

Cross Property Customer 1 Line

Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSqft/Ac	PrvPool	Grp Specs	Date	DOM/CDOM
1	SB23097470	S	4035 W 104th ST	ING	102	STD,TRUS	2	\$30,000	\$725,000	\$426.47	1700	1947/PUB	5,898/0.1354	N	1	01/10/24	75/25
2	PV23218823	S	3167 W 182nd ST	TORR	132	STD	2	\$75,600	\$1,118,300	\$466.15	2399	1965/ASR	6,951/0.1596	N	3	01/08/24	2/2
3	23335899	S	1753 Andreo AVE	TORR	134	STD	2		\$1,310,000	\$549.04	2386/A	1921/ASR	4,749/0.1		2	01/10/24	5/6
4	SB23172642	S	23027 Arlington DR	TORR	135	TRUS	2	\$85,200	\$1,345,000	\$511.80	2628	1974/ASR	6,251/0.1435	Y	2	01/09/24	70/70
5	PW23162715	S	4881 Hillside AVE	LA	621	STD	2	\$19,800	\$650,000	\$725.45	896	1925/ASR	3,155/0.0724	N	0	01/12/24	72/72
6	GD23214448	S	7032 Greeley ST	TUJ	659	STD	2	\$43,200	\$865,000	\$540.29	1601	1955/ASR	5,819/0.1336	N	1	01/12/24	24/24
7	PW23125355	S	13712 Russell ST	WH	670	STD	2	\$0	\$900,000	\$381.36	2360	1953/ASR	7,617/0.1749	N	3	01/10/24	58/58
8	DW23213612	S	7906 Friends AVE	WH	699	STD	2	\$0	\$912,000	\$504.98	1806	1925/ASR	7,527/0.1728	N	2	01/10/24	9/9
9	PW23197710	S	1405 Menlo AVE	LA	C16	STD	2	\$21,000	\$1,225,000	\$506.62	2418	1916/ASR	7,303/0.1677	N	0	01/11/24	29/29
10	23304147	S	164 S Mansfield AVE	LA	HPK	STD	2		\$2,075,000	\$401.98	5162	1927	7,155/0.16			01/12/24	106/106
11	23332697	S	3228 Descanso DR	LA	671	STD	2		\$1,282,000	\$659.13	1945	1927	3,369/0.07	N		01/12/24	9/9
12	QC23101161	S	1417 W 57th ST	LA	C37	STD	2	\$67,476	\$925,000	\$594.09	1557	2007/ASR	4,940/0.1134	N	0	01/10/24	195/195
13	JV2320675	S	1340 E 23rd ST	LA	C42	STD	2	\$0	\$665,500	\$346.61	1920	1916/ASR	5,819/0.1336	N	0	01/12/24	19/19
14	23279445	S	634 W 55th ST	LA	C42	STD	2		\$685,000	\$313.64	2184	1909	6,750/0.15			01/11/24	175/175
15	23323847	S	6531 E Olympic BLVD	LA	ELA	STD	2		\$565,000	\$495.61	1140/A	1951/ASR	2,534/0.05		2	01/10/24	39/166
16	MB23165330	S	393 Fraser AVE	ELA	ELA	STD	2	\$0	\$600,000	\$499.58	1201	1927/ASR	4,507/0.1035	N	2	01/12/24	100/100
17	MB23223055	S	2016 W 74th ST	LA	PHHT	STD	2	\$0	\$1,085,000	\$488.96	2219	2023/BLD	6,703/0.1539	N	2	01/12/24	17/17
18	DW23188619	S	6706 6706 Hood AVE	HNPk	T1	STD	2	\$0	\$670,000	\$468.53	1430	1928/ASR	6,192/0.1421	N	3	01/10/24	13/13
19	PW23141034	S	13803 Burbank BLVD	VNS	VN	STD	2	\$42,000	\$1,000,000	\$481.70	2076	1949/PUB	6,534/0.15	N	2	01/12/24	134/134
20	SR23178233	S	22551 Haynes ST	WEH	WEH	STD	2	\$84,000	\$1,250,000	\$634.52	1970	1959/ASR	7,501/0.1722	Y	0	01/08/24	25/25
21	SR23143014	S	15600 S Vermont AVE	GR	115	STD	3	\$56,652	\$799,950	\$399.98	2000	1952/ASR	5,400/0.124	N	3	01/10/24	101/438
22	SR23145144	S	1279 N Garfield AVE	PAS	646	STD	3	\$11,590	\$1,900,000	\$328.72	5780	1890/ASR	19,793/0.4544	N	6	01/11/24	133/133
23	DW23173604	S	4248 W 64th ST	ING	699	STD	3	\$52,800	\$970,000	\$459.50	2111	1923/ASR	8,964/0.2058	N	2	01/12/24	51/51
24	SB23179711	S	1246 W 96th ST	LA	C34	STD	3	\$100,800	\$1,040,000	\$370.37	2808	1957/ASR	7,154/0.1642	N	0	01/08/24	76/76
25	SB23110755	S	212 E 54th ST	LA	C42	STD	3	\$72,600	\$775,000	\$318.93	2430	1931/ASR	5,330/0.1224	N	0	01/08/24	20/20
26	23339265	S	8340 Luxor ST	DOW	D4	STD	3		\$1,275,000	\$482.41	2643	1959	11,198/0.25			01/12/24	2/2
27	SR23208522	S	14525 Dickens ST	SO	SO	STD	3	\$77,280	\$1,495,000	\$601.85	2484	1940/ASR	6,726/0.1544	N	0	01/08/24	16/16
28	DW23175326	S	2209 Walter ST	HNPk	T1	STD	3	\$64,176	\$780,000	\$394.74	1976	1912/ASR	6,400/0.1469	N	0	01/08/24	53/53
29	PV23218510	S	1340 N Wilmington BLVD	WILM	195	STD	4	\$45,756	\$528,000	\$351.06	1504	1929/ASR	5,730/0.1315	N	0	01/10/24	15/15
30	CV23198268	S	1243 W Fernleaf AVE	POM	687	STD	4	\$68,412	\$1,200,000	\$373.02	3217	1961/ASR	19,300/0.4431	N	4	01/12/24	109/109
31	QC23186192	S	1113 Carmona AVE	LA	C19	STD	4	\$178,800	\$3,100,000	\$549.55	5641	2019/BLD	6,000/0.1377	N	8	01/12/24	70/70
32	SB23206816	S	458 W Vernon AVE	LA	C42	STD	4	\$110,160	\$1,077,000	\$289.05	3726	1911/ASR	5,008/0.1115	N	0	01/11/24	35/35
33	GD23076361	S	5132 Cahuenga BLVD	NHLW	NHO	STD	4	\$198,000	\$3,200,000	\$454.09	7047	2019/ASR	5,849/0.1343	N	8	01/08/24	165/165
34	SR23197878	S	4276 Tulunoa AVE	STUD	STUD	STD	4	\$86,340	\$1,495,000	\$459.15	3256	1947/PUB	6,632/0.1522	N	4	01/09/24	46/46
35	P1-15978	S	5 Grand AVE	PAS	647	STD,TRUS	5	\$182,640	\$2,725,000		1917/ASR	12,018/0.27	N	0	01/09/24	11/11	
36	23332675	S	1546 S Haworth AVE	LA	C09	STD	5		\$1,858,152	\$295.88	6280	1959	6,885/0.15			01/08/24	32/32
37	P1-13461	S	10007 San Pedro ST	LA	T5	STD	6	\$106,620	\$770,000	\$155.05	4966	1924/ASR	10,468/0.24	N	9	01/08/24	50/50
38	23331373	S	4925 Santa Ana ST	CUD	T5	STD	6		\$1,850,000	\$333.81	5542/A	1982/ASR	20,636/0.47		12	01/09/24	21/21
39	SR23114273	S	5334 Vantage AVE	VVL	VVL	STD	6	\$124,680	\$1,485,000	\$275.87	5383	1953/ASR	8,604/0.1975	N	0	01/08/24	134/134
40	23307053	S	6613 Irvine AVE	NHLW	NHO	STD	7		\$1,575,000	\$244.95	6430	1961	7,974/0.18	N	4	01/11/24	84/84
41	23305845	S	132 Diamond ST	ARCD	605	STD	10		\$5,800,000	\$500.35	11592	1988	15,912/0.36		20	01/10/24	64/64
42	DW23149259	S	1433 E 65th ST	LA	C37	TRUS	12	\$0	\$1,400,000	\$319.93	4376	1924/ASR	8,776/0.2015	N	0	01/11/24	118/118
43	23325357	S	1770 El Cerrito Pl	LA	C20	STD	16		\$4,675,000	\$459.87	10166	1958	11,040/0.25			01/12/24	42/42
44	23290863	S	7055 Alabama AVE	CNGA	CP	STD	18		\$2,675,000	\$241.12	11094/AP	1977	14,939/0.34			01/11/24	181/181
45	AR23080086	S	7529 Hellman AVE	RSMD	651	STD	20	\$376,200	\$4,725,000	\$314.75	15012	1963/ASR	14,842/0.3407	N	0	01/09/24	152/152
46	23290829	S	7044 Alabama AVE	CNGA	CP	STD	20		\$2,900,000	\$294.45	9849/A	1968	15,001/0.34			01/11/24	181/181

Closed

• Duplex

4035 W 104th St

• Inglewood 90304

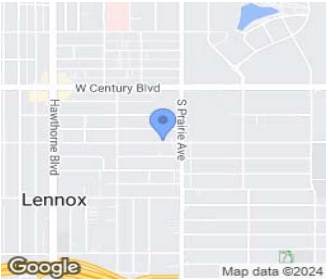
2 units • \$355,000/unit • 1,700 sqft • 5,898 sqft lot • \$426.47/sqft • Built in 1947

East of Hawthorne & West of Prairie; So. of Century Blvd on 104th St. SW of SoFi Stadium

List / Sold: \$710,000/\$725,000

75 days on the market

Listing ID: SB23097470



BACK ON THE Market!!! Single Family Property w/ Bonus Room: 1 bed/1bath Unit in the back (Granny Quarters/Rumpus Room) in Inglewood, SW of the SoFi Stadium; South of Century Blvd near Prairie. The property consists of two buildings. The front building is a 2 bedroom, 1 bath home with a front gated yard. The front home is in original condition and has a long term tenant. That is willing to stay or vacate if needed. The tenant has been responsible for all utilities (Previous back tenant was his son). The back unit was originally permitted as a "Rumpus Room." The unit is currently undergoing an extensive remodel. This unit consists of 1 bedroom, 1 bath; small kitchen and a living room area with a potential to add the attached garage as a bedroom, convert into a small studio or just leave as a single car garage. Currently, it will be left as a 1 car garage w/o a door. Washer and dryer hookups are located on the exterior side of the unit. It has space on the side for a green area. (Check with city to obtain permits to turn the garage into an ADU, add to the one bedroom unit and any other permits). The City of Inglewood installed dual pane windows and HVAC system in both units. The area proposes good rents and is local to all shopping, schools, College and SoFi Stadium, beaches, LAX, DTLA, West LA and much more. The seller will continue to remodel the back unit and will be ready for occupancy without appliances; To be delivered vacant. Both units are on one meter for all utilities. Performa rents for a one bedroom in the area is \$1,850 and an ADU/Studio \$1,650 and 2 bedroom, \$2,800, depending on amenities provided. Do not disturb the tenants.

- Facts & Features
- Sold On 01/10/2024
 - Original List Price of \$710,000
 - 2 Buildings
 - Levels: One
 - 5 Total parking spaces
 - 0 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$315 (Public Records)

- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, Outside
 - \$30000 Gross Scheduled Income
 - \$30000 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

- Interior
- Rooms: All Bedrooms Down, Galley Kitchen, Kitchen, Laundry, Living Room
 - Floor: Laminate, Wood

- Appliances: None, Water Heater
 - Other Interior Features: Ceiling Fan(s), Formica Counters

- Exterior
- Lot Features: Front Yard

- Fencing: Block, Wire
 - Sewer: Public Sewer

- Annual Expenses
- Total Operating Expense: \$11,040
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$558
 - Cable TV: 01878277
 - Gardener:
 - Licenses:

- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$107
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	1	Unfurnished	\$30,000	\$30,000	\$77,400
# Of Units With:								
- Separate Electric: 1 - Gas Meters: 1 - Water Meters: 1 - Carpet: 0 - Dishwasher: 0 - Disposal: 2					- Drapes: 0 - Patio: 0 - Ranges: 0 - Refrigerator: 0 - Wall AC: 0			

- Additional Information
- Standard, Trust sale
 - Buyer Agency Compensation: 2%

- 102 - South Inglewood area
 - Los Angeles County
 - Parcel # 4034013014

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



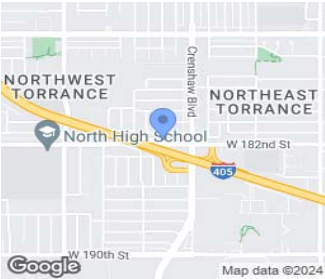


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Closed • Duplex

List / Sold:
\$1,000,000/\$1,118,300
7 days on the market
Listing ID: PV23218823

3167 W 182nd St • Torrance 90504
2 units • \$500,000/unit • 2,399 sqft • 6,951 sqft lot • \$466.15/sqft •
Built in 1965
On 182nd just West of Crenshaw



If you've been looking for an affordable home in REAL Torrance, this may be the one for you! Live in one and have the tenant help pay the mortgage! This conveniently located duplex offers a spacious 3 bedroom, 2 bath home with a 2-car garage and a 2 bedroom, 1-3/4 bath home with a large 1 car garage on a sprawling 6949 sq. ft. lot. The 3 bedroom home has a large living room with a fireplace to warm your chilly winter nights. The combined kitchen/dining area is great for coming together for family meals. The adjacent laundry area has lots of added storage. Down the hall are 3 large bedrooms including an en-suite master with a full bathroom. Another full bath serves the other bedrooms. The 2 bedroom home is also very spacious with a large living room, an open kitchen/dining area with a "great room" feel. There is a large master bedroom with a 3/4 bath and a walk-in closet, a generous second bedroom and a full bath. Both units have been newly updated with new LVP flooring and baseboards, fresh paint inside and out, smooth ceilings, new light fixtures, doorknobs and other upgrades. Smaller unit has 2 new vanities and a new dishwasher. Each unit has its own laundry hookups. Both units have dual-pane windows, and the roof is less than a year old! Investors, this is a perfect 1031 exchange opportunity - these units are "rent ready"! These well-located units are close to well-rated Torrance schools, many stores and easy freeway access. This is a great opportunity - don't miss it!

Facts & Features

- Sold On 01/08/2024
- Original List Price of \$1,000,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: In Garage, Individual Room
- \$75600 Gross Scheduled Income
- \$59338 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Primary Bedroom, Walk-In Closet
- Floor: See Remarks, Vinyl
- Appliances: Dishwasher, Electric Oven, Gas Cooktop, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,262
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$1,370
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,192
- 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	\$3,500
2:	1	2	2	1	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 132 - N Torrance - West area
- Los Angeles County
- Parcel # 4091019029

Michael Lembeck

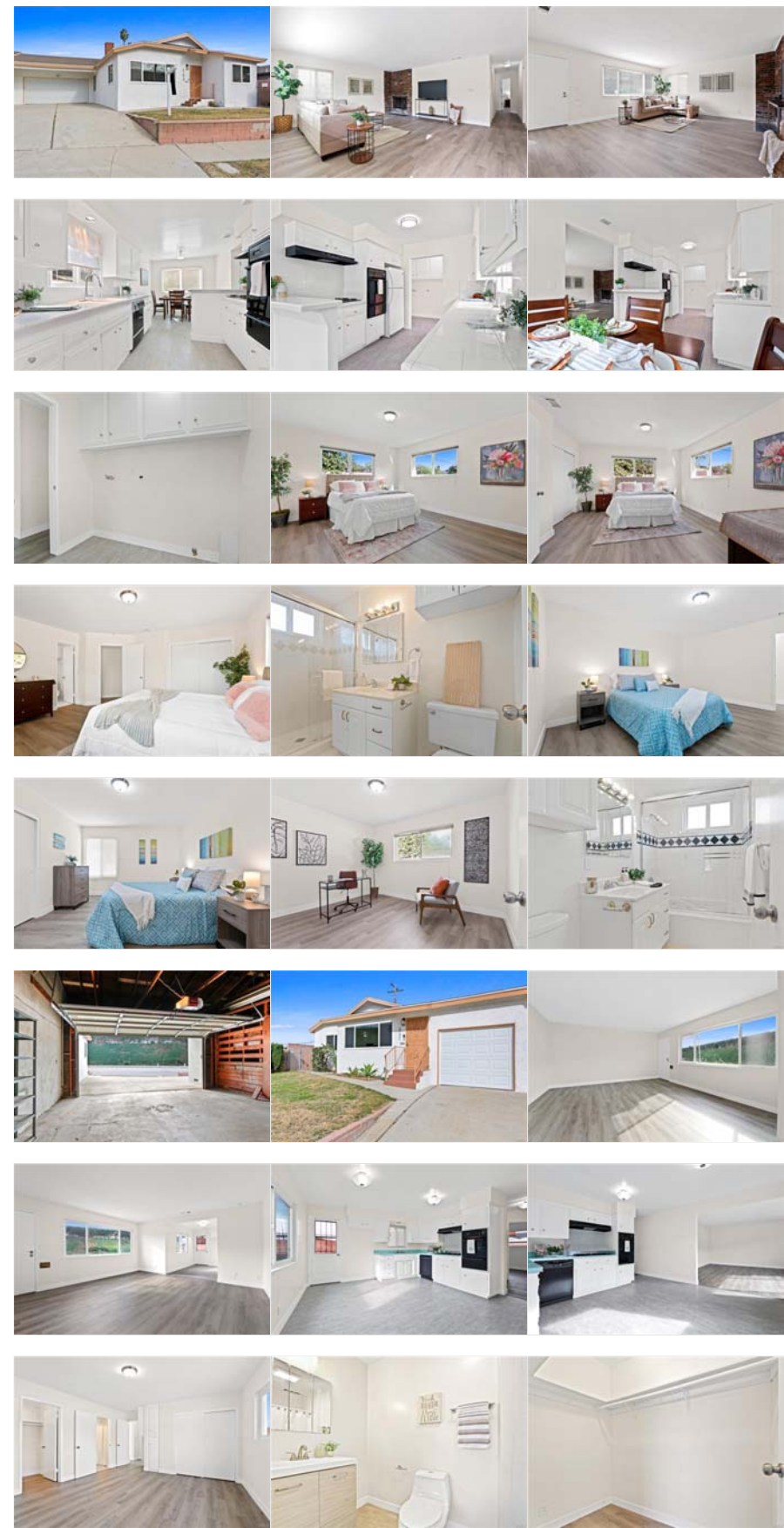
State License #: 01019397
Cell Phone: 714-742-3700

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: PV23218823

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Closed •

List / Sold:

\$1,295,000/\$1,310,000

6 days on the market

Listing ID: 23335899

1753 Andreo Ave • Torrance 90501
2 units • \$647,500/unit • 2,386 sqft • 4,749 sqft lot • \$549.04/sqft •
Built in 1921

Property is located on corner lot on Andreo Avenue & 218th Street. South of Carson St



Opportunity Knocks with this FULLY REMODELED historic 1920s California Craftsman DUPLEX. Located in the Old Torrance Tract Overlay Zone. Lovingly restored and brought to modern standards. Positioned on a corner lot among well-kept homes commanding pride of ownership. Beautiful tree-lined streets. HUGE BONUS: Whether you're a first-time homebuyer or investor, live the lap of luxury with immediate rental income from the attached 2-bedroom 1-bath unit. The main house consists of a two-story renovation from top to bottom in every room, with LVT flooring throughout. Upon entering you will feel the amazing ambience and degree of natural light and openness. Other great aspects of this classic home are its original double-hung hand-blown windows of a bygone era featured in most of the home; truly are the eyes of the home. Downstairs boasts a front bedroom with corner exposures next to a renovated guest bathroom with a shower stall. Upstairs has two sun-drenched bedrooms including a primary en-suite bedroom with tree house views. Both bathrooms are fully renovated. The kitchen has all brand-new appliances, with laundry hook-ups and enough area to place a kitchen island. CENTRAL HVAC with all new mechanicals such as forced air heat, electrical, plumbing, two separate gas and electric meters, two brand new tankless water heaters, new roof, and a completely new raised foundation! Entertain large gatherings on your outdoor front porch with generous front yard space. The tenant-occupied attached single-story, 2-bedroom / 1-bath unit (on 218th Street) has been fully renovated as well, mirroring the desirable renovations done to the main house. ***The current tenant does not have access to the 2-car garage according to lease terms. Garage is solely dedicated to the front vacant house. Large driveway with a detached renovated two-car garage dedicated for use for the main house. Peace can be enjoyed in your front yard. Start your morning coffee on your expansive front porch and watch the sunrise bring to life the beautiful Blue Jacaranda trees, Ficus trees, and citrus tree. Just a quick stroll to historic Old Torrance to enjoy coffee and pastries at the iconic Old Torrance Bakery, dinner at Madre or the Local Kitchen, and the popular Restoration Kitchen & Wine Bar. Located within the Torrance Unified School district, close to freeways, shopping, and eateries - with a Walker's Paradise Score of 90. A fabulous investment for you at a very competitively affordable price point!

Facts & Features

- Sold On 01/10/2024
 - Original List Price of \$1,295,000
 - 1 Buildings
 - Levels: Two
 - 7 Total parking spaces
 - Cooling: Central Air
 - Heating: Central, Forced Air
- Laundry: In Kitchen
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooktop, Gas Oven, Oven

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01879720
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 134 - Old Torrance area
 - Los Angeles County
 - Parcel # 7357016015

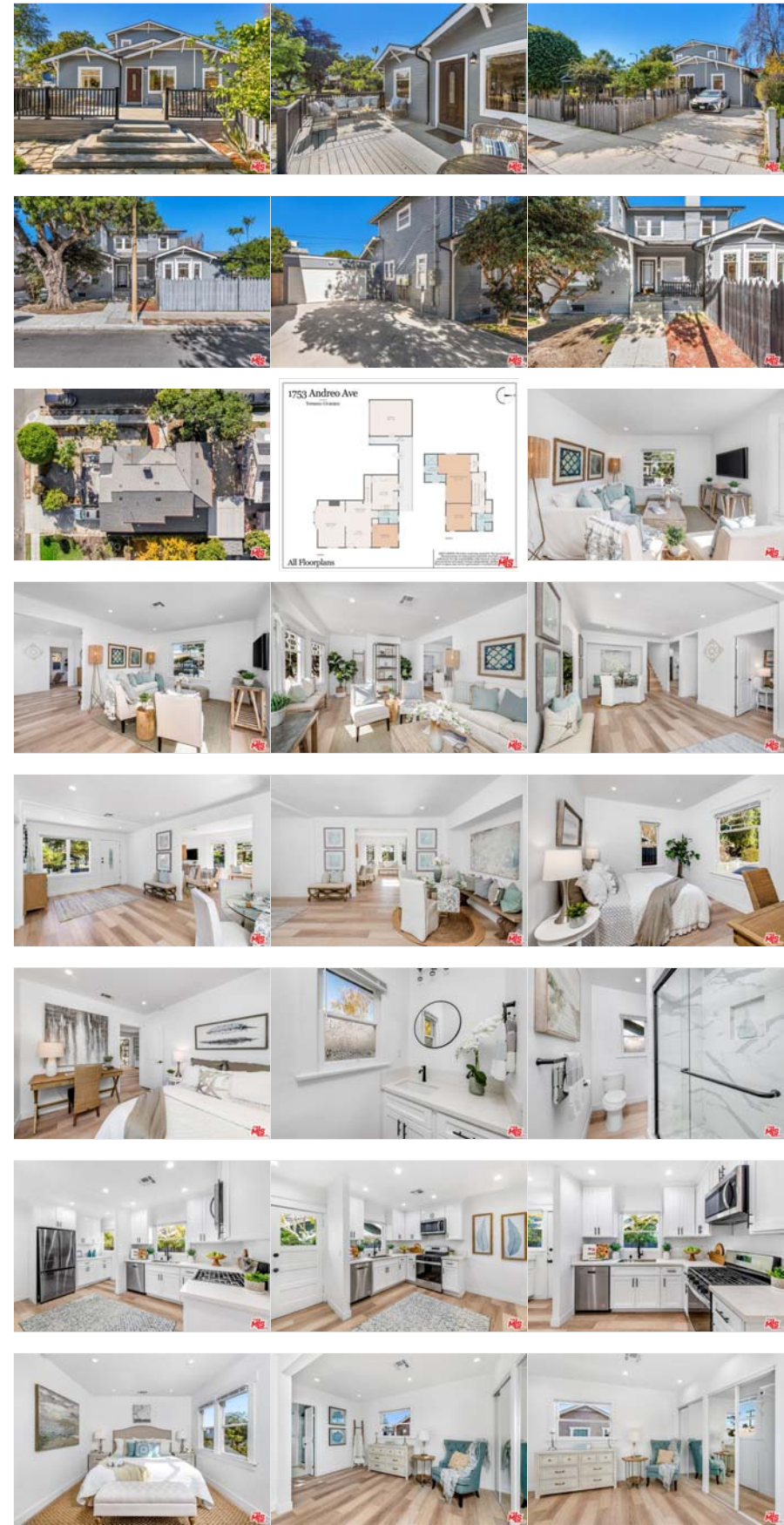
Michael Lembeck

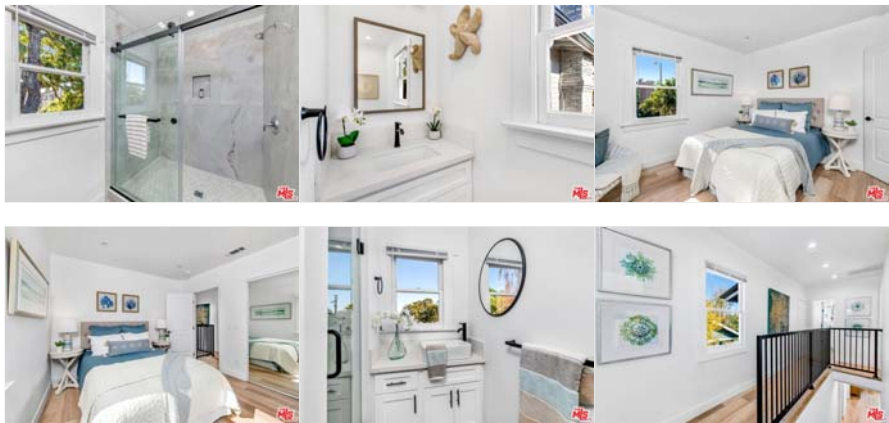
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CUSTOMER FULL: Residential Income LISTING ID: 23335899

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Closed • Duplex

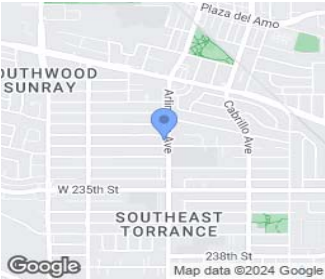
List / Sold:

\$1,395,000/\$1,345,000 ↓

70 days on the market

Listing ID: SB23172642

23027 Arlington Ave • Torrance 90501
2 units • \$697,500/unit • 2,628 sqft • 6,251 sqft lot • \$511.80/sqft •
Built in 1974
South of Sepulveda and north of 235th street on Arlington Ave.



Torrance duplex located in residential/professional (mixed use) zone. This property is being marketed for the first time in over twenty years. This extraordinary property has a main house that enters through a wrought iron gate from the porch area. It is a spacious home with a newly painted interior and open floor plan with stunning hardwood floors. You first walk into the sunken living room which features a cozy custom stone fireplace. Next is the large dining area which is great for family gatherings. The kitchen has granite countertops, a built-in gas stove and oven and a breakfast nook to start your day. There are three (3) bedrooms and two (2) bathrooms. The primary bath has a separate dressing nook with sink and mirror. New carpets have been installed in the living room and all the bedrooms. There is a separate side entrance to a front office that can be used for either a professional business or as a fourth bedroom. This property features a four car garage where two of the spaces have been converted to living space, the other two spaces provides an area for cars, storage or recreation. This home has front yard sprinklers. Additionally, there are separate living quarters above the four car garage that can be used as a second residence for rental income or for a family member. This living area contains two bedrooms, one bath with kitchen and living room. This upstairs residence has been recently upgraded with new flooring, kitchen appliances and paint throughout. There is a gated swimming pool with spa in the back of the property which can be used for social gatherings as well. Conveniently located in central Torrance, it is a short walk to the Southeast Torrance Library and to Hull Middle School and a short drive to numerous shopping and dining locations.

Facts & Features

- Sold On 01/09/2024
- Original List Price of \$1,499,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$542 (Estimated)
- Laundry: Gas Dryer Hookup, In Closet, Washer Hookup
- Cap Rate: 5.3
- \$85200 Gross Scheduled Income
- \$79700 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Appliances: Built-In Range, Gas Cooktop
- Other Interior Features: Granite Counters, High Ceilings

Exterior

- Lot Features: Sprinklers In Front
- Fencing: Block, Stucco Wall
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01854035
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$0	\$0	\$4,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,100

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 135 - South East Torrance - East area
- Los Angeles County
- Parcel # 7370017020

Michael Lembeck

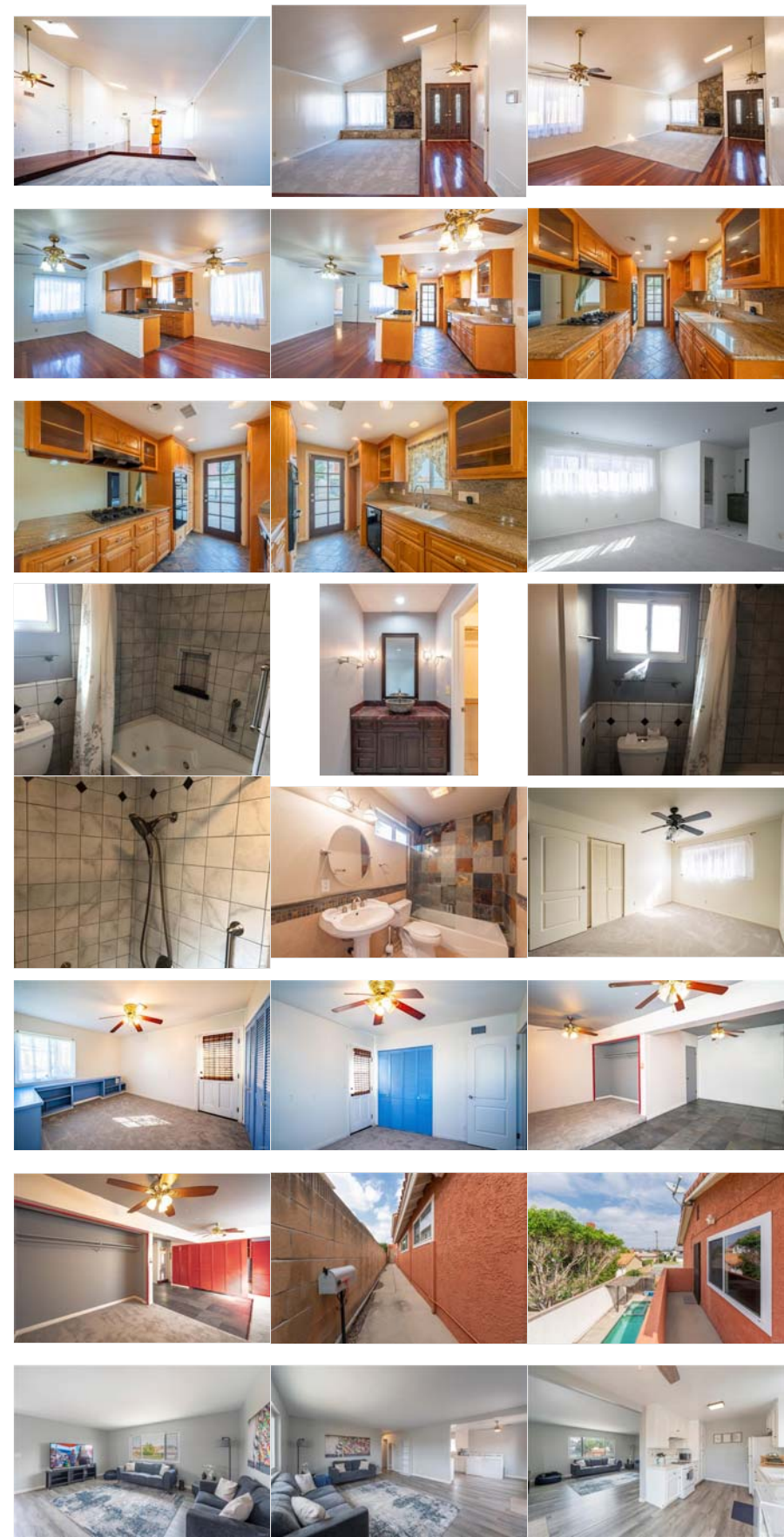
State License #: 01019397
Cell Phone: 714-742-3700

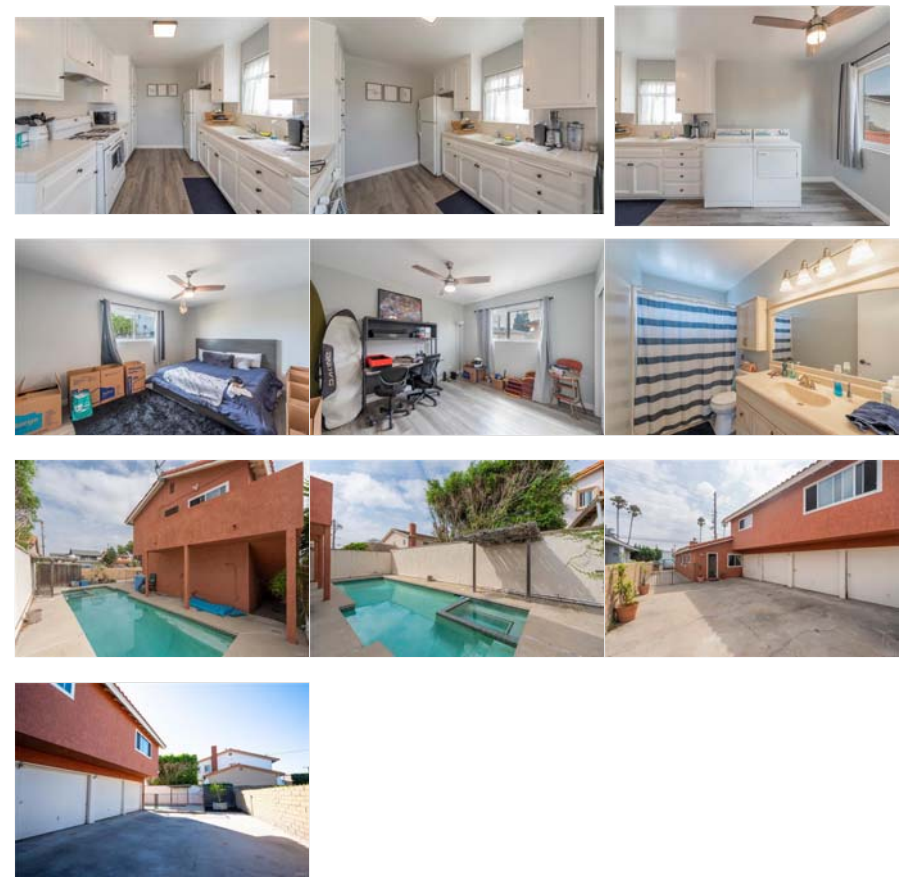
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23172642

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Closed • Duplex

4881 Hillsdale Dr • Los Angeles 90032

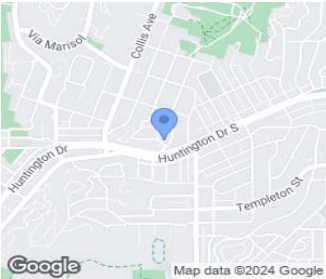
2 units • \$324,950/unit • 896 sqft • 3,155 sqft lot • \$725.45/sqft • Built in 1925

Ross streets: Huntington drive and Locke Ave

List / Sold: \$649,900/\$650,000

72 days on the market

Listing ID: PW23162715



Fantastic opportunity to own this Amazing duplex in a well desired neighborhood of El Sereno!! This Exquisite Spanish style building Features 2 units with 1 bedroom and 1 bathroom each . There is an extra Long driveway for extra parking conveniently leading to the backyard. The Lot also features a fenced private front yard and a Large backyard that can be used for extra parking, to add a garage or patio area and/or a suitable space for an additional unit The possibilities are endless. These units are located in a well desired neighborhood that is near USC, CSULA, Art Center, Pasadena, Alhambra and Downtown LA. Take advantage of The Best Price in Town!! These will not Last!!

Facts & Features

- Sold On 01/12/2024
 - Original List Price of \$649,900
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$225 (Public Records)
- \$19800 Gross Scheduled Income
 - \$18800 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: Kitchen, Living Room, Primary Bathroom, Primary Bedroom, Walk-In Closet
 - Floor: Tile
- Appliances: Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,772
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00484225
 - Gardener:
 - Licenses:
- Insurance: \$888
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,884
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$750	\$750	\$1,600
2:	1	1	1	0	Unfurnished	\$900	\$900	\$1,600

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 621 - El Sereno area
 - Los Angeles County
 - Parcel # 5213005014

Michael Lembeck

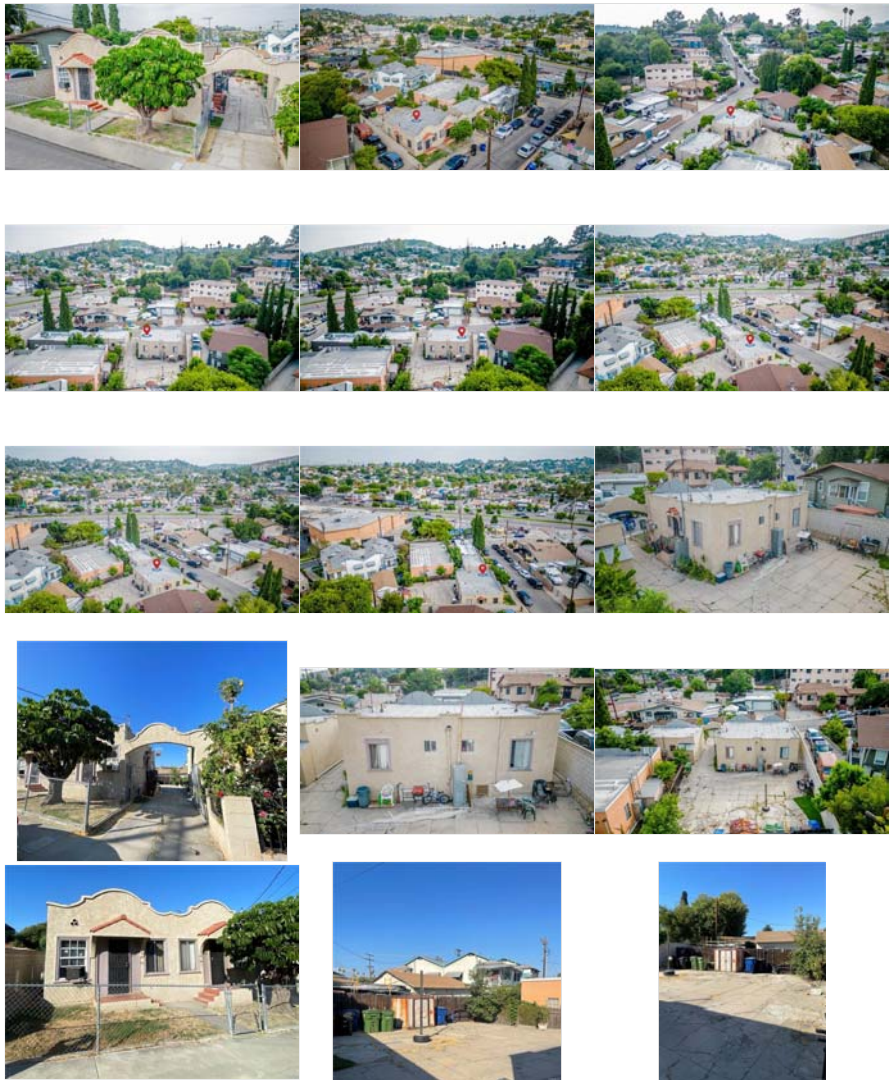
State License #: 01019397
Cell Phone: 714-742-3700

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: PW23162715

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Closed

• Duplex

7032 Greeley St

• Tujunga 91042

2 units

• \$444,500/unit

• 1,601 sqft

• 5,819 sqft lot

• \$540.29/sqft

• Built in 1955

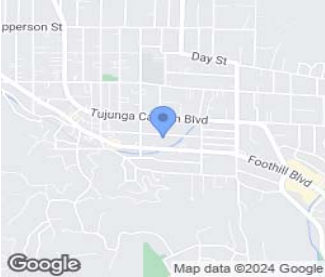
Pinewood Ave

List / Sold:

\$889,000/\$865,000

24 days on the market

Listing ID: GD23214448



Opportunity knocks. Nice looking duplex located in the heart of Tujunga. 7032 Greeley Street is an approximate 688 sqft building featuring an updated one bedroom one bathroom unit. 7034 Greeley Street is an approximate 913 sqft building featuring an updated two bedroom one bathroom unit. Detached garage in the back.

Facts & Features

- Sold On 01/12/2024
 - Original List Price of \$899,000
 - 2 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Cooling: See Remarks
 - Heating: See Remarks
 - \$0 (Unknown)
- Laundry: Inside
 - \$43200 Gross Scheduled Income
 - \$30000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01079007
 - Gardener:
 - Licenses:
- Insurance: \$2,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,800
2:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$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
 - Buyer Agency Compensation: 2.5%
- 659 - Sunland/Tujunga area
 - Los Angeles County
 - Parcel # 2568016033

Michael Lembeck

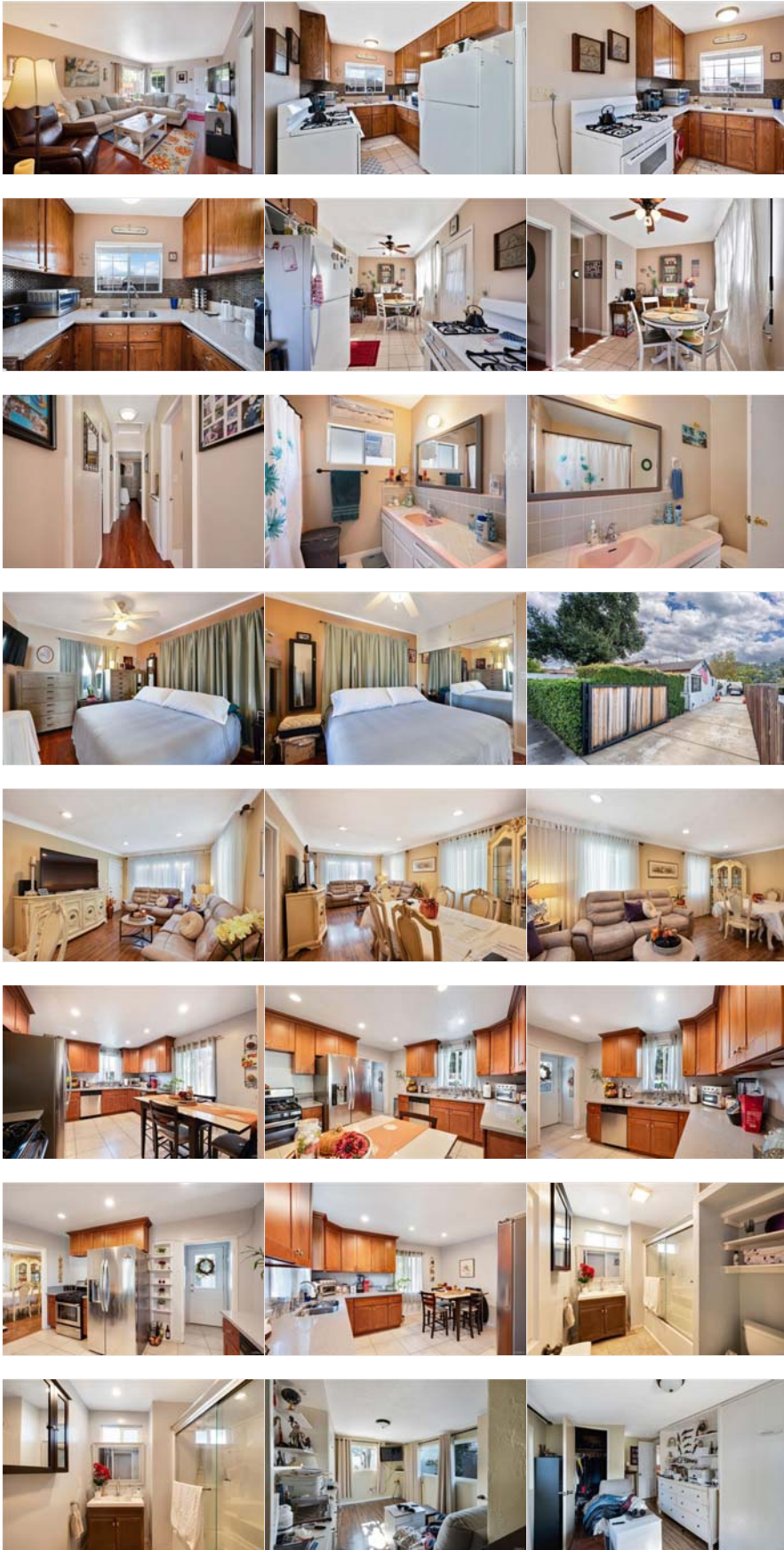
State License #: 01019397
Cell Phone: 714-742-3700

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: GD23214448

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Closed

Duplex

13712 Russell St

Whittier 90602

2 units

\$450,000/unit

2,360 sqft

7,617 sqft lot

\$381.36/sqft

Built in 1953

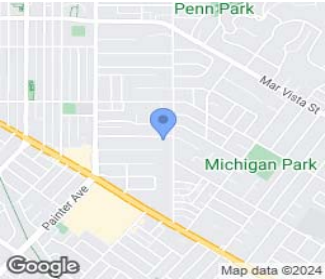
North of Whittier Blvd, between Painter Ave, and College Ave

List / Sold:

\$900,000/\$900,000

58 days on the market

Listing ID: PW23125355



Buyer's... receive a \$10,000 credit towards closing costs and/or interest rate buy down at a full price offer. 2 units in the City of Whittier near the Quad at Whittier. Front unit: 2 Bedrooms, 2 Bath. Rear unit: 2 Bedrooms, 1 Bath. Long driveway that leads to a 3 Car Garage at the back of the property. The total living sqft of both units is 2,360 sqft, the property sits on a 7,617 sqft lot. Located a few blocks from everything, to the Quad or Uptown Whittier, local Supermarkets, Gym, Parks, Clothing Stores, Restaurants etc.

Facts & Features

- Sold On 01/10/2024
 - Original List Price of \$900,000
 - 2 Buildings
 - 9 Total parking spaces
 - \$890 (Estimated)
- Laundry: Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2					
2:	1	2	1					

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8142019036

Michael Lembeck

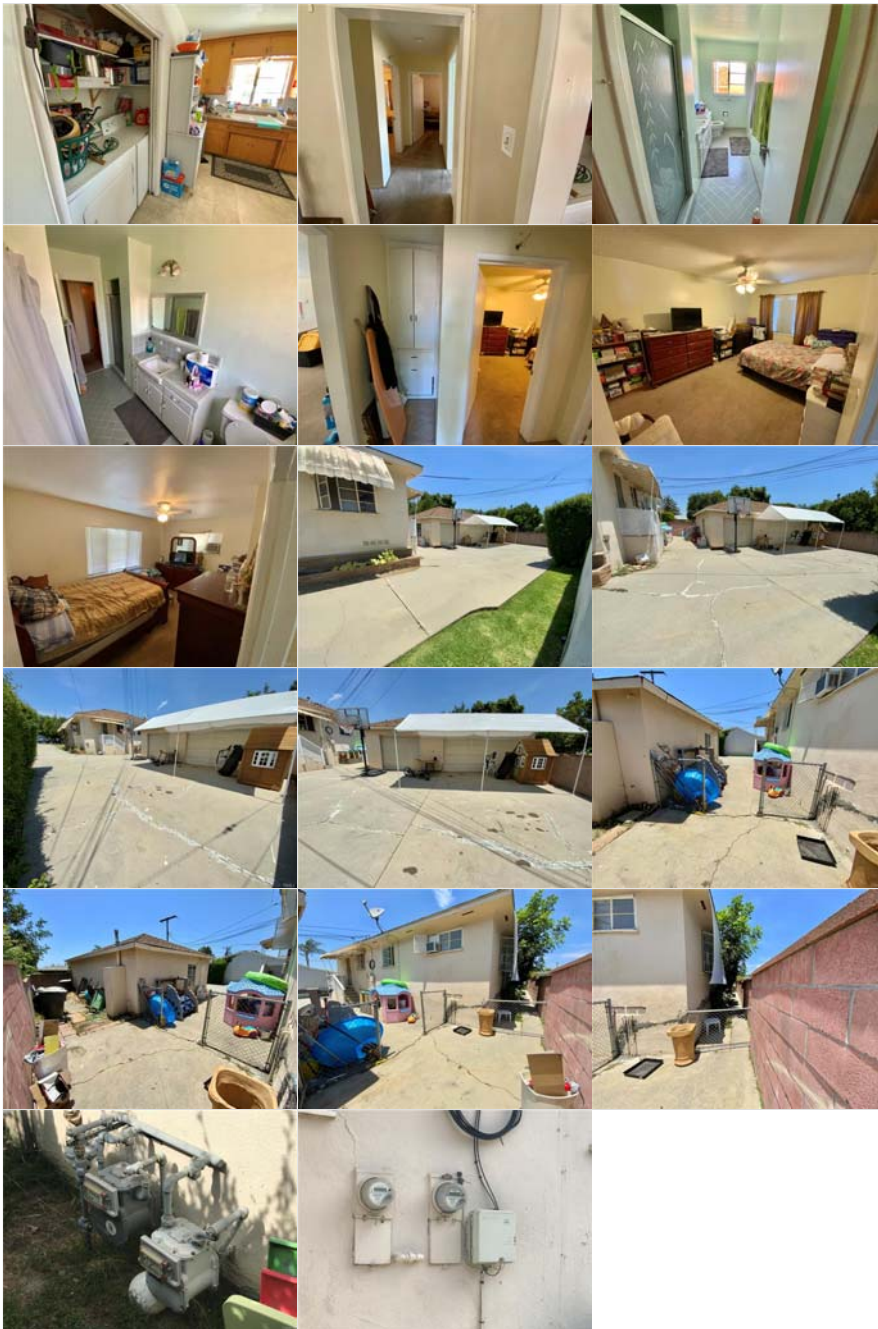
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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







CUSTOMER FULL: Residential Income LISTING ID: PW23125355

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Closed • Duplex

List / Sold: \$849,888/\$912,000

7906 Friends Ave • Whittier 90602

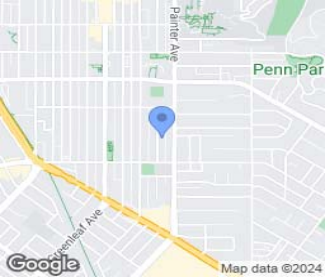
9 days on the market

2 units • \$424,944/unit • 1,806 sqft • 7,527 sqft lot • \$504.98/sqft •

Built in 1925

Listing ID: DW23213612

Painter Ave



Welcome to 7906 and 7908 Friends Ave! This property is a prime investment opportunity in a sought-after neighborhood, just a short walk from vibrant uptown Whittier. Nestled on a charming tree-lined street with ample parking and excellent curb appeal, it offers flexibility for renting out both units or enjoying one while generating income from the other. The first unit spans 1,054 sq. ft, featuring 2 bedrooms and 1 bathroom. It features a covered front porch, hardwood floors, a large bonus room/family room and a separate laundry room. The front unit boasts 3 tandem parking spaces, perfect for an RV or boat, along with a 2-car garage that opens up possibilities for an additional structure like an Accessory Dwelling Unit (ADU) or Junior ADU. The second unit, with 752 sq. ft, offers 2 bedrooms and 1 bathroom, a private driveway, and a separate entrance, ensuring minimal disruption to the front unit. This setup is ideal for rentals or as a private backhouse for family members. Strategically located near shopping, entertainment, dining, fitness centers, and educational institutions, including Whittier College, this property is a fantastic income opportunity in an area poised for investment growth. Don't miss out on this prime investment in a thriving community!

Facts & Features

- Sold On 01/10/2024
 - Original List Price of \$849,888
 - 3 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$859 (Estimated)
- Laundry: Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom
 - Floor: Tile
- Other Interior Features: Ceiling Fan(s), Crown Molding

Exterior

- Lot Features: Back Yard, Front Yard, Yard
- Fencing: Excellent Condition, Good Condition, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,040
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01280965
 - Gardener:
 - Licenses:
- Insurance: \$2,400
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,640
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 8142037034

Michael Lembeck

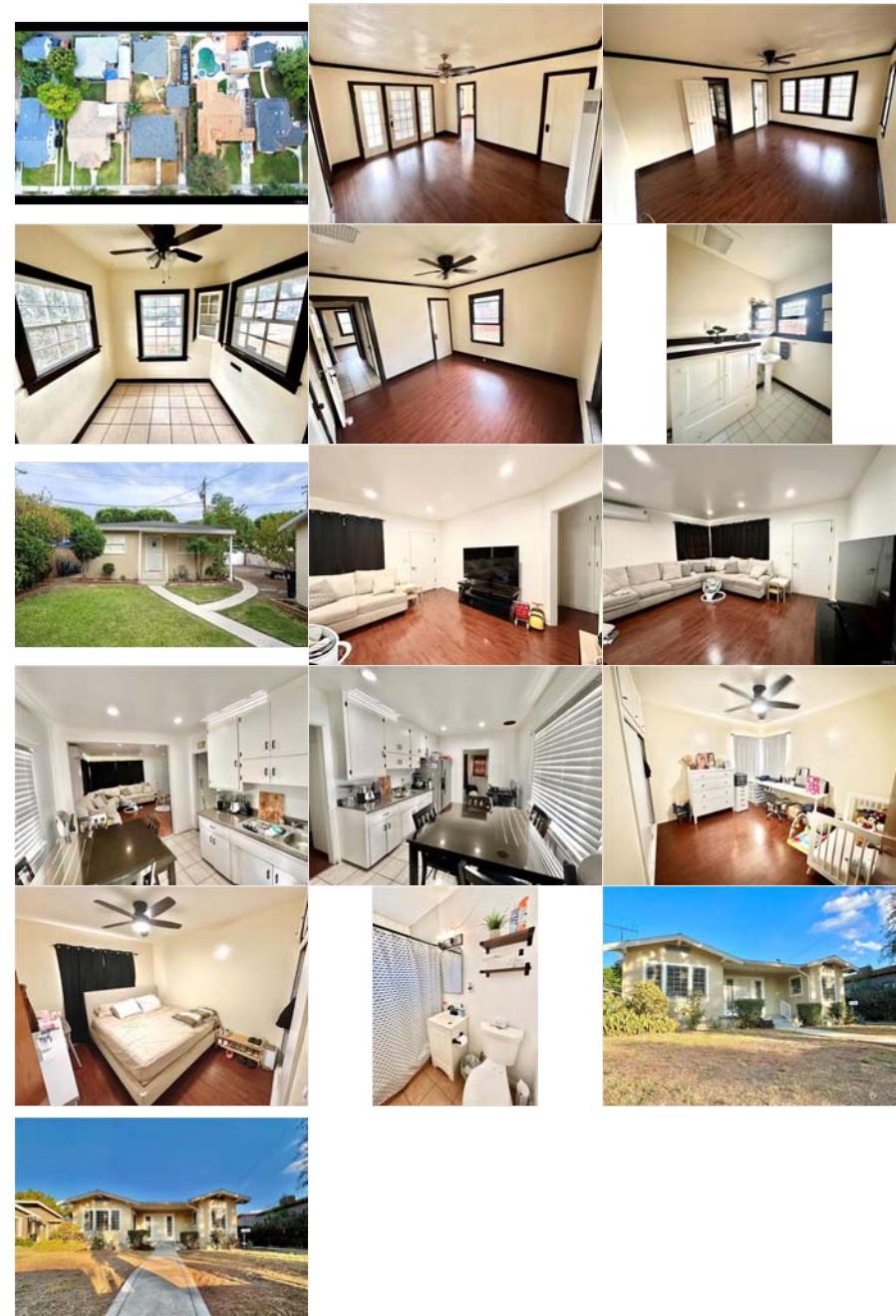
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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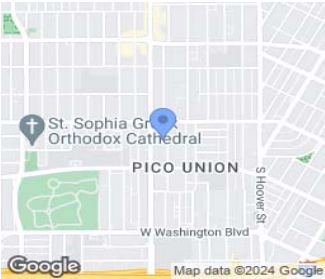




Closed • Duplex

List / Sold:
\$1,299,000/\$1,225,000 ↓
29 days on the market
Listing ID: DW23197710

1405 Menlo Ave • Los Angeles 90006
2 units • \$649,500/unit • 2,418 sqft • 7,303 sqft lot • \$506.62/sqft •
Built in 1916
Between W Pico Blvd & Venice Blvd.



RTI plans – The lowest price in the area for a project in this category, and it's an excellent opportunity for Multi-Story Unit Investors/developers. Front Building is Four Story Duplex and ADU. The ADU is in the 1st floor with 4 bed & 2 baths. 2nd floor is unit #1 with 4bed & 4 baths. Unit #2 is in the 3rd & 4th Floor with 9 bed & 9 baths. REAR BLDING is Four Story Duplex, EACH Units has 7 bedrooms with 7Bth and 4 car garage. Provided 8 Parking Stalls. The property is located minutes away from Downtown Los Angeles and Korea Town. The Property is currently a main house features 3 bedrooms and 2 baths, laminate flooring in the living room, The second unit features 2 bedrooms and 1 bath. The 3rd unit (unpermitted) features 1 bedroom and 1 bath , laminate flooring throughout living room into bedroom. RTI and Plans will be sent upon request.

Facts & Features

- Sold On 01/11/2024
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Other)
- Laundry: Inside
- \$21000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: None
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Value In Land
- Fencing: Poor Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01206776
- 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	\$3,100
2:	1	2	1	0	Partially	\$1,750	\$1,750	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5056001011

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:

\$2,220,000/\$2,075,000 ↓

106 days on the market

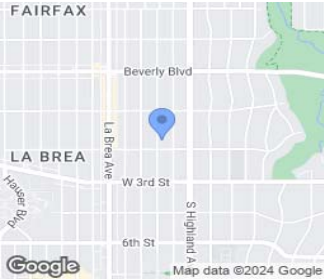
Listing ID: 23304147

164 S Mansfield Ave • Los Angeles 90036

2 units • \$1,110,000/unit • 5,162 sqft • 7,155 sqft lot • \$401.98/sqft •

Built in 1927

north of 3rd St, south of Beverly Blvd; west of Highland Ave, east of La Brea



Spanish-style Duplex spanning over 5000 square feet located on the sought-after Mansfield Ave. This unique property showcases its original floor plan, with each unit boasting 3 specious bedrooms and 2 baths, while the upper unit offering an additional 4th room above the driveway, a little office in the front tower, and a powder room. The upstairs living room is adorned with high ceilings with wooden beams and a character-rich fireplace. Adjacent is a generously sized formal dining room. A well-appointed kitchen, abundant in storage, connects to a breakfast room on one side and a laundry room on the other. The property features 2 double-car garages and a charming yard.

Facts & Features

- Sold On 01/12/2024
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Central

Interior

- Rooms: Living Room, Den
- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- 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	\$3,352	\$3,352	\$4,800
2:	2	3	2		Unfurnished	\$4,820	\$4,820	\$5,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5513015013

Michael Lembeck

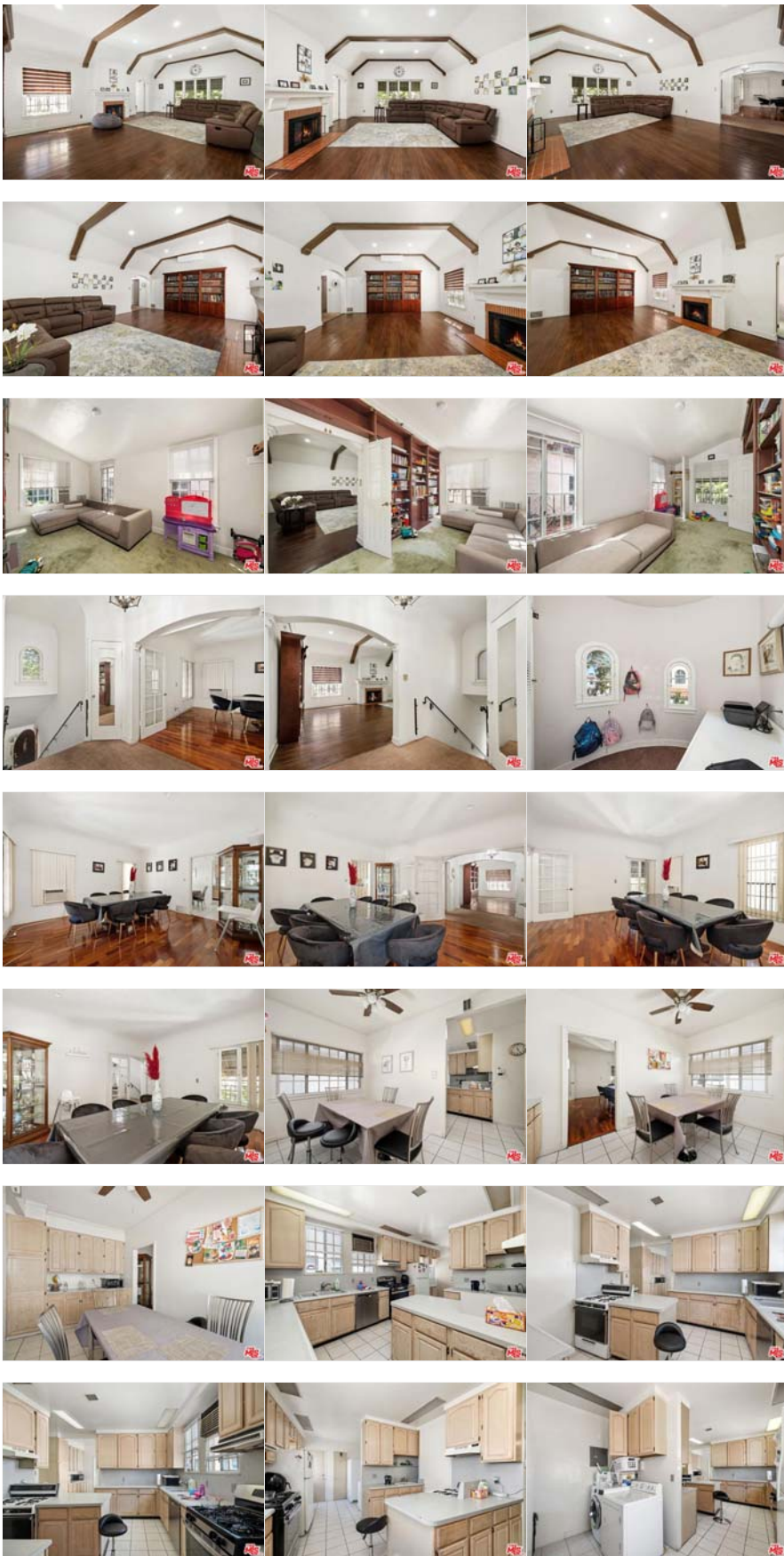
State License #: 01019397
Cell Phone: 714-742-3700

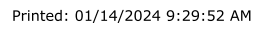
Re/Max Property Connection

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

Click arrow to display photos







Closed •

3228 Descanso Dr • Los Angeles 90026
2 units • \$597,500/unit • 1,945 sqft • 3,369 sqft lot • \$659.13/sqft •
Built in 1927
See Google Maps

List / Sold:
\$1,195,000/\$1,282,000 
9 days on the market
Listing ID: 23332697



Welcome to a rare opportunity in the heart of Silver Lake - a fully vacant Spanish duplex walkable to Sunset Boulevard's best bars, shops and restaurants! Just one block south of Sunset, the property boasts two large units: an upper 2 bed, 2 bath unit and lower 1 bed, 1 bath unit, each with private, outdoor space. Rife with character and charm, each unit features hardwood flooring and a fireplace. The 2 bed, 2 bath upper unit sits past the front gate and yard, featuring an open floor plan that effortlessly connects the living room, kitchen, and dining area. The kitchen is equipped with stainless steel appliances, abundant cabinet space, and a large kitchen island. Step outside onto the expansive deck, an outdoor haven providing the perfect setting for both entertaining and relaxation. The 1 bed, 1 bath lower unit is a renter or homeowner's dream -- an inviting environment with a separate entrance, complete with a kitchen and cozy living room with fireplace. Through the kitchen, find the bottom unit's backyard space, a blank canvas for it's next resident. A detached rear garage provides secure parking or the potential for a creative studio, workshop, or ADU conversion. This duplex is ideally located, walkable in minutes to All Day Baby, Night + Market Song, Silver Lake Ramen, Claytivity, Pine and Crane, Dayglow Coffee, Intelligentsia Coffee, and more. Don't miss out on this incredible opportunity to own your very own piece of Silver Lake!

Facts & Features

- Sold On 01/12/2024
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00616212
 - 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	2	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
 - Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5426016004

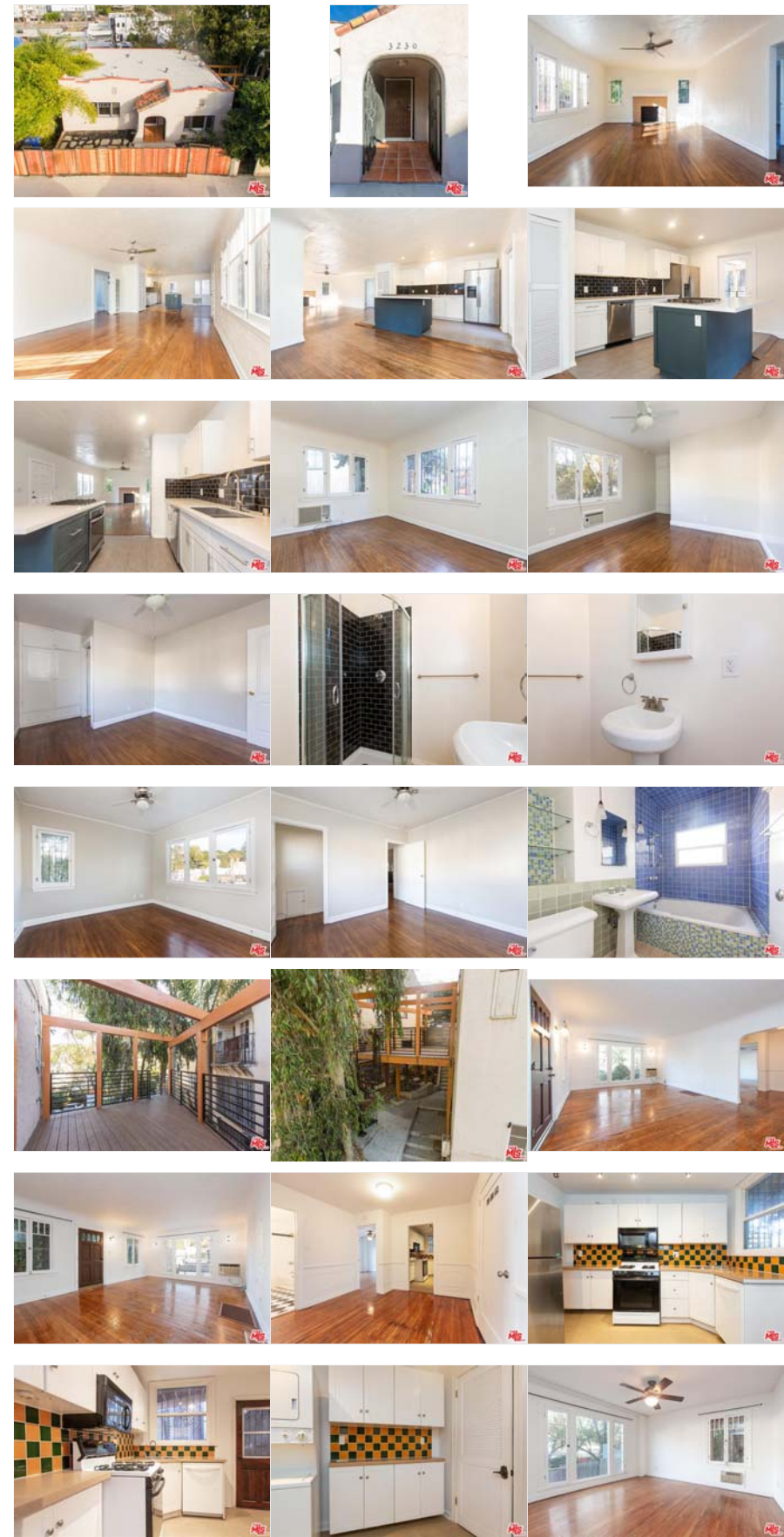
Michael Lembeck

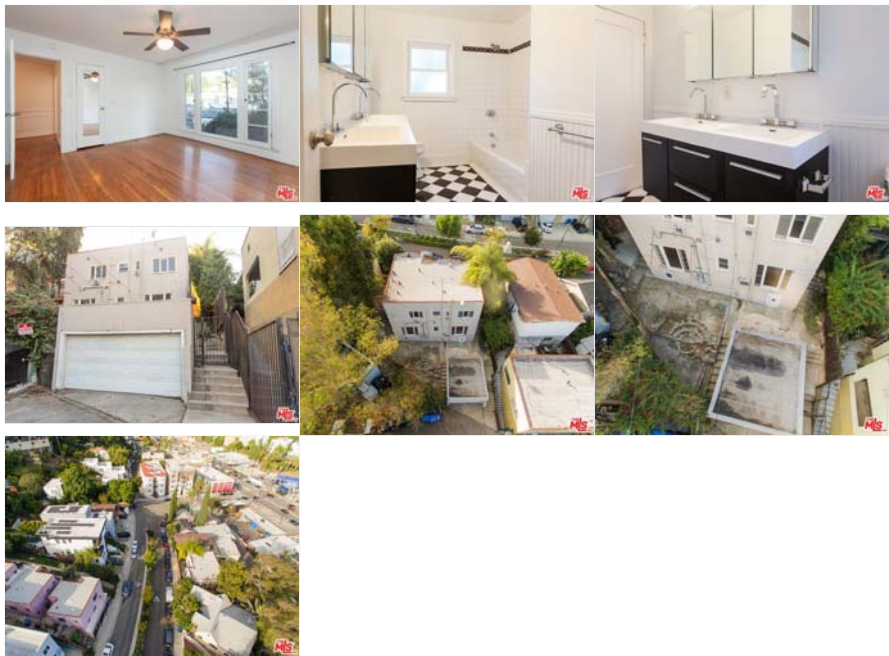
State License #: 01019397
Cell Phone: 714-742-3700

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: 23332697

Printed: 01/14/2024 9:29:52 AM

Closed

• Duplex

1417 W 57th St

• Los Angeles 90062

2 units

• \$462,500/unit

• 1,557 sqft

• 4,940 sqft lot

• \$594.09/sqft

• Built in 2007

Slauson/Normandie

List / Sold:

\$925,000/\$925,000

↓

195 days on the market

Listing ID: OC23101161



Introducing this remarkable income-producing duplex, a promising investment opportunity without the constraints of rent control. This property comprises two separate units, each boasting 3 bedrooms and 1 bathroom, making it an attractive option for both tenants and investors. The interior of each unit has been thoughtfully designed and upgraded to offer modern comforts and style. Dual pane windows grace every room, providing energy efficiency and sound insulation while allowing abundant natural light to fill the living spaces. These windows enhance the overall ambiance and create a pleasant atmosphere for the residents. The kitchens in both units showcase granite countertops and durable wood cabinets. The tile flooring in the kitchens and bathrooms adds a clean and contemporary look, while also providing easy maintenance and longevity. The bedrooms and living room in each unit are carpeted, providing a cozy and comfortable environment. Central heating in both units. This income-producing duplex offers a valuable investment opportunity for those seeking stable rental income or live in one, rent out the other. The absence of rent control allows for flexibility in setting rental rates, providing the potential for increased income and optimal returns on investment.

Facts & Features

- Sold On 01/10/2024
 - Original List Price of \$1,000,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Central
 - \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - \$67476 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00745605
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$3,500	\$42,000	\$3,500
2:	1	3	1	0	Unfurnished	\$3,187	\$38,244	\$3,450

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 5003025012

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

1340 E 23rd St

• Los Angeles 90011

2 units

• \$350,000/unit

• 1,920 sqft

• 5,819 sqft lot

• \$346.61/sqft

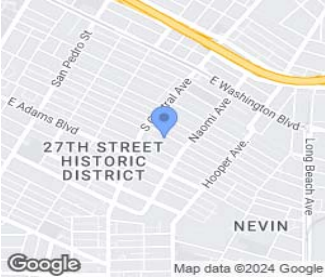
• Built in 1916

Exit 10 FWY, go south, between Adams and Washington.

List / Sold: \$700,000/\$665,500

19 days on the market

Listing ID: IV23220675



A rare opportunity in a culturally-rich neighborhood, this charming historic duplex offers spacious single-story living and prime access to DTLA. Just blocks from the 10 freeway for an easy commute to downtown destinations, the front 4 bed, 2 bath residence features gorgeous hardwood floors spanning an open and inviting layout. Complete with a private patio, new privacy fencing and windows freshen. Ideally located near Exposition Park, the California Science Center, LA Live and an assortment of dining options, the property contains a private 3 bed, 1 bath rental unit in back. The rental income from the occupied 3 bedroom back unit provides excellent financial potential.

Facts & Features

- Sold On 01/12/2024
 - Original List Price of \$700,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: See Remarks
 - \$384 (Assessor)
- Laundry: Individual Room
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Rectangular Lot, Level, Yard
- Fencing: Good Condition
 - 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	4	2		Unfurnished			
2:	1	3	1		Unfurnished	\$900		

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5119007009

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: \$699,999/\$685,000 ↓

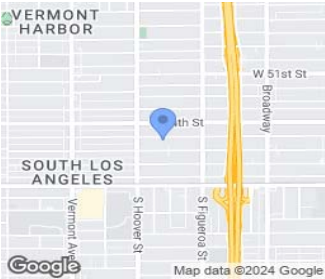
634 W 55th St • Los Angeles 90037

175 days on the market

2 units • \$350,000/unit • 2,184 sqft • 6,750 sqft lot • \$313.64/sqft • Built in 1909

Listing ID: 23279445

55th/Figueroa



Fantastic investment opportunity in a prime location! The front house boasts three bedrooms and two bathrooms, generating a rental income of \$2,950. The back unit offers two bedrooms and one bathroom, providing a steady monthly rent of \$2,755. Lots of storage. All the tenants are long-term, reliable, and consistently pay their rent on time, ensuring a stable income stream. The property is being sold "as is," and the responsibility of verifying square footage and permits falls on the agent. Don't miss out on this opportunity to add a lucrative investment property to your portfolio! Act now and seize the chance to acquire this income-generating gem with existing tenants in place.

Facts & Features

- Sold On 01/11/2024
- Original List Price of \$750,000
- 1 Buildings
- Laundry: Outside
- \$39468 Net Operating Income

Interior

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$21,253
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02049892
- 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	\$2,950	\$2,950	\$3,200
2:	2	2	2		Unfurnished	\$2,755	\$2,755	\$2,950
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5001022011

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: **\$565,000/\$565,000** ↓

6531 E Olympic Blvd • Los Angeles 90022

39 days on the market

2 units • **\$282,500/unit** • **1,140 sqft** • **2,534 sqft lot** • **\$495.61/sqft** • **Built in 1951**

Listing ID: 23323847

West of Garfield/On Olympic



Great Duplex_Well maintained. Investment Opportunity to rent one and live in one. Each unit features 1 bedroom, 1 bath, 1 car garage & Ldry room each. First time buyers opportunity. Located in the Montebello School District, buyer to verify. Minutes from transportation, freeway, Restaurants, Shopping and much more. One unit will be delivered vacant. Live in one rent the other unit. Fenced in patio. Trust Sale.

Facts & Features

- Sold On 01/10/2024
- Original List Price of \$569,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 13252
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,443	\$1,443	\$1,750
2:	1	1	1		Unfurnished	\$0	\$0	\$1,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- ELA - East Los Angeles area
 - Los Angeles County
 - Parcel # 6351018026

Michael Lembeck

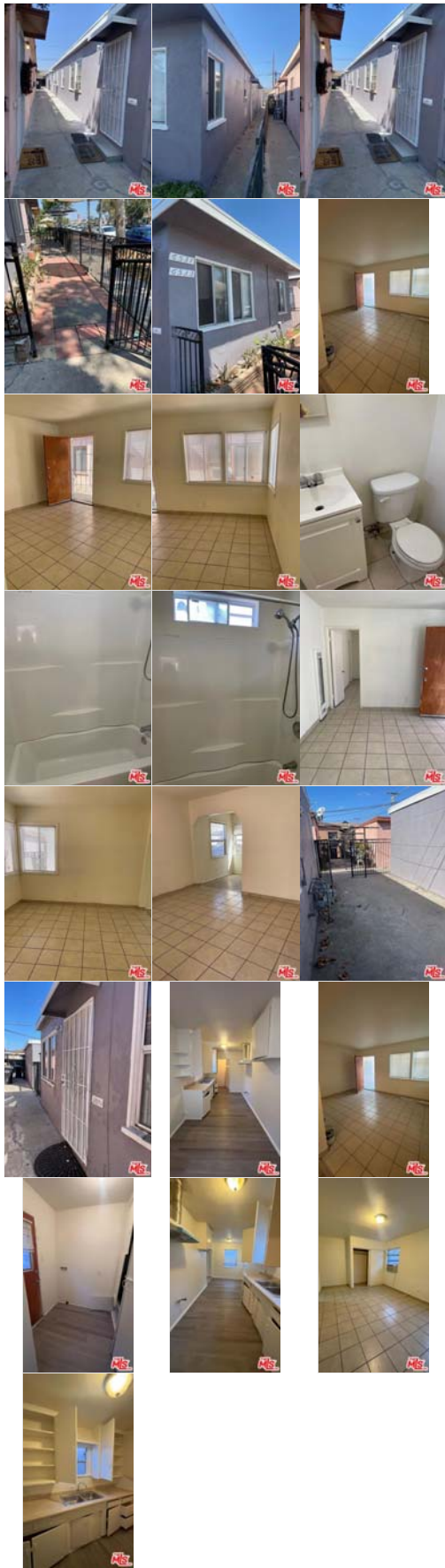
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed

Duplex

List / Sold:

\$599,900/\$600,000

393 Fraser Ave

East Los Angeles 90022

2 units

\$299,950/unit

1,201 sqft

4,507 sqft lot

\$499.58/sqft

Built in 1927

100 days on the market

Listing ID: MB23165330

North of 4th St and West of S Atlantic Blvd



Price has now been reduce by \$25,100 for a quick sale, "Won't Last" / Two separate homes in a very desirable area of East L A / front home 2 bedrooms 1 bath with double attached garage, Rear home 1 bedroom 1 bath / near shopping areas / near 60 freeway / walking distance to bus transportation / walk to Garfield highSchool / walk to St Alphonsus Catholic Church and School

- Facts & Features
- Sold On 01/12/2024

Original List Price of \$625,000

2 Buildings

2 Total parking spaces

\$0 (Assessor)

2 electric meters available

2 gas meters available

1 water meters available

Interior

- Exterior
- Lot Features: 2-5 Units/Acre

Sewer: Public Sewer

- Annual Expenses
- Total Operating Expense: \$0

Electric: \$0.00

Gas: \$0

Furniture Replacement:

Trash: \$0

Cable TV: 01121690

Gardener:

Licenses:

Insurance: \$0

Maintenance:

Workman's Comp:

Professional Management:

Water/Sewer: \$0

Other Expense:

Other Expense Description:

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

- # Of Units With:
- Separate Electric: 2

Gas Meters: 2

Water Meters: 1

Carpet:

Dishwasher:

Disposal:

Drapes:

Patio:

Ranges:

Refrigerator:

Wall AC:

- Additional Information
- Standard sale

Rent Controlled

Buyer Agency Compensation: 2.5%

ELA - East Los Angeles area

Los Angeles County

Parcel # 5248005018

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

2016 W 74th St

• Los Angeles 90047

2 units • \$499,950/unit • 2,219 sqft • 6,703 sqft lot • \$488.96/sqft • Built in 2023

Between Western and Van Ness

List / Sold: \$999,900/\$1,085,000

17 days on the market

Listing ID: MB23223055



****Live Smart...Rent 1 and Live in 1*** Opportunity knocks in the heart of Los Angeles under \$451.00 per square foot! Move in ready and just a short distance for it all. Front Unit is a functional Spanish revival (1220-Sqft) with 3 bedrooms 2 full bathrooms featuring a separate redesigned kitchen with a corner nook that provides a calm eye view of the neighborhood plus there is an adjacent laundry room with a rear exit door that leads to the side of the property. Rear Unit is an ADU 100% New Construction (999-Sqft) 2 bedroom and 2 bath with an attached 2 car garage - Units are detached with individual yards for summertime family gatherings. The kitchens were carefully designed with customized cabinetry and quartz counter tops, remodeled bathrooms w/modern cabinetry and modern tile. Each unit is equipped with central ac/hvac systems. This neighborhood is quiet, green lawns to your left & right, pride of ownership is an understatement. Commuters enjoy all mayor freeways & public transportation within close proximity including several popular new re-development projects including the recently finished So-Fi Stadium Hub, You Tube Theatre, BMO Stadium! Everywhere you look there are new ventures & growth. Neighboring South Bay Cities: Inglewood, Gardena, Torrance, Hawthorne, El Segundo and many more. This is the one, perfect for an extended family & or a 1031 exchange buyer that needs the year end trophy investment to generate immediate cash flow. This design choice is invaluable to renters, who appreciate having their own separate living quarters & outdoor space including the convenience of on-site parking on a 6703 lot! Book your private tour today. Let's celebrate the New Year in your new income producing property!

Facts & Features

- Sold On 01/12/2024
 - Original List Price of \$999,900
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$294 (Estimated)
- Laundry: Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Microwave

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,640
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$340
 - Cable TV: 01905857
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,300
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,900
2:	1	2	2	2	Unfurnished	\$0	\$0	\$3,400

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.25%
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 6017011004

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

6706 6706 1/2 Hood Ave • Huntington Park 90255

2 units • \$319,950/unit • 1,430 sqft • 6,192 sqft lot • \$468.53/sqft • Built in 1928

Located between Saturn Ave and Zoe Ave

List / Sold: \$639,900/\$670,000 ↗

13 days on the market

Listing ID: DW23188619



This property is a 2-unit/duplex in the City of Huntington Park at 6706 & 6706 1/2 Hood Ave, located between Saturn Ave and Zoe Ave. Front house unit is a 2 bedroom and 1 bathroom with approximately 950 sqft. Back house unit is a 1 bedroom and 1 bathroom with approximately 480 sqft. These units are built on a 6,192 sqft. lot which is a good size lot for the area. Interior: Front house along with the 2 bedrooms has a living room, formal dining room, breakfast nook area and an interior individual laundry room. Back house along with the 1 bedroom has a living room, kitchen and interior individual laundry room. Exterior: Detached single car garage, detached double car garage, front porch, fenced front yard, plenty of parking etc. These units are close to schools, churches, shopping centers, gas stations and centrally located to fwys etc.

Facts & Features

- Sold On 01/10/2024
 - Original List Price of \$639,900
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Heating: Wall Furnace
 - \$833 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, Individual Room, Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Tile, Wood

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Rectangular Lot, Yard
- Fencing: Block, Vinyl, Wrought Iron
 - Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02090827
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$2,300
2:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,650

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
 - Los Angeles County
 - Parcel # 6323012072

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: DW23188619

Printed: 01/14/2024 9:29:52 AM

Closed • Duplex

List / Sold:
\$1,050,000/\$1,000,000 ↓
134 days on the market
Listing ID: PW23141034

13803 Burbank Blvd • Van Nuys 91401
2 units • \$525,000/unit • 2,076 sqft • 6,534 sqft lot • \$481.70/sqft •
Built in 1949
Northwest corner of Burbank and Matilija



Duplex with one shared wall, each with separate patio and backyard, each with wood burning fireplace, and each with 2 bedrooms and 1 bathroom. The garage has approved plans for an ADU conversion. The property sits on a corner lot at Burbank and Matilija. **Can be sold as a portfolio with 13548 Burbank Blvd at \$2,325,000.

Facts & Features

- Sold On 01/12/2024
- Original List Price of \$1,150,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- \$42000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Unknown

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,800
2:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%
- VN - Van Nuys area
- Los Angeles County

Michael Lembeck

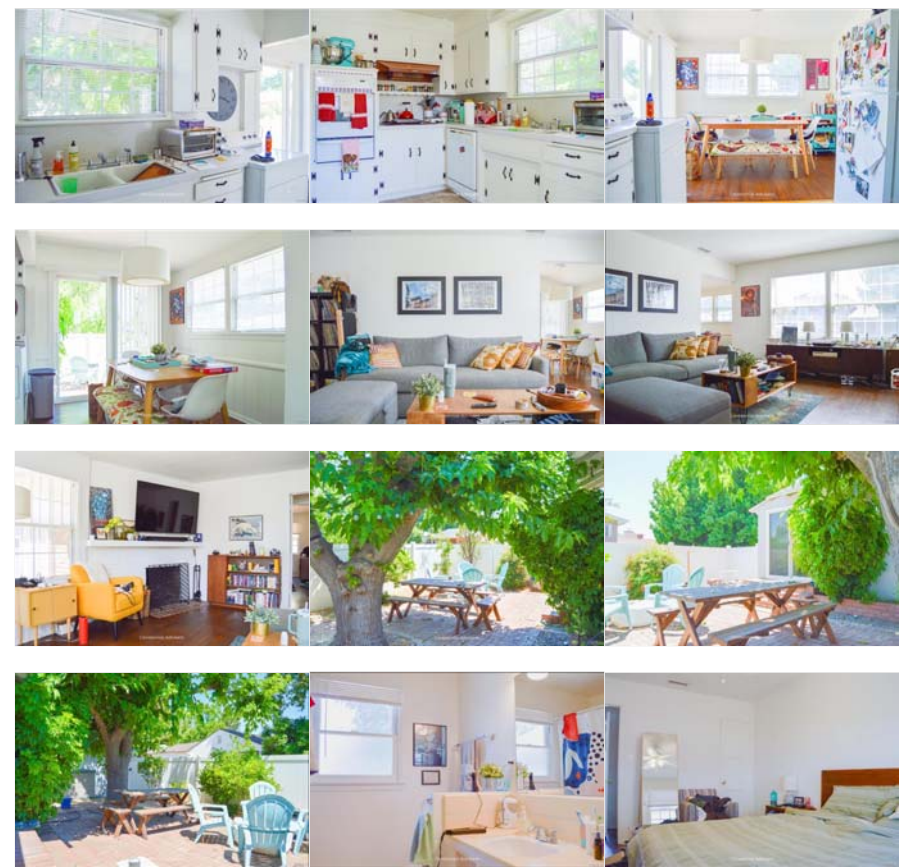
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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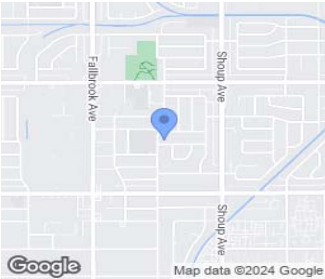
CUSTOMER FULL: Residential Income LISTING ID: PW23141034

Printed: 01/14/2024 9:29:52 AM

Closed • Single Family Residence

List / Sold:
\$1,250,000/\$1,250,000
25 days on the market
Listing ID: SR23178233

22551 Haynes St • West Hills 91307
2 units • \$625,000/unit • 1,970 sqft • 7,501 sqft lot • \$634.52/sqft •
Built in 1959
West of Shoup/ North of Victory



A West Hills dream with two separate addresses! The main house (22551 Haynes) is completely updated and features a brand new permitted ADU (22553 Haynes). approx. 400sqft that has 1 bedroom and 1-bathroom features brand new kitchen, bathroom, living space and washer/dryer hookups! The Main home is 4 bedrooms and 2.5 bathrooms and 1,570 sqft of living space. Stunning kitchen with brand new cabinets and quartz countertops with an island that opens to the living room! Gorgeous, remodeled bathrooms! Four bedrooms extend off the hallway, each with custom built-in closets. Primary suite with a new spa-like bathroom. New features include tile floors in the living area and wood floors in the bedrooms, brand new kitchen cabinets, kitchen light fixtures and appliances! Backyard has an inviting pool with covered patio, great for entertaining. This home makes it a unique property for a large family or for someone who wants to create rental income by renting out the ADU. Located in a quiet residential neighborhood with easy access to neighborhood parks, schools, shopping, and dining, including the Westfield Mall and Village as well as the brand-new Topanga Social!

Facts & Features

- Sold On 01/08/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Seller)
- Laundry: In Closet
- \$84000 Gross Scheduled Income
- \$80000 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Primary Suite
- Floor: Tile
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator
- Other Interior Features: Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Front Yard, Walkstreet, Yard
- Security Features: Smoke Detector(s)
- Fencing: Split Rail, Stucco Wall
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01836587
- Gardener:
- Licenses:
- Insurance: \$10,000
- 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	4	3	0	Unfurnished	\$0	\$0	\$5,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- WEH - West Hills area
- Los Angeles County
- Parcel # 2038033028

Michael Lembeck

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

Re/Max Property Connection

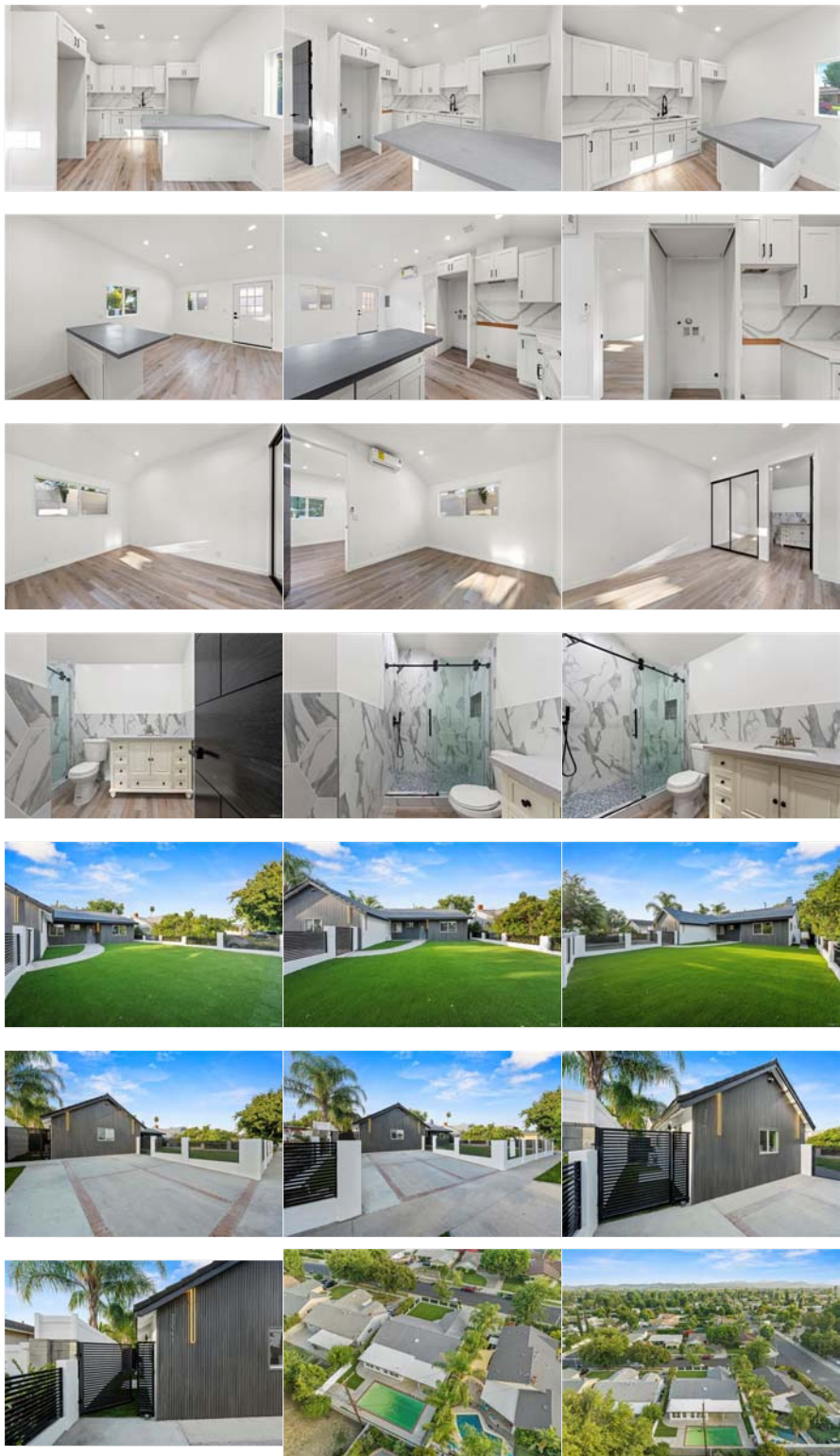
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed

• Triplex

15600 S Vermont Ave

• Gardena 90247

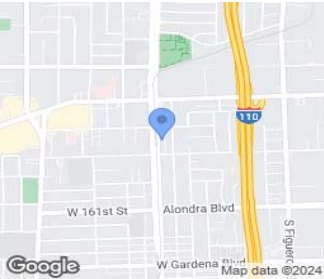
3 units • \$266,650/unit • 2,000 sqft • 5,400 sqft lot • \$399.98/sqft • Built in 1952

South of Redondo Beach Blvd., North of Alondra Blvd., West of 110 fwy, East Vermont

List / Sold: \$799,950/\$799,950

101 days on the market

Listing ID: SR23143014



Don't miss out on this Wonderful 3 unit investment property in Gardena! This amazing income property features 1 unit with 2 bedrooms and 1 bathroom plus 2 one bedroom 1 bath units! All units have newer AC/Heat units. 2 units have newer stove & refrigerators. Newly painted. The detached 3 car garage is empty and has the possibility to be converted to one to two additional ADU's! This property is close to the 110 fwy and the 91 fwy. Close to shopping, restaurants, transportation and much more!

Facts & Features

- Sold On 01/10/2024
 - Original List Price of \$850,000
 - 1 Buildings
 - 3 Total parking spaces
 - \$764 (Estimated)
- Laundry: Individual Room
 - \$56652 Gross Scheduled Income
 - \$8005 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,606
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01526609
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$785	\$4,721	\$1,850
2:	1	1	1	1	Unfurnished	\$1,850	\$4,721	\$1,850
3:	1	2	1	1	Unfurnished	\$1,890	\$4,721	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 115 - North Gardena area
 - Los Angeles County
 - Parcel # 6120004008

Michael Lembeck

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

Re/Max Property Connection

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

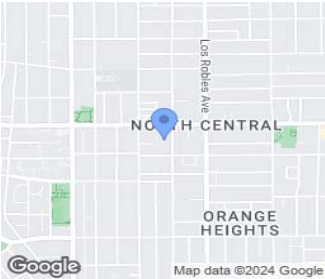
Click arrow to display photos



Closed • Triplex

List / Sold:
\$1,999,999/\$1,900,000 ↓
133 days on the market
Listing ID: SR23145144

1279 N Garfield Ave • Pasadena 91104
3 units • \$666,666/unit • 5,780 sqft • 19,793 sqft lot • \$328.72/sqft •
Built in 1890
South of Washington on Garfield



One of a kind triplex in the Garfield Heights Historic district with a total of 11 bedrooms, 8 bathrooms, 3 two car garages on nearly 1/2 acre of property with expansion potential! The main home is Victorian beauty, 5+3 built in 1890, updated and well maintained, approximately 2559 square feet with all the charming features you would expect, including a large front porch ,living room with fireplace, formal dining, remodeled kitchen, downstairs den/office with front porch access and 5 bedrooms! Attached to the back of the property are two townhomes, one with 3 bedrooms, two baths, approximately 1570 square feet, and the other with 3 bedrooms, 2.5 baths, approximately 1651 square feet. The townhomes are two story, with private entrances. All of the properties have fireplaces, individual heating and air conditioning, and separate tankless water heaters. All units have been updated kitchens with granite countertops, stainless steel appliances, updated bathrooms, flooring and more. Each home has an individual two car garage, sitting on an expansive usable 19000+ square foot lot. Each unit has it 's own address. The Garfield Heights Historic district is a highly coveted area, close to all the things that makes Pasadena one of the most desirable areas to live, including the Rose Bowl, Old Town Pasadena, JPL and Caltech where rentals are in high demand. This property offers an amazing investment opportunity and a unique opportunity to live in one and have investment property at the same time! This sprawling property has charm and character, mature landscaping, and plenty of parking. This is like no other property on the market today!

Facts & Features

- Sold On 01/11/2024
- Original List Price of \$2,395,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,412 (Estimated)
- Laundry: Individual Room, Inside
- \$11590 Gross Scheduled Income
- \$3697 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, See Remarks
- Appliances: Dishwasher, Microwave
- Other Interior Features: Granite Counters, Recessed Lighting

Exterior

- Lot Features: Back Yard, Landscaped, Lawn, Level with Street, Lot 10000-19999 Sqft, Near Public Transit, Sprinkler System, Sprinklers Timer, Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,217
- Electric: \$714.00
- Gas:
- Furniture Replacement:
- Trash: \$1,596
- Cable TV: 01444805
- Gardener:
- Licenses:
- Insurance: \$4,060
- Maintenance: \$10,000
- Workman's Comp:
- Professional Management: 6687
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	2	Unfurnished	\$4,200	\$4,315	\$5,000
2:	1	3	2	2	Unfurnished	\$3,595	\$3,595	\$3,795
3:	1	3	3	2	Unfurnished	\$3,795	\$3,795	\$3,795

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5729025010

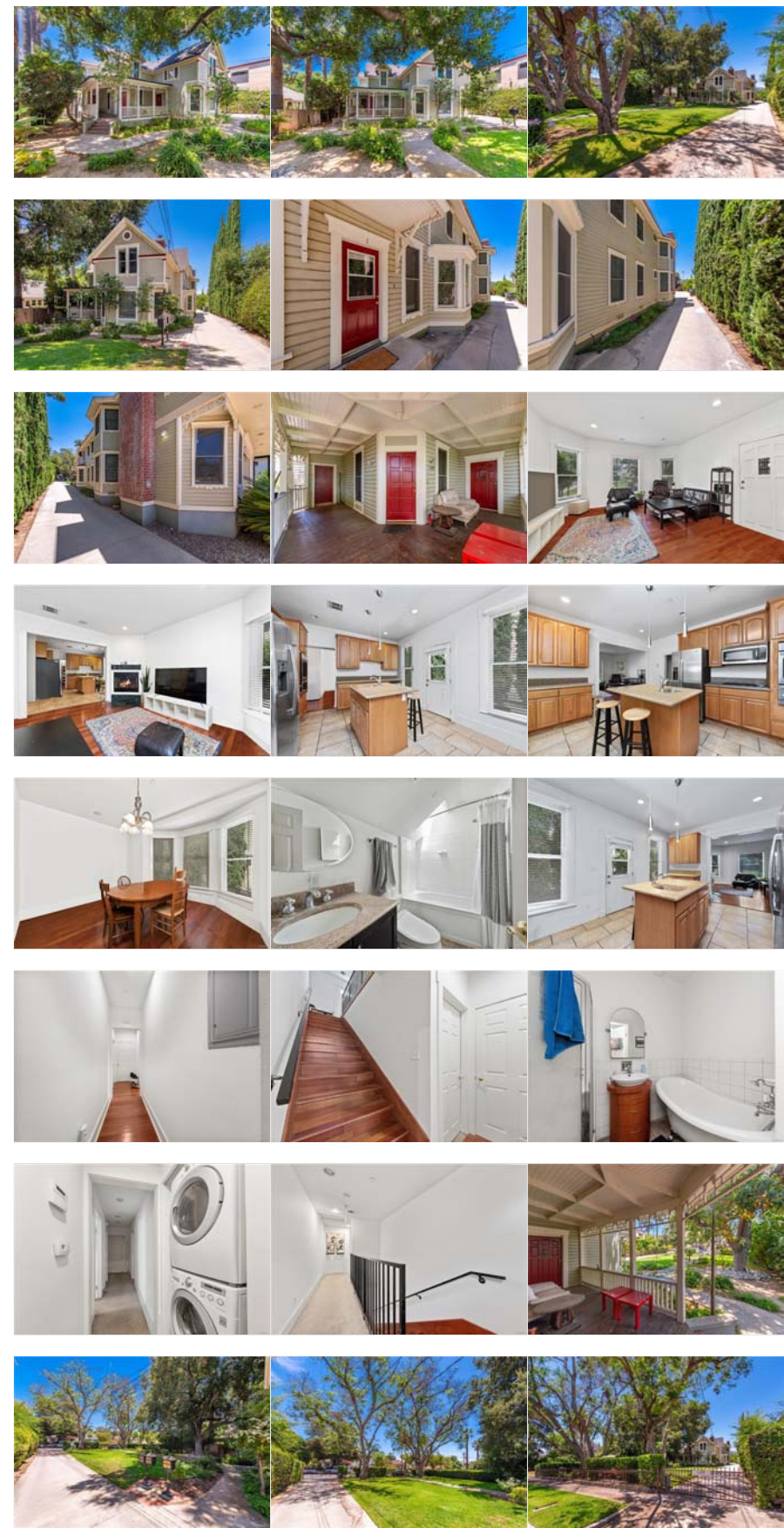
Michael Lembeck

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

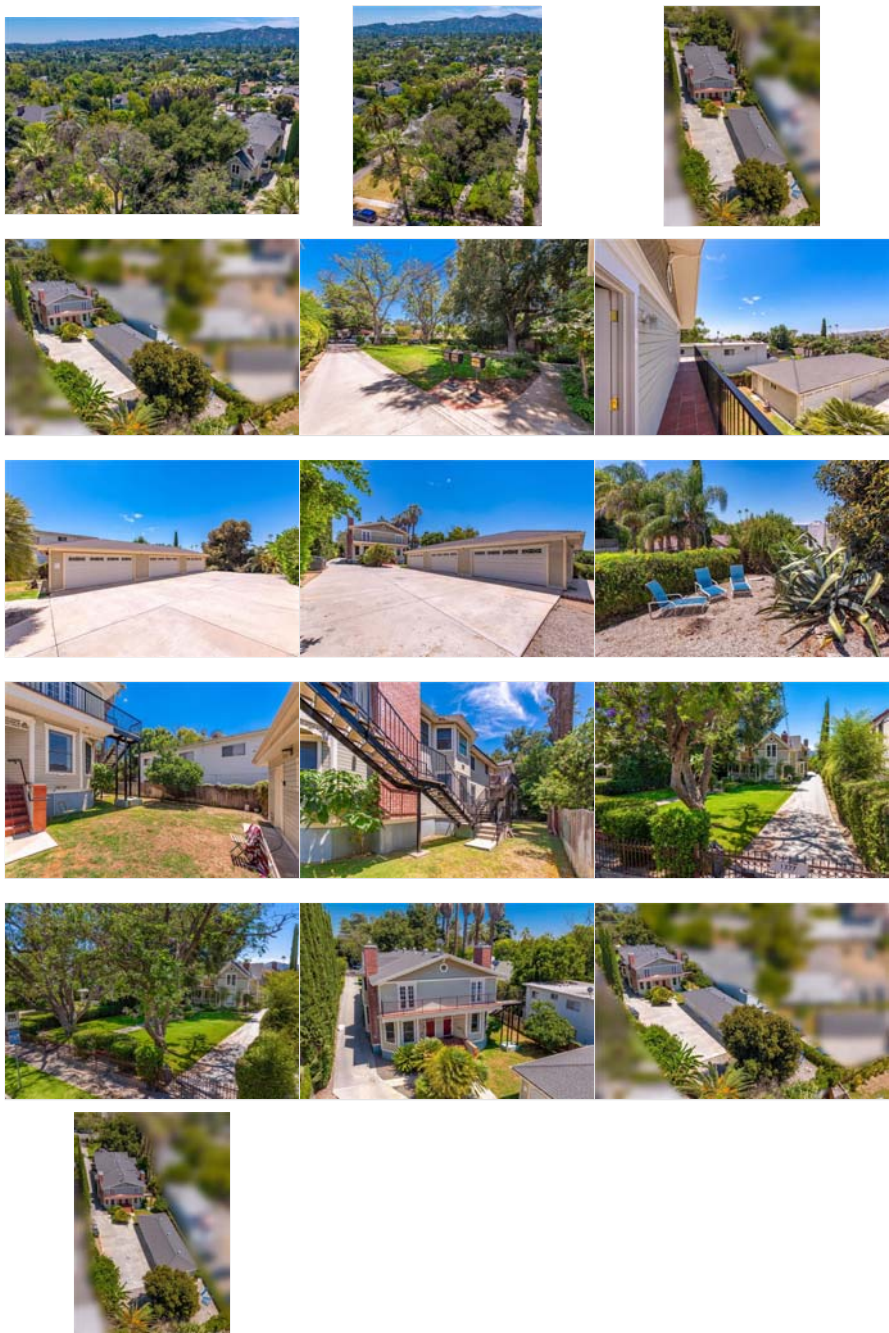
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR23145144

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Closed

• Triplex

4248 W 64th St • Inglewood 90302

3 units • \$332,667/unit • 2,111 sqft • 8,964 sqft lot • \$459.50/sqft • Built in 1923

Off of La Cienega

List / Sold: \$998,000/\$970,000

51 days on the market

Listing ID: DW23173604



One of a kind and rare 2 units plus a Single, in the historic View Heights neighborhood. These early 1900s Craftsman homes boast amazing architecture and period design. Nestled in the heart of Los Angeles next to Windsor Hills, these charming units offer a blend of comfort, style, and convenience. With its prime location, this property promises a wonderful lifestyle with easy access to the best that Los Angeles has to offer. Front unit invites you into an open living room adorned in lush hardwood floors and cozy fireplace. French doors lead you into large bonus room. Foyer room being used as private office. Master bedroom with private bath room. Separate dining area next to kitchen. Inside laundry room. Step out wooden deck gives access to the rear. Rented Single with bathroom downstairs. Large private back yard allows for all your entertaining needs. Second unit offers rich wooden floors and large windows that allow ambient light to pour in. 1 bedroom 1 bath with an indoor laundry room. 2 car detached garage. Large lot with long driveway gives access to plenty of on-site parking. Close proximity to LAX, Downtown LA and 405 Fwy.

Facts & Features

- Sold On 01/12/2024
 - Original List Price of \$998,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
 - \$52800 Gross Scheduled Income
 - \$1250 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,250
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02014153
 - Gardener:
 - Licenses:
- Insurance: \$1,250
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,350	\$2,350	\$3,000
2:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$2,000
3:	1	0	1	0	Unfurnished	\$700	\$700	\$800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 4014001004

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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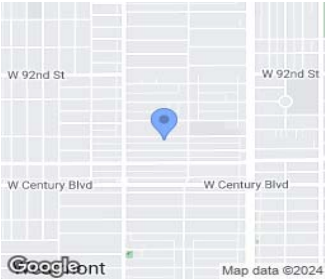
CUSTOMER FULL: Residential Income LISTING ID: DW23173604

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Closed • Triplex

List / Sold:
\$1,049,000/\$1,040,000 ↓
76 days on the market
Listing ID: SB23179711

1246 W 96th St • Los Angeles 90044
3 units • \$349,667/unit • 2,808 sqft • 7,154 sqft lot • \$370.37/sqft •
Built in 1957
Off of Century and Normandie



Cash Cow! Perfect for an Owner User. 7.16% Cap Rate and 10.42 GRM! Can deliver 1 or 2 units vacant at the close of escrow upon buyer's choice. Beautifully remodeled triplex located at 1246 W 96th St, Los Angeles! This gem is comprised of a 4Bed+2Bath House and two 2Bed+1Bath duplex in the back. Both 2Bed+1Bath units are currently vacant and are rent/owner-user ready. Once the property is fully occupied, it will operate at a 7.16% CAP and 10.42 GRM - this is the best cash-flow deal on the market! 1246 W 96th St features stunning remodels, including new floors, cabinets, countertops, bathrooms, appliances, etc. There is also copper plumbing and central AC throughout both buildings, as well as a new roof and washer/dryer hookups on the 4Bed house. All interior work has been done for the new owner making this an extremely low maintenance property ! Plenty of parking throughout - 2 parking spots for each 2Bed units and 6 spots for the 4Bed House. With one of the high CAP rate and lowest GRM on the market, this is the perfect investment for any buyer looking for high cash-flow and low maintenance or a move-in-ready property where your tenants pay your mortgage.

Facts & Features

- Sold On 01/08/2024
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- \$1,556 (Estimated)
- Laundry: Inside
- Cap Rate: 7.16
- \$100800 Gross Scheduled Income
- \$75195 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,581
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01881308
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6056013010

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

• Triplex

212 E 54th St

• Los Angeles 90011

3 units

• \$250,000/unit

• 2,430 sqft

• 5,330 sqft lot

• \$318.93/sqft

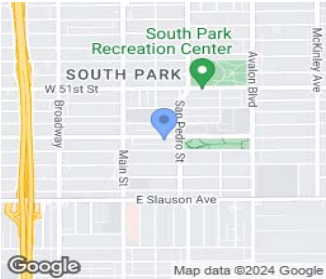
• Built in 1931

East of Broadway and north of Slauson Ave

List / Sold: \$750,000/\$775,000

20 days on the market

Listing ID: SB23210755



212 E 54th St is a three unit apartment complex located in South Los Angeles. Constructed in 1931 and sitting on a 5,330 SF Lot Zoned LARD1.5. Property consists of two buildings totaling 2,430 SF. Front building is a 4 Bedroom / 2 Bath House paying \$3,700 and rear building has two 1 Bedroom / 1 Bath units paying \$1,050 and \$1,300 each. The property line is fully fenced on all 4 sides including the gated entrance with front and back access. This investment presents an income generating opportunity at 10.33 GRM and 7.03% Cap Rate with current rents. Property has recent upgrades; All units are separately metered for gas and electricity. Tenants are all on month to month leases, subject to LA City rent control. All tenants are current on rent. Front House can be delivered vacant. Property will be sold as is.

Facts & Features

- Sold On 01/08/2024
 - Original List Price of \$750,000
 - 2 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$0 (Unknown)
- Cap Rate: 7.03
 - \$72600 Gross Scheduled Income
 - \$52700 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,723
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01317331
 - Gardener:
 - Licenses:
- Insurance: \$3,038
 - Maintenance: \$1,950
 - 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	4	2	0	Unfurnished	\$3,700	\$3,700	\$3,900
2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,900
3:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,900

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5101013008

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:

\$1,250,000/\$1,275,000 ⬆

7 days on the market

Listing ID: 23339265

8340 Luxor St • Downey 90241
3 units • \$416,667/unit • 2,643 sqft • 11,198 sqft lot • \$482.41/sqft •
Built in 1959
easy access to major highways 5 / 710 / 105 / 605



Welcome to 8340 Luxor St in Downey, CA! Featuring 3 units, this spacious multi-family property is a fantastic investment opportunity as a rental property or a great place to call home - live in one unit and rent out the rest! Each spacious unit includes bright and inviting interiors including: 2 bedrooms and 1 bath, in-unit washer and dryer hook-ups, and garage. Outside, you'll find plenty of space for all units to share in addition to a shared driveway with a couple spots for additional parking. The property also offers off-street parking for convenience. Some units offer yard space - great for a patio or gardening. The City of Downey, home to more than 113,000 residents in 12.41 square miles, is a diverse and dynamic community in the heart of Los Angeles County, approximately 15 miles from Downtown Los Angeles, approximately 15 miles from Downtown Long Beach, and 5 miles from Orange County. With easy access to major highways 5 / 710 / 105 / 605, commuting to other parts of the city is a breeze. Convenience is key at 8340 Luxor St in Downey. Community, dining, shopping, and entertainment are just minutes away including Downey High School, Downey City Library, Downey Theatre, Promenade at Downey, Discovery Sports Complex and more! Discover the charm of downtown Downey with Porto's Bakery, LOOK Dine-in Cinemas, and Farmers Markets Don't miss this chance to add a promising multi-family property to your real estate investment portfolio

Facts & Features

- Sold On 01/12/2024
- Original List Price of \$1,250,000
- 3 Buildings
- Levels: One
- Heating: Forced Air

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,116	\$2,116	\$2,300
2:	2	2	1		Unfurnished	\$2,116	\$2,116	\$2,300
3:	3	2	1		Unfurnished	\$2,116	\$2,116	\$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
- Buyer Agency Compensation: 2%
- D4 - Southeast Downey, S of Firestone, E of Downey area
- Los Angeles County
- Parcel # 6255027030

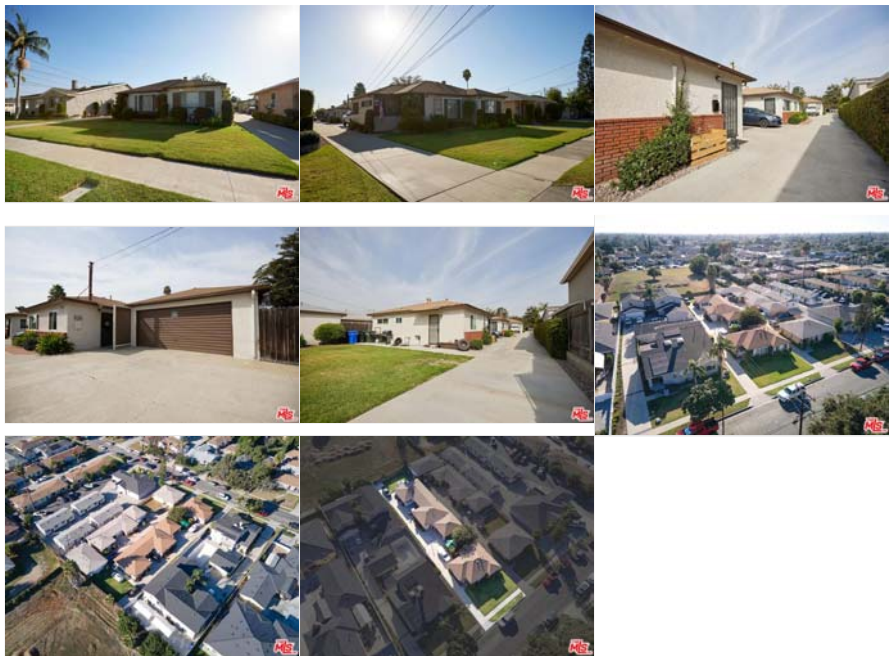
Michael Lembeck

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: 23339265

Printed: 01/14/2024 9:29:52 AM

Closed • Triplex

List / Sold:

\$1,495,000/\$1,495,000

16 days on the market

Listing ID: SR23208522

14525 Dickens St • Sherman Oaks 91403
3 units • \$498,333/unit • 2,484 sqft • 6,726 sqft lot • \$601.85/sqft •
Built in 1940
South of Ventura Blvd and West of Van Nuys Blvd



This south of Ventura Blvd property provides an incredible opportunity for an owner/user or investor. Three free-standing well-maintained units with upgrades and upside potential for increased rents or even possible future redevelopment. Two 2+1 and one studio. One unit will be delivered vacant. All three units are freestanding with no common walls. The total sq ft of the three structures is 2484 and the lot size is 6726 with RD1.5 zoning. The front unit, on Dickens Street, has two bedrooms, den and one bath with a remodeled kitchen and inside laundry. There are two parking spaces in the front driveway. The middle unit also has two bedrooms and one bath with a remodeled kitchen and inside laundry. There is a two-car tandem space off the alley in the back for this unit. The rear unit is on the alley and is a freestanding studio. It also has a two-car tandem parking space off the alley. All units are separately metered for gas and electric. The front and middle units have central air and heat, the back unit has a window air conditioner. All three properties have newer electrical panels. The middle unit has a newer roof, approximately 2 to 3 years old. Units one and three have new water heaters. The first unit is vacant with a probable rent amount between \$2800 and \$3000 per month. Unit two is currently paying approximately \$2250 a month, and the back unit is paying approximately \$1200 per month.

Facts & Features

- Sold On 01/08/2024
- Original List Price of \$1,495,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- \$475 (Estimated)
- Laundry: Inside
- Cap Rate: 3.6
- \$77280 Gross Scheduled Income
- \$55000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Other Interior Features: Quartz Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 02078273
- Gardener:
- Licenses:
- Insurance: \$2,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,200
- Other Expense: \$17,000
- Other Expense Description: prop tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	2	Unfurnished	\$2,250	\$2,250	\$3,000
3:	1	0	1	2	Unfurnished	\$1,190	\$1,190	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2276001024

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: SR23208522

Printed: 01/14/2024 9:29:52 AM

Closed

• Triplex

2209 Walter St

• Huntington Park 90255

3 units • \$260,000/unit • 1,976 sqft • 6,400 sqft lot • \$394.74/sqft • Built in 1912

Cross Streets: Santa Fe Ave & Walter St

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

53 days on the market

Listing ID: DW23175326



WOW! LOOK NO FURTHER FOR YOUR NEXT RENTAL PROPERTY TO ADD TO YOUR PROFOLIO! COME TAKE A LOOK AT THIS TRIPEX THAT HAS AN UPDATED 3 BED 1 BATH IN THE FRONT, 2 BEDROOM 1 BATH, AND A 1 BED 1 BATH IN THE BACK AND BEST OF ALL THEY ARE ALL DETACHED!! THIS PROPERTY HAS A LONG DRIVEWAY WITH PLENTY OF PARKING IN THE BACK ALONGSIDE PLENTY OF STREET PARKING. PRICED TO SELL! DONT LET THIS OPPORTUNITY GET BY. SEE YOU IN ESCROW

Facts & Features

- Sold On 01/08/2024
 - Original List Price of \$780,000
 - 3 Buildings
 - 0 Total parking spaces
 - \$1,801 (Estimated)
- Laundry: Inside
 - \$64176 Gross Scheduled Income
 - \$1 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,957
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$557
 - 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	3	1	0	Unfurnished	\$2,389	\$2,389	\$2,750
2:	1	2	1	0	Unfurnished	\$1,493	\$1,493	\$2,000
3:	1	1	1	0	Unfurnished	\$1,466	\$1,466	\$1,700

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
 - Buyer Agency Compensation: 2%
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
 - Los Angeles County
 - Parcel # 6025033006

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: DW23175326

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Closed • **Quadruplex**

List / Sold: **\$575,000/\$528,000** ↓

1340 N Wilmington Blvd • Wilmington 90744

15 days on the market

4 units • **\$143,750/unit** • **1,504 sqft** • **5,730 sqft lot** • **\$351.06/sqft** •

Built in 1929

Listing ID: PV23218510

PCH to Wilmington Blvd, go south on Wilmington. Property is located on the east side of the street.



This four unit property is located just south of Pacific Coast Highway, in Wilmington. The four units consist of one 2 bedroom/1 bath, two 1 bedroom/1 bath units, and one studio/1 bath. There is gated off street parking.

Facts & Features

- Sold On 01/10/2024
 - Original List Price of \$575,000
 - 3 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$428 (Estimated)
- \$45756 Gross Scheduled Income
 - \$40709 Net Operating Income
 - 4 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$5,046
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01879720
 - 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	0	1	0	Unfurnished	\$387	\$387	\$900
2:	1	2	1	0	Unfurnished	\$726	\$726	\$1,600
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,400
4:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,400

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 195 - West Wilmington area
 - Los Angeles County
 - Parcel # 7415005011

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: PV23218510

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Closed •

List / Sold:
\$1,200,000/\$1,200,000
109 days on the market
Listing ID: CV22198268

1243 W Fernleaf Ave • Pomona 91766
4 units • \$300,000/unit • 3,217 sqft • 19,300 sqft lot • \$373.02/sqft •
Built in 1961
W/ White Ave, N/ Phillips Blvd



Excellent investment residential income property in the city of Pomona. There are 4 single family homes that are situated on a 19,300 sf lot #1243 front house (2+1) w/ 1 car garage. approx. 837 sq. ft., #1245/47 duplex ea. (2+1) w / 1 car garage approx. 1,500 sq. ft., #1249 rear house (3+2) w/ 2c garage approx. 880 sq. ft, ample pkg, lg lot. All 4 unit 100% fully occupied. Tenant pay electricity, gas and water. Each unit has their own laundry hookup.

Facts & Features

- Sold On 01/12/2024
- Original List Price of \$1,200,000
- 4 Buildings
- 4 Total parking spaces
- \$11,959 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- \$68412 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,572
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01835647
- Gardener:
- Licenses:
- Insurance: \$2,052
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,375	\$16,500	\$1,600
2:	1	2	1	1	Unfurnished	\$1,386	\$16,632	\$1,600
3:	1	2	1	1	Unfurnished	\$1,400	\$16,800	\$1,600
4:	1	3	2	1	Unfurnished	\$1,540	\$18,480	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8343013018

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: CV22198268

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Closed • Quadruplex

List / Sold:
\$3,195,000/\$3,100,000 ↓
70 days on the market
Listing ID: OC23186192

1113 Carmona Ave • Los Angeles 90019
4 units • \$798,750/unit • 5,641 sqft • 6,000 sqft lot • \$549.55/sqft •
Built in 2019
Turn onto Carmona Ave from W. San Vicente Blvd



Discover the hidden gem of the Miracle Mile! This luxurious fourplex, located at 1107 - 1113 Carmona, boasts of a stunning architecture, built to the standards of high-end homes. Immerse in the charm of the fairy tale-like street, while enjoying the breathtaking views of the residential neighborhood and the iconic LA skyline from your expansive balcony. With its prime location just 0.7 miles from the renowned Museum Row, this property is a rare find. The four 3 bedroom, 3 bathroom townhome-style units are fully leased, offering you a steady stream of income with the potential for even more revenue through pro forma rents. Enter the property through the gated entrance and park your car in one of the six covered or two uncovered parking spaces. Each unit is equipped with top-notch appliances, sleek high-quality finishes, and spacious floor plans. Separate meters for gas, water, and electric ensure that your tenants have maximum privacy and control over their utilities. And with four refrigerators and washer/dryer combos included, this property truly has it all. Don't miss out on this incredible opportunity!

Facts & Features

- Sold On 01/12/2024
- Original List Price of \$3,195,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- \$0 (Unknown)
- Laundry: Dryer Included, In Carport, In Closet, Individual Room, Inside, Outside, Washer Included
- Cap Rate: 4.5
- \$178800 Gross Scheduled Income
- \$143250 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 5 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$35,550
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02066741
- Gardener:
- Licenses:
- Insurance: \$2,400
- 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	3	2	Unfurnished	\$3,950	\$3,950	\$4,500
2:	1	3	3	2	Unfurnished	\$3,500	\$3,500	\$4,500
3:	1	3	3	2	Unfurnished	\$3,950	\$3,950	\$4,500
4:	1	3	3	2	Unfurnished	\$3,500	\$3,500	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5085005011

Michael Lembeck

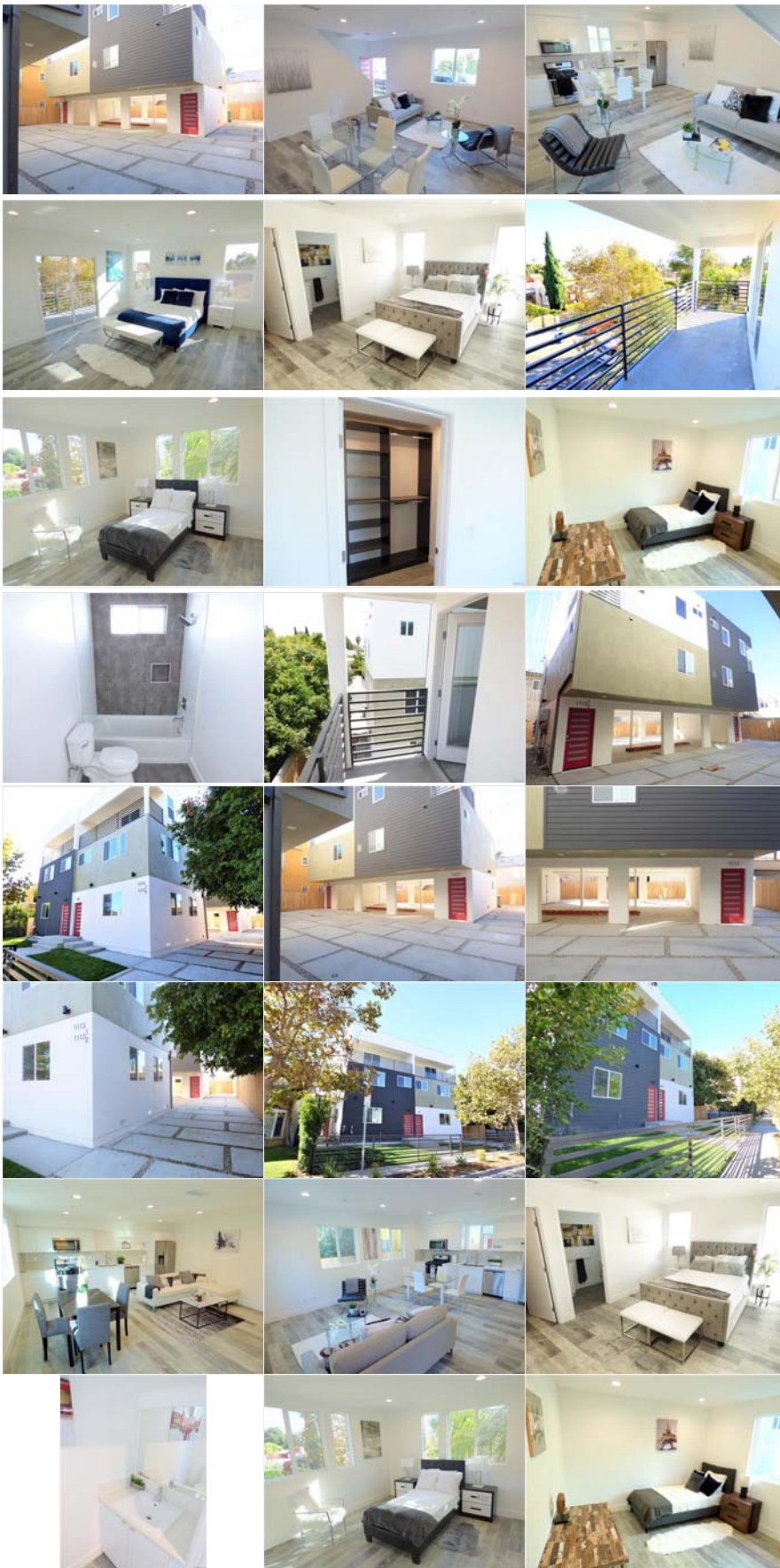
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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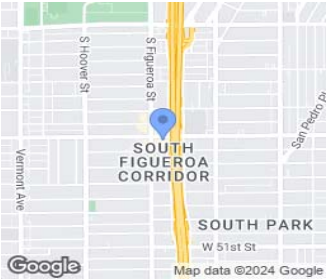
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Closed • **Quadruplex**

List / Sold:
\$1,095,000/\$1,077,000 ↓
35 days on the market
Listing ID: SB23206816

458 W Vernon Ave • Los Angeles 90037
4 units • **\$273,750/unit** • **3,726 sqft** • **5,008 sqft lot** • **\$289.05/sqft** •
Built in 1911
On Vernon and Figueroa



458 Vernon Ave is a 4Plex that will be delivered FULLY VACANT by Close of Escrow. All units have been cleaned up and renovated for new tenants to move in. The property is comprised of an ideal unit mix of (2) 1Bed/1Bath, (2) 2Bed/1Bath units and delivered with Fully Approved LADBS ADU plans for (2) 3Bed/2Bath RTI. The asset will operate at a 7.2% Cap Rate Day 1. After Building the ADUs, this property will operate at a 9.3% Cap rate and 7.8 GRM! (Including Estimated Construction Costs) With all four units currently renovated and tenant ready, this asset will immediately cash flow and is fit for any investor looking for stable income and the opportunity to add value through the process of ADUs. Located in a rapidly growing neighborhood of Los Angeles, 458 Vernon is steps away from USC, BMO Stadium, Los Angeles Memorial Coliseum and Downtown LA.

Facts & Features

- Sold On 01/11/2024
- Original List Price of \$1,095,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Cap Rate: 7.22
- \$110160 Gross Scheduled Income
- \$79039 Net Operating Income
- 5 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: \$25,614
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01300951
- 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	\$2,595	\$2,595
2:	1	2	1	0	Unfurnished	\$0	\$2,595	\$2,595
3:	1	1	1	0	Unfurnished	\$0	\$1,995	\$1,995
4:	1	1	1	0	Unfurnished	\$0	\$1,995	\$1,995
5:	1	3	2	0	Unfurnished	\$0	\$0	\$3,095
6:	1	3	2	0	Unfurnished	\$0	\$0	\$3,095

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5018034002

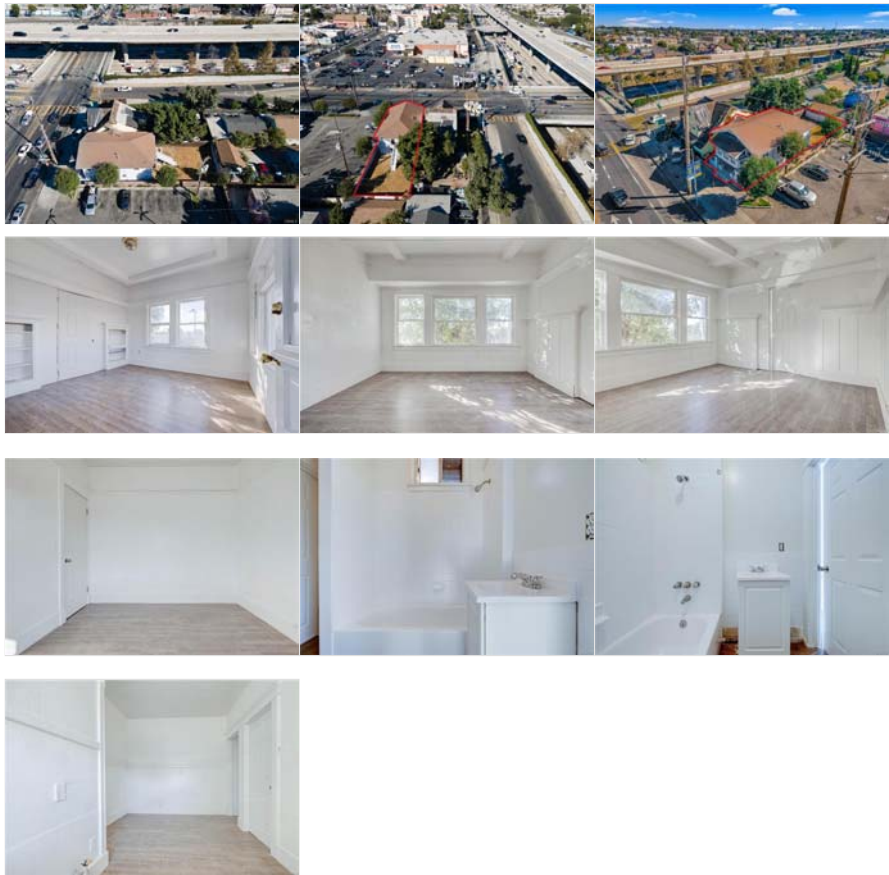
Michael Lembeck

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

Re/Max Property Connection

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





CUSTOMER FULL: Residential Income LISTING ID: SB23206816

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Closed • **Quadruplex**

5132 Cahuenga Blvd • North Hollywood 91601
4 units • **\$800,000/unit** • **7,047 sqft** • **5,849 sqft lot** • **\$454.09/sqft** •
Built in 2019
In between: Magnolia Blvd and Camarillo St

List / Sold:
\$3,200,000/\$3,200,000 ↓
165 days on the market
Listing ID: GD23076361



Attention investors! Discover a brand new 4-unit building in North Hollywood that was completed in 2020. This contemporary building boasts an attractive exterior, a controlled access entry, and a secure parking garage where each unit has its own private car garage. The building is arranged over two levels, with 2 units per floor. Every unit features 3 bedrooms, 2.5 bathrooms, and 1,580-SqFt of elegant living space. Highlights include a bright and open floor plan with laminate flooring, recessed lighting, ample storage space, and a balcony for each unit. In addition, each unit is equipped with its own laundry area complete with a stackable washer and dryer. Situated in a prime location, this property is conveniently located near NOHO Arts District, Ralphs, Valley Village Park, Target, and a variety of popular dining options. The property also provides easy access to the 101, 134, and 170 Freeways.

Facts & Features

- Sold On 01/08/2024
- Original List Price of \$3,495,000
- 1 Buildings
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$680 (Estimated)
- Laundry: Inside
- \$198000 Gross Scheduled Income
- \$134685 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Formal Entry, Kitchen, Laundry, Primary Suite, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Range, Refrigerator
- Other Interior Features: Copper Plumbing Full, Granite Counters, High Ceilings

Exterior

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

Annual Expenses

- Total Operating Expense: \$63,315
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01862011
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$16,440
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$46,875
- Other Expense Description: Taxes

Unit Details

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

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
- Buyer Agency Compensation: 2%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2419017028

Michael Lembeck

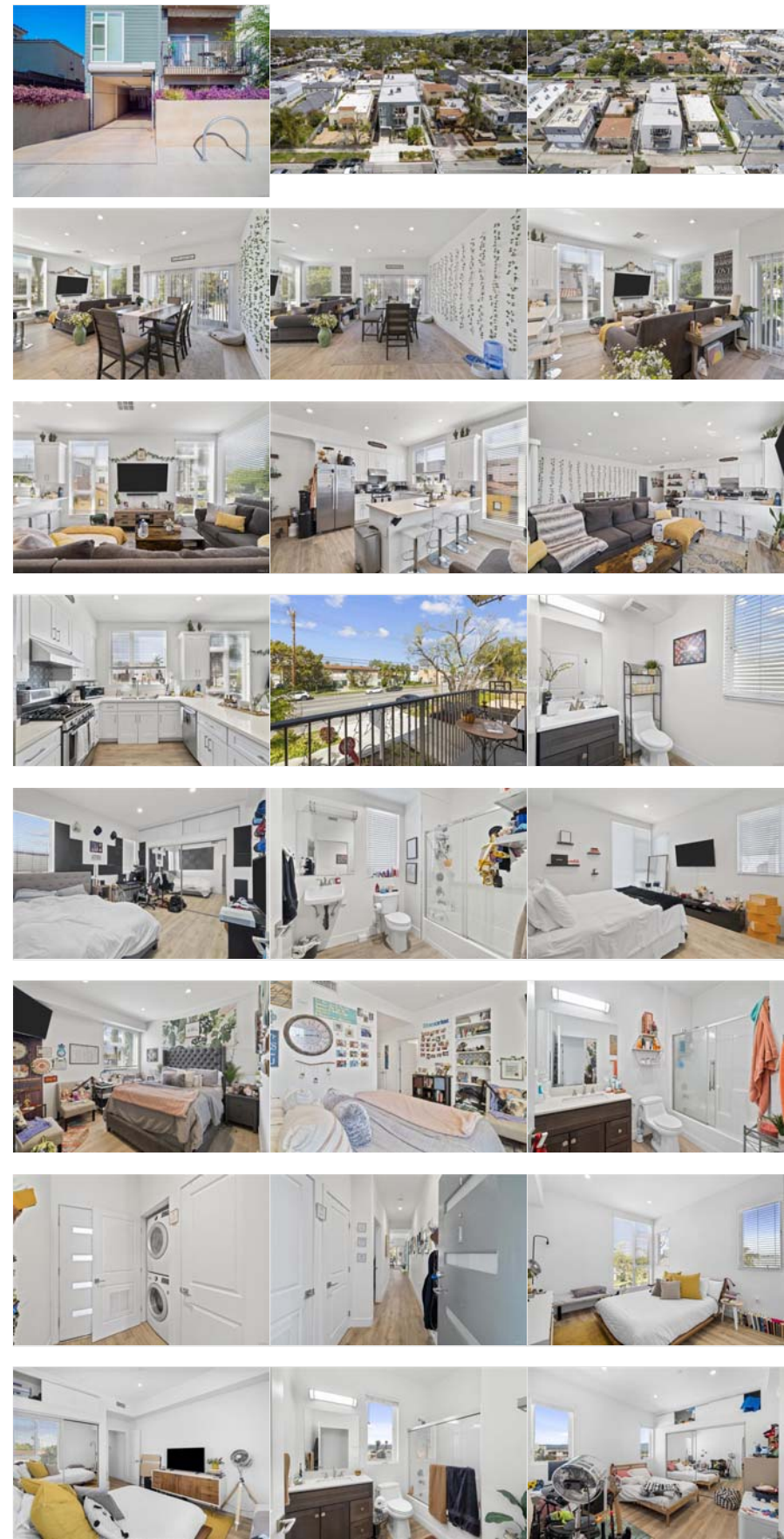
State License #: 01019397
Cell Phone: 714-742-3700

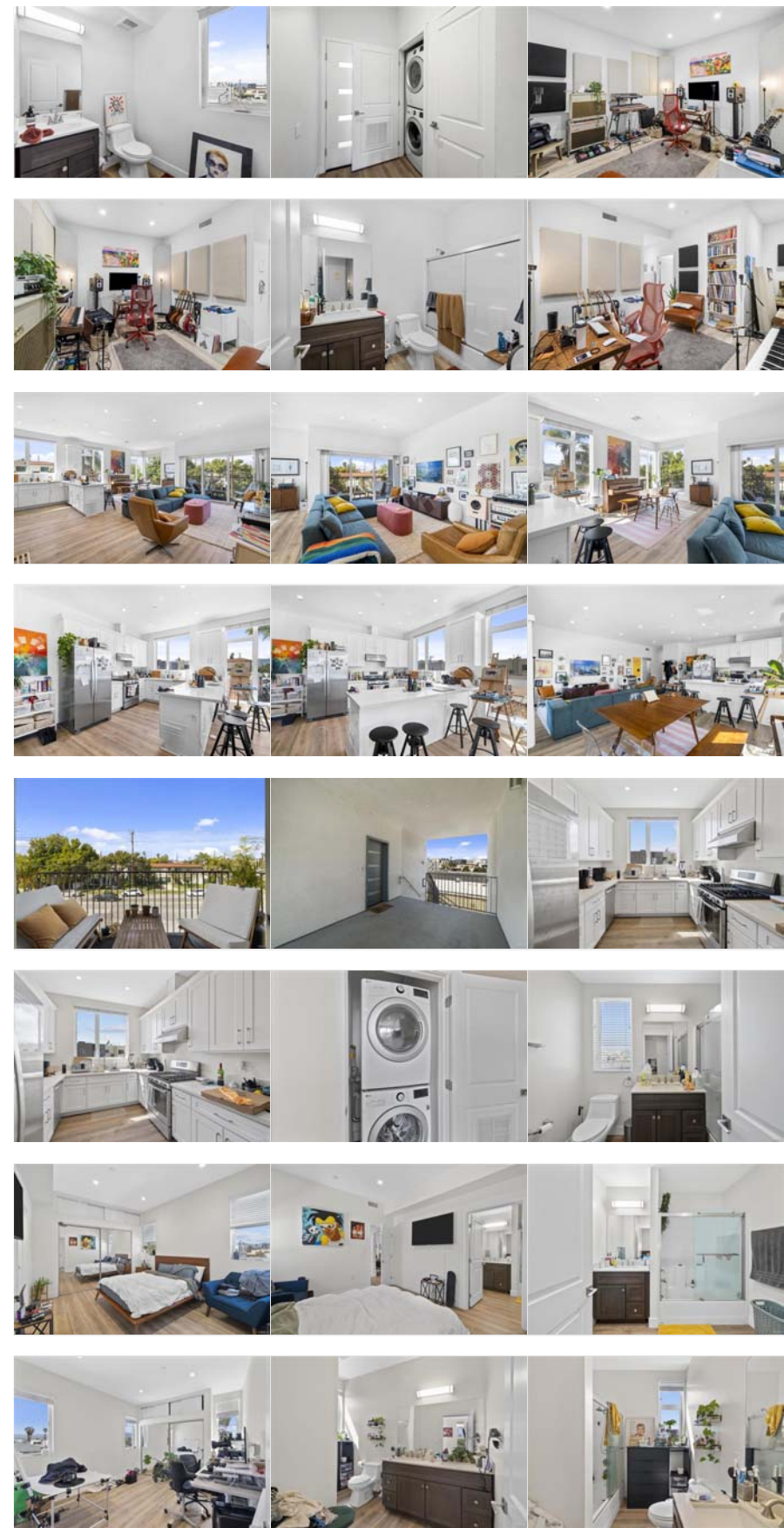
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: GD23076361

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Closed • **Quadruplex**

List / Sold:
\$1,699,000/\$1,495,000 ↓
46 days on the market
Listing ID: SR23197878

4276 Tujunga Ave • Studio City 91604
4 units • **\$424,750/unit** • **3,256 sqft** • **6,632 sqft lot** • **\$459.15/sqft** •
Built in 1947
On Tujunga, south of Moorpark, north of Ventura



Exceptional investment opportunity awaits in one of Studio City's most sought-after neighborhoods. This four-unit building, ideally situated near the vibrant shops and restaurants of Tujunga Village and Woodbridge Park, presents a unique opportunity for investors, buyers and builders. Comprised of two 2 bedroom units and two 1 bedroom units, it also offers a 4-car garage, providing parking to each unit. The true potential can be seen with current rental market values in the neighborhood. Seize this rare gem and don't let this opportunity pass you by! Tenants are month-to-month, pay rent on time and will remain in place. Call listing agent to discuss SELLER BACKED FINANCING! Tremendous monthly savings are a possibility!

Facts & Features

- Sold On 01/09/2024
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$548 (Estimated)
- Laundry: Common Area
- \$86340 Gross Scheduled Income
- \$30300 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,660
- Electric: \$2,650.00
- Gas: \$192
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02066741
- Gardener:
- Licenses:
- Insurance: \$3,374
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,224
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$3,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,500
3:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$2,700
4:	1	1	1	1	Unfurnished	\$1,415	\$1,415	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- STUD - Studio City area
- Los Angeles County
- Parcel # 2366012005

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: SR23197878

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Closed •

List / Sold:

\$2,500,000/\$2,725,000 ⬆

11 days on the market

Listing ID: P1-15978

686 S Grand Ave • Pasadena 91105
5 units • \$500,000/unit • sqft • 12,018 sqft lot • No \$/Sqft data •
Built in 1917
Please use navigation.



A rare opportunity to acquire one of Southwest Pasadena's quintessential Bungalow Courts, consisting of (5) five free-standing Craftsman Style bungalows on lush landscaped common grounds, each unit measuring approximately 830 SqFt. Commissioned in 1917 by Edwin F. Hahn, founder of one of Pasadena's oldest businesses, the law firm Hahn & Hahn, this trophy property is located on a highly desirable street, just minutes away from the Arroyo and Old Town Pasadena, and presents a wonderful investment opportunity for its future owner. 686-694 South Grand Avenue pairs period details such as original windows, hardwood floors and fireplace with modern amenities including in-unit washer/ dryer, individually metered utilities and hot water heater in each unit. Units offer a slightly varied layout, ranging between 815 - 870 SqFt each, and are entered through a front-porch opening up to a light-filled living room space with adjacent kitchen. The two bedrooms are connected by a full bathroom with a tub. Four of the five units currently rented, yielding a monthly income of \$11,820; its projected rent, fully occupied, is \$15,220. Front South unit is vacant and staged for viewings. Three units are currently rented at market value and one below market value.

Facts & Features

- Sold On 01/09/2024
- Original List Price of \$2,500,000
- 5 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- Laundry: In Kitchen
- \$182640 Gross Scheduled Income
- \$158313 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

- Floor: Laminate, Wood, Tile
- Appliances: Dishwasher, Gas Range, Water Heater, Microwave, Refrigerator
- Other Interior Features: Built-in Features

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,327
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance: \$8,297
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,569
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	0		Unfurnished	\$3,300	\$3,300	\$0
2:	2	1	0		Unfurnished	\$2,620	\$2,620	
3:	2	1	0		Unfurnished	\$2,900	\$2,900	
4:	2	1	0		Unfurnished	\$3,000	\$3,000	
5:	2	1	0		Unfurnished			\$3,400
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 647 - Pasadena (SW) area
- Los Angeles County
- Parcel # 5718004002

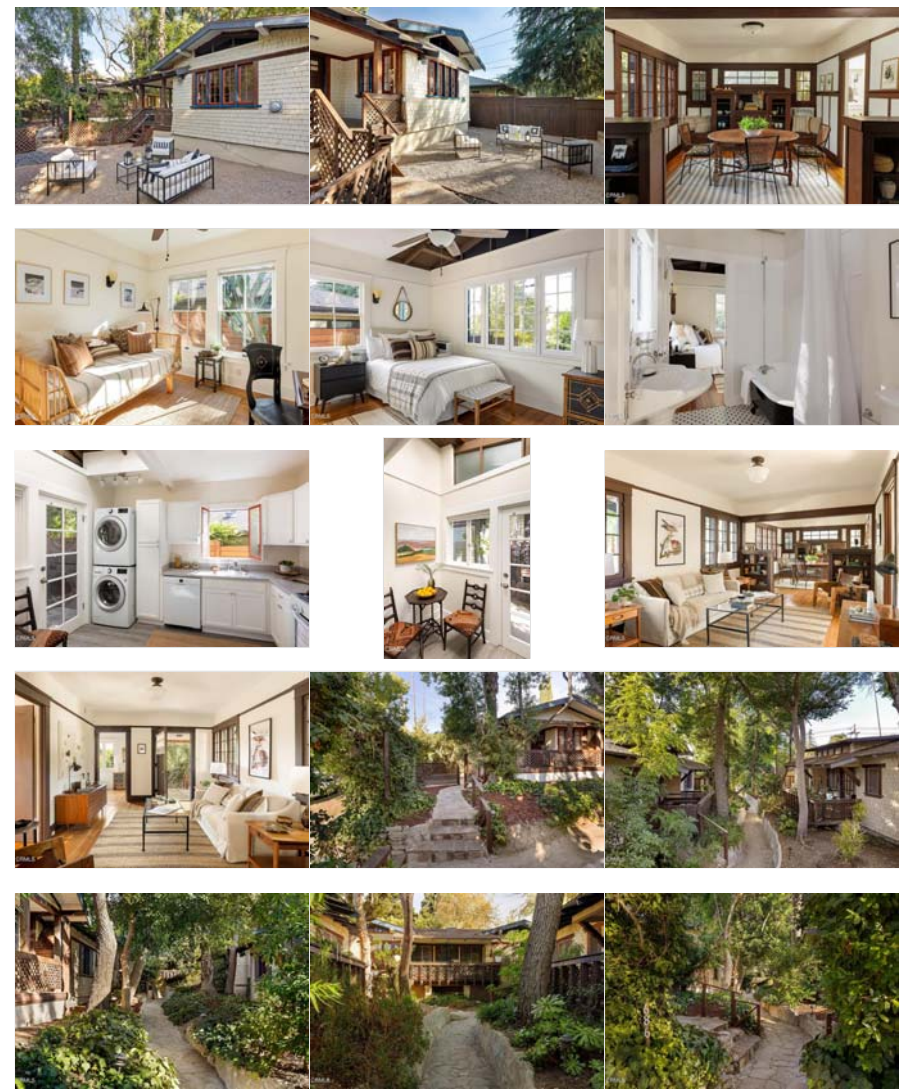
Michael Lembeck

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 •

1546 S Hayworth Ave • Los Angeles 90035
5 units • \$385,000/unit • 6,280 sqft • 6,885 sqft lot • \$295.88/sqft •
Built in 1959
South of Pico Blvd & West of Fairfax Ave

List / Sold:
\$1,925,000/\$1,858,152 ↓
33 days on the market
Listing ID: 23332675



Your chance to add a classic Mid-Century 5-Plex Apartment Building to your L.A. real estate portfolio. A classic bread-and-butter rental building, with great bones and authentic mid-century character throughout. 3 of 5 units will be DELIVERED VACANT! 12 Bedrooms and 10 Bathrooms total (with a mix of 3BR units and 2BR units). This building is solid, with the following highlights: Soft-Story Retrofit Complete + 10 Car Parking + Coin-Operated Laundry Room Onsite. Lovingly Cared for by long-term on-site owner. One kitchen has been updated, the others are original. There is new flooring in several units. Interior pictures and general inspection condition report are available upon request! Originally constructed in 1959, and quintessentially authentic for its era. Many similar buildings have been revamped with a "Palm Springs" vibe, where those remodeled units rent for \$4500+/month (for 3 BR). See private remarks for pro-forma analysis. See Docs manager for OM (with rent rolls and expenses). Shared or private garden with 2 bountiful lemon tree in the rear. Highly-sought PRIME A+ Faircrest Heights neighborhood (right next to Beverlywood, Beverly Hills, & Cedar Sinai Hospital). Lots of great shopping and dining nearby, and centrally located in the HEART of the City!

Facts & Features

- Sold On 01/08/2024
- Original List Price of \$1,925,000
- 1 Buildings
- Levels: Multi/Split , Two
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 7.64
- \$193118 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$33,862
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01222983
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$4,500
2:	1	3	2		Unfurnished	\$0	\$0	\$4,500
3:	1	2	2		Unfurnished	\$0	\$0	\$3,500
4:	1	2	2		Unfurnished	\$1,607	\$1,607	\$3,500
5:	1	2	2		Unfurnished	\$931	\$931	\$3,500
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 5068021016

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: 23332675

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Closed

• Commercial/Residential

10007 San Pedro St

• Los Angeles 90003

6 units • \$158,333/unit • 4,966 sqft • 10,468 sqft lot • \$155.05/sqft • Built in 1924

Century Blvd & San Pedro in South Los Angeles

List / Sold: \$950,000/\$770,000

50 days on the market

Listing ID: P1-13461



Kalachian Investment Group is pleased to present this mixed-use property situated on a large corner lot in the heart of Los Angeles and featuring a retail unit alongside five residential units. All five residential units are currently occupied and three of them being rented through the Section 8 program. This presents a stable and reliable source of rental income for the new owner. The property has excellent upside rental potential, as the current rents are below market averages in the area. This provides an opportunity for the new owner to maximize their returns. The property is fully occupied and has a strong rental history, making it an attractive investment opportunity. The retail unit is an +/-810 SF beauty salon that is currently rented on a month-to-month basis. Property also has billboard income coming in due to its location. Built in 1924-1953, the building is +/-4,156 SF has a favorable unit mix of (2) Studios, (2) 3+1 (1) 3+1.5, situated on a +/-10,468 SF of total land. The property has a combined size of +/-4,966 SF building size, It is subject to Rent Stabilization Ordinance (RSO)

Facts & Features

- Sold On 01/08/2024
 - Original List Price of \$1,199,000
 - 4 Buildings
 - Levels: Two
 - 9 Total parking spaces
- Cap Rate: 5.3
 - \$106620 Gross Scheduled Income
 - \$64396 Net Operating Income
 - 6 electric meters available
 - 6 gas meters available
 - 4 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Sprinklers None
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$39,026
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$4,966
 - Cable TV: 01444805
 - Gardener:
 - Licenses:
- Insurance: \$4,591
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 6390
 - Water/Sewer:
 - Other Expense: \$8,691
 - Other Expense Description: Off-site management - \$6,390

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	1	1	1	Unfurnished	\$600	\$600	\$1,215
2:	0	1			Unfurnished	\$1,000	\$1,000	\$1,500
3:	0	1			Unfurnished	\$0	\$620	\$1,500
4:	3	1			Unfurnished	\$770	\$1,100	\$3,000
5:	3	1			Unfurnished	\$1,791	\$2,559	\$3,000
6:	3	15			Unfurnished	\$1,684	\$2,406	\$3,200
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 6
 - Gas Meters: 6
 - Water Meters: 4
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- Los Angeles County
 - Parcel # 6063002034

Michael Lembeck

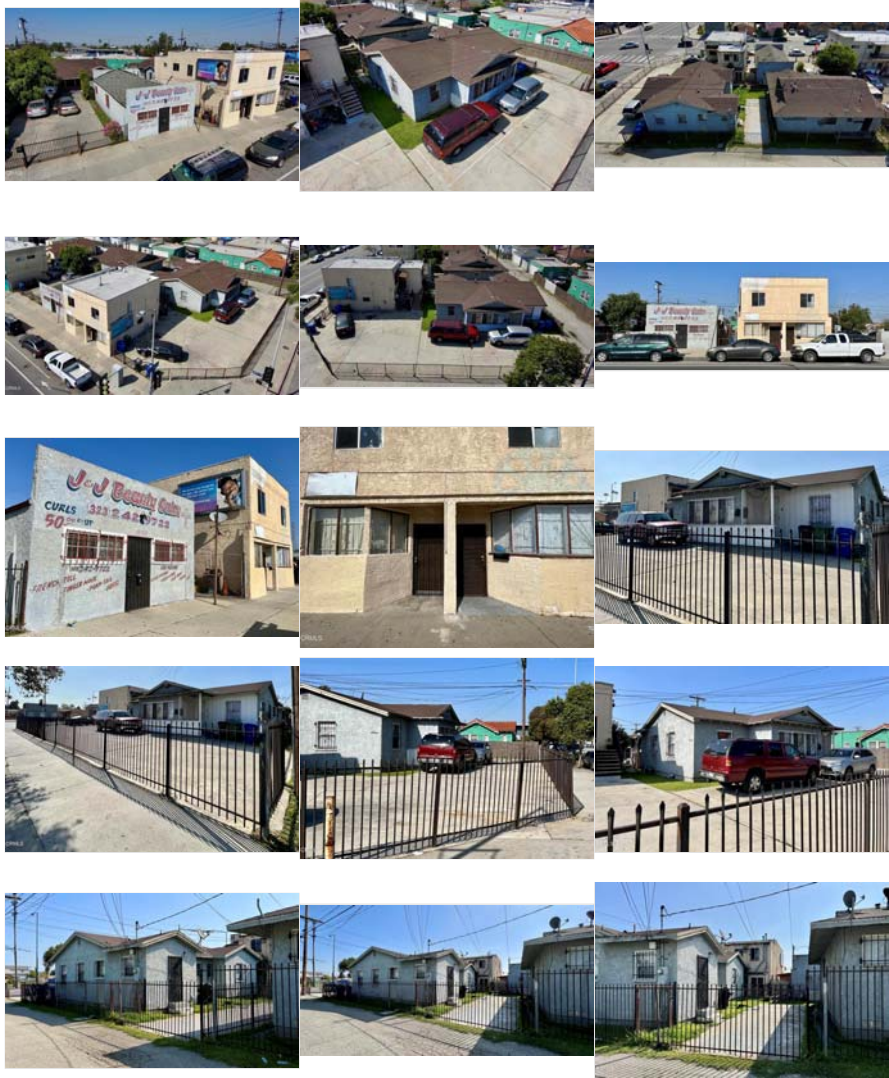
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: P1-13461

Printed: 01/14/2024 9:29:53 AM

Closed •

List / Sold:

\$1,925,000/\$1,850,000 ↓

21 days on the market

Listing ID: 23331373

4925 Santa Ana St • Cudahy 90201
6 units • \$320,833/unit • 5,542 sqft • 20,636 sqft lot • \$333.81/sqft •
Built in 1982
710 Freeway, exit Firestone Blvd.



4925 Santa Ana Street is a gorgeous 6-unit multifamily investment asset located in the highly desirable rental market of Cudahy. The property features all two-bedroom units each with large 2-car garages equipped with laundry hookups. The generous parking also includes open spaces throughout the property for added convenience. The front house (4925) is a 2-Bed / 1-Bath single family home built in 1927 and extensively rehabbed in 2023 including: new cabinets, quartz countertops, electrical circuits, new 200 Amp service panel, free-standing hood, and flooring. Renovation of the beautiful front wrap-around entry porch includes a reinforced smooth finish (Santa Barbara finish) exterior walls with sandstone capping and ceramic floor tile. New custom sand finish concrete walkway approach, front yard planters, landscaping and rear yard pavers. Behind the front house (4925 3/4) is 2-Bed / 1.5-Bath single family home built in 1982 and completely renovated in 2016. In the rear there are two duplexes built in 1980 and 1982 each with 2-Bed /1.5-Baths. The duplex at 4925 1/2-3/4 had new garage doors installed in 2023 and the duplex at 4927 1/4-1/2 had a new roof installed, new fascia boards and garage door in 2020. Furthermore in 2023 a new masonry block was installed with pilasters. Tenants will enjoy the convenience of having two bus stops nearby: One is less than 0.25 miles (Wilcox & Santa Ana St.) and the other is less than 0.5 miles (Wilcox and Santa Ana St.). There is approximately 30% upside in the rental income and potential to add ADU's (verify with city).

Facts & Features

- Sold On 01/09/2024
 - Original List Price of \$1,925,000
 - 4 Buildings
 - Levels: One
 - 12 Total parking spaces
 - Heating: Wall Furnace
- Laundry: In Garage
 - Cap Rate: 3.76
 - \$72352 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$55,129
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01508014
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,637	\$1,637	\$2,550
2:	5	2	1		Unfurnished	\$1,843	\$9,215	\$2,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
 - Los Angeles County
 - Parcel # 6224011008

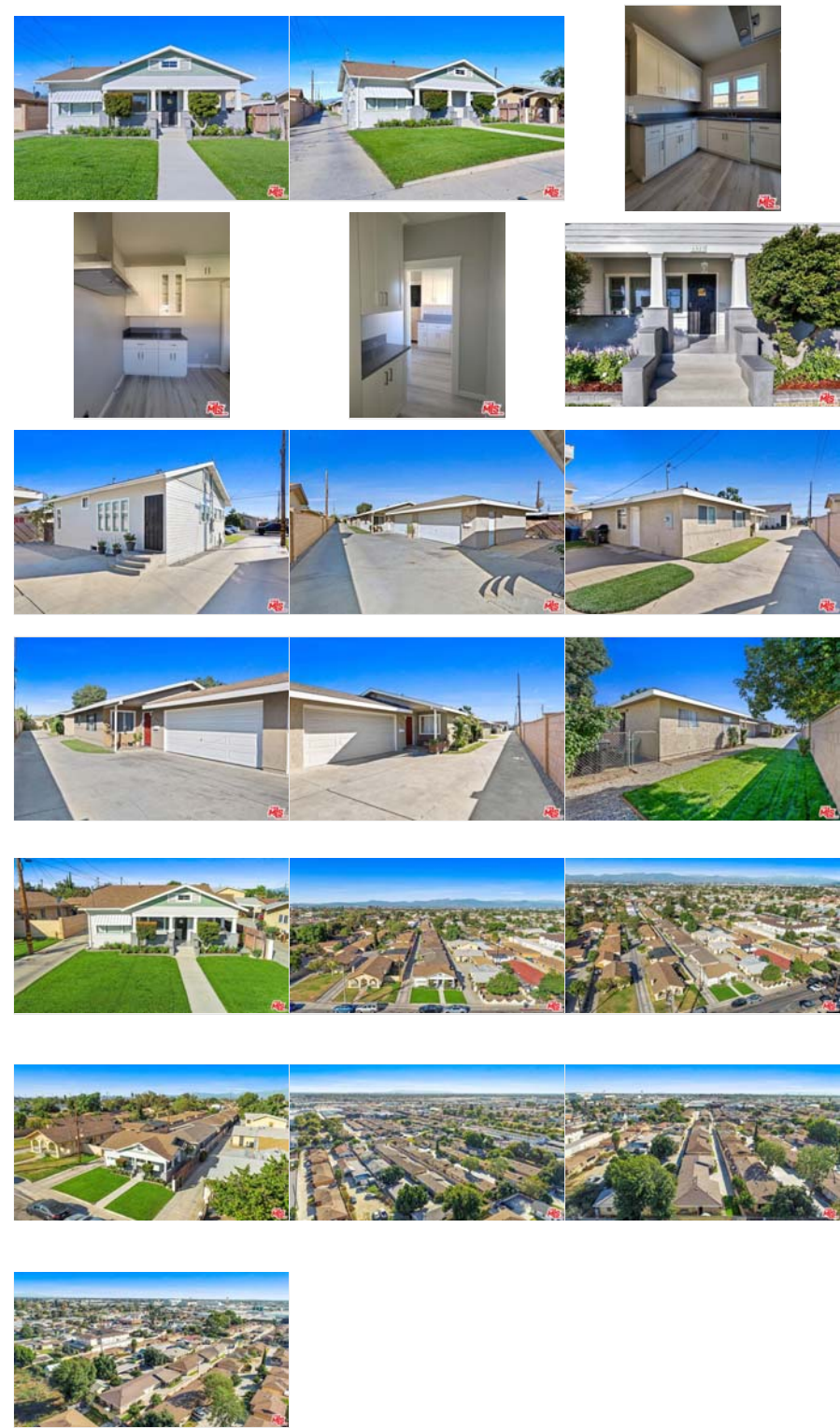
Michael Lembeck

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

Re/Max Property Connection

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

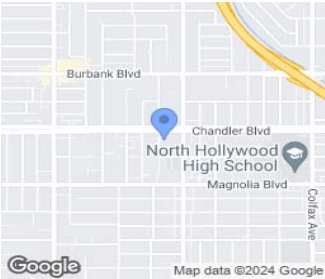
Click arrow to display photos



Closed • Apartment

List / Sold:
\$1,650,000/\$1,485,000 ↓
134 days on the market
Listing ID: SR23114273

5334 Vantage Ave • Valley Village 91607
6 units • \$275,000/unit • 5,383 sqft • 8,604 sqft lot • \$275.87/sqft •
Built in 1953
Just off Chandler bike path, west of 170



We are proud to represent this 6 unit apartment building in Valley Village. The building was constructed in 1953. Its unit mix consists of (4) 1+1 units and (2) 2+1 units. With a lot size of 8,604 square feet, the property has a total of 5,383 rentable square feet. The Valley Village community is a highly desirable area rich in culture and traditions and centrally located with easy access to public transportation. The surrounding area features established well kept single family homes and a variety of shopping centers, churches, schools, and restaurants. The property is located close to the 101, 134, and 170 freeway and Ventura Blvd is just minutes away with restaurants and shopping while the metro link transportation allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and downtown Los Angeles.

Facts & Features

- Sold On 01/08/2024
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,126 (Estimated)
- Laundry: Community
- Cap Rate: 4.86
- \$124680 Gross Scheduled Income
- \$80154 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,410
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,319
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$1,529	\$6,115	\$7,600
2:	2	2	1	0	Unfurnished	\$2,138	\$4,275	\$4,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- VVL - Valley Village area
- Los Angeles County
- Parcel # 2347017015

Michael Lembeck

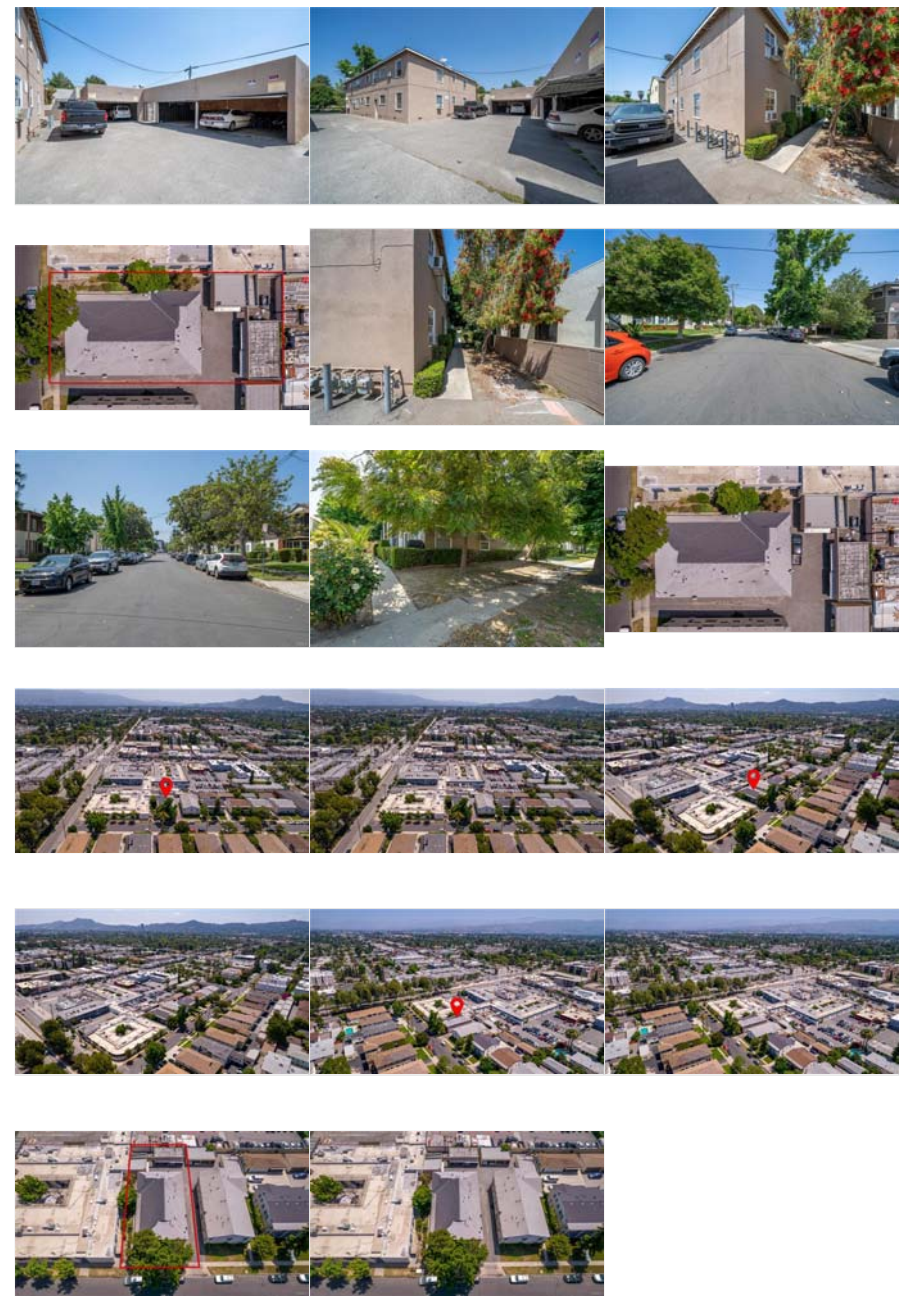
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





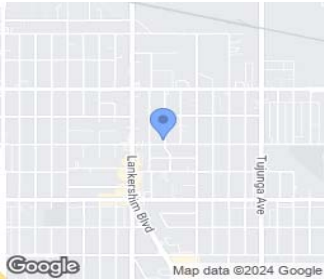
CUSTOMER FULL: Residential Income LISTING ID: SR23114273

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Closed •

List / Sold:
\$1,699,900/\$1,575,000 ↓
84 days on the market
Listing ID: 23307053

6613 Irvine Ave • North Hollywood 91606
7 units • \$242,843/unit • 6,430 sqft • 7,974 sqft lot • \$244.95/sqft •
Built in 1961
South of Vanowen Street and Lankershim Blvd.



We are pleased to present an exceptional property opportunity suitable for a 1031 exchange. Nestled within the desirable North Hollywood area, this income property comprises seven units that offer lucrative investment potential. Comprising five spacious 2-bedroom units boasting one bath each, and two generously-sized 3-bedroom units featuring two baths, this property caters to a diverse range of tenants. The units are designed to provide comfortable living spaces, offering ample room for residents to enjoy. Should you require further information regarding this property, we encourage you to contact us. Additionally, offers are kindly requested to be made contingent upon a thorough interior inspection. With its prime location and impressive unit composition, this property promises to be an excellent addition to any real estate portfolio. Do not miss this opportunity to own a remarkable income property in the vibrant North Hollywood area. Some latest upgrades and improvements, is a brand-new 2nd story walkway, providing convenient access throughout the building. The railing on the 2nd floor has been meticulously repaired, prioritizing safety and enhancing the property's overall aesthetic appeal. Exterior painting has been recently redone. A modernized water heater, equipped with a recirculation pump, has been installed. This enhancement not only conserves water but also allows hot water to reach even the furthest apartments efficiently. In compliance with the city's regulations, all units have undergone retrofit compliance measures, ensuring that the property meets the latest safety standards. Additionally, the sewer line infrastructure beneath the property has been replaced. Moreover, trash management has been restructured, with each tenant assuming responsibility for their individual trash bills, which are now included in their respective electric bills. Notably, Units 2, 3, 6, and 7 have received an upgrade with the installation of new hardwood flooring.

Facts & Features

- Sold On 01/11/2024
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$123624 Net Operating Income

Interior

- Rooms: Attic
- Floor: Carpet, Laminate

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$3,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,687	\$1,687	\$2,500
2:	1	2	1		Unfurnished	\$1,133	\$1,133	\$2,500
3:	1	2	1		Unfurnished	\$1,285	\$1,285	\$2,500
4:	1	3	2		Unfurnished	\$1,804	\$1,804	\$3,200
5:	1	3	2		Unfurnished	\$1,396	\$1,396	\$3,200
6:	1	2	1		Unfurnished	\$1,471	\$1,471	\$2,500
7:	1	2	1		Unfurnished	\$1,840	\$1,840	\$2,500
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2320026013

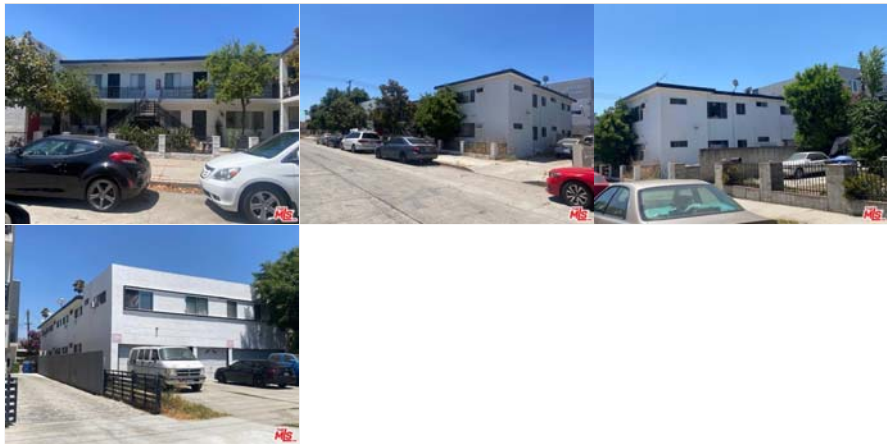
Michael Lembeck

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: 23307053

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Closed •

List / Sold:

\$6,250,000/\$5,800,000 ↓

64 days on the market

Listing ID: 23305845

132 Diamond St • Arcadia 91006
10 units • \$625,000/unit • 11,592 sqft • 15,912 sqft lot • \$500.35/sqft •
Built in 1988
North of Duarte Road



We are pleased to introduce an exclusive offering: a 10-unit condo-style apartment building situated in the highly sought-after area of prime Arcadia. This remarkable opportunity marks the first-ever listing of the property, presented by its original owner and developer. For astute investors, this represents an exceedingly rare chance to acquire a property of superior 1988 construction in a flourishing rental market. Situated on a generous 15,912 square foot lot, the buildings are approximately 11,592 square feet. The unit composition consists of two 3-bedroom, 2.5-bath units, seven 2-bedroom, 2.5-bath units, and a 3-bedroom + den, 2.5-bath unit. The property boasts ample parking with a total of 24 spaces available, including ten 2-car garages and an additional four guest parking spaces. All units are designed in a two-story townhouse style and offer modern comforts such as central air conditioning and heating, dishwashers, dedicated washer/dryer hookups, separate gas and electricity meters, and direct access to the unit from their assigned garages. Certain units have received upgrades like wood flooring and countertops, and there may be a potential for future condo conversion (subject to verification by the buyer with the city). This unique property opportunity is not to be missed.

Facts & Features

- Sold On 01/10/2024
- Original List Price of \$6,250,000
- 1 Buildings
- Levels: Two
- 24 Total parking spaces
- Heating: Central
- Cap Rate: 2.29
- \$143496 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$101,496
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063191
- 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	3	2		Unfurnished	\$2,275	\$4,550	\$7,000
2:	1	3	2		Unfurnished	\$2,500	\$2,500	\$4,000
3:	7	2	2		Unfurnished	\$1,994	\$13,960	\$18,550
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5779003036

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • Commercial/Residential

List / Sold:
\$1,900,000/\$1,400,000 ↓
118 days on the market
Listing ID: DW23149259

1433 E 65th St • Los Angeles 90001
12 units • **\$158,333/unit** • **4,376 sqft** • **8,776 sqft lot** • **\$319.93/sqft** •
Built in 1924
South of Gage / North Florence



BEUTIFUL PRIDE OF OWNERSHIP PROPERTY TWO SEPARATE BUILDINGS 12 UNITS 1433-1437 E 65TH ST MULTIFAMILY INVESTMENT HIGH DEMAND AND DESIRABLE RENTAL AREA OF LOS ANGELES CLOSE TO SCHOOLS SHOPPING FREEWAYS AND DOWNTOWN LOW MAINTENANCE STUCCO CONCRETE ENTRANCE WROUGHT IRON FENCING ALL SEPARATE GAS AND ELECTRICAL METERS GREAT OPPORTUNTY AND LOTS OF POTENTIAL !!!

Facts & Features

- Sold On 01/11/2024
- Original List Price of \$2,100,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$5,421 (Estimated)
- Laundry: Washer Hookup
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6010018012

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: DW23149259

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Closed •

List / Sold:

\$4,795,000/\$4,675,000 ↓

42 days on the market

Listing ID: 23325357

1770 El Cerrito Pl • Los Angeles 90028
16 units • \$299,688/unit • **10,166 sqft** • **11,040 sqft lot** • **\$459.87/sqft** •
Built in 1958
Located North of Hollywood Blvd., South of Franklin and East of La Brea.



Huge 1.2M Price Reduction! 16-unit building with 9 vacancies priced at only 299k/door for prime Hollywood in an opportunity zone. Cash flowing at an amazing 6% Cap Rate and 12 GRM on existing after renovations with an incredible upside to an 8.4% Cap Rate and 9.1 GRM on proforma. Plus, there are 4 attached ADUs under construction with RTI plans to improve the numbers to only 239k/unit, 7.3% Cap Rate, and 10.2 GRM on current. All 9 vacant units and 4 ADUs are under renovation so buyers can complete them to their own taste and finishes and get top market rents (Most of the rough construction and heavy lifting have been done for the remodels). Great amenities such as Pool, Laundry Room, and carport garages. Individually metered for Gas & Electricity. Situated in the Heart of Hollywood, steps away from RunyonCanyon, Magic Castle, Yamashiro, and Hollywood Bowl! The soft story has already been completed and the roof has been recently updated. Potential to create and add a rooftop to maximize rents and amenities.

Facts & Features

- Sold On 01/12/2024
 - Original List Price of \$4,795,000
 - 1 Buildings
 - Levels: Two
 - Heating: Wall Furnace
- Cap Rate: 6
 - \$288651 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$95,969
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01872625
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1		Unfurnished	\$2,495	\$0	\$2,495
2:	3	2	1		Unfurnished	\$2,995	\$0	\$2,995
3:	1	1	1		Unfurnished	\$2,750	\$0	\$2,750
4:	1	2	2		Unfurnished	\$3,495	\$0	\$3,495
5:	1	0	1		Unfurnished	\$2,250	\$0	\$2,250
6:	1	0	1		Unfurnished	\$2,250	\$772	\$2,250
7:	1	1	1		Unfurnished	\$2,750	\$1,088	\$2,750
8:	1	1	1		Unfurnished	\$3,495	\$1,549	\$3,495
9:	1	1	1		Unfurnished	\$2,750	\$1,366	\$2,750
10:	1	1	1		Unfurnished	\$2,750	\$1,420	\$2,750
11:	1	0	1		Unfurnished	\$2,250	\$1,112	\$2,250
12:	1	0	1		Unfurnished	\$2,250	\$771	\$2,250
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5548002027

Michael Lembeck

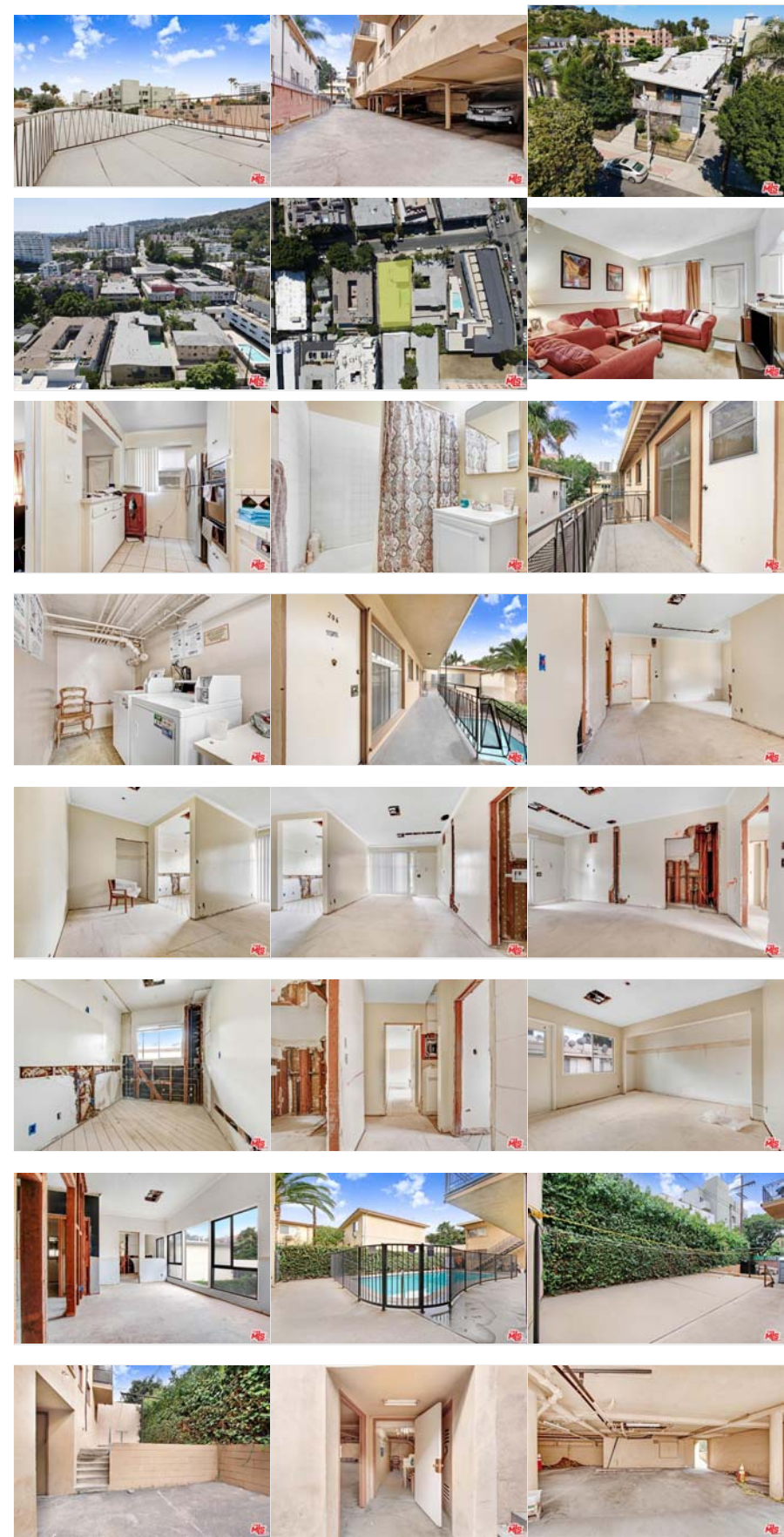
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos

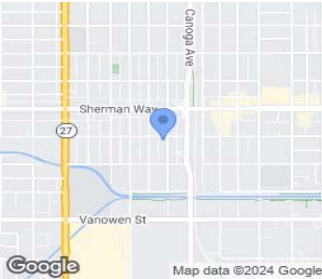




Closed •

List / Sold:
\$2,865,000/\$2,675,000 ↓
181 days on the market
Listing ID: 23290863

7055 Alabama Ave • Canoga Park 91303
18 units • **\$159,167/unit** • **11,094 sqft** • **14,939 sqft lot** • **\$241.12/sqft** •
Built in 1977
Request from Listing Broker



Available as a portfolio sale with 7044 Alabama Avenue as well

Facts & Features

- Sold On 01/11/2024
- Original List Price of \$3,200,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 4.42
- \$141367 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$113,566
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	0	1		Unfurnished	\$1,008	\$9,074	\$14,525
2:	9	1	1		Unfurnished	\$1,333	\$11,995	\$17,100
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- CP - Canoga Park area
- Los Angeles County
- Parcel # 2138009027

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: 23290863

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Closed • Apartment

7529 Hellman Ave • Rosemead 91770

20 units • \$257,500/unit • 15,012 sqft • 14,842 sqft lot • \$314.75/sqft • Built in 1963

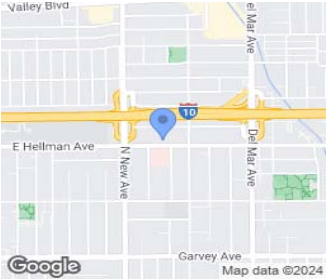
From I-10 W take exit 24 turn right on New Ave & left on Hellman

List / Sold:

\$5,150,000/\$4,725,000 ↓

152 days on the market

Listing ID: AR23080086



The Hellman House Apartments is a 20-unit apartment complex located at 7529 Hellman Avenue, Rosemead, CA 91770. Built in 1963, the building features an excellent unit mix consisting of (2) three-bedroom/two-bathroom units, (8) two-bedroom/one-bathroom units and (10) one-bedroom/one-bath units. The property features a courtyard setting, spacious laundry facility and secured parking. The 14,841 square foot building sits on a large 15,012 lot, which is RMR3YY zoned. The building is separately metered for both electricity and gas and consistently holds a very low annual expense ratio. The Hellman Apartments is a value-add opportunity in which new ownership has an opportunity to increase rents by virtue of implementing a renovation program to the unit interiors. Current rents are below market offering significant rental upside. This is a rare opportunity for an investor who is looking for a value-add property in a high-end supply constrained submarket with historically low vacancy rates. Featuring character 1963 construction and well-maintained condition, this trophy investment offers historically low expenses, ease of management and superb cash flow all while enjoying an excellent tenant profile in a superb location. The Hellman Apartments features a Walk Score of 56 and it is conveniently located just a short distance from restaurants, parks and 10/710/605/60 freeways.

Facts & Features

- Sold On 01/09/2024
 - Original List Price of \$5,350,000
 - 1 Buildings
 - Levels: Two
 - 22 Total parking spaces
 - 22 Total carport spaces
 - \$0 (Unknown)
- Laundry: Community
 - Cap Rate: 4.42
 - \$376200 Gross Scheduled Income
 - \$227565 Net Operating Income
 - 20 electric meters available
 - 20 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$141,111
 - Electric: \$2,688.00
 - Gas: \$4,870
 - Furniture Replacement:
 - Trash: \$4,749
 - Cable TV: 01144040
 - Gardener:
 - Licenses:
- Insurance: \$5,601
 - Maintenance: \$18,434
 - Workman's Comp: \$1,699
 - Professional Management: 16590
 - Water/Sewer: \$8,889
 - Other Expense: \$9,817
 - Other Expense Description: Plumbing

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	1	1	0	Unfurnished	\$14,489	\$14,489	\$17,500
2:	8	2	1	0	Unfurnished	\$12,564	\$12,564	\$16,100
3:	2	3	2	0	Unfurnished	\$4,036	\$4,036	\$4,700

Of Units With:

- Separate Electric: 20
 - Gas Meters: 20
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 651 - Rosemead/S. San Gabriel area
 - Los Angeles County
 - Parcel # 5286009023

Michael Lembeck

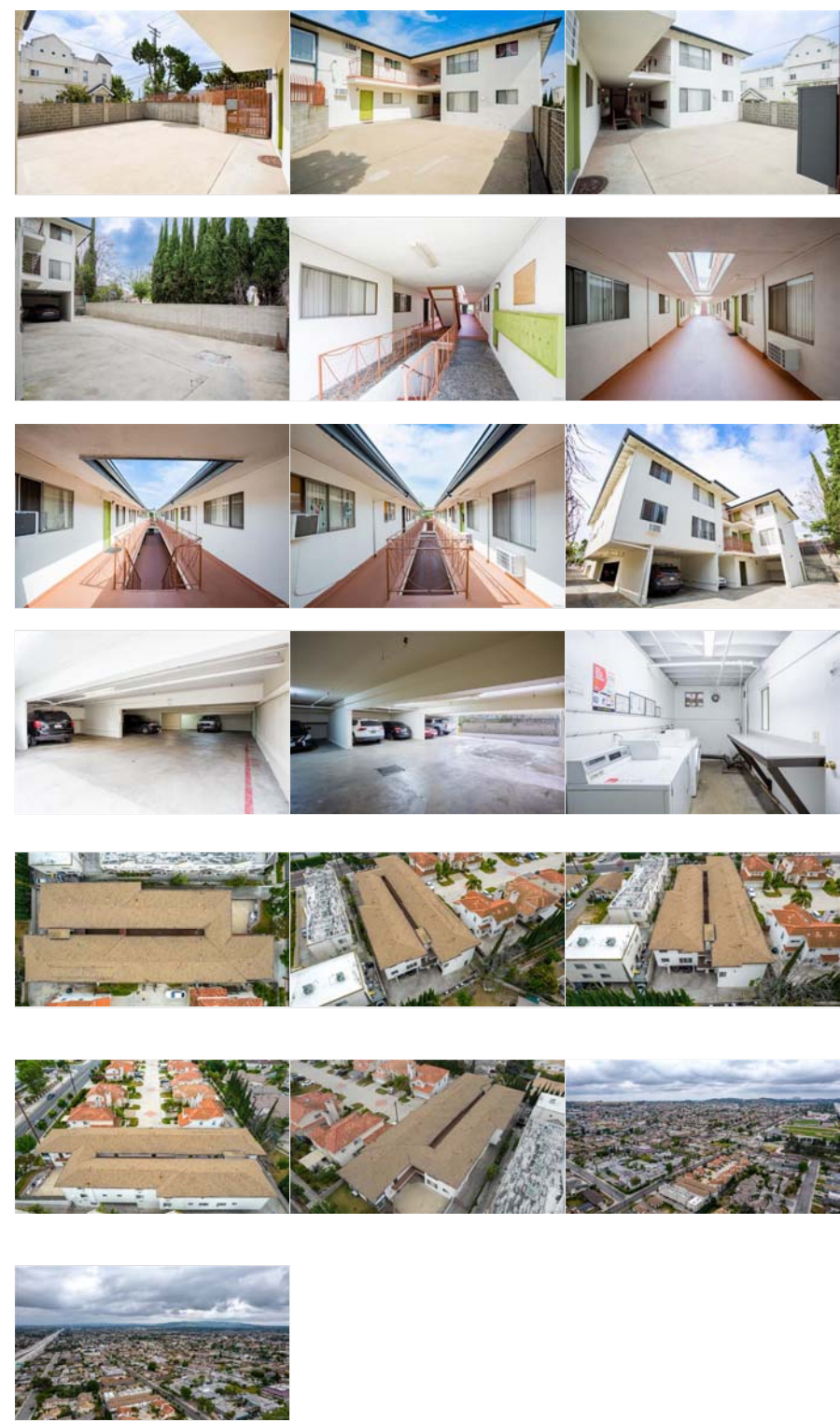
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:
\$3,085,000/\$2,900,000
181 days on the market
Listing ID: 23290829

7044 Alabama Ave • Canoga Park 91303
20 units • **\$154,250/unit** • **9,849 sqft** • **15,001 sqft lot** • **\$294.45/sqft** •
Built in 1968
Request from Listing Broker



Facts & Features

- Sold On 01/11/2024
 - Original List Price of \$3,450
 - 1 Buildings
 - Levels: Multi/Split
 - Heating: Wall Furnace
- Cap Rate: 4.4
 - \$151706 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$122,652
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00409987
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	17	0	1		Unfurnished	\$1,084	\$18,433	\$26,775
2:	3	1	1		Unfurnished	\$1,302	\$3,905	\$5,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- CP - Canoga Park area
 - Los Angeles County
 - Parcel # 2138013027

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: 23290829

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