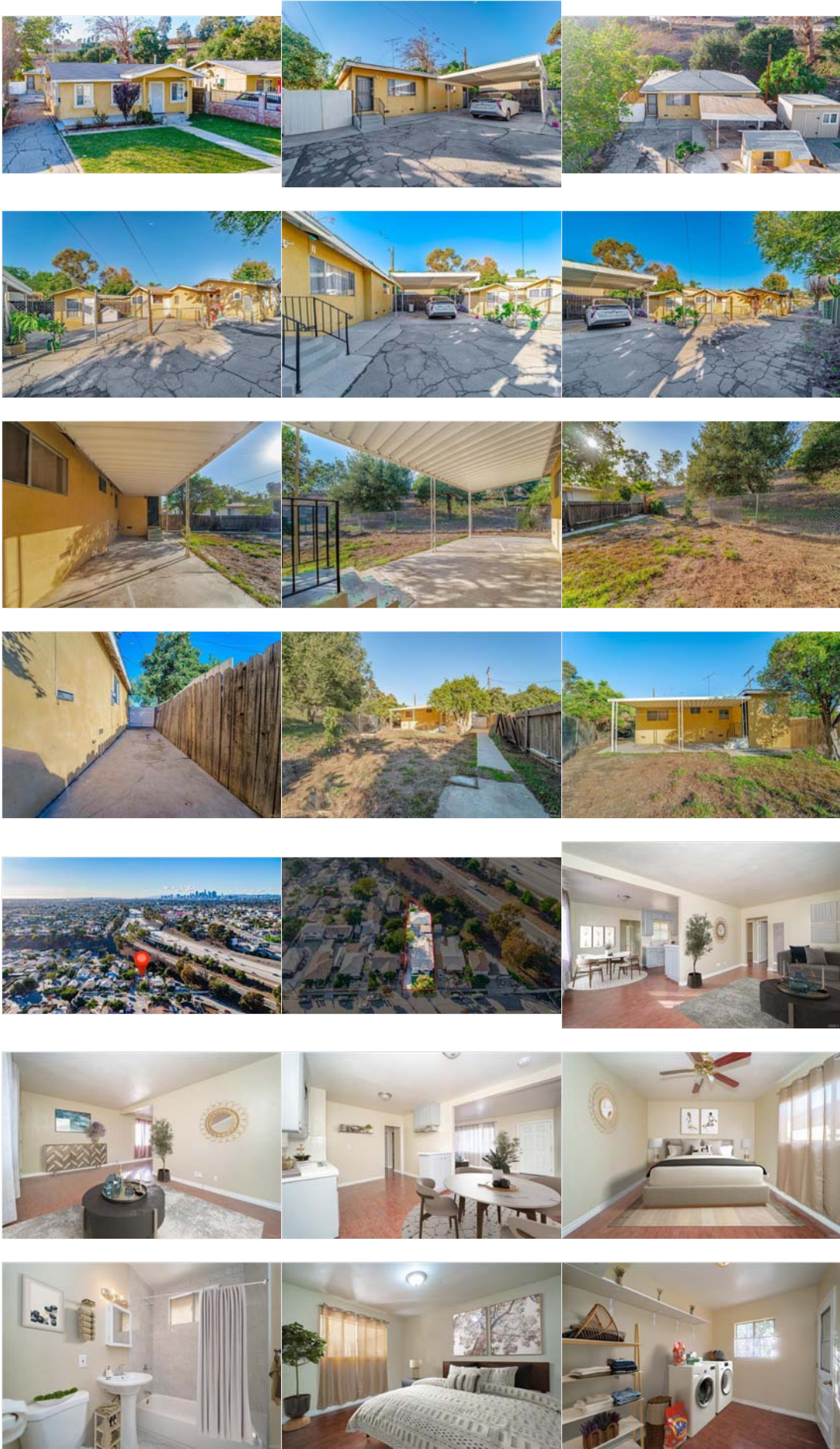
Michael Lembeck

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 •

1800 Preuss Rd • Los Angeles 90035
2 units • \$797,500/unit • 1,874 sqft • 5,858 sqft lot • \$747.07/sqft •
Built in 1939
I block East of Robertson - corner of 18th St. and Preuss Rd.

List / Sold:
\$1,595,000/\$1,400,000 ↓
41 days on the market
Listing ID: 22220839



Charming, vintage duplex in a great Beverlywood adjacent location. This hidden gem is nestled in a neighborhood of mostly single family homes with a lovely curb appeal. Two nearly identical units with some original features, hardwood floors, spacious rooms including a dining room and inside laundry and central air and heat. The shared yard is lovely and serene and the detached 2 car garage enters off 18th St. The rear unit entrance is also on 18th St. with a separate address. Both units will be delivered vacant at closing. Buyer to cooperate with Seller's reverse 1031 Exchange. A great investment opportunity or extended family units!

Facts & Features

- Sold On 02/03/2023
- Original List Price of \$1,795,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- | | |
|---|---|
| <ul style="list-style-type: none">• Total Operating Expense: \$0• Electric:• Gas:• Furniture Replacement:• Trash:• Cable TV:• Gardener:• Licenses: | <ul style="list-style-type: none">• Insurance:• Maintenance:• Workman's Comp:• Professional Management:• Water/Sewer:• Other Expense:• Other Expense Description: |
|---|---|

Unit Details

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

Of Units With:

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

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• C09 - Beverlywood Vicinity area• Los Angeles County• Parcel # 4303007001 |
|---|--|

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: 22220839

Printed: 02/05/2023 5:23:31 AM

Closed •

1047 N Crescent Heights Blvd • West Hollywood 90046
2 units • \$797,500/unit • 1,508 sqft • 6,552 sqft lot • \$994.69/sqft •
Built in 1924
By Santa Monica Blvd on Crescent Heights Blvd.

List / Sold:
\$1,595,000/\$1,500,000 ↓
56 days on the market
Listing ID: 22201415



Great WeHo Development or owner/user opportunity. ** FRONT HOUSE IS VACANT AND REAR HOUSE IS OWNER OCCUPIED.
** Two homes on a 6,500 SF lot (ZONED WR3A) situated in prime location, just a few blocks from Sunset Strip, restaurants, and nightlife. Front house is 2bd/1.5ba and rear house is 1bd/1ba with vaulted ceilings with private yard. Both homes have been meticulously maintained and are billed separately for gas/electric. Ample amount of on site parking and gated driveway for security. Zoned R3 with the possibility of building up to 5 apts or condos. Buyer to cooperate in seller's 1031 exchange.

Facts & Features

- Sold On 01/31/2023
- Original List Price of \$1,650,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside
- \$58800 Net Operating Income

Interior

- Rooms: Guest/Maid's Quarters, Living Room, Master Bathroom
- Floor: Wood
- Appliances: Dishwasher, Disposal
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$25,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5529019026

Michael Lembeck

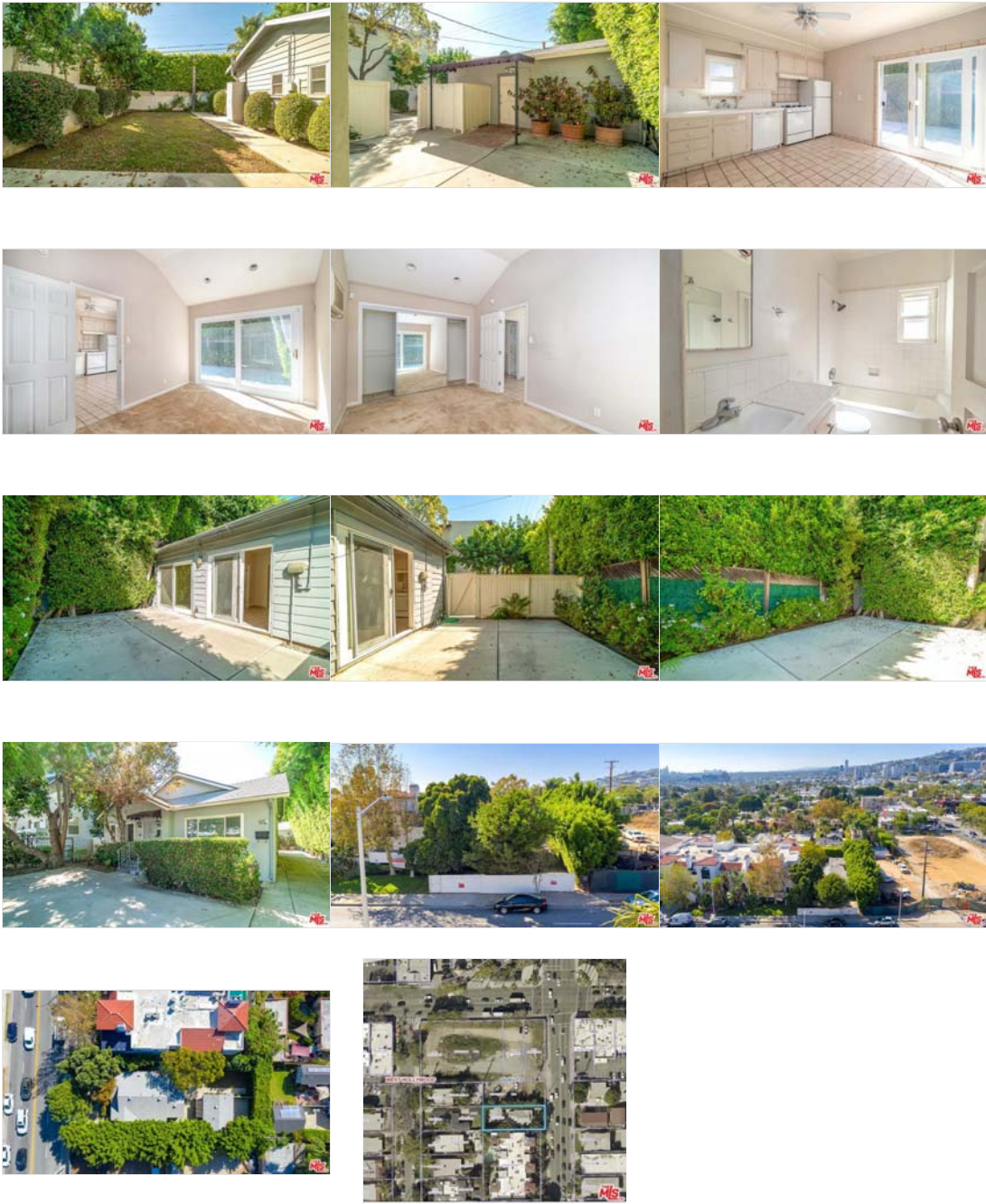
Re/Max Property Connection

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 22201415

Printed: 02/05/2023 5:23:31 AM

Closed • Duplex

2832 12th Ave • Los Angeles 90018

2 units • \$512,500/unit • 2,318 sqft • 7,497 sqft lot • \$409.84/sqft • Built in 1925

Jefferson / 12th Ave

List / Sold: \$1,025,000/\$950,000 ↓

56 days on the market

Listing ID: DW22221873



Presenting this spacious Spanish style duplex with side by side units that sits on a large lot. Each unit has 2 bedrooms, 1 bathroom for a total of 2,318 sq. ft. There is a two car detached garage, ample parking in the driveway, and backyard for large gatherings. This duplex is located just minutes away from Culver City, Mid-Wilshire, USC, shopping, dining, public transportation (metro lines), and easy access to the 10 and 110 freeways. Live in one and rent out the second unit. Both units will be delivered vacant! Special financing available!

Facts & Features

- Sold On 02/01/2023
 - Original List Price of \$1,075,000
 - 1 Buildings
 - 6 Total parking spaces
 - \$413 (Estimated)
- Laundry: In Garage, Inside, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Tile
- Appliances: None

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,850
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,850

Of Units With:

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

Additional Information

- Probate Listing, Trust sale
 - Rent Controlled
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5051011009

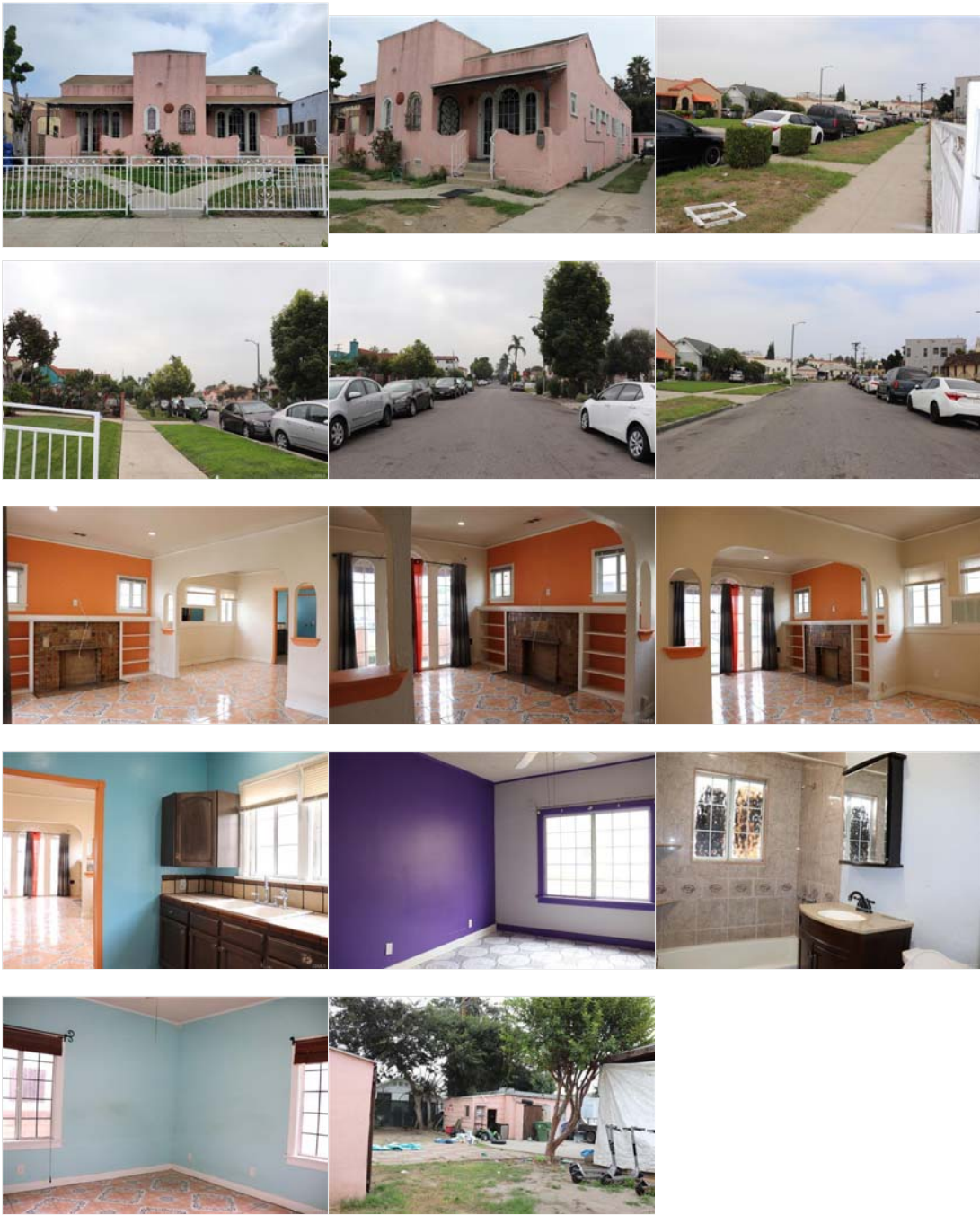
Michael Lembeck

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



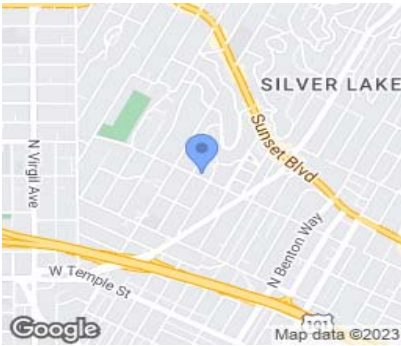
CUSTOMER FULL: Residential Income LISTING ID: DW22221873

Printed: 02/05/2023 5:23:31 AM

Closed •

3219 Marathon St • Los Angeles 90026
2 units • \$697,500/unit • 1,380 sqft • 4,038 sqft lot • \$1072.46/sqft •
Built in 1926
West of Silver Lake Blvd near Robinson

List / Sold:
\$1,395,000/\$1,480,000 ↑
1 days on the market
Listing ID: 23234127



Two stylish homes on a lot offer endless possibilities at this creative oasis in the heart of Silver Lake. With a tasteful blend of designer finishes and updates, this turnkey property is move-in ready for the new year. The light-filled front 2BR/1BA features original oak hardwood flooring and stylish Venetian plaster walls as well as a recently remodeled kitchen with GE Cafe appliances, Bosch dishwasher, handmade Cle Tile and farmhouse sink. The bathroom was remodeled in 2021 with Cle Tile, Carrera marble floors, walnut vanity and brass fixtures. Out back is a private fenced-in yard offering plenty of room to entertain and enjoy the outdoors. The separate back house is completely private from the main residence and is a perfect flexible space to rent for additional income, use for guests or work from home. Close to Sunset Junction and the Silver Lake Reservoir with shops such as Erewhon, Intelligentsia, Night+Market and The Window all just moments away. A rare find in the east side's most desirable neighborhood.

Facts & Features

- Sold On 01/31/2023
- Original List Price of \$1,395,000
- 2 Buildings
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$84000 Net Operating Income

Interior

- Appliances: Barbecue, Dishwasher, Refrigerator

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5426012002

Michael Lembeck

Re/Max Property Connection

2/5/23, 5:28 AM

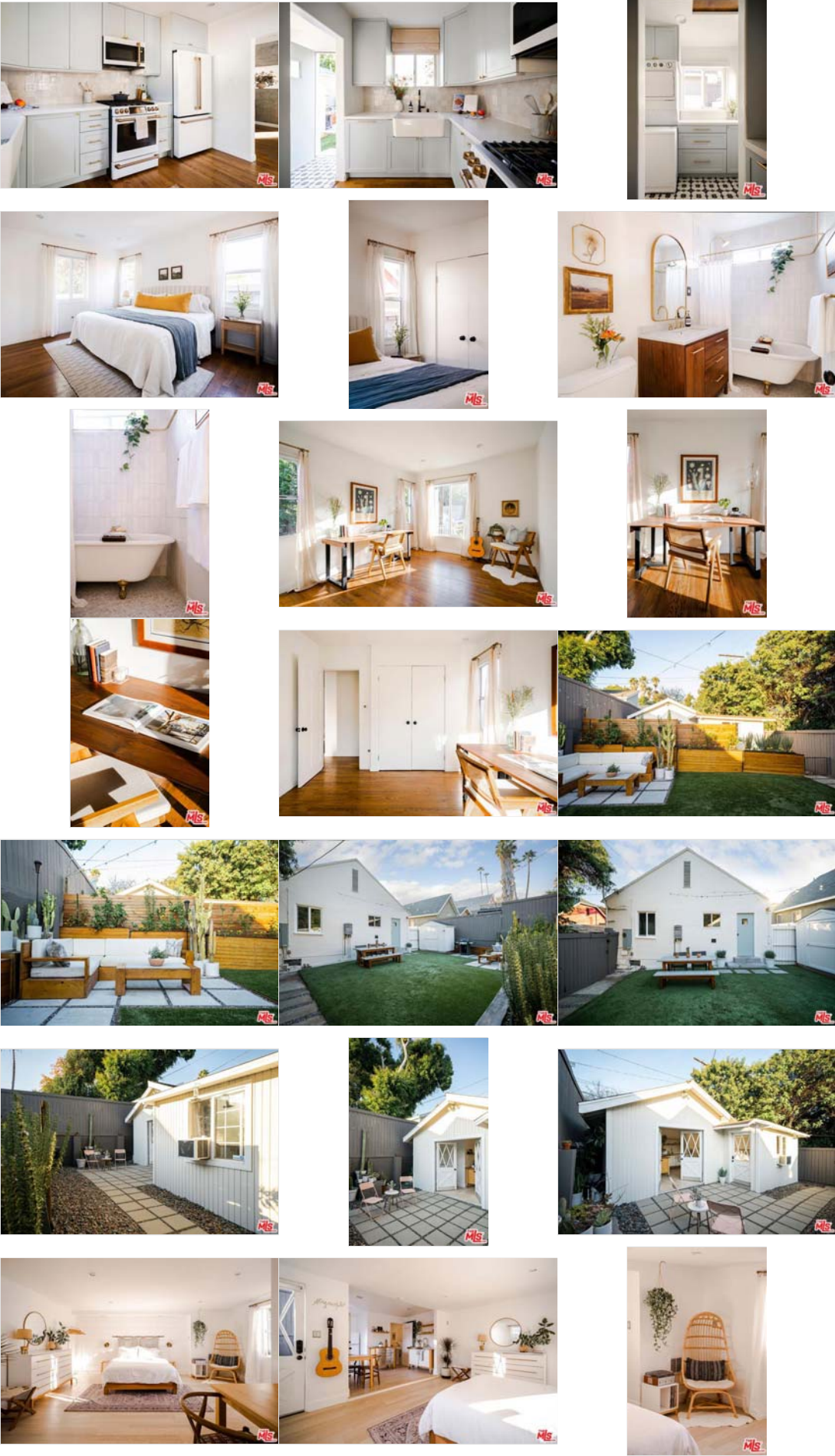
State License #: 01019397
Cell Phone: 714-742-3700

Matrix

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

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CUSTOMER FULL: Residential Income LISTING ID: 23234127

Printed: 02/05/2023 5:23:31 AM

Closed • **Single Family Residence**

List / Sold: **\$599,999/\$660,000** ↑

1454 W 70th St • Los Angeles 90047

9 days on the market

2 units • **\$300,000/unit** • **1,146 sqft** • **4,680 sqft lot** • **\$575.92/sqft** • **Built in 1924**

Listing ID: DW23001209

FROM GAGE HEAD SOUTH ON NORMANDIE, RIGHT ON 70TH



Absolutely amazing two unit with one unit delivered vacant. Centrally located, this two homes on a lot boasts 2 bedrooms and one bath each. Rear unit will be delivered vacant. Located in south Los Angeles, close to the 110, 105 and 405 freeways, local shopping and perfect for public transit. Both units are well kept, updated and move in ready, each occupant has its own privacy, plenty of parking, and situated on a large easy to drive / park on street.

Facts & Features

- Sold On 02/02/2023
- Original List Price of \$599,999
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$290 (Estimated)
- \$3600 Gross Scheduled Income
- \$3600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01856858
- Gardener:
- Licenses:
- Insurance: \$100
- 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	\$1,600	\$1,600	\$2,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6015032002

Michael Lembeck

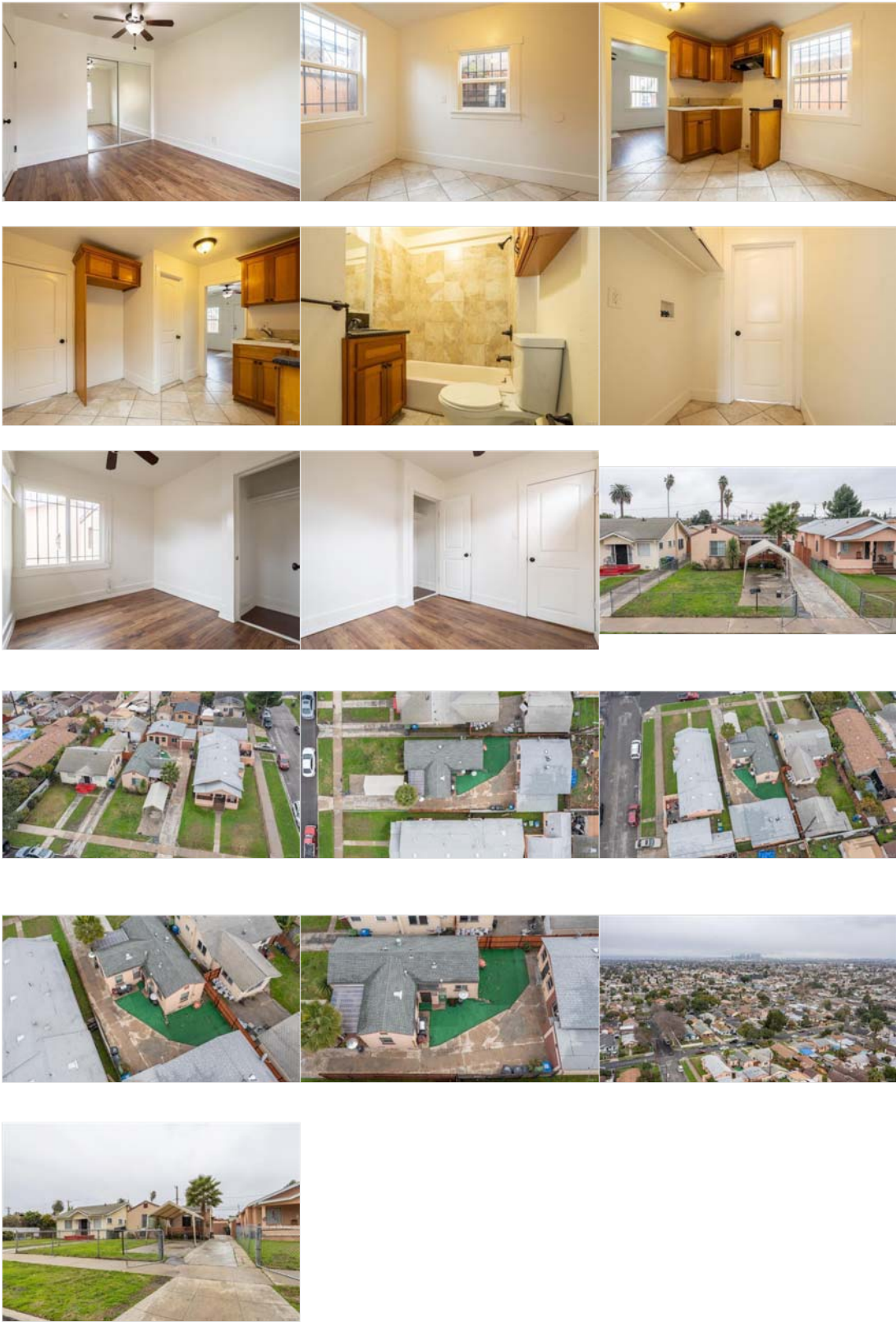
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$640,000/\$620,000** ↓

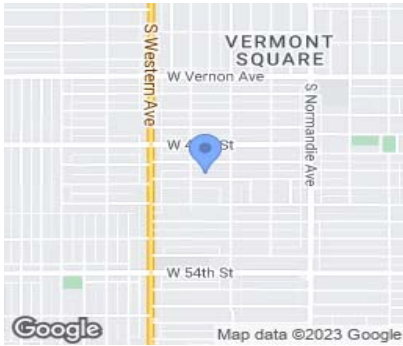
1575 W 50th St • Los Angeles 90062

62 days on the market

2 units • \$320,000/unit • 1,918 sqft • 5,109 sqft lot • \$323.25/sqft • Built in 1921

Listing ID: IG22212945

Between S Western and Denker



Live in one and rent out the other or rent out both for a steady stream of income. The Property features one 1350sq ft house and a Back unit at 562 sq ft. this property has tons of potential for a investor or family this is a rent control area of Los Angles Both Units are currently Rented. This exceptional duplex with endless potential and priced to sell.

Facts & Features

- Sold On 01/31/2023
- Original List Price of \$640,000
- 2 Buildings
- 0 Total parking spaces
- \$298 (Estimated)
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 02123848
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Unfurnished	\$980	\$980	\$2,500
2:	1	1	0	0	Unfurnished	\$700	\$700	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5016028017

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: IG22212945

Printed: 02/05/2023 5:23:31 AM

Closed • Duplex

List / Sold: \$864,999/\$850,000 ↓

136 E 84th St • Los Angeles 90003

60 days on the market

2 units • \$432,500/unit • 1,998 sqft • 5,201 sqft lot • \$425.43/sqft • Built in 1935

Listing ID: SR22202450

Cross streets: Manchester Ave & Main St



Attention investors and portfolio builders! VACANT 3BED/2BATH & 2BED/1BATH! This is a massive opportunity to own a RENOVATED and VACANT income property. Live in one and rent the other or rent both for full market value. Both units have been finished with new floors, freshly painted interior and exterior, recessed lighting, new electrical(front unit), and new windows and plumbing(front unit). Both units have brand new kitchens with new soft close cabinets, finished with rimless sinks and modern backsplash. The bathrooms have a modern touch with quartz countertops and smart mirrors. The front unit is a two bedroom one bath and the second unit is a two story three bedroom two bath. Parking is plentiful with spaces in the front and back of the property. The maintenance is minimal with the landscaping being drought resistant. You are also located minutes away from downtown LA, the SoFi stadium, USC, Coliseum, LAX and the 110 and 105 freeway. Call and book your appointment before this opportunity is gone!

Facts & Features

- Sold On 02/03/2023
- Original List Price of \$875,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$336 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01835647
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6030013010

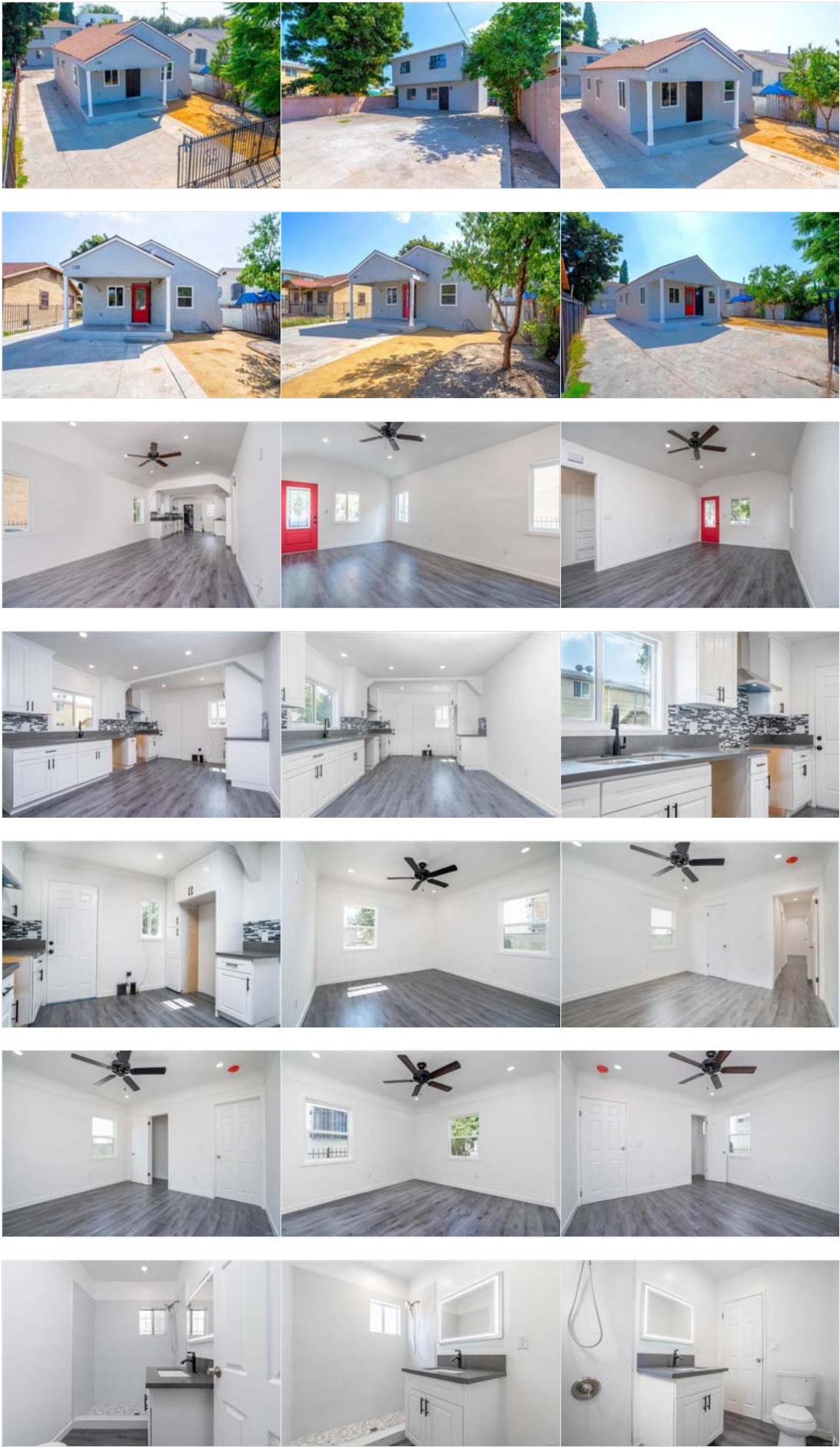
Michael Lembeck

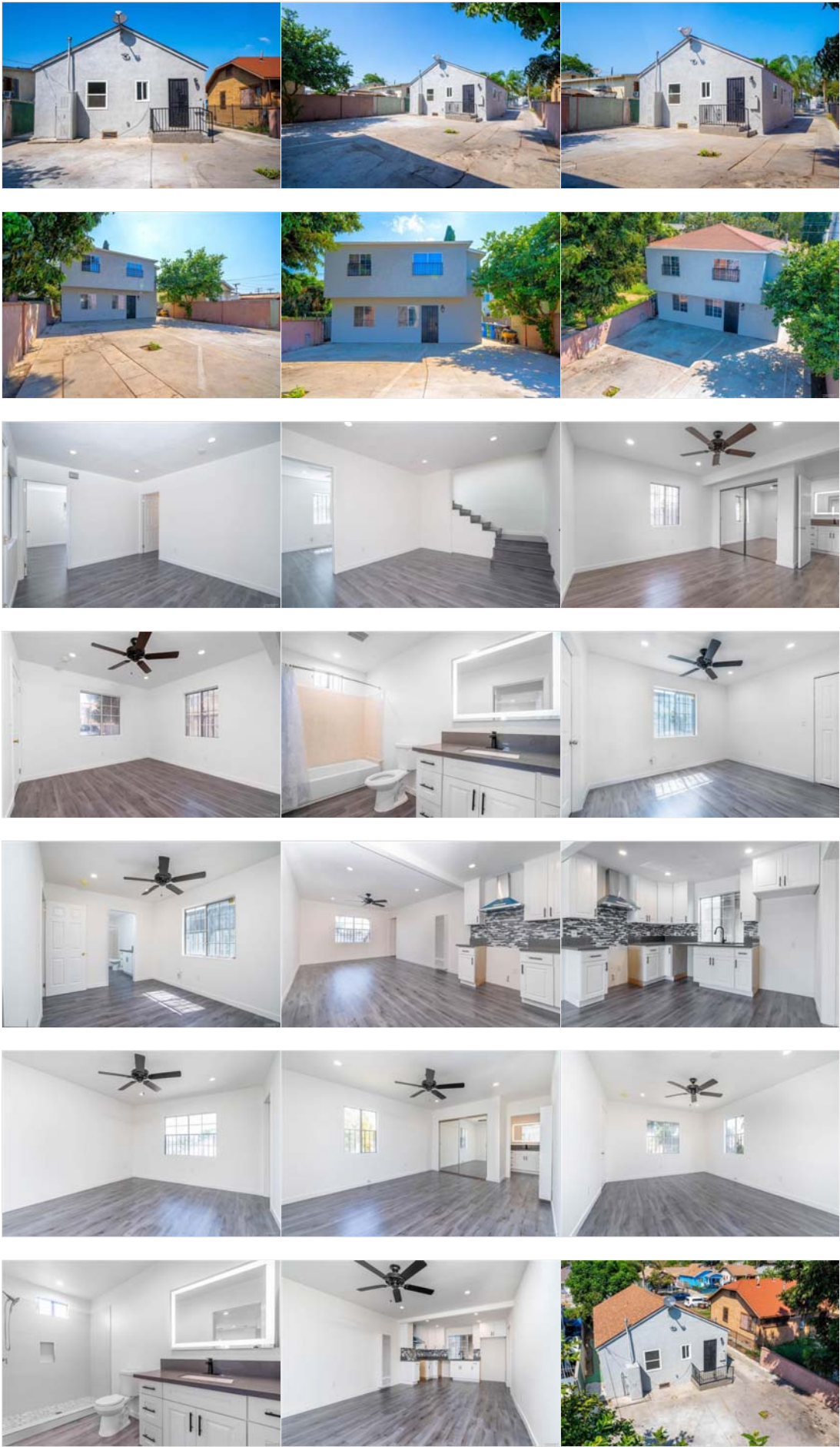
State License #: 01019397
Cell Phone: 714-742-3700

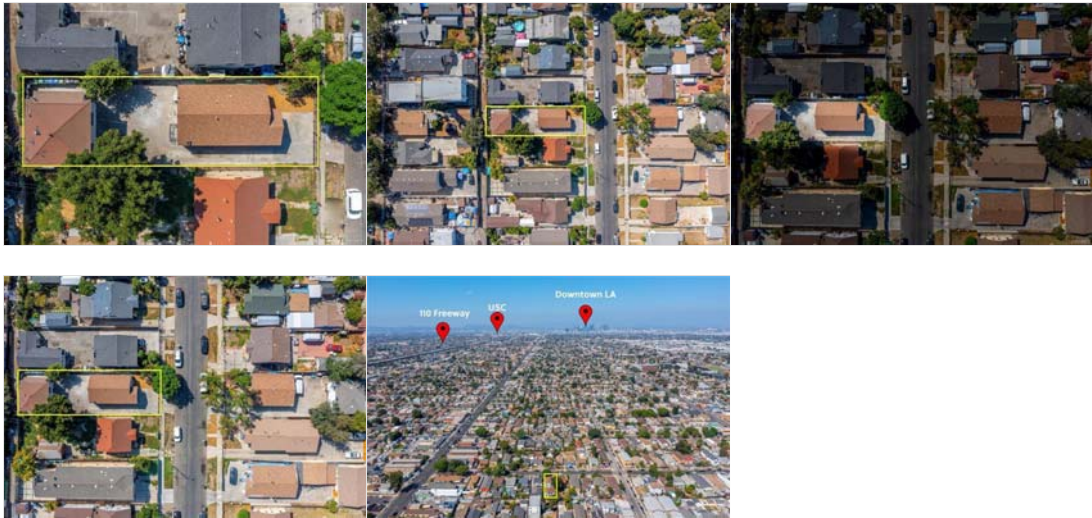
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR22202450

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Closed • Duplex

List / Sold: \$799,999/\$900,000 ↑

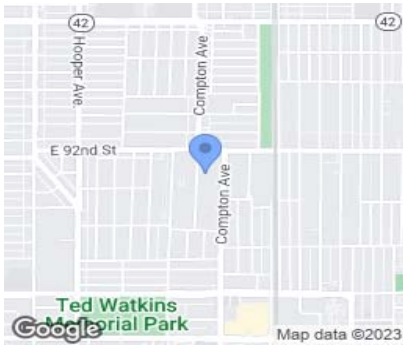
9304 Firth Blvd • Los Angeles 90002

5 days on the market

2 units • \$400,000/unit • 1,816 sqft • 10,001 sqft lot • \$495.59/sqft • Built in 1905

Listing ID: OC22256436

Right on Compton, left on E 96th St and right on Firth



GREAT DUPLEX INVESTMENT OPPORTUNITY! This duplex is situated in South of Los Angeles by the Avalon Gardens and Hacienda Village neighborhoods. The current owner is living in one and renting out the other. The front unit has newer windows, roof, and solar panels were placed on one of the units. Per the City of Los Angeles Planning Department, there is also a potential opportunity to build up to 7 to 8 units under the City's revised Southeast Los Angeles Community Plan updated in 2017. This property also has great access to major freeways and public transportation hubs.

Facts & Features

- Sold On 01/31/2023
- Original List Price of \$799,999
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$5,575 (Estimated)
- Laundry: Outside
- \$18000 Gross Scheduled Income
- \$16800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Fencing: Block, Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,590
- Electric: \$22.00
- Gas:
- Furniture Replacement:
- Trash: \$231
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$137
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6048003029

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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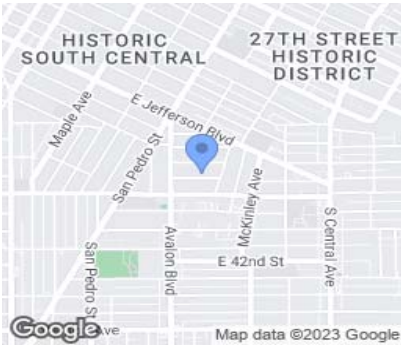
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Closed •

List / Sold: **\$550,000/\$460,000** ↓

647 E 38th St • Los Angeles 90011
2 units • **\$275,000/unit** • **2,079 sqft** • **4,799 sqft lot** • **\$221.26/sqft** •
Built in 1951
Off Avalon Blvd.

161 days on the market
Listing ID: OC22128885



This charming duplex has great potential for buyers who want an investment property in the Historic South Central neighborhood. There are two units in two separate buildings, each with their own yard. This property is centrally located, being walking distance from several schools, parks, and a plethora of restaurants.

Facts & Features

- Sold On 01/30/2023
- Original List Price of \$550,000
- 1 Buildings
- 2 Total parking spaces
- \$346 (Estimated)
- \$27864 Gross Scheduled Income
- \$26658 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,206
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,022	\$1,022	\$1,022
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,300

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5121006029

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: OC22128885

Printed: 02/05/2023 5:23:31 AM

Closed • Duplex

List / Sold: \$699,000/\$643,000 ↓

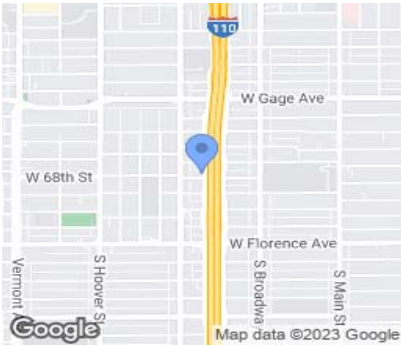
429 W 68th St • Los Angeles 90003

53 days on the market

2 units • \$349,500/unit • 1,728 sqft • 4,454 sqft lot • \$372.11/sqft • Built in 1922

Listing ID: DW22120402

Flower Street and Figueroa Street



MULTIFAMILY HOUSE! You've finally found the long-awaited S.F. 1,728. This is a current income producing property, recorded as a Duplex. The two units are mirror units sharing one wall, each containing 3 beds and 1 full bath. The property is gated all around providing extra privacy and security. Parking and a common drive-way in the back. It would be a suitable choice for someone looking for an asset as both a living space and an investment opportunity. New roof was installed about 3 months ago. Cooper plumbing through out the house. Operating sprinkler system in front yard only. Independent entrance conveniently located for each unit. Each bedroom comes with Security bars on windows with safely release mechanism. Close to schools, shopping centers, and The 110 Freeway. BOTH UNITS WILL BE DELIVERED VACANT at the close of escrow tenants are cooperating with the seller.

Facts & Features

- Sold On 01/31/2023
 - Original List Price of \$699,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$279 (Estimated)
- Laundry: In Kitchen
 - \$2974 Gross Scheduled Income
 - \$2712 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Living Room, Master Bedroom, Walk-In Closet
 - Floor: Carpet, Tile
- Appliances: Water Heater
 - Other Interior Features: Ceiling Fan(s), Granite Counters, Tile Counters

Exterior

- Lot Features: Corner Lot
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
 - Sewer: Public Sewer
 - Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$262
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01914184
 - Gardener:
 - Licenses:
- Insurance: \$62
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$160
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,414	\$1,414	\$1,414
2:	1	3	1	0	Unfurnished	\$1,560	\$1,560	\$1,560

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
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 6013026011

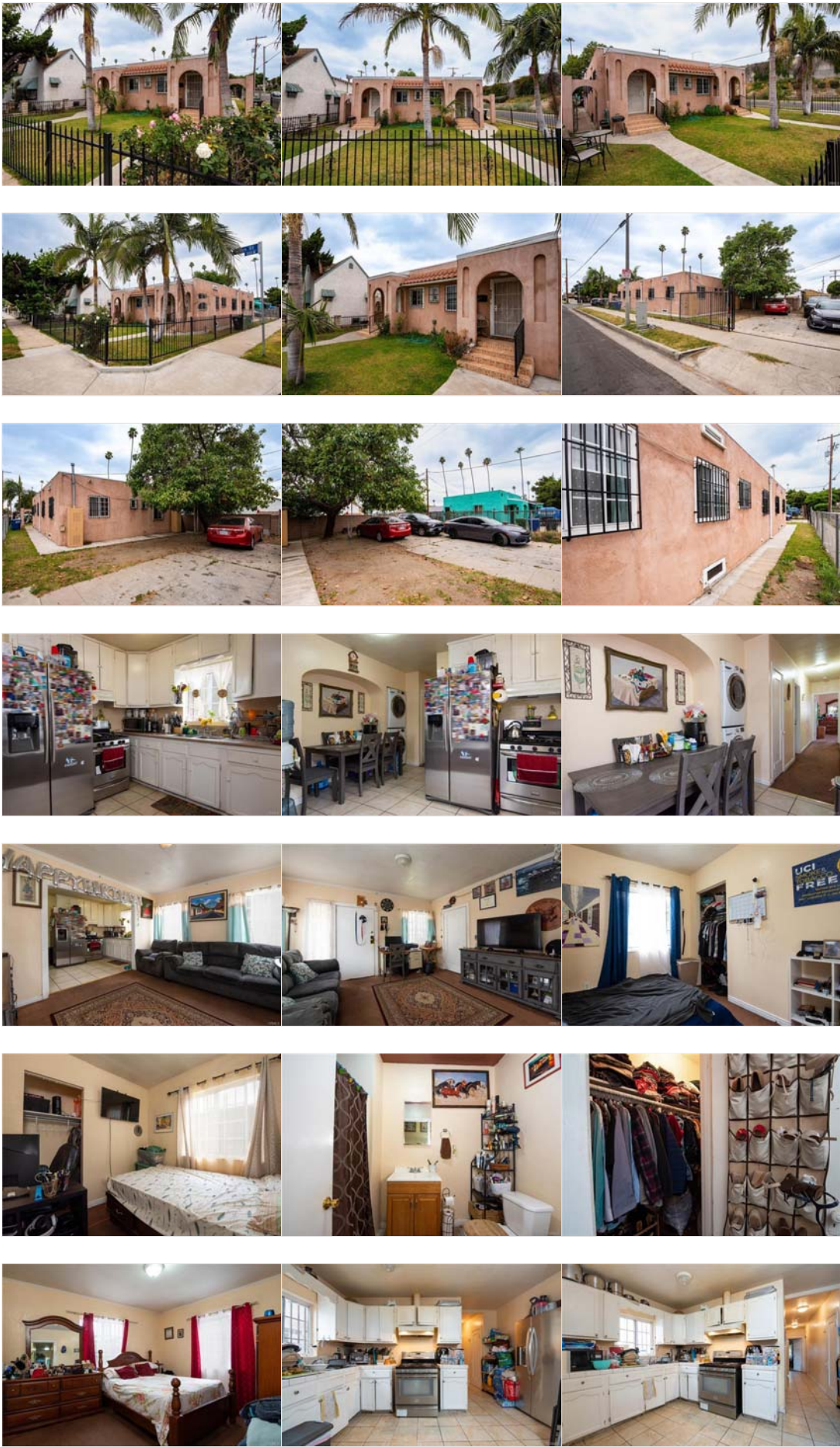
Michael Lembeck

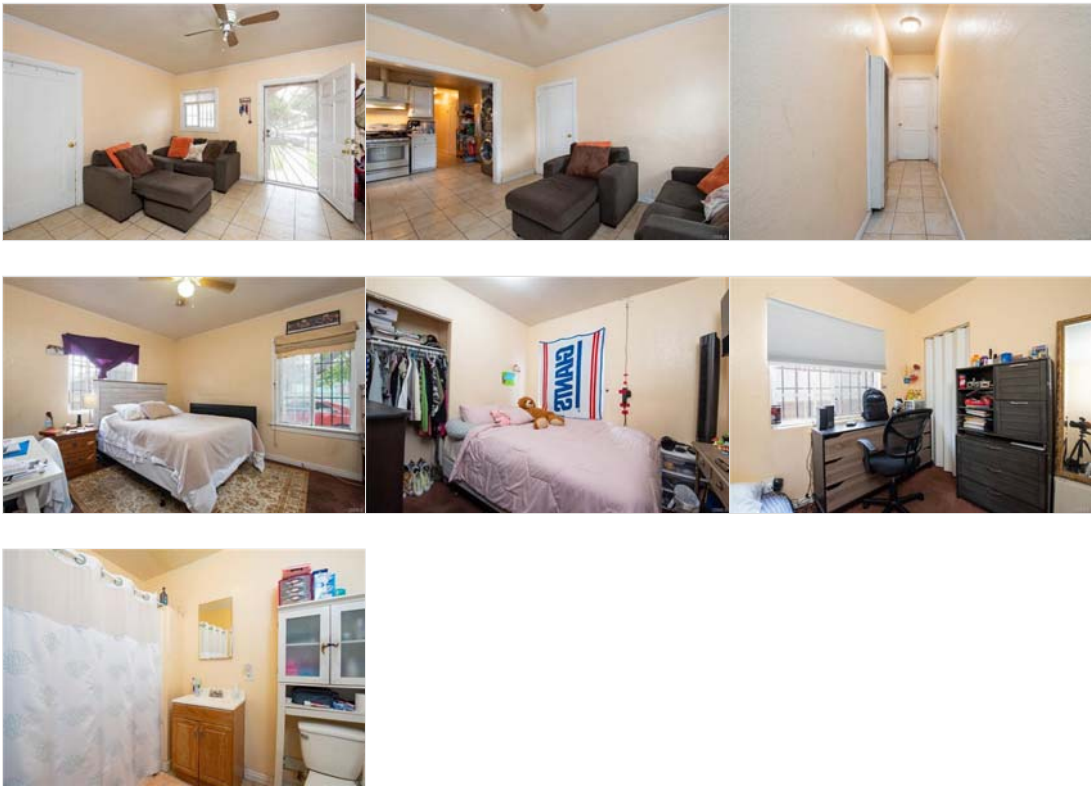
State License #: 01019397
Cell Phone: 714-742-3700

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: DW22120402

Printed: 02/05/2023 5:23:31 AM

Closed • Duplex

List / Sold: \$775,000/\$785,000 ↑

923 Herbert Ave • County - Los Angeles 90063

64 days on the market

2 units • \$387,500/unit • 1,781 sqft • 4,416 sqft lot • \$440.76/sqft • Built in 1924

Listing ID: DW22235820

Neither main street is N. Gage



Delivered VACANT back unit 3 bed 1 bath. Great investment opportunity. Newly painted, new water heater, low maintenance property, with good paying tenants, granite kitchens, and minutes from downtown LA. Front Unit 2 bed / 1 bath, Back unit 3 bed / 1 bath. Tenant pays for all utilities

Facts & Features

- Sold On 02/03/2023
- Original List Price of \$775,000
- 2 Buildings
- 1 Total parking spaces
- \$1,080 (Estimated)
- \$50820 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01964500
- 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	\$2,200	\$2,200	\$2,800
2:	1	3	1	1	Unfurnished	\$2,035	\$2,035	\$3,200

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
- CO - Los Angeles (County) area
- Los Angeles County
- Parcel # 5230007013

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: DW22235820

Printed: 02/05/2023 5:23:31 AM

Closed • Single Family Residence

2819 Frederick St • Los Angeles 90065
2 units • \$599,500/unit • 1,364 sqft • 5,500 sqft lot • \$894.43/sqft •
Built in 1910
North on Cypress Ave, and right on Frederick. Subject on Left hand side

List / Sold:
\$1,199,000/\$1,220,000 ↑
12 days on the market
Listing ID: DW22252785



TWO on one lot! This remodeled Craftsman Bungalow comes with a fully permitted NEW 1/1 ADU! This home does Qualify for Eagle Community Home Loan Program @ 4.6% interest (rate subject to change) through First Republic Bank. The front house offers a 3 bedrooms and 2 bathrooms with over a 20 ft. vaulted ceiling, the designer maximized the use of every inch of the home. As you come through the newly landscaped front yard and up to the porch you'll find a perfect spot to gaze at those LA city lights. Walking in you'll find yourself looking up over 20ft. to the recessed lighting that opens the living space and kitchen. A true entertainers delight! The front house offers NEW electrical, NEW plumbing(tankless water heaters), NEW windows, and a NEW roof. The blended and open concept kitchen and living room is great for entertaining with that front bedroom off the living room area offers a great natural light that could serve as an office, while two bedrooms sit at the back of the house one of which is an owners suite with a MASSIVE PRIVATE bathroom with sliding doors that lead out to the back yard landscaped with artificial grass. Back unit is fully permitted 1 bed 1 bath home with its OWN address and separate PRIVATE entrance. The home is perfectly situated on the border of Mt Washington & Glassell Park, this gem sits only few blocks away from Rio de Los Angeles State Park, which is adjacent to the Taylor Yard Pedestrian & Bicycle Bridge: a direct connection to Frogtown and the LA River Bike Path. Cypress Park standout, Permanent Records Roadhouse, Loquat Coffee, The Golden Poppy Market, and Tierra Caliente are an easy stroll away. Just down the road about a mile away, spot NELA supernovas: Wife and the Somm, Dunsmoor, The Grant, Bub & Grandma's, and Verdugo Bar. Make this home yours!

Facts & Features

- Sold On 02/02/2023
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment, Wall/Window Unit(s)
- Heating: Central, Combination
- \$184 (Estimated)
- Laundry: Gas Dryer Hookup, In Closet, Individual Room, Inside, Washer Hookup
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Guest/Maid's Quarters, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite
- Floor: Vinyl
- Appliances: Gas Oven, Gas Water Heater, High Efficiency Water Heater
- Other Interior Features: Beamed Ceilings, Copper Plumbing Partial, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Sloped Down, Front Yard, Rectangular Lot
- Fencing: New Condition, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

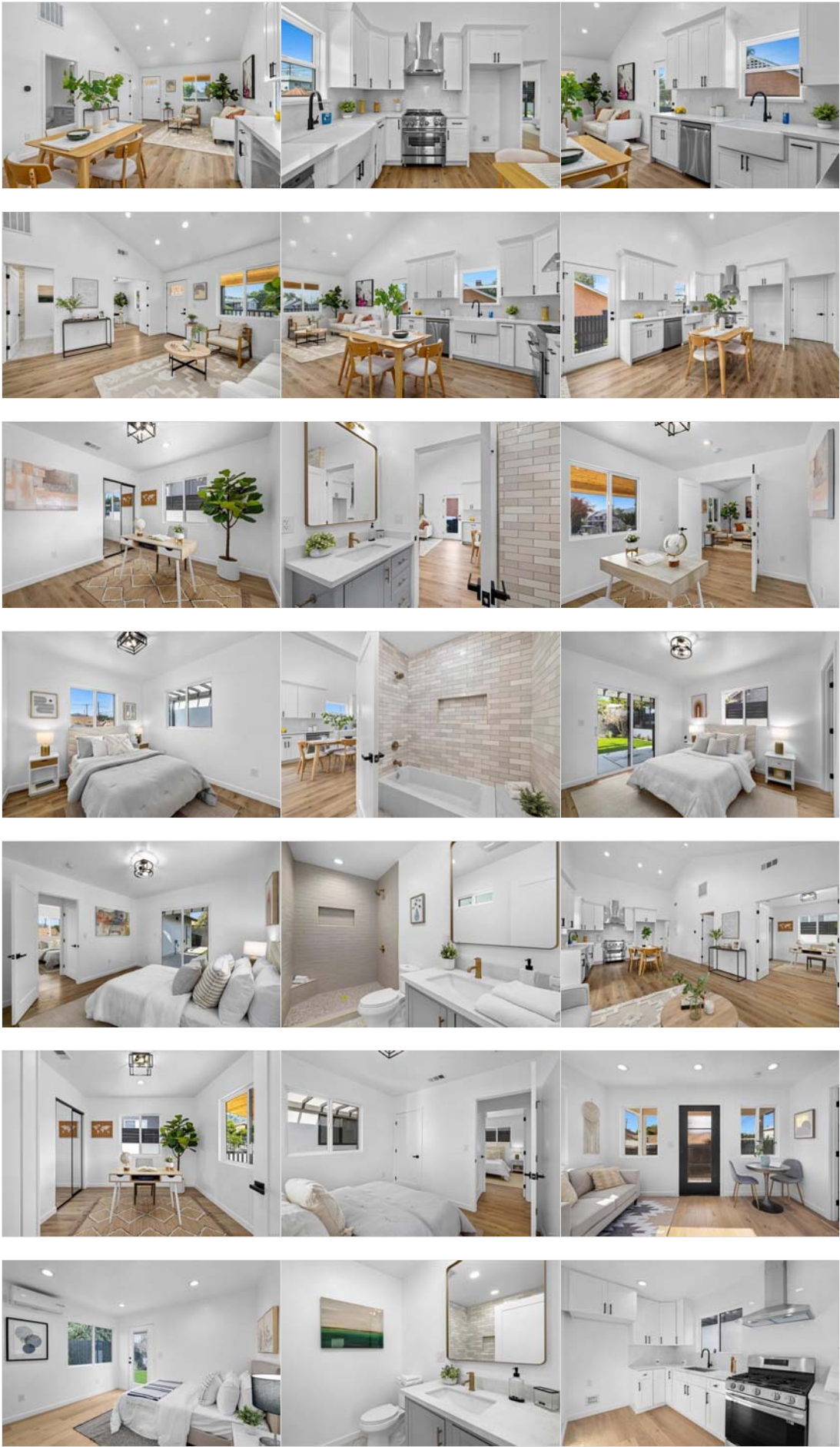
- Standard sale
- CYPK - Cypress Park area
 - Los Angeles County
 - Parcel # 5455008003

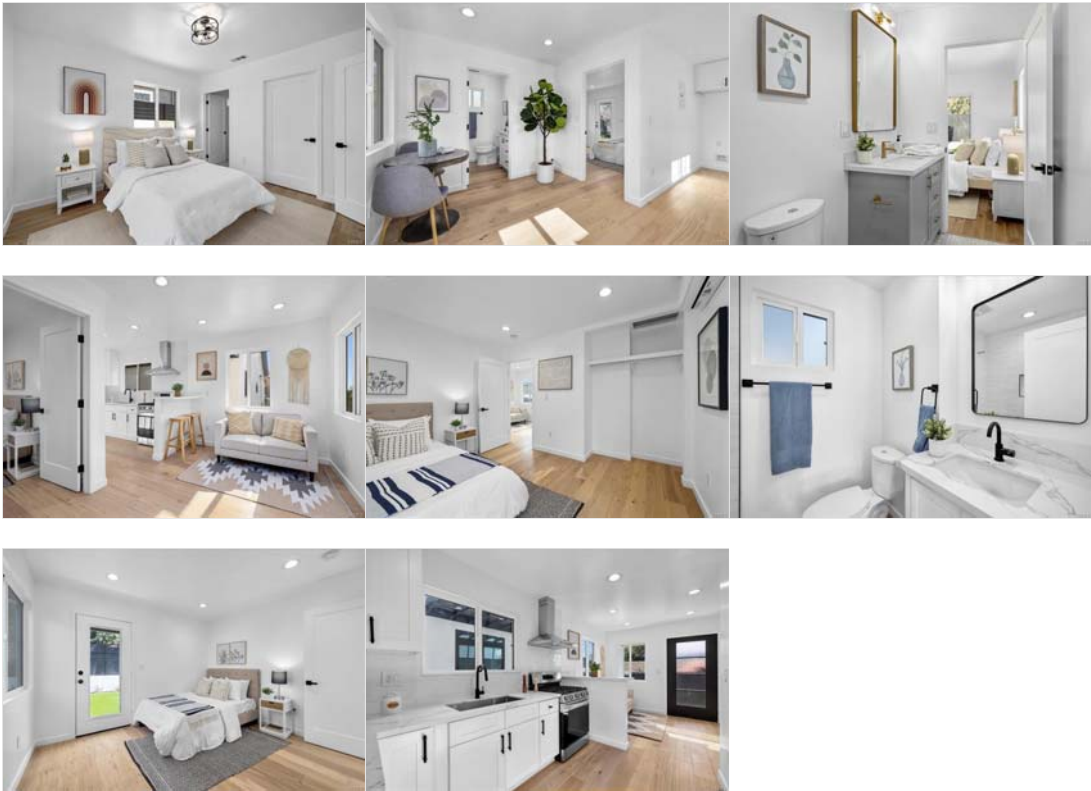
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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: DW22252785

Printed: 02/05/2023 5:23:31 AM

Closed • Duplex

List / Sold: \$514,900/\$510,000 ↓

481 E Lancaster Blvd • Lancaster 93535
2 units • \$257,450/unit • 2,332 sqft • 7,196 sqft lot • \$218.70/sqft •
Built in 1978
on Lancaster Blvd Between Division & 5th St East

55 days on the market
Listing ID: SR22171756



Great opportunity to own rental property, this duplex features 2 Bedrooms and 2 Bath each unit, 2 car garage and closed off yard area,

Facts & Features

- Sold On 01/30/2023
- Original List Price of \$549,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,188 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Vinyl
- Appliances: Convection Oven, Dishwasher, Gas Oven

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Lawn, Lot 6500-9999, Rectangular Lot, Level, Sprinklers In Front
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 02077224
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3142008060

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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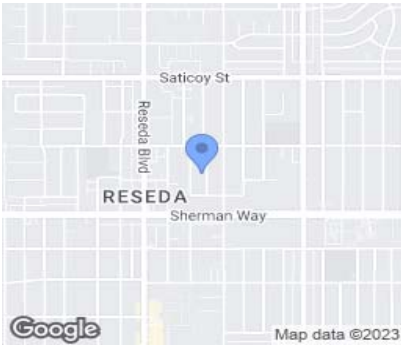
CUSTOMER FULL: Residential Income LISTING ID: SR22171756

Printed: 02/05/2023 5:23:31 AM

Closed • Single Family Residence

7311 Darby Pl • Reseda 91335
2 units • \$625,000/unit • 2,728 sqft • 9,657 sqft lot • \$430.72/sqft •
Built in 1949
exit white oak

List / Sold:
\$1,250,000/\$1,175,000 ↓
27 days on the market
Listing ID: BB22244023



Don't miss out on your chance to own two homes on a lot! This property is perfect for a multi-family, an investment property with solid monthly income, or as a primary residence with a chance to hedge part of the mortgage. It currently has one two bedroom home fully remodeled in 2020 and a beautiful large home in the back comprised of 3 bedrooms which was newly built in 2021. Both homes feature up to date kitchens, open floor plans for entertaining, new central air units, energy efficient windows, and newly redone electrical panels. With an almost 10,000 sqft lot both units have ample space and yards. The property sits on a quiet street and is conveniently located near shopping, grocery stores, and near the 101 freeway. Currently tenant occupied homes bring in \$6,700 per month (3000 + 3700) and have room for upside. Seller currently has approved plans from the city to also convert the garage into a junior ADU which would allow for even more income on a property that already has terrific cash-flow.

Facts & Features

- Sold On 01/31/2023
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$368 (Estimated)
- Laundry: Individual Room
- \$80400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Level with Street
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Unfurnished	\$3,000	\$36,000	\$3,500
2:	1	3	0	0	Unfurnished	\$3,700	\$44,400	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- RES - Reseda area
- Los Angeles County
- Parcel # 2119024015

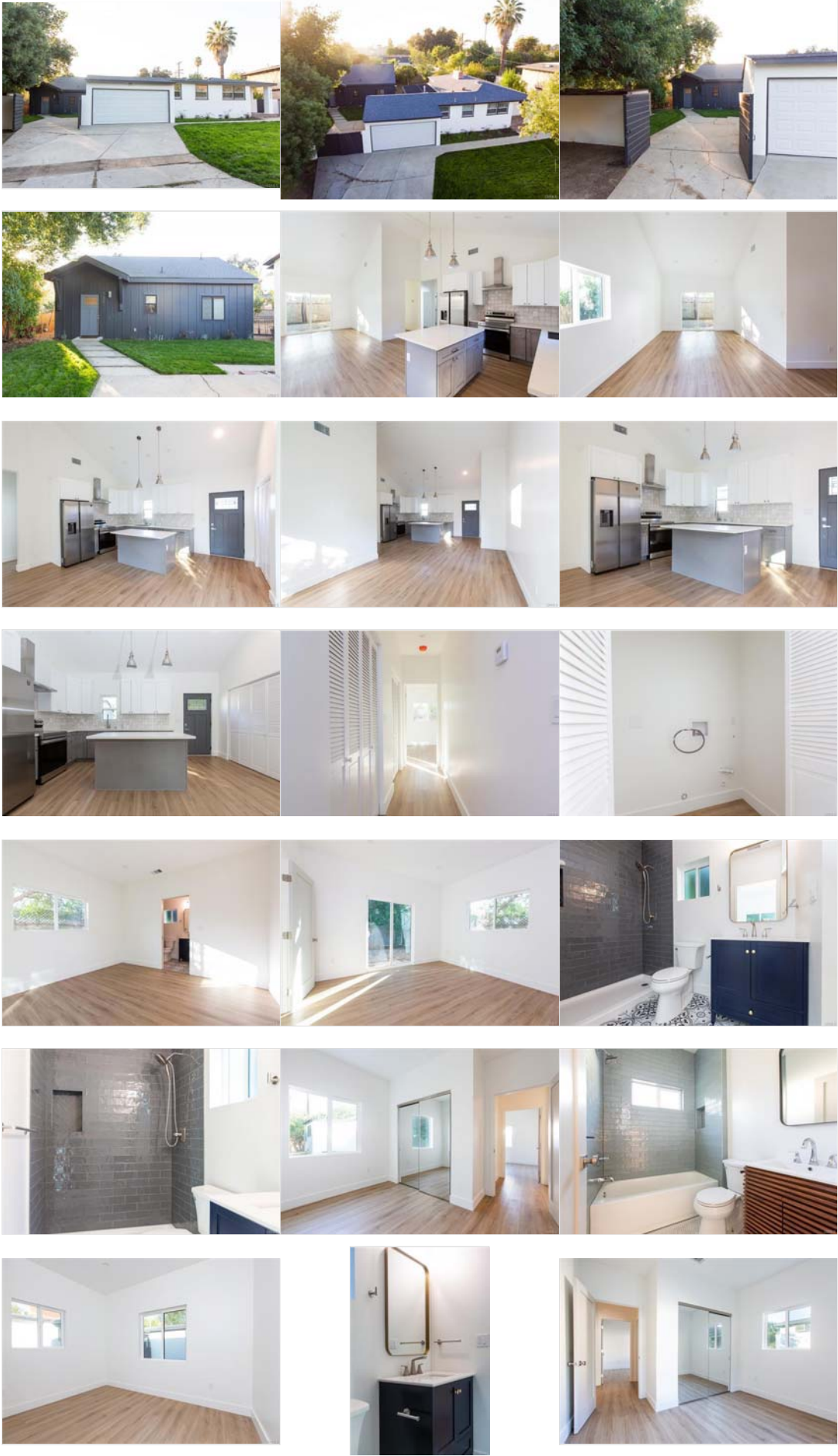
Michael Lembeck

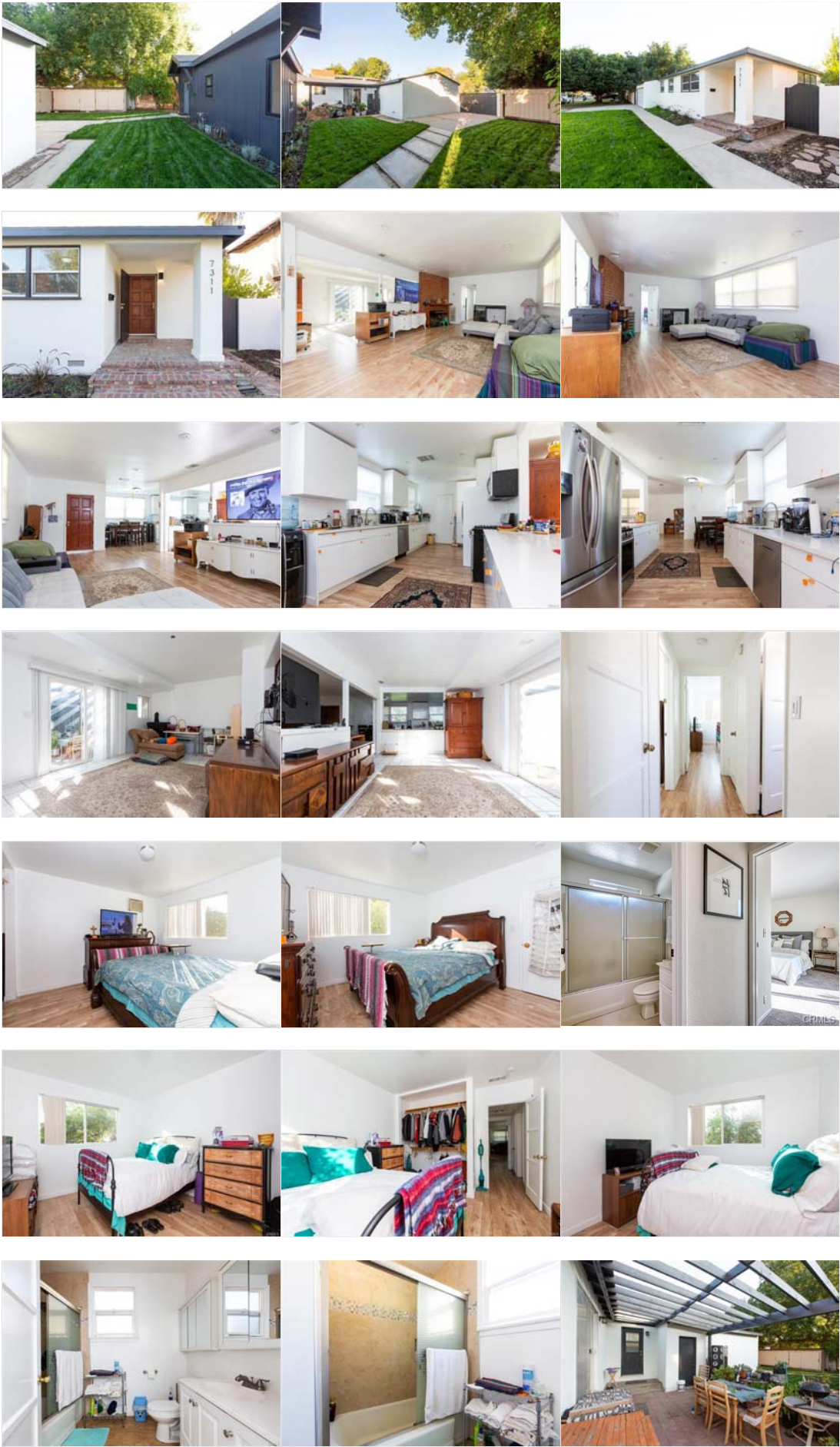
State License #: 01019397
Cell Phone: 714-742-3700

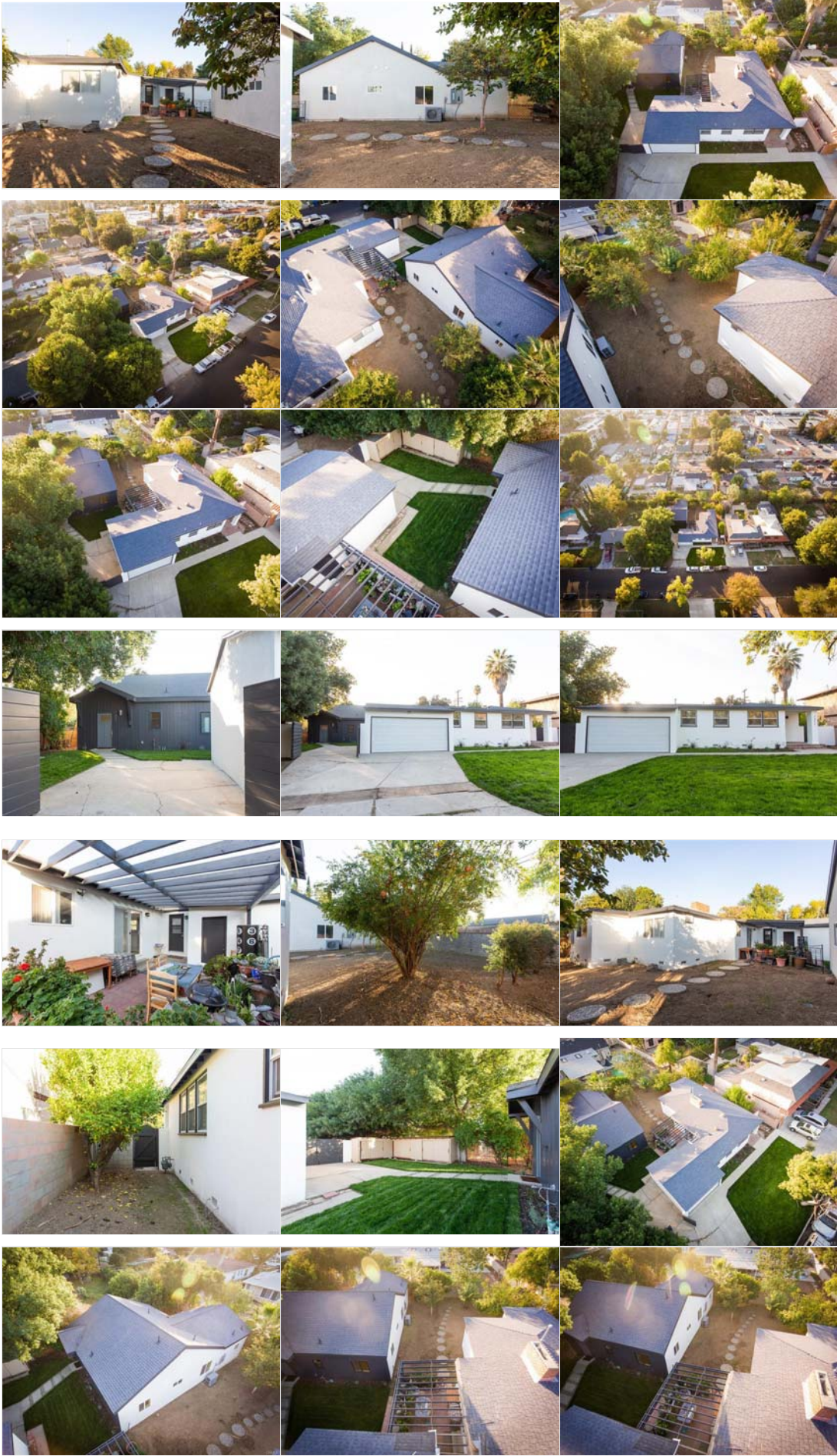
Re/Max Property Connection

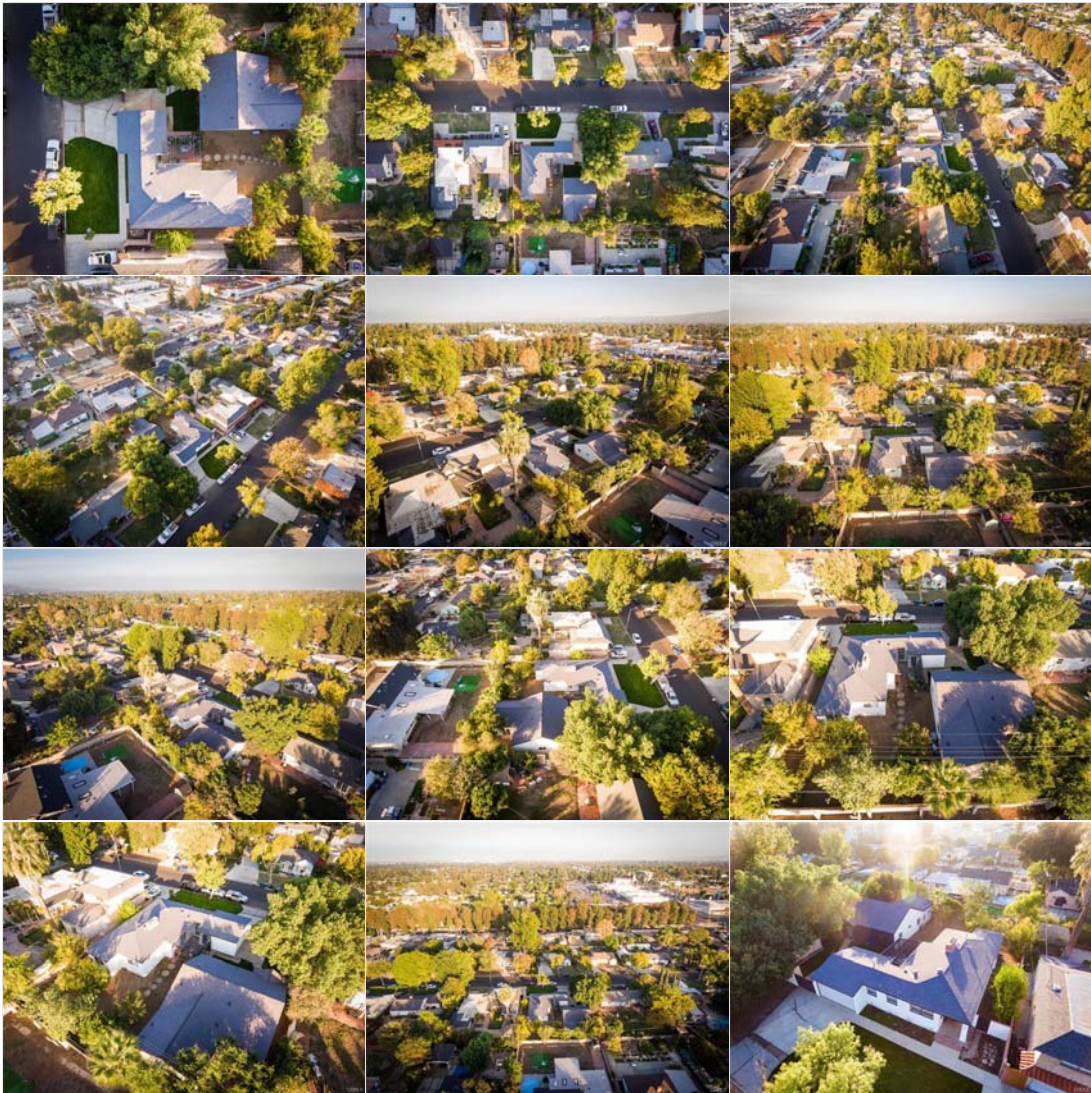
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: BB22244023

Printed: 02/05/2023 5:23:32 AM

Closed • Duplex

List / Sold: \$679,000/\$680,000 ↓

7315 Marbrisa Ave • Huntington Park 90255
2 units • \$339,500/unit • 1,267 sqft • 5,307 sqft lot • \$536.70/sqft •
Built in 1909
S Florence w Santa Fe

58 days on the market

Listing ID: DW22241359



Duplex! Live in front and rent the back or rent them both! Each unit is 2 bedrooms, 1 bathroom. Front unit has many new upgrades! Refurbished kitchen and bathroom, new plumbing and upgraded electrical, new flooring throughout!

Facts & Features

- Sold On 02/03/2023
- Original List Price of \$699,000
- 1 Buildings
- 0 Total parking spaces
- \$1,144 (Estimated)
- Laundry: Gas Dryer Hookup, Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$1,900
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6025028011

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: DW22241359

Printed: 02/05/2023 5:23:32 AM

Closed • Duplex

14153 Archwood St • Van Nuys 91405
2 units • \$687,750/unit • 2,232 sqft • 7,125 sqft lot • \$591.40/sqft •
Built in 2022
Hazeltine & Archwood St

List / Sold:
\$1,375,500/\$1,320,000 ↓
74 days on the market
Listing ID: SR22238357



HUGE PRICE ADJUSTMENT!!! Whether you're searching for a modern residence with income potential or a quality investment in the historic heart of Van Nuys (Valley Glen), this lot with 2 homes might be what you're looking for! Upon entering the stylish havens, discover wide-plank wood flooring, recessed lighting, and multiple windows bringing in natural light. Across its 3-bedroom, 2-bath layout, the newly constructed main house showcases an open-concept living room and dining area. Chic and fully equipped for the avid cook, its kitchen offers stainless steel appliances, on-trend shaker-style cabinetry, and a prep island with seating. Two bedrooms share an elegant bath with a shower/tub combo and a double vanity while the primary suite highlights a soaking tub in its spa-like 5-piece ensuite. Second House offer a complete remodeled and enhanced with updated electrical, plumbing, roof, and windows, the secondary home - estimated to generate \$3k in rent - offers a more easy-care floorplan with 2 bedrooms and 2 baths. As a bonus, a detached 2-car garage accommodates parking for both. With a total monthly income generating around \$7,650, this is an opportunity you wouldn't want to miss! Come for a tour!(DON'T MISS OUT ON THIS GREAT OPPORTUNITY)

Facts & Features

- Sold On 02/01/2023
- Original List Price of \$1,469,500
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$161 (Estimated)
- Laundry: Inside
- Cap Rate: 4.41
- \$91800 Gross Scheduled Income
- \$65883 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$4,650
2:	1	2	2	0	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2237006016

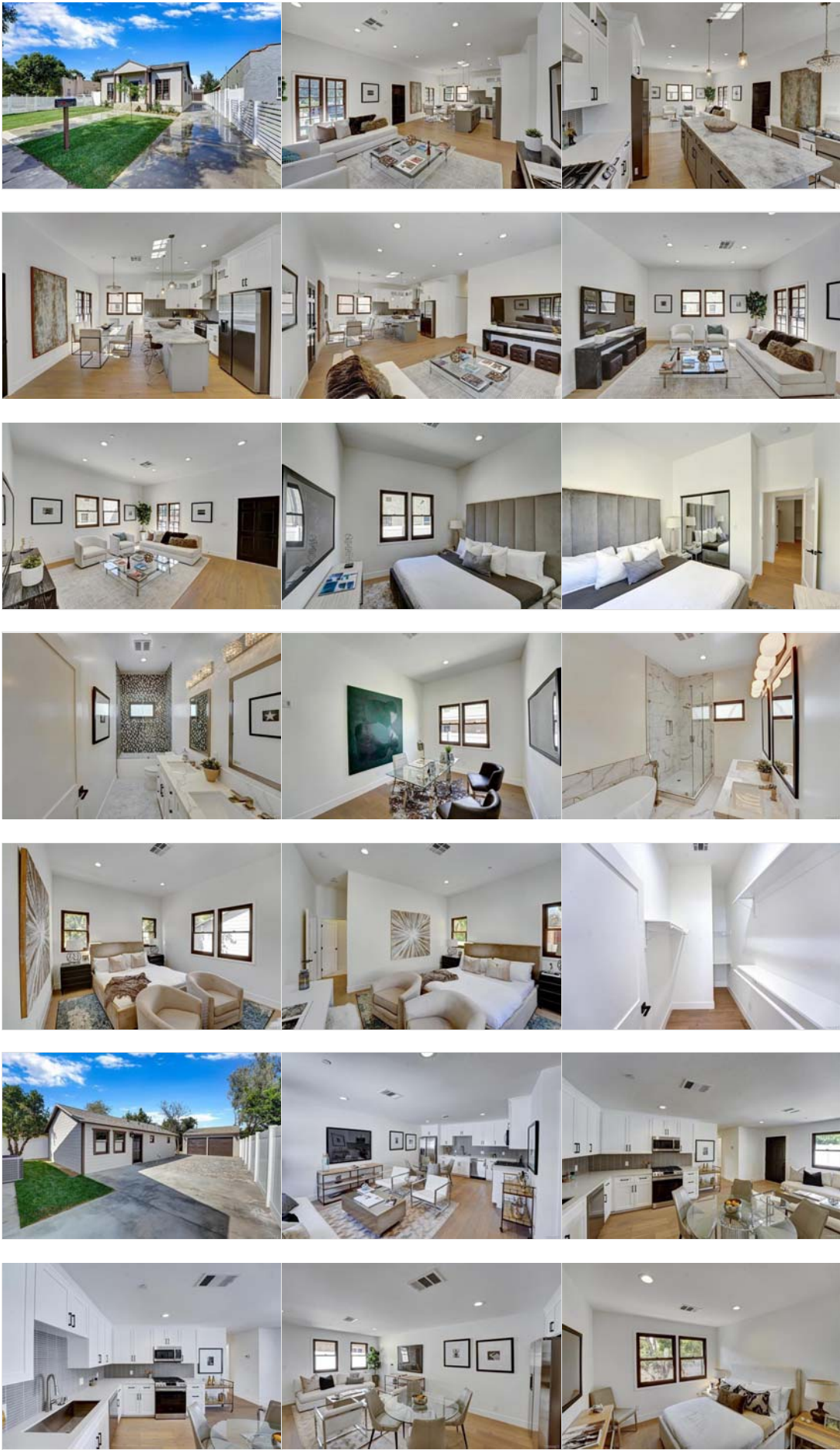
Michael Lembeck

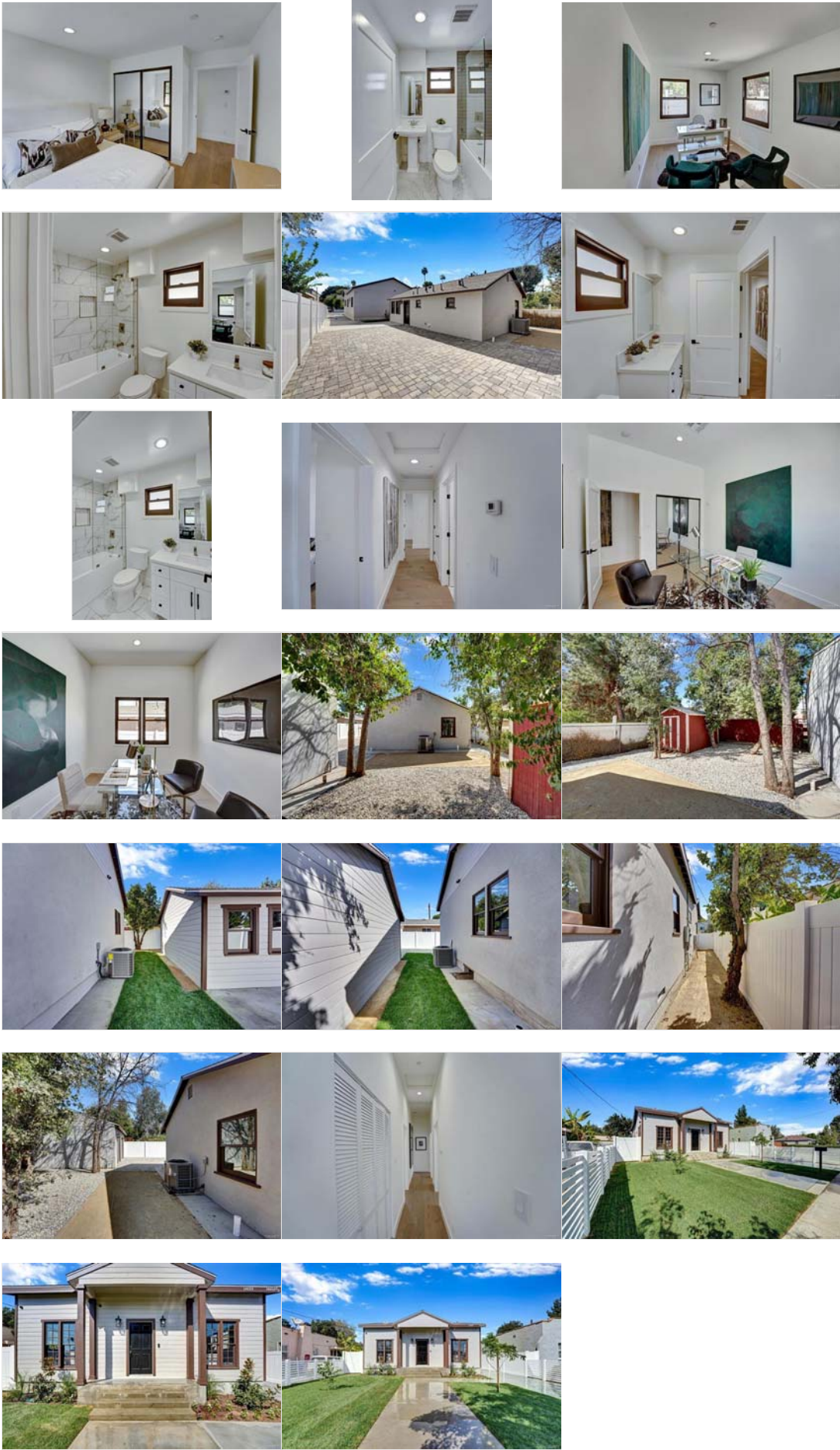
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed •

List / Sold: **\$899,000/\$938,000** ↑

9140 Mission Dr • Rosemead 91770

5 days on the market

3 units • \$299,667/unit • sqft • 8,175 sqft lot • No \$/Sqft data • Built in 1956

Listing ID: 230001235SD

Rosemead Blvd, east on Mission. Property just before Loma Ave. Turn down long driveway. Parking in back. CrossStreet: Rosemead Blvd & Mission Dr.



Investment! Located centrally, this 3 Unit income property provides a great investment opportunity! Upgraded electrical panel, each unit w separate gas & electric meter & washer/dryer hookups. Plenty of parking in back, on this 0.19 acre lot. This triplex property is located across from Rosemead Park & Aquatic Center, short distances to schools, shopping centers, transportation and churches. Seller will not make repairs or termite clearance. Trust sale.

Facts & Features

- Sold On 02/03/2023
 - Original List Price of \$899,000
 - 3 Buildings
 - Levels: One
 - Heating: Electric
- Cap Rate: 0

Interior

Exterior

- Fencing: Partial

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Los Angeles County
- Parcel # 5391015030

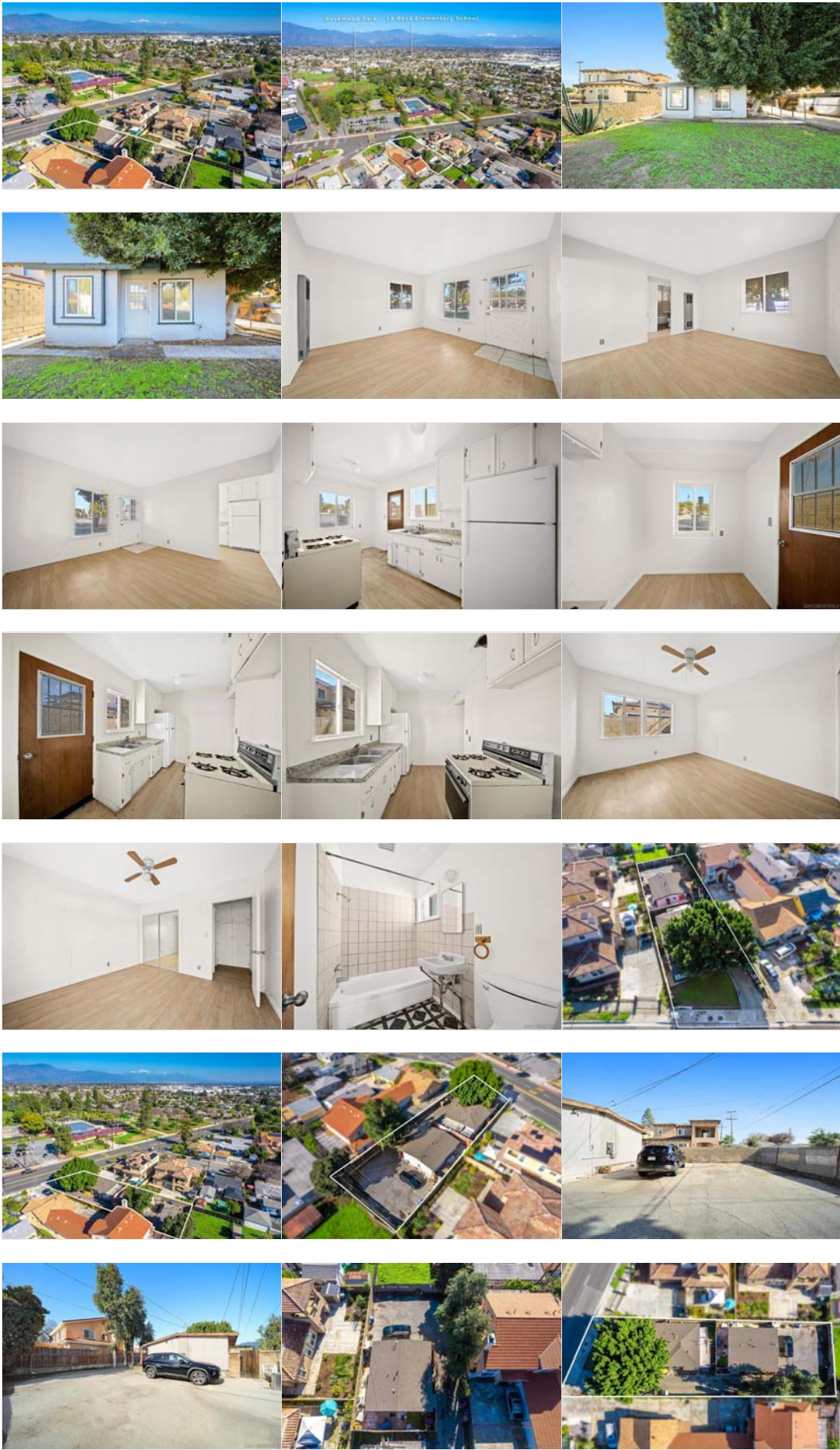
Michael Lembeck

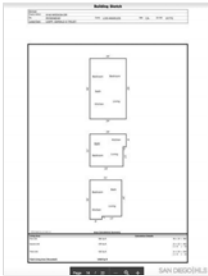
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 230001235SD

Printed: 02/05/2023 5:23:32 AM

Closed •

List / Sold:

\$1,449,999/\$1,449,999 ↓

152 days on the market

Listing ID: RS22124591

21924 Hawaiian Ave • Hawaiian Gardens 90716
3 units • \$483,333/unit • 3,939 sqft • 10,963 sqft lot • \$368.11/sqft •
Built in 1956
East of Norwalk Blvd, just South of Lincoln Ave on Hawaiian Ave.



Great Landlord opportunity in highly populated East region of Hawaiian Gardens. Front unit is a completely renovated 3 bed/2 bath with open concept and garage. Back house unit has an ADU and both are brand new with 1600 sf 3 bed/2 bath on the upper level with garage parking; lower level is 1000 sf 2 bed/2 bath with driveway parking. All units have new kitchens with quartz counters and shaker cabinets. Fresh paint and laminate floors throughout. Central AC & heating for both and wall heating and cooling for front unit. Great for new home owner with automatic rental income. Or large extended family renting all the 3 units. Construction will be complete by open house on Friday 7/29/22. Drive by only before then. Feel free to reach out with any questions.

Facts & Features

- Sold On 02/02/2023
- Original List Price of \$1,599,999
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$0 (Other)
- Laundry: Inside
- \$8500 Gross Scheduled Income
- \$8500 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01526609
- Gardener:
- Licenses:
- Insurance: \$0
- 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	1		\$0	\$0	\$3,000
2:	1	3	2	1		\$0	\$0	\$3,000
3:	1	2	2	0		\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 54 - Hawaiian Gardens area
- Los Angeles County
- Parcel # 7076006017

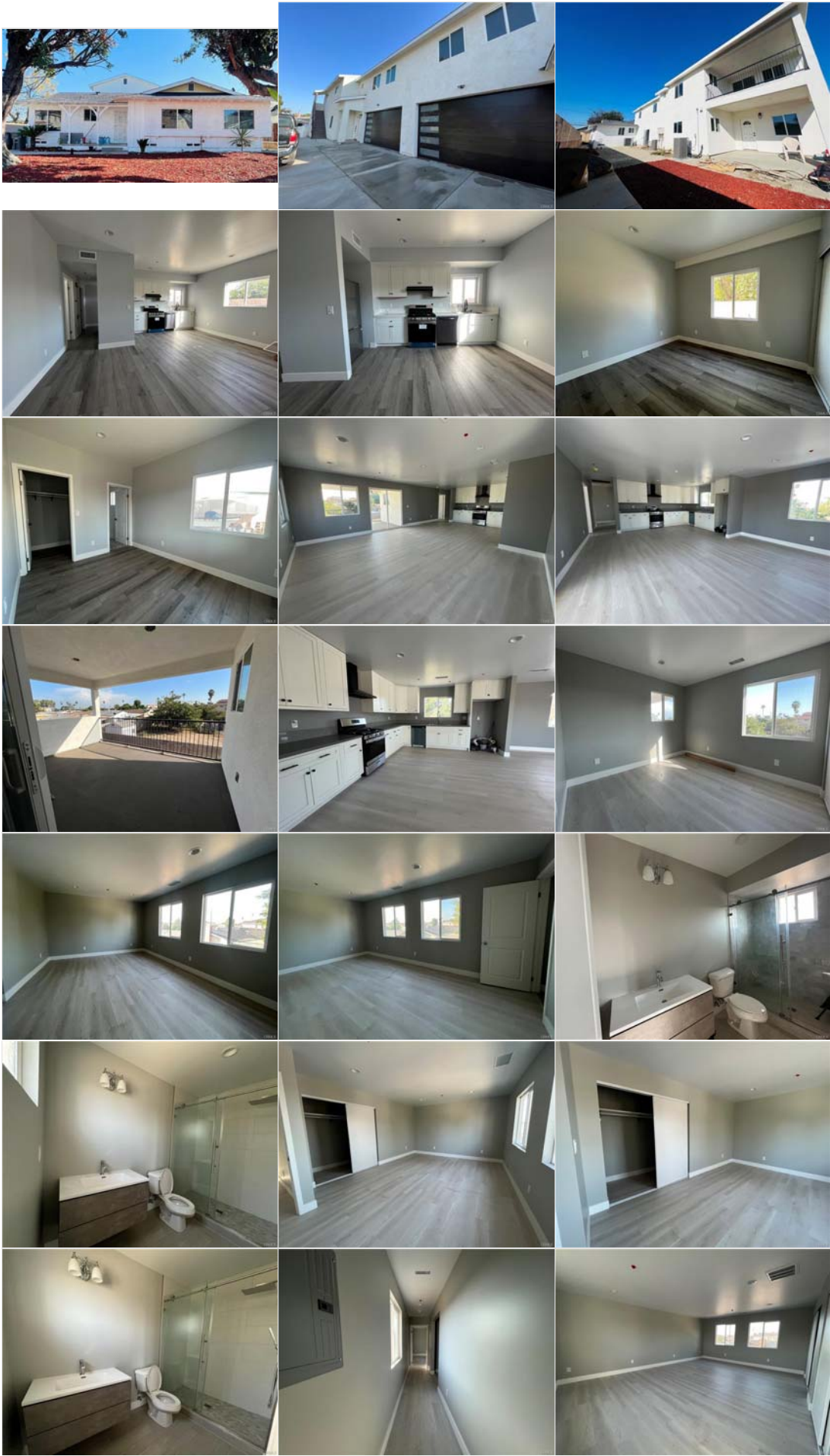
Michael Lembeck

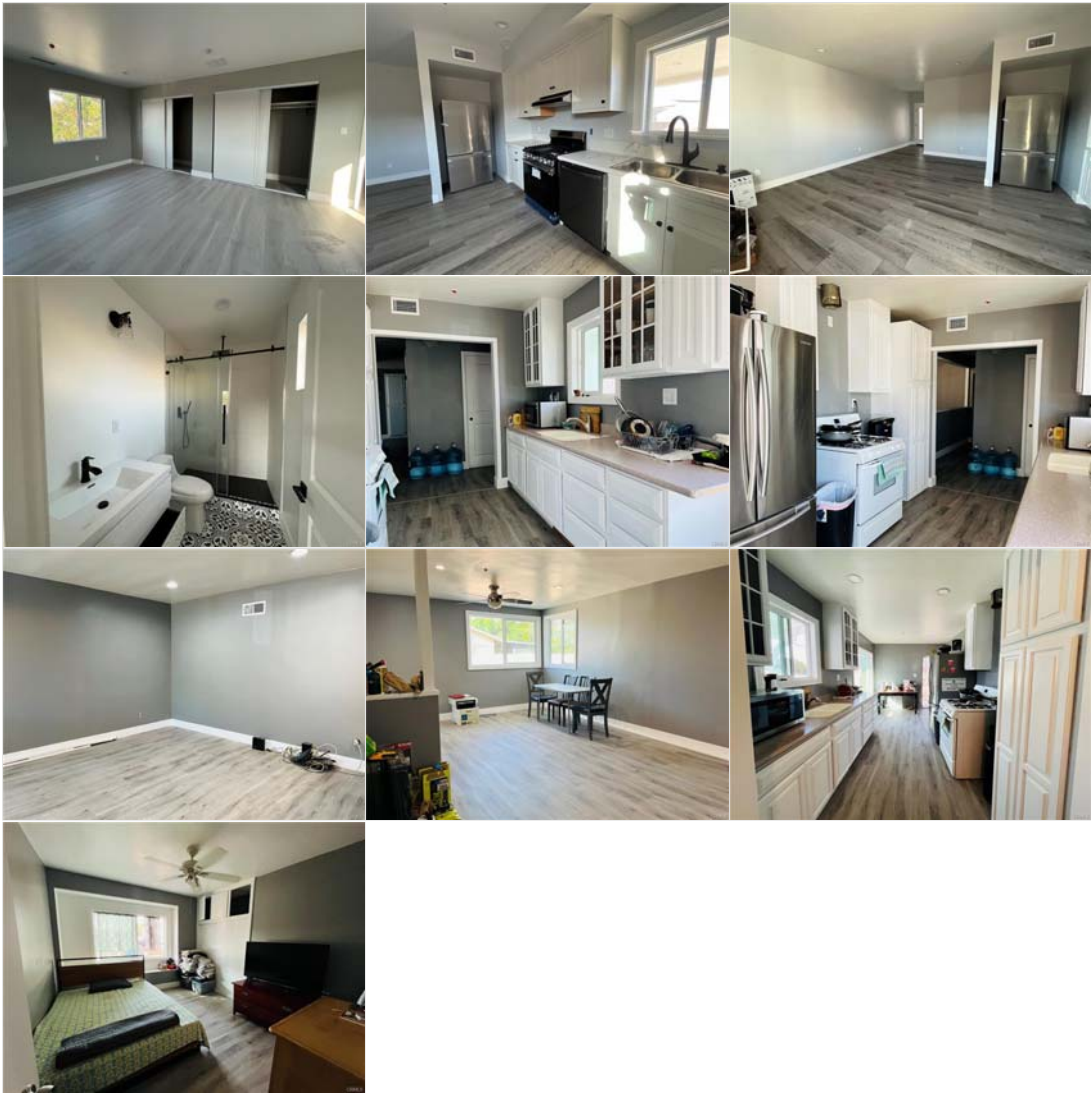
State License #: 01019397
Cell Phone: 714-742-3700

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: RS22124591

Printed: 02/05/2023 5:23:32 AM

Closed • Duplex

List / Sold: \$632,500/\$632,500 ↓

1727 259th St • Lomita 90717

58 days on the market

3 units • \$210,833/unit • 2,558 sqft • 20,232 sqft lot • \$247.26/sqft • Built in 1969

Listing ID: SB22248878

1 block off PCH & Western



1st time on the market in almost 100 years!! This is absolutely a one of a kind property located at the base of the Lomita Pines! The most desirable community in Lomita. THIS IS A FLAT LOT almost 1/2 acre that is a street to street lot from 259th St to 258 PL. with a 52' frontage on 1 side. This sale is representative of 2 lots! #1) APN#7553-018-033 1727 259th St 6,256 sqft City of Lomita existing 2 units on the property #2) APN#7553-018-034 3,575 sqft City of LA. Rear 2 story duplex unit address: 1730 258th PL has a unit that enters on 258th PLace has a 2 car garage. On the ground floor is a studio unit with a 1 bath, upstairs is a 1 bed 1 bath. 1727 259th St bungalow has 2 carport spaces and is a 1 bed, 1 bath Craftsman style cottage. All rents indicated are pro forma. Call agent for all the potential details. Sold with 1735 259th Lomita vacant land mlsSB23015843

Facts & Features

- Sold On 02/03/2023
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01501084
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$0	\$0	\$3,000
2:	1	0	1	2	Unfurnished	\$0	\$0	\$1,900
3:	1	1	1	2	Unfurnished	\$0	\$0	\$2,850

Of Units With:

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

Additional Information

- Standard, Trust sale
- 121 - Lomita area
- Los Angeles County
- Parcel # 7553018033

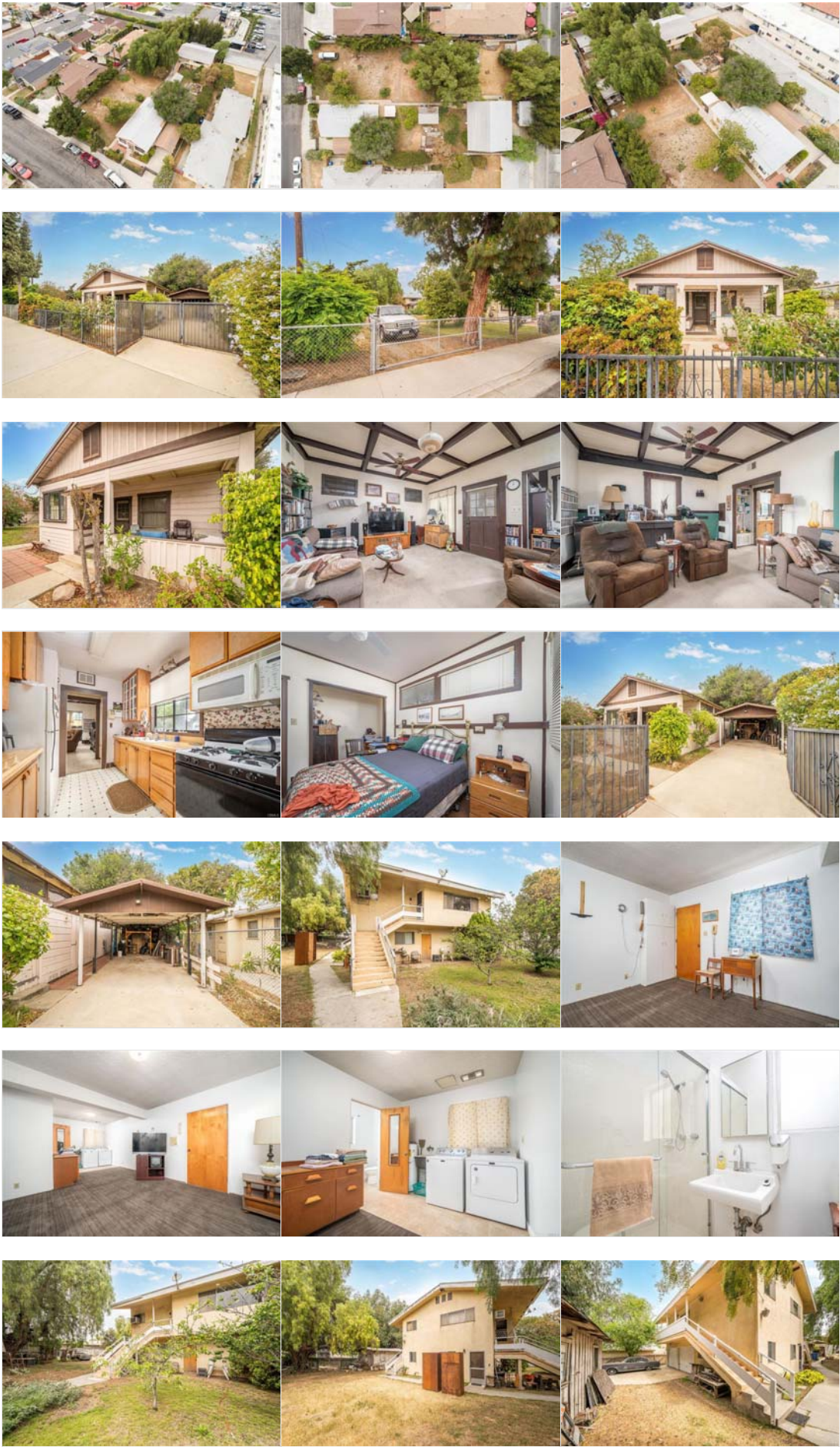
Michael Lembeck

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: SB22248878

Printed: 02/05/2023 5:23:32 AM

Closed •

List / Sold:
\$1,995,000/\$1,850,000 ↓

96 days on the market

Listing ID: 22210463

3419 Rowena Ave • Los Angeles 90027
3 units • \$665,000/unit • 3,277 sqft • 5,663 sqft lot • \$564.54/sqft •
Built in 1953
S. of Los Feliz Blvd. W. of Riverside Dr. (Cross streets) St. Georges & Rowena Ave.



Terrific house with a two story Duplex in back. Property in Good condition, Great location with Excellent Tenants. Front house a 2+2+Den, 2 Fireplaces (imagine that) & Dining room, laundry room, 2 car garage, double pane windows throughout, new water heater, newer central AC/heat. Two story Duplex in back is large 1+1's each with Dining areas, Fireplaces AC/ heat & washer dryers. Both units completely remodeled in 2017 - Hardwood floors in great shape, tankless water heaters, one garage for each unit. Rear lower unit has access to large patio in back, perfect for BBQ's & relaxing. All three tenants month to month leases. Home perfect for owner occupancy. For showings, seller requires copies of proof of funds or lenders buyer approval letter.

Facts & Features

- Sold On 02/03/2023
- Original List Price of \$2,229,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Natural Gas
- Laundry: Washer Included, Dryer Included
- \$440 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,289
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,343	\$40,119	\$4,000
2:	2	1	1		Unfurnished	\$2,800	\$38,600	\$2,800
3:	3	1	1		Unfurnished	\$2,500	\$30,000	\$2,800
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

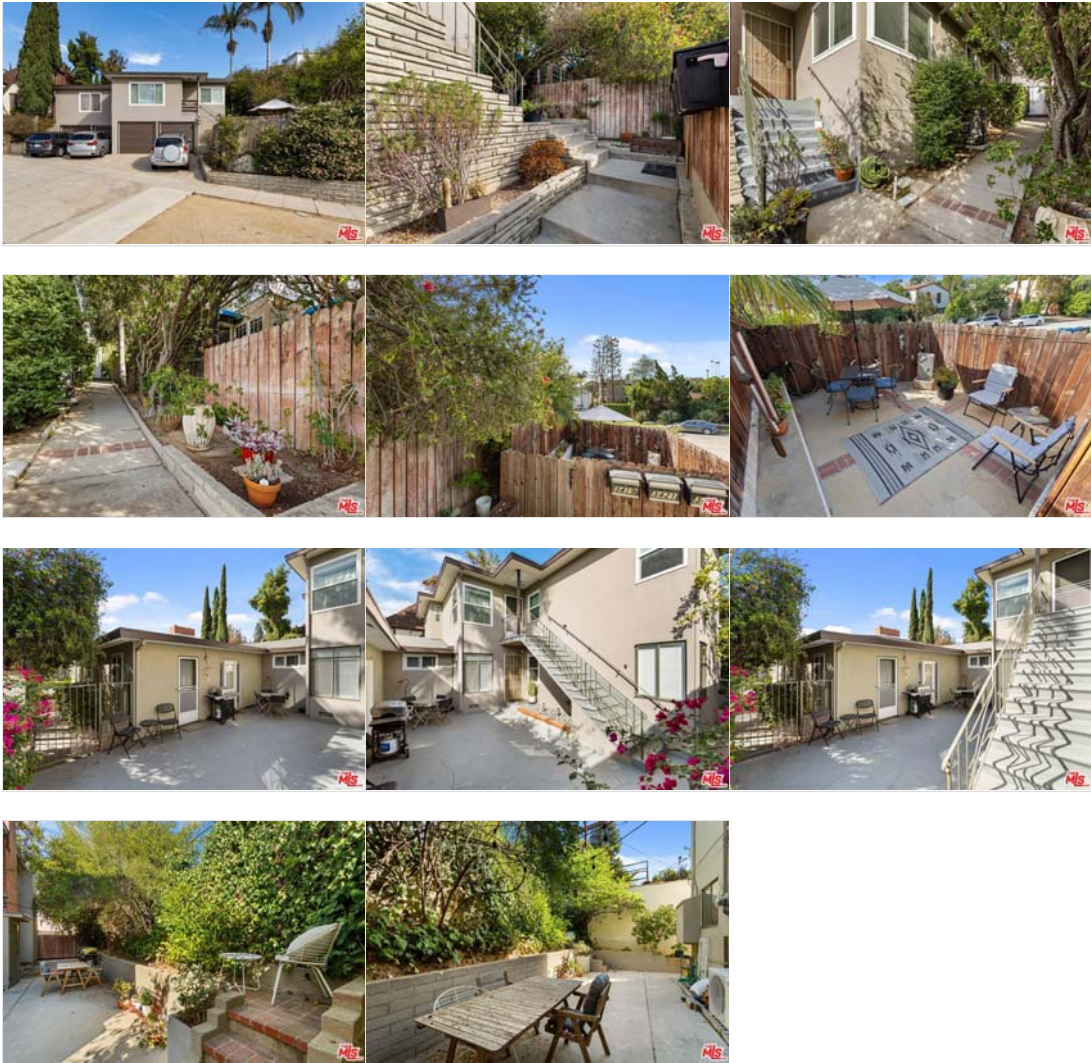
Additional Information

- Standard sale
- Rent Controlled
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5434004008

Michael Lembeck

Re/Max Property Connection

Click arrow to display photos



Closed • Triplex

List / Sold: \$669,000/\$550,000 ↓

7106 Valmont St • Tujunga 91042

62 days on the market

3 units • \$223,000/unit • 1,418 sqft • 4,510 sqft lot • \$387.87/sqft • Built in 1922

Listing ID: P1-11747

Foothill to Pinewood turn right, to Valmont turn left.



One of a kind triplex available as an investment or to owner occupy. Property needs some TLC but lots of potential! Middle unit is currently vacant. Offer subject to inspection. Duplex next door also for sale at 7100 Valmont. Property management available.

Facts & Features

- Sold On 02/01/2023
- Original List Price of \$729,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1963 Gross Scheduled Income
- \$32350 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: None

Exterior

- Lot Features: Paved, Sprinklers None
- Fencing: Wood
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$3,650
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01038441
- Gardener:
- Licenses:
- Insurance: \$1,250
- 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	1	1	0	Unfurnished	\$968	\$968	\$1,500
2:	1	1	1	0	Unfurnished	\$995	\$994	\$1,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2568006003

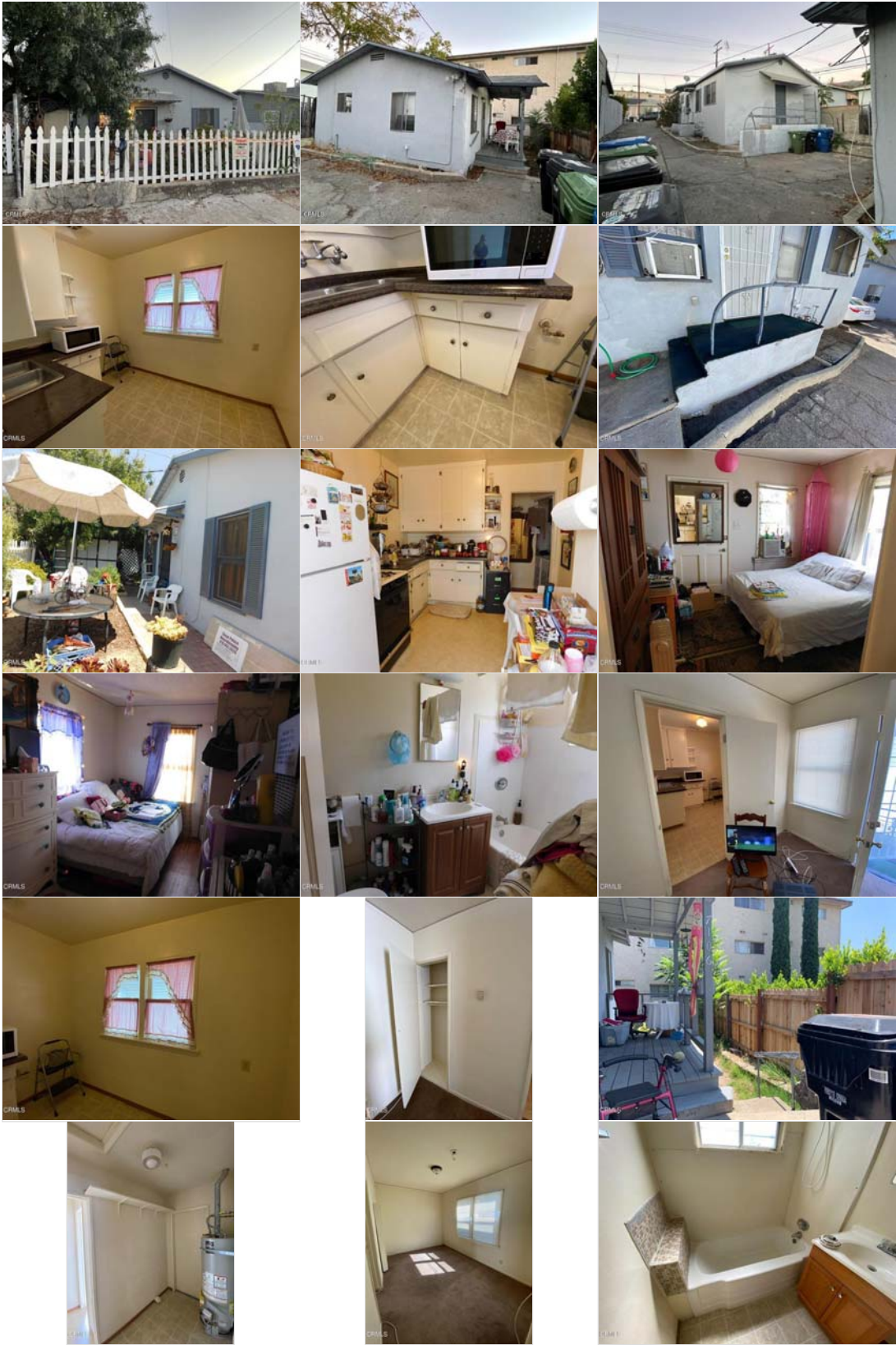
Michael Lembeck

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: P1-11747

Printed: 02/05/2023 5:23:32 AM

Closed • Triplex

List / Sold: \$660,000/\$688,000 ↑

1352 Thomas • Pomona 91710
3 units • \$220,000/unit • 1,852 sqft • 5,579 sqft lot • \$371.49/sqft •
Built in 1950
west Grand front = m Gary

3 days on the market

Listing ID: IV22257204



These properties have easy access to many shopping centers and very easy to commute close and easy access to 71,57 and 10 freeways which make travel less stressful. The front and the back buildings have two bedrooms and 1 bath and the middle one has one bedroom and one bath. Very close to the Pomona City Hall, library, Fire and Police Stations .

Facts & Features

- Sold On 01/30/2023
- Original List Price of \$660,000
- 3 Buildings
- 0 Total parking spaces
- \$0 (Seller)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 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: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01218499
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000
2:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,800
3:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 687 - Pomona area
- Los Angeles County
- Parcel # 8343001007

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: IV22257204

Printed: 02/05/2023 5:23:32 AM

Closed • Triplex

List / Sold: \$599,000/\$580,000 ↓

1750 W 45th St • Los Angeles 90062

18 days on the market

3 units • \$199,667/unit • 2,663 sqft • 6,303 sqft lot • \$217.80/sqft • Built in 1932

Listing ID: SR22255232

Off of Western Ave.



Encompassing five bedrooms and four bathrooms across three residences, 1750 W. 45th Street offers a great investment opportunity in a prime location near the best of the city. With a total of 2,663 square feet, charming design details from 1932 add character and poise. A multi-unit layout provides ample options for leveraging the residence as a rental. The front unit provides two bedrooms and one bathroom; the detached top unit offers one bed and one bath; and the bottom detached unit includes two bedrooms and one bathroom. USC, major freeways, the Arts District, Fashion District, Downtown, the Crypto Arena and the Natural History Museum are moments away. For those looking to make the most out of an investment property, this home provides boundless possibilities.

Facts & Features

- Sold On 02/03/2023
- Original List Price of \$699,000
- 3 Buildings
- Levels: Two
- 0 Total parking spaces
- \$443 (Estimated)
- Laundry: Individual Room
- \$36108 Gross Scheduled Income
- \$28645 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,463
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,943
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,193
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,100	\$1,133	\$2,600
2:	1	1	1	0	Unfurnished	\$700	\$700	\$1,100
3:	1	2	1	0	Unfurnished	\$1,250	\$1,200	\$2,600

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5016006013

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: SR22255232

Printed: 02/05/2023 5:23:32 AM

Closed •

List / Sold: **\$1,100,000/\$790,000** ↓

1812 S LONGWOOD Ave • Los Angeles 90019

348 days on the market

3 units • \$366,667/unit • 2,480 sqft • 6,979 sqft lot • \$318.55/sqft • Built in 1915

Listing ID: 22123097

SOUTH OF PICO , EAST OF LA BREA



Great investment property !!!!! Welcome to one of Los Angeles most desirable area , Welcome to West Adams , Front house consist of Large living room with Decorative fireplace , Dining room , Nice kitchen , 3 Bedrooms , 2 Baths , All new floors , Back unit consist of 2 units , I Bedroom 1 Bath each with living room , dining room , kitchen , This property is centrally located and will not last

Facts & Features

- Sold On 02/03/2023
- Original List Price of \$1,100,000
- 2 Buildings
- Heating: Wall Furnace
- \$24000 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,021	\$2,021	\$2,800
2:	2	1	1		Unfurnished	\$900	\$900	\$1,500
3:	3	1	1		Unfurnished	\$500	\$500	\$1,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5067010001

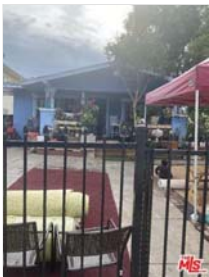
Michael Lembeck

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: 22123097

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Closed • Triplex

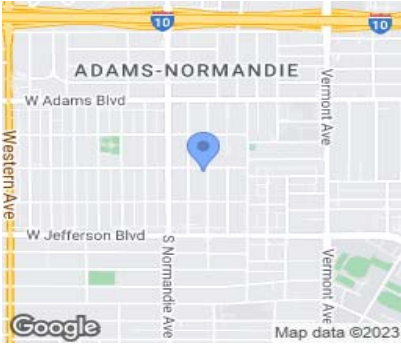
List / Sold:

\$1,500,000/\$1,500,000

5 days on the market

Listing ID: SB23002842

2901 Raymond Ave • Los Angeles 90007
3 units • \$500,000/unit • 2,982 sqft • 9,894 sqft lot • \$503.02/sqft •
Built in 1910
Adjacent to Adams Blvd and Normandie Ave



Excellent cash-flowing Student Housing investment! Enjoy steady passive income at a stunning cap rate. This 3-unit complex building sits on a HUGE CORNER LOT, approximately 9,894 sqft. zoned LAR3. The property is located in the USC DEPT & SAFETY PATROL ZONE, minutes from USC village. Thoughtfully restored Craftsman and upgraded will be appreciated. The features included - refinish flooring, lighting, remodeled kitchens/bathrooms, electrical system, copper plumbing, roof, and a lot more. Don't miss the opportunity to acquire a terrific option for Owner-Users, Rental, Vacation Rental Operators, and savvy investors.

Facts & Features

- Sold On 02/01/2023
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$0 (Assessor)
- Laundry: Individual Room, Stackable
- \$108768 Gross Scheduled Income
- \$88436 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room
- Floor: Laminate, Wood
- Appliances: Dishwasher, Gas Cooktop, Tankless Water Heater
- Other Interior Features: Copper Plumbing Full

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,832
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947193
- Gardener:
- Licenses: 345
- Insurance: \$2,031
- Maintenance: \$500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,206
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,960	\$3,960	\$4,000
2:	1	3	1	0	Unfurnished	\$3,459	\$3,459	\$3,600
3:	1	1	1	0	Unfurnished	\$1,645	\$1,645	\$1,670

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5054008030

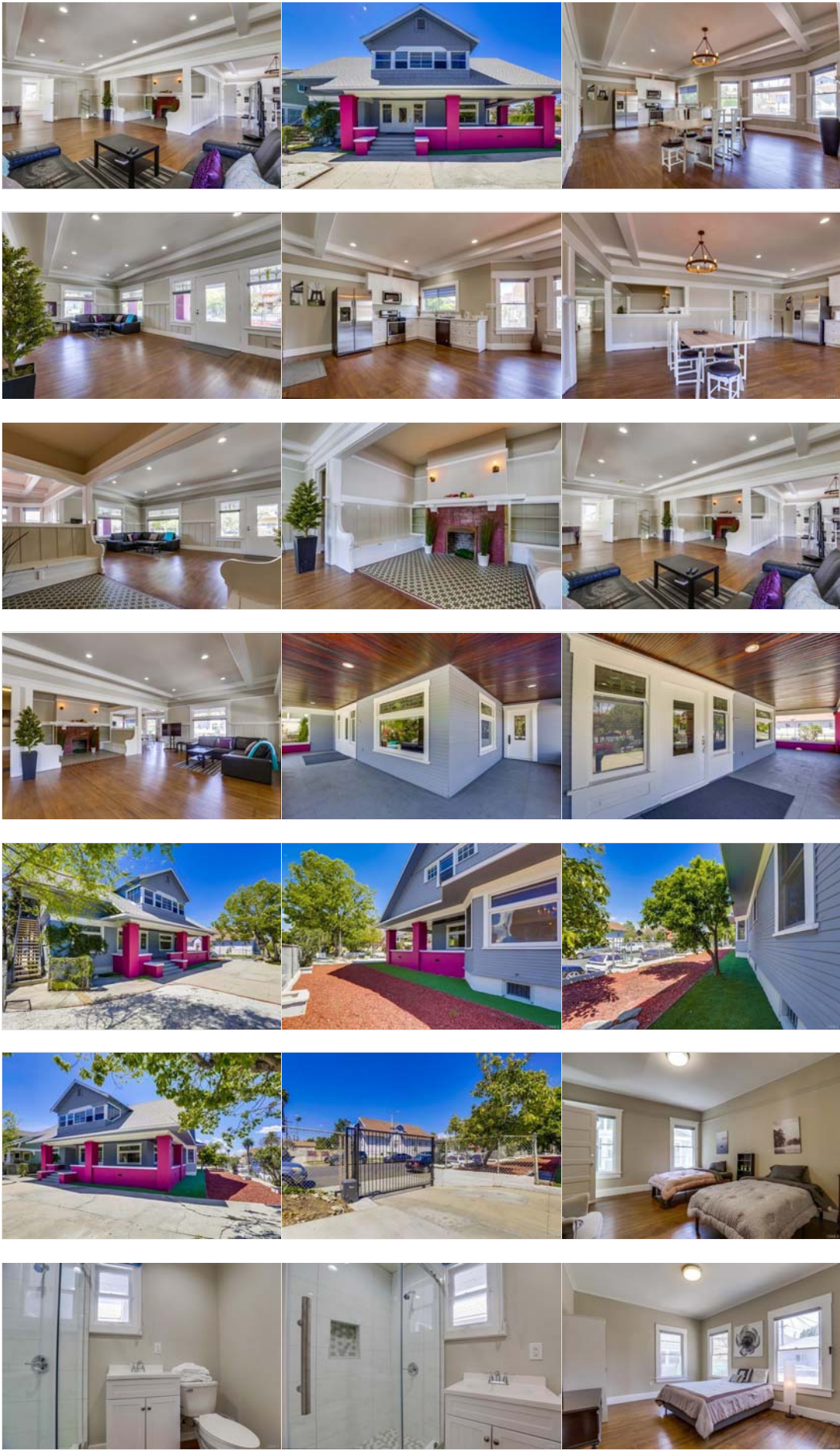
Michael Lembeck

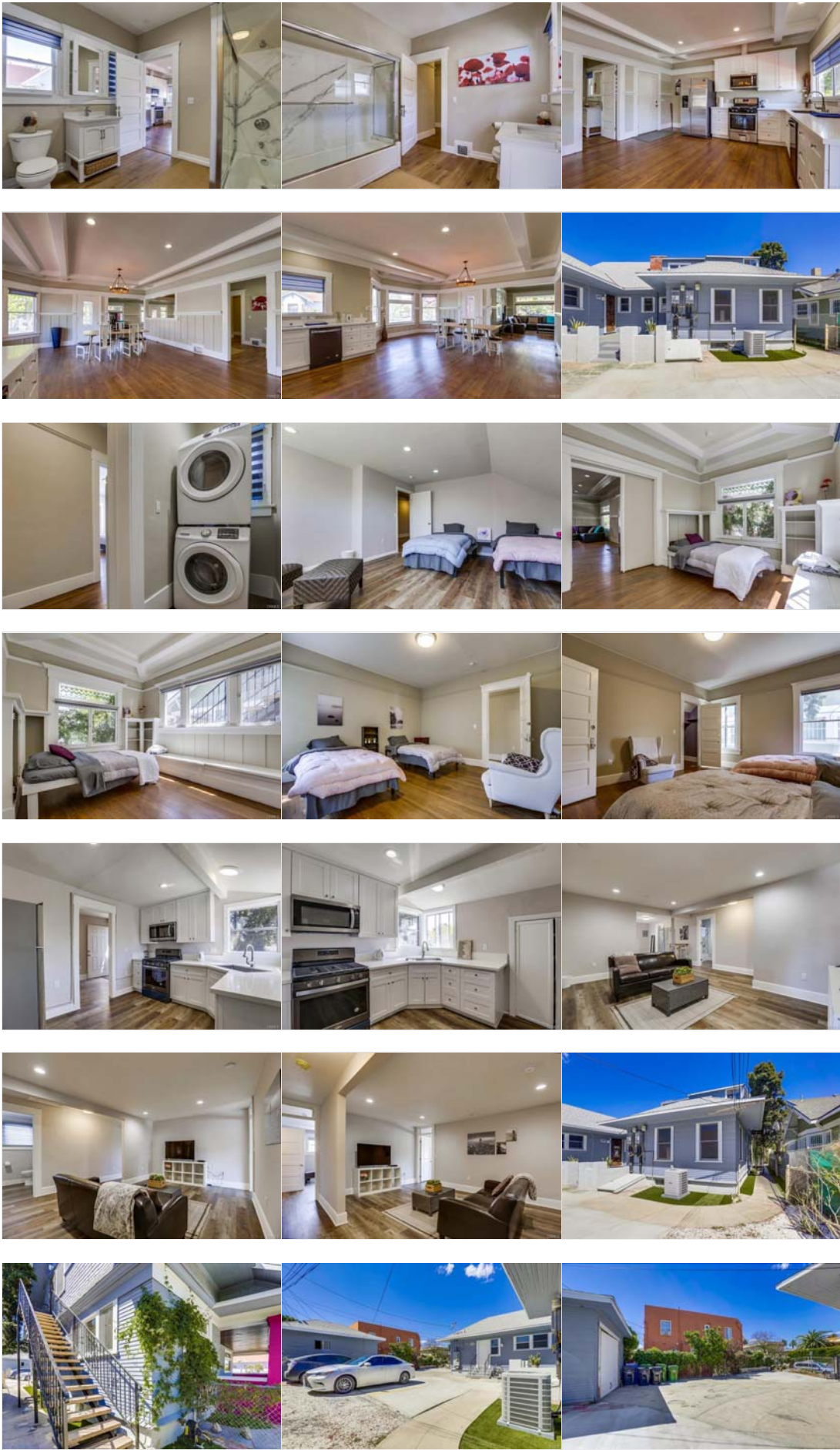
State License #: 01019397
Cell Phone: 714-742-3700

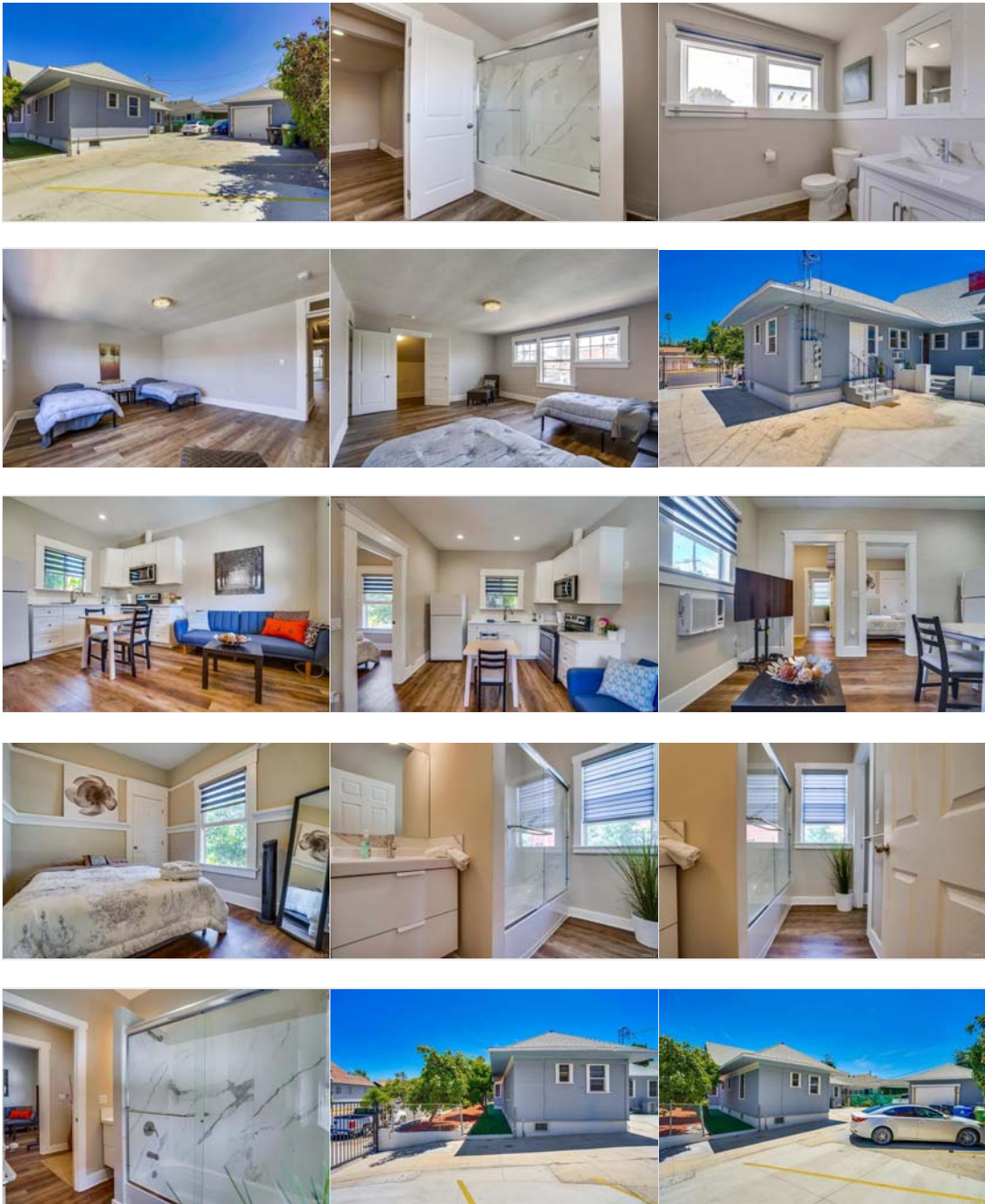
Re/Max Property Connection

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

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Closed •

List / Sold:

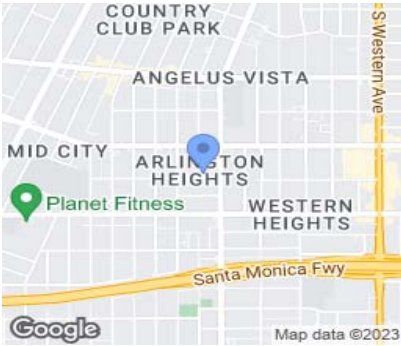
\$1,550,000/\$1,550,000 ↑

212 days on the market

Listing ID: SB22047085

2625 W 17th St • Los Angeles 90019
3 units • \$516,667/unit • 2,893 sqft • 6,749 sqft lot • \$535.78/sqft •
Built in 1923

10 E. Exit-Arlington make right 17th St. Left/ Between Arlington and 3rd Ave



- RECENT CHANGE UPDATE- 1Bed/1Bath,Kitchen & living room UNIT "2625" Available . You've really hit the jackpot with this rare, highly sought-after, and amazingly valued investment opportunity that's simply too good to miss. Located in Arlington Heights, on a tree-lined street, this is a well-established, remodeled triplex that, based on past experience, you can expect to provide an excellent outlook in terms of long-term profit potential. A definite bonus in terms of convenience, all units have their own meters, which means that tenants will be paying for their own electricity & gas. In addition, no fix-up funds will be needed in order for you to assume ownership, as the living areas in your rental units are in exceptional condition and have been very well-maintained. Among the many desirable features that are offered are bright, inviting interiors with hardwood-style flooring and individual central air conditioning. For your benefit, all four of the baths have recently been modernized with new floors, fixtures, and paint. Outside, you'll have abundant paved parking space available for 6 vehicles. In addition, the garage at the back of the lot offers possibilities for an ADU conversion. A fabulous location is sure to attract the attention of future occupants with schools as well as popular shopping and dining destinations nearby. As a premium perk, the triplex is just a few blocks from easy access to I-10. This incredible property really does have it all, so come take a tour while it's still available!

Facts & Features

- Sold On 02/03/2023
- Original List Price of \$1,295,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$470 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- Cap Rate: 5
- \$79500 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Floor: Laminate
- Other Interior Features: 2 Staircases, Beamed Ceilings, Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Fire and Smoke Detection System, Fire Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,813
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Furnished	\$2,750	\$2,750	\$3,300
2:	1	1	1	0	Furnished	\$0	\$0	\$2,500
3:	1	1	1	1	Furnished	\$1,950	\$1,950	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5072032026

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: SB22047085

Printed: 02/05/2023 5:23:32 AM

Closed • Triplex

2924 Gracia St • Los Angeles 90039
3 units • \$373,333/unit • 1,780 sqft • 5,971 sqft lot • \$603.93/sqft •
Built in 1925
Gracia St and Hollydale Dr

List / Sold:
\$1,120,000/\$1,075,000 ↓
24 days on the market
Listing ID: RS22246823



Standard Sale. Beautiful 3 units, located in a very desirable and walkable neighborhood, close to: Atwater Village, Cypress Park. 2nits at from, 1 unit is: 2 Bedroom and 1 bath, the other 1 Bedroom and 1 bath. The third unit on back is 2Bedroom and 1 bath. Good maintenance, with the New and fresh paint, with new Electrical Panel, copper plumbing. The back and the front units will be delivery Vacated. The other unit are month to month tenants. Sale, AS IS. Buyer is advised to independently investigate all aspects of the property, including, permits and square footage

Facts & Features

- Sold On 01/31/2023
- Original List Price of \$1,220,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: See Remarks
- \$0 (Assessor)
- Laundry: Outside
- \$43200 Gross Scheduled Income
- \$39200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Electric Water Heater, Disposal, Gas Range, Range Hood

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Block, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$4,000
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	\$2,000	\$2,000	\$2,800
2:	1	1	1	0	Unfurnished	\$1,600	\$3,600	\$2,000
3:	1	2	1	0	Unfurnished	\$0	\$3,600	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5437025004

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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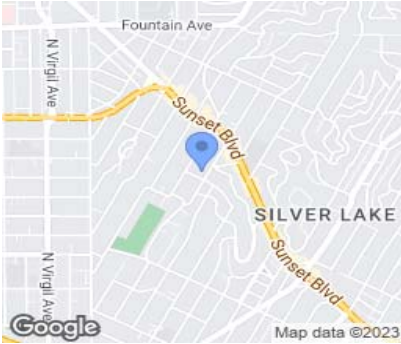
CUSTOMER FULL: Residential Income LISTING ID: RS22246823

Printed: 02/05/2023 5:23:32 AM

Closed •

1363 Maltman Ave • Los Angeles 90026
3 units • \$399,333/unit • 2,879 sqft • 7,360 sqft lot • \$475.87/sqft •
Built in 1915

Heading East on Sunset, turn right on Maltman Ave on the right side of the street.



List / Sold:
\$1,198,000/\$1,370,018 ↑
12 days on the market
Listing ID: 23229967

Prime location in the heart of Silver Lake. Investors, bring your contractors! This is a gem of a fixer-upper and the perfect opportunity for an owner-occupant who enjoys a project. The property features a 3-bedroom house at the front and two 1-bedroom, 1-bath units, providing rental income potential. The property boasts original details such as arts and crafts-stained glass windows, a large front porch, and a spacious floor plan. It is conveniently located near restaurants such as Pine and Crane, Bacari, and the boutiques at Sunset Junction. The upstairs porch offers great views of Griffith Park Observatory and the Hollywood Sign. This is the first time this property has been on the market in over 52 years. Don't miss your chance to see it before it's gone!

Facts & Features

- Sold On 02/01/2023
- Original List Price of \$1,198,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$6540 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$3,600
2:	2	1	1		Unfurnished	\$0	\$0	\$2,300
3:	3	1	1		Unfurnished	\$565	\$565	\$2,300
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5427024029

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: 23229967

Printed: 02/05/2023 5:23:32 AM

Closed • Triplex

8816 S Fir Ave • Los Angeles 90002
3 units • \$366,667/unit • 4,348 sqft • 9,514 sqft lot • \$232.29/sqft •
Built in 1993
Corner of 88th St. and Fir (between Elm and Miner)

List / Sold:
\$1,100,000/\$1,010,000 ↓
73 days on the market
Listing ID: DW22203346



UNIQUE Investment Opportunity! Triplex, one of a kind, rare find in this part of Los Angeles. This wonderful investment property has 3 separate buildings, which each has a 3 bedroom, 2.5 bathrooms, laundry area, living room, and dining area. All bedrooms are upstairs and master bedroom with a master full bathroom. All units have central heat only, 1/2 bathroom downstairs. Back unit 8818, is vacant.

Facts & Features

- Sold On 01/30/2023
- Original List Price of \$1,488,000
- 3 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- \$1,772 (Estimated)
- Laundry: Common Area
- \$32400 Gross Scheduled Income
- \$27400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Tile

Exterior

- Lot Features: Lot 6500-9999
- Security Features: Window Bars
- Fencing: Wrought Iron
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$5,688
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance: \$2,282
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,430
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$1,200	\$1,200	\$2,800
2:	1	3	3	2	Unfurnished	\$1,500	\$1,500	\$2,800
3:	1	3	3	2	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6045017020

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: DW22203346

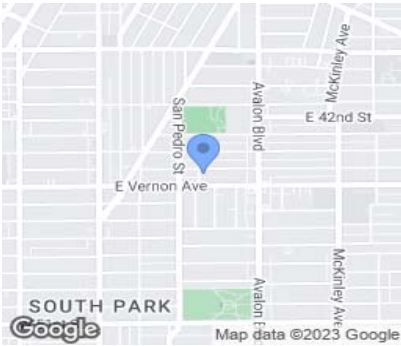
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Closed •

List / Sold: **\$510,000/\$470,000** ↓

402 E 43rd Pl • Los Angeles 90011
3 units • \$170,000/unit • 1,918 sqft • 4,999 sqft lot • \$245.05/sqft •
Built in 1907
EAST OF S. SAN PEDRO AND NORTH OF W. VERNON AVE

68 days on the market
Listing ID: 22214697



Fixer!!!Fixer with a lot of upside. Three units priced to move. A must see!!

Facts & Features

- Sold On 01/30/2023
- Original List Price of \$530,000
- 2 Buildings
- Heating: Wall Furnace
- Laundry: In Kitchen
- Cap Rate: 1.72
- \$42279 Net Operating Income

Interior

- Floor: Carpet
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,521
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02068862
- 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	\$910	\$910	\$1,500
2:	1	1	1		Unfurnished	\$875	\$875	\$1,500
3:	1	1	1		Unfurnished	\$0	\$0	\$1,650
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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5113015011

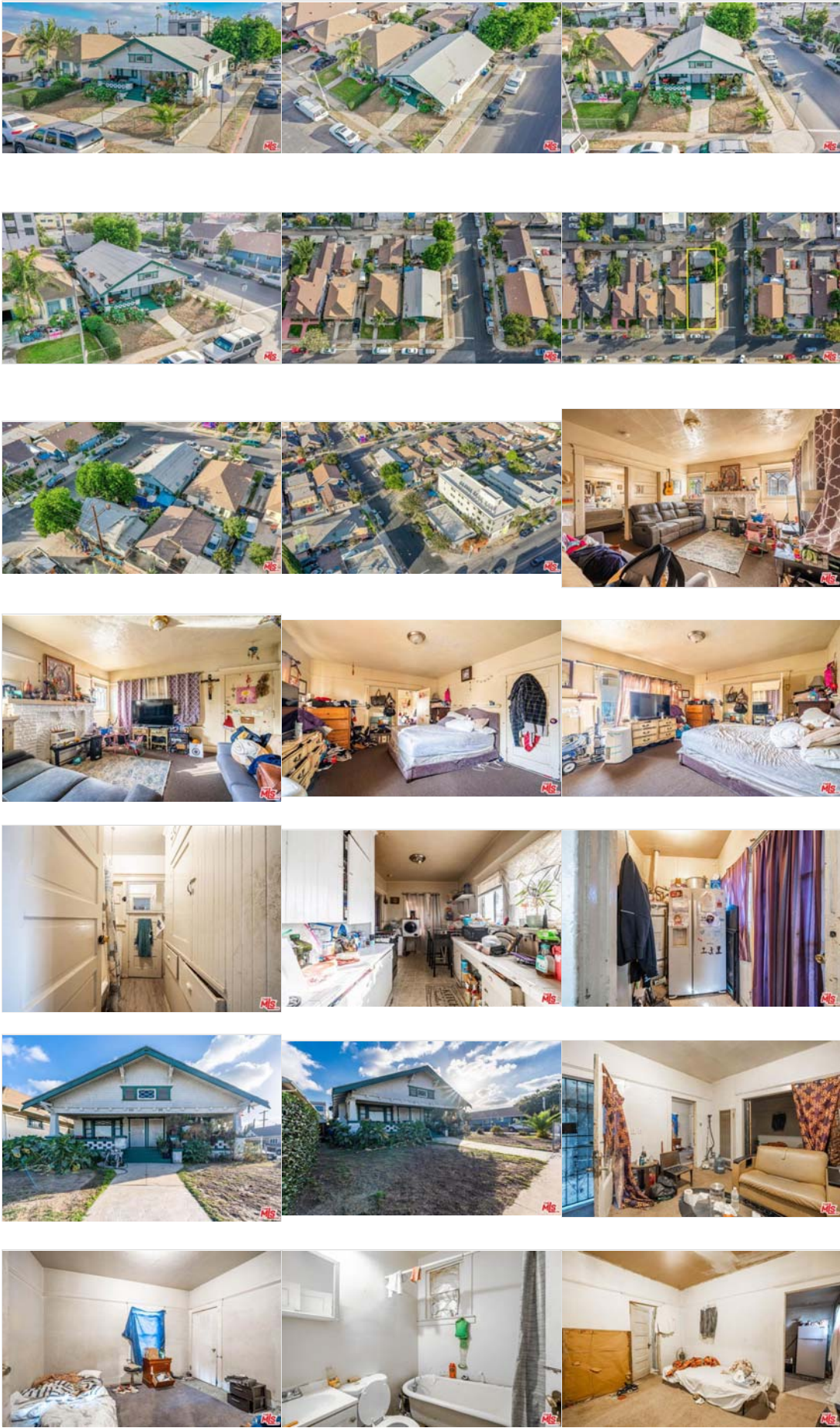
Michael Lembeck

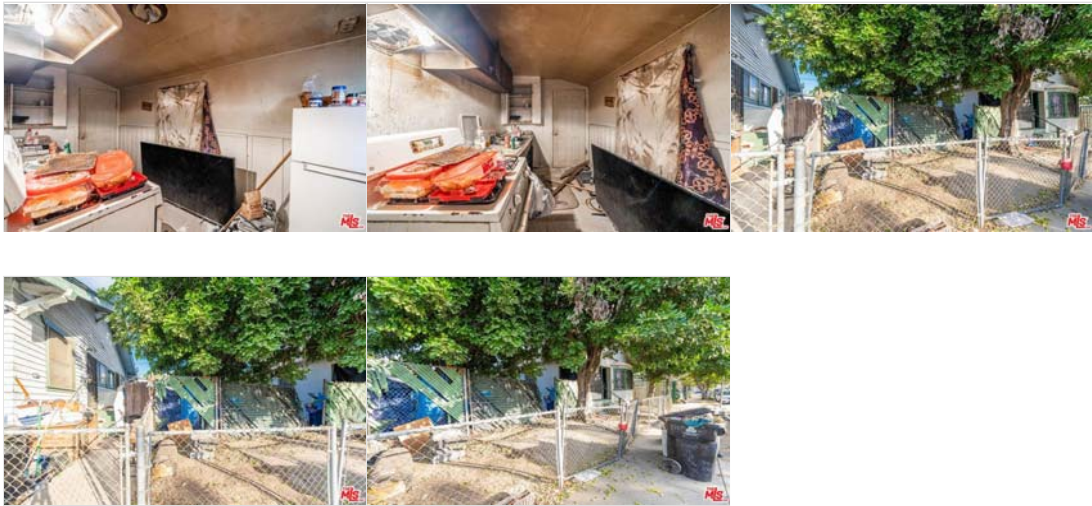
State License #: 01019397
Cell Phone: 714-742-3700

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: 22214697

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Closed • Duplex

866 E 52nd St • Los Angeles 90011

3 units • \$199,667/unit • 1,568 sqft • 4,604 sqft lot • \$398.60/sqft • Built in 1912

South East Corner of Mckinley and E 52nd Street

List / Sold: \$599,000/\$625,000 ↑

13 days on the market

Listing ID: AR22254787



Located in the South Park Neighborhood of Los Angeles, This well-kept duplex is ideal for any house-hacker or investor looking for income. Featuring 2 Units with a total of 1568 Square Feet of Living Space and 4604 Square Feet of Lot size. The Front Unit 3 Bedrooms and 2 Baths contains custom cabinetry, granite countertops, recessed lighting, and tile flooring. Included in that 3 Bedroom 2 Bath count is a segmented 1 Bedroom 1 Bath. The rear unit hosts a cozy 1 bed 1 bath. Significant Locations nearby include Los Angeles Coliseum (2.2 Miles) , University Of Southern California. (2.5 Miles).

Facts & Features

- Sold On 01/31/2023
 - Original List Price of \$599,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Electric
 - \$2,409 (Estimated)
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, Individual Room
 - \$4500 Gross Scheduled Income
 - \$4500 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: Tile
- Appliances: Gas Oven, Gas Range
 - Other Interior Features: Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Rectangular Lot, Sprinklers In Front
- Fencing: Fair Condition
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01917184
 - 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	\$2,700
2:	1	1	0	0	Unfurnished	\$1,800	\$1,800	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5103026028

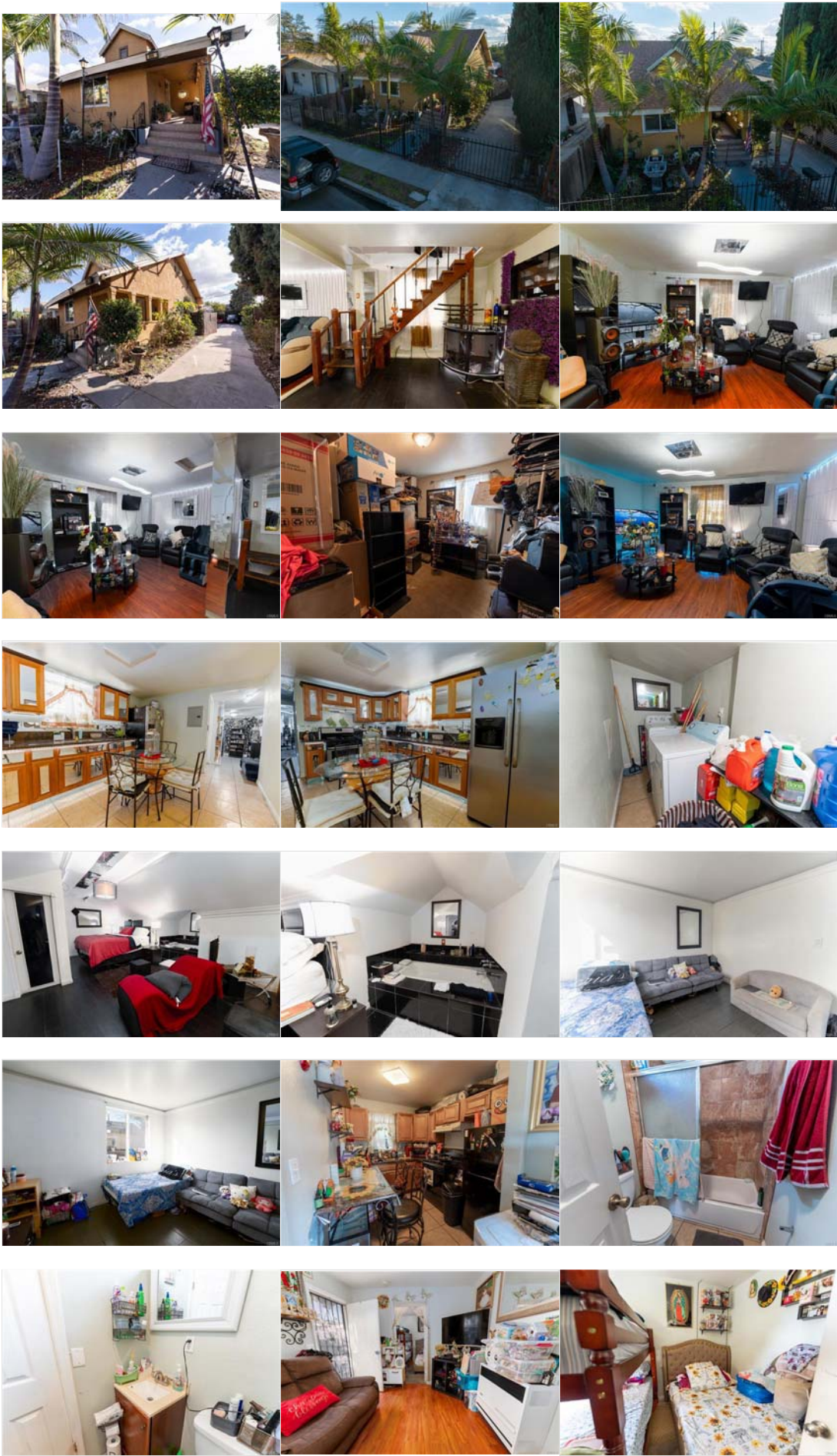
Michael Lembeck

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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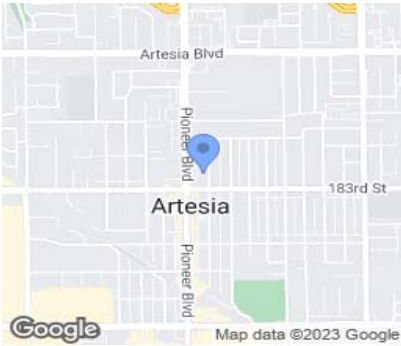
CUSTOMER FULL: Residential Income LISTING ID: AR22254787

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Closed • Triplex

18103 Arline Ave • Artesia 90701
3 units • \$400,000/unit • 2,970 sqft • 8,118 sqft lot • \$407.41/sqft •
Built in 1931
North of 183rd Street - East of Pioneer Blvd - South of Ashworth Street

List / Sold:
\$1,200,000/\$1,210,000 ↑
11 days on the market
Listing ID: RS22241299



TRIPLEX---Single Family residential home and 2 Residential Units in Artesia. The property consists of a 3-bedroom 2-bathrooms with a 2-car detached garage. Home was remodeled a few years ago, with new Kitchen, Baths, flooring, and new AC/HVC unit. The rear building consists of two (2) units, each with 2-bedrooms, 1 bathroom each and each unit has a 2-car garage. Property has alley access, security gate and a large driveway. Each unit is individually metered for Water, Gas and Electricity.

Facts & Features

- Sold On 01/31/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- \$66000 Gross Scheduled Income
- \$63040 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,960
- Electric: \$400.00
- Gas:
- Furniture Replacement:
- Trash: \$1,560
- Cable TV: 01108766
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,600	\$2,600	\$3,200
2:	1	2	1	2	Unfurnished	\$1,450	\$1,450	\$2,200
3:	1	2	1	2	Unfurnished	\$1,450	\$1,450	\$2,200

Of Units With:

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

Additional Information

- Standard, Trust sale
- RC - Artesia area
- Los Angeles County
- Parcel # 7033019017

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: RS22241299

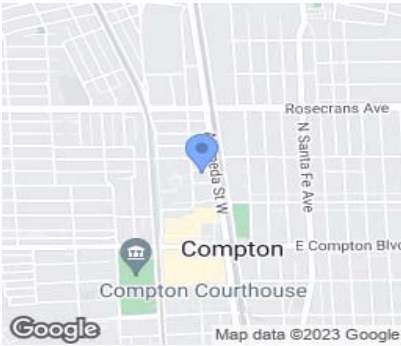
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Closed •

List / Sold: **\$535,000/\$500,000** ↓

208 E Poplar St # A • Compton 90220
3 units • \$178,333/unit • 1,188 sqft • 4,999 sqft lot • \$420.88/sqft •
Built in 1923
North of the 91 fwy, West of 710 fwy

107 days on the market
Listing ID: DW22190051



INVESTMENT OPPORTUNITY!!! Increase your portfolio today! Subject property is comprised of three independent 1 Bed + 1 Bath units. Each unit has a separate electric and gas meter . The gated driveway fits multiple cars in tandem, and the property is walking distance to community park and shops. Sold AS-IS. DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 02/01/2023
- Original List Price of \$615,000
- 3 Buildings
- 0 Total parking spaces
- \$834 (Estimated)
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Appliances: None

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- RP - Compton S of Rosecrans, E of Central,W of Ala area
- Los Angeles County
- Parcel # 6166011015

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: DW22190051

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Closed •

List / Sold: **\$699,000/\$600,000** ↓

3622 Flower St • Huntington Park 90255

107 days on the market

3 units • \$233,000/unit • 1,533 sqft • 6,144 sqft lot • \$391.39/sqft • Built in 1927

Listing ID: DW22195400

between california and salt lake



Facts & Features

- Sold On 02/01/2023
- Original List Price of \$750,000
- 1 Buildings
- 2 Total parking spaces
- \$1,099 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$34800 Gross Scheduled Income
- \$34800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,170
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 00995215
- Gardener:
- Licenses:
- Insurance: \$980
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$90
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6214006017

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: DW22195400

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Closed • **Quadruplex**

1345 Anaheim St • Harbor City 90710
4 units • \$272,500/unit • 3,728 sqft • 7,874 sqft lot • \$295.06/sqft •
Built in 1955
N of Anaheim Street & W of Vermont Ave

List / Sold:
\$1,090,000/\$1,100,000 ↓
61 days on the market
Listing ID: RS22227531



Great Investment opportunity for owner occupant or investor. All units have two Bedrooms and one bath with assigned parking. Subject property is Exempt from City of Los Angeles Rent Stabilization Ordinance.

Facts & Features

- Sold On 02/01/2023
 - Original List Price of \$1,150,000
 - 1 Buildings
 - 3 Total parking spaces
 - \$0 (Assessor)
- Laundry: Community
 - \$75408 Gross Scheduled Income
 - \$56200 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,708
 - Electric: \$735.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$2,330
 - Maintenance: \$4,720
 - Workman's Comp:
 - Professional Management: 5126
 - Water/Sewer: \$797
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,344	\$1,344	\$1,800
2:	1	2	1	1	Unfurnished	\$1,470	\$1,470	\$1,800
3:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,000
4:	1	2	1	1	Unfurnished	\$1,470	\$1,470	\$1,800

Of Units With:

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

Additional Information

- Standard, Trust sale
- 124 - Harbor City area
 - Los Angeles County
 - Parcel # 7411005027

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: RS22227531

Printed: 02/05/2023 5:23:32 AM

Closed • Quadruplex

4123 Edenhurst Ave • Los Angeles 90039
4 units • \$362,500/unit • 3,296 sqft • 5,174 sqft lot • \$377.73/sqft •
Built in 1964
Located at Los Feliz Blvd and Edenhurst Avenue.

List / Sold:
\$1,450,000/\$1,245,000 ↓
6 days on the market
Listing ID: GD22251818



Charming fourplex in the heart of Atwater Village. Centrally located at Los Feliz Blvd and Edenhurst Avenue. Spacious units in an adorably cozy building. Laundry room on site as well as one parking space per unit (rare for Los Angeles!). WalkScore of 74 and BikeScore Of 80! Excellent access to public transit and freeways as well. Central location and tree lined street consistently appealing for prospective tenants. Nearby parks include Chevy Chase Park, North Atwater Park and William Mulholland Memorial. One the market for the first time in over 40 years. This one won't last long! *Additional photos coming soon*.

Facts & Features

- Sold On 01/30/2023
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- \$505 (Estimated)
- Laundry: Individual Room
- \$75978 Gross Scheduled Income
- \$50036.09 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Appliances: Electric Oven, Electric Range, Electric Cooktop

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,942
- Electric: \$0.00
- Gas: \$742
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,093
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,300
- Other Expense: \$1,260
- Other Expense Description: EXT. Cln

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,900	\$40,853	\$37,559
2:	1	1	1	1	Unfurnished	\$1,740	\$20,899	\$20,409
3:	1	2	1	1	Unfurnished	\$1,485	\$17,878	\$17,353
4:	1	0	1	1	Unfurnished	\$955	\$11,481	\$11,481

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 4
- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale
- Rent Controlled
- 606 - Atwater area
- Los Angeles County
- Parcel # 5594025031

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



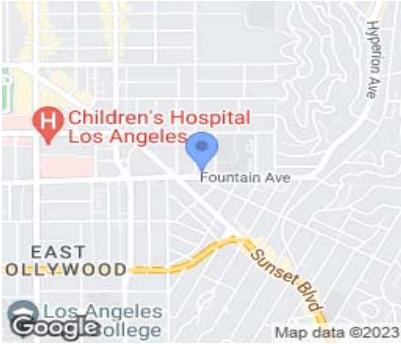
CUSTOMER FULL: Residential Income LISTING ID: GD22251818

Printed: 02/05/2023 5:23:32 AM

Closed •

1306 Talmadge St • Los Angeles 90027
4 units • \$500,000/unit • 3,221 sqft • 6,783 sqft lot • \$582.12/sqft •
Built in 1922
Between Fountain Ave and Sunset Drive, East of Hillhurst Ave

List / Sold:
\$1,999,999/\$1,875,000 ↓
167 days on the market
Listing ID: BB22144783



Welcome to this Beautifully nestled in the Charming Residential Neighborhood, an incredible investment opportunity on the edge of the Hollywood/Los Feliz border, a Privately Gated Four-Units. An Amazing Offering providing an Incredible Opportunity to an Owner User/Investment property in the Highly Desired area, Two Units are 3-Beds, 2-Baths occupied by Owner and Two other Units are 2-Beds, 1-bath Rentals Plus an additional 1-Bed ,1-Bath Rental Unit with no papers. Subject has a large private front yard with beautiful lemon trees surrounding and large backyard. Convenient Proximity to 101 and 5 Freeway allowing for easy access to get to Downtown, Universal City, Studio City, Burbank, Glendale, Pasadena and the rest of the San Fernando Valley as well as the San Gabriel Valley and conveniences such as: The Los Feliz Business Center, Movie Theatres, Coffee Shops, High-End Markets, Unique Shops, The Griffith Park Observatory, Huge Griffith Park Play Areas with Abundant Hiking Trails, Picnic Grounds with Horse Rentals, Train Rides and a Classic Old-World Carousel, PLUS The Greek Theatre, Several Golf Courses, Tennis Courts, Many Schools, and the List goes on and on!

Facts & Features

- Sold On 02/02/2023
- Original List Price of \$1,999,999
- 2 Buildings
- 1 Total parking spaces
- \$507 (Estimated)
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$3,800
2:	2	3	2		Unfurnished	\$0	\$0	\$3,600
3:	3	2	1		Unfurnished	\$1,600	\$1,600	\$2,800
4:	4	2	1		Unfurnished	\$1,558	\$1,558	\$2,700
5:	5	1	1		Unfurnished	\$825	\$825	

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
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5430031033

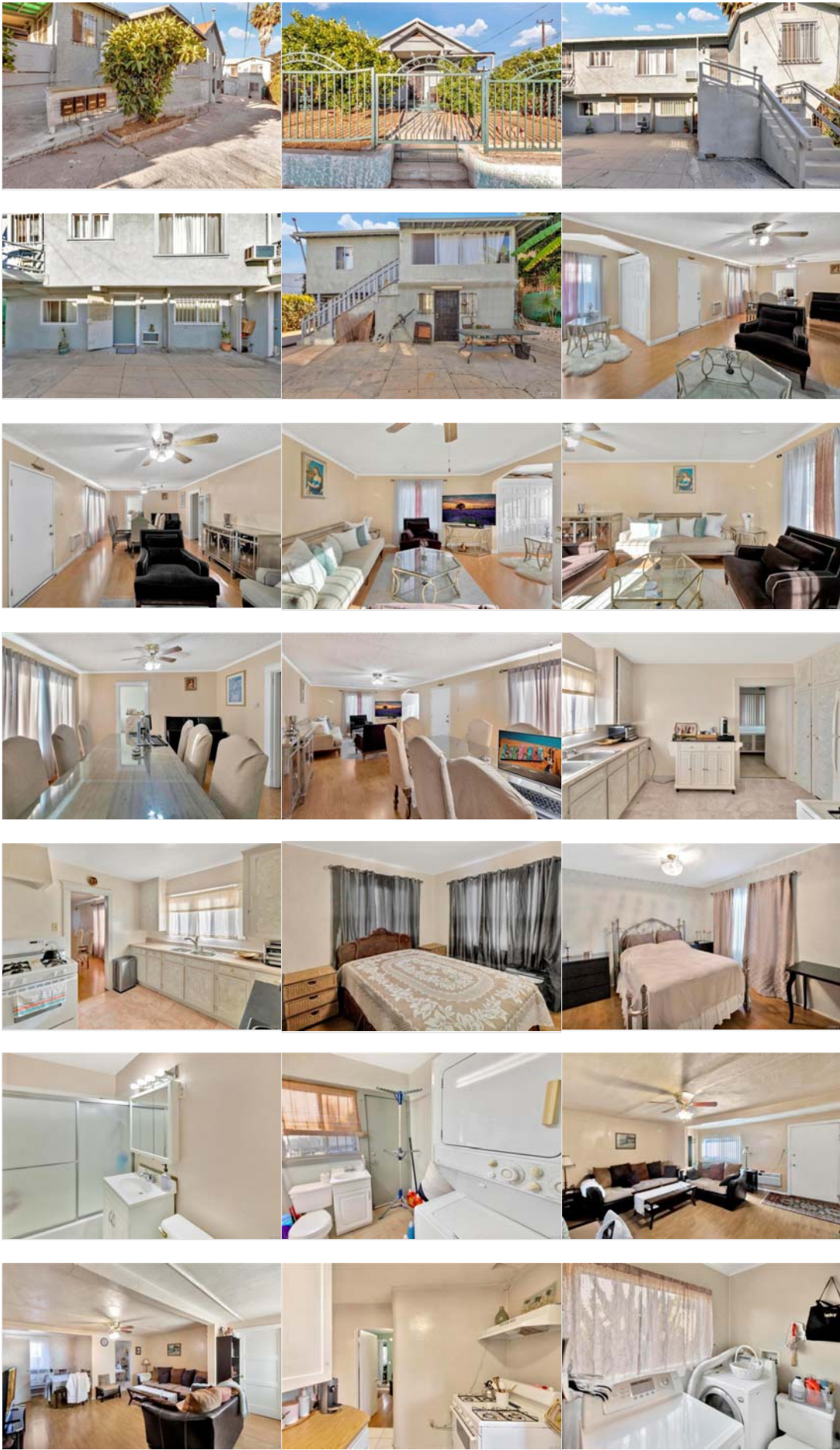
Michael Lembeck

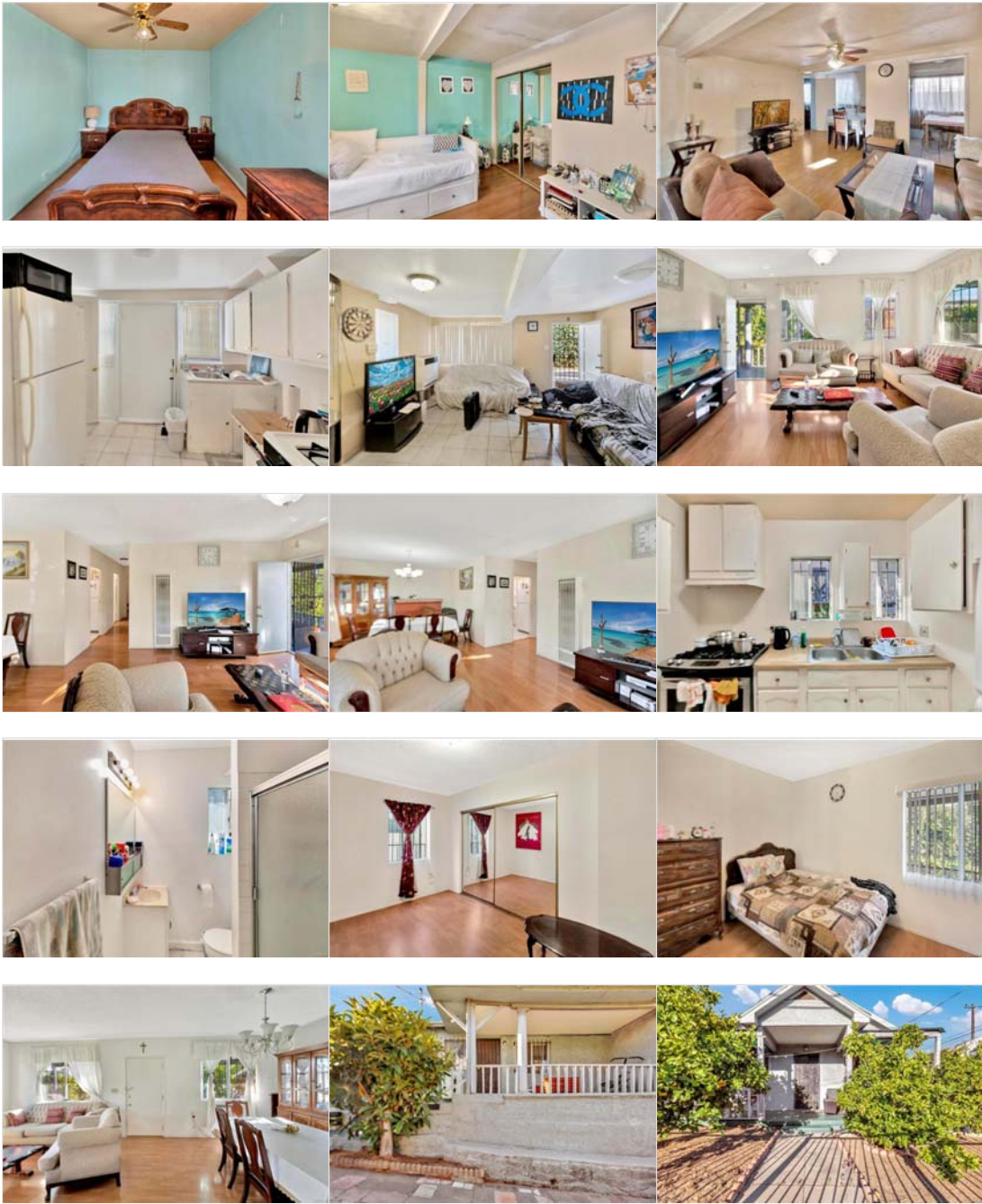
State License #: 01019397
Cell Phone: 714-742-3700

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: BB22144783

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Closed •

1311 S Highland Ave • Los Angeles 90019
4 units • \$318,750/unit • 3,392 sqft • 6,001 sqft lot • \$375.88/sqft •
Built in
LaBrea and San Vicente

List / Sold:
\$1,275,000/\$1,275,000 ↓
11 days on the market
Listing ID: 22221889



Rare opportunity in prime Mid-City neighborhood! First time on the market in over 55+ years, this LAR3 zoned building features four 2 bedroom, 1 bath units, each with an assigned enclosed garage space that can be used for parking or storage. One unit will be delivered vacant. The vacant unit was lived in by the owner and offers an opportunity for an owner-occupant, developer or investor. Very convenient to public transportation, DTLA, the Grove, Beverly Center, LACMA, and a short distance to many restaurants and shopping on Pico/La Brea/San Vicente, including Ralph's, Lowes, Starbucks, and one block from the new Target and Spouts grocery. Occupied units will be shown with an accepted offer. Please do not disturb the existing tenants or walk the property without an appointment. Hurry, don't miss this great opportunity!

Facts & Features

- Sold On 01/30/2023
- Original List Price of \$1,399,000
- 1 Buildings
- \$36900 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,500
2:	1	2	1		Unfurnished	\$1,250	\$1,250	\$2,500
3:	1	2	1		Unfurnished	\$1,250	\$1,250	\$2,500
4:	1	2	1		Unfurnished	\$1,250	\$1,250	\$2,500
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
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5070001003

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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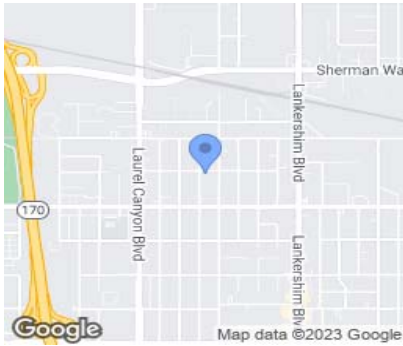
Closed • **Quadruplex**

List / Sold:
\$3,000,000/\$2,850,000 ↓

6860 Gentry Ave • North Hollywood 91605
4 units • **\$750,000/unit** • **6,329 sqft** • **6,770 sqft lot** • **\$450.31/sqft** •
Built in 2022
Cross Streets are Lankershim & Vanowen

50 days on the market

Listing ID: DW22227164



Brand New Construction built in 2022! 2 buildings on the lot with 4 units. Front 2-story building has 2 units with 4 bedrooms & 3 bathrooms. Rear 3- story building has 2 units with 4 bedrooms & 3 bathrooms. All 4 units EACH have Central A/C & Heating, inside Laundry, Refrigerator, Stove & Dishwasher. Each building has Solar Panels and the Rear Unit has an attached 8-car carport. Front units are 1,457 sq ft each , rear units are 1,707 sq ft each.

Facts & Features

- Sold On 01/30/2023
- Original List Price of \$3,000,000
- 2 Buildings
- Levels: Two, Three Or More
- 8 Total parking spaces
- 8 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$249 (Estimated)
- Laundry: Inside
- \$249600 Gross Scheduled Income
- \$210480 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$39,120
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2321022020

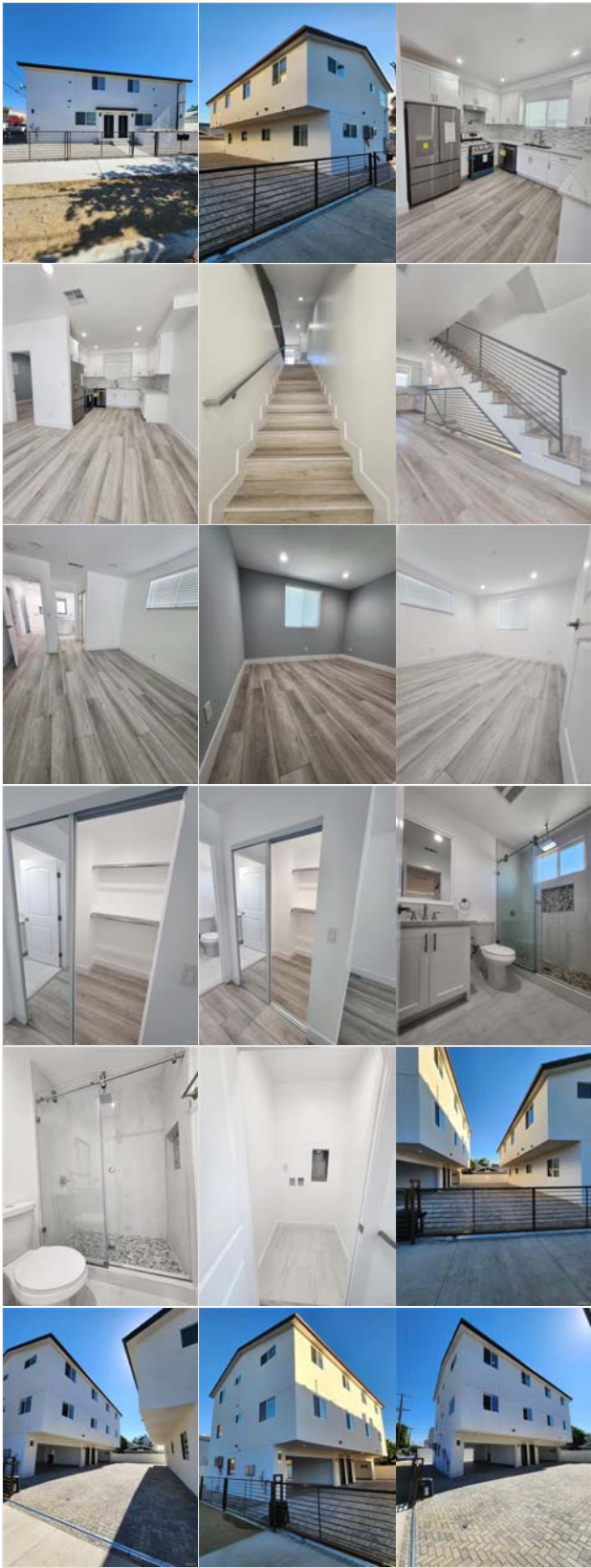
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,300,000/\$1,225,000 ↓

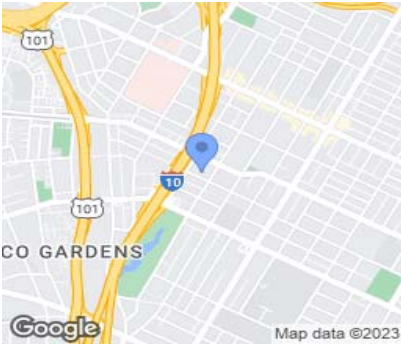
45 days on the market

2015 E 2nd St • Los Angeles 90033

7 units • \$185,714/unit • 3,248 sqft • 8,888 sqft lot • \$377.16/sqft • Built in 1923

Listing ID: 22210843

The subject property is situated in a prime Boyle Heights location, south of 1st Street and west of South Soto Street.



We are pleased to present a seven (7) unit apartment building located at 2015 East 2nd Street in Los Angeles, California. The subject property is situated in a prime Boyle Heights location, south of 1st Street and west of South Soto Street. Built in 1923, this property contains a streamlined unit mix of seven (7) one-bedroom / one-bathroom units. The large 8,888 square foot lot features bungalow style units with brand new windows and limited on-site parking and Tier 3 TOC development incentives. Additional dedicated street parking can be found along Cummings Street. Four (4) units are detached buildings and three (3) units are attached. The property is gated, secure, and located in a residential pocket just 2.5 miles away from Downtown. Construction and development is happening all around the immediate area, demonstrating the strength of the neighborhood. Tenants will love the quick commute to all parts of Los Angeles with easy access to public transportation less than half a mile away at Soto Station. Private commuters will also appreciate the short driving distance to the -10, -101, -60, and -5 freeways. Outdoor recreation is available just down the street at Hollenbeck Park which features grassy knolls, picnic areas, playgrounds, a skatepark, and a man-made lake. Situated in a prime Boyle Heights location, this offering presents an excellent opportunity for any investor to capitalize on strong rental upside potential on a large 8,888 square foot lot in a major transportation hub for Los Angeles.

Facts & Features

- Sold On 01/30/2023
- Original List Price of \$1,300,000
- 5 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 4.95
- \$64361 Net Operating Income

Interior

Exterior

- Lot Features: Rectangular Lot

Annual Expenses

- Total Operating Expense: \$34,719
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	1	1		Unfurnished	\$1,216	\$1,216	\$1,650
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5183008007

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

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

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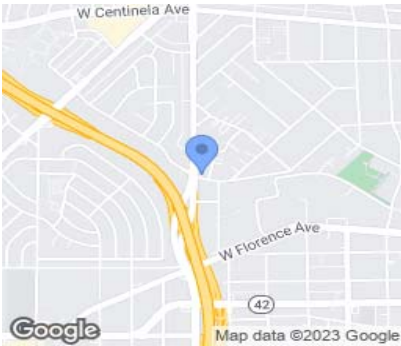
Closed •

List / Sold:
\$2,900,000/\$2,000,000 ↓

7234 S La Cienega Blvd • Inglewood 90302
10 units • \$290,000/unit • 6,986 sqft • 20,294 sqft lot • \$286.29/sqft •
Built in 1953

71 days on the market
Listing ID: 22219235

North of Florence, South of Centinela, West of LaBrea. From La Cienega south, left on Industrial Way. If you're at the 405 on ramp, you've went to far. From Industrial Way turn left on Austin Ave., the property is on your left. From Labrea Ave., south, turn right on Hyde Park to Industrial Way, turn right on Austin Ave., property is on your left.



Westchester/LaDera Heights Adjacent. SELLER IS EXTREMELY MOTIVATED. SUBMIT ALL REASONABLE OFFERS. SERIOUS BUYERS ONLY PLEASE. Introducing 7234 S. LaCienega Blvd. This property is located in one of Inglewood's hottest market areas. Just a few minutes from the new SoFi Stadium, The Forum, and the new Intuit Dome(Clipper's Arena). Easy access to 405 & 105 freeways, and just 15 minutes from LAX. This 10 unit property has 2 separate buildings, with (2)2 bed-1 ba & (8)1 bed-1ba. Each building has a detached 5 car garage, and sits on a 20k square foot lot. Great investment opportunity for owner and/or development. This property will sell fast, so don't wait, call today. Serious buyers only, please.

Facts & Features

- Sold On 02/01/2023
- Original List Price of \$2,999,900
- 2 Buildings
- 10 Total parking spaces
- Heating: Wall Furnace
- \$90750 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$30,375
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$2,150	\$2,150	\$3,600
2:	8	1	1		Unfurnished	\$7,975	\$7,975	\$11,200
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
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4017021013

Michael Lembeck

Re/Max Property Connection

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CUSTOMER FULL: Residential Income

LISTING ID: 22219235

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Closed • Apartment

7929 Stewart And Gray Rd • Downey 90241
14 units • \$410,714/unit • 15,810 sqft • 20,757 sqft lot • \$309.93/sqft •
Built in 1969
Exit Firestone Boulevard from 605 Freeway.

List / Sold:
\$5,750,000/\$4,900,000 ↓
20 days on the market
Listing ID: PW22237365



:First Time Ever on the Market: :Owned by Original Developer: :All Large 2 & 4-Bedroom Town Home Units: :Located on the Best Thoroughfare in Downey: :Over 2:1 Parking Ratio: :Large Lot with Rear Grass Area for BBQ & Pets: :Substantial Rental Upside:

Facts & Features

- Sold On 01/30/2023
- Original List Price of \$5,750,000
- 1 Buildings
- 29 Total parking spaces
- 20 Total carport spaces
- \$0 (Assessor)
- Laundry: Community
- Cap Rate: 3.56
- \$319560 Gross Scheduled Income
- \$204809 Net Operating Income
- 15 electric meters available
- 15 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$105,164
- Electric: \$2,895.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,399
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$6,324
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$7,369
- Other Expense:
- Other Expense Description: Estimate

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	13	2	2	0	Unfurnished	\$1,839	\$23,905	\$2,795
2:	1	4	4	2	Unfurnished	\$2,525	\$2,525	\$3,495

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6247019026

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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Closed • Apartment

List / Sold:
\$5,150,000/\$4,775,000 ↓

2135 Fair Park Ave • Los Angeles 90041

91 days on the market

24 units • \$214,583/unit • 13,574 sqft • 14,871 sqft lot • \$351.78/sqft • Built in 1930

Listing ID: PW22233251

Major Cross Streets are Eagle Rock Blvd and Colorado Blvd.



Pleased to present Fair Park Avenue Apartments, a 24 Unit Value-Add opportunity in the highly desirable neighborhood of Eagle Rock. The Fair Park Apartments were built in 1930, and consist of (20) Studios and (4) 1-Bedroom/1-Bathrooms. The Property is located within walking distance of the best that Eagle Rock has to offer – chic restaurants and coffee shops, hip retail stores, parks, Occidental College, and more. About half of the units have been recently updated, and the electrical was completely redone, including installing separate meters for each unit. Several units have long term tenants with rents that are well below market, offering tremendous upside through rental increases and/or renovated units as they come vacant.

Facts & Features

- Sold On 01/31/2023
- Original List Price of \$5,850,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 7 Total carport spaces
- \$2,057 (Estimated)
- Laundry: Community
- Cap Rate: 4.9
- \$425060 Gross Scheduled Income
- \$253771 Net Operating Income
- 25 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$158,537
- Electric: \$2,036.00
- Gas: \$2,036
- Furniture Replacement:
- Trash: \$2,036
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$8,144
- Maintenance: \$24,559
- Workman's Comp:
- Professional Management: 18000
- Water/Sewer: \$2,036
- Other Expense: \$3,561
- Other Expense Description: rsi/scep

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	20	0	1	0	Unfurnished	\$1,373	\$27,468	\$1,725
2:	4	1	1	0	Unfurnished	\$1,828	\$7,312	\$2,195

Of Units With:

- Separate Electric: 25
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5686017009

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: PW22233251

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