

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	Pr
1	SB21241278	S	2051 264th ST	LOM	121	STD,TRUS	2	\$27,600		\$1,030,000	\$439.61	2343	1962/ASR	4,954/0.1137	N
2	21108157	S	17204 -17;Crenshaw BLVD	TORR	133	STD	2			\$770,000	\$530.67	1451	1948	6,125/0.14	N
3	WS21245353	S	5123 Navarro ST	ESER	621	STD	2	\$23,424		\$630,000	\$466.67	1350	1954/ASR	6,708/0.154	N
4	AR21182925	S	136 N Primrose AVE	MNRO	639	STD	2	\$0		\$1,325,000	\$612.29	2164	1910/ASR	10,438/0.2396	N
5	CV21219338	S	1635 Euclid AVE	SGAB	654	STD	2	\$64,800		\$1,443,000	\$670.54	2152	1904/PUB	12,356/0.2837	N
6	MB21200549	S	1122 EAST 7TH ST AVE	POM	687	STD	2	\$0		\$600,000	\$353.77	1696	1961/APP	6,632/0.1522	N
7	SR21259275	S	448 S Concord ST	LA	BOYH	STD	2	\$2,233		\$570,000	\$388.02	1469	1912/ASR	5,473/0.1256	N
8	21791672	S	848 N Kilkea DR	LA	C10	STD	2			\$2,000,000	\$855.07	2339	1923	6,543/0.15	N
9	21794196	S	1547 -49 S Dunsmuir AVE	LA	C16	STD	2			\$735,875	\$584.03	1260	1922	4,880/0.11	N
10	OC21137086	S	1626 E 87th PL	LA	C34	STD	2	\$36,000		\$680,000	\$425.00	1600	1964/PUB	5,590/0.1283	N
11	RS21209691	S	700 W 77th ST	LA	C34	STD	2	\$55,200		\$680,000	\$307.97	2208	1921/ASR	7,000/0.1607	N
12	CV21254612	S	208 W 42nd ST	LA	C34	STD	2	\$48,000		\$700,000	\$377.16	1856	1906/PUB	4,839/0.1111	N
13	DW21208467	S	1507 W 50th ST	LA	C34	STD	2	\$0		\$805,000	\$581.23	1385	1912/PUB	5,767/0.1324	N
14	RS21249426	S	10410 Baring Cross ST	LA	C36	STD	2	\$0		\$575,000	\$402.94	1427	1924/EST	4,841/0.1111	N
15	CV21227009	S	1128 1126 82nd ST	LA	C37	STD	2	\$12,000		\$769,000	\$372.58	2064	1962/ASR	5,982/0.1373	N
16	DW21246640	S	9215 -921 Anzac AVE	LA	C37	STD	2	\$0		\$785,000	\$411.64	1907	1992/ASR	6,747/0.1549	N
17	DW21256303	S	615 E 38th ST	LA	C42	STD	2	\$5,500		\$895,000	\$371.37	2410	2009/EST	4,800/0.1102	N
18	TR21249979	S	1336 S La Verne AVE	ELA	ELA	STD,TRUS	2	\$10,800		\$675,000	\$357.52	1888	1924/ASR	4,791/0.11	N
19	21791160	S	1138 S Citrus AVE	LA	HPK	STD	2			\$2,000,000	\$516.40	3873	1926	6,500/0.14	N
20	DW21245131	S	7259 Marcelle ST	PAR	RK	STD	2	\$57,000		\$1,060,000	\$436.93	2426	1939/ASR	8,098/0.1859	N
21	SR21194859	S	14308 Sayre ST	SYL	SYL	STD	2	\$54,000		\$922,000	\$454.41	2029	1952/ASR	11,024/0.2531	N
22	SR21245669	S	9112 Miner ST	HNPk	T5	STD	2	\$0		\$550,000	\$554.44	992	1921/PUB	5,591/0.1284	N
23	DW21245462	S	7313 California AVE	HNPk	T5	STD	2	\$14,400		\$580,000	\$450.31	1288	1928/ASR	5,689/0.1306	N
24	SB21154916	S	1350 W 162nd ST	GR	119	STD	3	\$48,300		\$1,130,000	\$336.91	3354	1990/ASR	6,903/0.1585	N
25	AR22006672	S	2204 Orange Grove AVE	ALH	601	STD	3	\$0		\$1,378,000	\$475.17	2900	1980/ASR	7,481/0.1717	N
26	V1-8849	S	3601 Verdugo RD	LA	623	PRO,STD	3	\$0		\$850,000	\$389.73	2181	1922/APP	6,343/0.14	N
27	21764314	S	328 W Elk AVE	GD	628	STD	3			\$1,800,000	\$638.30	2820	1911	6,357/0.14	N
28	DW21219408	S	7016 Pierce AVE	WH	670	STD,TRUS	3	\$49,200		\$1,065,000	\$548.97	1940	1908/OTH	7,018/0.1611	N
29	CV21187101	S	225 Union AVE	POM	687	STD	3	\$42,000		\$1,400,000	\$749.87	1867	1949/ASR	24,502/0.5625	N
30	21100773	S	852 Brooks AVE	VEN	C11	STD	3			\$2,195,000	\$551.51	3980		5,848/0.13	N
31	21799172	S	6006 Comey AVE	LA	C16	STD	3			\$1,150,000	\$657.89	1748	1938	6,303/0.14	N
32	21769812	S	401 N Vista ST	LA	C19	STD	3			\$3,170,000	\$603.01	5257	1929	7,115/0.16	N
33	CV21188561	S	8122 Lou Dillon AVE	LA	C34	STD	3	\$56,400		\$900,000	\$297.03	3030	1934/PUB	10,686/0.2453	N
34	DW21227370	S	127 W 85th PL	LA	C37	STD	3	\$0		\$1,780,000	\$359.31	4954	2021/BLD	5,396/0.1239	N
35	21796492	S	454 W 59th PL	LA	C42	STD	3			\$785,000	\$431.08	1821	1905	5,427/0.12	N
36	RS21228150	S	638 S Bonnie Beach PL	ELA	ELA	STD	3	\$6,000		\$975,000	\$479.12	2035	1950/ASR	7,420/0.1703	N
37	JN21252746	S	7912 Crenshaw BLVD	ING	101	STD	4	\$69,876	8	\$1,200,000	\$323.62	3708	1952/ASR	5,286/0.1213	N
38	PV21243125	S	1035 W 12th ST	SP	183	STD	4	\$0		\$1,205,000	\$423.10	2848	1956/APP	6,091/0.1398	N
39	GD21185134	S	501 E HARVARD RD	BBK	610	STD	4	\$0		\$1,760,000	\$523.81	3360	1950/ASR	12,741/0.2925	N
40	21798272	S	328 W Elk AVE	GD	628	STD	4			\$1,800,000	\$638.30	2820	1911	6,357/0.14	N
41	AR21240080	S	982 N Los Robles AVE	PAS	645	STD	4	\$120,000	6	\$1,660,000	\$358.14	4635	1923/ASR	7,750/0.1779	N
42	WS21249357	S	7539 Columbia ST	RSMD	651	STD	4	\$0		\$1,380,000	\$390.27	3536	1961/ASR	10,202/0.2342	N
43	21781234	S	1431 Silver Lake BLVD	LA	671	STD	4			\$1,350,000	\$509.05	2652		4,596/0.1	N
44	SB21118561	S	3806 Maple AVE	LA	699	STD	4	\$47,964	4	\$720,000	\$292.45	2462	1923/ASR	4,568/0.1049	N
45	21778528	S	2005 Oak ST	SM	C14	STD	4			\$2,490,000	\$852.45	2921	1948	7,010/0.16	N
46	21105004	S	1553 S Ridgely DR	LA	C16	STD	4			\$990,000	\$402.77	2458	1956	4,748/0.1	N
47	21104773	S	458 N Qoden DR	LA	C19	STD	4			\$2,650,000	\$545.49	4858	1928	6,375/0.14	N
48	AR21241799	S	244 W 62nd ST	LA	C34	STD	4	\$65,400		\$750,000	\$221.57	3385	1922/ASR	4,625/0.1062	N
49	CV21258465	S	1600 E 41st PL #1	LA	C34	STD	4	\$72,000		\$860,000	\$280.68	3064	1960/ASR	5,460/0.1253	N
50	SR21251956	S	6313 S Victoria AVE	LA	C36	STD	4	\$0		\$1,066,000	\$361.23	2951	1924/ASR	11,381/0.2613	N
51	SR21161971	S	6041 Cleon AVE	NHLW	NHO	STD	4	\$0		\$1,200,000	\$534.05	2247	1953/ASR	6,927/0.159	N
52	SR21260151	S	254 W Tujunga AVE	BBK	610	STD	5	\$127,800	4	\$2,015,000	\$665.02	3030	1947/OTH	7,750/0.1779	N
53	21779996	S	1017 E 24th ST	LA	C42	STD	5			\$926,000	\$283.35	3268		6,518/0.14	N
54	DW21073273	S	8804 Beach ST	LA	C37	STD	6	\$8,400		\$1,050,000	\$373.93	2808	1924/ASR	8,498/0.1951	N
55	SR21093723	S	6655 Camellia AVE	NHLW	NHO	STD	6	\$78,928		\$1,310,000	\$263.26	4976	1965/ASR	6,749/0.1549	N
56	SB21111381	S	1107 W Pacific Coast HWY	WILM	195	STD	7	\$89,998	5	\$1,073,250	\$361.36	2970	1984/PUB	5,130/0.1178	N
57	SB21226183	S	259 N Burlington AVE	LA	699	STD	7	\$93,216	3	\$1,775,000	\$411.26	4316	1960/ASR	12,000/0.2755	N
58	TR21172468	S	8329 Paramount BLVD	PR	649	STD	8	\$128,400		\$1,900,000	\$525.44	3616	1958/ASR	6,245/0.1434	N
59	OC21256076	S	5741 5749 Baldwin AVE	ARCD	699	STD	8	\$97,440		\$2,775,000	\$583.96	4752	1948/ASR	17,675/0.4058	N
60	21798998	S	1447 S Westgate AVE	LA	WLA	STD	9			\$3,060,000	\$565.20	5414	1958	6,995/0.16	N
61	SR21230367	S	2922 S Budlong AVE	LA	C16	STD	10	\$199,830		\$2,700,000	\$340.78	7923	1964/ASR	8,750/0.2009	N
62	21768748	S	6064 Fulton AVE	VNS	VG	STD	10			\$2,500,000	\$408.50	6120	1954	9,427/0.21	N
63	21106215	S	5451 Hermitage AVE	VVL	VVL	STD	11			\$3,800,000	\$353.23	10758	1963	13,546/0.31	N
64	21102721	S	5532 Harold WAY	LA	C20	STD	19			\$4,025,000	\$305.62	13170	1961	12,901/0.29	N

Closed • Duplex

2051 264th St • Lomita 90717

2 units • \$494,500/unit • 2,343 sqft • 4,954 sqft lot • \$439.61/sqft • Built in 1962

Make a right off of Fairview Ave onto 264th.

List / Sold: **\$989,000/\$1,030,000** ↑

25 days on the market

Listing ID: SB21241278



A fantastic opportunity to own a duplex on one of the coveted streets in Lomita! This property is positioned with expansive downtown and city views off the two back decks. The large vacant downstairs unit (2051) features 3 bedrooms, 2 bathrooms, interior laundry room and large kitchen, dining, living rooms. This leads to a fantastic wrap-around deck and even offers a private yard space. The tenant-occupied upstairs unit (2053) features 2 bedrooms, 2 bathrooms, and living room with balcony showcasing fantastic views. All of the windows/sliding doors on this property have been upgraded with Anderson windows/doors. Each unit comes with its own garages. You will not find many opportunities to own on one of the quietest streets in Lomita like this. Perfect for an owner-occupant looking to have rental income to assist with payments or the investor looking to maximize rents. Jump on this one before it's gone!

Facts & Features

- Sold On 01/11/2022
 - Original List Price of \$989,000
 - 1 Buildings
 - Levels: Two
 - 7 Total parking spaces
 - Heating: Central
 - \$734 (Estimated)
- Laundry: In Kitchen, Inside
 - \$27600 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Other Interior Features: Living Room Balcony, Living Room Deck Attached

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, Irregular Lot, Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01972083
 - 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	\$3,300
2:	1	2	2	1	Unfurnished	\$2,300	\$2,300	\$3,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- 121 - Lomita area
 - Los Angeles County
 - Parcel # 7549005014

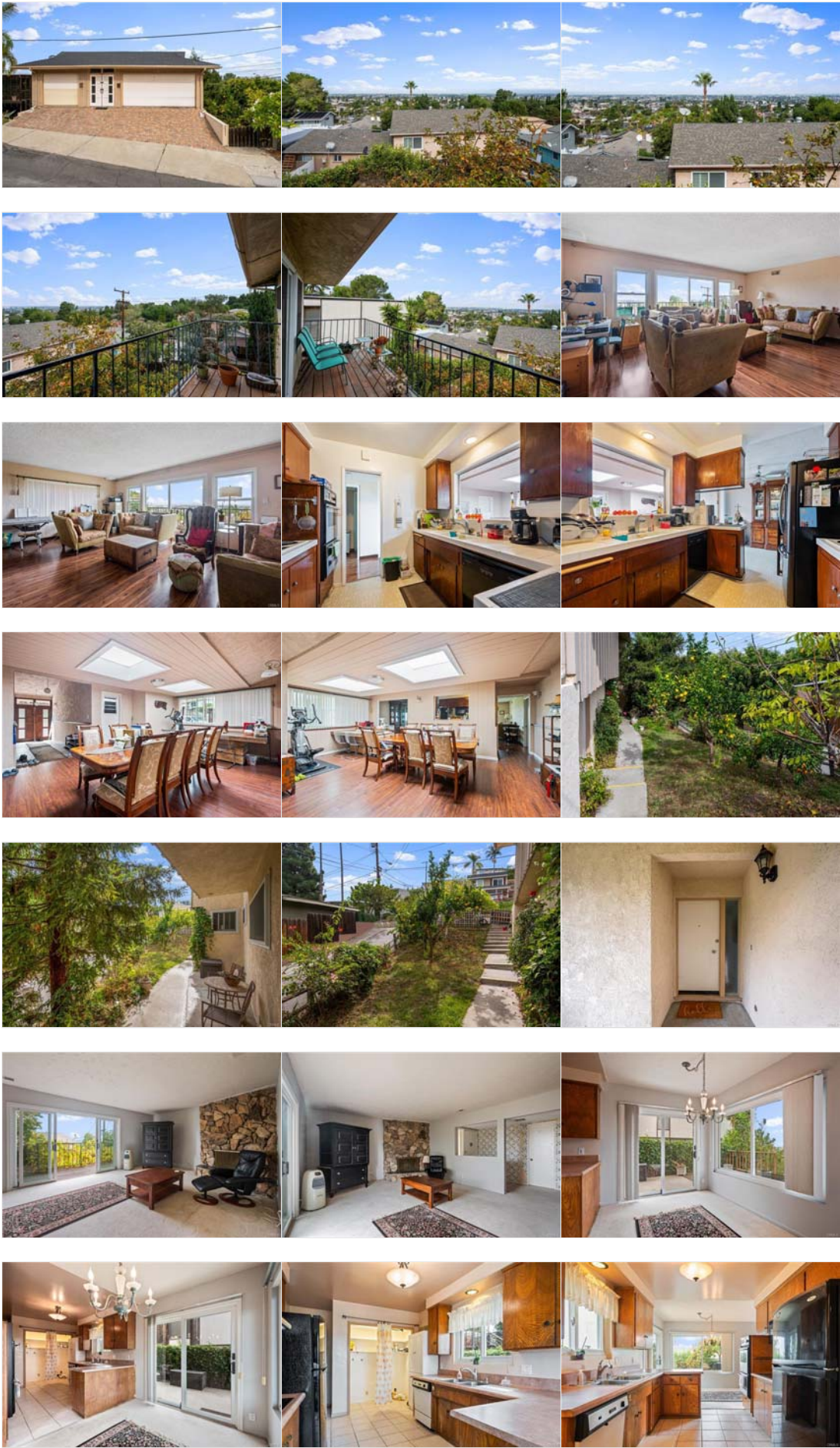
Michael Lembeck

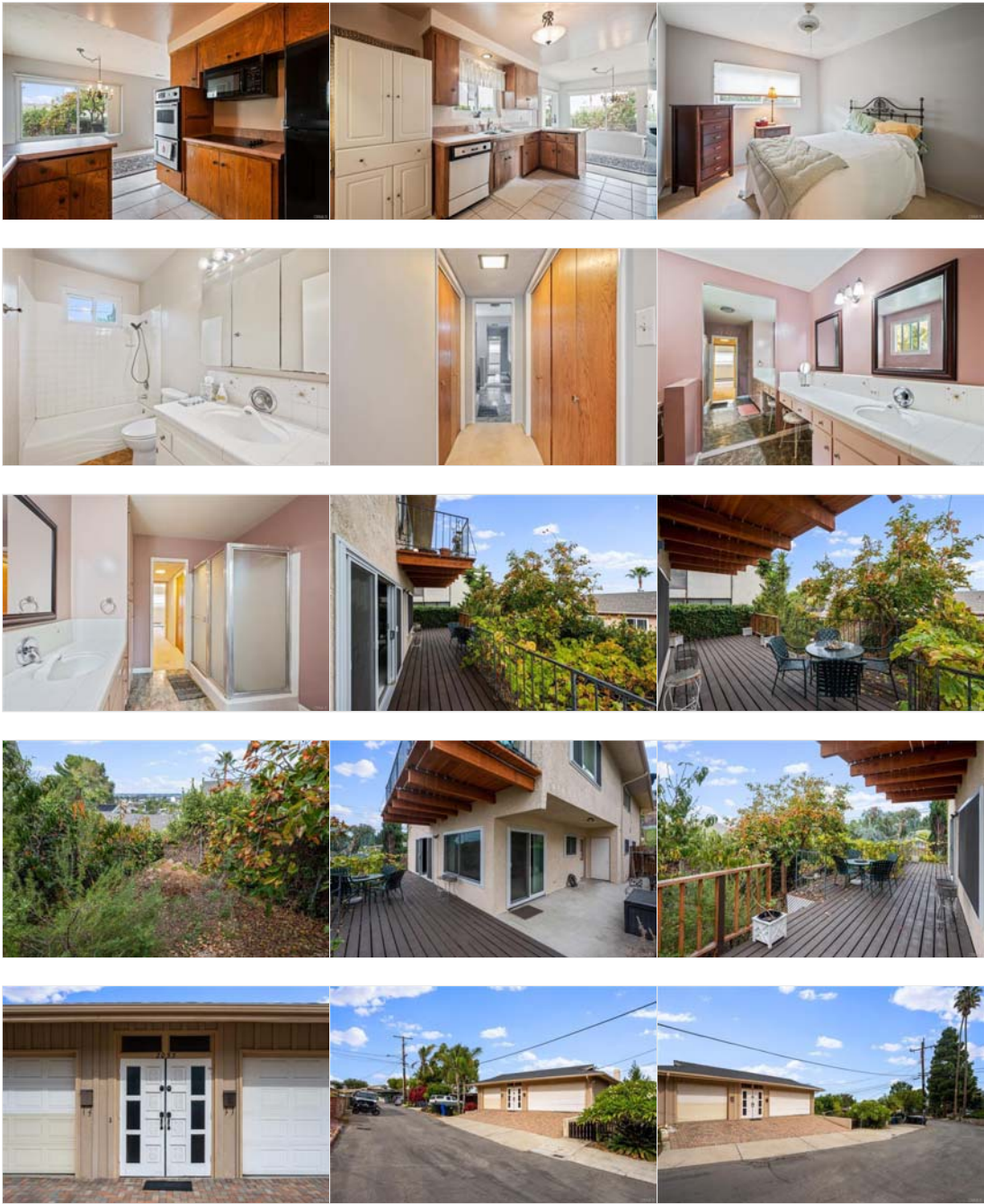
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB21241278

Printed: 01/16/2022 10:42:04 AM

Closed •

List / Sold: **\$759,000/\$770,000** ↑

17204 -17204.5 Crenshaw Blvd • Torrance 90504

11 days on the market

2 units • \$379,500/unit • 1,451 sqft • 6,125 sqft lot • \$530.67/sqft • Built in 1948

Listing ID: 21108157

North of Artesia Blvd., South of W. 171st St., East of Yukon Ave., West of Van Ness Ave. Use Google Maps.



Fantastic redevelopment opportunity located in North Torrance. Two on a lot, duplex ready to be reimagined. The front unit includes 2 bedrooms, 1 bath. The rear unit is 1 bedroom, 1 bath. Alley access with a 2-car detached garage and large, paved parking area. Spacious backyard. Located in close proximity to El Camino College and everyday conveniences like grocery stores, gas stations, banks and neighborhood eateries. The property will be delivered vacant. Property sold "As-Is," "Where Is" condition with NO REPAIRS. Seller may need short-term leaseback.

Facts & Features

- Sold On 01/10/2022
 - Original List Price of \$759,000
 - 2 Buildings
 - Heating: Floor Furnace
- Laundry: Washer Included, Dryer Included

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 133 - N Torrance - East area
 - Los Angeles County
 - Parcel # 4093032004

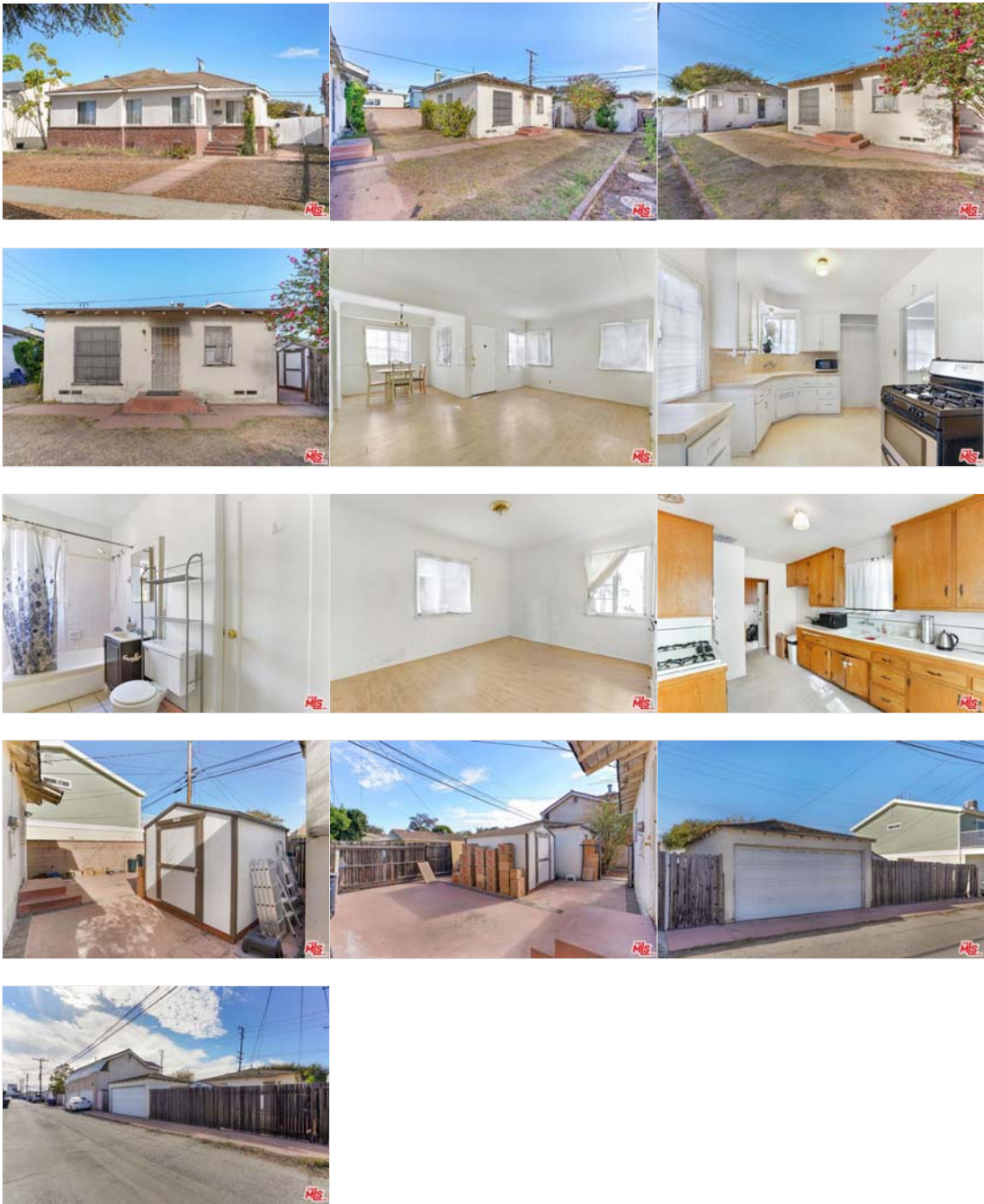
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 21108157

Printed: 01/16/2022 10:42:04 AM

Closed •

List / Sold: **\$649,000/\$630,000** ↓

5123 Navarro St • El Sereno 90032

41 days on the market

2 units • \$324,500/unit • 1,350 sqft • 6,708 sqft lot • \$466.67/sqft • Built in 1954

Listing ID: WS21245353

Off Huntington drive, turn south on Portola, then turn left on Navarro



Don't miss this incredible opportunity!! These 2 units each consist of 1 bedroom and 1 bath.

Facts & Features

- Sold On 01/13/2022
- Original List Price of \$649,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$315 (Estimated)
- \$23424 Gross Scheduled Income
- \$19924 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: \$5,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Unfurnished	\$1,015	\$1,015	\$1,500
2:	1	1	0	0	Unfurnished	\$937	\$937	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5219008015

Michael Lembeck

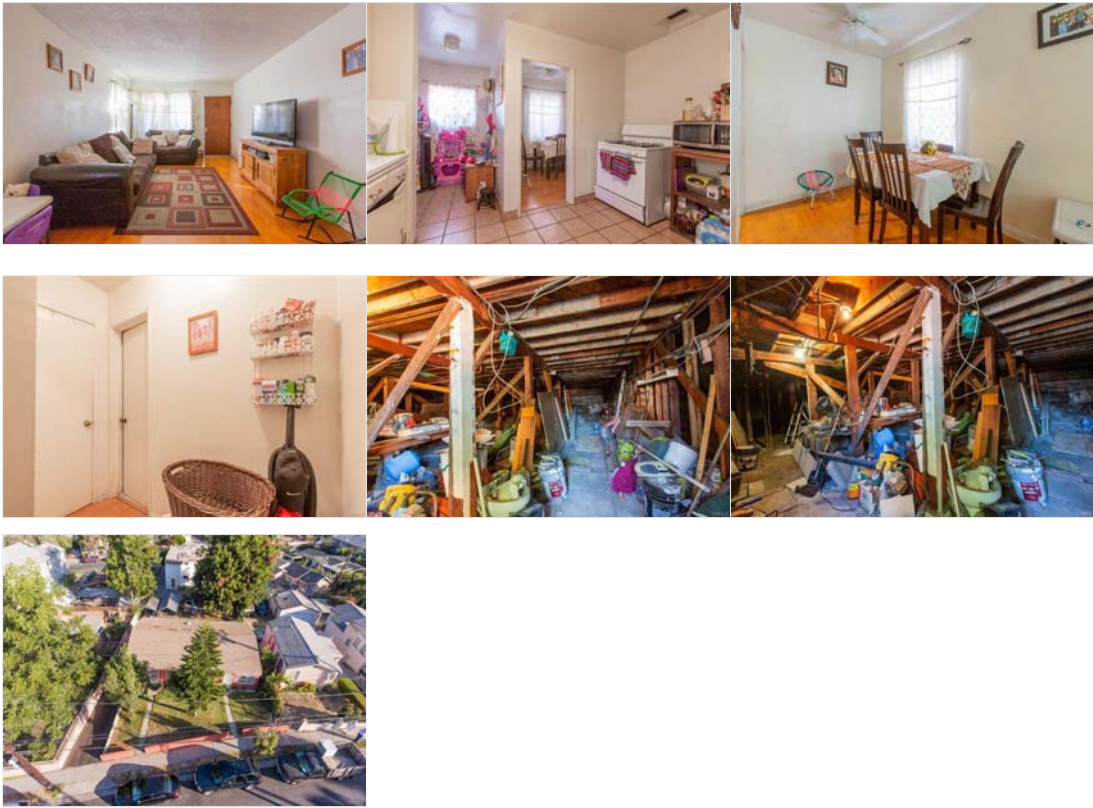
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CUSTOMER FULL: Residential Income LISTING ID: WS21245353

Printed: 01/16/2022 10:42:04 AM

List / Sold:

Closed • Duplex**\$1,348,000/\$1,325,000** ↓

119 days on the market

Listing ID: AR21182925

136 N Primrose Ave • Monrovia 91016**2 units** • **\$674,000/unit** • **2,164 sqft** • **10,438 sqft lot** • **\$612.29/sqft** • **Built in 1910****North of Foothill Blvd**

Huge Price Reduction. Motivated seller. Beautiful 1910 Craftsman Duplex situated in north of Foothill Blvd. Zoned RM 3000. Potential to build more units or 2 additional ADU's based on lot size and special zoning. Fantastic curb appeal and situated in a great neighborhood. Perfect property for owner occupied residence with great rental income. Ground level unit with beautiful huge covered porch and specious bright floor plan consisting of 3 bedrooms, 1 bathroom, Living area, study, dining room, breakfast nook/office, kitchen with eating area. Living area and large master room all open onto the front covered patio area which is an added extension of the living spaces. Upstairs unit also features a wonderful bright open floor plan featuring 2 bedrooms and 1 bathroom. Open patio with gorgeous city and mountain views. Living area, small study, great kitchen with lots of windows for a great mountain views, breakfast counter, eating area and balcony. There is also a detached garage that could be converted. Improvements on the property include new fiber cement siding around the entire structure, 3 new electrical panels, new lighting fixtures, 2 new central air conditioning and heating systems, renovated upstairs and lower patio areas, new landscaping with new sprinkler systems, newer roof for house and garage, newer wood flooring, tankless water heater and a new copper water line from street to structure. This property still has so much potential.

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$1,488,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- \$0 (Assessor)
- Laundry: Common Area, Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Basement, Bonus Room, Galley Kitchen, Laundry, Main Floor Bedroom, Office, Separate Family Room, Utility Room, Walk-In Pantry
- Floor: Laminate, Tile, Wood
- Appliances: Gas Oven, Tankless Water Heater
- Other Interior Features: Balcony, Block Walls, Built-in Features, Ceiling Fan(s), Chair Railings, Crown Molding, High Ceilings, Living Room Balcony, Pantry, Storage, Wainscoting

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Lawn, Level with Street, Lot 10000-19999 Sqft, Level, Sprinkler System, Sprinklers Drip System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01908329
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale

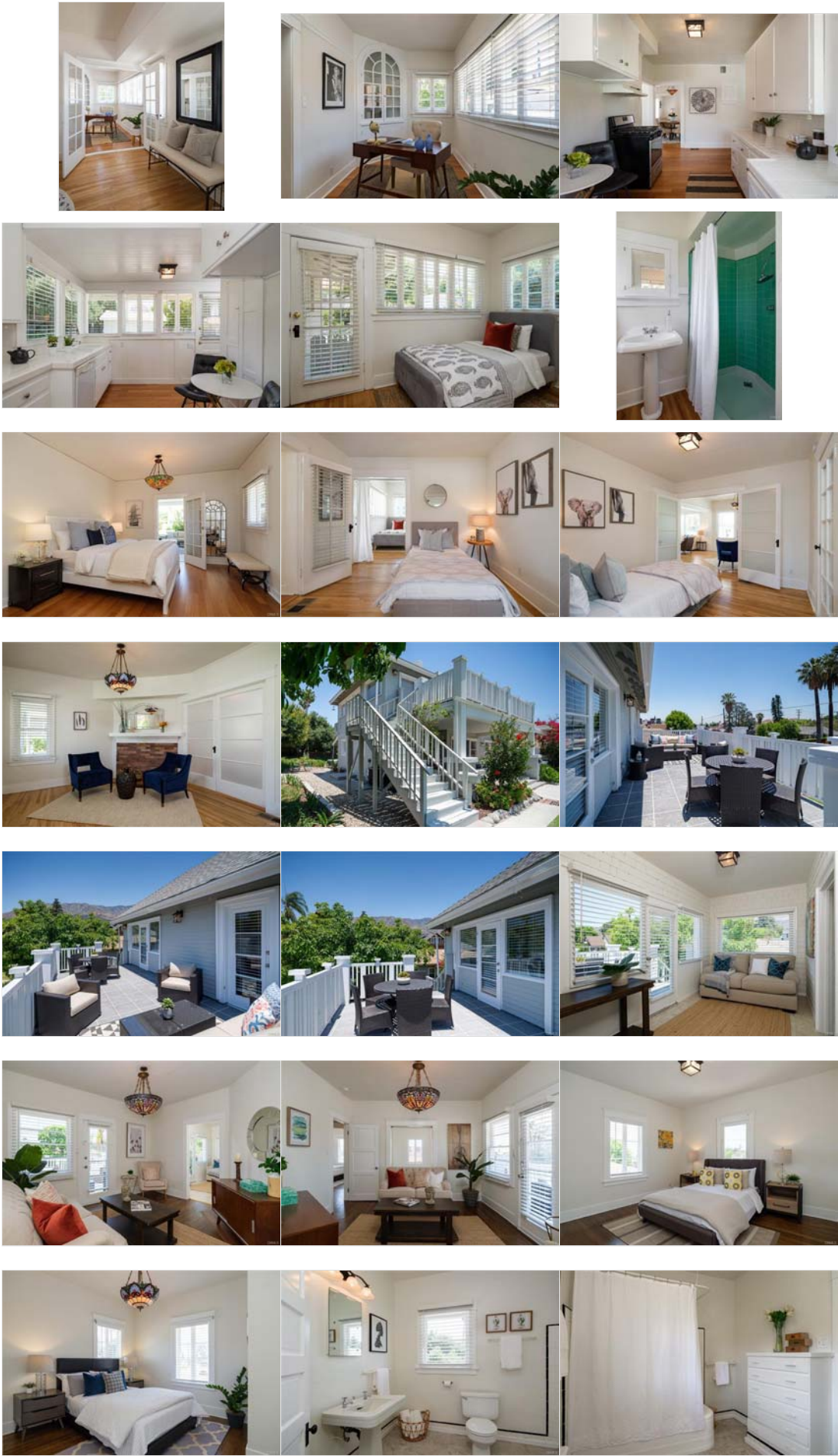
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8519022018

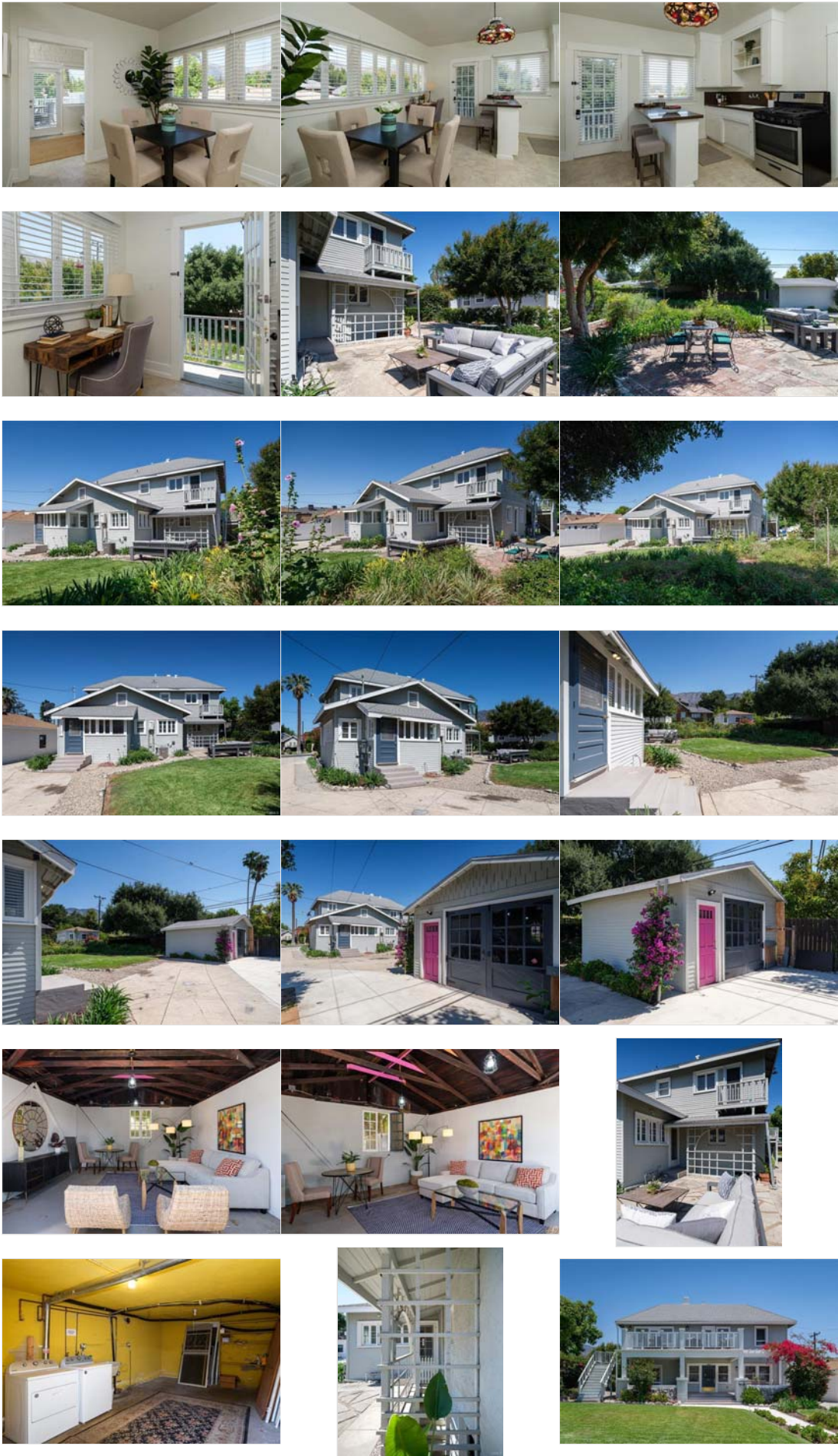
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Mission Viejo, 92691

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List / Sold:

Closed • Duplex**\$1,388,000/\$1,443,000** ↑

21 days on the market

Listing ID: CV21219338

1635 Euclid Ave • San Gabriel 91776**2 units** • **\$694,000/unit** • **2,152 sqft** • **12,356 sqft lot** • **\$670.54/sqft** • **Built in 1904****on Valley between Del Mar ave and San Gabriel Blvd**

Location, Location, Location: Great Well Maintained Duplex (1635 and 1637 Euclid Avenue) located in the most desirable area of San Gabriel. It is situated on a huge lot of 12,356 sqft with mature fruit trees. There is tons of storage and a huge front and backyard for entertainment. The first unit features a great floor plan with 1540 sqft and it offers 3 bedroom, 2 bathroom and a bonus den/office which can be used as another bedroom. The front door opens up to the spacious living room that lead to the opened remodeled kitchen with granite counter tops. The primary bedroom has it's own updated bathroom. The other 2 bedrooms are good size. The back unit is 1,250 sqft and offers 4 bedroom, 2 bathrooms. Long driveway leads to the Four Parking Detached Garage. Separate electric and gas meters for each unit. This Duplex is centrally located near shopping centers, restaurants, parks, schools, freeways, and bus stops. Walking distance to Valley Blvd between Del Mar Ave and San Gabriel Blvd. Must See to appreciate!!! Live in one and rent the other one out for income.

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$1,388,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$827 (Estimated)
- Laundry: Inside
- \$64800 Gross Scheduled Income
- \$53800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5370009007

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

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

1122 EAST 7TH ST Ave • Pomona 91766

32 days on the market

2 units • \$300,000/unit • 1,696 sqft • 6,632 sqft lot • \$353.77/sqft • Built in 1961

Listing ID: MB21200549

MISSION BLVD / S RESERVOIR ST



TO ALL INVESTORS !!! Take advantage of this Great Opportunity, this property leaves you quite a profit, It has been Totally Remodeled !! 2 Units + Remodeled Converted garage without permission, separate yard for each, with enough space for you cars. Property is to be Sold in it's "AS IS" current condition. DO NOT MISS THIS OPPORTUNITY!!!

Facts & Features

- Sold On 01/10/2022
- Original List Price of \$600,000
- 2 Buildings
- 0 Total parking spaces
- \$2,002 (Estimated)
- Laundry: Outside, See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01913485
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$1,800
2:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 687 - Pomona area
- Los Angeles County
- Parcel # 8327008001

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: MB21200549

Printed: 01/16/2022 10:42:04 AM

Closed • Duplex

List / Sold: \$550,000/\$570,000 ↑

448 S Concord St • Los Angeles 90063

21 days on the market

2 units • \$275,000/unit • 1,469 sqft • 5,473 sqft lot • \$388.02/sqft • Built in 1912

Listing ID: SR21259275

E. 4th St. & S. Lorena St.



Invest in your future with this Duplex near downtown Los Angeles! Live in one side and rent the other or rent out both for a steady stream of passive income. The gated property features two 2 bed/1 bath units with the front unit enjoying newer windows and both units recently updated with new roof and exterior paint. The property also has two storage buildings (one attached to the rear of the second unit and the other detached) and has ample parking including a covered carport. This property is ready to provide you with a beautiful place to live while earning some extra cash on the side! The area is surrounded by great schools, is very walkable, and has easy access to public transit. The property is in need of a little TLC and will be sold as-is!

Facts & Features

- Sold On 01/13/2022
- Original List Price of \$550,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$302 (Estimated)
- Laundry: See Remarks
- \$2233 Gross Scheduled Income
- \$2123 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,326
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01206776
- Gardener:
- Licenses: 126
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,135	\$1,135	\$0
2:	1	2	1	0	Unfurnished	\$1,098	\$1,098	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5186007039

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR21259275

Printed: 01/16/2022 10:42:04 AM

Closed •

848 N Kilkea Dr • Los Angeles 90046
2 units • \$997,500/unit • 2,339 sqft • 6,543 sqft lot • \$855.07/sqft •
Built in 1923

List / Sold:
\$1,995,000/\$2,000,000 ↓

63 days on the market

Listing ID: 21791672

North of Melrose, South of Santa Monica, East of La Cienega, West of Fairfax Ave, one block West of Crescent Heights.



Terrific duplex in great residential location. Wonderful charm and curb appeal. This duplex is perfect for an owner user or as a rental. There are 2 side-by-side units that are both one level. Each spacious unit has two bedrooms and two bathrooms. The units feature beautifully remodeled kitchens and baths as well as laundry rooms with sinks. Hardwood floors, granite counters, central air & heat, alarm systems and recessed lights. Tankless water heaters; Toto toilets. Front and rear yards. Two car garage in spacious rear yard. Cement apron in front for two cars. Patios in front for each unit. Both units will be delivered vacant at the close of escrow. It's very easy to show!

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$2,245,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room
- \$48400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Master Bathroom, Living Room, Utility Room
- Appliances: Dishwasher, Disposal
- Floor: Wood

Exterior

- Security Features: 24 Hour Security, Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$41,600
- 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	2	2		Unfurnished	\$3,750	\$45,000	\$45,000
2:	1	2	2		Unfurnished	\$3,750	\$0	\$45,000

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5529016027

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

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

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Closed •

List / Sold: **\$799,950/\$735,875** ↓

1547 -49 S Dunsmuir Ave • Los Angeles 90019

53 days on the market

2 units • \$399,975/unit • 1,260 sqft • 4,880 sqft lot • \$584.03/sqft • Built in 1922

Listing ID: 21794196

North of Venice Blvd, East of Hauser Blvd., West of La Brea Ave.



Duplex located in desirable Picfair Village near transportation, Metro, shopping. 1 Bedroom, 1 Bath each, side-by-side units. One unit has a dining room. Charming bungalow style with detached garage and driveway for off street parking. Shared Laundry. Property is in original condition and may be in need of some TLC or upgrades and is being sold in "as is" condition. Great potential for an ADU. Excellent opportunity for investors, developers, or owner/user. Both units are currently tenant occupied. Large yard with multiple fruit trees, fenced yard. Covered patio. First time on market in decades. Do not disturb tenants.

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$799,950
- 1 Buildings
- 1 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Outside
- \$26400 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator, Range

Exterior

- Lot Features: Front Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$3,302
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$900	\$900	\$2,000
2:	1	1	1		Unfurnished	\$1,300	\$1,300	\$2,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5069034028

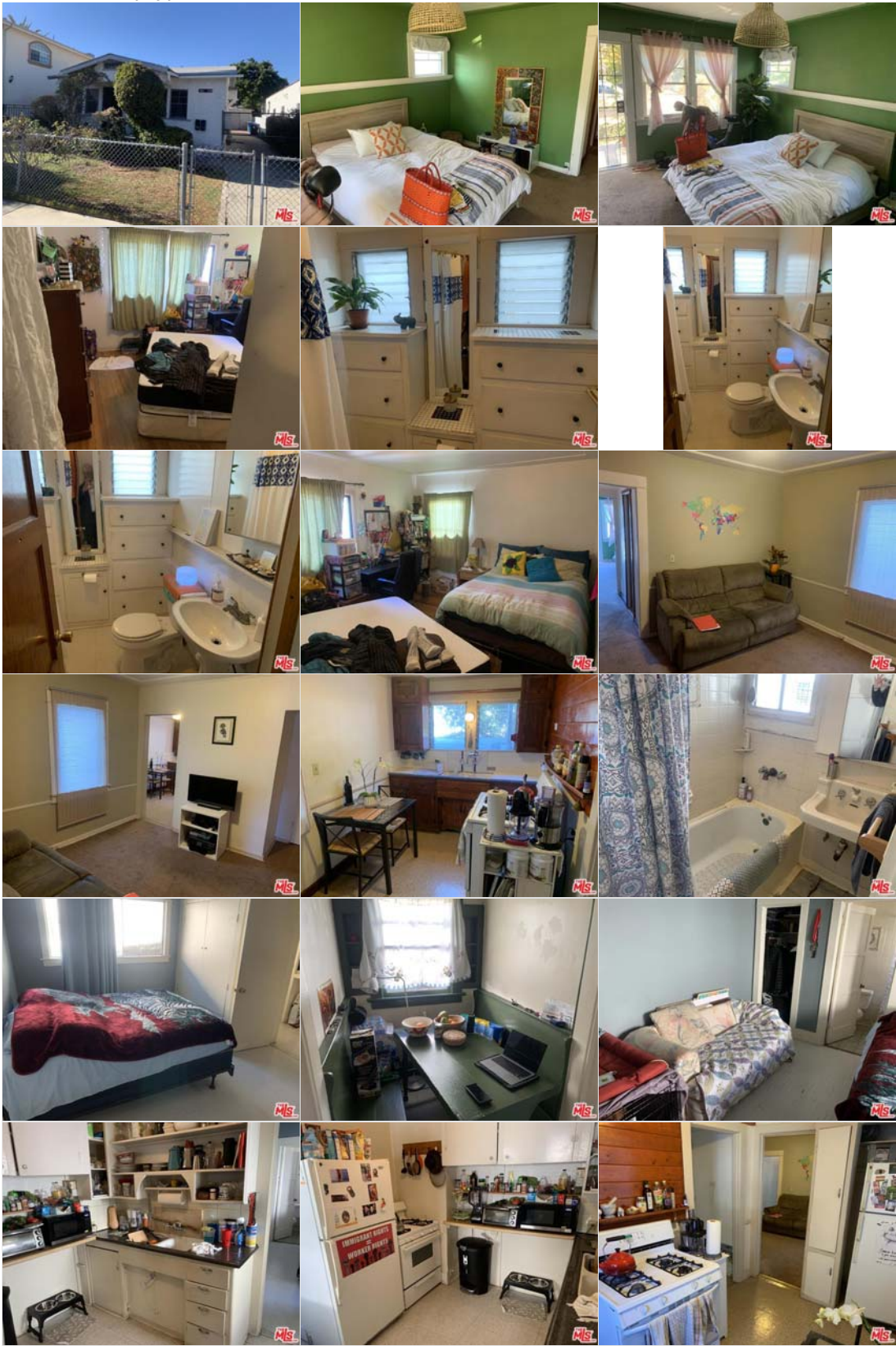
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

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

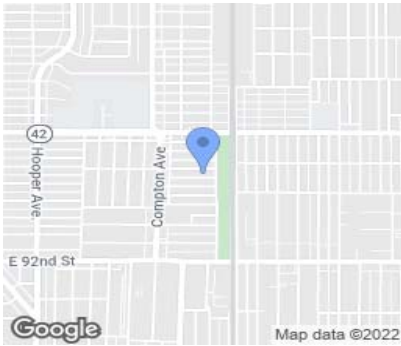
1626 E 87th Pl • Los Angeles 90002

79 days on the market

2 units • **\$340,000/unit** • **1,600 sqft** • **5,590 sqft lot** • **\$425.00/sqft** • **Built in 1964**

Listing ID: OC21137086

Mai & 87th



Facts & Features

- Sold On 01/13/2022
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup
- \$36000 Gross Scheduled Income
- \$1200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: See Remarks
- Appliances: Disposal, Microwave

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$2,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01928049
- Gardener:
- Licenses:
- Insurance: \$75
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6044003022

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC21137086

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Closed •

List / Sold: **\$715,000/\$680,000** ↓

700 W 77th St • Los Angeles 90044

64 days on the market

2 units • \$357,500/unit • 2,208 sqft • 7,000 sqft lot • \$307.97/sqft • Built in 1921

Listing ID: RS21209691

Between Figueroa and Hoover, south of Florence



WONDERFUL 2 UNITS IN LOS ANGELES!! FRONT UNIT CONSISTS OF 4 SPACIOUS BEDROOMS, 2 FULL BATHS, OPEN FLOOR PLAN TO LIVING ROOM, DINING AREA, AND KITCHEN, WITH A CONVENIENT SEPARATE LAUNDRY ROOM. BACK UNIT IS A 2 BEDROOM, 1 BATH. PUBLIC RECORDS SHOW 3 UNITS, BUT ARE ACTUALLY 2 PERMITTED UNITS. DON'T LET THIS OPPORTUNITY PASS YOU BY.

Facts & Features

- Sold On 01/14/2022
- Original List Price of \$715,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- \$417 (Estimated)
- Laundry: Common Area
- \$55200 Gross Scheduled Income
- \$46354 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 00848848
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6020018009

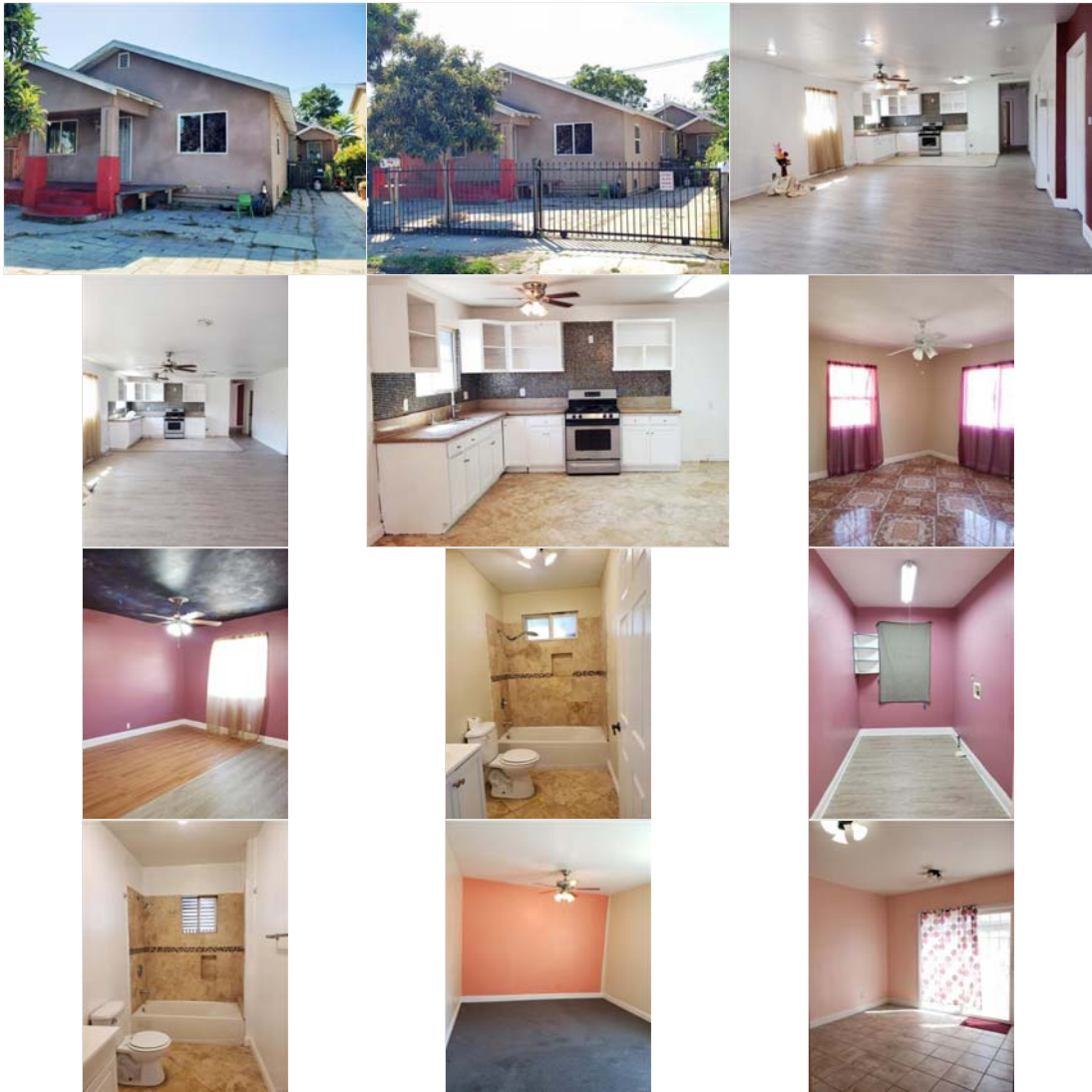
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: RS21209691

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Closed • Duplex

List / Sold: \$699,000/\$700,000 ↑

208 W 42nd St • Los Angeles 90037

6 days on the market

2 units • \$349,500/unit • 1,856 sqft • 4,839 sqft lot • \$377.16/sqft • Built in 1906

Listing ID: CV21254612

Broadway/MLK



Beautiful and upgraded Duplex, centrally located. Main house has 3 bedroom and the back house has 1 bedroom. Open living room and kitchen with granite counter tops. forced air and heat with copper plumbing and dual windows throughout.

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Central, Floor Furnace
- \$307 (Estimated)
- Laundry: Inside
- \$48000 Gross Scheduled Income
- \$46440 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,400
- Electric: \$150.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01915767
- 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	3	1	1	Unfurnished	\$0	\$0	\$2,800
2:	1	1	1	0	Unfurnished	\$900	\$900	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5111017004

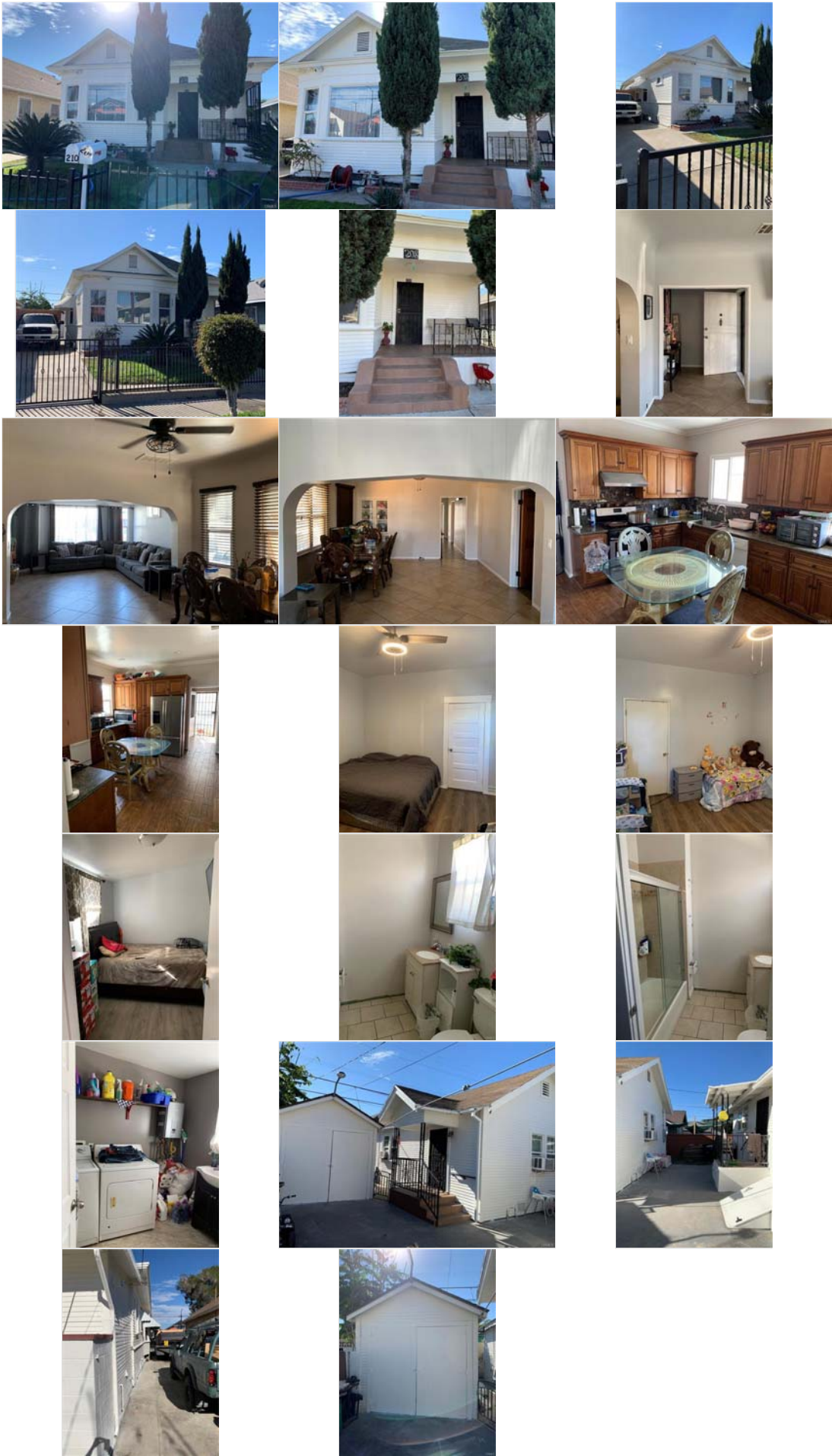
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed •

List / Sold: **\$855,000/\$805,000** ↓

1507 W 50th St • Los Angeles 90062

77 days on the market

2 units • \$427,500/unit • 1,385 sqft • 5,767 sqft lot • \$581.23/sqft • Built in 1912

Listing ID: DW21208467

W Slauson and S Normandie



Great opportunity! to own a Craftsman 2 units near Vermont Square - Both units fully remodeled. A with large porch, each 2 BD, 1 BA units featuring abundant windows for natural light,. Live in one and rent the other for less than renting! Both units are accessed through the gated front and have plenty of parking as well as private yard space. Separate electric and gas meters. Property has Solar Panels. 5+ parking spaces. The Westside and freeways are moments away. SOLAR PANELS INCLUDED!

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$855,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$5,382 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator
- Other Interior Features: Granite Counters

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5016029018

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: DW21208467

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Closed • Duplex

List / Sold: \$599,000/\$575,000 ↓

10410 Baring Cross St • Los Angeles 90044

15 days on the market

2 units • \$299,500/unit • 1,427 sqft • 4,841 sqft lot • \$402.94/sqft • Built in 1924

Listing ID: RS21249426

N/A



Great Investment opportunity!!! Duplex 2 bed/ 1 bath each, Garage in between with the potential of being an ADU. With the right TLC it can become an exceptional passive income property! Prime location, near Elementary schools, Restaurants, Grocery Stores. Won't last!!!

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$599,000
- 0 Buildings
- Levels: One
- 1 Total parking spaces
- \$263 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6061013001

Michael Lembeck

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

Re/Max Property Connection

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

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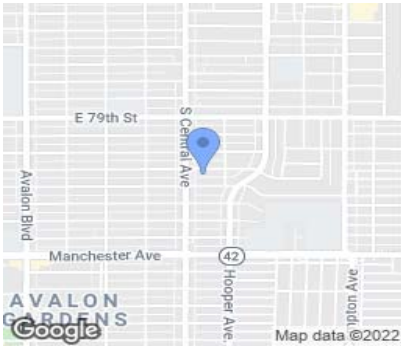
CUSTOMER FULL: Residential Income LISTING ID: RS21249426

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Closed •

1128 1126 E 82nd St • Los Angeles 90001
2 units • \$384,500/unit • 2,064 sqft • 5,982 sqft lot • \$372.58/sqft •
Built in 1962
E/ CENTRAL N/MANCHESTER S/ NADEAU ST. W/ HOOPER

List / Sold: **\$769,000/\$769,000**
73 days on the market
Listing ID: CV21227009



***GREAT PROPERTY INVESTMENT FOR THESE TWO HOUSES ON A LOT NO RENT CONTROL!! BOTH HOMES WILL BE VACANT FOR THE NEW OWNER!! LOCATED IN THE UNINCORPORATED AREA OF LOS ANGELES!! THE PROPERTY CONSIST OF 1- 4 BEDROOMS & 2 BATHS, 2ND- 2BEDROOMS & 1 BR., 3 CAR DETACHED GARAGE, THE HOUSES ARE CLOSE TO HUNTINGTON PARK AND A QUICK COMMUTE TO DOWNTOWN L.A., CLOSE TO SHOPPING AND TRANSPORTATION! THE BACK HOUSE IS RENTED TO A FAMILY FRIEND FOR A VERY LOW AMOUNT.

Facts & Features

- Sold On 01/10/2022
- Original List Price of \$769,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$1,146 (Estimated)
- Laundry: Inside, Washer Hookup, Washer Included
- \$12000 Gross Scheduled Income
- \$5260 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street, Rectangular Lot, Level
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wrought Iron
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$6,740
- Electric: \$1,800.00
- Gas: \$500
- Furniture Replacement:
- Trash: \$480
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	4	Unfurnished	\$0	\$0	\$3,500
2:	1	2	1	0	Unfurnished	\$1,000	\$12,000	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6028021009

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV21227009

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Closed • **Single Family Residence**

List / Sold: **\$780,000/\$785,000** ↑

9215 -9217 Anzac Ave • Los Angeles 90002

0 days on the market

2 units • **\$390,000/unit** • **1,907 sqft** • **6,747 sqft lot** • **\$411.64/sqft** • **Built in 1992**

Listing ID: DW21246640

E 92nd St - E 95th St



Recently Remodeled Duplex... Features include: 3 Bedrooms / 2 Bathrooms & 2 Bedrooms / 2 Bathrooms. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking & 2 Car Detached Garage with rear auto gate. 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 01/11/2022
- Original List Price of \$780,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$569 (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: 01167079
- 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	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6046001023

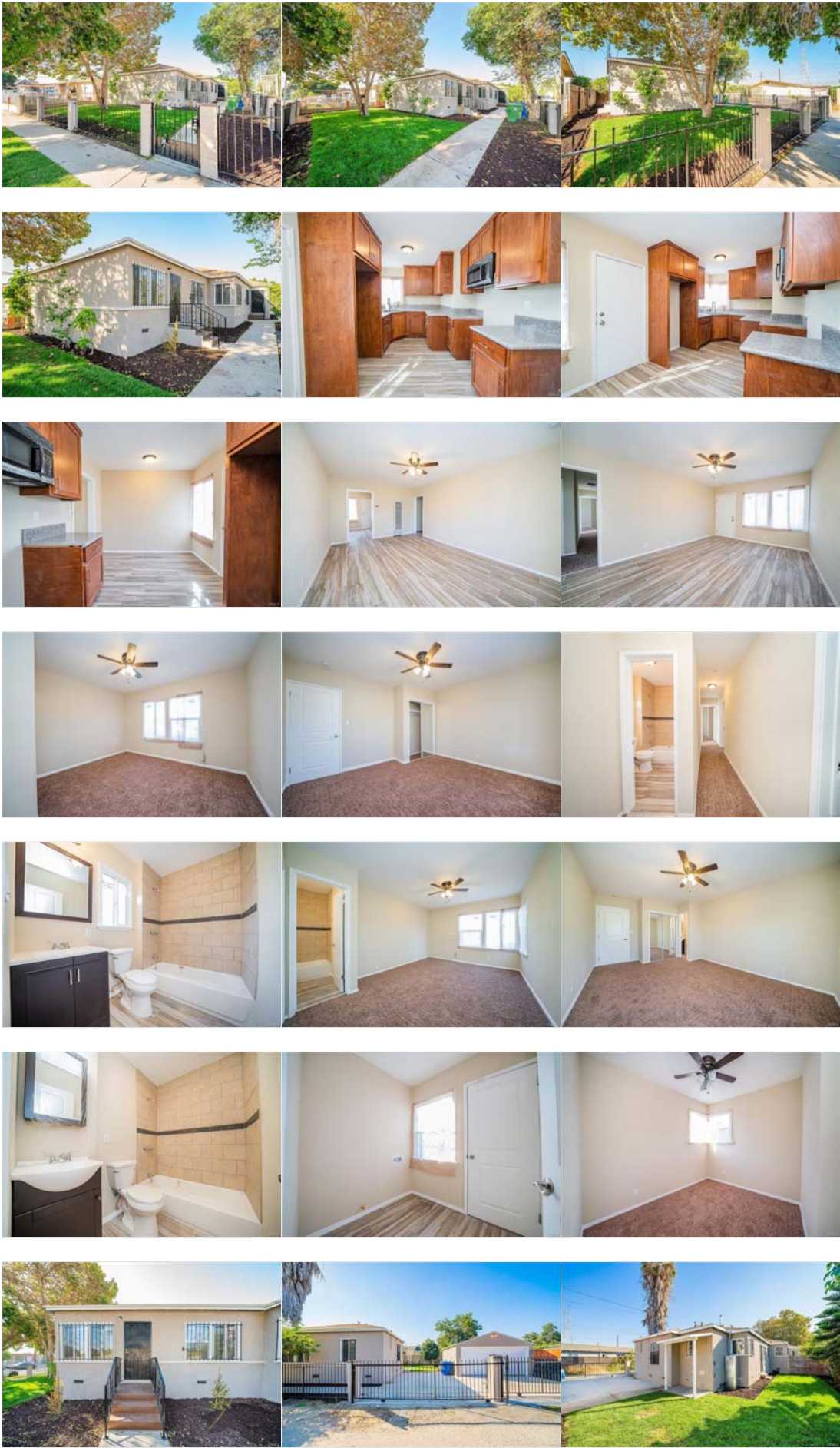
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •List / Sold: **\$825,000/\$895,000** ↑**8 days on the market****615 E 38th St • Los Angeles 90011****2 units • \$412,500/unit • 2,410 sqft • 4,800 sqft lot • \$371.37/sqft • Built in 2009****Listing ID: DW21256303****Between Jefferson and Martin Luther King Bl and Just East of Avalon**

Get it for the looks, keep it for the Non-Rent control(City of L.A. only)* income! As you enter the water saving artificial TURF grounds in 3 different locations including the sidewalk you and/or tenants will experience the comfort of privacy created by over \$17K worth of attractive Vinyl fencing, smooth stucco finish in back walls will compliment that beauty. Park your electric vehicle with its ready to use box by garage. Owner provides 2 fridges, 2 stoves, 2 range hoods, 2 microwaves and security camera system including DVR as part of the sale. A separate storage unit next to separate garage also included in the sale. Upstairs unit (4 bedroom) has Central air AC unit and Downstairs Unit has furnace. Come correct come prepared and provide your proof of funds to schedule a very limited rare viewing as both units are tenant occupied. Tenants are in month to month tenancies. Rents are actual rents. Agents kindly look at private remarks. *Construction is newer. Listing Updated DAILY. AGENTS ** read** private remarks

Facts & Features

- Sold On 01/14/2022
- Original List Price of \$825,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$332 (Estimated)
- \$5500 Gross Scheduled Income
- \$5145 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$355
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01861149
- Gardener:
- Licenses:
- Insurance: \$125
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$225
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$3,000	\$3,000	\$3,300
2:	1	3	2	1	Unfurnished	\$2,500	\$2,500	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5121006037

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: DW21256303

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Closed • Duplex

List / Sold: \$649,000/\$675,000 ↑

1336 S La Verne Ave • East Los Angeles 90022
2 units • \$324,500/unit • 1,888 sqft • 4,791 sqft lot • \$357.52/sqft •
Built in 1924

0 days on the market

Listing ID: TR21249979

South of Olympic Blvd East of the 710 Freeway



BACK ON THE MARKET!! Must see 2 on a lot!! Front house features are: 3 bedrooms 1 bathroom, separate laundry room, newly painted interior and exterior, new flooring in kitchen and third bedroom. Ceiling fans, original hardwood floors and a beautiful front yard with flowers and fruit trees. Back home has 2 bedrooms plus a loft, 1 bathroom and laundry room. Centrally located to the 60,5,10,710 freeways minutes away from Downtown Los Angeles, Cal State and USC medical Centers.

Facts & Features

- Sold On 01/13/2022
- Original List Price of \$649,000
- 2 Buildings
- 4 Total parking spaces
- \$1,116 (Estimated)
- Laundry: Individual Room
- \$10800 Gross Scheduled Income
- \$8400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02071932
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5245020009

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: TR21249979

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Closed •

1138 S Citrus Ave • Los Angeles 90019
2 units • \$999,250/unit • 3,873 sqft • 6,500 sqft lot • \$516.40/sqft •
Built in 1926
West of La Brea between highland

List / Sold:
\$1,998,500/\$2,000,000 ↑
30 days on the market
Listing ID: 21791160



Hancock Park Gorgeous Brick Tudor Style Duplex!! I have others! Beautiful original wood details & Light & Bright with Grand stairway. 6 Bedrooms 4 Baths; Both units are about 1,900 sqft with 3 generous bedrooms, 2 full baths, Large living rooms with fireplaces, leaded glass windows, gleaming hardwood floors, formal dining room, separate breakfast room/home office. Center hall plans with lots of storage throughout. Spacious kitchens with new cabinetry, granite and tile countertops and stainless-steel appliances. Separate laundry rooms. Private rear garden with mature trees, & charming patio. Cooper plumbing throughout, 200 amp panel upgrade in both units, and newer roof. The 4 car garages could be perfect for future ADU for additional income potential. Upper owners unit delivered vacant at close. This is a keeper, in a great area. Walk to art galleries, whole foods, target, and many convenient fine restaurants. This will go quick.

Facts & Features

- Sold On 01/10/2022
- Original List Price of \$1,998,500
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Heating: Gravity
- Laundry: Dryer Included, Individual Room
- \$105600 Net Operating Income

Interior

- Rooms: Bonus Room, Office
- Appliances: Dishwasher, Microwave, Built-In, Oven

Exterior

- Lot Features: Back Yard, Lawn, Front Yard
- Security Features: 24 Hour Security
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01385866
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,600	\$3,600	\$4,500
2:	2	3	2		Unfurnished	\$0	\$0	\$5,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

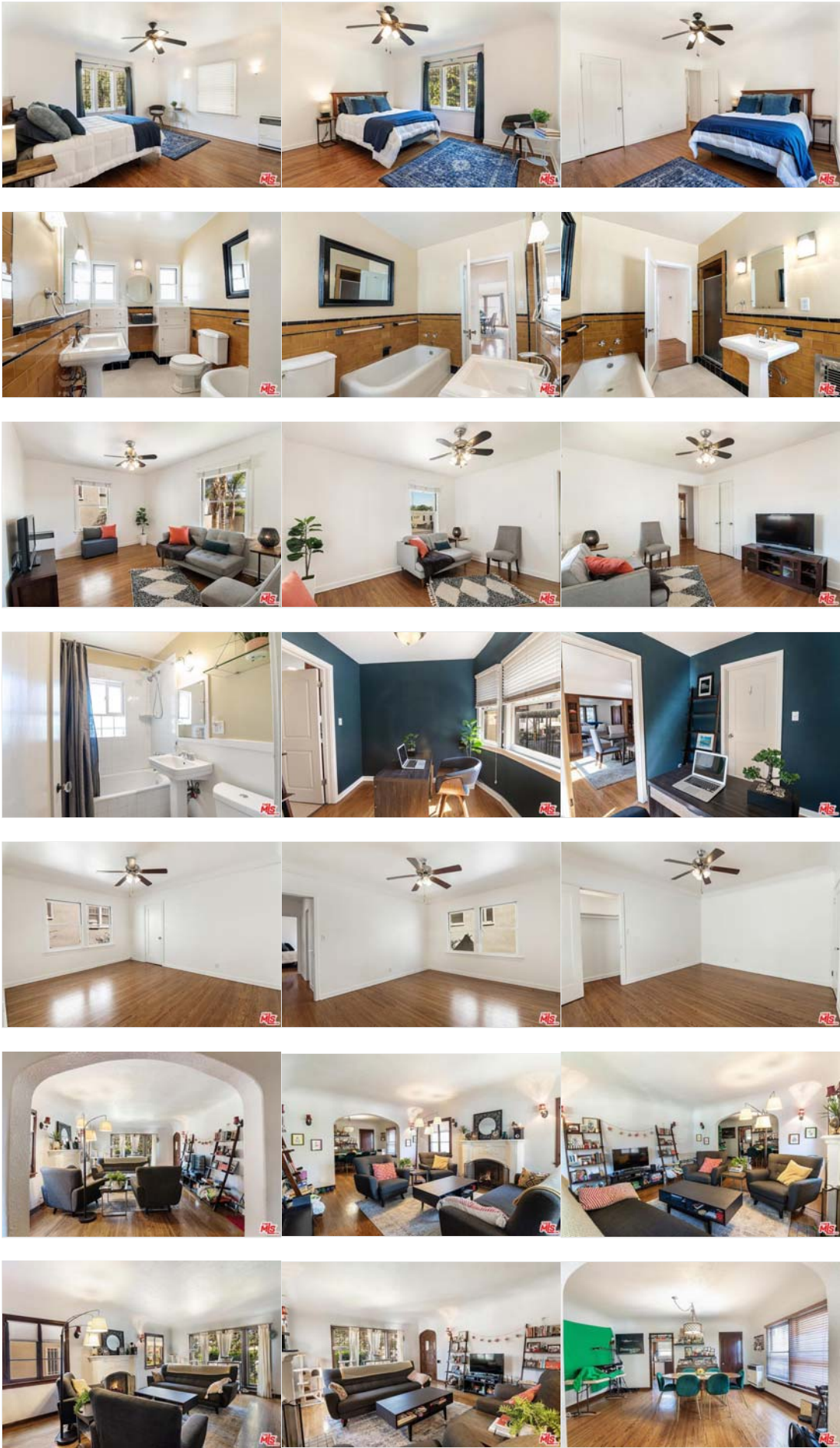
- Standard sale
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5084022028

Michael Lembeck
State License #: 01019397
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Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

7259 Marcelle St • Paramount 90723

2 units • \$525,000/unit • 2,426 sqft • 8,098 sqft lot • \$436.93/sqft •

Built in 1939

\$1,050,000/\$1,060,000 ↑

17 days on the market

Listing ID: DW21245131

South Of Somerset, North of the 91 Freeway, East of the 710 Freeway, Cross streets are Garfield and Marcelle St.



AMAZING DUPLEX!! (2 homes on the land) Welcome to 7259 & 7261 Marcelle Street in the beautiful city of Paramount, CA. The front house with address 7259 features 3 bedrooms and 2 full bathrooms with an indoor laundry room. The home was remodeled in 2016 with new kitchen fixtures, new interior and exterior paint, new flooring throughout, and new Spanish tile roof. This home also features an attached 2 car garage facing towards the extra-large driveway. The concrete driveway, which can accommodate up to 8 cars, connects all the way to the back of the property where you can find the 2nd home. The 2nd house with address 7261 features a massive newly constructed 2 story structure with 4 bedrooms and 2 full bathrooms. This home was finished in 2016 and first occupied in 2017 with all the modern amenities and building code requirements such as fire sprinklers, outdoor fire alarms, and a new HV/AC system. This home features an open floor plan with an oversized living area, indoor laundry amenities, and a modest size backyard. There is one bedroom downstairs that has an exit towards the backyard through a glass sliding door. The extra-wide attached 2 car garage allows for plenty of storage. Both houses have their own front yards, independent water heater, gas meter, electric meter, and WATER METER!

Facts & Features

- Sold On 01/12/2022
 - Original List Price of \$1,050,000
 - 2 Buildings
 - Levels: One, Two
 - 12 Total parking spaces
 - Cooling: Central Air, See Remarks, Wall/Window Unit(s)
 - Heating: Central, See Remarks, Wall Furnace
 - \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, See Remarks, Stackable
 - \$57000 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, See Remarks
 - Floor: Carpet, Laminated, See Remarks, Tile
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Back Yard, Front Yard, Rectangular Lot, Paved
- Fencing: Block, Good Condition
 - Sewer: Public Sewer
 - Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01280965
 - Gardener:
 - Licenses:
- Insurance: \$800
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,150	\$2,150	\$2,500
2:	1	4	2	2	Unfurnished	\$2,600	\$2,600	\$3,000

Of Units With:

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

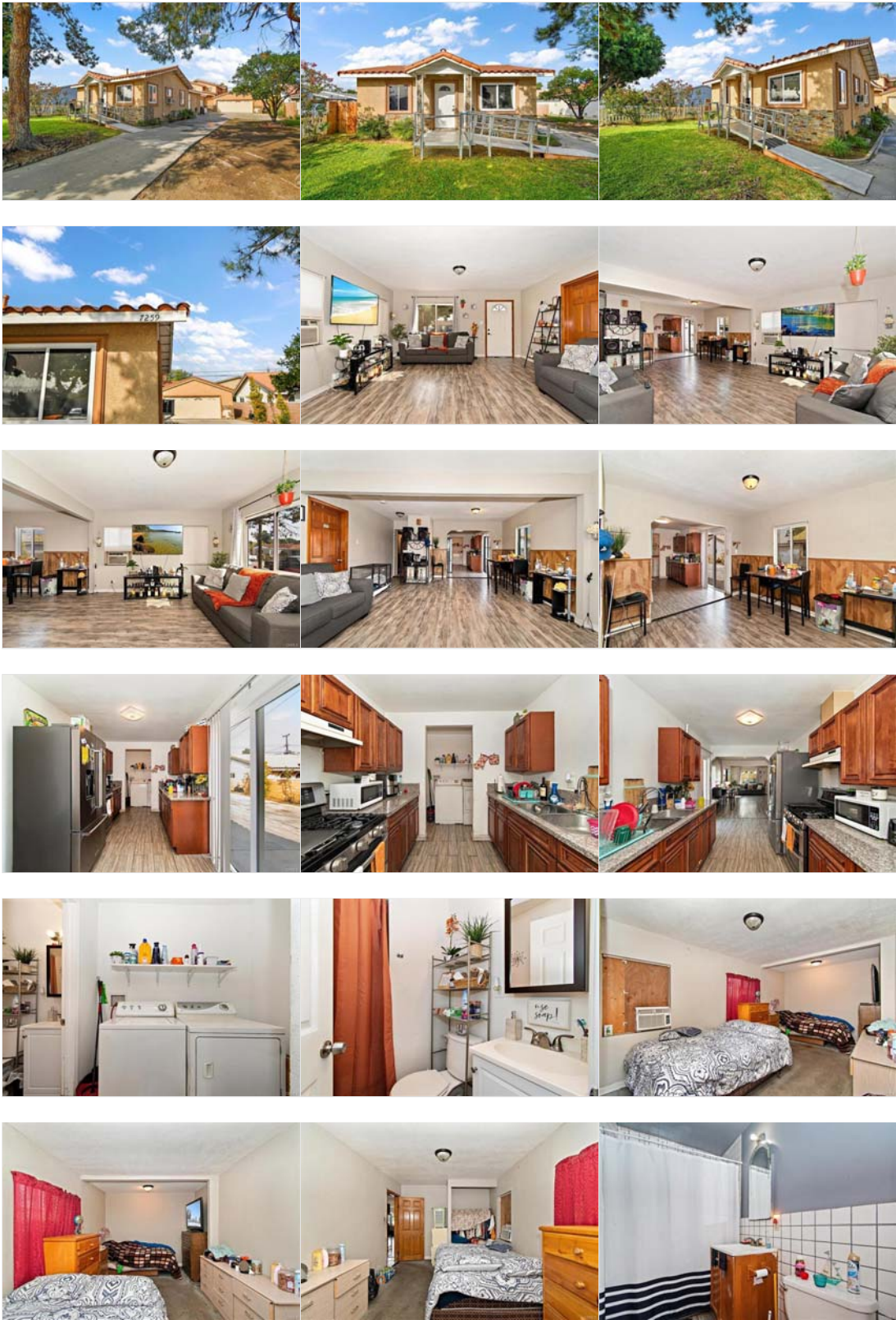
Additional Information

- Standard sale
- RK - Paramount South of Somerset area
 - Los Angeles County
 - Parcel # 7102007010

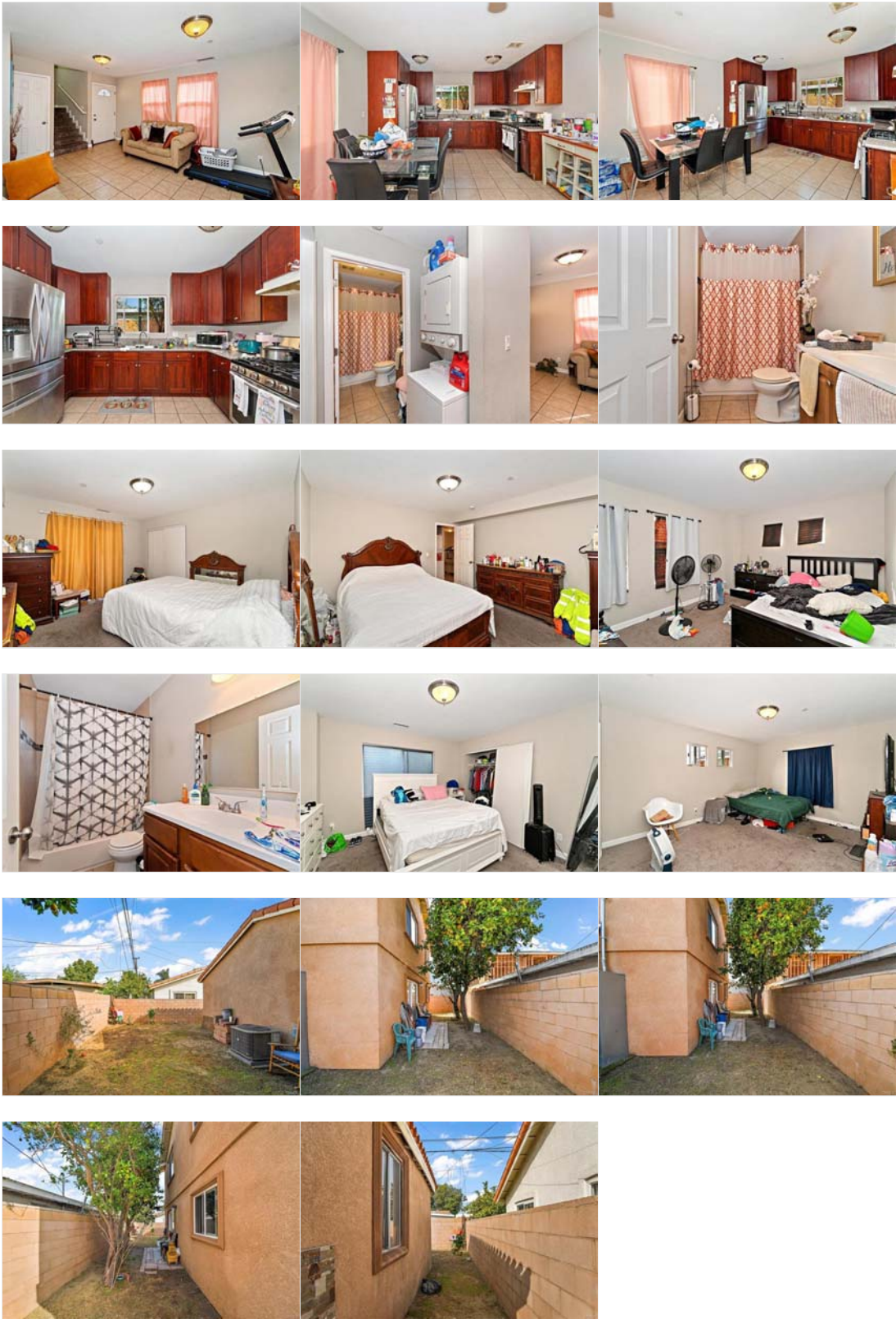
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

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Closed • Duplex

List / Sold: \$950,000/\$922,000 ↓

14308 Sayre St • Sylmar 91342

43 days on the market

2 units • \$475,000/unit • 2,029 sqft • 11,024 sqft lot • \$454.41/sqft • Built in 1952

Listing ID: SR21194859

Herrick Ave and Glenoaks Blvd



Sylmar Beauty! Great investment opportunity for a legal duplex property, front house is a 3bd 2 bath and second unit is 2bd 1 bath, plus a ready option to add a Jr ADU in the detached garage! The Front yard has new concrete on all the front and Stucco in the main house. The front home features laminate flooring, thick baseboard moldings, central and newer paint inside. There is a living room with a fireplace, a laundry area and a stunning kitchen equipped with stainless steel appliances, granite countertops and beautifully crafted cabinets. The Back house has been completely remodeled with permits! Newly painted, it features new recessed lights, new plumbing for the washer & dryer, new flooring and even new electrical. In addition to the Duplex there is a separate detached garage that is completely ready for new construction. It is ready to be converted into a Jr. ADU! Each house has their own address and separate meters! The property has a New front metal gate that has an electric motor. New Landscaping and irrigation system in the front yard was also added. Centrally located! Close to Smart & Final, Food 4 Less, CVS, Bank of America and more.

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- \$494 (Estimated)
- Laundry: Inside, Outside
- \$54000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate
- Appliances: Dishwasher, Free-Standing Range, Gas Oven, Gas Range
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Storage

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01079007
- 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	\$2,400	\$2,400	\$0
2:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- SYL - Sylmar area
- Los Angeles County
- Parcel # 2508023035

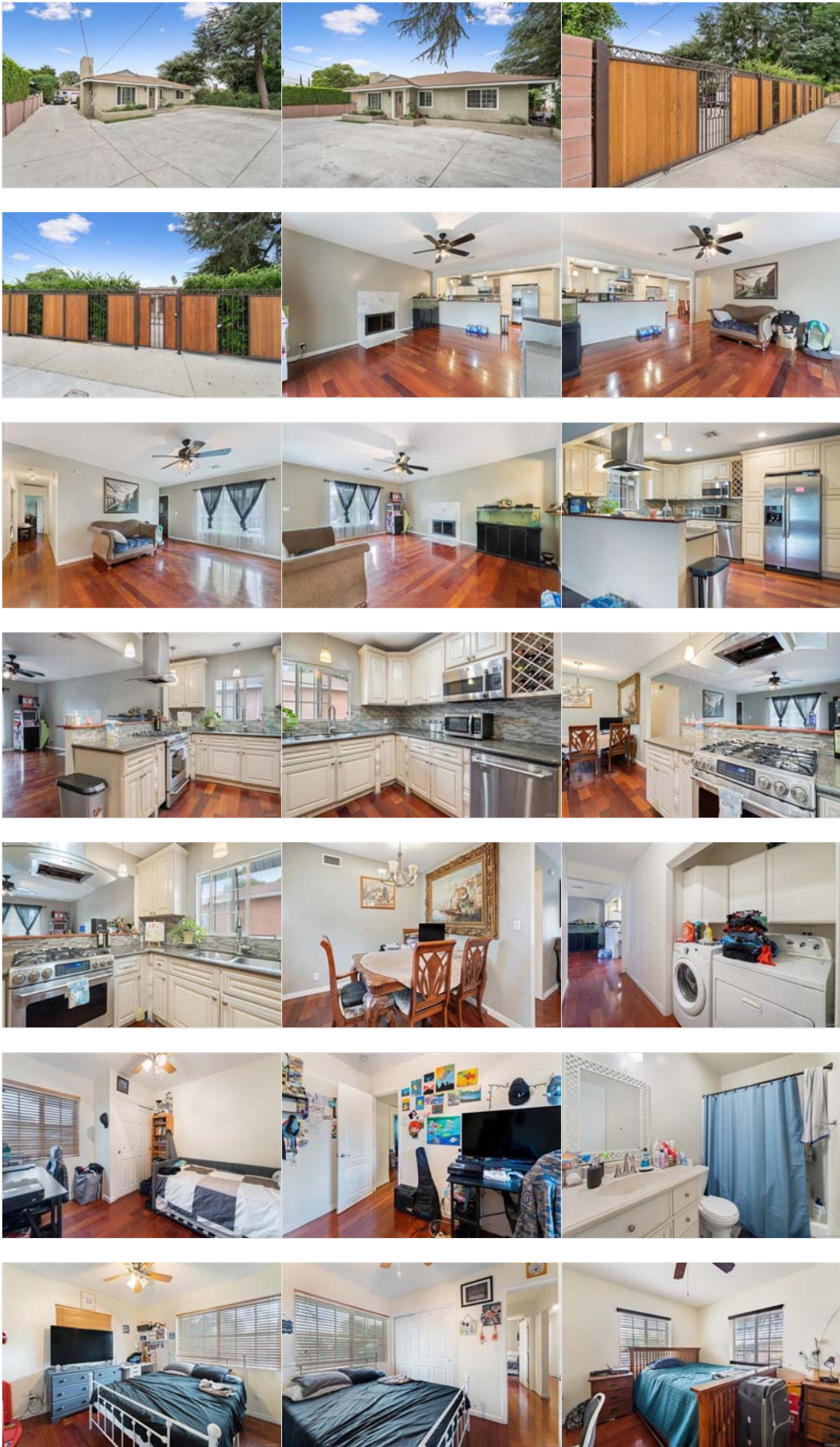
Michael Lembeck

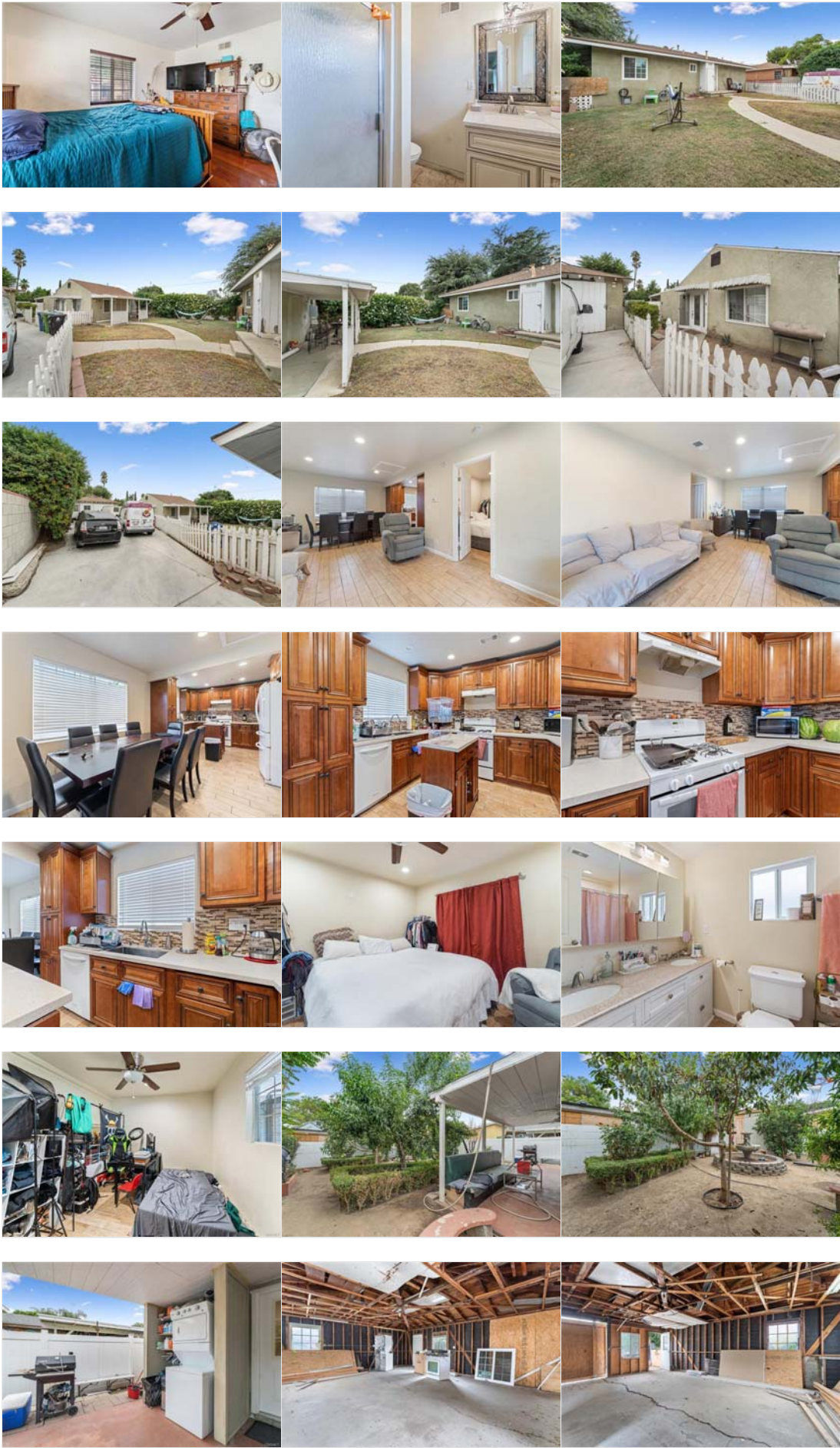
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: SR21194859

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Closed •List / Sold: **\$540,000/\$550,000** ↑**9112 Miner St • Huntington Park 90002****2 days on the market****2 units • \$270,000/unit • 992 sqft • 5,591 sqft lot • \$554.44/sqft • Built in 1921****Listing ID: SR21245669****East of the 110 freeway**

Investor opportunity! Come with your contractor! Two units total 3 bedrooms and 2 bathrooms. Front unit will be delivered vacant (2 bedroom). Second unit (one bedroom) tenant pays \$1200 a month, the unit comes with the tenants. Seller needs 30 day escrow to clean up the property and remove the trailer and the rest of the personal property. Cover in the back of the property will stay on the property. Please do not bother tenants. Property is as is where is. No credits or repairs will be given. Seller does not guarantee accuracy of square footage or bedroom count. Buyer is responsible for doing their own due diligence. Please wear a mask when entering the property and adhere to Covid guidelines.

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$540,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,049 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947193
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$1,900
2:	1	1	1	2	Unfurnished	\$1,200	\$1,200	\$1,250

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
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6045019002

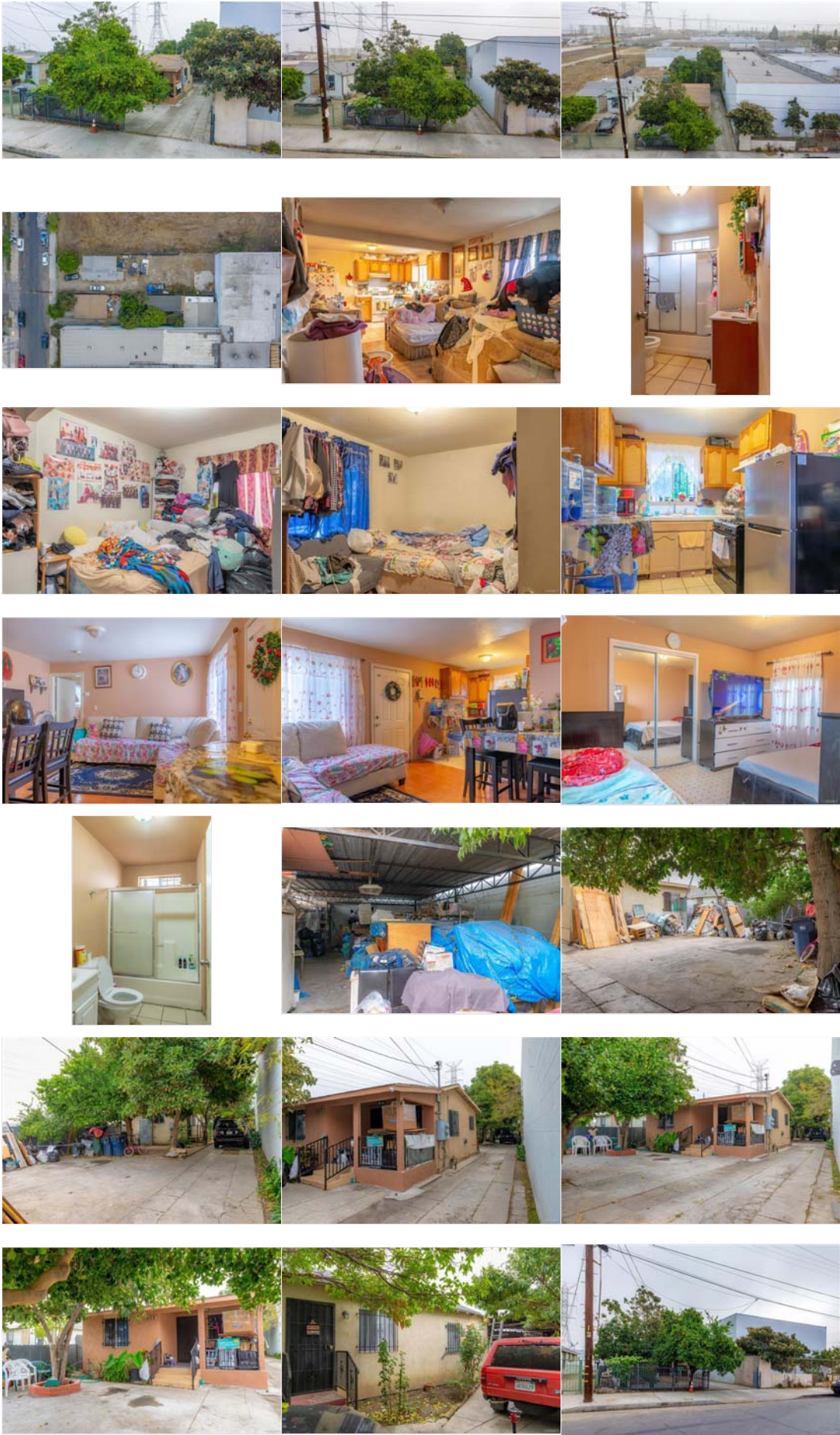
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed •

List / Sold: **\$589,000/\$580,000** ↓

7313 California Ave • Huntington Park 90255
2 units • \$294,500/unit • 1,288 sqft • 5,689 sqft lot • \$450.31/sqft •
Built in 1928
Florence and California

29 days on the market

Listing ID: DW21245462



Great investment properties, subject to seller find another property and both escrows close concurrently, both properties a one bedroom each.

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$589,000
- 2 Buildings
- 1 Total parking spaces
- \$799 (Estimated)
- Laundry: Individual Room
- \$14400 Gross Scheduled Income
- \$800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,500
- Electric: \$960.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01493399
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6213006019

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: DW21245462

Printed: 01/16/2022 10:42:05 AM

Closed • Triplex

1350 W 162nd St • Gardena 90247
3 units • \$416,667/unit • 3,354 sqft • 6,903 sqft lot • \$336.91/sqft •
Built in 1990
On Normandie corner of 162nd Street

List / Sold:
\$1,250,000/\$1,130,000 ↓
119 days on the market
Listing ID: SB21154916



1990 built triplex with large 3 bedroom 2.5 bath two level unit with direct access garage. Also, two 2 bedroom 2 bath units with garages. Located in a great central Gardena location. Great property, tons of upside potential.

Facts & Features

- Sold On 01/13/2022
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Inside
- \$48300 Gross Scheduled Income
- \$35822 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,478
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00612682
- Gardener:
- Licenses: 150
- Insurance: \$1,444
- Maintenance:
- Workman's Comp:
- Professional Management: 3384
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$1,850	\$1,850	\$2,500
2:	1	2	1	1	Unfurnished	\$1,025	\$1,025	\$1,700
3:	1	2	1	1	Unfurnished	\$1,150	\$1,150	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6113012030

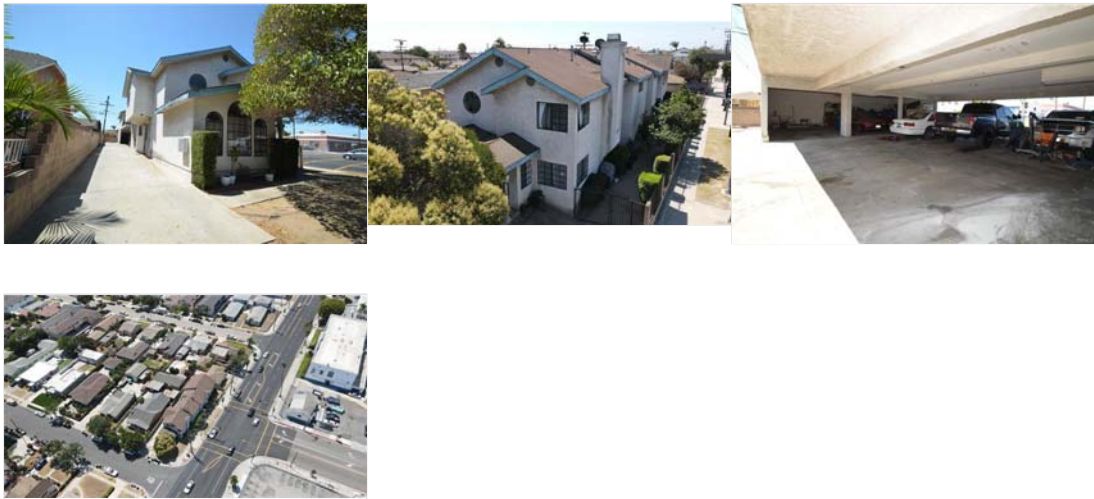
Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB21154916

Printed: 01/16/2022 10:42:05 AM

Closed •

List / Sold: **\$1,378,000/\$1,378,000**

2204 Orange Grove Ave • Alhambra 91803

0 days on the market

**3 units • \$459,333/unit • 2,900 sqft • 7,481 sqft lot • \$475.17/sqft •
Built in 1980
s/hellman**

Listing ID: AR22006672



First time on the market ever. Classic bread and butter triplex located in one of Alhambra’s Highly Desirable Neighborhoods. Perfect for owner user or investor. Huge down stairs unit is perfect for an owner user, 3 bedrooms, 2 baths, approx 1244 sq.ft. Both upstairs units are 2 bedroom 1 bath, approx. 950 sq.ft. each. 4 single car garages, plus extra parking for 4 more vehicles. Separate electric meters. Coin operated laundry in the garage for the upstairs units. ! Walking Distance to Valley Bl.!! Conveniently located near schools, Cal State LA, Parks, a variety of restaurants, shopping, and the 10 freeway, just Minutes away from Downtown LA

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$1,378,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$1,055 (Estimated)
- Laundry: In Garage
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Rectangular Lot
- 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	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0
3:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5352020007

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: AR22006672

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Closed • Single Family Residence

List / Sold: \$700,000/\$850,000 ↑

3601 Verdugo Rd • Los Angeles 90065

2 days on the market

3 units • \$233,333/unit • 2,181 sqft • 6,343 sqft lot • \$389.73/sqft • Built in 1922

Listing ID: V1-8849

West of AVE 37 / South of Eagle Rock Blvd



This property is has a ton of potential for any buyer. This property offer 3 Units. Located across from Glassell Park and centrally located. Easy freeway access, close to schools & shopping. The main house 3 Bedrooms / 2 Bathrooms. The other units are identical they are both 1 Bedroom / 1 Bath. This property has a ton of possibilities. With the right vision, it can be an amazing piece of property.

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$700,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Appliances: None

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing, Standard sale
- 623 - Glassel Park area
- Los Angeles County
- Parcel # 5457028007

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: V1-8849

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Closed •

328 W Elk Ave • Glendale 91204
3 units • \$599,667/unit • 2,820 sqft • 6,357 sqft lot • \$638.30/sqft •
Built in 1911
Elk & Central

List / Sold:
\$1,799,000/\$1,800,000 ↓
168 days on the market
Listing ID: 21764314



Only 2 blocks from The Americana and the Glendale Galleria is a very rare opportunity for a 4plex with 25% potential upside in rents. Current monthly rent total is \$7,350/mo (\$88,200/year). The unit mix is 3 units with 2 beds 1 bath and 1 unit with 1 bed 1 bath. Tenants pay for their own electricity, gas, and trash. Owner has made many updates and upgrades.

Facts & Features

- Sold On 01/14/2022
- Original List Price of \$1,999,999
- 3 Buildings
- Heating: Forced Air
- Laundry: Washer Included

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$3,111
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,780	\$1,780	\$2,600
2:	2	2	1		Unfurnished	\$2,025	\$2,025	\$2,600
3:	3	2	1		Unfurnished	\$2,025	\$2,025	\$2,600
4:	4	1	1		Unfurnished	\$1,520	\$1,520	\$1,900
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
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5696005009

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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 21764314

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List / Sold:

Closed • **Triplex****\$1,100,000/\$1,065,000** ↑

30 days on the market

Listing ID: DW21219408

7016 Pierce Ave • Whittier 90602**3 units • \$366,667/unit • 1,940 sqft • 7,018 sqft lot • \$548.97/sqft • Built in 1908****Take 605 exit Whittier blvd head towards Whittier, left on Philadelphia right on Pierce (next to whittier high school)****Facts & Features**

- Sold On 01/12/2022
- Original List Price of \$975,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,056 (Estimated)
- \$49200 Gross Scheduled Income
- \$35700 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,572
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,572
- Cable TV: 01391478
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense: \$6,500
- Other Expense Description: taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,300
2:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,500
3:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8140029007

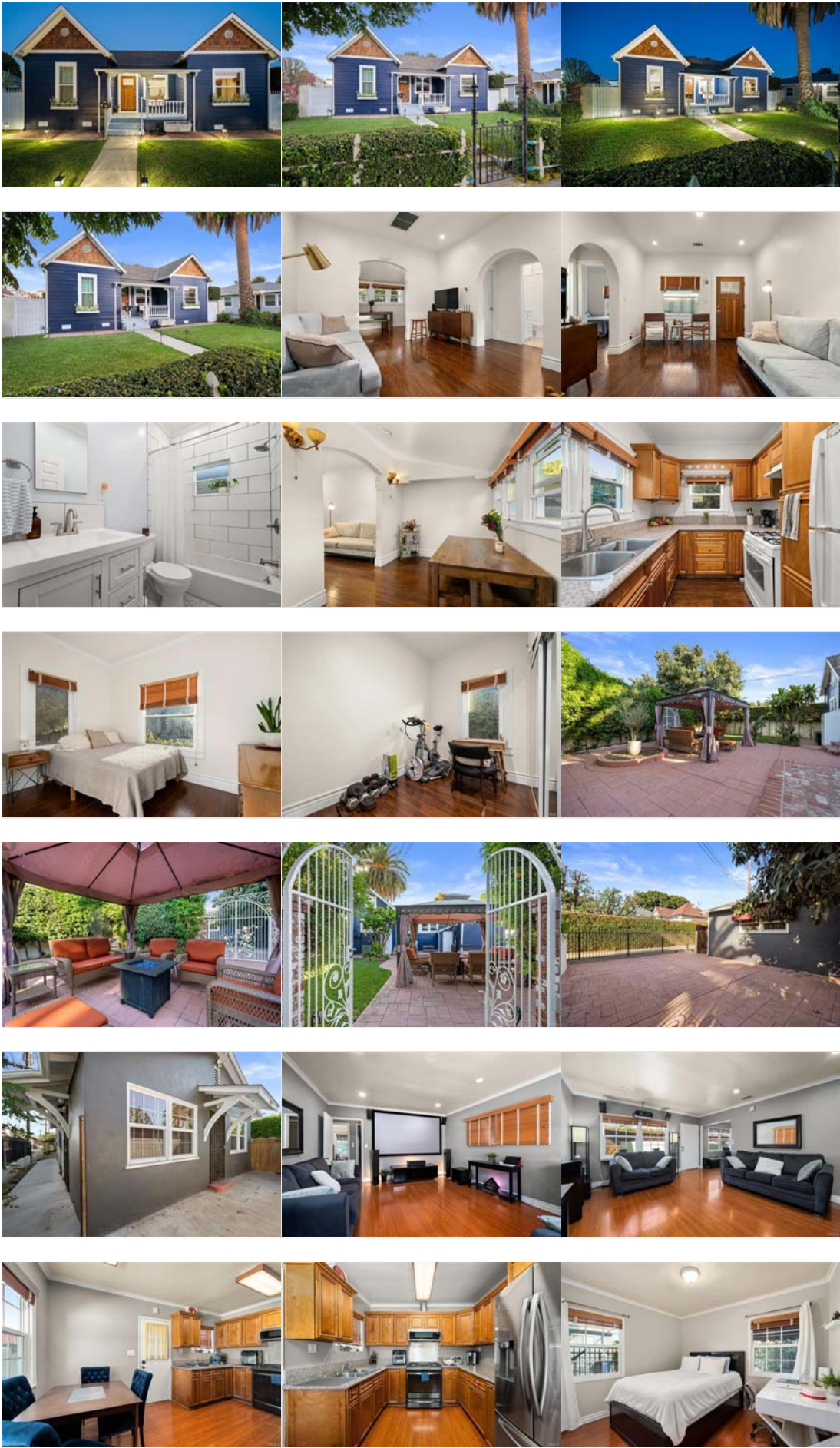
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW21219408

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List / Sold:

Closed**\$1,400,000/\$1,400,000** ↓

99 days on the market

Listing ID: CV21187101

225 Union Ave • Pomona 91768**3 units • \$466,667/unit • 1,867 sqft • 24,502 sqft lot • \$749.87/sqft •****Built in 1949****OFF WEST HOLT BL**

Mixed use light industrial/residential property. 24,500 square foot gated lot includes two residential units, a detached two-car garage, two warehouses with multiple roll up doors, and industrial yard space for outside storage. House #1 is a 2bed-1bth home recently remodeled. Unit #2 is also 2bed-2bth home. Unit 3 is a large industrial warehouse with a restroom and multiple roll up doors. Great opportunity for an owner-occupant to run a business on-site with their personal residence or to house an employee to maintain security on the premises or for an investor to lease out all units and yard space. Great location near the 71 freeway – great for shipping and receiving. Property currently zoned M-1 "Light Industrial" however two residential units built prior to change of ordinance. Ref listing #CV21189932

Facts & Features

- Sold On 01/10/2022
- Original List Price of \$1,500,000
- 3 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$42000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Laundry, Office, Workshop
- Floor: Tile

Exterior

- Lot Features: Level, Paved, Secluded
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,000
3:	1	0	1	0	Unfurnished	\$0	\$0	\$6,000

Of Units With:

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

Additional Information

- Standard sale
- 687 - Pomona area
- Los Angeles County
- Parcel # 8348002002

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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV21187101

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Closed •

852 Brooks Ave • Venice 90291
3 units • \$765,000/unit • 3,980 sqft • 5,848 sqft lot • \$551.51/sqft •
Built in
West of Lincoln Boulevard - Between 7th & Lincoln Blvd.

List / Sold:
\$2,295,000/\$2,195,000 ↓
30 days on the market
Listing ID: 21100773



1: 2 bedroom totally remodel. Front stand-alone 3 bedroom house presently vacant. 2nd 2 bedroom \$2,750 with tons of upside. Great Cash Flow: 1 single family stand-alone house in front & two very large 2 bed / 2 bath mirror units in the rear over the 3 garages. Front house has an approximately 1500 sf footprint for building a sizable two story home. Amazing potential for a remodel to maximize for both an owner-user or investor. \$190,000 Gross potential for the savvy buyer who's willing to put their touch on the property. Close to Whole Foods, Rose Avenue & Abbot Kinney Blvd. Great sunset views from rear unit. 3 : 2 Car Garages. Buyer to cooperate with Seller's 1031 Exchange.

Facts & Features

- Sold On 01/14/2022
- Original List Price of \$2,295,000
- 2 Buildings
- 6 Total parking spaces
- Heating: Forced Air
- Laundry: Washer Included, Dryer Included
- \$143880 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$8,180
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$5,800
2:	1	2	2		Unfurnished	\$4,150	\$4,150	\$4,550
3:	1	2	2		Unfurnished	\$2,750	\$2,750	\$4,550
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4239014025

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Cell Phone: 714-742-3700

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

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CUSTOMER FULL: Residential Income LISTING ID: 21100773

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Closed •

List / Sold:

\$1,350,000/\$1,150,000 ↓

6 days on the market

Listing ID: 21799172

6006 Comey Ave • Los Angeles 90034
3 units • \$450,000/unit • 1,748 sqft • 6,303 sqft lot • \$657.89/sqft •
Built in 1938
East of La Cienega, West Of Fairfax. South of Venice, North of Washington



Developer/Investor's dream or owner use!! A duplex in the heart of Venice and La Cienega Blvd. It's located in a desirable, new emerging and creative art district. Minutes away from 10 FWY and close to all popular attractions and Metro Line. Needs TLC! Can be remodeled to your taste. Property will be delivered vacant. Buyer to perform his own inspection to verify SQF and Permits. There are two APN associated with this listing: 5065-012-044- Main Parcel and 5065-012-068 - Back Parcel. Total Lot Size over 8000 SQT. Buyer to verify. A must see! ! "Back on the market" subject to cancellation of previous escrow.

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$1,350,000
- 3 Buildings
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Disposal
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

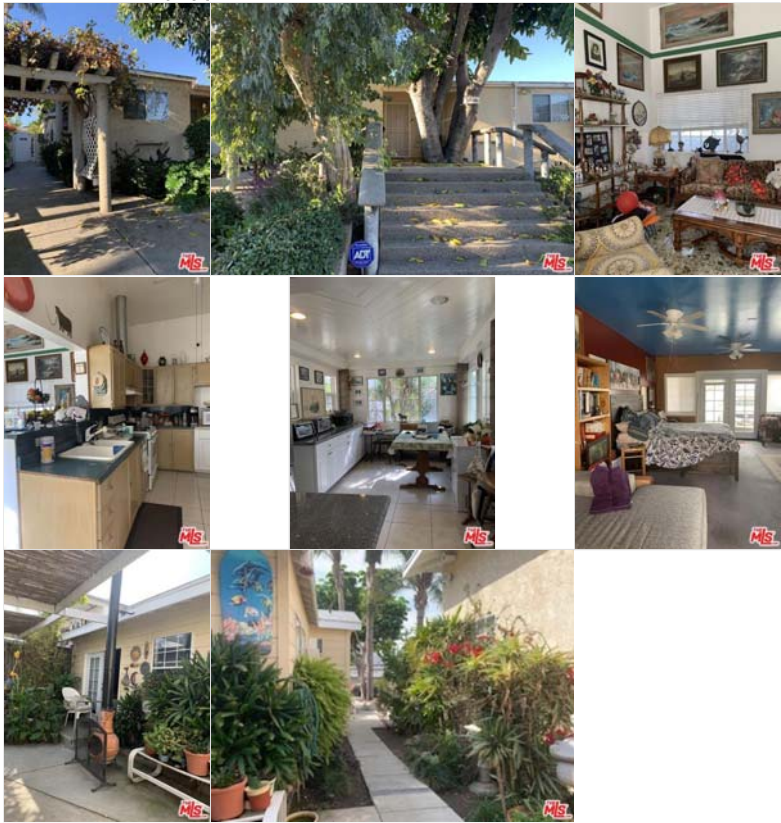
Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5065012044

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 21799172

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Closed •

List / Sold:
\$3,225,000/\$3,170,000 ↓

77 days on the market

401 N Vista St • Los Angeles 90036
3 units • \$1,075,000/unit • 5,257 sqft • 7,115 sqft lot • \$603.01/sqft •
Built in 1929

Listing ID: 21769812

1 Block North of Beverly Boulevard, corner lot located at N. Vista Street and Oakwood Avenue



*** Recently reduced by \$150,000 *** 401 N. Vista, a pristine owner/user triplex with a value-add ADU opportunity located in the heart of the Fairfax District. Located one-mile from The Grove, this turnkey triplex is located in a 'Grade A' rental market that is consistently sought-after by high-income young professionals. The 5,257 SF building sits on a spacious corner lot and consists of (1) 3+3 townhouse, (1) 2+2.5 townhouse and (1) 2+2 townhouse. Please note, the 2+2.5 owner's unit may be delivered vacant upon COE. Additionally, ADU renderings and information can be found in the photos and marketing package (buyer to verify). Renovated to the studs in 2017, each garden-style townhouse features high ceilings, large picture windows, a modernized open-concept kitchen with custom cabinets and quartz countertops, a seated bar area and spacious dining room. Each unit features its own private outdoor area and shared access to a large rooftop deck perfect for outdoor entertainment and relaxation. With a substantial price reduction, a gross rental income over \$200K and an outstanding 4.66% CAP rate, this property is one of the top income-producing triplexes in Los Angeles.

Facts & Features

- Sold On 01/13/2022
- Original List Price of \$3,375,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable
- \$150258 Net Operating Income

Interior

- Floor: Tile, Carpet, Wood
- Appliances: Dishwasher
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$48,797
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$6,350	\$6,350	\$6,450
2:	1	2	2		Unfurnished	\$5,790	\$5,790	\$5,790
3:	1	2	2		Unfurnished	\$4,917	\$4,917	\$5,000
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:

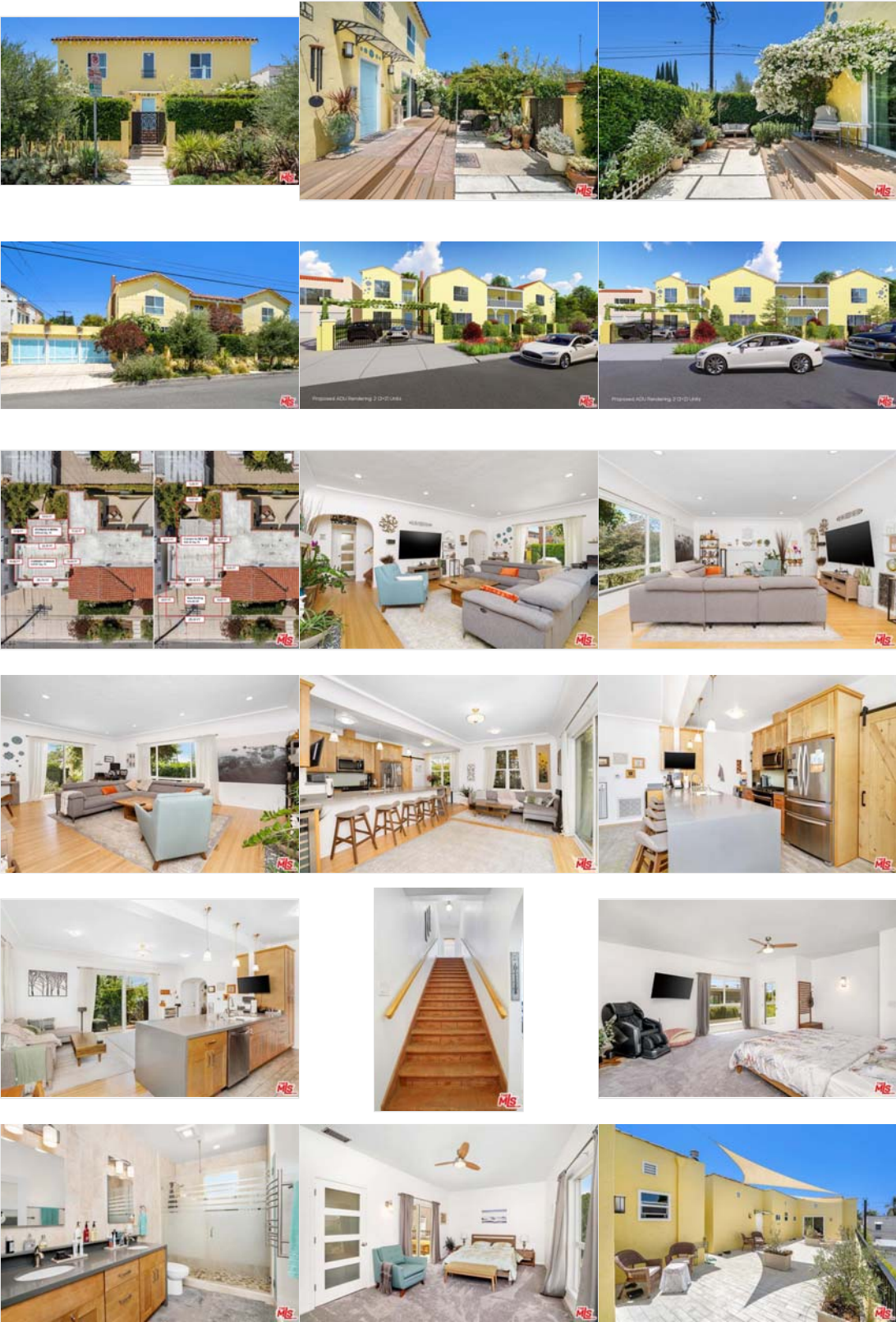
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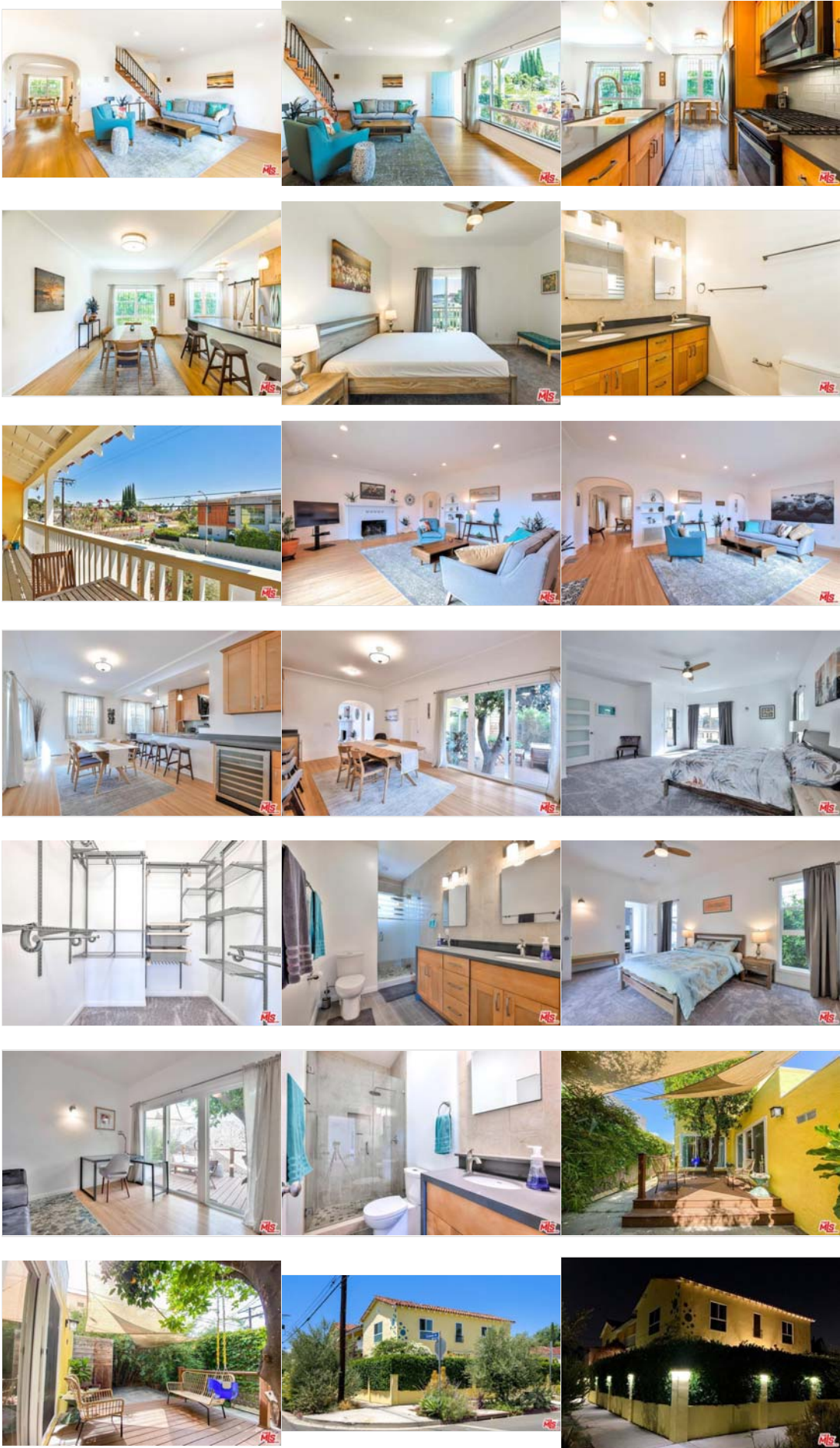
- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5526032013

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 21769812

Printed: 01/16/2022 10:42:05 AM

Closed • TriplexList / Sold: **\$909,500/\$900,000** ↓**8122 Lou Dillon Ave • Los Angeles 90001****37 days on the market****3 units • \$303,167/unit • 3,030 sqft • 10,686 sqft lot • \$297.03/sqft •****Listing ID: CV21188561****Built in 1934****Cross streets Alameda and Nadeau**

PRICE REDUCED! -Triplex Located in Nadeau Park- Unincorporated County of Los Angeles- 3 detached units Unit 8124 is 3 bed 2 bath -1368 sq. ft, with a detached 2 car garage, new flooring in all bedrooms, central air, new electrical panel, laundry service in garage. Unit 8122 3 bed 1 bath 1032 sq.ft. new kitchen counter and cabinets, new floor in living room. 8122 1/2 1 bed 1 bath 630 sq.ft. All 3 units are rented with long time renters

Facts & Features

- Sold On 01/10/2022
- Original List Price of \$925,000
- 4 Buildings
- Levels: One
- 7 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$1,654 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, In Kitchen, Washer Hookup
- \$56400 Gross Scheduled Income
- \$44314 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Jack & Jill
- Floor: Carpet, Laminated, Tile, Vinyl, Wood
- Appliances: 6 Burner Stove, Built-In Range, Double Oven, Gas Cooktop
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Smoke Detector(s), Window Bars
- Fencing: Block, Good Condition, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,090
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01384300
- Gardener:
- Licenses:
- Insurance: \$2,290
- 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	\$1,800	\$1,800	\$1,800
2:	1	3	1	0	Unfurnished	\$1,600	\$1,600	\$1,600
3:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6026014020

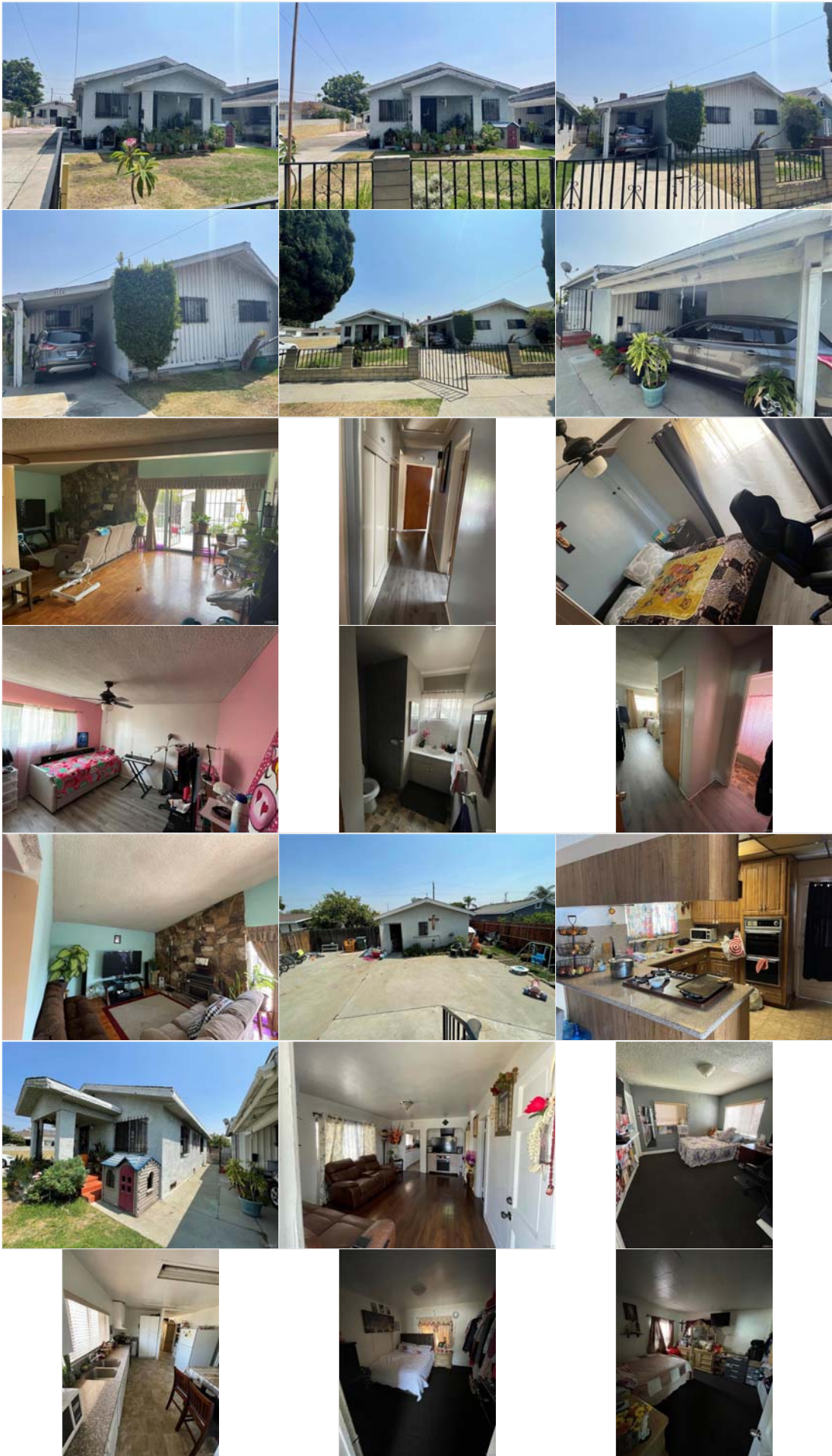
Michael Lembeck

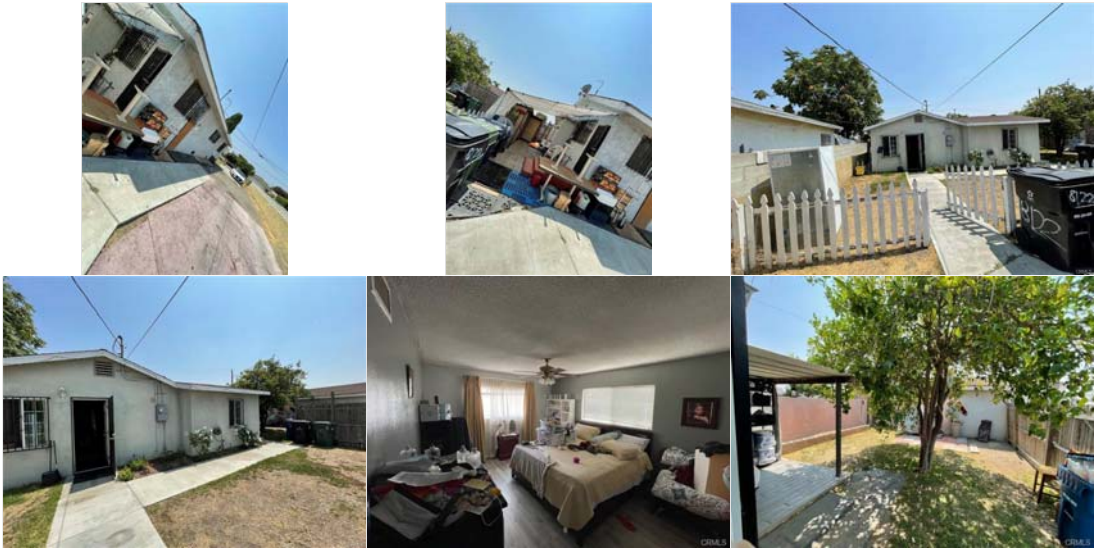
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: CV21188561

Printed: 01/16/2022 10:42:05 AM

List / Sold:

Closed**\$1,800,000/\$1,780,000** ↓**0 days on the market****Listing ID: DW21227370****127 W 85th Pl • Los Angeles 90003****3 units • \$600,000/unit • 4,954 sqft • 5,396 sqft lot • \$359.31/sqft • Built in 2021****Cross Street with S Main St.**

Beautiful brand new residential income properties***NO RENT CONTROL*** Front House 5bd/ 4.5bth with 1,914SQ FT. Back Duplex 5bd/ 5bth Each Unit. 3,040 sq ft. All units have a fabulous open floor plan to the living room and kitchen area with great natural light. Great for large families, Master Bedrooms in each unit with walk-in closet, plenty of closet storage in each unit. Beautiful Modern look, Beautiful Custom kitchen Cabinets throughout with beautiful quartz counter tops in each unit. Modern look anti scratch waterproof vinyl flooring. Spacious bedrooms, closet area in each bedroom, reset lights through all the units. HVAC system in all units, tank less water heaters, separate water meters, laundry area with hook-ups. Tandem parking in the side of the duplex, and uncover parking area, as well a beautiful grass area in the back. Property comes with beautiful decorative permeable pavers throughout the driveway and parking area. They're functional and beautifully put together. Centrally located.

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$1,800,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$241 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bathroom, Multi-Level Bedroom, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Electric Water Heater, Disposal, Microwave
- Other Interior Features: Living Room Balcony, Open Floorplan, Recessed Lighting, Stone Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire Sprinkler System, Security Lights, Smoke Detector(s)
- Fencing: Excellent Condition, New Condition
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01928821
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$0
- Other Expense Description: 0000

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	5	0	Unfurnished	\$0	\$0	\$3,400
2:	1	5	5	0	Unfurnished	\$0	\$0	\$3,400
3:	1	5	5	0	Unfurnished	\$0	\$0	\$3,400

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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6040008017

Michael Lembeck**Re/Max Property Connection**

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Closed •

List / Sold: **\$749,999/\$785,000** ↑

454 W 59Th Pl • Los Angeles 90003

9 days on the market

3 units • \$250,000/unit • 1,821 sqft • 5,427 sqft lot • \$431.08/sqft • Built in 1905

Listing ID: 21796492

Located a few minutes off the 110 freeway in between Figueroa St and Flower St. Located in South Figueroa Corridor



Back on the Market! Buyer Could Not perform! Hurry Wont last! Welcome to 454 West 59th Place! Newly Rehabilitated Tri-Plex in the highly sought out South Figueroa Corridor. Located minutes from the 110 freeway, 5 Minute drive to La Memorial Coliseum/ New Banc of California Stadium and USC. This Tri Plex is perfect for any home owner looking for an Income producing property or Investor looking for a Cash Flowing Property in a highly desired Area. This property was Brought back to life and features brand new Copper plumbing, electrical, new flooring, newly added security gate, updated security doors, and much more. The front house features 3 bedrooms and 1 bathroom with an in laundry area. The back two units are studio style units with their own prospective kitchens and bathrooms. This immense property has plenty of parking to fit many vehicles desired on the lot and a driveway that leads to the back. Lastly the property features a 1 car Garage that could be converted into an ADU. The property has ability for fourth unit if so desired. Please verify with city of Los Angeles. Can't wait to see you there!

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$775,000
- 2 Buildings
- Heating: Wall Furnace, Fireplace(s)
- \$68400 Net Operating Income

Interior

- Rooms: Living Room, Master Bathroom, Walk-In Closet, Attic
- Appliances: Oven
- Other Interior Features: Open Floorplan
- Floor: Laminate, Tile, Carpet

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,440
- Insurance:
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash:
- Water/Sewer:
- Cable TV:
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

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

Of Units With:

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

Additional Information

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

• Parcel # 6004038006

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

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

Click arrow to display photos



Closed •

List / Sold: **\$975,000/\$975,000** ↓

638 S Bonnie Beach Pl • East Los Angeles 90023
3 units • \$325,000/unit • 2,035 sqft • 7,420 sqft lot • \$479.12/sqft •
Built in 1950
In between Whittier Blvd & E. 3rd St

35 days on the market
Listing ID: RS21228150



WOW VACANT UNITS!!! Don't pass up this gorgeous income property. Each unit is fully remodeled, VACANT and all 3 units will be delivered VACANT. There are so many benefits to this property. Not only can you set the rents with new tenants, but there is potential to add an additional unit should the new owner decide to do that. The exterior of the units have all new paint, and the landscaping has been enhanced. On the interior, each unit has been fully upgraded with all new floors, all new kitchen cabinets, recessed lighting throughout, new paint all new furnaces, and so much more! When you see it, you will notice the attention to detail and quality of upgrades that went into each unit. Of course the rents make sense for an investor wanting a minimum 5% cap rate on their investment but it also makes for the perfect owner occupied family set up. The owner can live in the 3 Bedroom while collecting premium rents on the two 1 bedroom units. Be sure to watch the video and walk through the entire property virtually using the 3D virtual Tour we have provided.

Facts & Features

- Sold On 01/13/2022
- Original List Price of \$995,000
- 2 Buildings
- Levels: Two, Multi/Split
- 2 Total parking spaces
- \$1,559 (Estimated)
- Laundry: Individual Room, Inside, Washer Hookup
- \$6000 Gross Scheduled Income
- \$66000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Garden, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$600
- Electric: \$100.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01391478
- Gardener:
- Licenses:
- Insurance: \$175
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5236004023

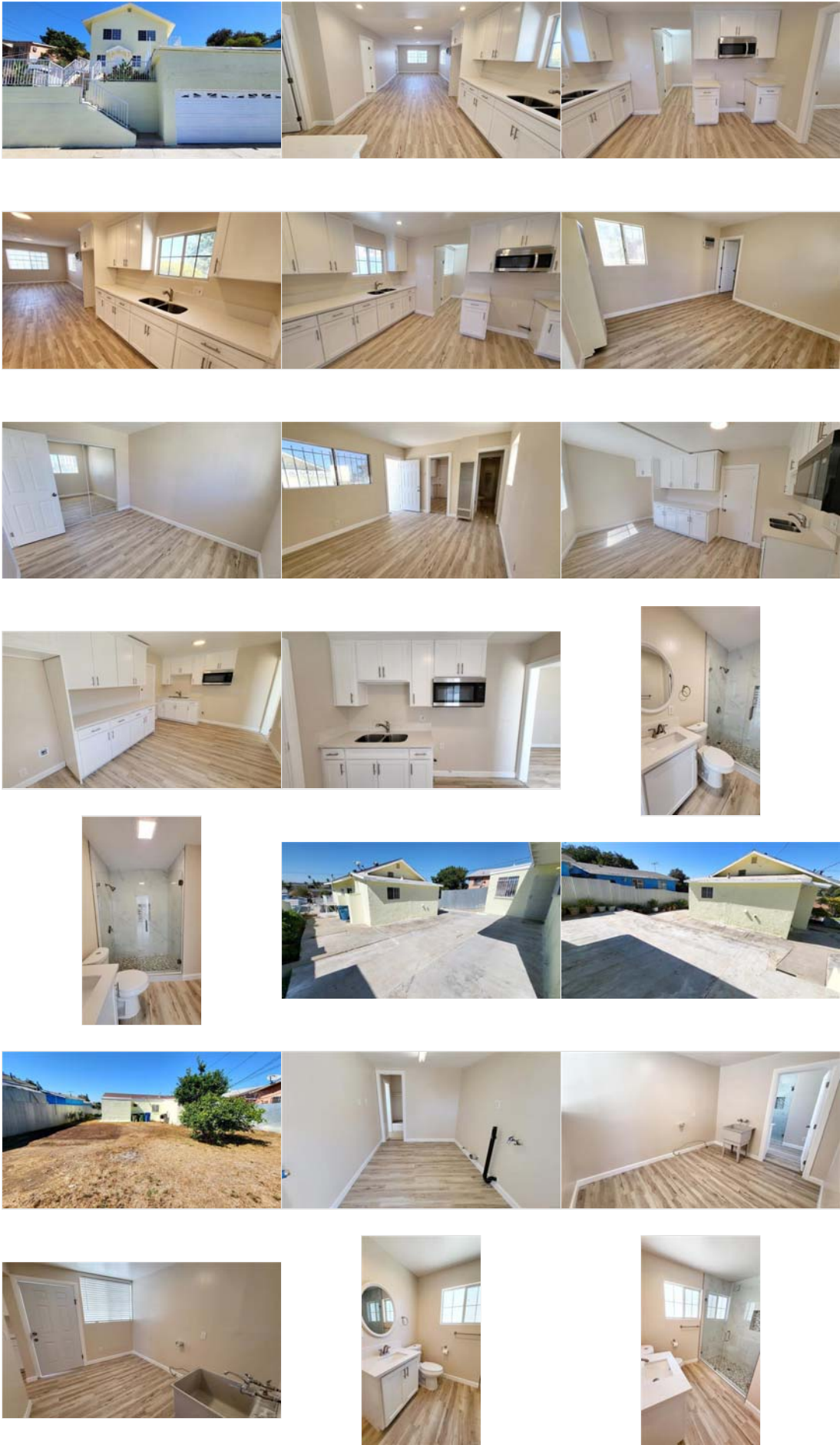
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





Closed •

List / Sold: **\$1,200,000/\$1,200,000**

7912 Crenshaw Blvd • Inglewood 90305
4 units • \$300,000/unit • 3,708 sqft • 5,286 sqft lot • \$323.62/sqft •
Built in 1952
S of Florence & off Crenshaw Bl

0 days on the market
Listing ID: IN21252746



Facts & Features

- Sold On 01/14/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$980 (Estimated)
- Cap Rate: 7.5
- \$69876 Gross Scheduled Income
- \$63589 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Center Hall, Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: Water Heater
- Other Interior Features: Open Floorplan, Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre, Landscaped, Level, Sprinkler System, Sprinklers Timer, Yard
- Fencing: None
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$6,287
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01150525
- Gardener:
- Licenses:
- Insurance: \$2,687
- 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	1	1	1	Unfurnished	\$1,575	\$1,700	\$1,700
2:	1	2	1	1	Unfurnished	\$1,494	\$2,200	\$2,200
3:	1	1	1	1	Unfurnished	\$1,239	\$1,700	\$1,700
4:	1	2	1	1	Unfurnished	\$1,515	\$2,200	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4011018022

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: IN21252746

Printed: 01/16/2022 10:42:05 AM

List / Sold:

Closed • **Quadruplex****\$1,200,000/\$1,205,000** ↑

10 days on the market

Listing ID: PV21243125

1035 W 12th St • San Pedro 90731**4 units** • **\$300,000/unit** • **2,848 sqft** • **6,091 sqft lot** • **\$423.10/sqft** • **Built in 1956****12th & Leland**

Here's your opportunity to jump on a fantastic bread & butter 4-unit income-producing property in Vista Del Oro! With 2 of the 4 units being DELIVERED VACANT, explore endless opportunities to buy as an owner-occupant or investment property while maximizing rents. The two rear units feature 2 bedrooms & 1 bath with interior laundry hook ups. Front units feature 1 bedroom & 1 bath with interior laundry hook ups and upgraded windows. Extended driveway leads to the rear which includes 4 garage spaces (2- 1 car and 1-2 car garage) with additional space for parking. Each unit has it's own electric and gas meter while the owner covers water (one water meter). This prime neighborhood is centrally located and just a few blocks from shopping, local schools, transportation, and restaurants. With the redevelopment of the LA Waterfront on its way, it's a great time to invest/buy in San Pedro! *NOTE: Potential Proforma is approx.\$7,100/mo and \$85,200 annually.

Facts & Features

- Sold On 01/14/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$496 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room
- Floor: Laminate
- Appliances: Disposal, Gas Water Heater, Water Heater
- Other Interior Features: Balcony, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Level with Street, Park Nearby, Yard
- Waterfront Features: Marina in Community
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000
2:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$2,000
3:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,550
4:	1	1	1	1	Unfurnished	\$0	\$0	\$1,550

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
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7458017018

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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CUSTOMER FULL: Residential Income LISTING ID: PV21243125

Printed: 01/16/2022 10:42:05 AM

List / Sold:

Closed • **Quadruplex****\$1,759,000/\$1,760,000** ↑

70 days on the market

Listing ID: GD21185134

501 E HARVARD Rd • Burbank 91501**4 units** • **\$439,750/unit** • **3,360 sqft** • **12,741 sqft lot** • **\$523.81/sqft** • **Built in 1950****North of Glenoaks Blvd. between Harvard Rd. and North 5th Street**

We are proud to present 501 E. Harvard Rd., Burbank. An amazing upside potential opportunity for investors. It is also perfect for an owner-occupied, buyer who wants to live in one of the units and collect rent on the other three. Since this property has 4-units, it qualifies for residential financing. This 4-unit multifamily property, built-in 1950, has a total building size of approximately 3,360 Sq. Ft. and sits on approximately 12,741 Sq. Ft. lot. The building has unit mix, One unit is 2-Bedrooms, 1-1/2 Bathroom with bonus room (Approximately 1,150 Sq. ft.), Three units are 1-Bedroom, 1-Bathroom. This property is located in Burbank. Burbank is well known for being home to Walt Disney Studios and Warner Bros. Studios. The building location is easy to access to schools, restaurants, shopping, entertainment, freeway, and recreations. This property is an ideal candidate to take advantage of the large lot for the investor. This value-add opportunity has upside potential in rents. It is also individually metered for gas and electricity. Property is in nice condition.

Facts & Features

- Sold On 01/13/2022
- Original List Price of \$1,759,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Other)
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$0	\$0	\$2,900
2:	1	1	1	0	Unfurnished	\$1,425	\$1,425	\$2,100
3:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,990
4:	1	1	1	0	Unfurnished	\$1,440	\$1,440	\$2,100

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 # 2459039009

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





Closed •

328 W Elk Ave • Glendale 91204
4 units • \$449,750/unit • 2,820 sqft • 6,357 sqft lot • \$638.30/sqft •
Built in 1911
Elk & Central

List / Sold:
\$1,799,000/\$1,800,000 ↑
81 days on the market
Listing ID: 21798272



Only 2 blocks from The Americana and the Glendale Galleria is a very rare opportunity for a 4plex with 25% potential upside in rents. Current monthly rent total is \$7,350/mo (\$88,200/year). The unit mix is 3 units with 2 beds 1 bath and 1 unit with 1 bed 1 bath. Tenants pay for their own electricity, gas, and trash. Owner has made many updates and upgrades.

Facts & Features

- Sold On 01/14/2022
- Original List Price of \$1,799,000
- 3 Buildings
- Heating: Forced Air
- Laundry: Washer Included, Dryer Included

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$3,111
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,780	\$1,780	\$2,600
2:	2	2	1		Unfurnished	\$2,025	\$2,025	\$2,600
3:	3	2	1		Unfurnished	\$2,025	\$2,025	\$2,600
4:	4	1	1		Unfurnished	\$1,520	\$1,520	\$1,900
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
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5696005009

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 21798272

Printed: 01/16/2022 10:42:05 AM

List / Sold:

Closed •**\$1,599,888/\$1,660,000** ↑

4 days on the market

Listing ID: AR21240080

982 N Los Robles Ave • Pasadena 91104**4 units • \$399,972/unit • 4,635 sqft • 7,750 sqft lot • \$358.14/sqft • Built in 1923****Off Los Robles Just North of Mountain Avenue & North of 210 Freeway**

Amazing Multifamily 4 Unit Opportunity located in Pasadena, Ca. This is perfect for an Investor, 1031 Exchange, or a Owner-User. Imagine Living in One Unit and Collecting Rent on the other 3 Units. Depending on your situation, you may be able to cover your whole mortgage just from the rent collected! Proforma Rents are \$2,500 Per Unit Per Month allowing a Landlord to collect over \$120,000 a year in Annual Gross Income. All Tenants are on a month to month lease. This is perfect building to hedge against inflation and allow a Landlord a lot of upside in rents. Once the building rents are stabilized, you will have a 6% Cap. This is almost impossible to find in Pasadena 982 N Los Robles is one of the best priced buildings in Pasadena and has four large 2 Bedroom 1 Bath Units. Each unit has around +/-1156 square feet of space, a private laundry room and single car garage. The building sits on a large 7750 square foot lot and is conveniently located near the Rose Bowl, Jet Propulsion Laboratory, Old Town Pasadena, Art Center, Pasadena City College, Cal Tech, and Huntington Memorial Hospital. It also just minutes to the 110, 134 and 210 Freeways. This is one of the lowest price buildings in Pasadena at \$345 per square foot. Enjoy the views of the Foothill and amazing amenities Pasadena has to offer. Don't miss your opportunity to purchase one of the best priced 4 Unit Apartment building in Pasadena. This will not last long!

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$1,599,888
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,029 (Estimated)
- Laundry: Inside
- Cap Rate: 6
- \$120000 Gross Scheduled Income
- \$96000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,000
- Electric: \$75.00
- Gas:
- Furniture Replacement:
- Trash: \$1,300
- Cable TV: 01526373
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,100	\$1,100	\$2,500
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,500
3:	1	2	1	1	Unfurnished	\$1,575	\$1,575	\$2,500
4:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,500

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
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5730012008

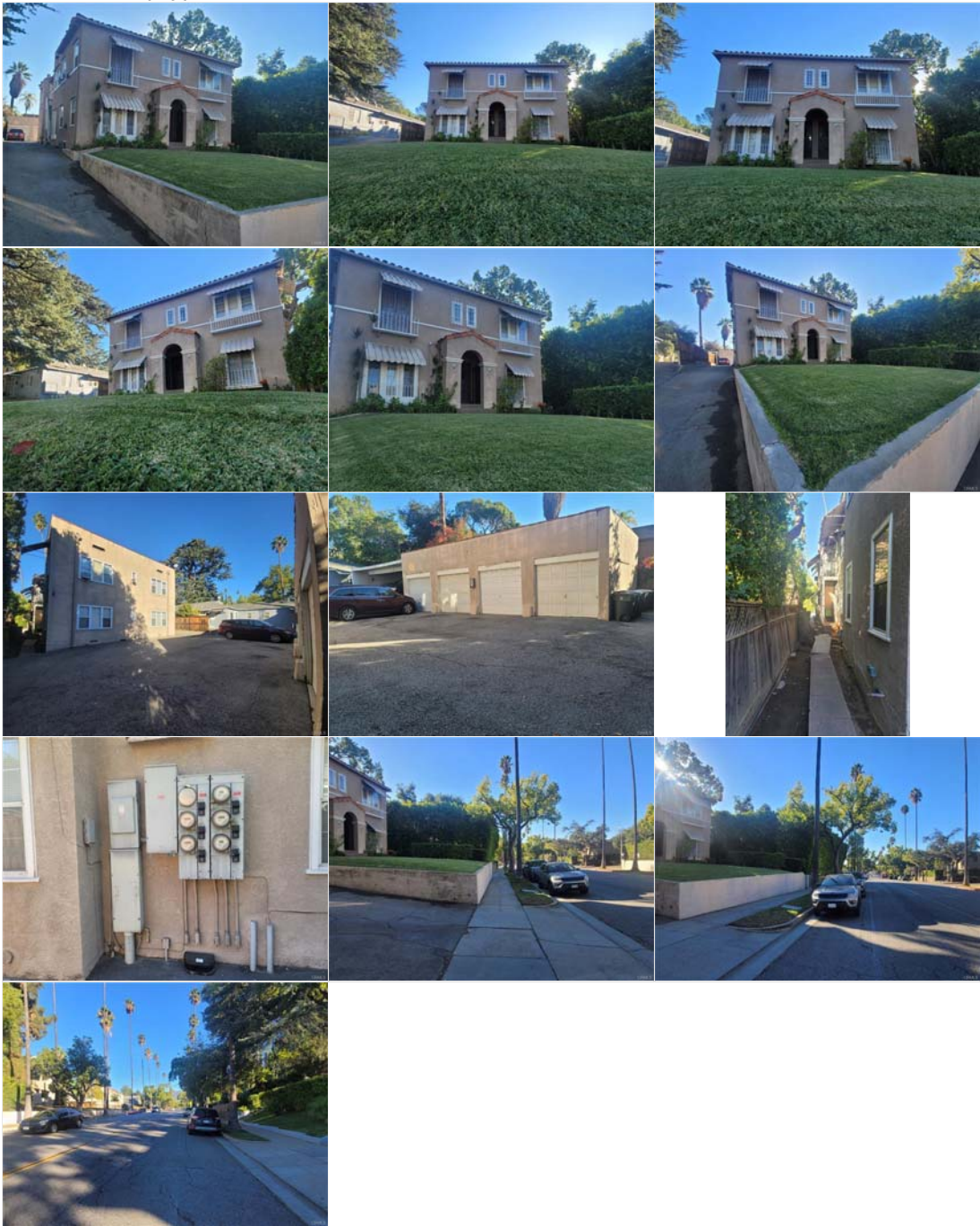
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: AR21240080

Printed: 01/16/2022 10:42:05 AM

Closed • **Quadruplex**

7539 Columbia St • Rosemead 91770
4 units • \$337,500/unit • 3,536 sqft • 10,202 sqft lot • \$390.27/sqft •
Built in 1961
North. Hellman Ave - West. Jackson Ave

List / Sold:
\$1,350,000/\$1,380,000 ↑
21 days on the market
Listing ID: **WS21249357**



Facts & Features

- Sold On 01/15/2022
- Original List Price of \$1,350,000
- 4 Buildings
- Levels: One, Multi/Split
- 8 Total parking spaces
- \$5,227 (Assessor)
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- 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:	4	8	4	4	Unfurnished	\$0	\$0	\$0

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
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5286007009

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: WS21249357

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Closed •

List / Sold:
\$1,295,000/\$1,350,000 ↑

44 days on the market

Listing ID: 21781234

1431 Silver Lake Blvd • Los Angeles 90026
4 units • \$323,750/unit • 2,652 sqft • 4,596 sqft lot • \$509.05/sqft •
Built in
Westside of Silver Lake Blvd. North of Sunset and South of Berkeley.



Once in a generation opportunity to acquire four units in the heart of Silver Lake. Front structure comprises three 1b1b units all with functional layouts and dedicated deck / porch space from which upper units have nice hillside views and lower unit enjoys placid garden feel. Unit 1431 1/2 (upper 1b1b) now delivered vacant at COE offering new owner immediate opportunity to reimagine and offer at market rent. Back bungalow is privately tucked away and offers 3 bedrooms and 1 full bath along with light-filled living room, dining nook, and sunroom/office. Property is located right between Sunset Blvd and the Silver Lake Reservoir walking path, green space, and dog park. Residents can take advantage of neighborhood amenities too numerous to list: LAMILL, Botanica, L&E Oyster Bar, Alimento, Yakuza Sushi, Silver Lake Farmers Market, Whole Foods, Erewhon, Trader Joes, Intelligentsia, La Colombe, Bacari, and on and on. Property is cash flow positive with current rents and still has 35% upside. So don't let this golden... er, Silver opportunity pass you by!

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$1,295,000
- 2 Buildings
- Heating: Wall Furnace
- \$63513 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$22,087
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01921951
- 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	\$1,895	\$1,895	\$2,095
2:	1	1	1		Unfurnished	\$2,095	\$0	\$2,095
3:	1	1	1		Unfurnished	\$1,750	\$1,750	\$2,095
4:	1	3	1		Unfurnished	\$1,614	\$1,614	\$3,600
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
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5425020002

Michael Lembeck

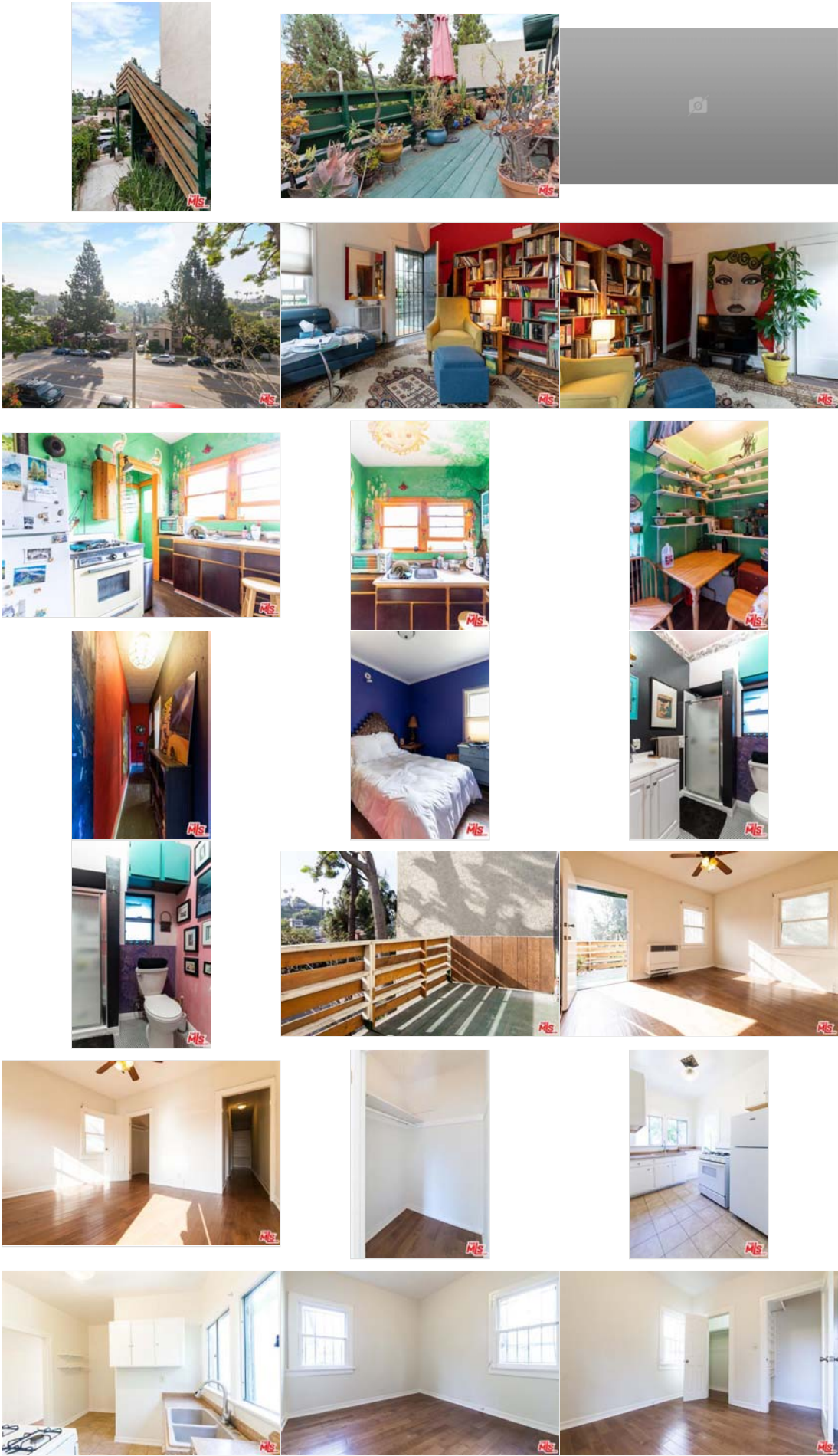
Re/Max Property Connection

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

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

Click arrow to display photos







Closed •

List / Sold: **\$765,000/\$720,000** ↓

3806 Maple Ave • Los Angeles 90011

98 days on the market

4 units • \$191,250/unit • 2,462 sqft • 4,568 sqft lot • \$292.45/sqft • Built in 1923

Listing ID: SB21118561

Off of Martin Luther King and Maple Ave



3806 Maple Ave is a highly desirable "Cottage Style" 4-Unit Multifamily Property accompanied with Ready to Issue "RTI" Approved Permits to add a 5th unit to the existing garage for extra income. These cottage style units function like individual homes and are a renter and owners dream. The property has a tenant-ready & beautifully REMODELED 2BD/1BTH unit ready for an owner occupier and qualifies for 30-year fixed financing at today's exceptionally low rates. This is the perfect investment for a first-time homeowner or seasoned investor to rent out and capture great cash flow. With a 50% upside in the rents and RTI permits ready to convert existing garage to your 5th unit, the potential with this building reaches well above a 10.27% cap rate. All units have their own electric and gas meters. With a Walk score of 81, Transit score of 72, and Bike Score of 93, you can walk or bike for all your errands and take the kids to one of the three very walkable parks nearby. Minutes from USC, Downtown LA, Gilbert Lindsay Park, Exposition Park, Lucas Museum, Art's District, The Reef, Banc of California Stadium, and LA LIVE.

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$795,000
- 1 Buildings
- 0 Total parking spaces
- Cap Rate: 3.59
- \$47964 Gross Scheduled Income
- \$27448 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,118
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01872625
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,095
2:	1	1	1	0	Unfurnished	\$634	\$634	\$1,695
3:	1	1	1	0	Unfurnished	\$634	\$634	\$1,695
4:	1	1	1	0	Unfurnished	\$634	\$634	\$1,695

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5121024003

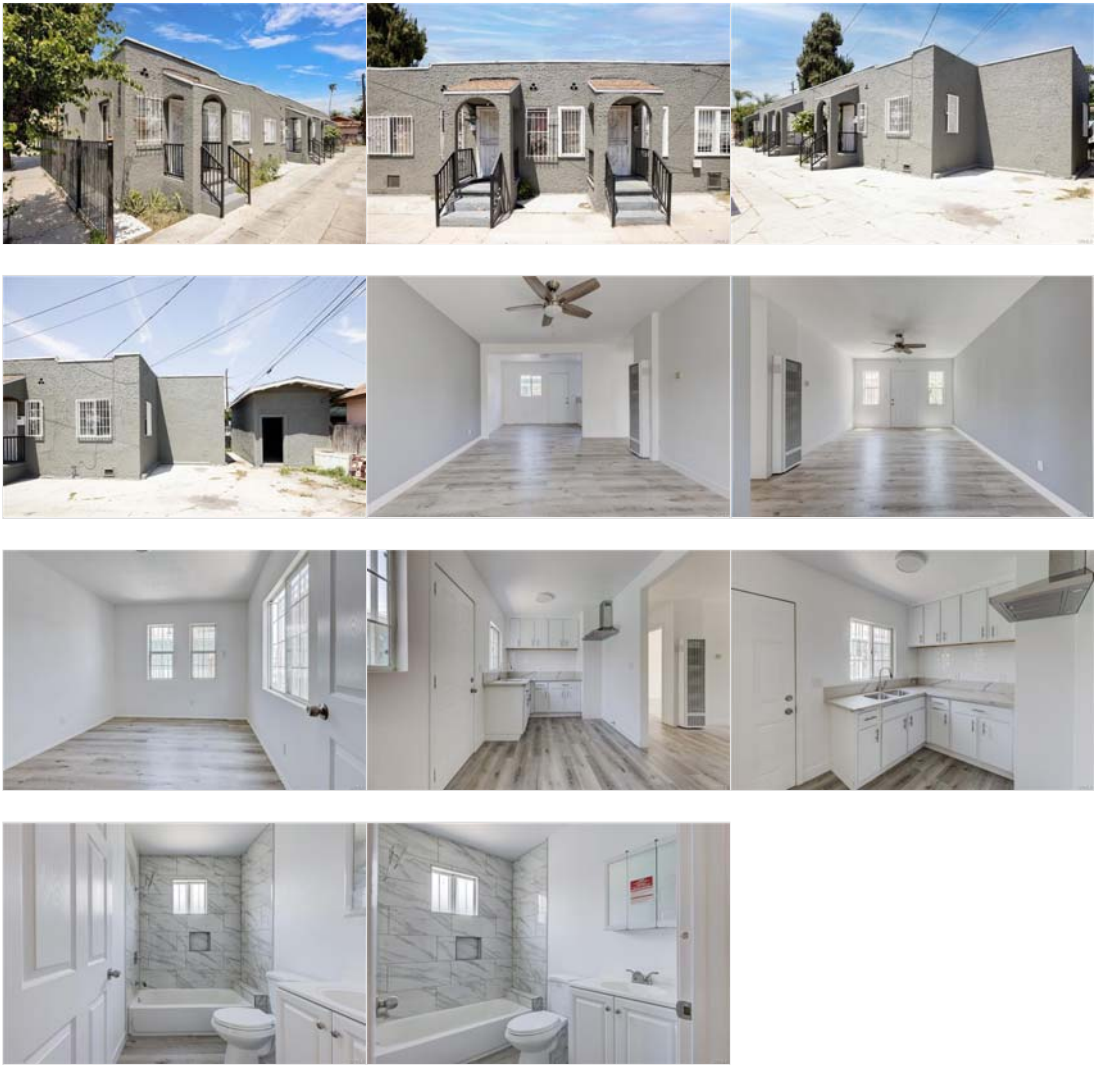
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB21118561

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List / Sold:

Closed •**\$2,600,000/\$2,490,000** ↓

113 days on the market

Listing ID: 21778528

2005 Oak St • Santa Monica 90405**4 units • \$650,000/unit • 2,921 sqft • 7,010 sqft lot • \$852.45/sqft • Built in 1948****Between 18th and 21st Streets. One block south of Ocean Park Blvd.**

Tucked away in a quiet neighborhood, this rent control depressed asset is ideal for an investor looking to reside at the property. This Bungalow-style fourplex is located in the highly desirable beach community of Santa Monica. Positioned in the middle of a tree-lined residential block just south of Ocean Park Blvd. The property is adjacent to the neighborhood's local cafes, markets and shops along Ocean Park Boulevard and not far from Trader Joes, Whole Foods and Costco. Constructed in 1948, this almost 3,000 SF single-story trophy asset sits on 7,010 SF with SMR2 zoning. Comprised of (3) one-bedroom units and (1) light filled three-bedroom one and 3/4 bath middle unit surrounded by gardens. Each unit has been individually metered for gas and electricity. Additional property amenities include a landscaped front and back yards and (5) private, one-car garages. Two of the garages have been converted to an office/storage space with carpeting, lighting, and a window. The community laundry room has a stylish newer floor. 2005 Oak Street presents significant value-add opportunity to investors. With a popular location that is consistently under high demand among high-earning young professionals, 2005 Oak Street affords investors the opportunity to acquire a flexible investment property in this ever-growing metropolitan beach community.

Facts & Features

- Sold On 01/13/2022
- Original List Price of \$2,600,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Floor Furnace
- Laundry: Community, Outside
- \$126295 Net Operating Income

Interior

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

Exterior**Annual Expenses**

- Total Operating Expense: \$3,533
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01861029
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$0
2:	2	3	1		Unfurnished	\$3,558	\$3,558	\$4,500
3:	1	1	1		Unfurnished	\$2,295	\$2,295	\$2,500
4:	1	1	1		Unfurnished	\$2,251	\$2,251	\$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
- C14 - Santa Monica area
- Los Angeles County

• Parcel # 4272001010

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 21778528

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Closed •

List / Sold: **\$1,100,000/\$990,000** ↓

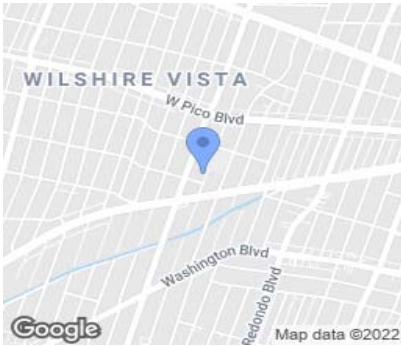
1553 S Ridgeley Dr • Los Angeles 90019

30 days on the market

4 units • \$275,000/unit • 2,458 sqft • 4,748 sqft lot • \$402.77/sqft • Built in 1956

Listing ID: 21105004

Venice Blvd. to Ridgeley Drive (North)



Great opportunity to purchase a fourplex building in the Mid-City neighborhood of Los Angeles. The property consist of one 2 bedroom, 1 bath unit; two 1 bedroom, 1 bath units and a studio apartment. The building is fully occupied and all tenants are on a Month -To- Month Tenancy. The 2 bedroom unit has been updated within the last 2 years. Per the sellers there is a parking structure in the rear with one parking space per unit. This building has plenty of upside and could be a welcome addition to your income property investments or a great building to start investing.

Facts & Features

- Sold On 01/14/2022
- Original List Price of \$1,100,000
- 1 Buildings
- Heating: Wall Furnace
- \$44460 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,000
2:	1	1	1		Unfurnished	\$680	\$681	\$1,800
3:	1	1	1		Unfurnished	\$580	\$578	\$1,800
4:	1	0	1		Unfurnished	\$820	\$821	\$1,500
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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5069031022

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 21105004

Printed: 01/16/2022 10:42:06 AM

Closed •

List / Sold: **\$2,650,000/\$2,650,000**

458 N Ogden Dr • Los Angeles 90036

19 days on the market

4 units • \$662,500/unit • 4,858 sqft • 6,375 sqft lot • \$545.49/sqft • Built in 1928

Listing ID: 21104773

North of Beverly, East of Fairfax, South of Melrose



Situated in the heart of the Fairfax District is this gorgeous 1928 Mediterranean Style Fourplex representing a fantastic investment and/or owner-user opportunity with (2) vacant upper units at the close of escrow. The current owner has undertaken several significant upgrades including newer kitchens, baths, electrical as well as central air and heat for each unit. The wonderfully spacious and well maintained units each offer 2Br+1Ba floor plans with hardwood floors, high ceilings, formal dining rooms and individual laundry. Incredible location just steps away to many of the local shops, restaurants and bars that make this neighborhood such a hot spot for rentals. Property includes a detached (4) Car Garage. Tremendous long term potential as well as being sited on an LARD 1.5 site of 6,375/sq ft. (per a/s). Subject to inspection with offer. Please DO NOT disturb occupants or walk the property.

Facts & Features

- Sold On 01/11/2022
 - Original List Price of \$2,650,000
 - 1 Buildings
 - 4 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable
 - \$109075 Net Operating Income

Interior

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

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$38,525
 - 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	\$3,250
2:	1	2	1		Unfurnished	\$0	\$0	\$3,250
3:	1	2	1		Unfurnished	\$2,850	\$2,850	\$2,950
4:	1	2	1		Unfurnished	\$2,950	\$2,950	\$2,950
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:

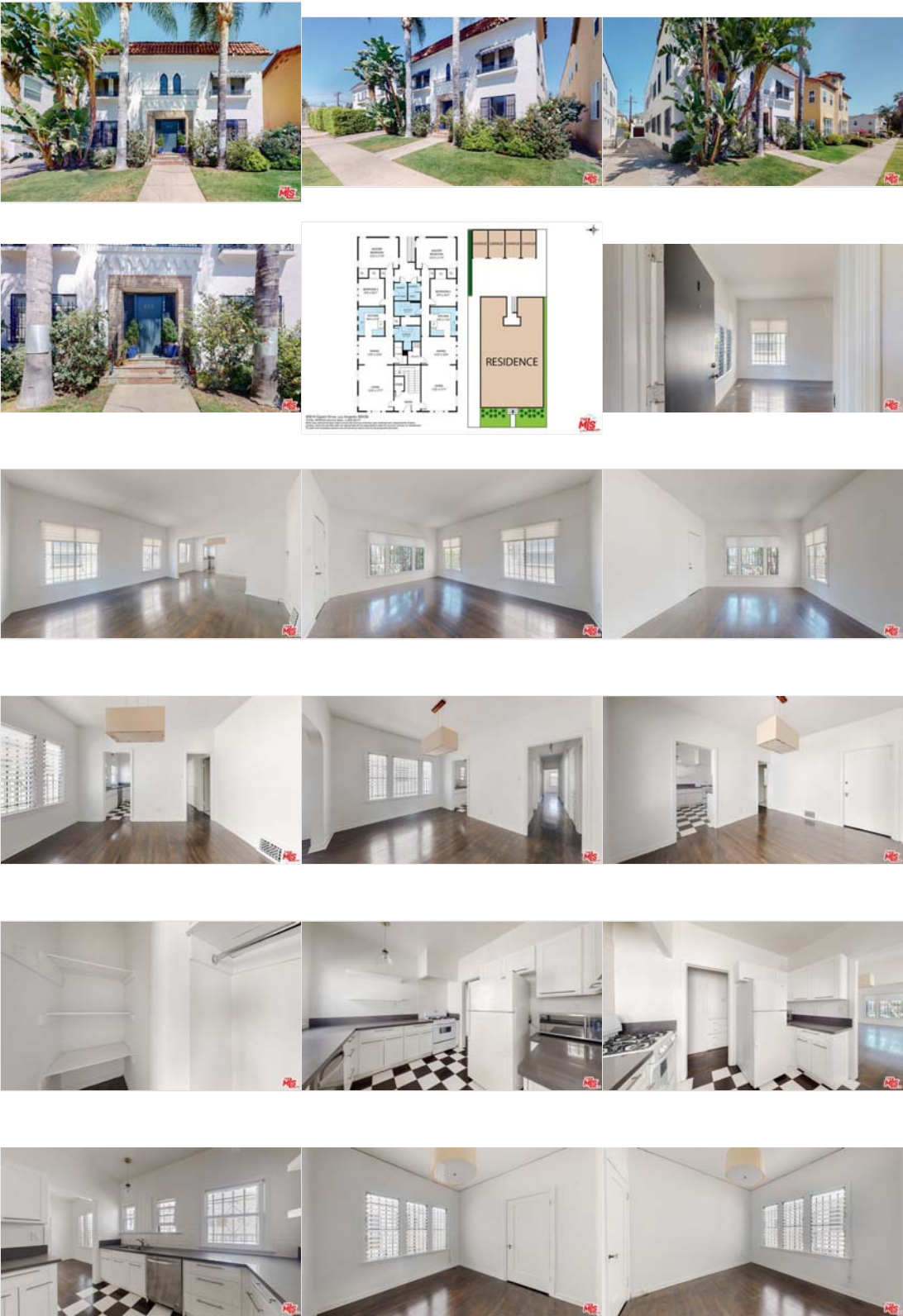
Additional Information

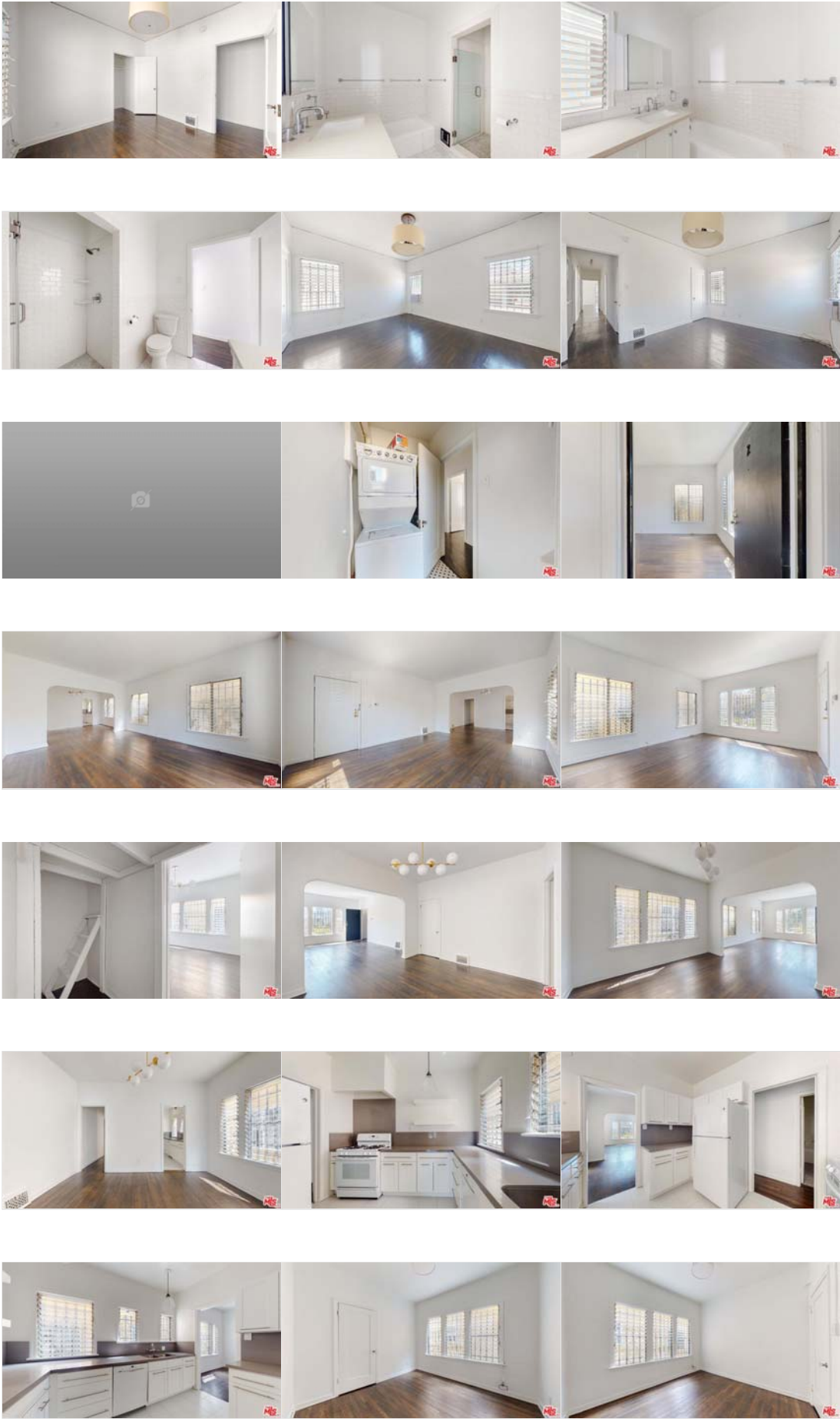
- Standard sale
 - Rent Controlled
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5527028025

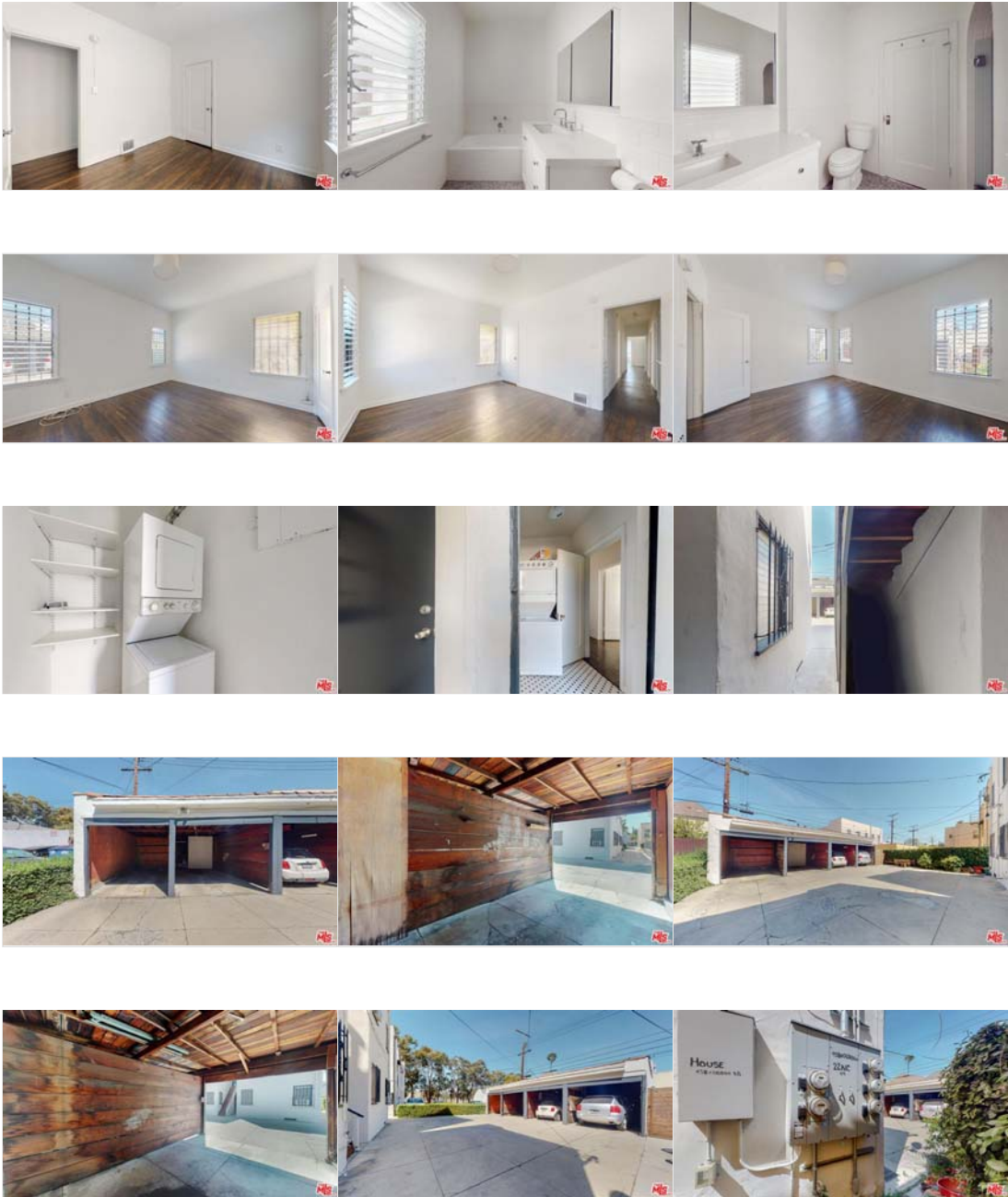
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

Click arrow to display photos







Closed •List / Sold: **\$789,000/\$750,000 ↓****244 W 62nd St • Los Angeles 90003****33 days on the market****4 units • \$197,250/unit • 3,385 sqft • 4,625 sqft lot • \$221.57/sqft • Built in 1922****Listing ID: AR21241799****Large Cross Street is Gage Ave**

Amazing opportunity to own this 4 unit property with positive cash flow. All lease agreements in place and proof of payments are in tact. Location is everything and this property is only 10 minutes away from USC and close to the 110 freeway for convenience. Property also has a large gated parking lot to accommodate all tenants. The potential for growth while receiving positive cash flow does not come around often. Take a look now while this investment opportunity is available!

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$789,000
- 1 Buildings
- 0 Total parking spaces
- \$464 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$65400 Gross Scheduled Income
- \$51392 Net Operating Income
- 2 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: \$11,008
- Electric: \$1,498.00
- Gas: \$1,500
- Furniture Replacement:
- Trash: \$1,440
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,970
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$2,000
2:	1	1	1	1	Unfurnished	\$1,400	\$1,300	\$1,500
3:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,700
4:	1	1	1	1	Unfurnished	\$1,100	\$1,000	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6005021013

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: AR21241799

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Closed •

List / Sold: **\$850,000/\$860,000** ↑

1600 E 41st Pl # 1 • Los Angeles 90011
4 units • \$212,500/unit • 3,064 sqft • 5,460 sqft lot • \$280.68/sqft •
Built in 1960
East of Long Beach, North of Vernon Ave

0 days on the market

Listing ID: CV21258465



Great 4plex just South of DTLA !! Great potential for income investors.

Facts & Features

- Sold On 01/14/2022
- Original List Price of \$850,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$488 (Estimated)
- \$72000 Gross Scheduled Income
- \$60000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01064901
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$1,150	\$1,150	\$1,600
2:	2	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5116015005

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • DuplexList / Sold: **\$950,000/\$1,066,000** ↑**6313 S Victoria Ave • Los Angeles 90043****11 days on the market****4 units • \$237,500/unit • 2,951 sqft • 11,381 sqft lot • \$361.23/sqft • Built in 1924****Listing ID: SR21251956****West of Crenshaw Blvd and South of Slauson Ave**

Calling all investors and portfolio builders! 6313 S. Victoria Ave is a turn key gorgeous HYDE PARK 4-Plex income property with great tenants. This property has had a full exterior paint job and a parking area with an all new concrete driveway featuring surrounding privacy gate and a recently refinished roof. The back yard features detached garages for each unit or could be a huge potential for something more. This property was designed with low monthly maintenance in mind. With all the renovations that were recently made, it will be years until it will need repairs. Only a few miles from The Forum, the new SoFi Stadium and shopping. This property is fully equipped and waiting to be a part of your real estate portfolio.

Facts & Features

- Sold On 01/13/2022
- Original List Price of \$950,000
- 5 Buildings
- Levels: One
- 4 Total parking spaces
- \$685 (Estimated)
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,800
2:	1	2	1	1	Unfurnished	\$1,150	\$1,150	\$1,800
3:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,500
4:	1	1	1	1	Unfurnished	\$950	\$950	\$1,500

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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 4006008012

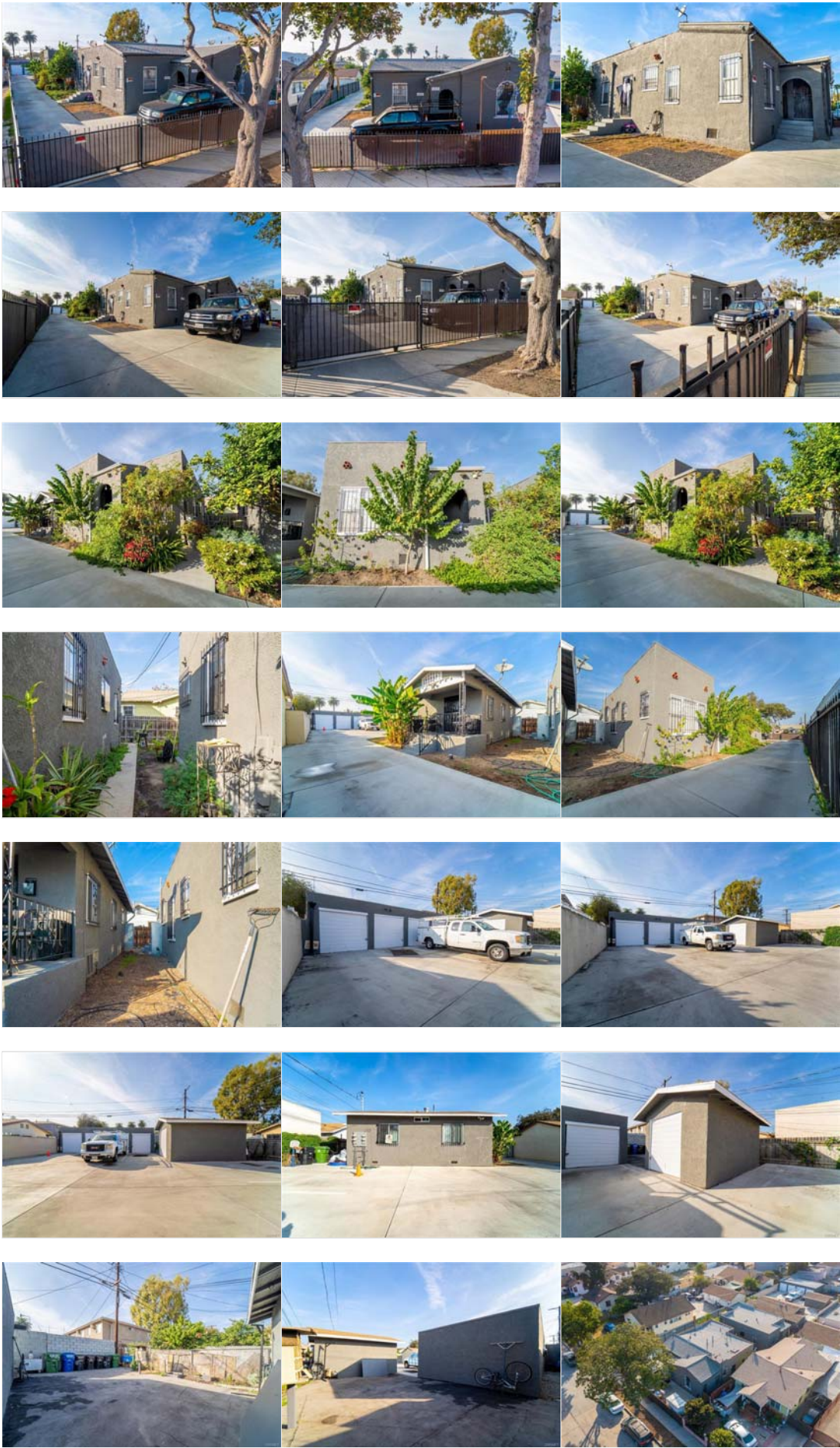
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR21251956

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Closed • Commercial/Residential

List / Sold: \$1,200,000/\$1,200,000

6041 Cleon Ave • North Hollywood 91606
4 units • \$300,000/unit • 2,247 sqft • 6,927 sqft lot • \$534.05/sqft •
Built in 1953
Cleon Ave & Oxnard St

60 days on the market
Listing ID: SR21161971



****FANTASTIC MULTI FAMILY PROPERTY**** Amazing opportunity to own 4 units in a highly desirable area of North Hollywood (R1.5 Zoning). Perfect to live in one & rent the rest or have a manager live onsite to manage the entire property. LOCATION LOCATION!! Situated in the heart of North Hollywood, this property is conveniently located near the NoHo Arts District, Bob Hope Airport, Metro transportation, schools, shopping, and easy freeway access to the 101 & 170 freeways. Don't miss out on this amazing property! Buyer to do their own due diligence and independent investigation with respect to the feasibility of any future development including but not limited to plans, permits and zoning.

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$1,200,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Laundry: In Kitchen
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00899496
- 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
3:	2	0	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2414004031

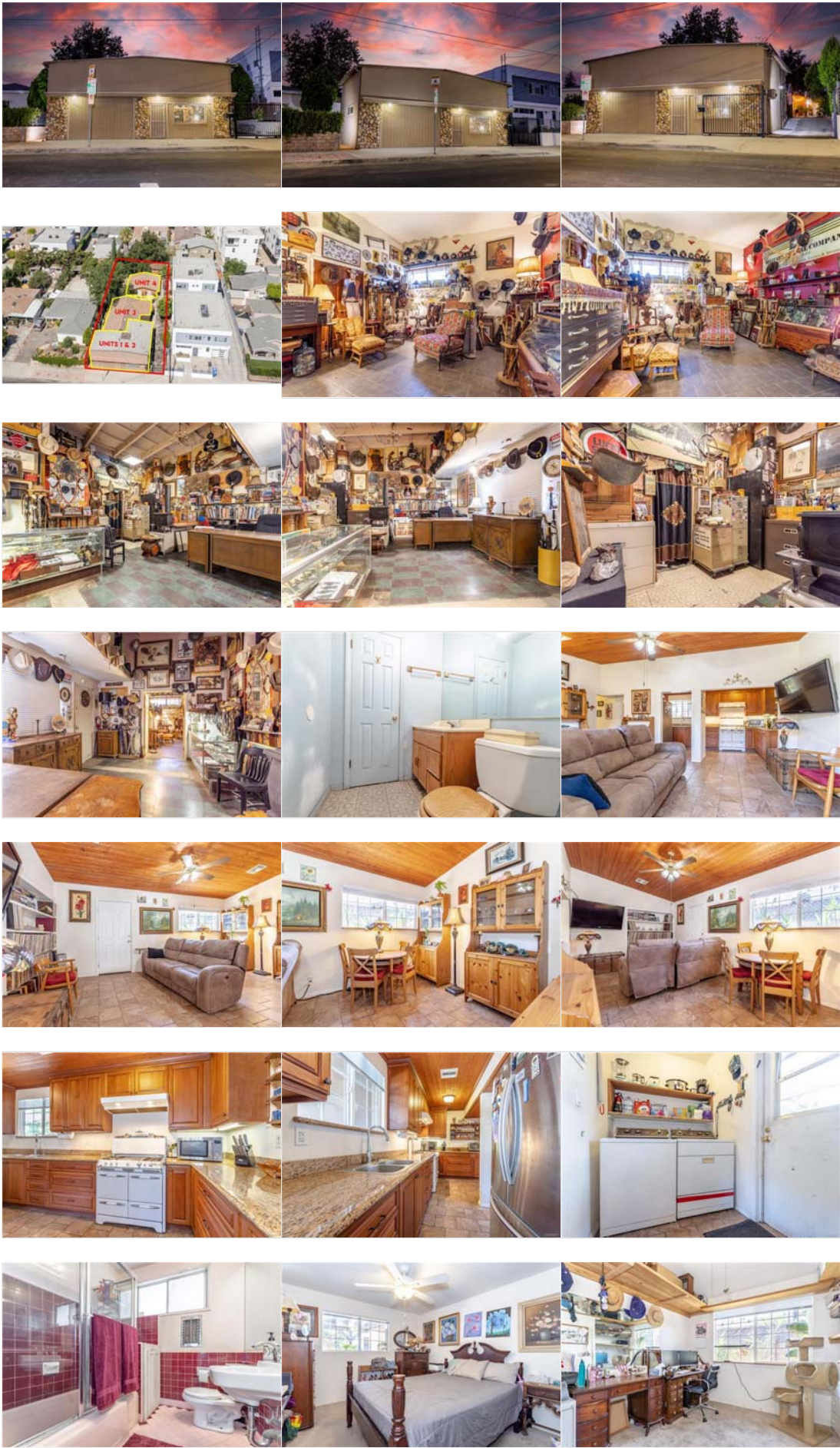
Michael Lembeck

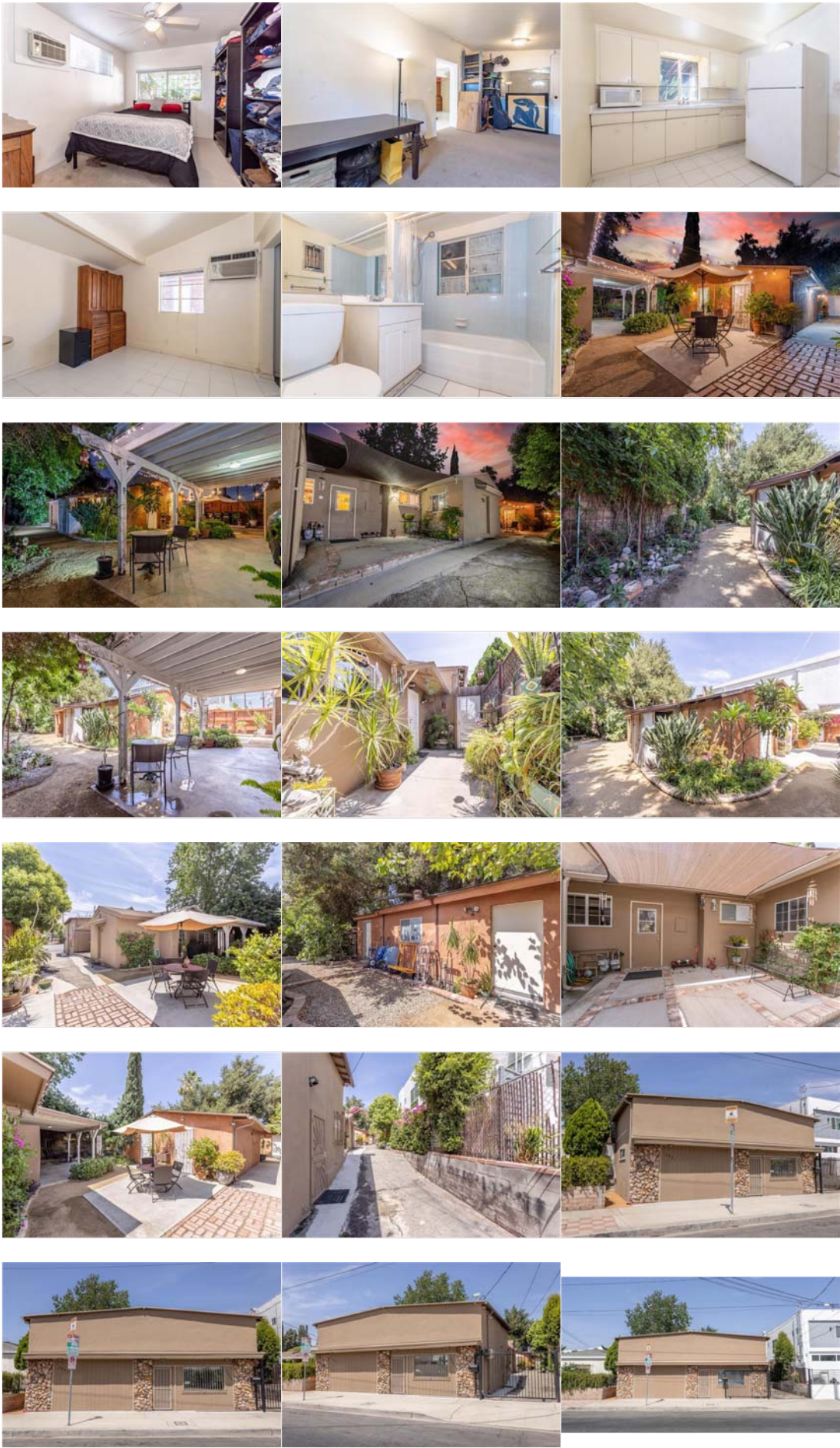
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Cell Phone: 714-742-3700

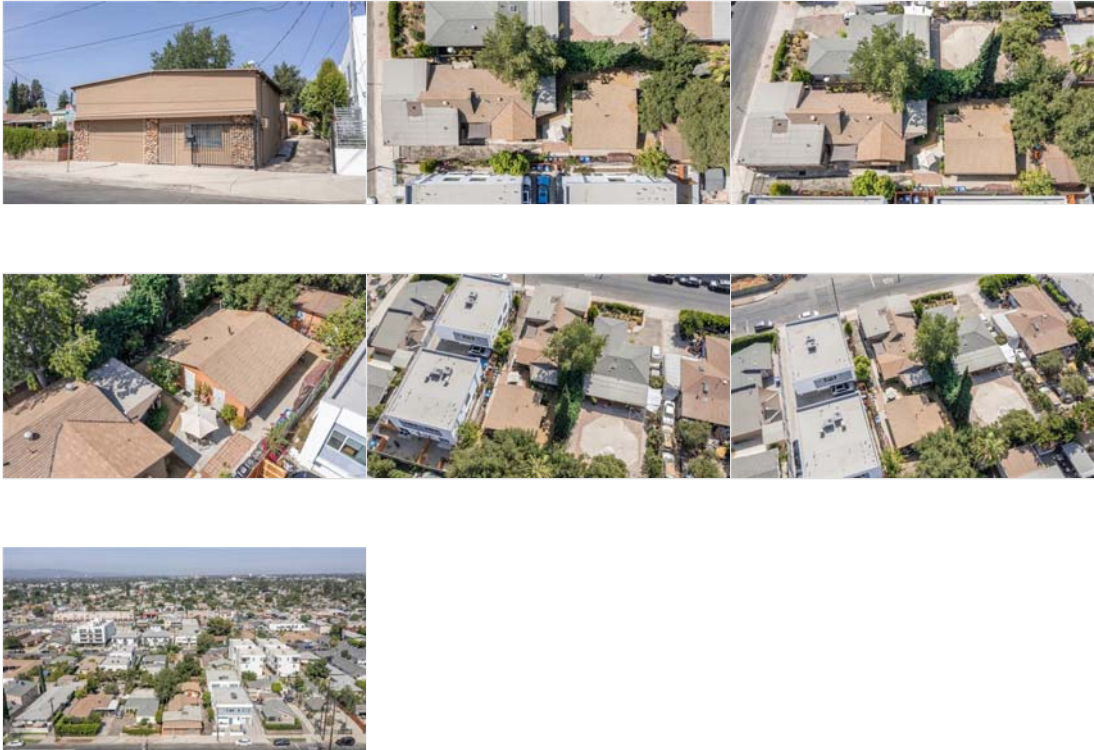
Re/Max Property Connection

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

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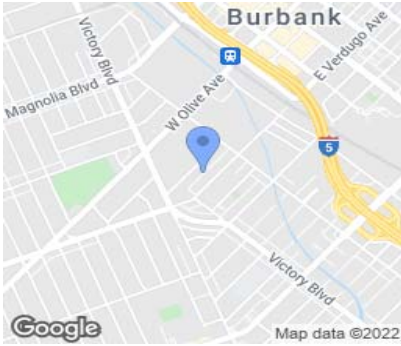
CUSTOMER FULL: Residential Income LISTING ID: SR21161971

Printed: 01/16/2022 10:42:06 AM

Closed •

254 W Tujunga Ave • Burbank 91502
5 units • \$390,000/unit • 3,030 sqft • 7,750 sqft lot • \$665.02/sqft •
Built in 1947
East of Olive and North of Victory Blvd

List / Sold:
\$1,950,000/\$2,015,000 ↑
21 days on the market
Listing ID: SR21260151



254 W Tujunga Blvd is in the heart of the beautiful city of Burbank. Located just East of Olive Blvd and North of Victory Blvd, the property is centrally located to shopping and restaurants. The property was completely renovated in 2017. The property has new roofs, new plumbing, upgraded electrical, a new driveway, and much more. In addition, all of the units' interiors are upgraded with granite countertops, new kitchens, new bathrooms, new appliances, and each unit hosts high-efficiency washers and dryers. This (5) Five Unit Multifamily Apartment building is comprised of (1) One (3) Three Bedroom and (2) Two Bath House with (4) Four (1) One Bedroom and (1) One Bath Units in the rear. The property comes with a total of 6 parking two for the house and one additional unit for each of the one-bedrooms. The property is currently listed at 15.26 GRM and 4.22% Cap Rate!

Facts & Features

- Sold On 01/10/2022
- Original List Price of \$1,950,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air, Ductless
- Heating: Central, Ductless
- \$817 (Estimated)
- Laundry: Inside, Stackable
- Cap Rate: 4.22
- \$127800 Gross Scheduled Income
- \$82277 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$41,735
- Electric: \$1,880.00
- Gas: \$1,880
- Furniture Replacement:
- Trash: \$1,800
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,515
- Maintenance: \$5,005
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,880
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,000	\$3,000	\$3,500
2:	4	1	1	4	Unfurnished	\$1,913	\$7,650	\$7,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 610 - Burbank area
- Los Angeles County
- Parcel # 2451019022

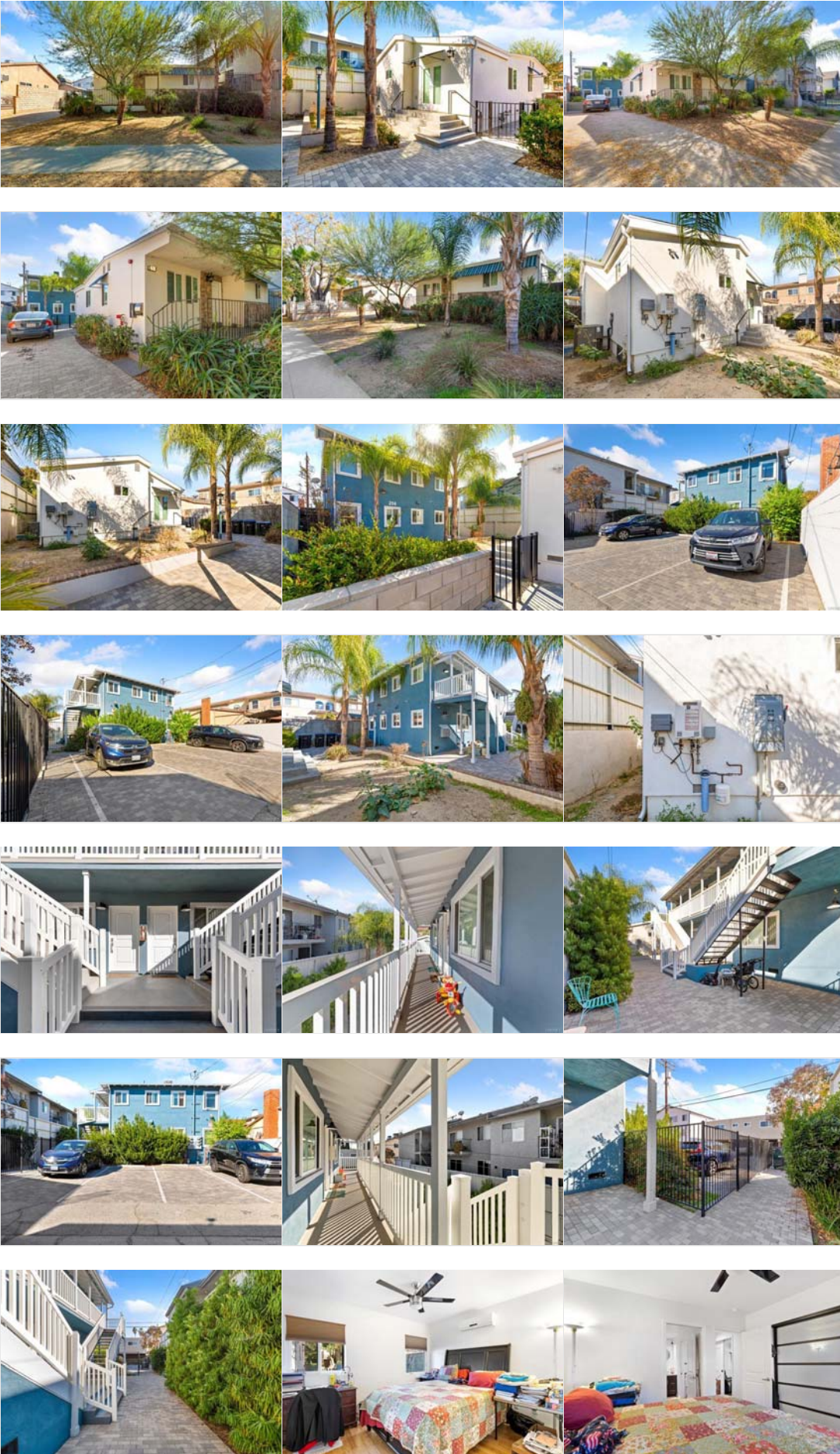
Michael Lembeck

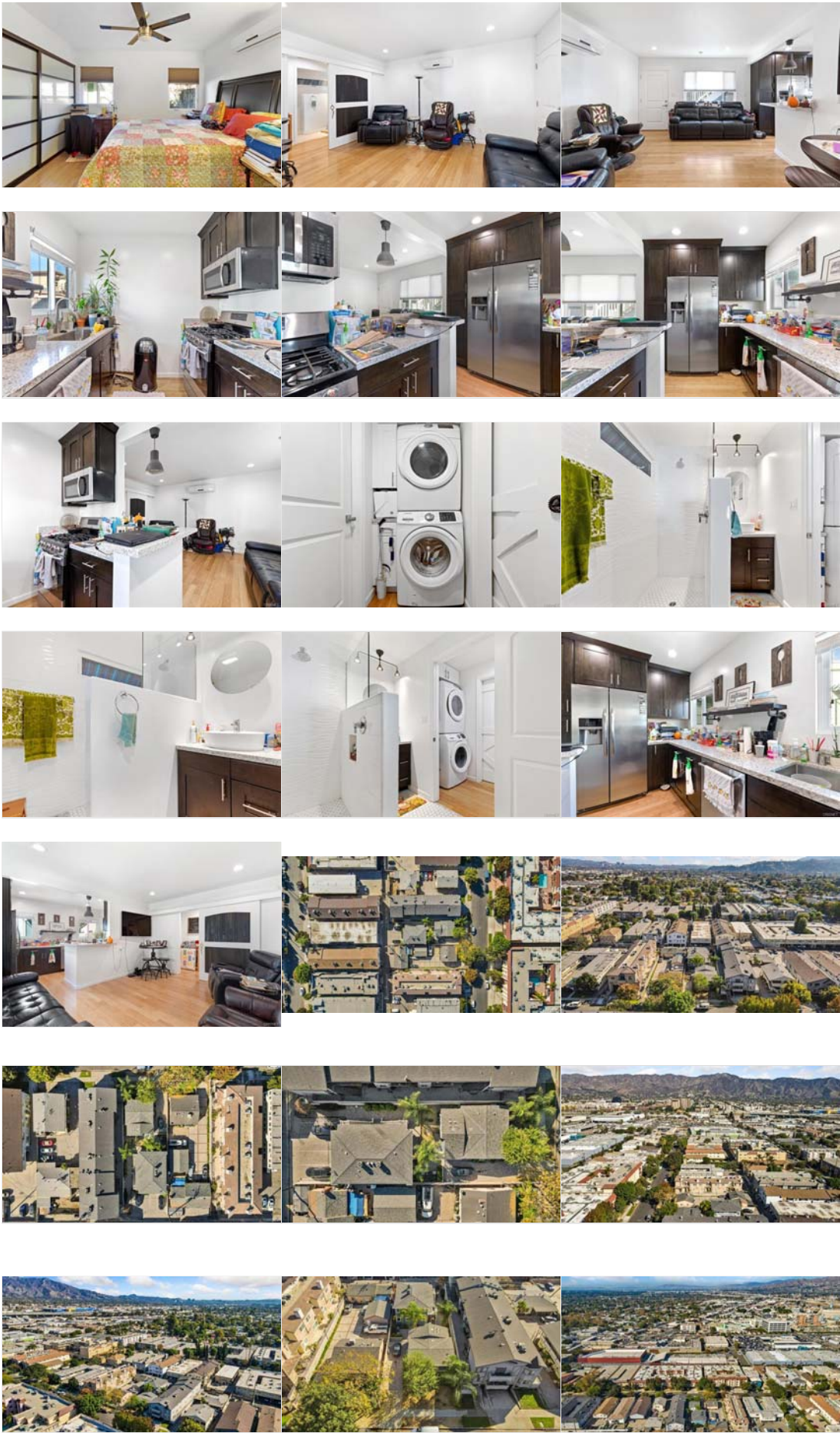
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR21260151

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Closed •

List / Sold: **\$895,000/\$926,000** ↓

1017 E 24Th St • Los Angeles 90011

47 days on the market

5 units • \$179,000/unit • 3,268 sqft • 6,518 sqft lot • \$283.35/sqft •

Listing ID: 21779996

Built in

Google Maps



This is the first time available on the Market in over 40 years!!! Property is being sold fully occupied with long term tenants paying under market. This property is a great buy and hold value add. Please do not disturb and or walk on the property. Send offers subject to interior inspection with proof of funds and pre approval.

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$1,200,000
- 2 Buildings
- \$56680 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$21,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02098059
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,820	\$1,820	\$2,000
2:	1	1	1		Unfurnished	\$1,340	\$1,340	\$1,600
3:	1	1	1		Unfurnished	\$1,190	\$1,190	\$1,600
4:	1	1	1		Unfurnished	\$1,045	\$1,045	\$1,600
5:	1	1	1		Unfurnished	\$1,270	\$1,270	\$1,600
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 # 5131019017

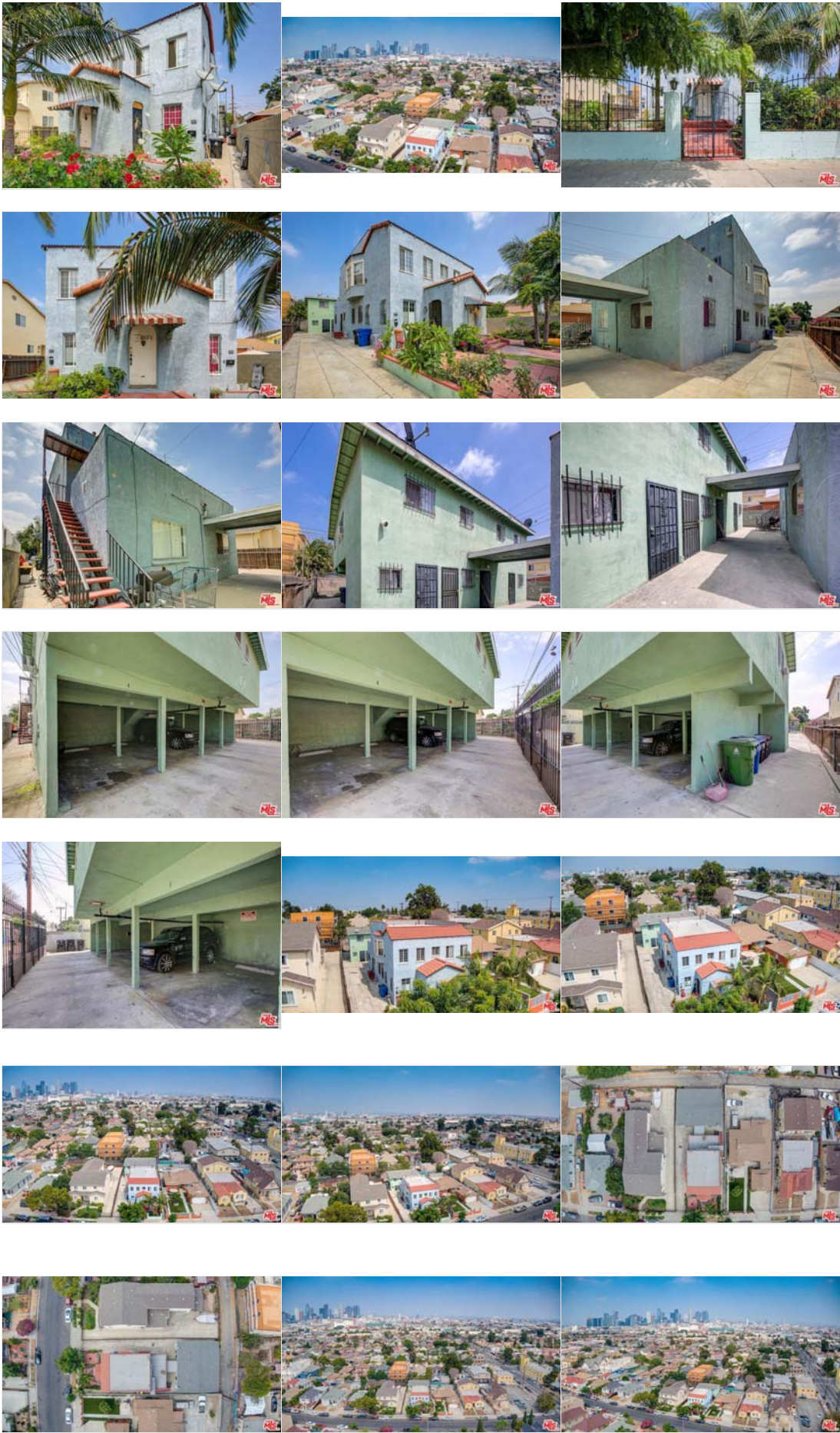
Michael Lembeck

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

Re/Max Property Connection

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

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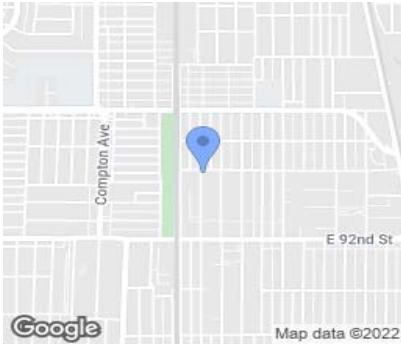
CUSTOMER FULL: Residential Income LISTING ID: 21779996

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Closed •

8804 Beach St • Los Angeles 90002
6 units • \$175,000/unit • 2,808 sqft • 8,498 sqft lot • \$373.93/sqft •
Built in 1924
North 92nd ST , East Compton, South of Firestone, West Alameda

List / Sold:
\$1,050,000/\$1,050,000 ↓
47 days on the market
Listing ID: DW21073273



2 Parcels FOR SALE 6 Units 1 bedroom 1 bath each . 3 units on each Parcel (APN 6044-014-003,6044014002) can be sold together or separately. Property has plenty of parking space in the back generating great income.

Facts & Features

- Sold On 01/10/2022
- Original List Price of \$1,200,000
- 2 Buildings
- 3 Total parking spaces
- \$8400 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01206776
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,508
2:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,508
3:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,508
4:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,508
5:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,508
6:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,508

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6044014002

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

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

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CUSTOMER FULL: Residential Income LISTING ID: DW21073273

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List / Sold:

Closed**\$1,325,000/\$1,310,000 ↓**

240 days on the market

Listing ID: SR21093723

6655 Camellia Ave • North Hollywood 91606**6 units • \$220,833/unit • 4,976 sqft • 6,749 sqft lot • \$263.26/sqft • Built in 1965****South of Vanowen between Lankershim and Tujunga**

Bring your best buyers to this bread and butter six unit apartment complex located in the heart of North Hollywood. Priced to sell. Excellent location close to everything: freeways, mass transit, shops, restaurants, and schools. This 6 unit building comprises of (6) two bedroom one bath units. Come quick. Priced to sell.

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$1,449,000
- 1 Buildings
- 0 Total parking spaces
- \$78928 Gross Scheduled Income
- \$43593 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,335
- Electric: \$1,923.00
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01239876
- Gardener:
- Licenses: 492
- Insurance: \$2,293
- Maintenance: \$2,350
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,577
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,900
2:	1	2	1	1	Unfurnished	\$986	\$986	\$1,900
3:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$1,900
4:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,900
5:	1	2	1	1	Unfurnished	\$1,060	\$1,060	\$1,900
6:	1	2	1	1	Unfurnished	\$986	\$986	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2320023025

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR21093723

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List / Sold:

Closed**\$1,150,000/\$1,073,250 ↓****162 days on the market****Listing ID: SB21111381****1107 W Pacific Coast Hwy • Wilmington 90744****7 units • \$164,286/unit • 2,970 sqft • 5,130 sqft lot • \$361.36/sqft • Built in 1984****Near 110 Freeway**

We are proud to present our latest investment opportunity, 1107 West Pacific Coast Highway. Located in Wilmington, this 7 unit, workhorse property is listed at just under a 5% Cap Rate, and would be a terrific addition to any investor's portfolio! The building is comprised of all Studio units, and features ample parking for tenants in the private back lot. The units are nicely laid out, and show well. Utilities are master-metered for gas and electricity, and there is also common area laundry provided for tenant convenience.

Facts & Features

- Sold On 01/10/2022
- Original List Price of \$1,150,000
- 1 Buildings
- 7 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4.84
- \$89998 Gross Scheduled Income
- \$55659 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$33,138
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01297191
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$35,853
- Other Expense Description: Contact

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$856	\$856	\$1,250
2:	1	0	1	0	Unfurnished	\$856	\$856	\$1,250
3:	1	0	1	0	Unfurnished	\$1,148	\$1,148	\$1,250
4:	1	0	1	0	Unfurnished	\$1,250	\$1,395	\$1,250
5:	1	0	1	0	Unfurnished	\$940	\$940	\$1,250
6:	1	0	1	0	Unfurnished	\$1,200	\$1,200	\$1,250
7:	1	0	1	0	Unfurnished	\$1,250	\$1,395	\$1,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7414024018

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB21111381

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List / Sold:

Closed**\$1,700,000/\$1,775,000** ↑

5 days on the market

Listing ID: SB21226183

259 N Burlington Ave • Los Angeles 90026**7 units • \$242,857/unit • 4,316 sqft • 12,000 sqft lot • \$411.26/sqft • Built in 1960****Off of Beverly Blvd and Union Ave**

Value-Add and Development Opportunity!!! 12,000 square foot lot ready to be split zoned RD 1.5. The 7 unit apartment building is located on half of the lot allowing for development on the remainder 6,000 sq ft of land. Located in Historic Filipinotown, 259 N Burlington Ave is a value-add 7 unit apartment building with over 50% upside in rent potential. This 12,000 Sq.Ft. corner lot, zoned RD1.5 would allow for buyer to develop another 4-6 units on the vacant lot. To the new buyer's benefit, 259 N Burlington Ave is also located in a Tier 1 TOC zone, which would allow a 50% density bonus to the amount of units you can build. This is a unique investment or development opportunity with significant growth potential. The subject property has a unit mix of (6) 1-Bed/1-Bath & (1) 2-Bed/2-Bath offered at only \$242k/unit. There is still over 50% upside in monthly rental income. Once stabilized, 259 N Burlington Ave would operated at an 8.32% CAP and 8.98 GRM on just the value-add portion. 259 N Burlington Ave is located just minutes away from billion dollar developments, including L.A. Live and the Red Line Station, as well as new multi-family developments all nearby. Don't miss the chance to entitle and build while still producing income on this value-add opportunity!

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$1,700,000
- 1 Buildings
- 0 Total parking spaces
- \$1,162 (Estimated)
- Cap Rate: 2.9
- \$93216 Gross Scheduled Income
- \$49313 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$41,107
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$866	\$866	\$2,195
2:	1	1	1	0	Unfurnished	\$1,040	\$1,040	\$2,195
3:	1	1	1	0	Unfurnished	\$1,393	\$1,393	\$2,195
4:	1	1	1	0	Unfurnished	\$945	\$945	\$2,195
5:	1	1	1	0	Unfurnished	\$1,013	\$1,013	\$2,195
6:	1	1	1	0	Unfurnished	\$1,047	\$1,047	\$2,195
7:	1	2	2	0	Unfurnished	\$1,464	\$1,464	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5159006021

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: SB21226183

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List / Sold:

Closed • Apartment**\$1,798,000/\$1,900,000** ↑

90 days on the market

Listing ID: TR21172468

8329 Paramount Blvd • Pico Rivera 90660**8 units** • **\$224,750/unit** • **3,616 sqft** • **6,245 sqft lot** • **\$525.44/sqft** • **Built in 1958****Corner of Paramount Blvd and Telegraph Rd**

*Great Location in the City of Pico Rivera (Next to City of Whittier). The Apartment Building is in an Excellent Rental Area with Low Maintenance. Two-Story 8-Unit Apartment Building is Located in High Demand Rental Desirable Neighborhood in the City of Pico River (Next to the City of Whittier and Downy). Corner Lot which is close to the Corner of Paramount Blvd and Telegraph Road. Inside Total 3,616 Sq.ft. Newer Paint on the Building. Newer Windows and All Units have been Fully Renovated. All One Bedroom with One Bath. Monthly Rent (\$1,250 /\$1,350 / \$1450) with Individually Meters for Gas And Electricity. Schedule Annual Gross Income Approx. \$128,400, Annual Expense includes Property Tax, Insurance is Approx. \$37,695. Annual Net Operating Income Approx. \$90,705. Cap Rate: 5.04% with Current Property Tax. Performa Annual Rental Income will be \$137,400. 100% Occupancy. Landlord Pays the Water/Trash/ Gas/ Gardener/ Property Tax /Insurance. Separate On-Site None-Operated Washer or Dryer. Laundry Room. Currently No Additional Laundry Income. 8 Parking Spaces in Front of the Building. Close to Freeway 5, Next to the City of Whittier and Downy. Shopping, Restaurants & Parks. Tenants with a "Month-To-Month" Rental Agreement Which Provides An Investor the Opportunity to Adjust the Rent in the future. Great investment opportunity For The Investor to Keep as a Long Term Investment.

Facts & Features

- Sold On 01/12/2022
- Original List Price of \$1,798,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Individual Room
- \$128400 Gross Scheduled Income
- \$90705 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Flag Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$37,695
- Electric: \$253.00
- Gas: \$2,609
- Furniture Replacement:
- Trash: \$2,180
- Cable TV: 01079093
- Gardener:
- Licenses:
- Insurance: \$1,173
- Maintenance:
- Workman's Comp:
- Professional Management: 4200
- Water/Sewer: \$6,295
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$1,350	\$8,100	\$1,450
2:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,450
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,450

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 649 - Pico Rivera area
- Los Angeles County
- Parcel # 6368012027

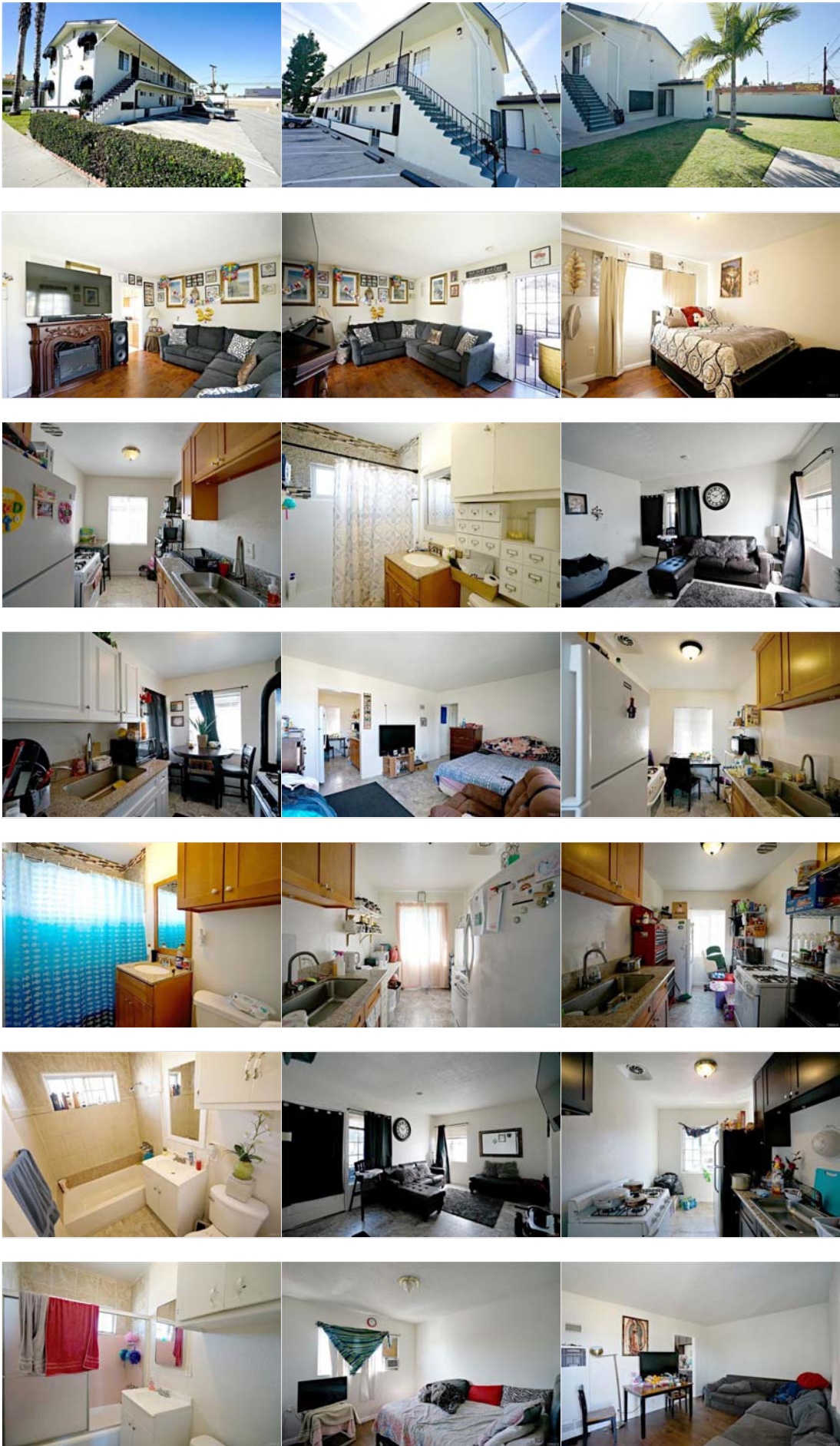
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: TR21172468

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Closed •

\$2,695,000/\$2,775,000 ↑

5741 5749 Baldwin Ave • Arcadia 91780
8 units • \$336,875/unit • 4,752 sqft • 17,675 sqft lot • \$583.96/sqft •
Built in 1948
Nearby Cross Streets: Workman Avenue & Baldwin Avenue

4 days on the market

Listing ID: OC21256076



5741 - 5749 Baldwin Avenue is an 8-unit multifamily investment property located in Arcadia, a premier rental market in Los Angeles County, California. 5741 - 5749 Baldwin Avenue consists of two, single-story fourplexes on contiguous parcels. The property offers 100 percent one-bedroom units and amenities including security doors, a central courtyard, garage parking, and in-unit laundry hookups. Current ownership has invested significant capital in property improvements including a full roof replacement and renovations such as new carpeting, laminate wood flooring, and quartz countertops to select units. Through continued renovations, new ownership could increase rental income by more than 60 percent. 5741 - 5749 Baldwin Avenue is well positioned moments away from the intersection of Baldwin Avenue and Las Tunas Drive, two principal retail and transportation thoroughfares for the region. This excellent location places residents nearly equidistant to major retail centers such as Westfield Santa Anita to the north and Santa Fe Trail Plaza to the south. Additionally, the property is just over one mile from Rosemead Boulevard, an arterial highway that connects Interstate 10 to Interstate 210, providing residents with multiple commute options to regional employment hubs throughout Los Angeles County.

Facts & Features

- Sold On 01/14/2022
 - Original List Price of \$2,695,000
 - 2 Buildings
 - Levels: One
 - 8 Total parking spaces
 - \$1,230 (Estimated)
- Laundry: Electric Dryer Hookup, Washer Hookup
 - \$97440 Gross Scheduled Income
 - \$44323 Net Operating Income
 - 8 electric meters available
 - 8 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$50,194
 - Electric: \$1,434.00
 - Gas: \$1,434
 - Furniture Replacement:
 - Trash: \$1,434
 - Cable TV: 00530854
 - Gardener:
 - Licenses:
- Insurance: \$3,132
 - Maintenance: \$4,000
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$1,434
 - Other Expense: \$7,075
 - Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	8	Unfurnished	\$8,120	\$8,120	\$13,200
# Of Units With:								
• Separate Electric: 8 • Gas Meters: 8 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 8587034009

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC21256076

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Closed •

1447 S Westgate Ave • Los Angeles 90025
9 units • \$365,000/unit • 5,414 sqft • 6,995 sqft lot • \$565.20/sqft •
Built in 1958

From PCH north to W Channel to left on San Vicente Blvd Right on Bundy, left on Santa Monica Blvd to Left on Westgate Ave, located on the left across from the new YMCA Google maps.



List / Sold:
\$3,285,000/\$3,060,000 ↓

44 days on the market

Listing ID: 21798998

Never before on the market! Designed and built by celebrated architect John Geiger apprentice to Frank Lloyd Wright. A rare opportunity to own this beautiful architecturally designed value-add apartment asset with the potential for significant upside in rents: Walk-through designer gates along a tropical pathway that leads to separate entrances for each unit. Each unit has either its own balcony or fenced patio, creating privacy in a community setting. Located half a block from Santa Monica Blvd, in a recently upgraded neighborhood directly across from the Collins & Katz Family YMCA, walking distance to the New Target store, multiple amazing restaurants, many retail, leisure, and entertainment options, your tenants will love living here. This desirable unit mix consists of (6) one-bedroom/ one-bathroom, (2) studio units, and 1 large two-bedroom/ two-bathroom. In the past several years the neighborhood has had large growth with major investment in the surrounding neighborhoods. Location is rated as a "walker's Paradise" with a walk score of 93+. This is a unique opportunity to own a coveted apartment building, a tenant's paradise.

Facts & Features

- Sold On 01/14/2022
 - Original List Price of \$3,285,000
 - 1 Buildings
 - Levels: Multi/Split
- Laundry: Washer Included, Dryer Included, Community
 - 9 electric meters available
 - 9 gas meters available

Interior

- Appliances: Built-In

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00899496
 - 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	\$1,119	\$0	\$0
2:	2	1	1		Unfurnished	\$1,750	\$0	\$0
3:	3	1	1		Unfurnished	\$1,725	\$0	\$0
4:	4	1	1		Unfurnished	\$1,447	\$0	\$0
5:	5	2	2		Unfurnished	\$1,774	\$0	\$0
6:	6	1	1		Unfurnished	\$1,446	\$0	\$0
7:	7	1	1		Unfurnished	\$1,505	\$0	\$0
8:	8	0	1		Unfurnished	\$1,228	\$0	\$0
9:	9	1	1		Unfurnished	\$2,434	\$0	\$0
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 9
 - Gas Meters: 9
 - Water Meters:
 - Carpet: 9
 - Dishwasher: 3
 - Disposal: 9
- Drapes:
 - Patio: 9
 - Ranges: 9
 - Refrigerator: 9
 - Wall AC:

Additional Information

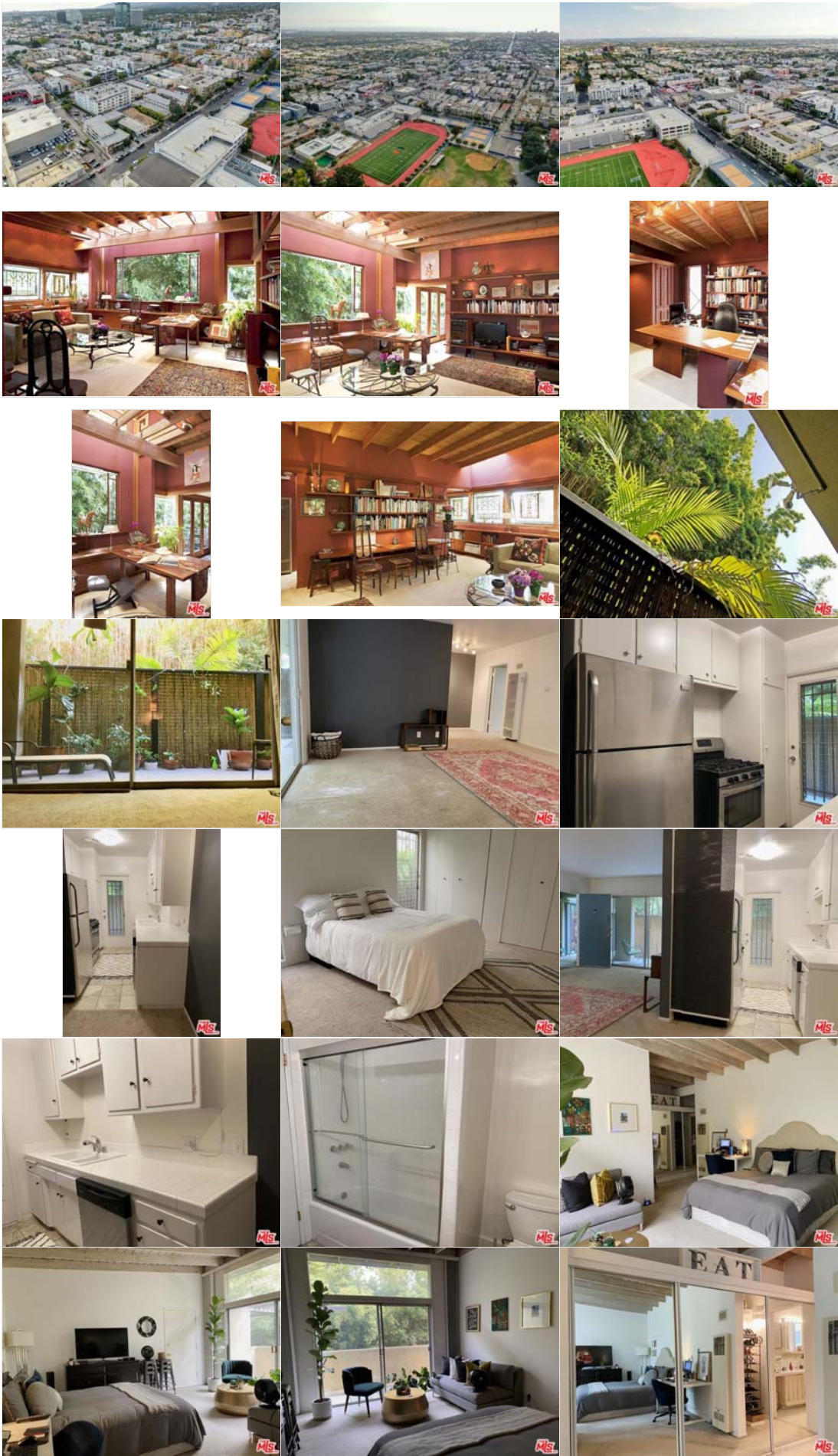
- Standard sale
 - Rent Controlled
- WLA - West Los Angeles area
 - Los Angeles County
 - Parcel # 4263032020

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 21798998

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List / Sold:

Closed**\$2,850,000/\$2,700,000** ↓

69 days on the market

Listing ID: SR21230367

2922 S Budlong Ave • Los Angeles 90007**10 units** • **\$285,000/unit** • **7,923 sqft** • **8,750 sqft lot** • **\$340.78/sqft** • **Built in 1964**

We are pleased to present the Price Reduced, 10 Unit Building at 2922 S Budlong. Cap Rate of 4.5% on actual income and the property cash flow's well with a gross income of \$16,453/month. Located within walking distance from USC Campus and University Village. The property consists of four 2 bedrooms/1 bath, three 2 bedroom/2 baths, two 1 bedroom/1 bath and a 3 bedroom/3 bathroom unit. Current ownership has extensively remodeled four of the ten units ground up with new kitchens, new appliances, new bathrooms, new flooring and new lighting. The remodeled units are achieving premium rents. Value-add potential for a new owner to continue renovating the remaining six units to achieve superior returns. +/- 48.31% upside in rents. Located in the DPS Patrol Zone. The Property is Separately Metered for Gas, Electric.

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$2,995,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- \$1,296 (Estimated)
- \$199836 Gross Scheduled Income
- \$127722 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Lot 6500-9999, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$66,118
- Electric: \$0.00
- Gas: \$2,234
- Furniture Replacement:
- Trash: \$3,761
- Cable TV:
- Gardener:
- Licenses: 400
- Insurance: \$5,000
- Maintenance: \$4,800
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$11,586
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$671	\$671	\$2,600
2:	1	2	1	1	Unfurnished	\$1,229	\$1,229	\$2,400
3:	1	2	1	1	Unfurnished	\$1,116	\$1,116	\$2,400
4:	1	2	2	1	Furnished	\$2,188	\$2,188	\$2,600
5:	1	1	1	1	Unfurnished	\$1,062	\$1,062	\$1,600
6:	1	3	3	1	Furnished	\$3,282	\$3,282	\$3,900
7:	1	2	2	1	Furnished	\$2,188	\$2,188	\$2,600
8:	1	1	1	1	Unfurnished	\$1,072	\$1,072	\$1,600
9:	1	2	2	1	Furnished	\$2,600	\$2,600	\$2,600
10:	1	2	1	1	Unfurnished	\$1,045	\$1,045	\$2,400

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5054035009

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR21230367

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Closed •

6064 Fulton Ave • Van Nuys 91401
10 units • \$269,500/unit • 6,120 sqft • 9,427 sqft lot • \$408.50/sqft •
Built in 1954
On Fulton... Close to Everything

List / Sold:
\$2,695,000/\$2,500,000 ↓
149 days on the market
Listing ID: 21768748



Location Location Location.. This Wonderful Income Property features 10 Units of which 9 of them are 1 bed 1 bath approx 650 sq ft ...and the 10th unit is a 2 bed... This building has been very well maintained by current owner and has taken pride of ownership... This wonderful building was just painted, roof is new, vinyl windows with no maintenance needed, laundry machine on site, 7 of the 10 units have all been updated with new kitchen cabinets, Appliances, Granite Kitchen Countertops, wood laminate floors, custom tiled bathroom floors, custom tiled shower with tub and more. This is a great 1031 Property alternative . This property also has separate gas meters and electric for each unit.

Facts & Features

- Sold On 01/10/2022
- Original List Price of \$2,950,000
- 10 Buildings
- Cooling: Wall/Window Unit(s)
- \$101545 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$66,695
- 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:	9	1	1		Unfurnished	\$1,650	\$14,850	\$2,000
2:	1	2	1		Unfurnished	\$931	\$931	\$2,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- VG - Valley Glen area
- Los Angeles County
- Parcel # 2331028008

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 21768748

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Closed •

List / Sold:
\$3,750,000/\$3,800,000 ↑

19 days on the market

Listing ID: 21106215

5451 Hermitage Ave • Valley Village 91607
11 units • \$340,909/unit • 10,758 sqft • 13,546 sqft lot • \$353.23/sqft •
Built in 1963
Chandler Blvd., turn North on Hermitage Ave.



We are proud to present this 11 unit apartment building in an excellent Valley Village location. Built in 1963, the property is subject to Los Angeles City rent control. There is an excellent unit mix of spacious units which include Three One-Bedroom/One-Bath Units; Three Two-Bedroom/Two-Bath Units; and Five Two-Bedroom/Two-Bath Units. Approximately six of the units have been renovated. The building has been upgraded to a fresh modern facade with wood detail, newer roof and newer exterior paint. This building includes expanded courtyard space and new landscaping with native California plants designed for low water usage. Two new 50Gallon Bradford Water Heaters and new recirculating pump have recently been installed. Located just South of Burbank Boulevard and just West of Laurel Canyon, the property offers residents a very desirable location. Quick access to the 170 Freeway and just a few minutes from the NoHo Arts District, residents can easily get to plenty of dining, shopping and entertainment options nearby. With the easy freeway access to the 170, 101 and 134, plenty of employment opportunities in the neighboring cities are also a short drive away. Also within walking distance is the Laurel Canyon Station for the Metro Orange Line Busway. This opportunity is perfect for an investor looking for a recently renovated property with upside in rents as low paying units turnover. ***The LA City Soft Story Retrofitting work has recently been completed (Buyer to Verify)***

Facts & Features

- Sold On 01/11/2022
- Original List Price of \$3,750,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- \$144126 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$92,651
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1		Unfurnished	\$1,900	\$5,700	\$5,700
2:	3	2	1		Unfurnished	\$2,160	\$6,481	\$7,245
3:	5	2	2		Unfurnished	\$1,686	\$8,431	\$12,095
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:

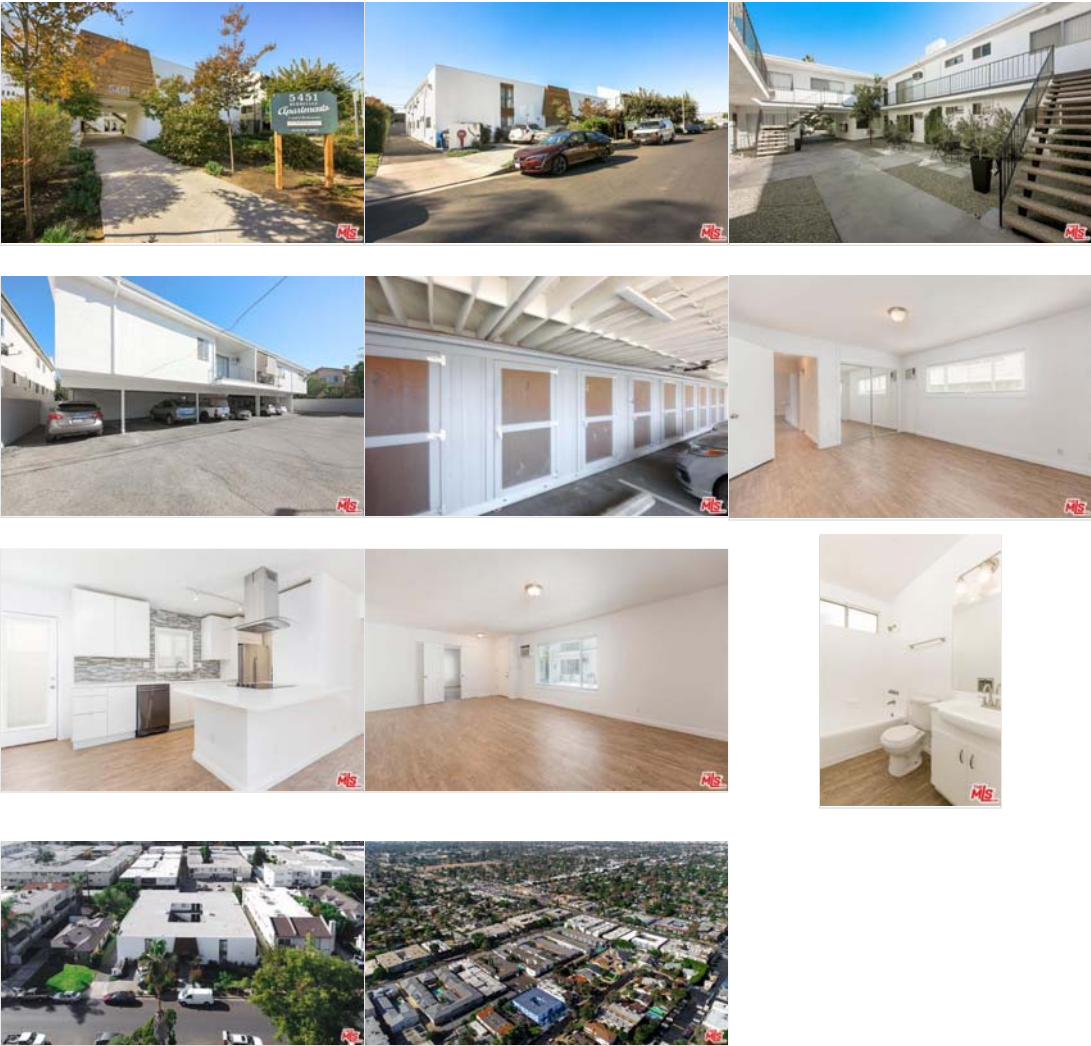
Additional Information

- Standard sale
- VVL - Valley Village area
- Los Angeles County
- Parcel # 2347008027

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 21106215

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Closed •

5532 Harold Way • Los Angeles 90028

19 units • \$226,316/unit • 13,170 sqft • 12,901 sqft lot • \$305.62/sqft •

Built in 1961

Exit Fountain Avenue from the 101. Head east. At N Western Ave turn left. Turn left on Harold Way. The building will be on the left.

\$4,300,000/\$4,025,000 ↓

70 days on the market

Listing ID: 21102721



The Starlight Apartments, at 5532 Harold Way, are located in the highly sought-after Hollywood neighborhood of Los Angeles. Built in 1961, the property offers renters a highly-competitive unit mix of 14 One Bedrooms, and 5 Two-Bedroom units across 13,170 gross square feet of improvements and 12,901 square feet of land. The property has been thoughtfully maintained in near-original condition and presents new ownership with the opportunity to capture significant upside in rents through unit renovations and common area enhancements showcasing modern design elements. Located in the northeast edge of the Hollywood neighborhood, bordering Los Feliz and East Hollywood, The Starlight Apartments offer tenants immediate access to a broad selection of world-class dining, entertainment and shopping destinations easily accessible by walking or a short drive. Retailers within walking distance include: Target, Chase Bank, Starbucks, Ralphs Supermarket and Petco. Within 0.5 miles of the property is the headquarters of Netflix, Sunset Bronson Studios, Emerson College and KTLA 5. Starlight Apartments is less than a 3-minute walk to the nearby Red Line Metro Station at the corner of Hollywood Blvd. and Western Ave. The property is in the Qualified Opportunity Zone

Facts & Features

- Sold On 01/14/2022
 - Original List Price of \$4,560,000
 - 1 Buildings
 - Heating: Wall Furnace
- \$95432 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$144,999
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01229985
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,042	\$1,042	\$2,450
2:	14	1	1		Unfurnished	\$1,020	\$14,286	\$26,530
3:	4	2	1		Unfurnished	\$1,098	\$4,391	\$9,800
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:

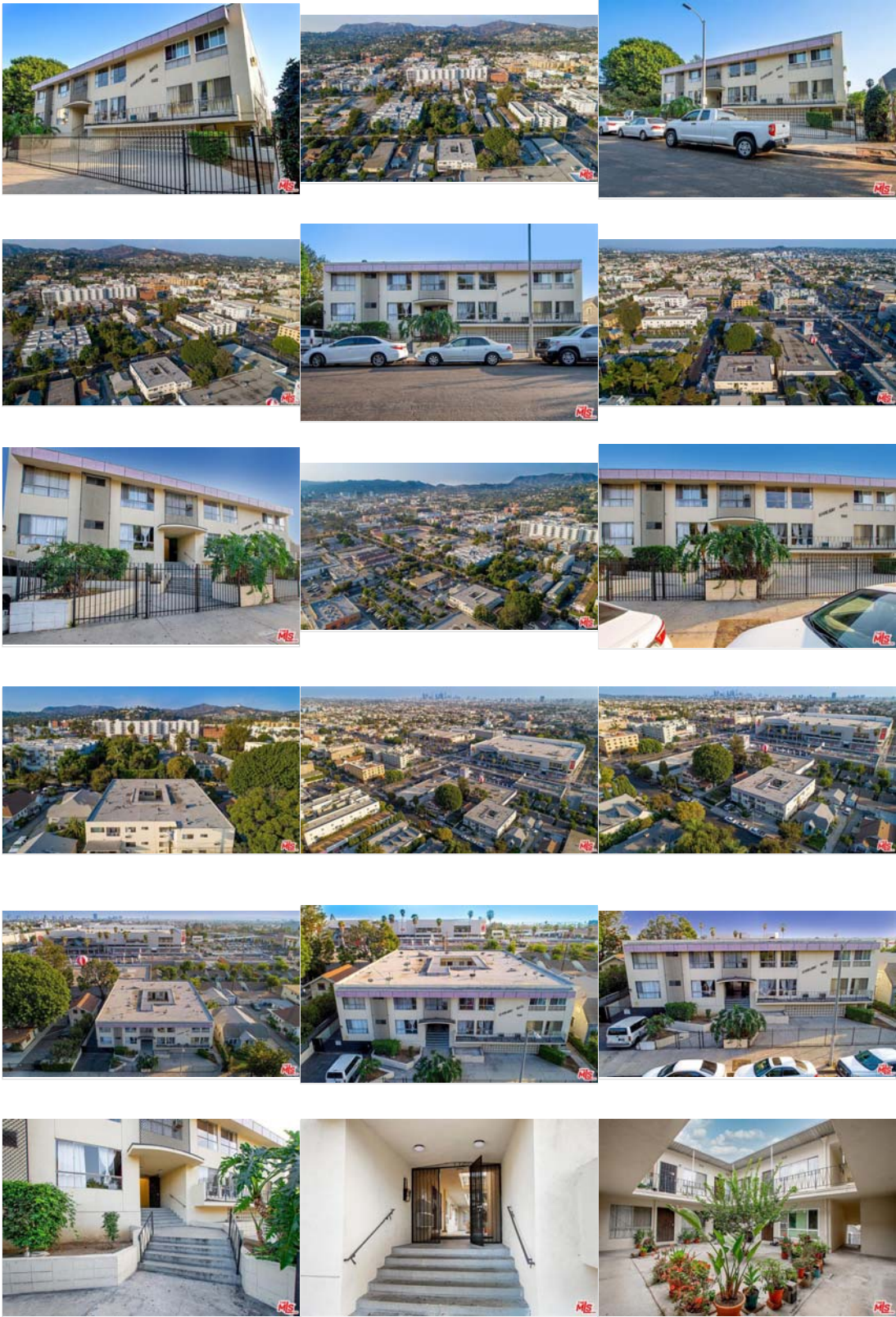
Additional Information

- Standard sale
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5544023019

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

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

Click arrow to display photos





Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 01/09/2022 to 01/15/2022
County Or Parish is 'Los Angeles'
City is not 'Long Beach'
Number Of Units Total is 2+
Selected 64 of 64 results.