

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	22207551	S	4052 W 147th ST	LAWN	112	STD	2	\$60,000		\$820,000↓	\$477.30	1718	1963	7,009/0.16	N	2	01/09/23	4/4
2	SR22251505	S	4555 164th st	LAWN	113	STD	2	\$6,000		\$1,225,000↓	\$420.96	2910	2006/ASR	5,200/0.1194	N	2	01/10/23	22/22
3	PV22251112	S	1107 Mackay LN	REDO	152	STD	2	\$62,700		\$1,600,000↓	\$681.72	2347	1949/ASR	7,504/0.1723	N	4	01/12/23	7/7
4	OC22240982	S	131 E Avenue 45	LA	632	STD	2	\$0		\$1,015,000↓		2	1970/ASR	7,503/0.1722	N	0	01/11/23	27/27
5	GD22135939	S	139 N Townsend AVE	LA	699	STD	2	\$0		\$655,000↑	\$450.79	1453	1924/PUB	6,663/0.153	N	1	01/13/23	100/100
6	DW22209354	S	11129 S Osage AVE	ING	699	STD	2	\$16,800		\$760,000↓	\$547.55	1388	1925/ASR	5,625/0.1291	N	2	01/09/23	37/72
7	DW22244176	S	3255 E 2nd ST	LA	BOYH	STD	2	\$42,000		\$680,000	\$448.55	1516	1913/ASR	4,800/0.1102	N	1	01/12/23	0/0
8	SR22201977	S	3955 Gleason ST	LA	BOYH	STD	2	\$0		\$740,000↑	\$419.03	1766	1977/ASR	6,951/0.1596	N	0	01/10/23	9/9
9	22159103	S	1521 - 152 VETERAN AVE	LA	C05	STD	2			\$2,235,000↓	\$884.80	2526	1942	8,502/0.19	N		01/13/23	95/95
10	22212809	S	500 N Sweetzer AVE	LA	C10	STD	2			\$2,075,000↓	\$713.06	2910	1928	3,200/0.07		2	01/13/23	47/47
11	TR22224084	S	301 E 53rd ST	LA	C34	STD	2	\$57,588		\$695,000	\$304.82	2280	2001/PUB	4,118/0.0945	N	0	01/11/23	24/24
12	DW22230040	S	325 W 65th ST	LA	C37	STD	2	\$0		\$740,000↓	\$412.95	1792	1924/ASR	4,520/0.1038	N	1	01/12/23	28/28
13	IV22244072	S	4327 Eugene ST	ELA	ELA	STD	2	\$0		\$720,000↑	\$410.02	1756	1971/ASR	6,456/0.1482	N	0	01/11/23	21/21
14	22221679	S	6602 De Celis PL	LKBL	LKBL	STD	2			\$900,000↓	\$607.29	1482/A	1950	6,001/0.13	N		01/11/23	19/19
15	OC22177927	S	16624 Grand AVE	BF	RG	STD,TRUS	2	\$0		\$875,000↓	\$450.57	1942	1923/ASR	13,413/0.3079	N	4	01/10/23	119/119
16	RS22114046	S	8634 Cypress AVE	SOG	T2	STD	2	\$0		\$1,050,000↓	\$330.40	3178	1927/ASR	6,012/0.138	N	4	01/12/23	66/66
17	DW21239480	S	1503 Wellesley AVE	LA	WLA	TRUS	2	\$0		\$1,400,000↓	\$457.37	3061	1941/ASR	6,212/0.1426	N	3	01/11/23	182/182
18	PW22159262	S	16516 S Manhattan PL	GR	119	STD	3	\$108,000	5	\$1,300,000↓	\$332.23	3913	1977/PUB	7,011/0.161	N	4	01/12/23	103/103
19	OC22193346	S	431 W 13th ST	SP	183	STD	3	\$49,068		\$904,000↓	\$441.19	2049	1954/ASR	5,010/0.115	N	3	01/12/23	110/110
20	CV22254698	S	5001 W 20th ST	LA	699	STD	3	\$103,200		\$1,172,960↓	\$357.83	3278	1927/ASR	9,026/0.2072	N	0	01/10/23	14/14
21	22176985	S	3758 Colonial AVE	LA	C13	STD	3			\$1,629,800↓	\$817.76	1993/A	1930/ASR	5,751/0.13			01/12/23	58/58
22	22218293	S	128 E 121st ST	LA	C37	STD	3			\$775,000↑	\$254.35	3047	1964	8,866/0.2			01/12/23	17/17
23	SR22216564	S	7416 Eton AVE	CNGA	CP	STD	3	\$97,200		\$1,285,000↓	\$483.08	2660	1949/ASR	7,500/0.1722	Y	0	01/10/23	34/34
24	22210351	S	9328 Crenshaw BLVD	ING	102	STD	4			\$1,500,000	\$435.79	3442/A	1953	6,128/0.14			01/11/23	19/19
25	GD22226298	S	1824 N Hollywood WAY	BBK	610	STD	4	\$75,000		\$1,432,000↑	\$578.12	2477	1947/ASR	5,323/0.1222	N	4	01/12/23	19/19
26	22218623	S	4451 Clarissa AVE	LA	637	STD	4			\$1,922,000↓	\$360.13	5337	1931	3,840/0.08			01/13/23	24/24
27	IV22238866	S	2276 Nelson ST	POM	687	NOD	4	\$100,200		\$1,140,000↓	\$290.37	3926	1964/ASR	11,245/0.2581	N	8	01/11/23	18/18
28	DW22083236	S	1009 N Chester AVE	CMP	699	STD	4	\$60,060		\$840,000↑	\$328.64	2556	1939/ASR	4,380/0.1006	N	4	01/11/23	171/171
29	WS22145803	S	236 N Park View ST	LA	671	STD	4	\$221,400		\$3,820,000↓	\$509.27	7501	2020/PUB	8,023/0.1842	N	7	01/13/23	163/163
30	22204717	S	1640 E 49th ST	LA	C42	STD	4		4	\$780,000↓	\$254.24	3068/A	1923/ASR	4,600/0.1			01/12/23	62/62
31	PW22205620	S	11520 Adco AVE	DOW	D4	STD	4	\$80,868		\$1,300,000↓	\$400.12	3249	1956/ASR	7,265/0.1668	N	4	01/09/23	92/92
32	22206807	S	4250 Garthwaite AVE	LA	PHHT	STD	4		6	\$1,291,000↑	\$327.66	3940	1930	5,423/0.12	N	4	01/11/23	7/7
33	DW22214496	S	8651 Virginia AVE	SOG	T2	STD	4	\$72,000		\$1,030,000↑	\$447.83	2300	1955/EST	5,828/0.1338	N	4	01/10/23	31/31
34	22172595	S	2416 S RIDGELEY DR	LA	C16	STD	6			\$1,300,000↓	\$220.49	5896	1945	9,647/0.22			01/13/23	63/63
35	22217433	S	313 N Union AVE	LA	671	STD	6		5	\$1,335,000↓	\$331.59	4026	1961	6,906/0.15			01/11/23	42/76
36	22224559	S	6237 Orchard AVE	BELL	T6	STD	6		4	\$1,510,000↓	\$330.56	4568/A	1959/ASR	7,210/0.16			01/12/23	18/18
37	PW22249297	S	7642 Milton AVE	WH	670	TRUS	8	\$167,208		\$2,200,000↓	\$409.38	5374	1962/ASR	7,000/0.1607	N	4	01/11/23	12/12
38	PW22249346	S	7646 Milton AVE	WH	670	TRUS	8	\$150,571		\$2,250,000↓	\$408.79	5504	1962/ASR	7,000/0.1607	N	4	01/13/23	12/12
39	22175291	S	2615 S Victoria AVE	LA	C16	STD	20		5	\$4,300,000↓	\$331.64	12966	1927	12,579/0.28	N		01/10/23	57/146
40	SR22245059	S	8303 Darby AVE	NR	NR	STD	25	\$537,445	4	\$7,575,000↓	\$331.90	22823	1986/ASR	23,509/0.5397	Y	50	01/10/23	24/24

Closed •

List / Sold: **\$849,000/\$820,000** ↓

4052 W 147th St • Lawndale 90260

4 days on the market

2 units • \$424,500/unit • 1,718 sqft • 7,009 sqft lot • \$477.30/sqft •

Listing ID: 22207551

Built in 1963

West of Hawthorne Blvd, South of Rosecrans Blvd, East of Prairie Blvd, North of Marine



North Lawndale, 2 houses on a large corner Lot, 4052 W 147th Street and 14711 S Avis Ave. pleasant walking area, convenient location near Public Transportation, Leusinger High School 1 block away, Great for an Extended Family or live in one and rent out the other. New Exterior Paint on both houses, Large wide Double Car Garage - great for storage (possible ADU - check with City) Both to be delivered Vacant

Facts & Features

- Sold On 01/09/2023
- Original List Price of \$849,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Central, Wall Furnace
- \$60000 Gross Scheduled Income

Interior

- Rooms: Living Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01356927
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

13:

Of Units With:

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

Additional Information

- Standard sale
- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4077017001

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: 22207551

Printed: 01/15/2023 5:44:41 AM

Closed • Duplex

List / Sold:

\$1,325,000/\$1,225,000 ↓

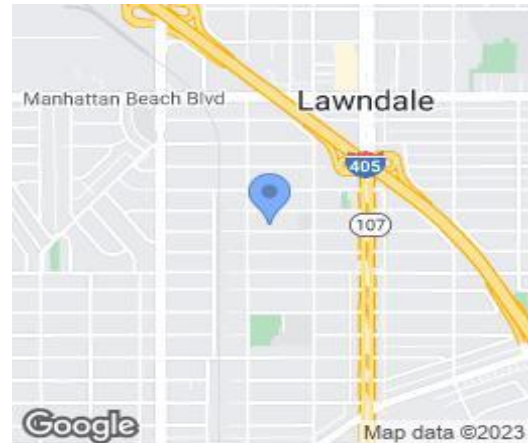
22 days on the market

Listing ID: SR22251505

4555 164th st • Lawndale 90260

2 units • **\$662,500/unit** • **2,910 sqft** • **5,200 sqft lot** • **\$420.96/sqft** •
Built in 2006

east of Inglewood ave



This is a great Investment property in one of the best areas in Lawndale. There are two very nice homes! The front house has 3 bedrooms 2.5 baths including a two car attached garage plus two extra parking spaces. The back house has 4 bedrooms and 2 baths and three parking spaces. Laundry is in the garage for the front house and laundry facility included in the back house. Both houses include central air and heating and security system. The front house was built in 2006 the back house was remodeled around the same time frame. There is a private porch for each house that includes a storage shed. property is close to freeways and very close to Del Amo shopping and 3 miles from the Beach. This is a great investment option or a way to live in one house and rent the other house to help with monthly mortgage payments. Don't miss out on this great opportunity for an investment in a great area.

Facts & Features

- Sold On 01/10/2023
- Original List Price of \$1,325,000
- 2 Buildings
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Owner)
- Laundry: In Garage, Inside
- \$6000 Gross Scheduled Income
- \$5900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Bonus Room, Family Room, Master Suite
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Cathedral Ceiling(s), Copper Plumbing Full, Crown Molding, High Ceilings, Open Floorplan, Unfurnished

Exterior

- Lot Features: Garden, No Landscaping, Paved
- Security Features: Security System
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher: 2
- Disposal: 2

- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale

- 113 - South Lawndale 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

Closed • Duplex

List / Sold:

\$1,695,000/\$1,600,000 ↓

7 days on the market

Listing ID: PV22251112

1107 Mackay Ln • Redondo Beach 90278

2 units • \$847,500/unit • 2,347 sqft • 7,504 sqft lot • \$681.72/sqft • Built in 1949

Cross street: Marshallfield Ln



Good corner lot in North Redondo. This property has two units with their own separate addresses: 1107 Mackay Ln (1,250 sq. ft. living space, 2 bed/2 bath); 2322 Marshallfield Ln (1,097 sq. ft. living space, 3 bed/1 bath). Both units have their own private yards and two-car garages. Close to schools, parks, shops, restaurants, and of course, the beach.

Facts & Features

- Sold On 01/12/2023
- Original List Price of \$1,695,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$62700 Gross Scheduled Income
- \$34770 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Lot 6500-9999, Sprinkler System, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,930
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01845055
- Gardener:
- Licenses:
- Insurance: \$1,030
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,790
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,600	\$2,600	\$2,600
2:	1	3	1	2	Unfurnished	\$2,625	\$2,625	\$2,625

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
- 152 - N Redondo Bch/Villas South area
- Los Angeles County

- Parcel # 4158001001

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:** PV22251112

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Closed • **Single Family Residence**

List / Sold: **\$995,900/\$1,015,000** ↓

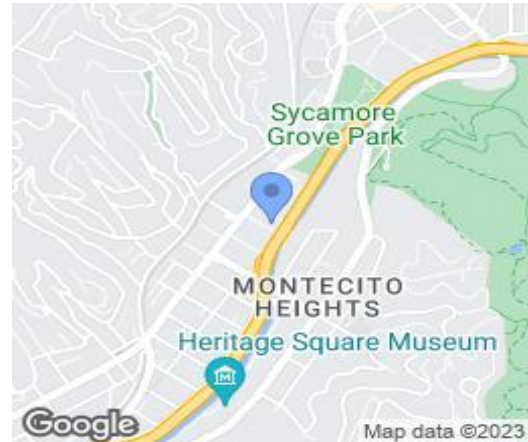
131 E Avenue 45 • Los Angeles 90031

27 days on the market

2 units • **\$497,950/unit** • **2 sqft** • **7,503 sqft lot** • **No \$/Sqft data** •
Built in 1970

Listing ID: OC22240982

North Figueroa to East Avenue 45



The main house is single level, has 4 bedrooms and two baths measuring 1368 square feet. Beautiful bright kitchen, granite counter tops, modern cabinets, engineered wood flooring, custom closets, scraped ceilings, and recessed lighting throughout. The large private backyard is completely flat and usable, has a wrought iron gate and alley access, offering many possibilities. The home has an attached remodeled UPSTAIRS 2 bedroom 1 bath unit, with a private entrance that can be rented for additional income. This location is on a cul de sac street near the Metro train station, downtown LA and major freeways. This is a legal duplex with separate GAS, ELECTRIC and WATER meters.

Facts & Features

- Sold On 01/11/2023
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Dual, Gas
- Heating: Central
- \$0 (Assessor)
- Laundry: Inside, Stackable, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Floor: Laminate, Tile
- Appliances: Gas Oven, Gas Cooktop, Refrigerator
- Other Interior Features: Granite Counters, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard, Lawn, Lot 6500-9999, Level, Near Public Transit, Yard
- Security Features: Carbon Monoxide Detector(s), Closed Circuit Camera(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014153
- 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	0	Unfurnished	\$3,800	\$3,800	\$3,800
2:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,200

Of Units With:

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

- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Ranges: 1
- Refrigerator: 1
- Wall AC: 1

Additional Information

- Standard sale
- Rent Controlled

- 632 - Highland Park area
- Los Angeles County
- Parcel # 5467007017

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:** OC22240982

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Closed • Duplex

List / Sold: **\$650,000/\$655,000** ↑

139 N Townsend Ave • Los Angeles 90063

100 days on the market

2 units • **\$325,000/unit** • **1,453 sqft** • **6,663 sqft lot** • **\$450.79/sqft** •
Built in 1924

Listing ID: GD22135939

Cesar Chavez & Townsend



Excellent opportunity to own an investment property! This delightful 1920s property offers 2 houses on one lot. The front house has many original craftsman features including coffered ceilings, crown molding and wainscoting with 3 bedrooms and 1 bathroom. The back house, which has been updated, has 1 bedroom, 1 bathroom, living room and kitchen. Both houses have separate laundry rooms. The property includes a 1-car garage and plenty of on-site parking. Centrally located to public transportation, schools, Cal State LA, and DTLA.

Facts & Features

- Sold On 01/13/2023
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,125 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Kitchen, Laundry, Living Room
- Floor: Carpet, Laminate, Tile
- Appliances: Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Rectangular Lot
- Fencing: Chain Link, Wrought Iron
- Sewer: Unknown

Annual Expenses

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

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5232014030

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: GD22135939

Printed: 01/15/2023 5:44:41 AM

Closed • Duplex

List / Sold: **\$795,000/\$760,000** ↓

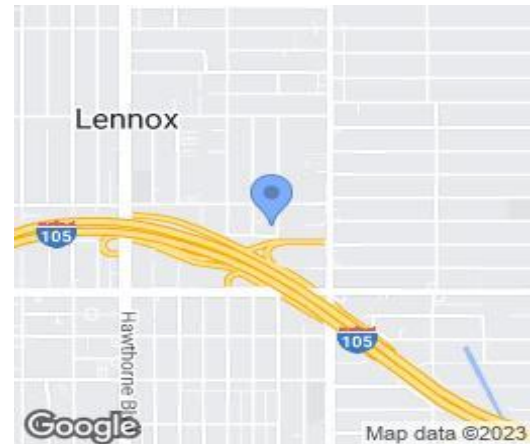
11129 S Osage Ave • Inglewood 90304

37 days on the market

2 units • **\$397,500/unit** • **1,388 sqft** • **5,625 sqft lot** • **\$547.55/sqft** •
Built in 1925

Listing ID: DW22209354

Take 105 fwy west exit prairie Left then Left on 118th st then left on Osage Ave



BACK ON MARKET D on't miss this 2 Excellent condition Units , front house built only 4 years ago (per seller info) from foundation to Roof, it shows proud of ownership ,as you enter very Open bright area living-dining combo room kitchen is very Open and great condition as well, you can appreciate tile floors on this areas I mentioned, But you will enjoy the Hardwood floors beautifully taken care of on 2 bedrooms, this Home definitely is in MOVE IN CONDITION. As you walk the HUGE Lot and Patio All Newly cemented you will see Back unit (tenant occupied) also in great condition here you Won't have any issues about Parking since Lot is Huge and Open , Also very secure Will Beautiful Electronic Gate Call us for a private showing You will be Very happy to Buy this Beautiful Property.And get help on your payment with the rental Income.

Facts & Features

- Sold On 01/09/2023
- Original List Price of \$795,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$1,652 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room
- \$16800 Gross Scheduled Income
- \$16800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

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

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$165
- Electric: \$35.00
- Gas: \$35
- Furniture Replacement:
- Trash: \$30
- Cable TV: 01999125
- Gardener:
- Licenses:
- Insurance: \$65
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4035021013

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:** DW22209354

Printed: 01/15/2023 5:44:41 AM

Closed • Duplex

List / Sold: **\$680,000/\$680,000**

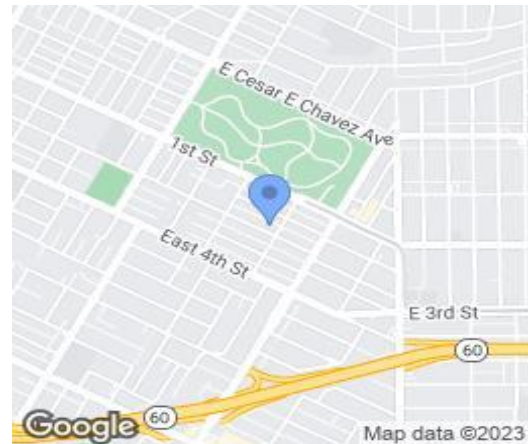
3255 E 2nd St • Los Angeles 90063

0 days on the market

2 units • \$340,000/unit • 1,516 sqft • 4,800 sqft lot • \$448.55/sqft • Built in 1913

Listing ID: DW22244176

See Google map



*** Great Duplex in a nice area of Boyle Heights, near schools, freeways, shopping centers, parks and transportation*** - Front Unit consist of two bedroom and one bathroom with a bonus room with a closet currently used as storage, some of the most recent upgrades in the unit range from new roof, new electric panel, new double paned windows, new central heating and air, newer copper plumbing, along with newer laminate flooring, bathroom was also upgraded, laundry room inside by kitchen area. -Rear Unit consist of two bedrooms and one bathroom as well, upgrades also range from newer roof, newer double paned windows, new AC split unit, newer plumbing, it also has its own laundry room area, this unit is a bit more traditional but it still shows in very good condition. Parking is accessible in the front along driveway, which is able to accommodate up to 4 park vehicles, garage is currently in rear area used only for storage. This duplex show extremely well pride of ownership is displayed throughout. This is truly a must see it will not last!

Facts & Features

- Sold On 01/12/2023
- Original List Price of \$680,000
- 2 Buildings
- Levels: One, Two
- 1 Total parking spaces
- Cooling: Central Air, Zoned
- Heating: Central, Forced Air
- \$296 (Estimated)
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$42000 Gross Scheduled Income
- \$39350 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard
- Fencing: Excellent Condition, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,650
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01862713
- Gardener:
- Licenses:
- Insurance: \$850
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5179009015

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:** DW22244176

Printed: 01/15/2023 5:44:41 AM

Closed • Duplex

List / Sold: **\$729,900/\$740,000** ↑

3955 Gleason St • Los Angeles 90063

9 days on the market

2 units • **\$364,950/unit** • **1,766 sqft** • **6,951 sqft lot** • **\$419.03/sqft** •
Built in 1977

Listing ID: SR22201977

Cross streets are 1st St and S. Bonnie Beach Place.



Welcome home to city of Los Angeles! Perfect for an investor or a buyer who wants to live in one and rent out the other, you'll love this unique Duplex located in the heart of beautiful East LA. This amazing property offers two homes on one lot. The front house is a 3 bedroom, 1.5 bathroom with approximately 1,300 Square Feet of living space. The back unit is a comfortable 1 bedroom, 1 bathroom home with approximately 600 Square Feet of living space. Plus, the huge 7,000 square foot lot provides plenty of room for RVs or parking for both units. This wonderful property is centrally located near public transit and easy freeway access (710, 60, 5, 10 and 101) to Downtown Los Angeles and adjacent cities. Properties like these seldom come on the market, so don't miss your chance!

Facts & Features

- Sold On 01/10/2023
- Original List Price of \$729,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Tile
- Other Interior Features: Recessed Lighting

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5233020046

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: SR22201977

Printed: 01/15/2023 5:44:41 AM

Closed •

List / Sold:

\$2,285,000/\$2,235,000 ↓

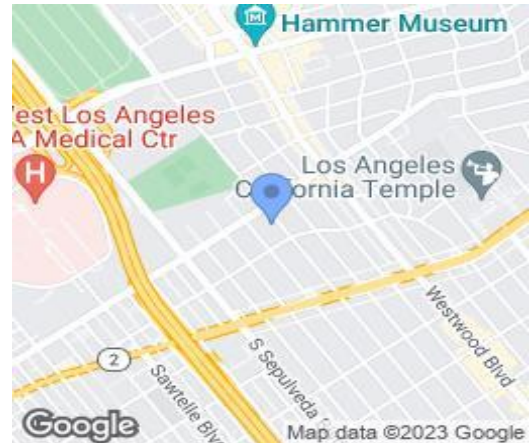
95 days on the market

Listing ID: 22159103

1521 - 1523 VETERAN Ave • Los Angeles 90024

2 units • \$1,142,500/unit • 2,526 sqft • 8,502 sqft lot • \$884.80/sqft •
Built in 1942

North of Santa Monica, south of Ohio



HUGE PRICE REDUCTION AND 100% VACANT!! Incredibly charming duplex on beautifully landscaped 8500 sq. ft. lot. The property is set back off the street and buffered by three enormous orange trees. Unit 1521 is a three bedroom townhouse with an extremely large master bedroom and bath on the first floor. The enormous walk in cedar lined closet is sure to please. There is a spacious dining room that opens to the lush, private yard with French doors. There are gleaming hardwood floors throughout. Unit 1523 is a bright two bedroom one bath townhouse with lovely hardwood floors. The living room overlooks the patio and backyard. The yard is extremely private and is surrounded by mature trees. Both units are vacant. There is a spacious separate shared laundry room as well. With great proximity to UCLA, great shops, restaurants, public transportation, and parks, this property has so much to offer!

Facts & Features

- Sold On 01/13/2023
- Original List Price of \$2,750,000
- 1 Buildings
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room

Interior

- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$1,721
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01946490
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$4,800
2:	2	2	1		Unfurnished	\$0	\$0	\$3,400
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4324023014

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: 22159103

Printed: 01/15/2023 5:44:41 AM

Closed •

List / Sold:

\$2,200,000/\$2,075,000 ↓

47 days on the market

Listing ID: 22212809

500 N Sweetzer Ave • Los Angeles 90048

2 units • \$1,100,000/unit • 2,910 sqft • 3,200 sqft lot • \$713.06/sqft • Built in 1928

Google Maps



Upper remodeled unit delivered vacant. Charming Spanish duplex located in prime Beverly Grove/West Hollywood. Lower unit: Interior laundry, tons of natural light, original touches, and privacy. Spacious living and dining room perfect for the the entertainers. Updated bathroom with shower and tub and custom kitchen cabinets with lots of storage and counter space. Unit has a private garden space. Upper unit: Designer remodeled with interior laundry, an abundance of natural light, original touches, private deck and garage. The spacious living and dining room are perfect for entertaining. Updated bathrooms with showers and bathtub and custom kitchen cabinets with lots of storage and countertop space. Short distance to everything in West Hollywood including The Grove, Beverly Center, LACMA, and shops on Melrose.

Facts & Features

- Sold On 01/13/2023
- Original List Price of \$2,300,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- Laundry: Washer Included, Dryer Included
- \$94044 Net Operating Income

Interior

- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$2,163
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5528004067

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$695,000/\$695,000**

301 E 53rd St • Los Angeles 90011

24 days on the market

2 units • **\$347,500/unit** • **2,280 sqft** • **4,118 sqft lot** • **\$304.82/sqft** •
Built in 2001

Listing ID: TR22224084

Slauson and main



Located near the 110 freeway this property offer great public transportation for tenants making it a desired location. Also walking distance to schools, shop, fast foods and restaurant. Property has been well maintained by the owner for the years owned. Property is newer built so please contact council on rent control plus and minus for owning this property. Rents are due for increase so base your income on proforma. Great bedroom count for best generating income.

Facts & Features

- Sold On 01/11/2023
- Original List Price of \$695,000
- 1 Buildings
- 0 Total parking spaces
- \$334 (Estimated)
- Laundry: Inside
- \$57588 Gross Scheduled Income
- \$44179 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,409
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,389	\$2,389	\$2,628
2:	1	3	2	0	Unfurnished	\$2,410	\$2,410	\$2,651

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5109025018

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: TR22224084

Printed: 01/15/2023 5:44:42 AM

Closed • Duplex

List / Sold: **\$749,900/\$740,000** ↓

325 W 65th St • Los Angeles 90003

28 days on the market

2 units • **\$374,950/unit** • **1,792 sqft** • **4,520 sqft lot** • **\$412.95/sqft** •
Built in 1924

Listing ID: DW22230040

S Grand Ave / S Broadway Blvd



Recently Remodeled Duplex... Features include: 2 Bedrooms / 2 Bathrooms each Unit. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. One car detached garage & One car covered carport parking. Alarm on property, Freshly painted interior and exterior. On Title subject is 4 Bed/2 Bath. This is a must see!

Facts & Features

- Sold On 01/12/2023
- Original List Price of \$749,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 1 Total carport spaces
- \$308 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Microwave

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6005001005

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:** DW22230040

Printed: 01/15/2023 5:44:42 AM

Closed • Duplex

List / Sold: **\$717,500/\$720,000** ↑

4327 Eugene St • East Los Angeles 90022

21 days on the market

2 units • **\$358,750/unit** • **1,756 sqft** • **6,456 sqft lot** • **\$410.02/sqft** •
Built in 1971

Listing ID: IV22244072

Eastern to Eugene



First time on the market in in 37yrs! Step into this gated duplex, the first unit is 3 bedrooms 2 bath. The second unit is 2 bedrooms 1 bath. Live in one and rent the other the rental market is strong. The property has great curb appeal and a long driveway with room to park 4 cars and RV. Seller to assist in making the property FHA compliant.

Facts & Features

- Sold On 01/11/2023
- Original List Price of \$717,500
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- \$1,134 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 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: 01501111
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- ELA - East Los Angeles area
- Los Angeles County

- Parcel # 5234015028

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:** IV22244072

Printed: 01/15/2023 5:44:42 AM

Closed •

List / Sold: **\$922,000/\$900,000** ↓

6602 De Celis Pl • Lake Balboa 91406

19 days on the market

2 units • **\$461,000/unit** • **1,482 sqft** • **6,001 sqft lot** • **\$607.29/sqft** •
Built in 1950

Listing ID: 22221679

East of Balboa, west of Hayvenhursts, north of Victory, south of Vanowen



Amazing opportunity to own this wonderful property located in a coveted pocket of Lake Balboa on a quaint, tree lined street. This adorable property is a single family home with a fully permitted, detached ADU. Front home is a light and bright 3 bedroom, 1 bathroom with beautiful real oak hardwood floors, ceiling fans, plantation shutters and newer double paned vinyl windows. Lovely living room and dining area. Primary bedroom with french door access to patio area and wonderfully spacious, fully fenced, private backyard with lush landscaping. Large, designated laundry room. The fully permitted, detached ADU is an adorable studio with full kitchen, bathroom and stacked laundry. It offers a separate, private entrance and it's own quaint, fully fenced yard/patio area. Both the front home and the ADU feel entirely private. Come see this fantastic property!

Facts & Features

- Sold On 01/11/2023
- Original List Price of \$922,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Inside, Stackable
- \$66900 Net Operating Income

Interior

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

Exterior

- Lot Features: Landscaped, Lawn, Front Yard
- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$2,175	\$2,175	\$2,175
2:	1	3	1		Unfurnished	\$0	\$3,200	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- LKBL - Lake Balboa area
- Los Angeles County
- Parcel # 2231011039

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: 22221679

Printed: 01/15/2023 5:44:42 AM

Closed •

List / Sold: **\$1,060,000/\$875,000** ↓

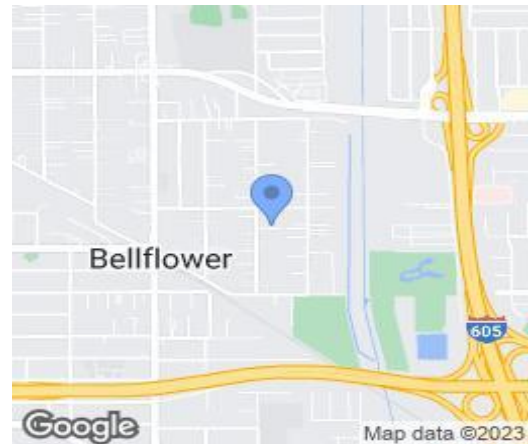
16624 Grand Ave • Bellflower 90706

119 days on the market

**2 units • \$530,000/unit • 1,942 sqft • 13,413 sqft lot • \$450.57/sqft •
Built in 1923**

Listing ID: OC22177927

S/Alondra E/Woodruff



Listed at appraised value. Great investment opportunity in the heart of Bellflower! Two individual houses on a massive 13,413 SF lot. Front House has 2 Bedrooms and 1 bath. The rear house has 4 Bedrooms and 2 Baths. Each unit has their own separate garage, this Is A Great Income Property, Tenants Pay On Time. This Property Is Being Sold In It's Present Condition. Seller is in a Trust, do not need court approval. We do not have actual expenses at this time Building has been owned for more than 40 years. Rents are low call listing agent for any other information. All information deemed reliable, not guaranteed

Facts & Features

- Sold On 01/10/2023
- Original List Price of \$1,060,000
- 4 Buildings
- Levels: One
- 8 Total parking spaces
- 4 Total carport spaces
- \$0 (Assessor)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00572110
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,200	\$1,200	\$1,800
2:	1	4	2	2	Unfurnished	\$1,250	\$1,250	\$3,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- RG - Bellflower North of 91 Frwy, S of Alondra area

- Rent Controlled

- Los Angeles County
- Parcel # 7017017011

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:** OC22177927

Printed: 01/15/2023 5:44:42 AM

Closed • Duplex

List / Sold:

\$1,100,000/\$1,050,000 ↓

66 days on the market

Listing ID: RS22114046

8634 Cypress Ave • South Gate 90280

**2 units • \$550,000/unit • 3,178 sqft • 6,012 sqft lot • \$330.40/sqft •
Built in 1927**

off State st. mrt on Ardmore Ave mlt onto Cypress Ave



Extra. Extra large units- - Pride of Ownership Front house is 3bed - 2 bath Approx. 1,768 Sqft. Extra clean, large master Bedroom with large full bath including a Bidet. Back unit has Approx. 1,410 Sqft Newly built 1987 2 bedrooms 2 baths(It was divided without permits into a 2 units 1 bed 1 bath each). It is located on top of the garages. Property has a total of 4 car garage. One of the 2 car garage, building Plans have been submitted to the city for a 2 bedroom 1 bath ADU with an approx. of 763 sqft. Adding all the Sqft. of the property plus ADU it will be a Total of 3,941 Sqft. of living space. Property has too many amenities to list, including a cover patio between the house and the back unit. Front unit, or main house has Central A/C. Kitchen on main house has been remodeled, it includes a nice dishwasher and a high end stove, and it also has a basement of Approx. 82.5 Sqft. Main house has an attic space that can be used as living quarters which includes a restroom. Ceiling fans throughout the entire property. High end front fence. 8 surveillance cameras on the property are included. The entire property shows extremely well, It can be an owner user. Trust me the list can go on and on.

Facts & Features

- Sold On 01/12/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$810 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01291397
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6204009034

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:** RS22114046

Printed: 01/15/2023 5:44:42 AM

Closed • Duplex

List / Sold:

\$1,356,900/\$1,400,000 ↓

182 days on the market

Listing ID: DW21239480

1503 Wellesley Ave • Los Angeles 90025

2 units • **\$678,450/unit** • **3,061 sqft** • **6,212 sqft lot** • **\$457.37/sqft** •
Built in 1941

exit onto I-10 West, Santa Monica Fwy toward Santa Monica, exit 2C onto Bundy Dr North, left onto Ohio Ave



TRUST SALE | CORNER LOT | FRONT UNIT-SINGLE FAMILY RESIDENCE, 3 BED, 2 BATH WITH 1117 SQFT OF LIVING SPACE | BACK (2ND UNIT) HAS 5 BEDROOM AND 3 BATHROOMS WITH 1850 SQFT OF LIVING SPACE AND ITS OWN ENTRANCE ON OHIO ST | 2ND UNIT HAS BEEN CONVERTED INTO A BOARDING HOUSE | THERE'S A SEPARATE LAUNDRY ROOM BETWEEN UNITS AND RECREATION ROOM | DETACHED GARAGE HAS BEEN CONVERTED INTO A UNPERMITTED UNIT | THE PROPERTY FALLS IN L.A. CITY RENT CONTROL | PROPERTY SHOWS DEFERRED MAINTENANCE AND MIGHT NOT QUALIFY FOR TRADITIONAL FINANCING DUE TO ITS PRESENT CONDITION | PROPERTY TO BE SOLD AS-IS AND WITH TENANT OCCUPYING THE CONVERTED GARAGE AND DOWNSTAIR BACK UNIT.

Facts & Features

- Sold On 01/11/2023
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: Two, Multi/Split
- 3 Total parking spaces
- \$538 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$2,500
2:	1	5	3	0	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled

- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4267030027

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: DW21239480

Printed: 01/15/2023 5:44:42 AM

Closed • **Triplex**

List / Sold:

\$1,375,000/\$1,300,000 ↓

103 days on the market

16516 S Manhattan Pl • Gardena 90247

3 units • \$458,333/unit • 3,913 sqft • 7,011 sqft lot • \$332.23/sqft • Built in 1977

Listing ID: PW22159262

South on 405 exit Western Avenue go north make a left on 166th Street and then a right on Manhattan Place



MASSIVE PRICE REDUCTION TO \$1,375,000 BUT MUST CLOSE BEFORE YEAR END, RARE ONE OF A KIND TRIPLEX! Owners 3 bedroom front home stands alone (1,929 sf) and is separate and not part of the rear 2 apartment/town home units (992 sf each) with its own front and private back yards! If you plan to live in the front owners home then the 2 rear apartments should rent for a total of \$5,000/month and will pay for the majority of your home ownership. Easy to manage long term and well qualified tenants. The separate rear 2 apartment/town home units interiors have been completely refurbished with new kitchens, bathrooms, energy efficient white vinyl windows, flooring, all doors, molding and fixtures have been replaced and are basically brand new so should give no repair or maintenance problems. The front home was mildly remodeled and updated from the original with updated laminate floors and. new appliances.

Facts & Features

- Sold On 01/12/2023
- Original List Price of \$1,675,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- \$821 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Garage
- Cap Rate: 4.8
- \$108000 Gross Scheduled Income
- \$81000 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Master Bathroom, Master Bedroom
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Gas & Electric Range, Ice Maker, Range Hood, Water Heater
- Other Interior Features: Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$27,000
- Electric:
- 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	3	3	2	Unfurnished	\$3,000	\$3,000	\$4,000
2:	2	2	2	2	Unfurnished	\$2,000	\$4,000	\$5,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 1
- Water Meters: 1
- Carpet: 1
- Dishwasher: 3
- Disposal: 3

- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 0
- Wall AC: 2

Additional Information

- Standard sale

- 119 - Central Gardena area
- Los Angeles County
- Parcel # 4066025011

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: PW22159262

Printed: 01/15/2023 5:44:42 AM

Closed • **Triplex**

List / Sold: **\$949,000/\$904,000** ↓

431 W 13th St • San Pedro 90731

110 days on the market

3 units • \$316,333/unit • 2,049 sqft • 5,010 sqft lot • \$441.19/sqft • Built in 1954

Listing ID: OC22193346

I-710 or I-110 S, continue S to 13th St. Property is E of Pacific Ave; easy street parking.



Opportunity knocks! Meticulously maintained single level triplex just 5 minutes from the multimillion LA Waterfront project, slated to open in 2024. Option to move in to one of the units for a lower down payment; or, rent all units & garages for additional income! NO deferred maintenance here - NEW roof, NEW fencing, NEW landscaping, NEW gas shut off valves to code. Property is freshly repainted and each unit is light and cheery. This gem is a lovingly maintained property in the same family for over 30 years, all work has been completed to the highest standards of materials and service! Worried about parking? Don't be - all 3 units have their own private garage. In unit washer / dryer hookups make life convenient, too!! With a WalkScore of 83, you can do most of your errands by bike or on foot - enjoy those harbor breezes! Just 10 minutes to I-710, 5 minutes to the I-110, 4 minutes to Crafted at the Port of LA and 22nd St Park, 3 minutes to grocery. Don't miss your chance to own a timeless investment in the center of revitalizing San Pedro.

Facts & Features

- Sold On 01/12/2023
- Original List Price of \$949,000
- 4 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Inside, Washer Hookup
- \$49068 Gross Scheduled Income
- \$41637 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen
- Floor: Tile, Wood
- Appliances: Gas Range, Range Hood, Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s)

Exterior

- Lot Features: Front Yard, Landscaped, Paved
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,640
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,007	\$1,007	\$1,950
2:	1	1	1	1	Unfurnished	\$1,482	\$1,482	\$1,600
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,600

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 3• Gas Meters: 3• Water Meters: 0• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges: 3• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale• Rent Controlled | <ul style="list-style-type: none">• 183 - Vista Del Oro area• Los Angeles County• Parcel # 7456015011 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Single Family Residence**

List / Sold:

\$1,200,000/\$1,172,960 ↓

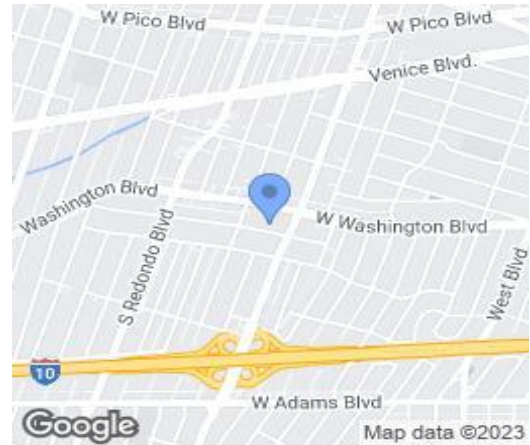
14 days on the market

Listing ID: CV22254698

5001 W 20th St • Los Angeles 90016

3 units • \$400,000/unit • 3,278 sqft • 9,026 sqft lot • \$357.83/sqft • Built in 1927

La Brea to 20th



Three Unit Los Angeles Property with an Excellent Location on a 9000+ sqft lot. PERFECT location for generating rental income. Front house is a Spanish style single family home with over 1700sqft of living space. Well maintained property with original hardwood floors and numerous upgrades through the years. Central AC and heating. The ADU was constructed in 2022 and is nearly finished. Both units have open floor plans, spacious bedrooms, and laundry hookups in each unit. Excellent location close to restaurants, shopping, and entertainment. 15 minutes from DTLA. 20 minutes from the Hollywood Bowl. Less than 10 miles from Santa Monica. 5 miles from USC.

Facts & Features

- Sold On 01/10/2023
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$384 (Estimated)
- Laundry: Individual Room, Inside
- \$103200 Gross Scheduled Income
- \$93200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Value In Land, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$4,000	\$4,000	\$4,500
2:	2	4	2	0	Unfurnished	\$2,300	\$2,300	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5062004005

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: CV22254698

Printed: 01/15/2023 5:44:42 AM

Closed •

List / Sold:

\$1,649,000/\$1,629,800 ↓

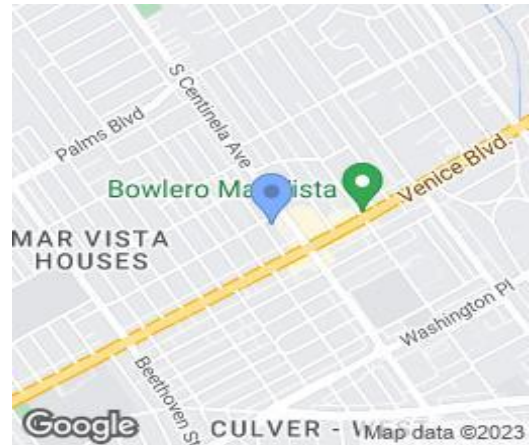
58 days on the market

Listing ID: 22176985

3758 Colonial Ave • Los Angeles 90066

**3 units • \$549,667/unit • 1,993 sqft • 5,751 sqft lot • \$817.76/sqft •
Built in 1930**

North of Venice Bl, West of Sepulveda Bl



2 OUT OF 3 UNITS CAN BE DELIVERED VACANT! Located on a quiet, tree-lined street in the desirable Mar Vista neighborhood close to Silicon Beach, Culver City, and Santa Monica, this well-maintained triplex is perfect for an owner/user or investor. There are two units with 1 bedroom and 1 bathroom, and one unit with two bedrooms and one bathroom, plus two one-car garages. All have abundant natural light, refinished hardwood floors, updated kitchens and bathrooms, and their own washers and dryers. Ideal location close to the 405 and 10 Freeways. The 2-bedroom unit and one of the 1 bedroom units can be delivered vacant, so an owner can either move in or re-tenant at market rate. Drive by only. Do not disturb tenants. Sold "As-Is." Please submit offer subject to inspection.

Facts & Features

- Sold On 01/12/2023
- Original List Price of \$1,650,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$44810 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$26,242
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947727
- 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	\$1,931	\$1,931	\$2,480
2:	1	1	1		Unfurnished	\$0	\$0	\$2,480
3:	1	2	1		Unfurnished	\$1,510	\$1,510	\$3,247
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4246025021

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$759,900/\$775,000** ↑

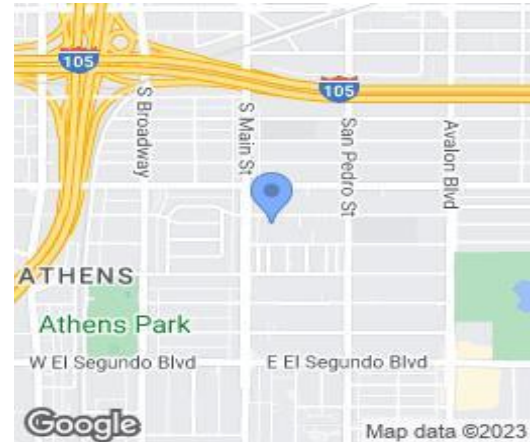
128 E 121st St • Los Angeles 90061

17 days on the market

**3 units • \$253,300/unit • 3,047 sqft • 8,866 sqft lot • \$254.35/sqft •
Built in 1964**

Listing ID: 22218293

W 120th St to S Main St to E 121st St



*All Highest & Best offers are due by Tuesday 11/22 by 10am. Looking for an investment opportunity? This triplex is for you! Located in the Athens Village neighborhood within Los Angeles County, this property features 3 detached units. Unit 128 is 3BR/1.5BA, unit 128 1/2 is 2BR/1BA and unit 128 1/4 is 2BR/1BA. Ample driveway parking. Do not miss the opportunity to add this triplex to your investment portfolio! Fully occupied, please do not disturb occupants.

Facts & Features

- Sold On 01/12/2023
- Original List Price of \$759,900
- 3 Buildings
- Heating: Wall Furnace

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01008730
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,414	\$2,414	\$0
2:	1	2	1		Unfurnished	\$1,541	\$1,541	\$0
3:	1	2	1		Unfurnished	\$1,924	\$1,924	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6086003010

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: 22218293

Printed: 01/15/2023 5:44:42 AM

Closed • **Single Family Residence**

List / Sold:

\$1,299,777/\$1,285,000 ↓

34 days on the market

Listing ID: SR22216564

7416 Eton Ave • Canoga Park 91303

3 units • \$433,259/unit • 2,660 sqft • 7,500 sqft lot • \$483.08/sqft • Built in 1949

Please refer to GPS for directions



Three Homes in One Lot in CANOGA PARK... YES Three Houses...| Absolute Gorgeous Properties | SPARKLING BLUE POOL | Presenting Three Homes on One Large Lot | Main House 7416 Eton Ave 3+2 with 1100 Sqft. & Second Home 7414 Eton Ave is 3+3 Two Story Home Brand New Construction Built 2022 With 1200 Sqft. It Includes 2 Large Master Bedrooms upstairs with Own Bath and one Large Bedroom Downstairs | Third House is 7416 1/2 Eton Ave offers 1+1 with 361 SQFT. | Very Good Size lot 7500 Sqft.| Offers a Gorgeous Open Floor Plan | Brand New Kitchen with Quartz Engineer Stone Counter Tops| The Chef of the House will Enjoy the Abundant Cabinetry that Comes with Durable Stainless Steel Appliances, Range Stove Plus Dish Washer all Included | Recessed Lighting LED Throughout the Three Houses | Large Master Bedroom with Walk-In Closet and Full bath | Brand New Double Pane Windows | Laminated Wood Floors| Central Air & Central Gas Heating| Central Air & Heat | Brand New Roof for all Three Properties.| New Double Pane Windows | All Three with Separate Address, Electric & Gas Meters. | Excellent Income Property an Estimate of \$8300 Per month.

Facts & Features

- Sold On 01/10/2023
- Original List Price of \$1,299,777
- 3 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Central
- \$0 (Assessor)
- Laundry: Individual Room
- \$97200 Gross Scheduled Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, See Remarks
- Appliances: Dishwasher
- Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: 0-1 Unit/Acre, Rectangular Lot
- Security Features: Smoke Detector(s)
- Fencing: See Remarks
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01836587
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Partially	\$0	\$0	\$3,400
2:	1	3	3	0	Partially	\$0	\$0	\$3,300
3:	1	1	1	0	Partially	\$0	\$0	\$1,600

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 3• Gas Meters: 2• Water Meters: 1• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none">• Standard sale• Rent Controlled | <ul style="list-style-type: none">• CP - Canoga Park area• Los Angeles County• Parcel # 2112009017 |
|---|--|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$1,500,000/\$1,500,000**

9328 Crenshaw Blvd • Inglewood 90305

19 days on the market

**4 units • \$375,000/unit • 3,442 sqft • 6,128 sqft lot • \$435.79/sqft •
Built in 1953**

Listing ID: 22210351

Please use Google or Apple Maps.



We are pleased to present this excellent 2-story (4) unit building with detached (4) car garage for your consideration. This is an Incredible investment opportunity with huge potential and upside. The property is zoned INR3YY and is located just minutes from SoFi Stadium & The Forum. Close Proximity to Crenshaw/LAX Metro Line, Inglewood City Hall, LAX Airport, & Upcoming \$1.2 Billion Clippers Arena. This well maintained 3,442 square foot multi-family building features 8 bedrooms, 4 bathrooms. Consisting of (4) 2bedroom 1 bath units, Long Driveway, detached 4 car garage with additional parking spaces at the rear of the building. This property is perfect for anyone seeking to start or expand their Real Estate portfolio. Currently 1 unit is occupied with 3 units vacant. The 3 vacant units have been meticulously rehabbed with huge attention to details ready for market rent at day 1. DRIVE-BY ONLY! DO NOT DISTURB TENANTS FOR ANY REASON. Owners have never lived at the property and the property will be sold "AS-IS" condition with current tenant in place. Submit offers subject to interior inspection.

Facts & Features

- Sold On 01/11/2023
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace

Interior

Exterior

- Sewer: Other, Sewer Paid

Annual Expenses

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

Unit Details

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

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4027012012

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold:

\$1,298,000/\$1,432,000 ↑

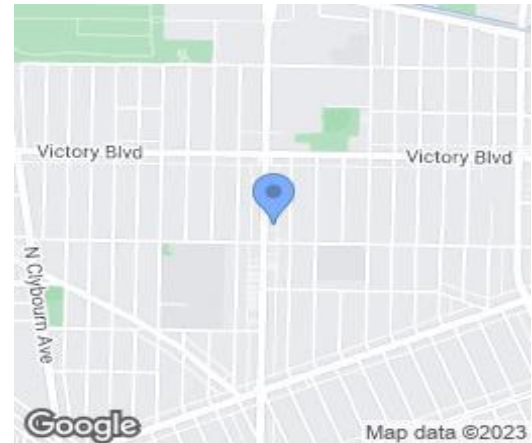
19 days on the market

Listing ID: GD22226298

1824 N Hollywood Way • **Burbank 91505**

4 units • **\$324,500/unit** • **2,477 sqft** • **5,323 sqft lot** • **\$578.12/sqft** •
Built in 1947

134 FWY Exit Hollywood way go north



Please Please do not go to the property and ask any questions from the tenant. Family owned property probably for the last 50 years. 4 one bedroom with one bath and 3 double door attached garages in the back. Seller is selling this property in AS IS Where is bases with no guarantee from the Seller. One of the unit is vacant and needs a lot of work. See agent remarks for offering procedures. No cash offer will be accepted. Seller to carry with minimum of 25% down payment at close to market rate for 5 to 10 years.

Facts & Features

- Sold On 01/12/2023
- Original List Price of \$1,298,000
- 1 Buildings
- 4 Total parking spaces
- \$314 (Estimated)
- Laundry: Gas Dryer Hookup
- \$75000 Gross Scheduled Income
- \$53000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01038441
- Gardener:
- Licenses:
- Insurance: \$2,772
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,800	\$1,800	\$2,000
2:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$2,000
3:	1	1	1	0	Unfurnished	\$1,450	\$1,500	\$2,000
4:	1	1	1	0	Unfurnished	\$1,450	\$1,500	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 610 - Burbank area
- Los Angeles County
- Parcel # 2437002011

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:** GD22226298

Printed: 01/15/2023 5:44:42 AM

Closed •

List / Sold:

\$1,995,000/\$1,922,000 ↓

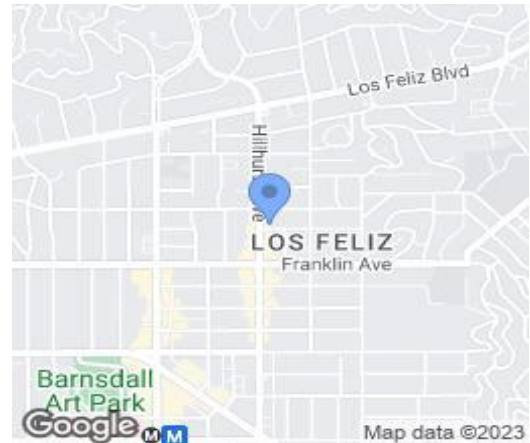
24 days on the market

Listing ID: 22218623

4451 Clarissa Ave • Los Angeles 90027

4 units • **\$498,750/unit** • **5,337 sqft** • **3,840 sqft lot** • **\$360.13/sqft** •
Built in 1931

Just east of Hillhurst



Buildings like 4451 Clarissa Ave are the originals from which the New Urbanism movement draws inspiration. Proximity to transportation, great restaurants and shopping, style that evokes classic urban architecture, streetscapes at a human scale, and nearby job centers and recreation are the amenities that ensure these four units will always command high rents. The two-bedroom, one-bath units are spacious--each around 1,200 SF--with high ceilings, arched doorways, hardwood floors, built-in linen cabinets, laundry, and central heat and air in each unit. This is a classic building that makes financial sense.

Facts & Features

- Sold On 01/13/2023
- Original List Price of \$1,995,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable

Interior

- Floor: Wood, Tile
- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,150	\$3,150	\$3,200
2:	1	2	1		Unfurnished	\$3,200	\$3,200	\$3,200
3:	1	2	1		Unfurnished	\$3,000	\$3,000	\$3,200
4:	1	2	1		Unfurnished	\$3,000	\$3,000	\$3,200

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

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5590010015

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: 22218623

Printed: 01/15/2023 5:44:42 AM

Closed • **Quadruplex**

List / Sold:

\$1,150,000/\$1,140,000 ↓

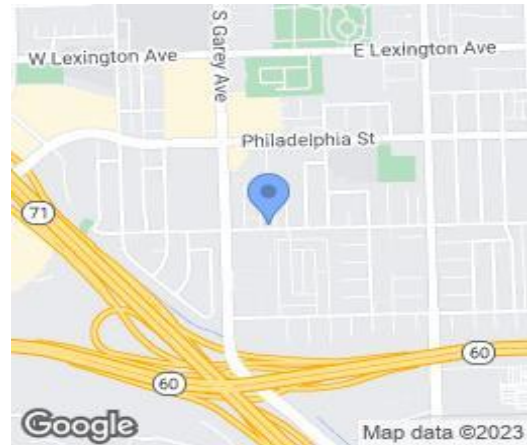
18 days on the market

Listing ID: IV22238866

2276 Nelson St • Pomona 91766

4 units • \$287,500/unit • 3,926 sqft • 11,245 sqft lot • \$290.37/sqft • Built in 1964

Cross streets: Nelson St. at E. Olive St.



Great investment opportunity of an income property. Corner lot quadruplex located in a safe and calm neighborhood of Pomona. Generating an excellent annual income and has plenty of opportunity. The property has been very well maintained by the current owners. Conveniently located near schools, shopping centers, hospitals, and much more. Come take a look, it won't last long!!

Facts & Features

- Sold On 01/11/2023
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- \$100200 Gross Scheduled Income
- \$46200 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: None

Exterior

- Lot Features: Lot 10000-19999 Sqft, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 02025500
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,000	\$2,000	\$2,500
2:	1	2	2	2	Unfurnished	\$1,850	\$1,850	\$2,000
3:	1	2	2	2	Unfurnished	\$0	\$0	\$2,000
4:	1	2	2	2	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Notice Of Default sale

- 687 - Pomona area
- Los Angeles County
- Parcel # 8331010021

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: IV22238866

Printed: 01/15/2023 5:44:42 AM

Closed • **Quadruplex**

List / Sold: **\$850,000/\$840,000** ↑

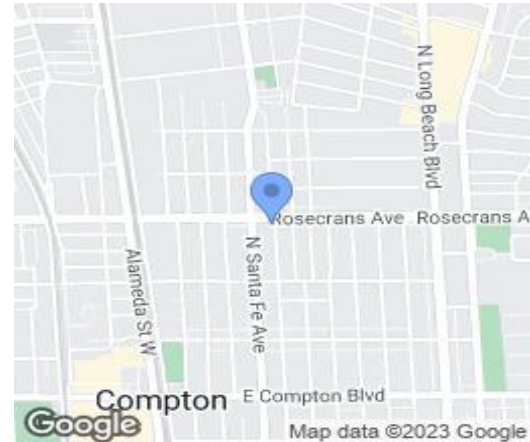
1009 N Chester Ave • Compton 90221

171 days on the market

4 units • **\$212,500/unit** • **2,556 sqft** • **4,380 sqft lot** • **\$328.64/sqft** •
Built in 1939

Listing ID: DW22083236

turn right on Chester



We are pleased to present the opportunity to acquire 1009 N Chester Ave. A four-unit complex consisting of (1)-2 Bed/1 bath and (3)- 1 Bed /1 bath units in non rent controlled area of Compton. This property is on the corner of Rosecrans Ave. and Chester Ave. Corner lot centrally located, close to shops, hospitals, schools, LAX. Minutes away from 91, 710 and 105 freeways. Property is being sold as is. All units are occupied and tenants included in purchase.

Facts & Features

- Sold On 01/11/2023
- Original List Price of \$830,000
- 2 Buildings
- 4 Total parking spaces
- \$1,040 (Estimated)
- Laundry: See Remarks
- \$60060 Gross Scheduled Income
- \$54060 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,800
2:	1	1	1	1	Unfurnished	\$1,125	\$1,125	\$1,200
3:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,200
4:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,300

Of Units With:

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

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6178003003

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:** DW22083236

Printed: 01/15/2023 5:44:42 AM

Closed • **Quadruplex**

List / Sold:

\$3,900,000/\$3,820,000 ↓

163 days on the market

236 N Park View St • Los Angeles 90026
4 units • **\$975,000/unit** • **7,501 sqft** • **8,023 sqft lot** • **\$509.27/sqft** •
Built in 2020
NA

Listing ID: WS22145803



View View View!!! Rare to find Newly Built fourplex with wonderful Views of Downtown and Hollywood Sign and private backyards!!! Built in 2020 and Located in highly desirable Echo Park & Silver Lake Area! Separate Water/Electric/Gas Meter for each unit. Little to No Maintenance expense!!! Each unit has very large and spacious Living Room, Kitchen and bedroom en-suites. Rare to find Highly upgraded HARDWOOD flooring, stainless steel appliances, tankless water heaters, garages, Quartz stone counters, and customized luxurious bathrooms for all units. Each bedroom has its own separate bathroom. No Sharing!!!! Separate laundry inside each unit. Property is fully gated. Huge Size 8000 sqft Lot. The front building has 2 units that both include roof top decks, one is a 4 bed 4 1/2 bath and 3 bed 3 1/2 bath. The back building has 2 units with its private backyards, one is a 4 bed 4 1/2 bath and 5 bedroom 5 1/2 bath. Actual Monthly Rent is \$18450.00

Facts & Features

- Sold On 01/13/2023
- Original List Price of \$3,900,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- \$781 (Estimated)
- Laundry: Inside
- \$221400 Gross Scheduled Income
- \$221400 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01964500
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	5	2	Unfurnished	\$5,400	\$5,600	\$5,600
2:	1	3	4	2	Unfurnished	\$4,150	\$4,500	\$4,500
3:	1	4	5	2	Unfurnished	\$4,200	\$4,800	\$4,800
4:	1	5	6	2	Unfurnished	\$4,700	\$5,200	\$5,200

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5157012005

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:** WS22145803

Printed: 01/15/2023 5:44:42 AM

Closed •

List / Sold: **\$875,000/\$780,000** ↓

1640 E 49th St • Los Angeles 90011

62 days on the market

**4 units • \$218,750/unit • 3,068 sqft • 4,600 sqft lot • \$254.24/sqft •
Built in 1923**

Listing ID: 22204717

South of E Vernon Ave. Just east of Long Beach Ave



1640 E 49th Street is a 4-unit value add apartment building located in South Los Angeles, CA. The building is fully occupied and has an excellent unit mix of (3) 2 Bed, 1 Bath units and (1) 3 Bed, 1 Bath unit. The property also includes ample surface parking with room for 4-5 cars and access from Morgan Avenue and 49th Street. The property is currently operating with approximately 85% in rental upside, allowing for significant value to be added for the next owner. South Los Angeles has seen steady growth over the past several years due to its relative housing affordability and convenient proximity to Downtown Los Angeles, Huntington Park, Vernon, and Orange County. Rents in South LA have grown significantly over the past two years with average 2 bedroom market rents reaching \$2,250, a nearly 20% increase from 2020. With low vacancy rates, landlord favored market conditions, and numerous employment options nearby, South LA is poised for significant long-term growth.

Facts & Features

- Sold On 01/12/2023
- Original List Price of \$1,000,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 4.23
- \$37028 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$22,810
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01782269
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,125	\$2,125	\$2,750
2:	1	2	1		Unfurnished	\$971	\$971	\$2,250
3:	1	2	1		Unfurnished	\$1,081	\$1,081	\$2,250
4:	1	2	1		Unfurnished	\$943	\$943	\$2,250
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5106021007

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,350,000/\$1,300,000 ↓

92 days on the market

11520 Adco Ave • Downey 90241

4 units • \$337,500/unit • 3,249 sqft • 7,265 sqft lot • \$400.12/sqft • Built in 1956

Listing ID: PW22205620

SE on CA-42, turn right on Old School Rd, Rt on Neo St, Rt on Adco



We are pleased to present 11520 Adco Ave, a 4-unit multi-family community located in the prime rental market of Downey, CA. Centrally located between four major freeways, the Property is just minutes from Downtown LA, Orange County, and the Pacific Ocean. The property was built in 1956 and is comprised of approximately 3,249 rentable square feet on a 7,265 square foot lot. The building has an outstanding unit mix, comprising entirely of spacious 2 bedroom 1 bathroom units. The property is separately metered for gas and electricity, features ample parking, and the tenants benefit from the property's central location. In addition, there is a laundry facility on site for tenants' convenience, select units have been renovated with new kitchens, and the building has a new roof. This is an outstanding opportunity to acquire a desirable multi-family asset with substantial upside in the city of Downey and would be a great addition to any investor's portfolio. • This is a trust sale, and will be subject to approval by all trustees, please inquire with the listing agent for further details.

Facts & Features

- Sold On 01/09/2023
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- \$992 (Estimated)
- \$80868 Gross Scheduled Income
- \$51363 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,079
- Electric: \$850.00
- Gas: \$850
- Furniture Replacement:
- Trash: \$850
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,462
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$850
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	1	Unfurnished	\$1,685	\$6,739	\$2,195

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
- D4 - Southeast Downey, S of Firestone, E of Downey area
- Los Angeles County
- Parcel # 6231003008

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: PW22205620

Printed: 01/15/2023 5:44:43 AM

Closed •

List / Sold: **\$997,000/\$1,291,000** ↑

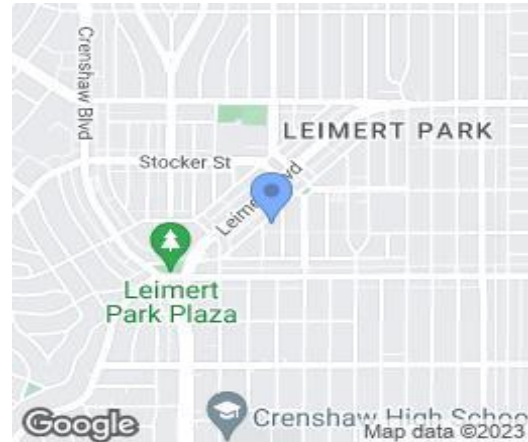
4250 Garthwaite Ave • Los Angeles 90008

7 days on the market

4 units • **\$249,250/unit** • **3,940 sqft** • **5,423 sqft lot** • **\$327.66/sqft** •
Built in 1930

Listing ID: 22206807

East of Leimert Blvd., North of Vernon, South of Stocker, West of Arlington



Leimert at its Finest! An Absolute Show Stopper, this Elegant Classic Spanish 4 plex reeks of old-school charm with the original details. All 1 bedroom, 1 bath, approximately 1,000 sq ft per unit, featuring high vaulted ceilings with wood beams, gorgeous original hardwood floors, coved ceilings, and arches, situated on one of the most coveted tree-lined streets in the highly sought after Leimert Park. Ideal for owner user, two units to be delivered vacant. The vacant units have been updated and include stainless appliances, laundry inside, the entire building has updated electrical, exterior security lighting. One of the updated units includes new Ring doorbell/camera, ADT security system. Updated units have been short term rentals for traveling nurses and business professionals. All COVID-19 best practices are followed. **DRIVE BY ONLY! DO NOT DISTURB TENANTS!**

Facts & Features

- Sold On 01/11/2023
- Original List Price of \$997,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- Cap Rate: 5.68
- \$57440 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

- Rooms: Living Room
- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

- Security Features: Fire and Smoke Detection System, Carbon Monoxide Detector(s)

Annual Expenses

- Total Operating Expense: \$28,048
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$812	\$812	\$2,000
2:	1	1	1		Furnished	\$3,000	\$3,000	\$3,000
3:	1	1	1		Furnished	\$2,500	\$2,500	\$3,000
4:	1	1	1		Unfurnished	\$812	\$812	\$2,000
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5023013024

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:** 22206807

Printed: 01/15/2023 5:44:43 AM

Closed • **Quadruplex**

List / Sold:

\$1,100,000/\$1,030,000 ↑

31 days on the market

Listing ID: DW22214496

8651 Virginia Ave • South Gate 90280

**4 units • \$275,000/unit • 2,300 sqft • 5,828 sqft lot • \$447.83/sqft •
Built in 1955**

Firestone Blvd



South Gate Four-plex with lots of opportunity! Excellent location near schools, shopping and restaurants has kept this long-time rental property very desirable. Upside rental potential. Live in one unit and let the rents pay your mortgage while you build equity. Or consider the development opportunity of a generous-sized lot. Current tenants are on month-to-month leases. Garages are currently rented separately. Property consists of two duplexes, a detached garage with four separate one-car spaces and a community laundry room. Kitchens and bathrooms have been updated recently (new copper in all vertical plumbing) and several units have semi-private patio areas. Seller is CA Real Estate Broker.

Facts & Features

- Sold On 01/10/2023
- Original List Price of \$999,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$1,049 (Estimated)
- Laundry: Common Area, Community
- \$72000 Gross Scheduled Income
- \$41000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,500
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6210021015

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: DW22214496

Printed: 01/15/2023 5:44:43 AM

Closed •

List / Sold:

\$1,550,000/\$1,300,000 ↓

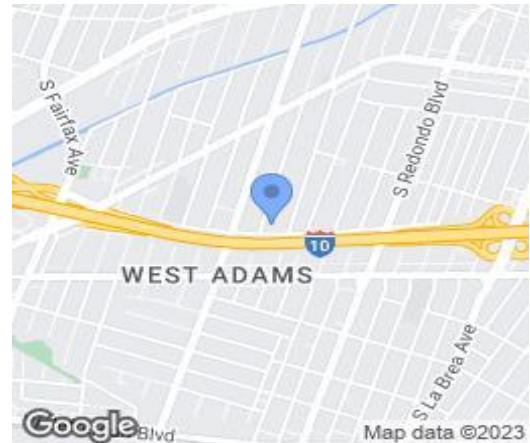
63 days on the market

Listing ID: 22172595

2416 S RIDGELEY Dr • Los Angeles 90016

6 units • \$258,333/unit • 5,896 sqft • 9,647 sqft lot • \$220.49/sqft • Built in 1945

West of La Brea and North of the 10 freeway.



Don't miss this prime investment opportunity in a hot market located in Mid City, Los Angeles. A two story six (6) unit apartment building all comprised of 2Bed/1Bath. New silicon roof install in 2022 over the entire Apartment and carport. With close proximity to the 10 Freeway and the Westside, this property offers tenants convenient access to freeway and bus lines for work or school. Tenants are also close to the entertainment and business centers of Santa Monica, The Grove, and Downtown Los Angeles. Currently five (5) of the six (6) units are occupied with tenants on month to month leases. The 1st unit is vacant. All units are separately metered for gas and electric. Sold as is and no warranties/guarantees made. Tenant breakdown and financials will be provided upon request. Seller will not give any credits or make any repairs. Seller and/or sellers agent makes no representation as to room size, lot size, etc. Buyer to verify with appropriate entities and satisfy self. Buyers to cooperate with seller 1031 exchange. Property will ONLY be shown once offer is accepted. Please do not disturb tenants.

Facts & Features

- Sold On 01/13/2023
- Original List Price of \$1,700,000
- 1 Buildings
- Heating: Natural Gas

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Automatic Gate

Annual Expenses

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

Unit Details

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

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5063020011

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,495,000/\$1,335,000 ↓

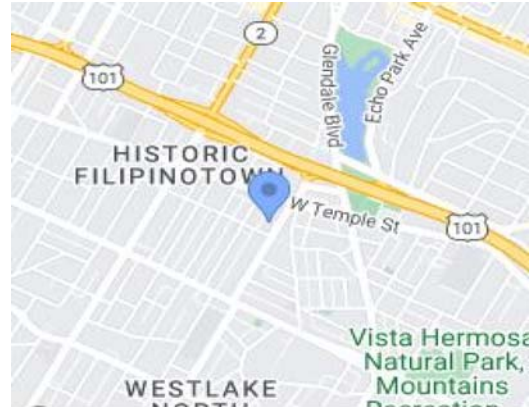
42 days on the market

Listing ID: 22217433

313 N Union Ave • Los Angeles 90026

**6 units • \$249,167/unit • 4,026 sqft • 6,906 sqft lot • \$331.59/sqft •
Built in 1961**

North of Beverly, South of Temple.



Amazing Value-Add 6 units in the trendy Echo Park area priced at only 249k/door with great current cash flow plus 69% upside in rents. Incredible Current Cap Rate of 4.7% and 14.5 GRM with upside to 9.3% cap rate and 8.6 GRM on the proforma. Now delivered with 1 vacancy for immediate upside and renovation. This building has a diverse Unit Mix consisting of 2 (2bed/1bath) and 4 (1bed/1bath). Each unit is Individually metered for Gas & Electricity. The seller has Preliminary plans to add 3 ADUs including 1 Attached ADU and 2 Detached ADUs for additional future upside. 313 N Union is located in one of the hottest multifamily communities in one of the strongest and sought-after rental markets in LA and is ideally located within minutes of the iconic Echo Park Lake, Historic Filipino Town, Silverlake, DTLA, and within a walking distance to many new hip neighborhood hot spots.

Facts & Features

- Sold On 01/11/2023
- Original List Price of \$1,495,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 4.7
- \$69768 Net Operating Income

Interior

- Floor: Laminate

Exterior

Annual Expenses

- Total Operating Expense: \$30,173
- 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	\$2,250	\$1,286	\$2,250
2:	1	1	1		Unfurnished	\$2,250	\$840	\$2,250
3:	1	2	1		Unfurnished	\$2,750	\$1,560	\$2,750
4:	1	1	1		Unfurnished	\$2,250	\$2,250	\$2,250
5:	1	1	1		Unfurnished	\$2,250	\$1,285	\$2,250
6:	1	2	1		Unfurnished	\$2,750	\$1,365	\$2,750
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5159004007

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: 22217433

Printed: 01/15/2023 5:44:43 AM

Closed •

List / Sold:

\$1,585,000/\$1,510,000 ↓

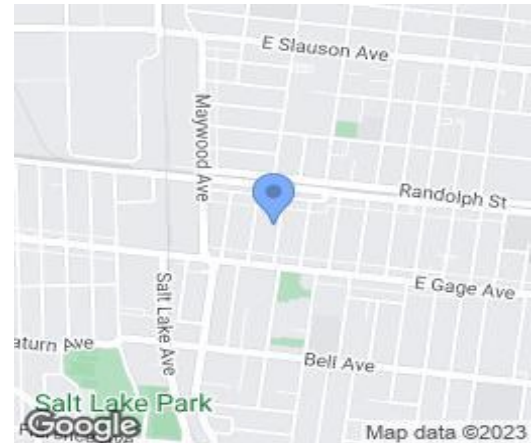
18 days on the market

Listing ID: 22224559

6237 Orchard Ave • Bell 90201

**6 units • \$264,167/unit • 4,568 sqft • 7,210 sqft lot • \$330.56/sqft •
Built in 1959**

710 Freeway Exit Florence Avenue



6237 Orchard Avenue is a 6-unit multifamily investment asset located in the highly desirable rental market of Bell. The property features all two-bedroom units with 6 securitized open parking spaces on 7,210 square feet of prime Southern California land. Some features and improvements include newer windows, upgraded electrical panel and built-in wall AC's for each unit. There is approximately 25% upside in the rental income not including the 02/01/2023 effective rents which increase the rental income by 6.3%. The subject property has been in the same family since the property was built and is an excellent investment opportunity because of it's great location and substantial amount of rental upside.

Facts & Features

- Sold On 01/12/2023
- Original List Price of \$1,585,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 3.7
- \$58636 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$51,944
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1		Unfurnished	\$1,583	\$9,500	\$12,750
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Standard sale

- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6318021009

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: 22224559

Printed: 01/15/2023 5:44:43 AM

Closed • Apartment

List / Sold:

\$2,350,000/\$2,200,000 ↓

7642 Milton Ave • Whittier 90602

12 days on the market

8 units • **\$293,750/unit** • **5,374 sqft** • **7,000 sqft lot** • **\$409.38/sqft** •
Built in 1962

Listing ID: PW22249297

N/Whittier Blvd- W/Greenleaf



Beautiful , well kept and professionally managed units.. The property next door, 7646 Milton Ave is also available which would give a buyer 16 nice units.. This property contains 4- 2 bedroom and 1 bath units and 4- 1 bedroom and 1 bath units.. The property has 4 single garages.. This property is located in the uptown Whittier area which offers shopping,restaurants etc... Whittier College is nearby as well as City services...

Facts & Features

- Sold On 01/11/2023
- Original List Price of \$2,350,000
- 1 Buildings
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Community
- \$167208 Gross Scheduled Income
- \$96258 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 6500-9999
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$70,950
- Electric: \$1,700.00
- Gas: \$365
- Furniture Replacement:
- Trash: \$2,150
- Cable TV:
- Gardener:
- Licenses: 160
- Insurance: \$4,500
- Maintenance:
- Workman's Comp:
- Professional Management: 27000
- Water/Sewer: \$1,950
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	1	Unfurnished	\$1,925	\$1,925	\$2,100
2:	1	1	1	0	Unfurnished	\$1,319	\$1,319	\$1,700
3:	1	1	1	0	Unfurnished	\$1,555	\$1,555	\$1,700
4:	1	1	1	1	Unfurnished	\$1,845	\$1,845	\$1,950
5:	1	1	1	0	Unfurnished	\$1,745	\$1,745	\$1,850
6:	1	2	1	0	Unfurnished	\$1,695	\$1,695	\$2,000

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled

- 670 - Whittier area
- Los Angeles County
- Parcel # 8141014017

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: PW22249297

Printed: 01/15/2023 5:44:43 AM

Closed • **Apartment**

List / Sold:

\$2,400,000/\$2,250,000 ↓

12 days on the market

Listing ID: PW22249346

7646 Milton Ave • Whittier 90602

8 units • \$300,000/unit • 5,504 sqft • 7,000 sqft lot • \$408.79/sqft • Built in 1962

N/ Whittier Blvd- W/ Greenleaf



Beautiful , well kept and professionally managed units. The property next door, 7642 Milton Ave is also for sale which would give a buyer 16 nice units...This property contains 4- 2 bedroom and 1 baths and 4- 1 bedroom and 1 baths..The property has 4 single car garages.. This property is located in the Uptown Whittier area which offers shopping, restaurants etc,, Whittier College is also nearby as well as City services..

Facts & Features

- Sold On 01/13/2023
- Original List Price of \$2,400,000
- 1 Buildings
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Community
- \$150571 Gross Scheduled Income
- \$78946 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 6500-9999, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$71,625
- Electric: \$1,700.00
- Gas: \$365
- Furniture Replacement:
- Trash: \$2,150
- Cable TV:
- Gardener:
- Licenses: 160
- Insurance: \$4,500
- Maintenance:
- Workman's Comp:
- Professional Management: 27000
- Water/Sewer: \$1,950
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$2,000
2:	2	1	1	1	Unfurnished	\$1,555	\$3,110	\$1,700
3:	1	2	1	0	Unfurnished	\$1,578	\$1,578	\$2,000
4:	2	1	1	0	Unfurnished	\$1,695	\$0	\$1,700
5:	1	2	1	1	Unfurnished	\$0	\$0	\$1,950
6:	1	2	1	1	Unfurnished	\$1,721	\$1,721	\$1,950

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled

- 670 - Whittier area
- Los Angeles County
- Parcel # 8141014016

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: PW22249346

Printed: 01/15/2023 5:44:43 AM

Closed •

List / Sold:

\$4,450,000/\$4,300,000 ↓

57 days on the market

Listing ID: 22175291

2615 S Victoria Ave • Los Angeles 90016

**20 units • \$222,500/unit • 12,966 sqft • 12,579 sqft lot • \$331.64/sqft •
Built in 1927**

North of Jefferson Blvd, South of Adams Blvd, East Buckingham Rd, of West of Crenshaw Blvd.



2615 S Victoria Avenue is an irreplaceable 20-unit apartment building situated in the heart of the burgeoning West Adams neighborhood. All units consist of one large bedroom and bathroom, sixteen of which have been tastefully renovated, including stainless steel appliances and reimagined kitchens and bathrooms. Additionally, the property has had numerous upgrades such as copper plumbing throughout, electrical service and panels, partial roof replacement, new exterior paint, and landscaping. There are multiple on-site storage rooms for the Owner's use or for potential added income. Superbly located in the heart of the West Adams commercial corridor, 2615 S Victoria Avenue provides residents with many of the great things LA has to offer right outside their front door. The property features a stellar 81 walk score and is central to major employment, freeways, and points of interest alike. Additionally, the property lies a mere 10-minute drive from trendy Culver City, Downtown Los Angeles, and the University of Southern California. Tenants who prefer public transit can easily access the Crenshaw and Exposition metro station that stretches from Downtown Santa Monica to Downtown Los Angeles with upcoming service to both Inglewood and LAX. This is an excellent opportunity to acquire an investment property with steady and reliable cash flow with additional future upside both in rent and neighborhood appreciation.

Facts & Features

- Sold On 01/10/2023
- Original List Price of \$4,475,000
- 6 Buildings
- Cap Rate: 5.4
- \$238168 Net Operating Income

Interior

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

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$104,225
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01748598
- 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	\$1,471	\$29,415	\$35,900
2:								
3:								
4:								
5:								
6:								
7:								

8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5050001013

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Apartment**

List / Sold:

\$7,850,000/\$7,575,000 ↓

24 days on the market

Listing ID: SR22245059

8303 Darby Ave • Northridge 91325

25 units • \$314,000/unit • 22,823 sqft • 23,509 sqft lot • \$331.90/sqft • Built in 1986

North on Reseda Boulevard then left on Gresham Street



The subject property is a 25-unit apartment complex located at 8803 Darby Avenue in the city of Northridge. All units are comprised of 2 Bedroom/2 Bathroom totaling ±22,823 rentable square feet resting on ±23,509 square feet of land. A few of the amenities offered by this complex are central A/C and heat, an elevator, a sparkling pool, and an onsite laundry facility. In addition, this 3-story building offers two parking spaces for each unit. The parking area consists of on-grade secured parking along with more covered parking spaces located next to the pool. Furthermore, this complex has copper plumbing and is separately metered for gas and electricity. The subject property is between Nordhoff Street and Parthenia Street which is a dense rental pocket area in Northridge. This complex is just a short drive to the Northridge Fashion Center Mall, California State University (CSUN), Northridge Medical Center and to numerous shops and restaurants.

Facts & Features

- Sold On 01/10/2023
- Original List Price of \$7,850,000
- 1 Buildings
- 50 Total parking spaces
- \$3,470 (Estimated)
- Laundry: Common Area
- Cap Rate: 3.78
- \$537445 Gross Scheduled Income
- \$296762 Net Operating Income
- 25 electric meters available
- 25 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$228,391
- Electric: \$10,385.00
- Gas: \$11,933
- Furniture Replacement:
- Trash: \$10,255
- Cable TV: 01780045
- Gardener:
- Licenses:
- Insurance: \$13,000
- Maintenance: \$12,500
- Workman's Comp:
- Professional Management: 15755
- Water/Sewer: \$36,033
- Other Expense: \$3,000
- Other Expense Description: Elevator

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	25	2	50	50	Unfurnished	\$44,787	\$44,787	\$60,000

Of Units With:

- Separate Electric: 25
- Gas Meters: 25
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- NR - Northridge area
- Los Angeles County
- Parcel # 2769026016

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: SR22245059

Printed: 01/15/2023 5:44:43 AM