

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Soft	Sqft	YrBuilt	LSqft/Ac	Pr
1	SB21206367	S	4524 W 171st ST	LAWN	113	STD	2	\$34,920	4	\$770,000	\$489.82	1572	1948/ASR	5,798/0.1331	N
2	21767376	S	1446 W 178th ST	GR	120	STD	2			\$2,700,000	\$341.51	7906	1979	17,048/0.39	
3	SB21099129	S	1405 E Cruces ST	WILM	196	STD	2	\$33,600		\$620,000	\$459.26	1350	1928/ASR	4,734/0.1087	N
4	AR21184652	S	1417 S MONTEREY ST	ALH	601	STD	2	\$15,000		\$1,005,000	\$622.29	1615	1940/ASR	6,700/0.1538	N
5	21769722	S	231 Vista AVE	PAS	648	STD	2			\$940,000	\$524.85	1791	1947	9,289/0.21	N
6	RS21151528	S	4756 Myrtle ST	PR	649	STD	2	\$0		\$725,000	\$648.48	1118	1926/ASR	4,283/0.0983	N
7	21772530	S	1824 Webster AVE	LA	671	STD	2			\$1,900,000	\$517.99	3668	1978	5,625/0.12	N
8	PV21193065	S	3381 D ST	LVRN	684	STD	2	\$56,400	5	\$885,000	\$384.11	2304	1977/ASR	8,250/0.1894	N
9	DW21202036	S	2341 2345 Wilma AVE	COM	699	STD	2	\$2,000		\$600,000	\$337.84	1776	1946/ASR	9,255/0.2125	N
10	DW21218477	S	1017 Mark ST	LA	BOYH	STD	2	\$0		\$575,000	\$336.45	1709	1963/EST	4,610/0.1058	N
11	21765866	S	2108 E 4Th ST	LA	BOYH	STD	2			\$583,000	\$473.98	1230	1917	1,800/0.04	N
12	DW21154492	S	740 Orme AVE	LA	BOYH	STD	2	\$38,400		\$658,000	\$629.06	1046	1920/ASR	4,000/0.0918	N
13	DW21198506	S	3573 Garnet ST	LA	BOYH	STD,TRUS	2	\$0		\$669,999	\$378.96	1768	1966/ASR	5,201/0.1194	N
14	SR21136741	S	1006 N Croft AVE	LA	C10	TRUS	2	\$93,600		\$2,551,500	\$900.32	2834	1925/ASR	6,502/0.1493	N
15	SB21197609	S	5742 W 85th PL	LA	C29	STD	2	\$51,192		\$1,100,000	\$669.10	1644	1948/ASR	6,478/0.1487	N
16	SR21016210	S	227 W 62nd	LA	C37	STD	2	\$24,993		\$500,000	\$268.96	1859	1950/ASR	5,125/0.1177	N
17	DW21185341	S	411 W 122nd ST	LA	C37	STD	2	\$67,200	6	\$900,000	\$360.14	2499	2003/ASR	7,179/0.1648	N
18	QC21090887	S	3307 Roseview AVE	LA	CYPK	STD	2	\$11,568		\$720,000	\$423.78	1699	1914/PUB	5,293/0.1215	N
19	PW21163029	S	10545 Western AVE	DOW	D2	STD	2	\$39,000		\$745,000	\$465.62	1600	1947/ASR	4,738/0.1088	N
20	320007622	S	7831 Troost AVE	NHLW	NHO	STD	2	\$0	6	\$910,000		0	1936	5,460/0.12	
21	DW21183348	S	215 #B N Santa Fe AVE	CMP	RO	STD	2	\$0		\$730,000	\$486.34	1501	1924/ASR	6,904/0.1585	N
22	DW21217112	S	6736 Foster Bridge BLVD	BG	T3	STD	2	\$0		\$685,312	\$330.75	2072	1940/ASR	11,293/0.2593	N
23	IG21153931	S	1568 W Vernon AVE	LA	WLA	STD	2	\$5,400		\$808,000	\$375.81	2150	1911/APP	5,746/0.1319	N
24	21779616	S	4543 W 104Th ST	ING	105	STD	3			\$1,050,000	\$500.00	2100	1922	9,623/0.22	
25	SB21174139	S	16919 S New Hampshire AVE	GR	119	STD,TRUS	3	\$53,400		\$880,000	\$304.29	2892	1963/PUB	6,875/0.1578	N
26	21758836	S	135 Standard ST	ES	141	STD	3			\$1,999,000	\$1,067.84	1872	1949	4,905/0.11	
27	DW21227523	S	731 W Santa Cruz ST	SP	187	TRUS	3	\$0		\$849,000	\$362.82	2340	1924/ASR	9,132/0.2096	N
28	21771908	S	856 N Screenland DR	BBK	610	STD	3			\$1,150,000	\$504.16	2281	1958	6,637/0.15	N
29	AR21200614	S	227 W Lime AVE	MNRO	639	TRUS	3	\$18,300		\$860,000	\$483.69	1778	1937/ASR	8,021/0.1841	N
30	CV21184920	S	331 S Madison AVE	MNRO	639	STD	3	\$57,984		\$1,078,000	\$701.82	1536	1938/ASR	6,723/0.1543	N
31	P1-6185	S	607 S Magnolia AVE	MNRO	639	STD	3	\$55,920		\$1,150,000	\$583.46	1971	1938/ASR	5,765/0.13	N
32	21772648	S	827 N Coronado ST	LA	671	STD	3			\$2,015,000	\$457.33	4406	1912	7,303/0.16	
33	DW21223701	S	15553 Virginia AVE	PAR	699	STD	3	\$0		\$1,100,000	\$453.80	2424	1940/ASR	7,328/0.1682	N
34	21746950	S	642 California AVE	VEN	C11	STD	3			\$1,975,000	\$940.48	2100	1920	5,394/0.12	N
35	DW21191856	S	9501 Holmes AVE	LA	C34	STD	3	\$0		\$14,700	\$7.43	1979	1929/APP	9,013/0.2069	N
36	21776656	S	465 Isabel ST	LA	CYPK	STD	3			\$1,350,000	\$620.40	2176	1927	6,939/0.15	
37	MB21194320	S	736 S Duncan AVE	ELA	ELA	TRUS	3	\$6,000		\$682,000	\$336.62	2026	1922/ASR	7,002/0.1607	N
38	MB21199730	S	647 S Bonnie Beach PL	ELA	ELA	STD	3	\$64,200		\$810,000	\$330.88	2448	1959/ASR	7,961/0.1828	N
39	QC21141927	S	6248 Bissell ST	HNPK	T1	STD	3	\$5,700		\$1,000,000	\$263.16	3800	1911/ASR	10,605/0.2435	N
40	DW21123812	S	7005 Fishburn AVE	BELL	T6	STD	3	\$3,850		\$825,000	\$444.50	1856	1948/ASR	5,444/0.125	N
41	P1-5831	S	8639 S Hoover ST	LA		STD	4	\$72,252	6	\$839,500	\$308.30	2723	1928	6,045/0.14	N
42	SB21173282	S	3903 W 178th ST	TORR	132	STD	4	\$91,380	3	\$1,750,000	\$398.54	4391	1964/ASR	6,599/0.1515	N
43	SR21136686	S	1000 N Croft AVE	LA	C10	TRUS	4	\$168,000		\$3,523,500	\$722.03	4880	1924/ASR	6,502/0.1493	N
44	21713522	S	651 Angelus PL	VEN	C11	STD	4			\$1,975,000	\$953.19	2072	1920	4,199/0.09	
45	SR21152429	S	1460 W 22nd ST	LA	C16	PRO	4	\$0		\$835,000	\$273.23	3056	1910/ASR	5,896/0.1354	N
46	21769044	S	1412 E 109Th ST	LA	C37	STD	4			\$565,000	\$229.02	2467	2007	3,862/0.08	
47	QC21194389	S	1034 Beacon AVE	LA	C42	PRO	4	\$96,000		\$835,000	\$210.54	3966	1912/ASR	8,001/0.1837	N
48	NP21162345	S	38451 E 10th PL E	LNCR	LAC	STD	4	\$45,126		\$675,000	\$188.65	3578	1990/ASR	7,409/0.1701	N
49	SW21198676	S	4291 Tujunga AVE	STUD	STUD	STD	4	\$91,754	3	\$1,700,000	\$528.61	3216	1950/PUB	6,536/0.15	N
50	SR21200924	S	10526 Riverside DR	TUL	TUL	TRUS	4	\$65,990		\$1,650,000	\$523.81	3150	1941/ASR	5,962/0.1369	N
51	21747480	S	629 Prescott ST	PAS	646	STD	5			\$1,235,000		0	1923	4,739/0.1	
52	DW21172788	S	5812 Ludell ST	BG	699	STD	5	\$0		\$920,000	\$278.70	3301	1947/ASR	11,656/0.2676	N
53	21681854	S	1570 E 110Th ST	LA	C37	STD	5			\$805,000	\$392.30	2052	1927	4,162/0.09	
54	QC21194399	S	1668 W 2nd ST	LA	C42	PRO	5	\$96,000		\$910,000	\$291.67	3120	1954/ASR	7,000/0.1607	N
55	AR21199709	S	638 N Mar Vista AVE	PAS	645	STD	6	\$0		\$2,400,000	\$458.89	5230	1927/ASR	16,466/0.378	N
56	TR21172510	S	8360 Sargent AVE	WH	670	STD	6	\$118,800		\$1,850,000	\$379.41	4876	1955/ASR	6,598/0.1515	N
57	21770960	S	2224 Oak ST	SM	C14	STD	6			\$2,700,000	\$752.09	3590	1937	8,274/0.18	
58	21728254	S	7604 Lexington AVE	WHO	C10	STD	7			\$2,450,000	\$686.08	3571	1926	6,478/0.14	
59	PW21094066	S	2984 Randolph ST	HNPK	T1	STD	7	\$104,160		\$1,650,000	\$320.02	5156	1923/ASR	15,251/0.3501	N
60	21774136	S	14258 Vanowen ST	VNS		STD	8			\$1,390,000	\$225.50	6164	1965	6,752/0.15	
61	21765412	S	1404 1406 Warren ST	LA	BOYH	STD	8			\$1,700,000	\$421.42	4034	1905	7,455/0.17	
62	21768032	S	337 N Oakhurst DR	BEVH	C01	STD	8			\$5,639,000	\$686.93	8209	1956	7,728/0.17	
63	SR21136644	S	1201 S La Cienega BLVD	LA	C19	TRUS	9	\$224,340		\$2,750,000	\$416.41	6604	1939/ASR	7,031/0.1614	N
64	21782350	S	1426 Barry AVE	LA	WLA	STD	10			\$3,200,000	\$455.52	7025	1958	7,001/0.16	
65	CV21186981	S	3557 Big Dalton AVE	BDPK	608	STD	16	\$320,240		\$4,610,000	\$349.56	13188	1978/ASR	31,927/0.7329	N

Closed • **Duplex**

List / Sold: **\$740,000/\$770,000** ↑

4524 W 171st St • Lawndale 90260

9 days on the market

2 units • **\$370,000/unit** • **1,572 sqft** • **5,798 sqft lot** • **\$489.82/sqft** •

Listing ID: SB21206367

Built in 1948

From Artesia, turn northbound on Firmona or Grivilla and you will cross 171st. It is NOT a through street.
Cross Streets: Firmona



Located on a very nice, tree lined street with many newly constructed homes and just a few blocks to the Galleria Mall and local transportation. This duplex has two separate buildings and sits on a large lot with good rents and great upside potential. Each unit has it's own laundry area. This is a rare find for location, price and a standard sale. The Seller is looking for a 15 day escrow. No showings - Subject to Inspection.

Facts & Features

- Sold On 10/14/2021
 - Original List Price of \$740,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$0 (Unknown)
- Laundry: Individual Room
 - Cap Rate: 4.4
 - \$34920 Gross Scheduled Income
 - \$32420 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,500
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$500
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance: \$1,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,525	\$1,525	\$2,000
2:	1	2	1	2	Unfurnished	\$1,385	\$1,385	\$1,850

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
- 113 - South Lawndale area
 - Los Angeles County
 - Parcel # 4081023013

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$2,700,000/\$2,700,000**

1446 W 178th St • Gardena 90248
2 units • \$1,350,000/unit • 7,906 sqft • 17,048 sqft lot • \$341.51/sqft •
Built in 1979

20 days on the market
Listing ID: 21767376

1 block west of Normandie Avenue, 4 long blocks north of the 405 freeway, 2 blocks south of Artesia Blvd / 91 freeway and west of the 110 freeway.



Fabulous, architecturally attractive, two unit, 7906 sq. foot warehouse with vintage brick block construction, built in 1979 in a great location in Gardena. Warehouse has two units separately metered. Warehouse is currently occupied with two month to month tenants. Tall ceilings on one level in each unit, with second floor office space section at the front of the warehouse in both units. Two bathrooms in each unit. New owner can vacate tenants, keep tenants, or occupy one unit and keep the other unit rented for extra income. Gated driveway entrance with parking at the rear of the building. Warehouse has two separate, attractive entrances at the front of the building also. Lot size is 17,048 sq. feet and zoned for light industrial and light manufacturing. A perfect set up for artists, business manufacturing, storage or a creative office / studio space. Drive by only. DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$2,700,000
- 1 Buildings
- Heating: Central

Interior

Exterior

- Security Features: Gated Community
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- 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:	2	0	4		Unfurnished	\$3,385	\$6,770	\$11,859
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 120 - South Gardena area
- Los Angeles County

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

CUSTOMER FULL: Residential Income LISTING ID: 21767376

Printed: 10/17/2021 11:41:21 AM

Closed •List / Sold: **\$610,000/\$620,000** ↑**1405 E Cruces St • Wilmington 90744****55 days on the market****2 units • \$305,000/unit • 1,350 sqft • 4,734 sqft lot • \$459.26/sqft • Built in 1928****Listing ID: SB21099129****off blin**

This is a must see. The back unit has been updated with new Kitchen Cabinets and Quartz counters, New Appliances, Recessed lighting, New flooring, New windows, a Remodeled Bathroom. The front unit is tenant occupied and they are paying \$900 and are very nice. The tenants said they will move so you can have both units vacant Back unit needs a little work tenant has been there 30 years Subject to cancellation of current escrow

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$579,900
- 2 Buildings
- 5 Total parking spaces
- Laundry: In Closet, In Kitchen
- \$33600 Gross Scheduled Income
- \$23520 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	3	Unfurnished	\$900	\$900	\$2,200
2:	1	2	1	2	Unfurnished	\$0	\$0	\$1,900

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
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7426009028

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Re/Max Property Connection

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Mission Viejo, 92691

Closed • Duplex

List / Sold: \$904,580/\$1,005,000 ↑

1417 S MONTEREY St • Alhambra 91801
2 units • \$452,290/unit • 1,615 sqft • 6,700 sqft lot • \$622.29/sqft •
Built in 1940
Valley Blvd / Norwood

3 days on the market

Listing ID: AR21184652



Two houses on a lot on a beautiful quaint street. Live in one and rent the other. This home is close by to shops and transportation but nestled in a desired neighborhood. Front home is a 1 bedroom 1 bath traditional with laundry room and 1 car parking spaces. The back house has 2 bedrooms and 1 bath. It has a large living room. A dining room that opens to the spacious living room, it has its own 1 car garage and private backyard. It has a spacious back yard with a storage room and beautiful fruit tress that is very private. The front house is occupied with long term tenants month to month. Buyer is to satisfy themselves as to the size and sq. feet of current property

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$904,580
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$15000 Gross Scheduled Income
- \$13800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Kitchen, Laundry, Living Room, Utility Room, Walk-In Closet
- Floor: Laminate, Tile, Vinyl
- Appliances: Free-Standing Range, Disposal, Gas Oven, Gas Range, Range Hood
- Other Interior Features: Block Walls, Granite Counters, Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lot 6500-9999, Flag Lot, Yard
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$1,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280398
- Gardener:
- Licenses:
- 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	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5359002022

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: AR21184652

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Closed •

List / Sold: **\$965,000/\$940,000** ↓

231 Vista Ave • Pasadena 91107

57 days on the market

2 units • \$482,500/unit • 1,791 sqft • 9,289 sqft lot • \$524.85/sqft • Built in 1947

Listing ID: 21769722

North of Foothill, West of Sierra Madre Blvd.



Motivated Seller - Bring all offers! Great detached duplex opportunity for owner-user or investor. Large 9,289 sq ft RM-16 lot also offers development potential, which could allow for up to 3 new units, per City Zoning restrictions. Front house (231 Vista) is a charming and vacant 2 bedroom, 1 bath bungalow with laundry room, bonus room, private front and side yards and 2 car garage. Rear house (231 1/2 Vista) is a 1 bedroom, 1 bath bungalow with private, fenced back yard and carport. Centrally located - near 210 Fwy, Pasadena City College, CalTech, Pasadena High School and famous Rose Parade route. Property to be sold AS IS, with no warranties/guarantees. Buyer to verify zoning, unit and lot size etc.

Facts & Features

- Sold On 10/15/2021
 - Original List Price of \$965,000
 - 2 Buildings
 - 3 Total parking spaces
 - 1 Total carport spaces
 - Heating: Floor Furnace
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01403431
 - 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	\$3,000
2:	1	1	1		Unfurnished	\$1,456	\$1,456	\$1,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 648 - Pasadena (SE) area
 - Los Angeles County

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21769722

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Closed •List / Sold: **\$679,900/\$725,000** ↑**4756 Myrtle St • Pico Rivera 90660****14 days on the market****2 units • \$339,950/unit • 1,118 sqft • 4,283 sqft lot • \$648.48/sqft • Built in 1926****Listing ID: RS21151528****WHITTIER BLVD & MYRTLE ST**

Duplex!!! Duplex!!! Duplex!!!! Recently renovated 2 unit duplex 2 bedroom 1 bathroom each unit. Property features 2 car extended detached garage, mature fruit trees, gated long driveway provides plenty of parking. Units feature brand new laminate flooring, updated kitchens, new stainless steel ranges, recessed lighting throughout and too many updates to list, its a must see !!

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$679,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Lawn, Rectangular Lot, Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02108404
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 649 - Pico Rivera area
- Los Angeles County
- Parcel # 6347023002

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,899,000/\$1,900,000 

1824 Webster Ave • Los Angeles 90026
2 units • \$949,500/unit • 3,668 sqft • 5,625 sqft lot • \$517.99/sqft •
Built in 1978

14 days on the market

Listing ID: 21772530

Silver Lake Blvd, north on Effie, Right on Redesdale, Left on Fall which turns into Webster on the switchback



Dream duplex at summit of Moreno Highlands in Silver Lake. 3668 sq ft per Public Records. Measured by floor plan vendor at 4,225 sq feet not including garages (buyer to verify). Tri-level property with breathtaking 270-degree views spanning entire Silver Lake Reservoir to DTLA. 2x story 3br/3ba owners unit on top (2745 sq ft) and 1x story 2br/2ba unit below (1480 sq ft). Owners unit (top) benefits include lots of natural light, 1x bedroom and oversized laundry room downstairs, 2x master suites upstairs and a rooftop balcony. Large kitchen begs to be opened up to formal dining area. Both units have decks that span width of property and offer terrific city lights views at night. Each unit has its own 2x car garage and separate dedicated storage room. Property will be delivered ****VACANT AT CLOSE OF ESCROW**** _ CofO = 4/9/1979 (just after cutoff for LA RSO/Rent Control laws-buyer to verify). Lower yard area on sloping hill. Grade not extreme and could possibly be terraced to add useable exterior living space. Property has deferred maintenance (General/Termite/Structural Inspections available upon request). Most buyers will appreciate preserved state. Many original period features remain. Walking distance to Silver Lake Reservoir (Grassy Patch & Dog Park sections), Lamill Coffee, L&E Oyster, Botanica and much more. Moreno Highlands multi-family properties rarely trade. Single Family homes of this size sold for ~\$500-1200/sq ft over past year in this neighborhood. This property is priced @ \$449/sq ft Choice location with premium owner's unit. Once in a lifetime opportunity.

Facts & Features

- Sold On 10/12/2021
 - Original List Price of \$1,899,000
 - 1 Buildings
 - Levels: Three Or More
 - 4 Total parking spaces
- Laundry: Individual Room
 - \$112350 Net Operating Income

Interior

- Rooms: Formal Entry, Master Bathroom, Walk-In Closet
 - Floor: Carpet, Wood
- Appliances: Dishwasher
 - Other Interior Features: High Ceilings, Living Room Balcony, Living Room Deck Attached, Recessed Lighting, Two Story Ceilings

Exterior

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

Annual Expenses

- Total Operating Expense: \$33,300
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$3,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$4,750	\$4,750	\$4,750
2:	2	3	3		Unfurnished	\$8,000	\$8,000	\$8,000

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

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5431031024

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21772530

Printed: 10/17/2021 11:41:21 AM

Closed • DuplexList / Sold: **\$925,000/\$885,000** ↓**3381 D St • La Verne 91750****0 days on the market****2 units • \$462,500/unit • 2,304 sqft • 8,250 sqft lot • \$384.11/sqft • Built in 1977****Listing ID: PV21193065****Across the street from Bonita High School, near the corner of Evergreen Street**

No hype or superlatives needed. 1977 one story construction on D Street across the street from Bonita High School. Two units with identical 5 room, 3 bedroom, 1 3/4 bath floorplans with individual private side and back yards with 4 garage and 4 open parking spaces. Each unit has their own 2 car garage and 2 open parking spaces. Centrally located across the street from Bonita High School, skate Park and adjacent Sports Park. Elementary School and University Of La Verne campus on the same street. Walking distance to stores and restaurants.

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$925,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- \$619 (Estimated)
- Laundry: Inside
- Cap Rate: 5.18
- \$56400 Gross Scheduled Income
- \$47910 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Free-Standing Range

Exterior

- Lot Features: Back Yard
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,490
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,159
- Cable TV: 01908755
- Gardener:
- Licenses:
- Insurance: \$894
- Maintenance: \$1,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,159
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,350	\$2,350	\$2,600
2:	1	3	2	2	Unfurnished	\$2,350	\$2,350	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 684 - La Verne area
- Los Angeles County
- Parcel # 8375002034

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$600,000/\$600,000****2341 2345 Wilma Ave • Commerce 90040****3 days on the market****2 units • \$300,000/unit • 1,776 sqft • 9,255 sqft lot • \$337.84/sqft • Built in 1946****Listing ID: DW21202036****Cross street Atlantic**

Welcome to the lovely 2 units in the very desirable City of Commerce. Property has a long driveway leading to the 2 car garage. Individually metered units keeping owners operating expenses low. Great location near the 5 Freeway, Citadel shopping center and Commerce Casino.

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$600,000
- 2 Buildings
- 2 Total parking spaces
- \$645 (Estimated)
- Laundry: Inside
- \$2000 Gross Scheduled Income
- \$1800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01206776
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Furnished	\$900	\$900	\$2,400
2:	1	1	1	2	Furnished	\$1,100	\$1,100	\$1,400

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6335004020

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$575,000/\$575,000**
0 days on the market
Listing ID: DW21218477

1017 Mark St • Los Angeles 90033
2 units • \$287,500/unit • 1,709 sqft • 4,610 sqft lot • \$336.45/sqft •
Built in 1963



AMAZING OPPORTUNITY TO OWN THIS MULTI-RESIDENTIAL DUPLEX IN THE HIGHLY DESIRABLE AREA OF BOYLE HEIGHTS. FRONT UNIT FEATURES TWO BEDROOMS AND 1 BATHROOM, BACK UNIT 2 BEDROOMS AND 1 BATHROOM WITH 4 PARKING SPACES AND JUST 5 MIN WALKING DISTANCE TO LAC & USC HOSPITAL & USC ALSO KECK SCHOOL OF MEDICE HOSPITAL, CENTRALLY LOCATED TO THE 5 FWY, 10 FWY, 101 FWY, 110 FWY. NEAR DOWNTOWN LOS ANGELES, DODGER STADIUM, DONT MISS THIS OPPORTUNITY!!!

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$575,000
- 1 Buildings
- 0 Total parking spaces
- \$306 (Estimated)
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	\$600	\$600	\$2,030
2:	1	2	1	0	Unfurnished	\$700	\$700	\$2,030

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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5201018022

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$582,500/\$583,000** ↑

2108 E 4Th St • Los Angeles 90033

30 days on the market

2 units • \$291,250/unit • 1,230 sqft • 1,800 sqft lot • \$473.98/sqft • Built in 1917

Listing ID: 21765866

5 Fwy south, exit 4th street head east



In the heart of Boyle Heights close to Hollenbeck Park sits this well-maintained duplex with extensive updates. Two 2 Bedroom + 1 Bath upstairs/downstairs units which have been tastefully remodeled and taken care of. Gated and private, on a tree-lined street, with easy access to public transportation and close to DTLA. An excellent investment opportunity. Renovations include: Foundation is earthquake retrofitted, concrete properly sloped for good drainage, 2 newer water heaters (installed 2018), 2 new electrical panels with permits + all new wiring/outlets, all new plumbing, two remodeled bathrooms. Clean and simple kitchens have been recently updated with white cabinetry, attractive backsplash & tile flooring. Other amenities include dual paned windows, low maintenance landscaping, window A/Cs. Close to well-loved restaurants: Otomisan Restaurant, El Mercadito, El Tepeyac Cafe and some of the best Taquerias in town. Easy to maintain and a great place to live or hold as an investment.

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$582,500
- 1 Buildings
- Heating: Wall Furnace
- 2 electric meters available
- 2 gas meters available

Interior

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

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,240	\$1,240	\$1,700
2:	1	2	1		Unfurnished	\$1,750	\$1,750	\$1,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5183018006

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

CUSTOMER FULL: Residential Income LISTING ID: 21765866

Printed: 10/17/2021 11:41:21 AM



Great investment opportunity in Los Angeles! This charming duplex is located in the Boyle Heights area. The first unit is a two-bedroom one-bath with new flooring, paint, quartz kitchen with an island and a recently remodeled bathroom. The second unit is a one bedroom one bath with new windows, new kitchen cabinets, copper plumbing and a new sewer line. Updated electrical panels and a new wrought iron fence. These units have been well-maintained and are a must see. Centrally located with easy access to freeways, Downtown LA, Silverlake and Elysian Park.

Facts & Features

- Sold On 10/12/2021
 - Original List Price of \$650,000
 - 2 Buildings
 - 0 Total parking spaces
- Laundry: Inside
 - \$38400 Gross Scheduled Income
 - \$34760 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,040
 - Electric: \$1,920.00
 - Gas: \$360
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 01978349
 - Gardener:
 - Licenses:
- Insurance: \$6,960
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$1,800
2:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,400

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
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5185034016

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$669,999/\$669,999**

3573 Garnet St • Los Angeles 90023

0 days on the market

2 units • \$335,000/unit • 1,768 sqft • 5,201 sqft lot • \$378.96/sqft • Built in 1966

Listing ID: DW21198506

Exit the 5 freeway onto Beswick St, Left on Esperanza St, Right onto Garnet St



Wonderful duplex in a prime location. 2 identical income producing units. Close to freeways, shopping, and schools. Don't miss out!!

Facts & Features

- Sold On 10/16/2021
- Original List Price of \$669,999
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$341 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01064901
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5191012017

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

List / Sold:

Closed • Duplex**\$2,150,000/\$2,551,500** ↑

14 days on the market

Listing ID: SR21136741

1006 N Croft Ave • Los Angeles 90069**2 units** • **\$1,075,000/unit** • **2,834 sqft** • **6,502 sqft lot** • **\$900.32/sqft** • **Built in 1925****South of Santa Monica Blvd. /East of La Cienega**

Desirable Beverly Grove duplex. Adjacent fourplex next door 1000 N. Croft also for sale \$3,350,000. Entire Trust portfolio consisting of six building for \$12,820,000 consisting of 1000 & 1006 Croft, 5734 & 5740 Fountain, 1236 S. Cloverdale and 1201 S. La Cienega.

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$2,150,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Common Area
- \$93600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521912
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$4,012	\$4,012	\$7,800

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5529001019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR21136741

Printed: 10/17/2021 11:41:22 AM

Closed • Duplex

5742 W 85th PI • Los Angeles 90045
2 units • \$524,500/unit • 1,644 sqft • 6,478 sqft lot • \$669.10/sqft •
Built in 1948
Just East of Winsford Ave, North of Manchester Ave.

List / Sold:
\$1,049,000/\$1,100,000 ↑
5 days on the market
Listing ID: SB21197609



Attractive Duplex in the highly desirable neighborhood of Westchester. This is a unique opportunity to own an income property. Both units are light and bright and are in somewhat original condition. Each unit has 2 bedrooms and a full bathroom. Both units have hardwood flooring. The back unit has a spacious, private back yard. This duplex is conveniently located near the beach, LAX, Marina Del Rey, LMU, SoFi Stadium, Silicon Beach, and the freeway. The Property is sold "as is".

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$1,049,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$311 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Closet, Washer Hookup
- \$51192 Gross Scheduled Income
- \$35310 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Tile, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,882
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$720
- Cable TV: 02025209
- Gardener:
- Licenses: 50
- Insurance: \$792
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- 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	\$2,200
2:	1	2	1	1	Unfurnished	\$2,266	\$2,266	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C29 - Westchester area
- Los Angeles County
- Parcel # 4125006009

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$499,500/\$500,000** ↑

227 W 62nd • Los Angeles 90003

257 days on the market

2 units • **\$249,750/unit** • **1,859 sqft** • **5,125 sqft lot** • **\$268.96/sqft** • **Built in 1950**

Listing ID: SR21016210

Between Broadway and Main



Standard Sale. Great opportunity to own a duplex in good condition, the property is separately metered for gas and electricity. Close to downtown Los Angeles. Easy access to 110 freeway, close to transportation. Perfect location.

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$499,500
- 2 Buildings
- 0 Total parking spaces
- \$24993 Gross Scheduled Income
- \$6707.5 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: \$6,708
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00877805
- Gardener:
- Licenses:
- Insurance: \$820
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,170	\$1,170	\$1,750
2:	1	1	1	1	Unfurnished	\$903	\$903	\$903

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6005018024

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

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

411 W 122nd St • Los Angeles 90061

11 days on the market

2 units • \$450,000/unit • 2,499 sqft • 7,179 sqft lot • \$360.14/sqft • Built in 2003

Listing ID: DW21185341

W El Segundo Blvd, North on W 122nd St



CASH COW DUPLEX!!! GROSS INCOME is \$67,200 (5.96% CAP)!! Built in 2003. Completely REMODELED. Great tenants. Low maintenance. Both units have 4 bedrooms and 3 baths in a HIGH DEMAND rental area. Both good long term tenants. Both units have one bedroom and one bath downstairs. Home is located on a cul-de-sac near the 110 and 105 freeways

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$900,000
- 1 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- Heating: Central
- \$1,163 (Estimated)
- Laundry: Inside, Washer Hookup
- Cap Rate: 5.96
- \$67200 Gross Scheduled Income
- \$53638 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,562
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01951162
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,800	\$2,800	\$3,200
2:	1	4	2	0	Unfurnished	\$2,800	\$2,800	\$3,200

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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6132021033

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$739,000/\$720,000** ↓

3307 Roseview Ave • Los Angeles 90065
2 units • \$369,500/unit • 1,699 sqft • 5,293 sqft lot • \$423.78/sqft •
Built in 1914
Off Cypress

120 days on the market
Listing ID: OC21090887



Live in One Unit and Rent out the other! One unit delivered vacant! Located in Cypress Park / Glassell Park, this duplex is within close proximity to the Freeways, local eateries, shopping, and the Cypress Park Library. Detached 1 car garage is being used by the current tenant in place. Seller will not vacate the tenant, it will be delivered occupied with a lease in place that expires June 6, 2022. Current lease amount is \$964 and it is a 3bed/1bath 939 sq ft Built in 1914 The Vacant unit is a 2bed/1bath 760 sq ft built in 1922 (detached units) 1 car garage was rebuilt in the last 20 years with a permit. 1,699 total building sq ft. Tenants pay their own electricity and gas. Both units are separately metered for gas and electricity. Minimum marketing period of 7 days, listing agent will not represent any buyers- please contact your agent today and make an offer!

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$880,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: See Remarks
- \$11568 Gross Scheduled Income
- \$11568 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$200
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02004333
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$0
2:	1	3	1	1	Unfurnished	\$964	\$964	\$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
- CYPK - Cypress Park area
- Los Angeles County
- Parcel # 5454025010

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$735,000/\$745,000 ↓

10545 Western Ave • Downey 90241

45 days on the market

2 units • \$367,500/unit • 1,600 sqft • 4,738 sqft lot • \$465.62/sqft • Built in 1947

Listing ID: PW21163029

Downey / 7th st



PRICE REDUCED!! Great Duplex located in a great area of north Downey. This rare duplex features 4 beds 2 baths total. Each unit is 2 bed 1 bath. Garage spaces has been converted into more living space. Each unit is metered separately. 10545 was remodeled in 2015 and the 10551 in 2020. The 2020 remodel features white shaker cabinets, grey laminate flooring, newer tile in bathroom, upgraded electrical and panel, and both units have inside laundry. These are bread and butter units that rent out quickly. Tenants are month to month.

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$825,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Inside
- \$39000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,750	\$21,000	\$1,900
2:	1	2	1	0	Unfurnished	\$1,575	\$18,900	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- D2 - Northwest Downey, N of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6251034011

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$895,000/\$910,000** ↑

7831 Troost Ave • North Hollywood 91605

25 days on the market

2 units • \$447,500/unit • 0 sqft • 5,460 sqft lot • No \$/Sqft data • Built in 1936

Listing ID: 320007622

Cross Streets: Lankershim



DUPLEX | Two Houses on One Lot!! Incredible opportunity for Owner - User or Investor! This Duplex has two separate remodeled homes. The front house is a 3 bedroom, 1 bathroom detached house with a private driveway. The rear house has its own private gated driveway accessed from the alley. The rear house is a 2 bedroom, 1 bathroom remodeled home with covered carport parking.

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$895,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Combination, Wall Furnace
- Laundry: Common Area
- Cap Rate: 5.9
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Wood

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	1			\$0	\$0	\$3,350
2:		2	1			\$0	\$0	\$2,550
3:		0	0			\$0	\$0	\$0
4:		0	0			\$0	\$0	\$0
5:		0	0			\$0	\$0	\$0
6:		0	0			\$0	\$0	\$0
7:		0	0			\$0	\$0	\$0
8:		0	0			\$0	\$0	\$0
9:		0	0			\$0	\$0	\$0
10:		0	0			\$0	\$0	\$0
11:		0	0			\$0	\$0	\$0
12:		0	0			\$0	\$0	\$0
13:		0	0			\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2311015021

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 320007622

Printed: 10/17/2021 11:41:22 AM

Closed • **Single Family Residence**List / Sold: **\$723,000/\$730,000** ↑**215 #B N Santa Fe Ave** • **Compton 90221****18 days on the market****2 units** • **\$361,500/unit** • **1,501 sqft** • **6,904 sqft lot** • **\$486.34/sqft** •
Built in 1924**Listing ID: DW21183348****South Santa Fe Ave**

Welcome to this fully remodeled Single-family home with an ADU on a large lot in the city of Compton. This property has been fully upgraded and is ready for a new owner. Live in the front and rent out the back or keep it as an investment property. The front house has 2 bedrooms and 2 full bathrooms. The ADU consist of 1 bedroom and 1 bathroom which is approximately 500sqft and is all permitted by the city of Compton. Both units feature new flooring, doors, moldings, interior, and exterior paint, new windows, remodeled bathrooms, and fully upgraded kitchens and their own Laundry hookups. Each property has its own address and is separately metered for electricity and gas. This property offers incredible value must see to appreciate.

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$699,888
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Ductless
- Heating: Central, Ductless
- \$544 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Kitchen, Laundry Chute
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Master Bathroom, Master Bedroom
- Floor: Laminate

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: 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	2	1	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- RO - Compton S of Rosecrans, E of Alameda area
- Los Angeles County
- Parcel # 6166023010

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$621,000/\$685,312** ↑

6736 Foster Bridge Blvd • Bell Gardens 90201

0 days on the market

2 units • \$310,500/unit • 2,072 sqft • 11,293 sqft lot • \$330.75/sqft • Built in 1940

Listing ID: DW21217112

Garfield and Gage



Facts & Features

- Sold On 10/14/2021
- Original List Price of \$621,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- 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: 01206776
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Furnished	\$0	\$0	\$0
2:	1	3	1	1	Furnished	\$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
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6358014001

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$815,990/\$808,000** ↓

1568 W Vernon Ave • Los Angeles 90062
2 units • **\$407,995/unit** • **2,150 sqft** • **5,746 sqft lot** • **\$375.81/sqft** •
Built in 1911
110 freeway south exit Vernon Ave west between Western & Normandie Ave

26 days on the market
Listing ID: IG21153931



Come see this Vintage home in the heart of Los Angles, just minutes away from the Los Angeles Coliseum, Staples Center, USC, Downtown LA and Sofi Stadium. A must see Gem. This 3 bedroom 1.25 bath front home has been totally upgraded and the 1 bdrm 1 bath rear unit has also been rehabbed completely. All new electrical in both units have been updated. The rear unit can also add more income if the buyer wants to convert the 4 car garage to an ADU, think of all the possibilities with this property. This is a great income property, you can live in one unit and rent the other unit, Why not have your tenant pay your mortgage. Won't last long. Bring your buyers quick.

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$815,990
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Outside
- \$5400 Gross Scheduled Income
- \$3900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Dishwasher

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,520
- Electric: \$400.00
- Gas: \$720
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01520327
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Furnished	\$2,750	\$3,600	\$3,000
2:	1	1	1	2	Furnished	\$0	\$0	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 5016003008

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

4543 W 104Th St • Inglewood 90304
3 units • \$336,667/unit • 2,100 sqft • 9,623 sqft lot • \$500.00/sqft •
Built in 1922
South of Century Blvd. East of Lacienea

List / Sold:
\$1,010,000/\$1,050,000 ↑
12 days on the market
Listing ID: 21779616



The property is a Duplex with two fully Detached homes plus bonus not permitted unit w/kitchen & bath(The garage is converted to a unit). One house features 4 Bedrooms, 2 baths with upgraded hardwood floors, other 3 Bedrooms, 1 bath. The 4BR unit has updated floors, bathrooms, kitchen counter top and newer fixtures. Both houses are widely spaced and have their own driveways, multiple car parking spaces. all the units have their own Patio, Backyard, Front yard & lots of privacy. Large lot with lots of potential!

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$985,000
- 1 Buildings
- Heating: Natural Gas
- Laundry: Washer Included, Dryer Included
- \$72714 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$4,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$0
2:	1	4	2		Unfurnished	\$0	\$0	\$0
3:	1	2	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
- 105 - Lennox area
- Los Angeles County
- Parcel # 4036009026

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$998,000/\$880,000** ↓

28 days on the market

16919 S New Hampshire Ave • Gardena 90247**3 units • \$332,667/unit • 2,892 sqft • 6,875 sqft lot • \$304.29/sqft • Built in 1963**

Listing ID: SB21174139

West of Vermont, north of 170th St.

Great Triplex investment opportunity in Gardena with 3 bedroom 1 bath front unit and two 2 bedroom 1 bath units in back. Centrally located. Property management fee higher than usual and new owner can increase net income with different property management or self management. Sold "As-Is". Drive by only and do not disturb the tenants or walk on the property grounds. Offer subject to inspection. Submit offers along with source of fund and qualification. Hurry, presenting offers to seller Monday, Aug 23rd Renter in 3rd unit just vacated. Lease on 2nd unit.

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$998,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Forced Air
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$53400 Gross Scheduled Income
- \$35476 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$13,855
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$809
- Cable TV: 01948605
- Gardener:
- Licenses: 54
- Insurance: \$1,023
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management: 9600
- Water/Sewer: \$1,169
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6111017023

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

135 Standard St • El Segundo 90245
3 units • \$666,333/unit • 1,872 sqft • 4,905 sqft lot • \$1067.84/sqft •
Built in 1949
El Segundo Blvd to Main Street to Standard

List / Sold:
\$1,999,000/\$1,999,000 ↓
54 days on the market
Listing ID: 21758836



Wonderful opportunity to purchase this Fully Vacant Triplex located just a block from El Segundo's Historic Downtown Main Street shops, breweries and restaurants. Beautifully renovated and updated from top to bottom with new doors, windows, plumbing, electrical, and roofing. Custom stone, tile, cabinetry, flooring, appliances, quartz counter tops, and fixtures complete this wonderful property. Spacious front and back patio's with fountains and up lighting are perfect for entertaining and enjoying alfresco dining. A spacious detached three car garage in the back provides a great flexible space for multiple uses. Surrounded by contemporary metal fencing and gates. This unique property falls within the boundaries of the Highly desirable Smokey Hollow mixed use neighborhood with small businesses, shops and residences with a distinct artsy, industrial style. Award winning public schools too! Close to recreational parks and some of California's most beautiful beaches.

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$2,450,000
- 2 Buildings
- Heating: Baseboard, Electric
- Laundry: Washer Included, Dryer Included, Individual Room

Interior

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

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	1	1		Unfurnished	\$0	\$0	\$0
2:	1	1	1		Unfurnished	\$0	\$0	\$0
3:	1	2	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
- 141 - El Segundo area
- Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21758836

Printed: 10/17/2021 11:41:22 AM

Closed •

List / Sold: **\$849,000/\$849,000**
0 days on the market
Listing ID: DW21227523

731 W Santa Cruz St • San Pedro 90731
3 units • \$283,000/unit • 2,340 sqft • 9,132 sqft lot • \$362.82/sqft •
Built in 1924
Gaffey to Santa Cruz Street



Triplex: Unit 1 is a 4 Bedroom, 2 Bathroom. Units 2 and 3 are detached from Unit 1. Both Units 2 and 3 are 1 bedroom 1 bathroom.

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$849,000
- 2 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- \$461 (Estimated)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$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:	1	4	0	0	Unfurnished	\$0	\$0	\$3,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7451005016

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

856 N Screenland Dr • Burbank 91505
3 units • \$362,667/unit • 2,281 sqft • 6,637 sqft lot • \$504.16/sqft •
Built in 1958
In Magnolia Park, just east of Hollywood Way

List / Sold:
\$1,088,000/\$1,150,000 ↑
12 days on the market
Listing ID: 21771908



Rare opportunity to own a Garden-style 3 Unit Income Property in highly-sought Magnolia Park Burbank! Front Unit is a charming traditional home with 2BR + bonus rec room. Rear unit is a classic 2-story duplex (each unit 1BR). This 3-unit income producer has great curb appeal on a street with many remodeled single family homes. Great dining and parks nearby too. Property offers a friendly shared courtyard with mature succulents, grassy lawns, and private gates. Stable longterm tenants that are high-quality paying and on time month-to-month. Upgrades include new floors and vanity in 2 of the units + new exterior door in front unit + newer hot water heaters + washer/dryer hookups. Newer masonry wall construction on south side. 2 Garages (4 total covered spots). Property currently generates \$38,160 annual gross, but has upside potential to value add Priced according to annual gross, and pro-forma is \$68,400 gross annual. Prime Burbank location, adjacent to all the studios (Disney, Warner Bros, etc), many places of business, and all the cool cafes and shops on Verdugo. Great opportunity and great price! Tenant occupied & Inside with Accepted Offer Only. Please inquire with listing office prior to submission.

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$1,088,000
- 2 Buildings
- Heating: Combination
- Laundry: In Garage
- \$30290 Net Operating Income

Interior

- Rooms: Bonus Room

Exterior

Annual Expenses

- Total Operating Expense: \$7,870
- 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	\$1,320	\$1,320	\$2,600
2:	1	1	1		Unfurnished	\$925	\$925	\$1,400
3:	1	1	1		Unfurnished	\$935	\$935	\$1,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 610 - Burbank area
- Los Angeles County
- Parcel # 2480012001

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

CUSTOMER FULL: Residential Income LISTING ID: 21771908

Printed: 10/17/2021 11:41:22 AM

Closed •

List / Sold: **\$800,000/\$860,000** ↑

227 W Lime Ave • Monrovia 91016

8 days on the market

3 units • \$266,667/unit • 1,778 sqft • 8,021 sqft lot • \$483.69/sqft • Built in 1937

Listing ID: AR21200614

NORTH ON MYRTLE WEST ON LIME



PLEASE DO NOT GO ON PROPERTY WITHOUT LISTING AGENT. 3 SMALL UNITS ON PROPERTY. ASSESSORS RECORDS SHOW 1778 SQUARE FEET TOTAL FOR ALL 3 UNITS. 2- ONE BEDROOM HOUSES AND 1 TWO BEDROOM HOUSE ON PROPERTY .TWO UNITS ARE LEASED. ONE DOUBLE GARAGE. ONE SHED. TRUSTEE IS SELLING PROPERTY . ALL UNITS HAVE DEFERRED MAINTENANCE. SELLER WILL NOT DO ANY REPAIRS, RESTORATIONS, TERMITE OR CREDIT FOR SAME. PROPERTY SOLD IN PRESENT CONDITION. MAKE OFFER SUBJECT TO INSPECTION.

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$800,000
- 4 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: In Kitchen
- \$18300 Gross Scheduled Income
- \$13500 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,683
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01514230
- Gardener:
- Licenses:
- Insurance: \$1,443
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,740
- 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	\$0
2:	2	1	1	0	Unfurnished	\$1,525	\$1,525	\$2,100

Of Units With:

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

Additional Information

- Trust sale
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8516014020

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

List / Sold:

Closed • **Triplex****\$1,000,000/\$1,078,000** ↑

24 days on the market

Listing ID: CV21184920

331 S Madison Ave • Monrovia 91016**3 units** • **\$333,333/unit** • **1,536 sqft** • **6,723 sqft lot** • **\$701.82/sqft** • **Built in 1938****S/Foothill Blvd N/ 210 E/ 2nd St W/ Mayflower**

Reviewing Counter OFFERS 5pm on Sept 13th please submit before that time, thank you. This Triplex is located in highly desirable Monrovia, a mixture of single family dwellings in the area and Close to Monrovia Old town for shopping, restaurants and markets. 3 Single level Bungalows with raised foundations and entry stairs. Unit C unit is totally remodeled with beautiful new kitchen with quartz counter tops, new cabinets, bathroom, new wood floors, and new paint. Like 3 - 1 bedroom single family homes as each unit has own laundry hook ups and separate yards. Unit C has large backyard space. Each unit has 1 br. 1ba, Approx 512 sqft living area in each unit. Lot size of almost 6,723 sqft. Each unit has Living room, breakfast nook, kitchen, bathroom, bedroom, and laundry room. Convenient single level. There are nice size front and back yard on the front and back unit. Across the street from Monrovia high school. Convenient shops, many restaurants and banks on Huntington Drive. Freeway access is very easy for 210/134/605 freeways from this location. Opportunity for the investor or live in one and rent the others. No showings until after offer is presented. Long history of 3 great income producing bungalows. Please Do not disturb the occupants!!

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$1,000,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$991 (Estimated)
- Laundry: Individual Room
- \$57984 Gross Scheduled Income
- \$55066.68 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: See Remarks

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,917
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,195
- Cable TV: 01523681
- Gardener:
- Licenses:
- Insurance: \$908
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,722
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,620	\$1,620	\$1,700
2:	1	1	1	0	Unfurnished	\$1,512	\$1,512	\$1,700
3:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8505030004

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: CV21184920

Printed: 10/17/2021 11:41:22 AM

Closed • Triplex

List / Sold: \$1,150,000/\$1,150,000

607 S Magnolia Ave • Monrovia 91016

10 days on the market

3 units • \$383,333/unit • 1,971 sqft • 5,765 sqft lot • \$583.46/sqft •

Built in 1938

Listing ID: P1-6185

Cross Street: Colorado; West of Myrtle



Located in the heart of Monrovia, this lovely 3-unit income property is consisted of a single home and a duplex. Each unit has one bedroom plus a bonus room (converted from the garage), one full bath, inside laundry, and it's own enclosed yard. The exterior has been freshly painted. It has brand new fencing, beautiful landscaping and new irrigation system. The living rooms are spacious and the enclosed yards are nicely partitioned for privacy and enjoyment. The duplex has a new roof replacement in 2018, all units have new water heaters, wood floors underneath the carpets, and individually metered with gas and electricity.. The tenants are all paying rents on time despite the pandemic and they are excellent, long term tenants. This property is within walking distance to Monroe Elementary & Monrovia High schools, Old Town Monrovia and farmer's market, proximity to Metro Gold Line, shopping.

Facts & Features

- Sold On 10/11/2021
 - Original List Price of \$1,150,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
 - \$55920 Gross Scheduled Income
 - \$50112 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 2 water meters available

Interior

- Floor: Carpet, Wood
- Appliances: Free-Standing Range, Gas Water Heater

Exterior

- Lot Features: Corner Lot
- Fencing: New Condition, Vinyl
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,183
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,223
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,485
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,900
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	0	Unfurnished	\$1,450	\$1,450	\$1,850
2:		1	1	0	Unfurnished	\$1,550	\$1,550	\$1,750
3:		1	1		Unfurnished	\$1,660	\$1,660	\$1,750
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

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
 - Rent Controlled
- 639 - Monrovia area
 - Los Angeles County
 - Parcel # 8506001001

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

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

CUSTOMER FULL: Residential Income LISTING ID: P1-6185

Printed: 10/17/2021 11:41:22 AM

Closed •

827 N Coronado St • Los Angeles 90026
3 units • \$665,000/unit • 4,406 sqft • 7,303 sqft lot • \$457.33/sqft •
Built in 1912
Google maps.

List / Sold:
\$1,995,000/\$2,015,000 ↑
31 days on the market
Listing ID: 21772648



Delivered vacant this stunning triplex is a rare gem in Silver Lake, ready to generate income in a hot marketplace. The well-preserved, exquisitely remodeled property was built in 1912 and abounds in period motifs. Two spacious apartments arranged as upper and lower provide two bedrooms each and Craftsman-style detailing including gorgeous woodcraft flooring, paneling, wainscoting, built-ins, windows and doors. The rear standalone bungalow features two bedrooms and stylish design that seamlessly blends vintage elements with tasteful modern updates; all three units have stainless appliances and central air conditioning. Hedged from the street for privacy and equipped with six off-street parking spots, this versatile property can be ideal for an owner-user or investor. Trendy options for coffee, dining and provisions are right up the street including Alfred Coffee, Lassen's Market, Mohawk Bend, La Pergoletta and more. The Silver Lake Reservoir and Echo Park Lake are within easy reach.

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$1,995,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- \$107961 Net Operating Income

Interior

- Floor: Wood, Tile

Exterior

Annual Expenses

- Total Operating Expense: \$37,536
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01866771
- 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		Furnished	\$0	\$0	\$4,500
2:	1	2	3		Furnished	\$0	\$0	\$4,500
3:	1	2	2		Furnished	\$0	\$0	\$3,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5402011021

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

CUSTOMER FULL: Residential Income LISTING ID: 21772648

Printed: 10/17/2021 11:41:22 AM

Closed •

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

15553 Virginia Ave • Paramount 90723
3 units • \$366,667/unit • 2,424 sqft • 7,328 sqft lot • \$453.80/sqft •
Built in 1940
cross streets madison and virginia

0 days on the market
Listing ID: DW21223701



Facts & Features

- Sold On 10/12/2021
- Original List Price of \$1,100,000
- 3 Buildings
- 0 Total parking spaces
- \$990 (Estimated)
- Laundry: See Remarks
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01993356
- 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	\$0	\$0	\$2,000
3:	1	3	2	1	Unfurnished	\$0	\$0	\$2,900

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6270019014

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

642 California Ave • Venice 90291
3 units • \$533,333/unit • 2,100 sqft • 5,394 sqft lot • \$940.48/sqft •
Built in 1920
North of Venice Blvd, South of Lincoln.

List / Sold:
\$1,600,000/\$1,975,000 ↓
81 days on the market
Listing ID: 21746950



Luxury Live Auction! Bidding to start from \$1,600,000! Welcome to Venice where SoCal living thrives with this rare opportunity to own a 3 story income property in Venice with ocean views. Experience the vast outdoor entertainment space this property has to offer year-round. This 3 unit income property, comprising of a duplex plus converted garage ADU is perfect for anyone looking to earn extra passive income while living steps away from the heart & soul of the Venice Beach community. Walking distance to the canals, Abbot Kinney, & blocks from the beach this property is a once in a lifetime opportunity. The downstairs front unit is a huge one bedroom, two bath with remodeled kitchen, fireplace, living room & a deck that opens to sprawling front yard. Back unit is a permitted large single unit (ADU) with its own private entrance, kitchen & laundry. Upstairs is a two story open floor plan loft unit with a see through fireplace, two decks, including rooftop deck with ocean views! Set back

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$2,300,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Forced Air
- Laundry: Washer Included, Dryer Included

Interior

- Floor: Carpet, Tile
- Appliances: Dishwasher, Microwave, Refrigerator, Built-In, Convection Oven, Gas Cooktop, Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard, Lawn, Rectangular Lot, Yard
- Security Features: 24 Hour Security, Gated Community, Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02080878
- 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:	644	1	1		Unfurnished	\$0	\$0	\$0
2:	642	1	1		Unfurnished	\$0	\$0	\$0
3:	643	1	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
- C11 - Venice area

- Los Angeles County

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

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

CUSTOMER FULL: Residential Income LISTING ID: 21746950

Printed: 10/17/2021 11:41:22 AM

Closed •

List / Sold: **\$725,000/\$14,700** ↓

9501 Holmes Ave • Los Angeles 90002

11 days on the market

3 units • **\$241,667/unit** • **1,979 sqft** • **9,013 sqft lot** • **\$7.43/sqft** • **Built in 1929**

Listing ID: DW21191856

W, 92nd right on Holmes Ave



This Property is a triplex all 3 units are detached front house 3 bed one bath, middle unit 2 bed, 1 bath and the rear unit 2 bed, one bath. Two units will be delivered occupied & the back/rear unit vacant.. The rear unit has it private back yard for your weekend BBQ.. With sqft 1976 and a lot size of 9013. Located near local transportation and freeways.. Let's get it SOLD.

Facts & Features

- Sold On 10/13/2021
 - Original List Price of \$725,000
 - 3 Buildings
 - 0 Total parking spaces
 - \$836 (Estimated)
- Laundry: Outside
 - 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: 00338699
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	7	3	0	Unfurnished	\$2,100	\$3,900	\$5,400

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
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6048031002

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

465 Isabel St • Los Angeles 90065
3 units • \$416,333/unit • 2,176 sqft • 6,939 sqft lot • \$620.40/sqft •
Built in 1927
Google Maps

List / Sold:
\$1,249,000/\$1,350,000 ↑
16 days on the market
Listing ID: 21776656



This special, chicly unique NELA triplex offers a wonderful opportunity to own your own compound complete with four 1-car garages! This vacant, two-structure property features all the essentials and space you could ever want and need with potential future rental income! Walk up past the tropical flowering Plumeria tree and step into the front unit which features 2 bedrooms, 1 bath, with elevated views from the cute vintage kitchen and home office/dining area. Behind this unit, you will find an adjoining 1 bed, 1 bath pad perfect for guests! At the top of the grounds sits a lovely 1927 California bungalow with hints of Craftsman vibes. This free-standing home has 2 bedrooms, 2 baths, gorgeous views, Central A/C, tons of gardening potential, direct parking and to top it all off, a walk-out basement studio for all your creative endeavors. Each home on this property boasts its own private outdoor oasis where you can peacefully relax or gather with friends after a long day. Close to everything LA has to offer. This is the one you have been waiting for!

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$1,249,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Laundry: Washer Included, Dryer Included, Stackable, In Closet, In Kitchen

Interior

- Floor: Wood, Laminate
- Appliances: Refrigerator, Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Gated Community

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	2		Unfurnished	\$0	\$0	\$0
2:	1	2	1		Unfurnished	\$0	\$0	\$0
3:	1	1	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
- CYPK - Cypress Park area
- Los Angeles County
- Parcel # 5452014013

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

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

CUSTOMER FULL: Residential Income LISTING ID: 21776656

Printed: 10/17/2021 11:41:22 AM

Closed •List / Sold: **\$699,000/\$682,000 ↓****7 days on the market****736 S Duncan Ave • East Los Angeles 90022****3 units • \$233,000/unit • 2,026 sqft • 7,002 sqft lot • \$336.62/sqft • Built in 1922****Listing ID: MB21194320****North of Whittier Blvd & West of Arizona**

Three units for sale in the prime location of East Los Angeles. This is a great opportunity to buy a fixer upper. All 3 units need a lot of work. Bring your contractors with you to see the property. All 3 units will be delivered vacant at the close of escrow. Features a long driveway, 2 1 car garages, work shop and lot more. The property is walking distance to shopping, dining, transportation (710 freeway, 5 freeway and the 60 freeway) and minutes from Cal State LA and East LA College.

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$699,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$1,528 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, See Remarks
- \$6000 Gross Scheduled Income
- \$5800 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Master Suite
- Floor: Carpet, Tile, Wood
- Appliances: None
- Other Interior Features: Ceiling Fan(s), Ceramic Counters, Copper Plumbing Partial, Tile Counters

Exterior

- Lot Features: Front Yard, Level with Street, Lot 6500-9999, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,750
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$1,250
- 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	0	1	Unfurnished	\$0	\$0	\$3,000
2:	1	1	0	1	Unfurnished	\$0	\$0	\$1,500
3:	1	1	0	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Trust sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5247013010

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$785,000/\$810,000** ↑

647 S Bonnie Beach Pl • East Los Angeles 90023

13 days on the market

3 units • \$261,667/unit • 2,448 sqft • 7,961 sqft lot • \$330.88/sqft • Built in 1959

Listing ID: MB21199730

North of Whittier Blvd. and West of Downey Road



3 Units For Sale. Front house features 3 bedroom 2 baths, includes central air and heating. In the back of the property you'll find a duplex with 1 bedroom 1 bath each. One of the 1 bedroom 1 bath is vacant. The units are hard to come by, this is a great opportunity to own multi-family in East Los Angeles, border line to Boyle Heights. The property is located conveniently for easy access to 5 freeway, 60 freeway and the 101. The property located minutes from Downtown Los Angeles, Cal State LA University, ELAC, shopping, transportation and dining.

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$785,000
- 3 Buildings
- 2 Total parking spaces
- Cooling: Central Air, See Remarks, Wall/Window Unit(s)
- Heating: Central, Natural Gas, Wall Furnace
- \$1,613 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- \$64200 Gross Scheduled Income
- \$60160 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Disposal, Gas Range, Gas Water Heater, Water Heater
- Other Interior Features: Copper Plumbing Partial, Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Lot 6500-9999, Yard
- Security Features: Carbon Monoxide Detector(s), Security Lights
- Fencing: Average Condition, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$4,040
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01984846
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,640
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,600	\$2,600	\$2,800
2:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

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
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5238017010

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: MB21199730

Printed: 10/17/2021 11:41:23 AM

List / Sold:

Closed • **Triplex****\$1,000,000/\$1,000,000** ↓**22 days on the market****Listing ID: OC21141927****6248 Bissell St • Huntington Park 90255****3 units • \$333,333/unit • 3,800 sqft • 10,605 sqft lot • \$263.16/sqft • Built in 1911****Gage Ave to Bissell St Corner house**

Great Opportunity! And Great Investment Income Property !Opportunity knocks with this multi unit property Located in the heart of Huntington Park. Minutes away to all amenities. This very unique property offers 3 separate Homes in a very Large and Spacious lot with a 3 car garage with driveways. All 3 homes have their own separate gas meter, electric meter and water meter. Main Home 6248 Bissell St is a Corner home with lots of upgrades It Has 3 Big and Spacious Bedrooms plus 2 Full Recent Upgraded Bathrooms with Granite Counters, has a very nice fireplace of the Living Room; New flooring and fresh paint Inside and Outside! High Ceilings; And It will NOT disappoint any buyer. Home #2 is 3342 Benedict Way #A has a White Vinyl front fence for privacy, It shows with 3 spacious bedrooms and one and 1/4 spacious full bathrooms. It has a very nice private front yard. Home # 3 is located behind Home # 2 address is 3342 Benedict Way # B and It has an entrance with a long Iron Fence for tenant's privacy This back home boost with 2 good size bedrooms and one full bathroom has a very nice private size side yard with newer wood fence for those Summer Times to enjoy outdoors with family and friends. Each house has its own yard maintained by the tenants. Very little or no monthly expenses since tenants do their own outside maintenance and pay all utilities, This is very good gross monthly income. Laundry hookups in house#1 only; but has also laundry hookups in a small storage area behind one of the garages that was cancelled out but can be very easily be connected again with easy access. Buy as an investment property or live in one and rent the others, the opportunities are endless.. Plenty of street parking on Benedict Way and on Bissell St.

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$5700 Gross Scheduled Income
- \$67200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Formal Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom, Utility Room
- Floor: Laminate, Tile
- Appliances: None
- Other Interior Features: Ceiling Fan(s), Storage, Tile Counters, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Front Yard, Near Public Transit, Park Nearby, Paved, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area

- Los Angeles County
- Parcel # 6319021033

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

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

CUSTOMER FULL: Residential Income LISTING ID: OC21141927

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Closed •List / Sold: **\$859,000/\$825,000** ↓**7005 Fishburn Ave • Bell 90201****20 days on the market****3 units • \$286,333/unit • 1,856 sqft • 5,444 sqft lot • \$444.50/sqft • Built in 1948****Listing ID: DW21123812****WEST ON FLORENCE**

Fantastic opportunity for a first time home buyer or an astute investor in the city Of Bell! Offered is a Unique three units, which consists of (2) 2 Bedroom + 1 Bath, (1) 1 Bedroom + 1 Bath. All units offer individual hot water heaters and are separately metered for gas and electricity.

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$859,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$3850 Gross Scheduled Income
- \$3700 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Entry
- Floor: Laminate, Tile
- Appliances: None, Water Heater

Exterior

- Lot Features: Front Yard, Sprinklers None
- Fencing: Split Rail
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$540
- Cable TV: 02109201
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,160
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,000	\$2,150	\$1,700
2:	1	2	1	0	Unfurnished	\$2,000	\$2,150	\$1,700
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,100

Of Units With:

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

Additional Information

- Standard sale
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6325029003

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$839,000/\$839,500** ↓

8639 S Hoover St • Los Angeles 90044

28 days on the market

4 units • \$209,750/unit • 2,723 sqft • 6,045 sqft lot • \$308.30/sqft • Built in 1928

Listing ID: P1-5831

Located on Hoover Street just south of Manchester Avenue



8639 S Hoover Street is quadraplex offering all 1 bed / 1 bath units located in Los Angeles, CA. Built in 1928, this +/-2,116 SF + 607 SF ADU building sits atop a +/-6,045 SF lot. With three (units 8639, 8639 1/4, and 8639 1/2)of the four units vacant, a savvy investor has the opportunity to capture market rents with little-to-no additional capital needed in the existing units and an opportunity to utilize thirty year financing for five units upon the completion of the 607 SF, 3 bed / 2 bath garage conversion accessory dwelling unit.This freshly painted Spanish style building is secure and gated with a wrought iron fence. Each unit features a private entrance and has additional open parking behind the building. This property's location and zoning make it a prime asset for investment.This property is adjacent to Inglewood, Huntington Park and Gardena in South Los Angeles. With easy access to the 110 Freeway and a short 16 minute drive to the University of Southern California, this building is the perfect location for students or commuters. This building is located near many major markets such as Ralph's, Superior Grocers and Smart and Final and surrounded by lo \cal grocers and takeout options on both Western Ave and Manchester Ave.THE SF REPRESENTED INCLUDES THE GARAGE CONVERSION ACCESSORY DWELLING UNIT

Facts & Features

- Sold On 10/12/2021
 - Original List Price of \$849,500
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
- Cap Rate: 6.21
 - \$72252 Gross Scheduled Income
 - \$52109 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: Sprinklers None
- Fencing: Excellent Condition, Wrought Iron

Annual Expenses

- Total Operating Expense: \$18,913
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01811831
 - Gardener:
 - Licenses:
- Insurance: \$846
 - Maintenance: \$2,400
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,600
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	1	Unfurnished	\$1,695	\$1,695	\$1,695
2:		1	1	0	Unfurnished		\$1,695	\$1,695
3:		1	1				\$936	\$1,695
4:		1	1		Unfurnished		\$1,695	\$1,695
5:		3	2				\$2,495	\$2,495
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

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
- Los Angeles County
 - Parcel # 6038016030

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

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

CUSTOMER FULL: Residential Income LISTING ID: P1-5831

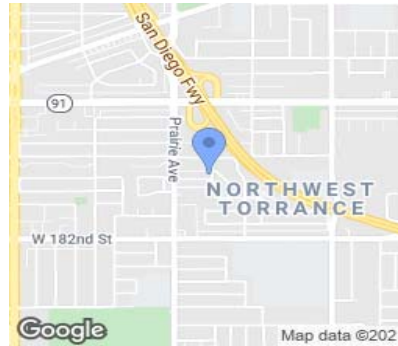
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List / Sold:

Closed**\$1,800,000/\$1,750,000** ↓

20 days on the market

Listing ID: SB21173282

3903 W 178th St • Torrance 90504**4 units • \$450,000/unit • 4,391 sqft • 6,599 sqft lot • \$398.54/sqft • Built in 1964****Southbound of interstate 405 & Eastbound of Hawthorne Blvd**

3903 W 178th St is a great opportunity for an owner-user or investor alike. The subject property is situated west of the 405, where tenants enjoy great dining/shopping options, access to award winning schools, and close proximity to top notch hospitals. Sitting on a corner lot, 3903 W 178th St has a great unit mix where each unit averages over 1,000 square feet. The front unit is a huge owners unit which is single storied and has 3-bedrooms/2-bathrooms. The middle two units are both 3-bedroom/2-bath townhouse style units. Lastly, the back unit is a large 3-bedroom/1-bath unit. This unique layout allows tenants to have a more controlled quiet environment as no unit is above one another. On site, there is a common laundry room that creates additional income for the owner and a garage spot for each unit.

Facts & Features

- Sold On 10/11/2021
- Original List Price of \$1,800,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Common Area
- Cap Rate: 3.04
- \$91380 Gross Scheduled Income
- \$54719 Net Operating Income
- 4 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: \$32,092
- Electric: \$800.00
- Gas: \$800
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01297191
- Gardener:
- Licenses:
- Insurance: \$1,537
- Maintenance: \$3,655
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,850	\$1,850	\$2,875
2:	1	3	2	1	Unfurnished	\$1,895	\$1,895	\$2,500
3:	1	3	2	1	Unfurnished	\$2,125	\$2,125	\$2,500
4:	1	3	1	1	Unfurnished	\$1,695	\$1,695	\$2,150

Of Units With:

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

Additional Information

- Standard sale
- 132 - N Torrance - West area
- Los Angeles County
- Parcel # 4088006015

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

List / Sold:

Closed • **Apartment****\$3,350,000/\$3,523,500** ↑

14 days on the market

Listing ID: SR21136686

1000 N Croft Ave • Los Angeles 90069**4 units** • **\$837,500/unit** • **4,880 sqft** • **6,502 sqft lot** • **\$722.03/sqft** • **Built in 1924****South of Santa Monica Blvd. /East of La Cienega**

Desirable Beverly Grove fourplex. Corner lot. Adjacent property next door at 1006 N. Croft also for sale for \$2,150,000 as well as entire Trust Portfolio of six buildings for \$12,820,000 consisting of 1000 & 1006 Croft, 5734 & 5740 Fountain, 1236 S. Cloverdale and 1201 S. La Cienega.

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$3,350,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Common Area
- \$168000 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior**Exterior**

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521912
- 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	2	1	4	Unfurnished	\$8,664	\$8,664	\$14,000

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5529001020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR21136686

Printed: 10/17/2021 11:41:23 AM

Closed •

List / Sold:

\$1,999,000/\$1,975,000 ↓

165 days on the market

Listing ID: 21713522

651 Angelus Pl • Venice 90291
4 units • \$499,750/unit • 2,072 sqft • 4,199 sqft lot • \$953.19/sqft •
Built in 1920
Between Abbott Kinney Blvd, Venice Blvd, and Lincoln Blvd.



651 Angelus Place is a tastefully renovated 4 unit building located in the heart of world famous Venice, CA. The recently painted 1920's classic craftsman consists of four 1 bedroom/1 bath units, all of which are strongly positioned to attain market rents. In an area where parking is at a premium, residents of Angelus Pl enjoy two private 2 car garages, which could also be rented for additional future income or retained for the owner's use. There is on-site laundry with owned machines. All units share a private pet-friendly yard, while each upstairs unit features a private balcony. Featuring a stellar 87 walk score and 83 bike score, 651 Angelus Pl provides residents with many of the best things LA has to offer outside their front door. The property is a 7 minute bike ride to the beach, a 10 minute walk to the trendy Abbott Kinney Blvd shopping area, and central to daily errands, including Erewhon Market, the weekly Venice Farmers Market, and Costco. Tenants with young children can walk their kids to Coeur d'Alene Avenue Elementary in 3 minutes! 651 Angelus Pl is very convenient to Santa Monica, Marina Del Rey, and major transportation corridors such as Lincoln Blvd and the 90 freeway. Major employers like Google, LMU, and LAX are also nearby. 651 Angelus Pl is a cash flow positive portfolio trophy!

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$2,200,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Washer Included, Dryer Included, Community
- \$91148 Net Operating Income

Interior

- Floor: Wood
- Appliances: Disposal, Microwave, Refrigerator

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$36,702
- 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	\$2,679	\$2,679	\$2,850
2:	1	1	1		Unfurnished	\$2,850	\$2,850	\$2,850
3:	1	1	1		Unfurnished	\$2,650	\$2,650	\$2,850
4:	1	1	1		Unfurnished	\$2,650	\$2,650	\$2,850
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
- C11 - Venice area
- Los Angeles County

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

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

CUSTOMER FULL: Residential Income LISTING ID: 21713522

Printed: 10/17/2021 11:41:23 AM

Closed •

List / Sold: **\$699,000/\$835,000** ↑

1460 W 22nd St • Los Angeles 90007

27 days on the market

4 units • \$174,750/unit • 3,056 sqft • 5,896 sqft lot • \$273.23/sqft • Built in 1910

Listing ID: SR21152429

SOUTH OF 10 FREEWAY BETWEEN VERMONT AVENUE & HOOVER STREET.



PROBATE AUCTION!!! GREAT OPPORTUNITY TO BUY (4) 1 BEDROOM, 1 BATHROOM UNITS, CLOSE TO USC. SEPARATE GAS & ELECTRIC METERS. 5 SINGLE GARAGES. BUYER TO VERIFY ALL PERMITS. NO COURT CONFIRMATION.

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$699,000
- 1 Buildings
- 5 Total parking spaces
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Unknown

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	1	1	1	Unfurnished	\$700	\$700	\$0
2:	1	1	1	1	Unfurnished	\$0	\$0	\$0
3:	1	1	1	1	Unfurnished	\$700	\$700	\$0
4:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$0

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5055001016

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$599,000/\$565,000** ↓

1412 E 109Th St • Los Angeles 90059

33 days on the market

4 units • \$149,750/unit • 2,467 sqft • 3,862 sqft lot • \$229.02/sqft • Built in 2007

Listing ID: 21769044

From Imperial Hwy and Compton Ave go north on Compton Ave and make a left on 109th ST.



Investment property fully tenant-occupied with immediate cash flow or value add opportunity. This property requires very little maintenance and is within close proximity to the 109th St Recreation Center along with local restaurants.

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$599,000
- 1 Buildings
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Wall Furnace, Central

Interior

- Appliances: Microwave, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,000	\$2,000	\$2,000
2:	1	2	1		Unfurnished	\$1,820	\$1,820	\$1,820
3:	1	0	1		Unfurnished	\$806	\$806	\$806
4:	1	0	1		Unfurnished	\$832	\$832	\$832
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
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6070005044

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**List / Sold: **\$799,900/\$835,000** ↑**1034 Beacon Ave** • Los Angeles 90015**6 days on the market****4 units** • **\$199,975/unit** • **3,966 sqft** • **8,001 sqft lot** • **\$210.54/sqft** • **Built in 1912****Listing ID: OC21194389****W. Olympic Blvd to Beachon Ave**

Diamond in the rough! Ideally located in the Westlake South District, one of the coolest neighborhoods and one of the last pockets on the Eastside that is poised for gentrification, on the border of DTLA and the Financial District, minutes from Dodger's Stadium, Chinatown, Hollywood, Historic Downtown, and just blocks from the Convention Center, LA Live, and the Staples Center. This large 4 unit building has 4 VERY large 1 bedroom units that could easily be converted into 2 bedroom/2 bath units. While the units need to be remodeled and some existing construction completed, the potential here is in the large size of the units AND the extensive lot, which a savvy investor could develop into additional units. Without any extensive development, by just rehabbing the existing units, this building should be able to generate in excess of \$120,000 in gross revenue.

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$799,900
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$96000 Gross Scheduled Income
- \$69120 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,232
- Electric: \$1,140.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01375978
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$1,431
- Workman's Comp:
- Professional Management: 1125
- Water/Sewer: \$1,536
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$945	\$945	\$8,000

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5137016014

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**List / Sold: **\$675,000/\$675,000** ↓**38451 E 10th Pl E** • Lancaster 93550**47 days on the market****4 units** • **\$168,750/unit** • **3,578 sqft** • **7,409 sqft lot** • **\$188.65/sqft** •
Built in 1990**Listing ID: NP21162345****East Palmdale Blvd and E 10th Place**

38451 & 38457 10th Place East are available side by side 4 plexes. Get 8 units with residential financing. The buyer must purchase both properties. The units are in excellent shape and a lot of improvements have been completed over the last year. Rents are low due to long-term tenants. Great location. Subject to sellers 1031 exchange. Buyer to complete their own due diligence related to income, expenses, unit and lot size, and any other factors material to purchase.

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$725,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Community
- \$45126 Gross Scheduled Income
- \$31757.5 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen
- Appliances: Dishwasher, Disposal
- Floor: Carpet, Laminate

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,118
- Insurance: \$1,053
- Electric: \$600.00
- Maintenance:
- Gas: \$600
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$855
- Water/Sewer: \$855
- 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	2	0	Unfurnished	\$1,400	\$1,400	\$1,800
2:	1	2	1	0	Unfurnished	\$900	\$900	\$1,500
3:	1	2	1	0	Unfurnished	\$800	\$800	\$1,500
4:	1	1	1	0	Unfurnished	\$550	\$550	\$1,000

Of Units With:

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

Additional Information

- Standard sale
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3015003011

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

List / Sold:

Closed • **Quadruplex****\$1,775,000/\$1,700,000** ↓**4 days on the market****Listing ID: SW21198676****4291 Tujunga Ave • Studio City 91604****4 units • \$443,750/unit • 3,216 sqft • 6,536 sqft lot • \$528.61/sqft • Built in 1950****On Tujunga Avenue south of Woodbridge Street**

Do not disturb the tenants or go on the property. Well maintained, low expenses, easy to manage, fully occupied four unit building with enclosed four car garage and common laundry room with long term tenants. Conveniently located in one of the most desirable neighborhoods in Studio City and just a short distance to Tujunga Village. The property is two stories with two lower-level units and two upper-level units. Each unit is very spacious with one bedroom and one bathroom. Some of the units have received upgrades such as flooring, central HVAC, bathroom and kitchen. In addition to the four-car finished garage there are five surface parking spaces. A great property for income or potential for owner occupied. Great tenants that pay their rent consistently on time - even through the pandemic. Subject to Los Angeles City Rent Stabilization Ordinance. Listing broker related to seller.

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$1,775,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- \$516 (Public Records)
- Laundry: Common Area
- Cap Rate: 3.32
- \$91754 Gross Scheduled Income
- \$58956 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 0 water meters available

Interior**Exterior**

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$32,799
- Electric: \$840.00
- Gas: \$360
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,460
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,909	\$1,909	\$2,500
2:	1	1	1	0	Unfurnished	\$1,850	\$1,850	\$2,500
3:	1	1	1	0	Unfurnished	\$1,434	\$1,434	\$2,500
4:	1	1	1	0	Unfurnished	\$1,900	\$1,900	\$2,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher: 1
- Disposal: 4
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4
- Wall AC: 1

Additional Information

- Standard sale
- Rent Controlled
- STUD - Studio City area
- Los Angeles County
- Parcel # 2365030005

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

List / Sold:

Closed • **Quadruplex****\$1,595,000/\$1,650,000** ↑

10 days on the market

Listing ID: SR21200924

10526 Riverside Dr • Toluca Lake 91602**4 units** • **\$398,750/unit** • **3,150 sqft** • **5,962 sqft lot** • **\$523.81/sqft** • **Built in 1941****East of Cahuenga**

Investment properties in this prime location rarely come on the market. This corner lot, R-3 zoned, Toluca Lake fourplex has been in one family for over 40 years. Walk to the Airlloom Bakery for breakfast, Trader Joe's and all the great eateries are just down the block. Universal and Warner Bros Studios are nearby and Hollywood is just over the hill. This is a golden opportunity for an owner-user or investor to own a clean four-unit property AND achieve market rents from day one! Recently painted and refreshed, three of the four units are being delivered vacant. Lushly planted with pleasant views from dual pane windows, pride of ownership is evident. Owner users can purchase this property with a low down payment! There are 3 one-bedroom units and 1 two-bedroom unit plus 4 one-car garage spaces. Units are separately metered for gas and electricity. The units offer spacious floor plans with hardwood floors, oven-ranges, plenty of storage, and wall-unit air conditioning and all the charm that comes only with a property built in the 1940's. Nearby 134, 101 and 170 freeways let you travel wherever you want to go. How many times have you heard "Location, Location, Location?" This is it!

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$1,595,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 0 Total carport spaces
- Heating: Floor Furnace
- \$531 (Estimated)
- Laundry: Common Area, Community
- \$65990 Gross Scheduled Income
- \$18136 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Wood

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$47,854
- Electric: \$717.00
- Gas: \$244
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 178
- Insurance: \$1,695
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management: 8386
- Water/Sewer: \$2,560
- Other Expense: \$27,149
- Other Expense Description: Rehabil

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,495	\$1,495	\$1,850
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,450
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,850
4:	1	1	1	1	Unfurnished	\$0	\$0	\$1,850

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- TUL - Toluca Lake area
- Los Angeles County
- Parcel # 2424002024

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR21200924

Printed: 10/17/2021 11:41:23 AM

Closed •

List / Sold:
\$1,288,000/\$1,235,000 ↓

70 days on the market

Listing ID: 21747480

629 Prescott St • Pasadena 91104
5 units • \$257,600/unit • 0 sqft • 4,739 sqft lot • No \$/Sqft data •
Built in 1923
South of Washington, between Los Robles and Lake Ave



We are pleased to present for sale this turn-key, fully renovated five unit apartment property on a quiet residential street right around the corner from Washington Park. The front unit has 2 bedrooms and 2 bathrooms with a small porch and fenced in grass front yard and comes with 2 tandem parking spaces. The back four units feature private fenced courtyards that offer some extension of living space and each have their own stack washer and dryer inside. The plumbing, electrical, kitchens, bathrooms, and floors have all been updated making this an excellent investment property that will continually bring strong income and rent easily. Back four units have street parking, but on a mostly SFR street, so has ample amount of street parking.

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$1,388,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- \$60069 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$28,919
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063191
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,150	\$2,150	\$2,200
2:	1	0	1		Unfurnished	\$1,375	\$1,375	\$1,400
3:	1	0	1		Unfurnished	\$1,350	\$1,350	\$1,400
4:	1	0	1		Unfurnished	\$1,375	\$1,375	\$1,400
5:	1	0	1		Unfurnished	\$1,395	\$1,395	\$1,400
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
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5730002012

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

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

CUSTOMER FULL: Residential Income LISTING ID: 21747480

Printed: 10/17/2021 11:41:23 AM

Closed •

List / Sold: **\$985,000/\$920,000** ↓

5812 Ludell St • Bell Gardens 90201

14 days on the market

5 units • \$197,000/unit • 3,301 sqft • 11,656 sqft lot • \$278.70/sqft • Built in 1947

Listing ID: DW21172788

Ludell



Property needs TLC upside potential low rents very long term tenants all units will be delivered occupied.

Facts & Features

- Sold On 10/10/2021
- Original List Price of \$985,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- 5 electric meters available
- 5 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,500	\$2,500	\$0
2:	1	1	1	0	Unfurnished	\$800	\$800	\$0
3:	1	1	1	0	Unfurnished	\$775	\$775	\$0
4:	1	1	1	0	Unfurnished	\$700	\$700	\$0
5:	1	1	1	0	Unfurnished	\$850	\$850	\$0

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6328016039

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$849,000/\$805,000** ↓**1570 E 110Th St • Los Angeles 90059****134 days on the market****5 units • \$169,800/unit • 2,052 sqft • 4,162 sqft lot • \$392.30/sqft • Built in 1927****Listing ID: 21681854****The subject property is located in the City of Los Angeles. The property is situated south of Century Boulevard, north of Imperial Highway, west of Compton Avenue and east of Central Avenue.**

We are pleased to offer this five unit offering, located in the City of Los Angeles. The unit mix consists of four 1+1 units and one large commercial unit. The commercial unit is currently vacant, and can be converted into an ADU and rented out for additional income. On-site parking includes two secure one-car driveways, with plenty of street parking available nearby. Recent property upgrades include a new roof (2018), updated aluminum windows throughout, new exterior lighting, new exterior paint, new exterior wrought iron, and new exterior building and unit numbers. Additionally, the four occupied 1+1 units have all been remodeled within the last two years, and the property is separately metered for gas & electricity. The property is located in a Qualified Opportunity Zone, the property is subject to City of Los Angeles Rent Stabilization Ordinance, and not subject to the Los Angeles Soft-Story Retrofit Program.

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$895,000
- 2 Buildings
- \$60060 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$18,641
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- 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	\$1,509	\$1,509	\$1,661
2:	1	1	1		Unfurnished	\$1,531	\$1,531	\$1,661
3:	1	1	1		Unfurnished	\$1,500	\$1,500	\$1,661
4:	1	1	1		Unfurnished	\$1,463	\$1,463	\$1,661
5:	1	0	1		Unfurnished	\$900	\$900	\$900
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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6070008015

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21681854

Printed: 10/17/2021 11:41:23 AM

Closed • QuadruplexList / Sold: **\$799,900/\$910,000** ↑**1668 W 2nd St • Los Angeles 90026****5 units • \$159,980/unit • 3,120 sqft • 7,000 sqft lot • \$291.67/sqft • Built in 1954****6 days on the market****Listing ID: OC21194399****Beverly Blvd to S. Union Ave, left on W. 2nd St.**

Great opportunity to get into a 5 unit at this price! Ideally located in the Westlake District, one of the hippest neighborhoods and one of the last pockets on the Eastside that is poised for gentrification, on the border of DTLA and Historic Filipinotown, minutes from Dodger's Stadium, Chinatown, Hollywood, Downtown, Convention Center, and the Staples Center. With only one unit rented, a savvy investor could complete the remodels that have already been started on the remaining units and immediately rent them at market rents. Featuring great floorplans with open kitchens to large family rooms and a large courtyard space that could be cleaned up to provide great outdoor living. This is single story living at it's finest with the potential to expand for the right buyer.

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$799,900
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$96000 Gross Scheduled Income
- \$72000 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,080
- Electric: \$187.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$6,450
- Cable TV: 01375978
- Gardener:
- Licenses: 615
- Insurance: \$6,770
- Maintenance: \$476
- Workman's Comp:
- Professional Management: 1875
- Water/Sewer: \$1,662
- 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	\$2,100
2:	3	1	1	0	Unfurnished	\$480	\$480	\$4,500
3:	1	0	1	0	Unfurnished	\$0	\$0	\$1,300

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5153011007

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Apartment

List / Sold: \$2,400,000/\$2,400,000

638 N Mar Vista Ave • Pasadena 91106

9 days on the market

6 units • \$400,000/unit • 5,230 sqft • 16,466 sqft lot • \$458.89/sqft •

Listing ID: AR21199709

Built in 1927

One block west of Lake Ave, cross street is Orange Grove Blvd



6-unit single story Bungalow style apartment investment opportunity located in the City of Pasadena, CA. The property is unique due to its beautiful single story bungalow style layout and its excellent location just a block from “Bungalow Heaven” area. It offers ALL large 2Bedroom+1bathroom units. It is conveniently located within a mile from Old Town Pasadena, and just several blocks away from Lake Avenue and Pasadena City College. The property has been in the same ownership for more than a decade! The 6 units are spread out in five single story bungalows with attractive landscaping. It has a total of ±5,230SF living space on a large R3 ±16,466 square foot lot. It offers an excellent unit mix of ALL 2bedroom+1bathroom – each unit is averaging ±870SF in size. Each unit has an excellent layout with living room, separate dining room, original hardwood floors, custom paint colors, extensive crown moldings, wall panels, windows A/C, tiled kitchen flooring and tiled bathroom, and ceiling fans in bedrooms. Each unit has washer/dryer hookups (laundry machines were provided for some units). The property is listed under national register of historic places. Each unit is separately metered for gas and electric and the property has copper plumbing and updated electrical wiring (completed more than a decade ago). The exterior was recently painted. Parking is provided by 2 detached car garages in the back – each unit gets 1 garage parking space; zero soft story retrofit required. All tenants except 1 in this community are long time tenants that are on month to month and are due for rent increases (AB1482 – 5%+CPI). Additional significant rental upside can be realized when units turn in the future. The property is located just a block away from Lake Ave and within walking distance to myriad of shopping and other amenities on Lake Ave and Colorado Blvd. It is within minutes from Old Town Pasadena, Rose Bowl, The Paseo on Colorado, museums, theaters, entertainments, groceries, cafes, shops, and other fantastic amenities in Pasadena. It has an excellent demographics of \$103,130 average household income within a 1-mile radius. The property has superb access to FWY 210 and 110 and offers an easy commute to additional employment centers of downtown Los Angeles and adjacent cities of Burbank and Glendale via 134 Freeway. It is minutes away from FWY 110 that connect to Downtown Los Angeles.

Facts & Features

- Sold On 10/14/2021
 - Original List Price of \$2,400,000
 - 5 Buildings
 - Levels: One
 - 6 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$1,661 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Washer Hookup, Washer Included
 - 7 electric meters available
 - 6 gas meters available
 - 1 water meters available

Interior

- Rooms: Laundry, Living Room
 - Floor: Wood
- Appliances: Gas Range
 - Other Interior Features: Crown Molding

Exterior

- Lot Features: 31-35 Units/Acre, Front Yard, Lot 10000-19999 Sqft, Rectangular Lot, Level, Near Public Transit, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01379606
 - 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:	6	2	1	6	Unfurnished	\$0	\$0	\$0
# Of Units With:								
• Separate Electric: 7 • Gas Meters: 6 • Water Meters: 1 • Carpet: • Dishwasher: 0 • Disposal: 6					• Drapes: • Patio: • Ranges: 6 • Refrigerator: 0 • Wall AC: 6			

Additional Information

- Standard sale
- 645 - Pasadena (NW) area
 - Los Angeles County
 - Parcel # 5739006013

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

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

CUSTOMER FULL: Residential Income LISTING ID: AR21199709

Printed: 10/17/2021 11:41:23 AM

Closed • Apartment

8360 Sargent Ave • Whittier 90605
6 units • \$313,333/unit • 4,876 sqft • 6,598 sqft lot • \$379.41/sqft •
Built in 1955
College Ave & Whittier Blvd

List / Sold:
\$1,880,000/\$1,850,000 ↓

20 days on the market

Listing ID: TR21172510



*Great Location in the City of Whittier. The Two-Story 6 Units Well Maintained Apartment Building in An Excellent and High Demand Rental Desirable Neighborhood with Low Vacancy Rate in the City of Whittier (Next to Hacienda Heights, La Habra, Pico Rivera). Close to Whittier City College. Building Inside Total 4,876 Sq.ft. Newer Paint on the Building. Newer Windows and Most of the Units have been Renovated. 2 Units are All Two Bedrooms with One Bath at Monthly Rent of \$1,650. And 4 Units are One Bedroom with One Bath at a Monthly Rent \$1,650, Currently, Only One unit of One Bedroom with One Bath has been Renovated for New Buyer but Not Rent out for the Buyer to Collect Higher Rent. Individual Laundry Room. Tenants pay for Their Own Gas & Electricity Bills Thru Individual Meters. Annual Gross Schedule Income Approx. \$118,800 (Current Actual Gross Income \$79,200), Pro Forma Annual Gross Income Approx. \$127,116. Annual Expense \$33,594 which includes Property Tax, Insurance, Gardener, Electricity in Common Area, Water, Trash and Management Fee. Annual Schedule Net Operating Income Approx. \$85,206. Separate On-Site Washer or Dryer. 6 Car Garage Parking Spaces in the Back of the Building. Close to Freeway 605 and 60, Shopping Centers, Restaurants & Parks. Tenants with a "Month-To-Month" Lease 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 10/15/2021
- Original List Price of \$1,880,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Individual Room
- \$118800 Gross Scheduled Income
- \$85206 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Flag Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$35,594
- Electric: \$401.00
- Gas: \$235
- Furniture Replacement:
- Trash: \$2,299
- Cable TV: 01218499
- Gardener:
- Licenses:
- Insurance: \$5,007
- Maintenance:
- Workman's Comp:
- Professional Management: 4200
- Water/Sewer: \$2,012
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$1,650	\$3,300	\$1,895
2:	2	1	1	0	Unfurnished	\$1,650	\$3,300	\$1,799
3:	1	1	1	0	Unfurnished	\$1,495	\$1,495	\$1,750
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,750

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
- 670 - Whittier area
- Los Angeles County
- Parcel # 8143001003

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: TR21172510

Printed: 10/17/2021 11:41:23 AM

List / Sold:

Closed •**\$2,765,000/\$2,700,000** ↓

7 days on the market

Listing ID: 21770960

2224 Oak St • Santa Monica 90405**6 units • \$460,833/unit • 3,590 sqft • 8,274 sqft lot • \$752.09/sqft • Built in 1937****Oak & 23rd**

We are pleased to present this 6-unit apartment building in the heart of Santa Monica, California. Three of these units are bungalow style and they sit on a 8,273 square feet corner lot with 3,590 square feet of rentable area. The offering is comprised of One-Bedroom and Studio units all with private yards and balconies. This former 4-unit building has recently been upgraded to a fully permitted 6-unit building with half of the units being extensively renovated. This gives an investor an opportunity to capture around 45% upside by renovating the remaining three units and achieving pro forma rents. Unit A is substantially below fair market in rents and is an unrenovated end unit located on the Southwest corner of 23rd and Oak Street. This unit also includes a private front side and very large rear yard. Unit B is also substantially below fair market in rents and is an unrenovated unit fronting 23rd Street with private front and rear yards. Unit C has been substantially rebuilt with new roofing, new windows, 13-foot ceiling height at its apex, new appliances, hardwood flooring, extensive and over-abundant cabinetry, washer/dryer in-unit, new LED lighting, and a fully renovated bedroom and bathroom. The tenants of this unit also enjoy large fully private front, side and backyards, and a rear deck including a nice fruit tree. Unit D has a large second story balcony and front awning. This unit remains unrenovated and is substantially below fair market rent. This unit includes a private stairwell and one on-site parking stall. Unit E was a nonconforming studio unit which is now a permitted unit with a large exclusive patio area with pavers and private fencing. This units renovations include new appliances, hardwood flooring, new windows, extensive cabinetry, washer/dryer in-unit, new LED lighting, fully renovated bathroom, studio, kitchen areas and a large walk-in closet. Unit F is a permitted ADU studio converted from a former 2 car garage with an exclusive patio area with pavers and private fencing. This unit includes new appliances, new windows, hardwood flooring, extensive cabinetry, washer/dryer in-unit, new LED lighting, and fully renovated bathroom, studio, and kitchen areas.

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$2,765,000
- 1 Buildings
- \$109560 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$51,608
- 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:	2	0	1		Unfurnished	\$2,575	\$5,150	\$5,150
2:	4	1	1		Unfurnished	\$2,174	\$8,696	\$14,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale

- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4272009022

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

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

CUSTOMER FULL: Residential Income LISTING ID: 21770960

Printed: 10/17/2021 11:41:23 AM

Closed •

List / Sold:
\$2,450,000/\$2,450,000 ↓

151 days on the market

Listing ID: 21728254

7604 Lexington Ave • West Hollywood 90046
7 units • **\$350,000/unit** • **3,571 sqft** • **6,478 sqft lot** • **\$686.08/sqft** •
Built in 1926
North of Santa Monica between Spaulding and Curson.



Best Location in West Hollywood. Total occupied rent is \$11,282/ month plus 1 vacant Compound with a 2 bedroom all renovated home with a large private outdoor yard and a separate Bachelor apartment in the back of the house with it's own entrance. In addition the the front house there is a separate building off of a courtyard with two 1 bedroom apartments upstairs and three studio apartments downstairs, Two laundry areas. There are toe driveways there is room for three cars. This Turn key 7 units complex is all remodeled. Currently 1 unit vacant(Bachelor) perfect for short term rental or market rent. Apartments face a manicured green courtyard. Priced to sell. Three car parking and can be increased for more parking.

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$2,499,000
- 1 Buildings
- 1 Total parking spaces
- 1 Total carport spaces
- Heating: Wall Furnace

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:	3	0	1		Unfurnished	\$1,500	\$4,485	\$6,000
2:	2	1	1		Unfurnished	\$2,000	\$3,822	\$5,000
3:	1	2	2		Unfurnished	\$2,975	\$2,975	\$3,800
4:	1	0	1		Unfurnished	\$0	\$0	\$1,475
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 5530008023

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

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

CUSTOMER FULL: Residential Income LISTING ID: 21728254

Printed: 10/17/2021 11:41:23 AM

List / Sold:

Closed**\$1,695,000/\$1,650,000** ↓

13 days on the market

2984 Randolph St • Huntington Park 90255**7 units • \$242,143/unit • 5,156 sqft • 15,251 sqft lot • \$320.02/sqft •****Built in 1923****Listing ID: PW21094066****Coming from Florence Avenue West, Turn right onto Salt Lake Avenue, Left onto E. Gage Avenue, Right onto Miles Avenue, Right onto Randolph Street**

We are pleased to present an outstanding opportunity to acquire a property in a highly demanded, infill location. 2984-2988 Randolph Street is a seven-unit multifamily property located in the City of Huntington Park. The asset is comprised of six, one story buildings on two lots. This double lot courtyard is 15,251 square feet and consists of THREE INDIVIDUAL HOMES and two duplex buildings! Two of the individual homes have two bedrooms and one bathroom and one of the homes has three bedrooms and one bathroom. In addition, there is two duplex buildings with 4 units that each have one bedroom and one bathroom. This gem also has gated parking for 8 vehicles and a two-car garage. Every unit has pipes for laundry hook-ups as well as their own gas meters. The complex is located in a family-oriented, values-focused neighborhood community. This property is well situated in Huntington Park near major retail, educational, and employment opportunities. This captivating property won't last!

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$1,695,000
- 6 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: Inside, See Remarks
- \$104160 Gross Scheduled Income
- \$66205 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,830
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,178
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,658
- Maintenance:
- Workman's Comp:
- Professional Management: 2800
- Water/Sewer: \$3,531
- 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	\$1,600
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,300
3:	1	1	1	0	Unfurnished	\$1,080	\$1,080	\$1,300
4:	1	3	1	0	Unfurnished	\$1,400	\$1,400	\$1,600
5:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,400
6:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,300
7:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,300

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
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6319006008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW21094066

Printed: 10/17/2021 11:41:23 AM

List / Sold:

Closed**\$1,400,000/\$1,390,000 ↓****5 days on the market****Listing ID: 21774136****14258 Vanowen St • Van Nuys 91405****8 units • \$175,000/unit • 6,164 sqft • 6,752 sqft lot • \$225.50/sqft • Built in 1965****Van Nuys Blvd North, Right on Vanowen St**

The Casa Vanowen Apartments were built in 1965, is a two story walk-up with parking, carports and laundry located in the rear of the building. This is the first time since 1969 that this property has been on the market and offers an investor the opportunity to reposition the asset thereby increasing the value significantly. Rents are considerably below market, this offers an investor long term benefit with significant cash flow increases as rents are adjusted upwards. the earthquake retrofit has been completed, rents have been adjusted with the tenants portion included in the income. Seller is currently awaiting approval for this legal increase. Inside with an accepted offer. Do not disturb tenants. They don't know the property is for sale.

Facts & Features

- Sold On 10/13/2021
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Multi/Split
- 7 Total parking spaces
- 7 Total carport spaces
- Laundry: Inside
- \$57556 Net Operating Income

Interior

- Appliances: Disposal

Exterior

- Lot Features: Front Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$30,992
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01990696
- 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	\$733	\$733	\$1,250
2:	6	1	1		Unfurnished	\$901	\$5,403	\$1,500
3:	1	2	1		Unfurnished	\$1,163	\$1,163	\$1,800
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
- Rent Controlled
- Los Angeles County
- Parcel # 2237005002

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21774136

Printed: 10/17/2021 11:41:23 AM

List / Sold:

Closed •

\$1,600,000/\$1,700,000 ↑

18 days on the market

Listing ID: 21765412

1404 1406 Warren St • Los Angeles 90033**8 units • \$200,000/unit • 4,034 sqft • 7,455 sqft lot • \$421.42/sqft • Built in 1905****Prime Boyle Heights - located in Mariachi Plaza minutes from Adventist Health White Memorial Hospital, in close proximity to the 5, 10 and 101 Freeways. Just south of E Caesar E Chavez Ave, West of Echandia St. and east of Pennsylvania Ave.**

We are pleased to present 1404-1408 Warren St - an eight (8) unit multifamily investment opportunity located in one of the most highly desirable neighborhoods in Boyle Heights. This investment consists of side by side wood frame stucco Quadraplexes situated on two separate APN's that are zoned LARD 1.5. 1404 Warren St consists of 2,064 SF of living area and is situated on a 3,726 SF lot and 1408 Warren St consists of 1,970 SF of living area and is situated on a 3,729 SF lot. These properties feature: One (1) One Bedroom / One bath unit + Den and Seven (7) One Bedroom / One Bath units. All units are individually metered for both gas and electricity. Further, the property provides eight (8) parking spaces for the tenants in a spacious rear lot. This asset has been well maintained and cared for by the current owner, who has done a number of renovations to maximize the property's potential. 1408 Warren St was converted from a duplex into a 4 unit property in order to maximize the space and all the work was done with permits. Six of the eight units have also been remodeled. This sale presents an incredible opportunity for a new owner/investor to own a stabilized asset located on a quiet and charming street in prime Boyle Heights. This asset provides ample parking for the tenants along with units that are in high rental demand. The buildings are also located in a State Enterprise and Opportunity zone which could allow for potential tax incentives (Buyer to verify).

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$1,600,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$88035 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$42,394
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02004120
- 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	\$1,701	\$20,415	\$1,800
2:	1	1	1		Unfurnished	\$1,500	\$18,000	\$1,595
3:	1	1	1		Unfurnished	\$970	\$11,640	\$1,595
4:	1	1	1		Unfurnished	\$1,595	\$19,140	\$1,595
5:	1	1	1		Unfurnished	\$1,500	\$18,000	\$1,595
6:	1	1	1		Unfurnished	\$939	\$11,268	\$1,595
7:	1	1	1		Unfurnished	\$1,500	\$18,000	\$1,595
8:	1	1	1		Unfurnished	\$1,500	\$18,000	\$1,595
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area

- Los Angeles County

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

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

CUSTOMER FULL: Residential Income LISTING ID: 21765412

Printed: 10/17/2021 11:41:23 AM

Closed •

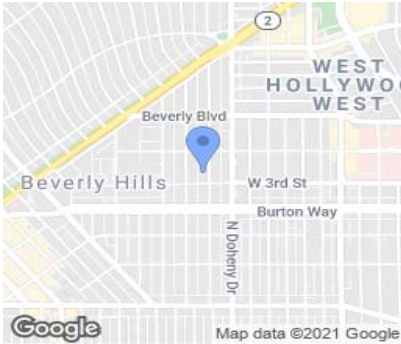
List / Sold:
\$5,649,000/\$5,639,000 ↓

0 days on the market

Listing ID: 21768032

337 N Oakhurst Dr • Beverly Hills 90210
8 units • \$706,125/unit • 8,209 sqft • 7,728 sqft lot • \$686.93/sqft •
Built in 1956

The property is situated in one of the trendiest locations in Los Angeles, sitting just north of Burton way, sandwiched between Palm Drive to the west and Doheny Drive to the east.



The property features 8,209 square feet of gross rentable area, situated on a 7,727-square foot lot. The eight-unit building is composed of four one-bedroom/one-bathroom units, two two-bedroom/one-bathroom units and two two-bedroom/two-bathroom units. The building is well-maintained and offers on-site parking and secured-entry for tenants.

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$5,649,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$169393 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$100,402
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00910513
- 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:	4	1	1		Unfurnished	\$2,310	\$9,240	\$13,200
2:	2	2	1		Unfurnished	\$3,975	\$7,950	\$8,500
3:	2	2	2		Unfurnished	\$2,876	\$5,752	\$9,000
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:

Additional Information

- Standard sale
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4342002019

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Re/Max Property Connection

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Mission Viejo, 92691

Closed • Apartment

List / Sold: \$2,750,000/\$2,750,000

1201 S La Cienega Blvd • Los Angeles 90035
9 units • \$305,556/unit • 6,604 sqft • 7,031 sqft lot • \$416.41/sqft •
Built in 1939
South of Olympic Blvd.

17 days on the market
Listing ID: SR21136644



Miracle Mile eightplex with a front commercial unit. Desirable area near Beverly Hills. Also billboard income of \$1,600 per month. Also for sale as a 6 building portfolio for \$12,820,000 along with 1000 & 1006 Croft, 5734 & 5740 Fountain and 1236 S Cloverdale. Buyer to co-operate in a 1031 exchange.

Facts & Features

- Sold On 10/14/2021
- Original List Price of \$2,750,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Community
- \$224340 Gross Scheduled Income
- 9 electric meters available
- 9 gas meters available
- 9 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521912
- 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:	7	1	1	5	Unfurnished	\$8,875	\$8,875	\$13,650
2:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$2,595
3:	1	0	0	0	Unfurnished	\$1,250	\$1,250	\$2,250

Of Units With:

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

Additional Information

- Trust sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 4332028024

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed •**\$3,150,000/\$3,200,000** ↑

7 days on the market

Listing ID: 21782350

1426 Barry Ave • Los Angeles 90025**10 units** • **\$315,000/unit** • **7,025 sqft** • **7,001 sqft lot** • **\$455.52/sqft** •
Built in 1958**North of Santa Monica Blvd & one block east of Barrington Ave**

9-Unit with 1- Nonconforming Unit. Three tenants are delinquent on rents due to COVID.

Facts & Features

- Sold On 10/12/2021
- Original List Price of \$3,150,000
- 1 Buildings
- Laundry: Washer Included, Dryer Included
- \$126128 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$65,790
- 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:	2	0	1		Unfurnished	\$1,399	\$2,798	\$1,750
2:	6	1	1		Unfurnished	\$1,606	\$9,633	\$11,400
3:	2	2	1		Unfurnished	\$2,006	\$4,011	\$5,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4263019021

Michael LembeckState License #: 01019397
Cell Phone: 714-742-3700**Re/Max Property Connection**State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed**\$4,800,000/\$4,610,000** ↓

14 days on the market

3557 Big Dalton Ave • Baldwin Park 91706
16 units • **\$300,000/unit** • **13,188 sqft** • **31,927 sqft lot** • **\$349.56/sqft** •
Built in 1978

Listing ID: CV21186981

North of I-10, East of I-605; Near Intersection of Big Dalton Ave & Channing St



We are pleased to present for sale this "One-Of-A-Kind" investment opportunity located in the city of Baldwin Park. The Property is a well-maintained 16 unit Townhouse-Style apartment building built in 1978 which offers an excellent unit mix of Eight 2 Bedroom/1 Bathroom units (all 2-Story townhouse style), and Eight 1 Bedroom/1 Bathroom Units (all 2-Story townhouse style). The subject property is situated on an oversized 31,927 square foot lot and features LARGE Rental Units, updated kitchens & bathrooms, new landscaping, and a newer roof. All units have direct entry from their own private covered parking area. Tenants enjoy a private patio on the ground floor, central A/C & Heat, plenty of on-site secured parking, and an automatic gated entrance. Additional Income is procured from an on-site Laundry Room. This investment offering provides Strong In-Place Rents and Attractive Cash-flow with Realistic Rental Upside. This Property would be a great addition to any Investment Portfolio or 1031-Exchange Purchase.

Facts & Features

- Sold On 10/15/2021
- Original List Price of \$4,800,000
- 2 Buildings
- Levels: Two
- 32 Total parking spaces
- 30 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$5,248 (Estimated)
- Laundry: Community, Individual Room
- \$320244 Gross Scheduled Income
- \$206431 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: 16-20 Units/Acre, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$104,205
- Electric: \$1,181.00
- Gas: \$646
- Furniture Replacement:
- Trash: \$4,934
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$5,275
- Maintenance: \$15,532
- Workman's Comp:
- Professional Management: 5820
- Water/Sewer: \$5,866
- Other Expense: \$2,400
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,925	\$1,925	\$1,950
2:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$1,875
3:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$1,875
4:	2	2	1	0	Unfurnished	\$1,780	\$3,560	\$1,875
5:	3	2	1	0	Unfurnished	\$1,715	\$5,145	\$1,875
6:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,695
7:	2	1	1	0	Unfurnished	\$1,575	\$3,150	\$1,695
8:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,695
9:	1	1	1	0	Unfurnished	\$1,520	\$1,520	\$1,695
10:	1	1	1	0	Unfurnished	\$1,492	\$1,492	\$1,695
11:	1	1	1	0	Unfurnished	\$1,470	\$1,470	\$1,695
12:	1	1	1	0	Unfurnished	\$1,450	\$1,450	\$1,695

Of Units With:

- Separate Electric: 16
- Gas Meters: 16
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8460001014

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CUSTOMER FULL: Residential Income LISTING ID: CV21186981

Printed: 10/17/2021 11:41:23 AM

Search Criteria
Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 10/10/2021 to 10/16/2021
County Or Parish is 'Los Angeles'
City is not 'Long Beach'
Number Of Units Total is 2+
Selected 65 of 65 results.