

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg	Spcs	Date	DOM/CDOM
1	PV24124546	S	1267 W 23rd ST	SP	183	TRUS	2	66,000		\$1,010,000↓	400.48	2522	1924/ASR	5,402/0.124	N		1	10/16/24	62/62
2	DW24116231	S	4634 Cypress AVE	ELM	619	STD	2	4,300		\$860,000↓	593.92	1448	1945/PUB	5,292/0.1215	N		1	10/16/24	84/84
3	RS24168274	S	4921 Stratford RD	LA	632	STD	2	69,600		\$1,078,500↑	694.91	1552	1921/ASR	5,207/0.1195	N		1	10/15/24	19/19
4	AR24169429	S	710 Valley View AVE	MNRO	639	STD	2	0		\$1,610,000↓	553.26	2910	1941/ASR	10,008/0.2298	N		4	10/15/24	33/33
5	CV24159028	S	607 N Gibbs ST	POM	687	STD	2	67,200		\$877,500↑	449.54	1952	1907/ASR	5,208/0.1196	N		2	10/15/24	37/37
6	DW24172837	S	3538 City Terrace DR	LA	699	STD	2	0		\$1,105,000↓	396.91	2784	1930/ASR	5,452/0.1252	N		3	10/18/24	26/402
7	P1-17454	S	3132 Fairmount ST	LA	BOYH	TPAP	2	20,880		\$599,000	328.40	1824	1966/ASR	5,201/0.1194	N		1	10/14/24	64/64
8	24435535	S	2729 S Spaulding AVE	LA	C16	STD	2			\$1,400,000↑	715.02	1958	2024/BLD	4,399/0.101	N			10/16/24	25/25
9	DW24083252	S	116 W 120th ST	LA	C34	TRUS	2	0		\$710,000↑	436.39	1627	1948/ASR	6,671/0.1531	N		2	10/16/24	20/20
10	BB24141406	S	1036 W 55th ST	LA	C34	STD	2	78,000		\$860,000↑	468.41	1836	1921/PUB	5,877/0.1349	N		0	10/18/24	23/23
11	CV24136114	S	118 E 61st ST E	LA	C42	PRO	2	0		\$607,500↓	338.82	1793	1956/ASR	5,120/0.1175	N		0	10/17/24	77/77
12	SR24140247	S	8629 Tilden AVE	PC	PC	STD	2	49,685		\$800,000↓	523.56	1528	1948/ASR	6,301/0.1447	N		2	10/18/24	32/32
13	CV24088046	S	525 W Almond ST	CMP	RP	STD	2	25,200		\$630,000↑	410.16	1536	1945/PUB	6,438/0.1478	N		2	10/18/24	12/12
14	PW23231043	S	1300 E 108th ST	LA	WATT	STD	2	0		\$720,000↓	375.39	1918	1944/ASR	5,854/0.1344	N		0	10/15/24	76/76
15	OC24129120	S	330 332 W 10th ST	SP	193	STD	3	55,368		\$857,000↓	287.39	2982	1902/PUB	5,005/0.1149	N		2	10/16/24	32/32
16	SB24106608	S	1331 E M ST	WILM	196	STD	3	30,576		\$708,000↓	493.72	1434	1924/ASR	4,816/0.1106	N		0	10/17/24	61/141
17	24416925	S	1600 S Sierra Vista AVE	ALH	601	STD	3		3	\$1,455,000↓	505.03	2881	1933	9,343/0.2145			5	10/18/24	92/92
18	AR24048891	S	3406 Pueblo AVE #A	LA	621	STD	3	57,492		\$750,000↓	300.24	2498	1965/EST	6,600/0.1515	N		0	10/17/24	140/389
19	24435733	S	2012 Talmadge ST	LA	637	STD	3			\$1,400,000↑	678.95	2062	1960	6,002/0.1378	N			10/15/24	18/18
20	AR24055671	S	2718 Malabar ST	LA	BOYH	TRUS	3	56,683		\$650,000↓	250.00	2600	1924/PUB	5,849/0.1343	N		2	10/16/24	140/140
21	24375931	S	2831 Boulder ST	LA	BOYH	STD	3			\$835,000↓	458.79	1820/A	1927	5,845/0.1342				10/17/24	145/145
22	23306705	S	1418 W 97th ST	LA	C36	STD	3			\$620,000↓	228.03	2719	1925	5,207/0.1195				10/16/24	140/140
23	23306689	S	1422 W 97th ST	LA	C36	STD	3			\$620,000↓	351.87	1762	1923	5,207/0.1195				10/16/24	147/147
24	PW24156099	S	1510 E 21st ST	LA	C42	STD	3	41,568		\$670,000↑	305.80	2191	1905/ASR	5,655/0.1298	N		0	10/15/24	29/29
25	SR24178308	S	5048 Topanga Canyon BLVD	WHLL	WHLL	STD	3	56,400		\$1,100,000↓	592.99	1855	1953/ASR	6,252/0.1435	N		2	10/15/24	23/23
26	23258575	S	301 E Plymouth ST	ING	101	STD	4			\$1,385,000↓	392.35	3530	1955	7,942/0.1823				10/17/24	510/510
27	PW24189785	S	5919 Woodruff AVE	LW	21	STD	4	84,602		\$1,375,000↓	324.98	4231	1969/PUB	8,483/0.1947	N		5	10/16/24	10/10
28	DW24162064	S	481 E Maple ST	PAS	645	STD	4	168,000	5	\$2,362,000↓	529.12	4464	2024/BLD	8,211/0.1885	N		4	10/18/24	23/23
29	DW24085577	S	1801 46th ST	LA	699	STD	4	0		\$2,595,000↓	367.56	7060	2024/BLD	6,944/0.1594	N		0	10/14/24	46/46
30	SB24087072	S	2074 W 54th ST	LA	PHHT	STD	4	0		\$1,175,000↓	266.92	4402	1930/ASR	7,282/0.1672	N		0	10/17/24	127/302
31	24396417	S	10107 England AVE	ING	102	REO	5			\$1,155,000↓	323.44	3571	1955	6,634/0.1523				10/17/24	145/145
32	AR24173269	S	1400 W Pine ST	ALH	601	STD	5	112,540	3	\$1,925,000↑	384.85	5002	1959/ASR	9,670/0.222	N		0	10/15/24	11/11
33	24415385	S	7045 S La Cienega BLVD	LA	C29	STD	5			\$1,400,000↓	377.77	3706	1953	7,204/0.1654				10/15/24	60/60
34	PF24159081	S	4124 Los Feliz BLVD	LA	637	STD	6	98,916		\$1,700,000↓	330.87	5138	1941/ASR	8,221/0.1887	N		6	10/17/24	53/53
35	BB24061177	S	12807 Barbara Ann ST	VG	VG	STD	6	295,800	6	\$3,795,000	396.55	9570	2024/BLD	9,331/0.2142	N		1	10/16/24	13/13
36	24406423	S	1630 S Gramercy PL	LA	C16	STD	7			\$2,550,000↑	412.55	6181	1986	10,713/0.2459	N			10/18/24	62/62
37	24430088	S	8638 Cashio ST	LA	C09	STD	8		5	\$2,550,000↓	298.94	8530	1963	8,674/0.1991				10/16/24	43/43
38	24386261	S	4100 Inglewood BLVD	LA	C13	STD	10		4	\$1,462,500↓	188.73	7749	1959	7,606/0.1746				10/15/24	140/140
39	WS24124907	S	11645 Mapledale ST	NWK	M1	STD	16	447,000		\$4,800,000↓	332.13	14452	1963/ASR	23,266/0.5341	N		0	10/17/24	117/117
40	23331875	S	14687 Rayen ST	PC	PC	STD	20		6	\$4,850,000↓	232.85	20829/A	1964/ASR	23,133/0.5311				10/15/24	122/122
41	24393183	S	21010 Anza AVE	TORR	131	STD	34		5	\$11,628,429↓	305.00	38126	1964	35,755/0.8208				10/14/24	47/47

Closed • Duplex

List / Sold: **\$999,900/\$1,010,000** ↓

1267 W 23rd St • San Pedro 90731

62 days on the market

**2 units • \$499,950/unit • 2,522 sqft • 5,402 sqft lot • \$400.48/sqft •
Built in 1924**

Listing ID: PV24124546

Between S. Patton Ave and S. Walker Ave on W. 23rd Street



HERE'S YOUR SECIND CHANCE! Located in the heart of Vista Del Oro is this unique and special 2-unit home! Colorful drought tolerant landscape greets you as you arrive, and the charm of the 722 sq. ft. front home, built in 1924, starts with the stone path to the front door. Inside you'll find a wood burning fireplace and custom wood windows throughout. There are 2 bedrooms and a remodeled bathroom with a walk-in shower. This home also has its own laundry and an off-street parking space. The 1800 square foot main home was built in the 80's by a master woodworker and his artist wife, and their talent and style shine through this one of a kind home. From the moment you step inside, the charm is evident in the architectural millwork on the walls, to the hidden laundry room and storage areas, and built-in cabinetry at every turn. Beautiful, stained glass windows are found throughout, hand-crafted by the owner herself. On the entry level, you will find a den/family room, a 3/4 bathroom and a spacious bedroom doubling as an office, and direct entry to the single car garage with added storage. A stunning curved handrail guides you to the main floor. At the top of the stairs you will find a one-of-a-kind greenhouse window- imagine seeing this everyday filled with fresh herbs or your favorite greenery! As you turn to face the main living area, you'll take a step back in time with vaulted ceilings, hand carved wood beams, a stunning skylight and a fireplace with a bit of Southwestern flair. The floor plan lends itself to entertaining with wide open space. Sunlight streams through the many windows. The custom kitchen has abundant cabinet and pantry space and a stained glass window above the sink providing natural light and privacy. The primary bedroom suite starts with a custom door at its entry, and you'll be surprised when you see the size of this room-it's ginormous, and the vaulted ceilings make it feel even larger! A full wall of closet offers room for your entire wardrobe. A private balcony is the perfect spot to enjoy your morning coffee. The ensuite bathroom features a jetted soaking tub - and above it is another hand-crafted stained glass window. At the back of the property is a large workshop/storage space. This is a beautiful property on a quiet residential street, and close to all the Pedro staples. With the upcoming West Harbor waterfront promenade and the property being delivered vacant, this may be just the investment opportunity you've been waiting for!

Facts & Features

- Sold On 10/16/2024
- Original List Price of \$1,049,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Forced Air
- \$407 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: In Closet, Individual Room
- \$66000 Gross Scheduled Income
- \$48016 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Jack & Jill, Kitchen, Living Room, Main Floor Bedroom, Primary Suite
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Gas Oven, Refrigerator
- Other Interior Features: Balcony, Cathedral Ceiling(s), Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Garden, Gentle Sloping
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$17,984
- Insurance: \$1,808

- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01477401
- Gardener:
- Licenses:

- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,388
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7460018005

Michael Lembeck

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

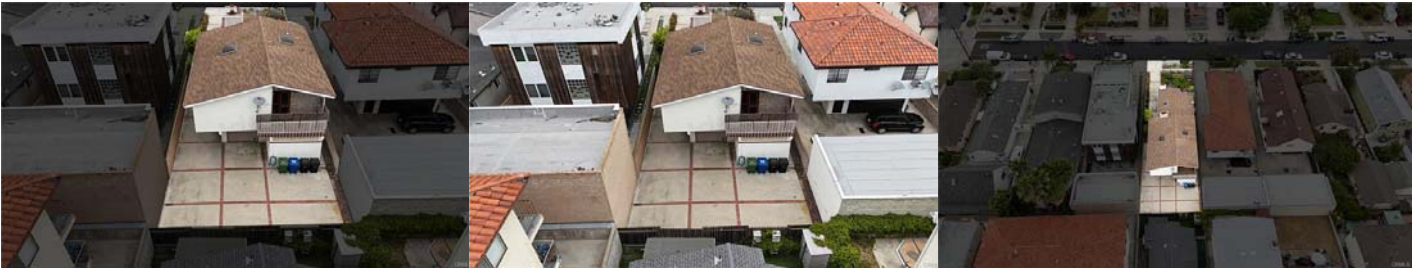
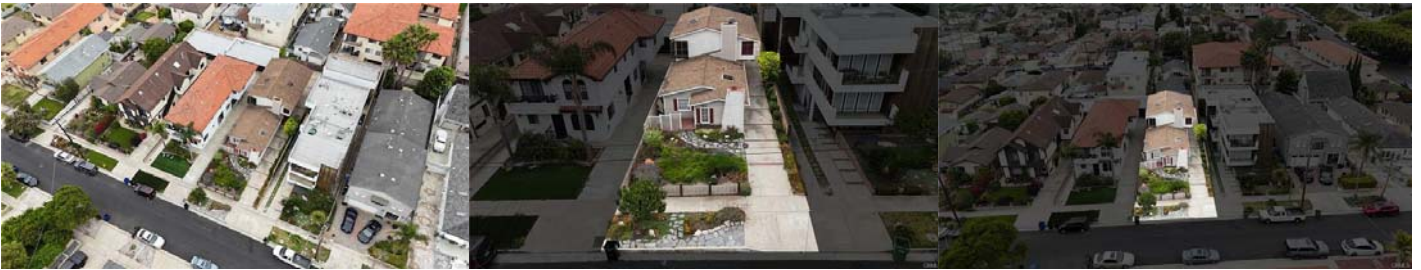
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos









****Rare Opportunity to Own a Duplex in El Monte!**** Welcome to this exceptional investment opportunity in the heart of El Monte! This vacant duplex is perfectly positioned near 605 & 210, shopping centers, the El Monte Airport, and an amazing school district, making it an ideal choice for homeowners and investors alike. This property features two separate units: Unit 1 offers 2 bedrooms and 1 bathroom, while Unit 2 includes 1 bedroom and 1 bathroom. A detached garage provides potential for conversion into a 3rd unit (ADU). The property also boasts a convenient shared laundry area, a spacious driveway accommodating up to 4 cars, and brand new solar panels with a battery pack for sustainable living. This versatile property is perfect for multi-generational living, rental income, or future expansion. With its prime location and fantastic features, it won't last long on the market! Don't miss out on this rare chance to own a duplex in one of El Monte's most sought-after neighborhoods. Schedule a viewing today and envision the endless possibilities this property has to offer! For more information or to arrange a showing, contact us now!

Facts & Features

- Sold On 10/16/2024
 - Original List Price of \$908,888
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - 1 Total carport spaces
 - \$615 (Estimated)
 - SellerConsiderConcessionYN: Yes
- Laundry: Common Area
 - \$4300 Gross Scheduled Income
 - \$4300 Net Operating Income
 - 1 electric meters available
 - 1 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: 01836555
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 619 - El Monte area
- Los Angeles County
- Parcel # 8570008014

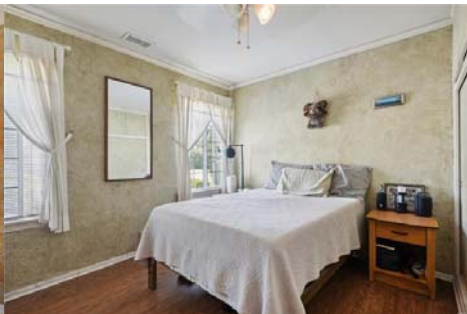
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

List / Sold:

\$1,088,000/\$1,078,500 ↑

19 days on the market

Listing ID: RS24168274

4921 Stratford Rd • Los Angeles 90042

2 units • **\$544,000/unit** • **1,552 sqft** • **5,207 sqft lot** • **\$694.91/sqft** •
Built in 1921

North of York & South of Occidental College, borderline with Eagle Rock area (in Highland Park area)



WOW Duplex in a Highly desirable area of Los Angeles Area. Has a new roof and new paid solar panels. Lots of parking and within walking distance of revitalized York businesses (coffee shops, markets, etc etc etc), close to school. Rent one and live in the other one, DO NOT DISTURB occupants BY APPOINTMENTS ONLY, so bring your picky buyers CALL NOW

Facts & Features

- Sold On 10/15/2024
- Original List Price of \$999,900
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Central
- \$278 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$69600 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1
- Cable TV: 02125613
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 632 - Highland Park area

- Rent Controlled

- Los Angeles County
- Parcel # 5476013010

Michael Lembeck

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

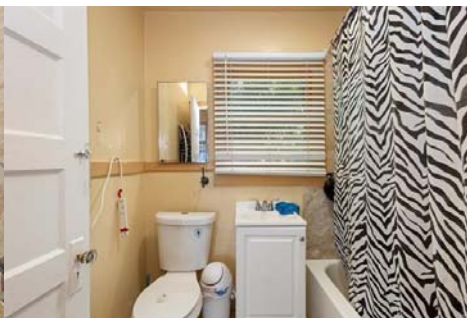
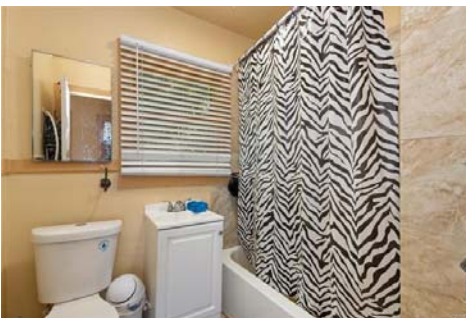
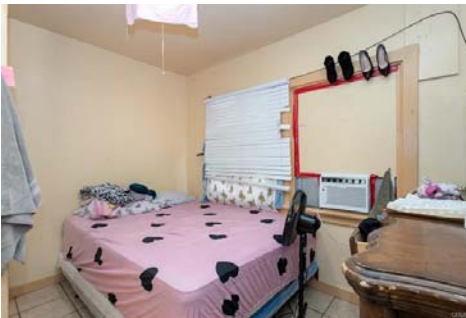
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CUSTOMER FULL: Residential Income LISTING ID: RS24168274

Printed: 10/20/2024 9:03:00 AM

Closed • **Single Family Residence**

List / Sold:

\$1,599,950/\$1,610,000 ↓

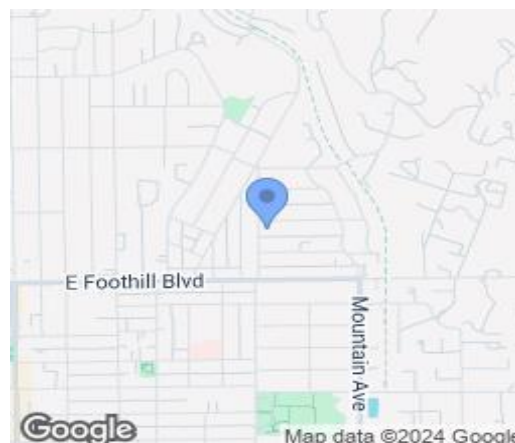
33 days on the market

Listing ID: AR24169429

710 Valley View Ave • Monrovia 91016

**2 units • \$799,975/unit • 2,910 sqft • 10,008 sqft lot • \$553.26/sqft •
Built in 1941**

North of Foothill Blvd., East of Shamrock Ave., West of Mountain Ave.



Fantastic opportunity to own two homes on one lot in a desirable neighborhood! 706 Valley View is a single-story residence offering 1,260 square feet of comfortable living space. Located on a coveted North Monrovia street, this home features a living room with new flooring, a dining area, and a kitchen equipped with built-in appliances. The primary bedroom is spacious and includes a walk-in closet and an en-suite bathroom. Two additional generously sized bedrooms and a full bathroom complete the interior. The private backyard is low-maintenance, with a concrete patio and artificial turf. Enjoy modern comforts such as central air and heat, new carpeting in bedrooms, updated light fixtures, a tankless water heater and a two-car direct access garage. 710 Valley View, built in 2007, is a private oasis accessed through a gated alleyway and shaded by a majestic oak tree. This single-story home boasts an open floor plan spanning 1,650 square feet. The living room features a cozy gas fireplace and sliding door access to the patio. The kitchen is equipped with new stainless steel appliances and adjoins the dining area. The primary suite is expansive, offering ample closet space, an en-suite bathroom and a sliding door access to the backyard. Two additional bedrooms and a full bathroom provide comfortable accommodations. Other highlights include a utility room, central air and heat, a freshly painted interior and exterior, new light fixtures and faucets, new waterproof laminate flooring and a detached two-car garage. Both units delivered vacant.

Facts & Features

- Sold On 10/15/2024
- Original List Price of \$1,699,950
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$882 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor
- Appliances: Built-In Range, Dishwasher, Microwave, Bedrom, Main Floor Primary Bedroom, Primary Bathroom, Refrigerator, Water Heater
- Primary Bedroom

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01906189
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 639 - Monrovia area
 - Los Angeles County
 - Parcel # 8518041009

Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

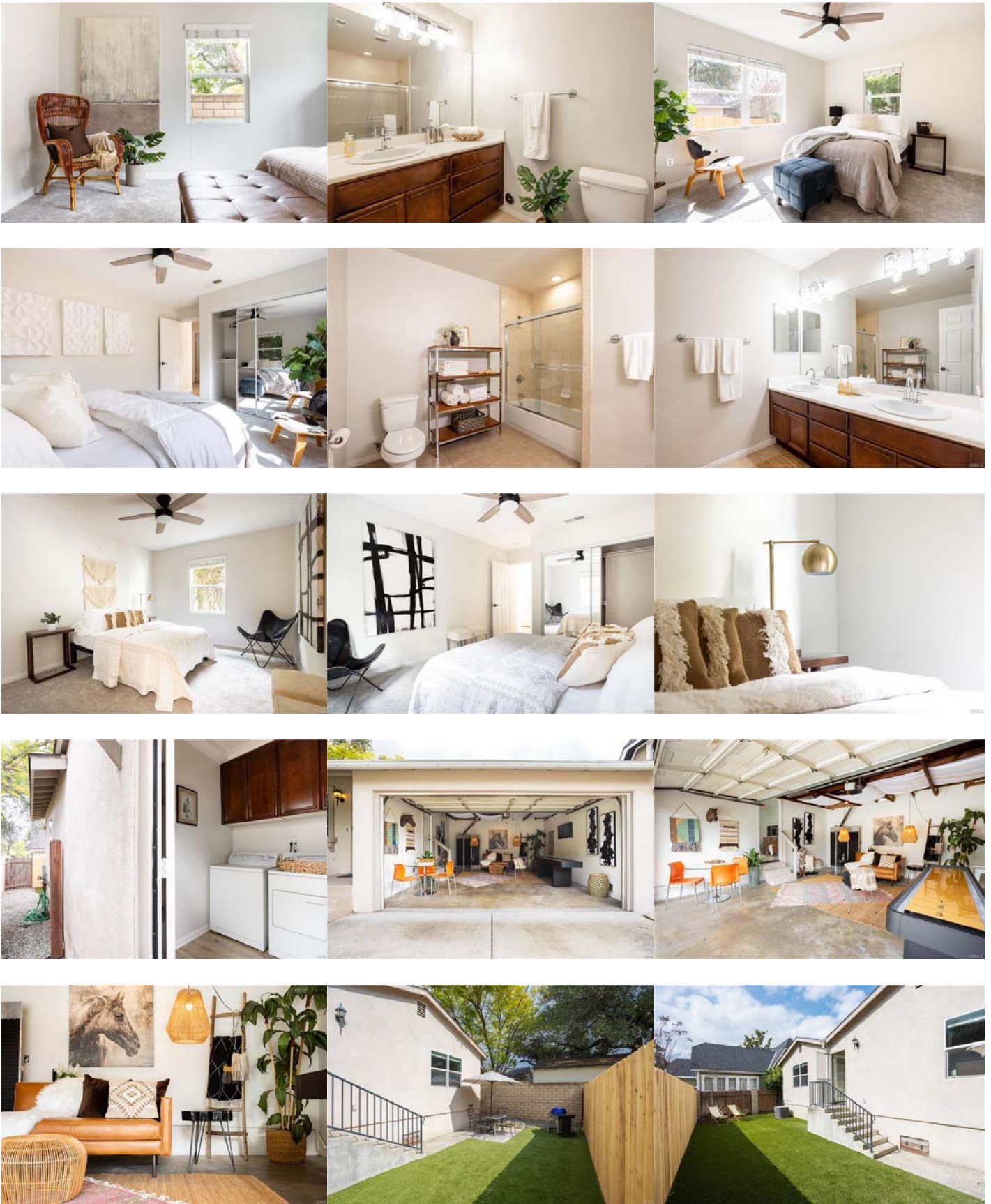
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Closed • Duplex

List / Sold: **\$848,888/\$877,500** ↑

607 N Gibbs St • Pomona 91767

37 days on the market

2 units • \$424,444/unit • 1,952 sqft • 5,208 sqft lot • \$449.54/sqft • Built in 1907

Listing ID: CV24159028

Exit 10 fwy at Garey and head south, make a left on Pasadena street and property will be on the left hand side.



Beautiful Fully Remodeled Duplex! Both units feature a 3-bedroom layout adjacent to the Lincoln Park Historical District. This property has been renovated from the interior to the exterior, showcasing a modern color palette and drought-tolerant landscaping. Nestled in the city's historical district, the property has preserved key elements while updating others to maintain its historical charm. Step into this charming home and be amazed by the spacious open living area, wrapped in premium flooring throughout. New mini split A/C and heating system, LED recessed lighting and spacious closets. Kitchen has been updated, boasting custom designer flooring, brand-new shaker cabinets with champagne hardware, a large stainless steel sink, all-new stainless steel kitchen appliances, a gooseneck extendable faucet, and stunning quartz countertops. Fully remodeled bathroom features elegant matte black hexagonal tile, a custom modern vanity, quartz countertop, and a spacious frameless walk-in shower with an oversized recessed soap dish, a modern rainfall showerhead, and a pull-out showerhead extension. Additionally, this duplex includes a two-car garage and a driveway for ample parking. If you're looking for a stunning place to call home, complete with a brand-new feel, modern features, chic design, spacious bedrooms, and a magnificent kitchen, don't wait! Currently occupied with 2 great month to month cooperative tenants or live in one and rent out the other. Appointments only. Please do not disturb tenants.

Facts & Features

- Sold On 10/15/2024
- Original List Price of \$848,888
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$552 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$67200 Gross Scheduled Income
- \$64200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater
- Other Interior Features: Quartz Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,080
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 01360553
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher: 2
 - Disposal: 2
- Drapes:
 - Patio:
 - Ranges: 2
 - Refrigerator:
 - Wall AC: 6

Additional Information

- Standard sale
 - Rent Controlled
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8336017008

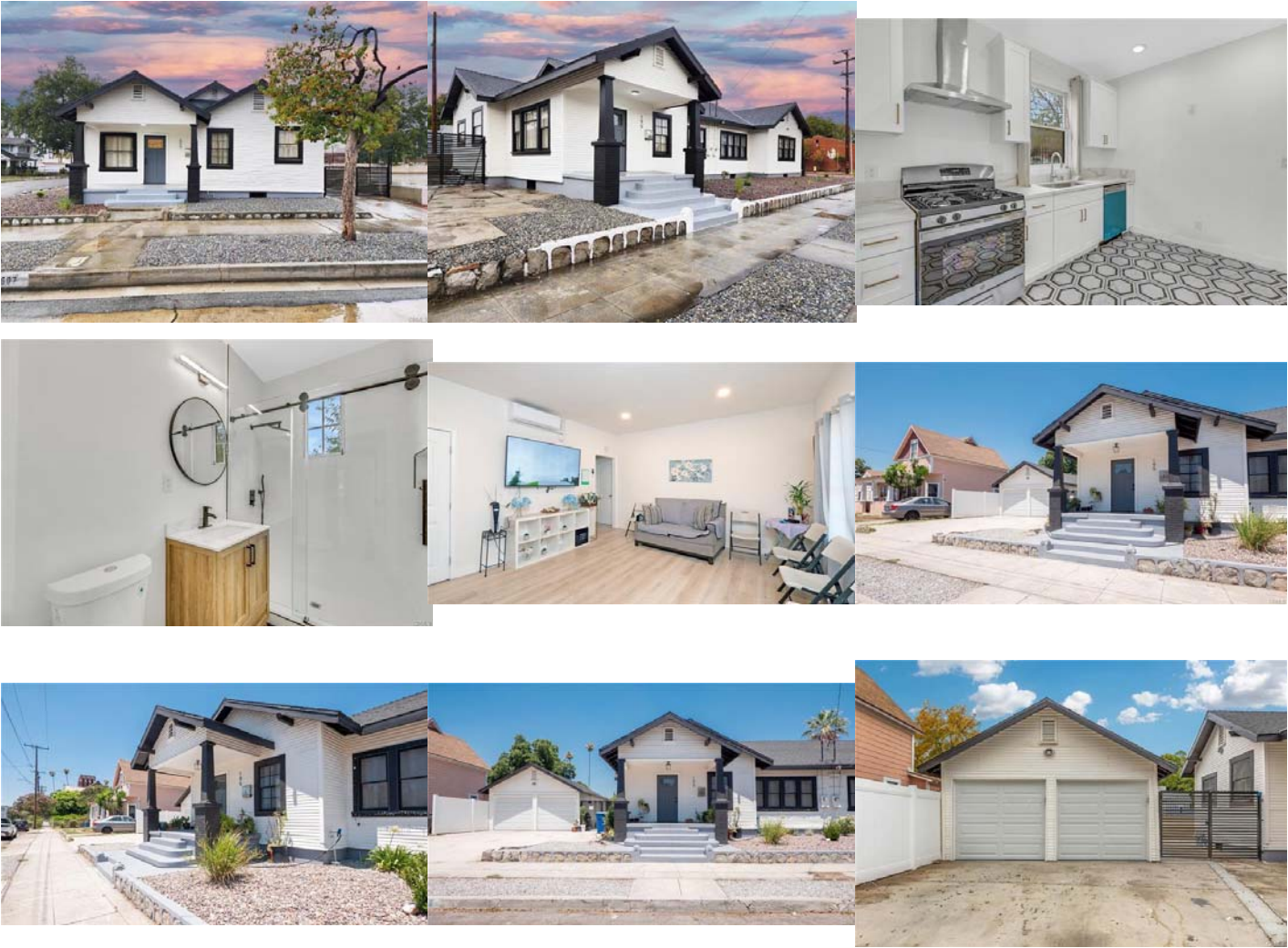
Michael Lembeck

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Cell Phone: 714-742-3700

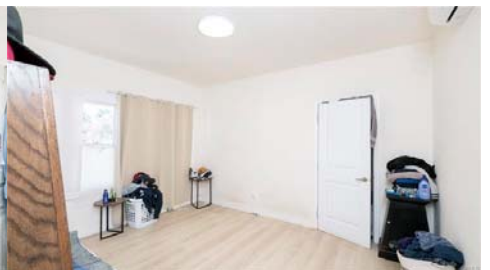
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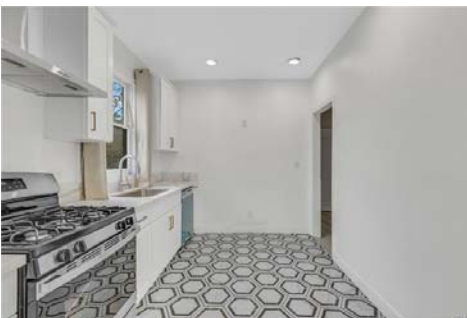
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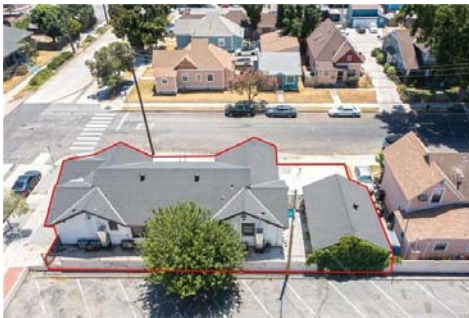
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Closed • Duplex

List / Sold:

\$1,179,995/\$1,105,000 ↓

26 days on the market

Listing ID: DW24172837

3538 City Terrace Dr • Los Angeles 90063
2 units • \$589,998/unit • 2,784 sqft • 5,452 sqft lot • \$396.91/sqft •
Built in 1930

Near Marengo st. and City Terrace Dr.



LOCATION, LOCATION..GREAT INVESTMENT OPPORTUNITY...BEAUTIFUL DUPLEX, LOCATED IN A GREAT AREA OF EAST LOS ANGELES, 2784 SF OF LIVING SPACE AREA..THIS VERY SPACIOUS DUPLEX FEATURES 2 SPACIOUS BEDROOMS AND 2 BATHROOMS EACH, DEEP LOT, LONG DRIVEWAY, 3 ONE CAR GARAGES, PLUS PLENTY OF PARKING SPACE. THIS PROPERTY HAS LOTS OF POTENTIAL. IT WILL NOT LAST.

Facts & Features

- Sold On 10/18/2024
- Original List Price of \$1,179,995
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- \$1,232 (Assessor)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Floor: See Remarks

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$0	\$0	\$3,200
2:	1	2	2	1	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5228017009

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CUSTOMER FULL: Residential Income LISTING ID: DW24172837

Printed: 10/20/2024 9:03:03 AM

Closed • Duplex

3132 Fairmount St • Los Angeles 90063

2 units • \$299,500/unit • 1,824 sqft • 5,201 sqft lot • \$328.40/sqft • Built in 1966

South of Wabash, North of Cesar Chavez, East of Evergreen.

List / Sold: \$599,000/\$599,000

64 days on the market

Listing ID: P1-17454



Welcome to an exceptional investment opportunity in the vibrant community of Boyle Heights! This two-unit property boasts the perfect blend of comfort, convenience, and potential for savvy investors. Nestled within this sought-after neighborhood, the front house presents a welcoming porch and generous living spaces. With three bedrooms and one bath, it provides ample room for residents to spread out and relax. Entertain effortlessly in the spacious living room and dining area, while the convenient laundry area adds practicality to everyday living. The back unit offers a unique layout spread across two stories. Featuring two bedrooms and 1.5 baths, this unit provides comfort and privacy. The attached one-car garage with laundry hookups ensures convenience, while a separate yard off the kitchen area offers a tranquil retreat. Practicality meets versatility with a long driveway providing tandem parking, catering to the needs of multiple tenants. Currently occupied by long-term tenants, each paying \$870 per month for a combined monthly income of \$1,740. This property presents significant upside for value enhancement. Whether through minor updates or strategic renovations, there's ample opportunity to maximize returns and elevate its appeal. Seize the opportunity to diversify your investment portfolio and secure a foothold in this dynamic market. With its prime location, untapped potential, this property is primed to become a cornerstone of your investment strategy. Don't miss out on the chance to own a piece of Boyle Heights real estate!

Facts & Features

- Sold On 10/14/2024
 - Original List Price of \$599,000
 - 2 Buildings
 - Levels: One, Two
 - 3 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- Laundry: In Garage, Individual Room
 - \$20880 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: None

Exterior

- Lot Features: Sprinklers None
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01317331
 - 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	1	0	Unfurnished	\$870	\$870	\$0
2:		2	1.5	1		\$870	\$870	

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Third Party Approval sale
- Rent Controlled

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5178005009

Michael Lembeck

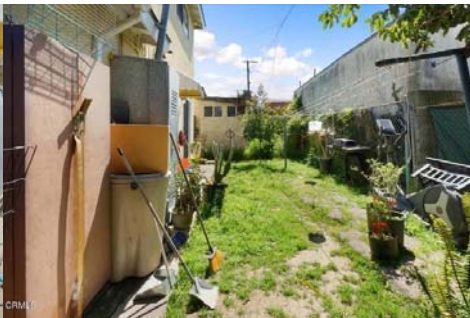
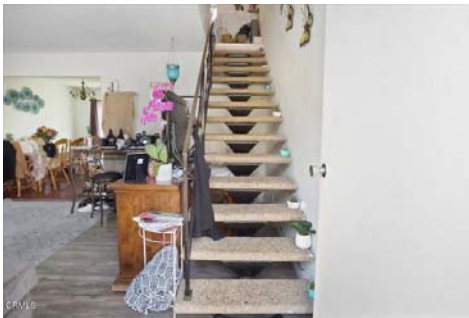
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CUSTOMER FULL: Residential Income LISTING ID: P1-17454

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Closed •

List / Sold:

2729 S Spaulding Ave • Los Angeles 90016

2 units • \$699,400/unit • 1,958 sqft • 4,399 sqft lot • \$715.02/sqft •
Built in 2024

S of W Adams and East of Fairfax

\$1,398,800/\$1,400,000 ↑

25 days on the market

Listing ID: 24435535



Welcome to your dream home or your first smart investment! Live in one unit and rent the other one. Unprecedented opportunity to own this single family home plus a newly constructed ADU ideally located in the vibrant Mid City neighborhood, just blocks away from the bustling area of Culver City. You read that right, these two homes on a lot are less than 10 minutes away from Culver City Downtown and it has two legal separate addresses. This stylish and contemporary property offers the perfect blend of comfort, convenience, and elegance. The front unit is a 2 beds 1 bath and boasts an open floor plan with abundant natural light, washer and dryer in the unit and ample cabinetry. The rear unit is a 3 bedroom 2 bath and features generous bedrooms with built-in closets, modern bathrooms with high-end fixtures, spacious vanities, energy-efficient windows, central HVAC systems and much more. It also has a 1 car attached garage ensuring convenience and security. Situated in the heart of Mid City, this duplex offers easy access to the vibrant cultural scene and amenities of both the emerging neighborhood of Mid City and the already established Culver City. Enjoy nearby parks, trendy restaurants, shopping districts, and entertainment options. The location also provides convenient access to major highways and public transportation, making commuting a breeze.

Facts & Features

- Sold On 10/16/2024
- Original List Price of \$1,398,800
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN: No
- Laundry: Dryer Included, Stackable, Washer Included
- \$68335 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$18,485
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance: \$850
- 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	\$3,095
2:	1	3	2		Unfurnished	\$0	\$0	\$4,140

Of Units With:

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

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

Additional Information

- Standard sale

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5048012030

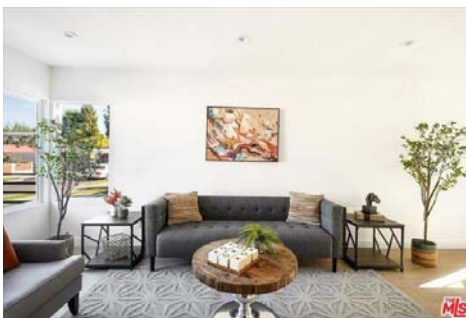
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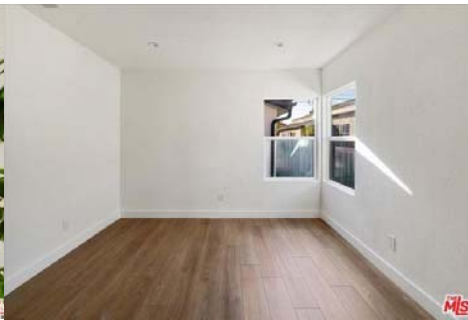
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CUSTOMER FULL: Residential Income LISTING ID: 24435535

Printed: 10/20/2024 9:03:08 AM



GREAT DUPLEX 2 BEDROOMS 1 BATH EACH UNIT. PROPERTY HAS A 2 CAR GARAGE WITH ACCESS THRU THE ALLEY. THE LOT SIZE IS OF GREAT SIZE. ONE UNIT IS RENTED SECCION 8. PROPERTY IS LOCATED CLOSE TO SHOPPING PLACES AND CLOSE ACCESS TO MAIN FREEWAYS.

Facts & Features

- Sold On 10/16/2024
 - Original List Price of \$699,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$652 (Assessor)
 - SellerConsiderConcessionYN:
- 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: 01914184
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6132026013

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CUSTOMER FULL: Residential Income LISTING ID: DW24083252

Printed: 10/20/2024 9:03:09 AM

Closed • Duplex

1036 W 55th St • Los Angeles 90037

2 units • \$429,500/unit • 1,836 sqft • 5,877 sqft lot • \$468.41/sqft • Built in 1921

From 110-S Exit 19A Follow W 51st St and S Hoover St. to 55th Street OR 1-405 S and W Slauson Ave to S Budlong Ave to 55th St.

List / Sold: \$859,000/\$860,000 ↑

23 days on the market

Listing ID: BB24141406



Welcome to the 55th Street Duplex! This is truly a perfect real estate opportunity for anyone looking to take advantage of a long term investment or to achieve passive income. Each unit is an open concept with living room and kitchen, 2 bedrooms, 1 bath and an office. Freshly renovated with vinyl flooring and carpet, fresh paint, electrical, plumbing, countertops, sinks in the kitchen and bathroom and water heaters. The property comes with plenty of parking in the back and there is also an opportunity to build an ADU and increase your income. Preliminary architectural ADU plans have been drafted and can be made as part of the sale. Centrally located, close to Downtown LA, in great proximity to major freeways, Sofi Stadium, Crypto Stadium, USC and LAX. One unit is vacant and the other unit is occupied with a tennant who is moving at the end of September. Both units will be DELIVERED VACANT. Hurry up! This classic 1921 home just received an incredible makeover and it won't last long. Don't miss this great financial real estate investment.

Facts & Features

- Sold On 10/18/2024
 - Original List Price of \$859,000
 - 1 Buildings
 - Levels: One
 - 6 Total parking spaces
 - Heating: Wall Furnace
 - \$366 (Estimated)
 - SellerConsiderConcessionYN: Yes
- \$78000 Gross Scheduled Income
 - \$63810 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Den, Kitchen, Living Room, Main Floor Bedroom
 - Floor: Carpet, Laminate
- Appliances: Gas Range, Water Heater
 - Other Interior Features: Built-in Features

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,190
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$240
 - Cable TV: 02022092
 - Gardener:
 - Licenses: 450
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$240
 - Other Expense: \$11,340
 - Other Expense Description: Prop tax

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet: 2
- Dishwasher: 0
- Disposal:

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

Additional Information

- Standard sale

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5002022006

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Great potential found on this 3br 1.25 bath 1910 year built classic front home, restoration ready. Additionally, a 1956 year built 1br 1 bath rear cottage also remodel ready. The larger house has custom living room woodwork w/ a leaded glass recessed china cabinet in the big adjoining dining area. Basement storage could be a wine cellar. Rear home has updated electric and separate alley access, low maintenance yards between buildings. Opportunity for the observant. Close to all.

Facts & Features

- Sold On 10/17/2024
 - Original List Price of \$608,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$324 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Laundry
- Appliances: None
 - Other Interior Features: Storage

Exterior

- Lot Features: Front Yard, Level
- Fencing: Fair Condition
 - Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01107183
 - 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	5	2					
# Of Units With:								
• Separate Electric: 1					• Drapes:			
• Gas Meters: 1					• Patio:			
• Water Meters: 1					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

Additional Information

- Probate Listing sale
- Rent Controlled

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6006010010

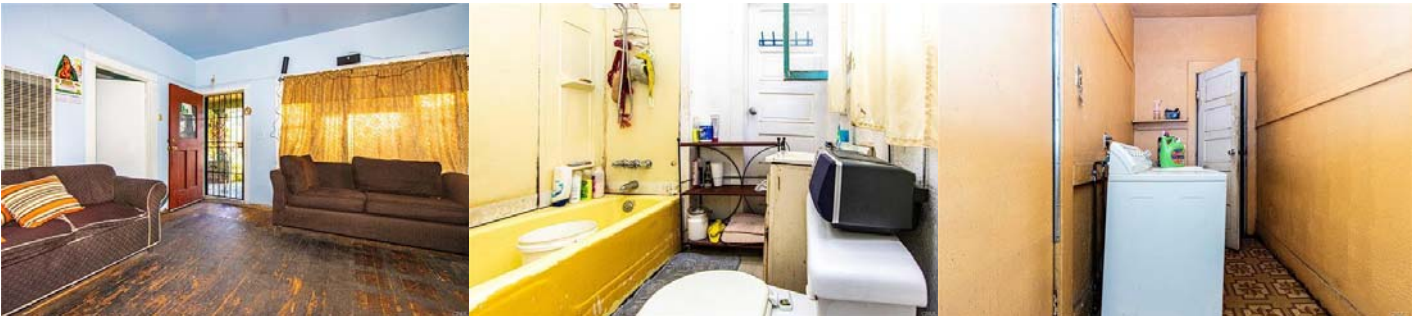
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Closed • Duplex

List / Sold: **\$799,995/\$800,000** ↓

8629 Tilden Ave • Panorama City 91402

32 days on the market

2 units • **\$399,998/unit** • **1,528 sqft** • **6,301 sqft lot** • **\$523.56/sqft** •
Built in 1948

Listing ID: SR24140247

From Van Nuys Blvd., head east on Parthenia St and south on Tilden Avenue



BIG PRICE IMPROVEMENT! Don't miss this great opportunity to invest in a move-in ready duplex! Major upside potential in that one unit is available, so market rent is attainable, not to mention an ADU can be built for even more passive income! This property has two units, each with two bedrooms and one bath. Recent updates include new exterior paint and remodeled kitchen in unit 8629. The units also boast hardwood floors and stainless steel appliances. A long driveway and a two car garage provide ample parking. The front and side yard, complete with mature fruit trees, and the huge backyard make a great space for outdoor living.

Facts & Features

- Sold On 10/18/2024
- Original List Price of \$829,900
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$366 (Estimated)
- SellerConsiderConcessionYN:
- \$49685 Gross Scheduled Income
- \$47034 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Wood
- Appliances: Gas Oven, Gas Range, Microwave
- Other Interior Features: Copper Plumbing Full

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,651
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$675
- Cable TV: 02094258
- Gardener:
- Licenses: 214
- Insurance: \$1,087
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$675
- 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	\$32,400
2:	1	2	0	2	Unfurnished	\$0	\$0	\$32,400

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- PC - Panorama City area
- Los Angeles County
- Parcel # 2638002013

Michael Lembeck

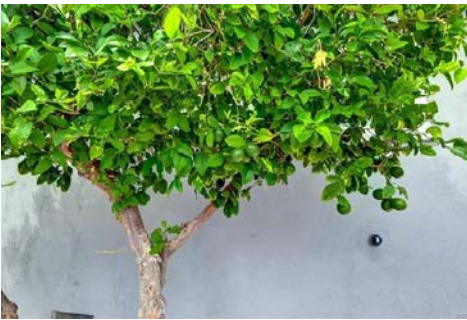
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Citivest Realty Services, Inc

State License #: 01875823
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Closed

• Duplex

525 W Almond St • Compton 90220

2 units • \$274,995/unit • 1,536 sqft • 6,438 sqft lot • \$410.16/sqft • Built in 1945

Take Wilmington South to Compton Av and turn left. Turn right on Matthisen to Almond and turn left.

List / Sold: \$549,990/\$630,000

12 days on the market

Listing ID: CV24088046



Great Investment Opportunity as duplex has not been on the market in almost half a century. Well maintained 2 bedroom and 1 bathroom duplex, detached 2 car garage, and a nice size front and backyard. Each unit has a spacious living room, kitchen and 2 nice size bedrooms. Both units are on the ground level and only have one common wall that separates them. Both units are occupied and one unit will be delivered vacant.

Facts & Features

- Sold On 10/18/2024
 - Original List Price of \$549,990
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - 0 Total carport spaces
 - Heating: Wall Furnace
 - \$0 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$25200 Gross Scheduled Income
 - \$19036 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Carpet, Tile
- Appliances: Gas Range, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,164
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01527033
 - Gardener:
 - Licenses:
- Insurance: \$1,265
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,500
 - Other Expense: \$2,199
 - Other Expense Description: Taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$2,400
2:	1	2	1	1	Unfurnished	\$1,200	\$1,000	\$2,400

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- RP - Compton S of Rosecrans, E of Central,W of Ala area
- Los Angeles County
- Parcel # 6161018017

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: CV24088046

Printed: 10/20/2024 9:03:13 AM



This great duplex offers a front unit consisting of three bedrooms and one bathroom and rear unit that has two bedrooms and one bathroom. Both units have a living room, kitchen, and long shared driveway which can easily accommodate two cars and possibly a third. Great investment!

Facts & Features

- Sold On 10/15/2024
 - Original List Price of \$725,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$599 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - 1 electric meters available
 - 1 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: 01280965
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

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
- WATT - Watts area
 - Los Angeles County
 - Parcel # 6070001014

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CUSTOMER FULL: Residential Income **LISTING ID:** PW23231043

Printed: 10/20/2024 9:03:13 AM



In the HPOZ known as Vinegar Hill in San Pedro, this Triplex includes a vacant unit!! The front house is a 3/2 and has been remodeled and leased at \$3,145/mo featuring a front porch and yard. All units are separately metered for electricity and gas. It features a 1 car garage and the recent upgrades include New roof, New HVAC, Many new windows, Exterior and interior paint, new flooring in main living areas, New interior doors, New kitchen cabinets and quartz counters, new appliances and fixtures., and remodeled bathrooms. The back upper unit is a 2bed/1bath, and is leased for \$1,469/mo and also includes a 1 car garage. The back lower 3rd unit is Vacant and is a 1bed/1bath and it has fresh paint and flooring, ready to move-in or rent out. Please view the vacant unit and Do Not Disturb the Tenants. This is a great investment property to move-in at first and leverage later, or rent out the 3rd unit and hold it long term in your portfolio. Property is being Sold AS-IS, seller is open to all types of financing. Call your Realtor today to schedule a tour and make an offer!

Facts & Features

- Sold On 10/16/2024
 - Original List Price of \$950,000
 - 2 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - \$426 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: See Remarks
 - \$55368 Gross Scheduled Income
 - \$55368 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,500
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00313379
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,469	\$1,469	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0
3:	1	3	2	1	Unfurnished	\$3,145	\$3,145	\$0

Of Units With:

- Separate Electric: 3
 - Gas Meters: 3
- Drapes:
 - Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 193 - San Pedro - North area
- Los Angeles County
- Parcel # 7455009013

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Closed • **Triplex**

List / Sold: **\$729,000/\$708,000** ↓

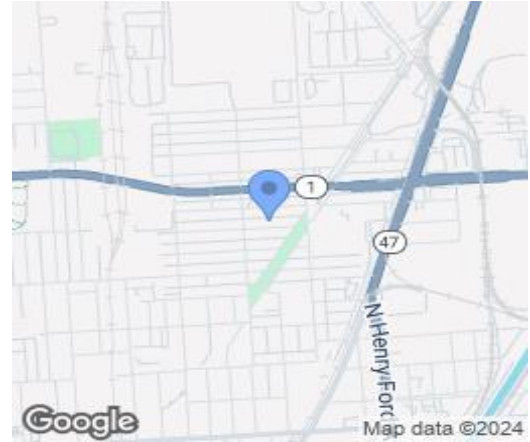
1331 E M St • Wilmington 90744

61 days on the market

**3 units • \$243,000/unit • 1,434 sqft • 4,816 sqft lot • \$493.72/sqft •
Built in 1924**

Listing ID: SB24106608

Coming from 110 Freeway take Pch to Watson make a right. Then on M Street make a left



Great for first-time homeowner or Investor. Excellent Triplex. The front building has two 1Bedroom/1bath units and have been renovated. THE REAR UNIT IS 2BEDROOM/ 1BATH WHICH IS VACANT and has also been renovated. The exterior of buildings have been recently painted. Conveniently located to shopping, freeway access, schools, parks, etc. Don't Miss this opportunity.

Facts & Features

- Sold On 10/17/2024
- Original List Price of \$779,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Land Lease Frequency: Monthly
- \$355 (Estimated)
- SellerConsiderConcessionYN:
- \$30576 Gross Scheduled Income
- \$17089 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Gas Range, Water Heater
- Other Interior Features: Block Walls, Ceiling Fan(s)

Exterior

- Lot Features: Back Yard
- Security Features: Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$3,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01501084
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,248	\$1,248	\$1,900
2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,900
3:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7425019026

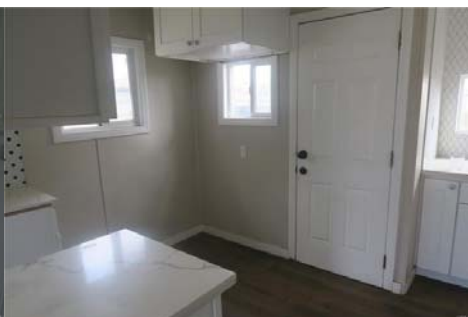
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Newport Beach, 92660

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Closed •

List / Sold:

\$1,500,000/\$1,455,000 ↓

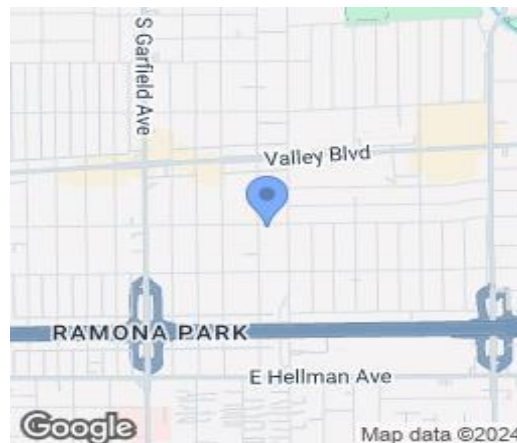
92 days on the market

Listing ID: 24416925

1600 S Sierra Vista Ave • Alhambra 91801

**3 units • \$500,000/unit • 2,881 sqft • 9,343 sqft lot • \$505.03/sqft •
Built in 1933**

East of Garfield, South of Valley



We are proud to present the sale of 1600 S. Sierra Vista, an exquisite triplex nestled in the heart of Alhambra. Located just a few blocks from Valley Boulevard and Garfield Avenue, this property offers an incredible opportunity for a buyer to live in one unit while the other tenants help pay the mortgage. The property includes a free-standing single story three-bedroom, two-bath house with a private yard, and two one-bedroom, one-bath units. With a generous 2,881 square feet of living space on a spacious 9,340 square foot corner lot, the nicely maintained lawn and landscaping enhance the property's curb appeal. There are a total of 10 parking spaces, including 5 uncovered spaces and 5 garage spaces. The beautiful Spanish-style 1,699 square foot house, built in 1933, features 3 generously sized bedrooms, a formal dining room, a living room with a fireplace, an eating area off the kitchen, a private backyard, and a dedicated 2-car garage. The house boasts hardwood floors, a renovated kitchen with new cabinet doors, countertops, and stainless steel double oven and cooktop. It also includes washer-dryer hookups and a basement for storage, along with a newer central HVAC unit. The duplex, originally constructed in 1949, features two spacious upstairs one-bedroom, one-bath 591 square foot units with ample natural light. These units have hardwood floors in the living areas and tile flooring in the bathrooms. The duplex also includes three one-car garages and a common laundry room for the tenants' convenience. PLEASE DO NOT DISTURB TENANTS OR WALK ON THE PROPERTY. DRIVE BY ONLY.

Facts & Features

- Sold On 10/18/2024
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One, Two
- 10 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN: Yes
- Laundry: Dryer Included, Washer Included
- Cap Rate: 2.89
- \$43408 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$27,305
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,275	\$3,275	\$4,000
2:	1	1	1		Unfurnished	\$1,300	\$1,300	\$1,850
3:	1	1	1		Unfurnished	\$1,500	\$1,500	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5359021001

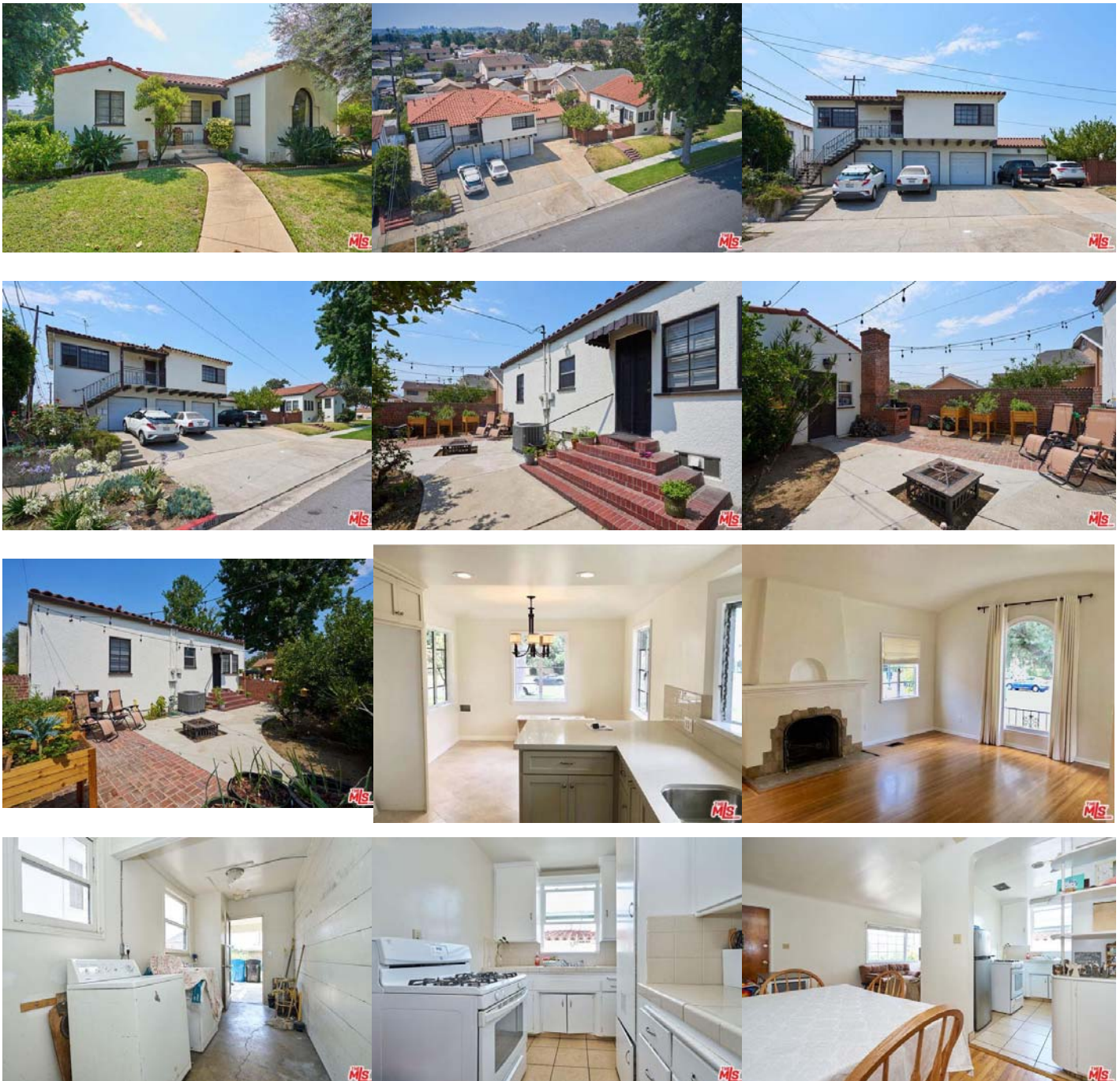
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CUSTOMER FULL: Residential Income LISTING ID: 24416925

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Closed

• Triplex

3406 Pueblo Ave # A • Los Angeles 90032

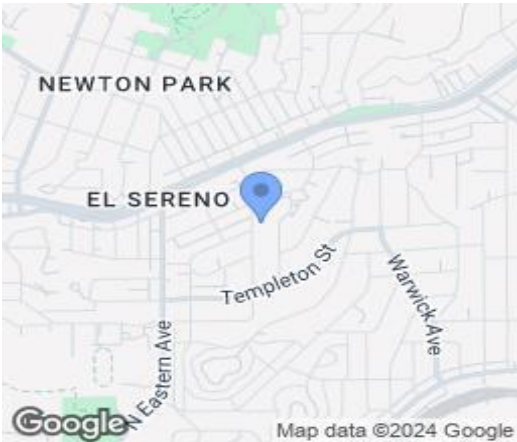
3 units • \$249,983/unit • 2,498 sqft • 6,600 sqft lot • \$300.24/sqft • Built in 1965

Take a right on Pueblo off Huntington Drive. Property will be to your left.

List / Sold: \$749,950/\$750,000

140 days on the market

Listing ID: AR24048891



Excellent opportunity to own a triplex in the hip and growing area of El Sereno. Unit #2 will be delivered VACANT, so you can live in one and continue to collect rent from the other two. Tremendous upside in the rents! All three units are all two bedroom and one bath units with longstanding tenants. Property is subject to Los Angeles rent control and sale to include two tenants. All units are on one level, however, parking spots are below. Property boasts six parking spots - three tandem parking spots. Buyer can also build an ADU, but must check with the city and get COO to build. Roof was redone less than one year ago.

Facts & Features

- Sold On 10/17/2024
 - Original List Price of \$799,950
 - 1 Buildings
 - Levels: One
 - 6 Total parking spaces
 - 3 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$0 (Estimated)
 - SellerConsiderConcessionYN:
- \$57492 Gross Scheduled Income
 - \$27031 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 0 water meters available

Interior

- Rooms: All Bedrooms Down, See Remarks
- Floor: Tile

Exterior

- Lot Features: Sloped Down, Rectangular Lot
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,480
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$150
 - Cable TV: 02069085
 - Gardener:
 - Licenses:
- Insurance: \$250
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$300
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- 621 - El Sereno area
- Los Angeles County
- Parcel # 5218016028

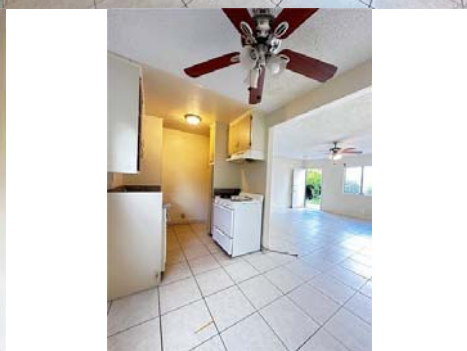
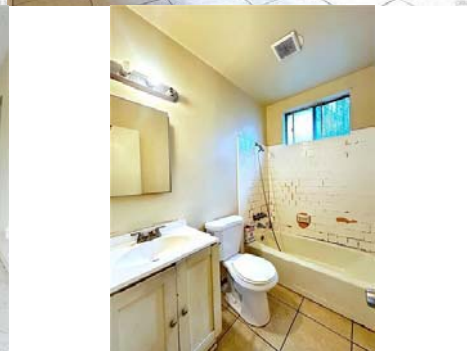
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Closed •

List / Sold:

\$1,395,000/\$1,400,000 ↑

2012 Talmadge St • Los Angeles 90027

18 days on the market

**3 units • \$465,000/unit • 2,062 sqft • 6,002 sqft lot • \$678.95/sqft •
Built in 1960**

Listing ID: 24435733

North of Franklin Ave, South of Los Feliz Boulevard, East of Commonwealth Ave.



A blend of vintage charm and modern upgrades, this Los Feliz triplex offers a compelling investment or owner-occupancy opportunity! Comprised of side-by-side 2 bedroom units and a stand alone rear studio, this ideally located triplex has been a consistent income generator. The vacant 2 bed, 1 bath unit has original hardwood floors, a vintage kitchen with in-unit washer/dryer and an updated bathroom. The perfect opportunity to owner-occupy or set your own rents. The neighboring 2 bed unit, with original hardwood floors and an updated kitchen and bath, is occupied by stable tenants at near market rent. The private, stand-alone studio also features an updated kitchen and bath plus its own private back patio. Two garage spaces located at the rear of the property offer additional storage. Just a few blocks from the vibrant shops and eateries in Franklin Village and Hyperion Ave, this location will always be in demand!

Facts & Features

- Sold On 10/15/2024
- Original List Price of \$1,395,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$83400 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01880067
- 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	\$3,100
2:	1	2	1		Unfurnished	\$2,600	\$2,600	\$3,200
3:	1	0	1		Unfurnished	\$1,250	\$1,250	\$1,800

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5591013002

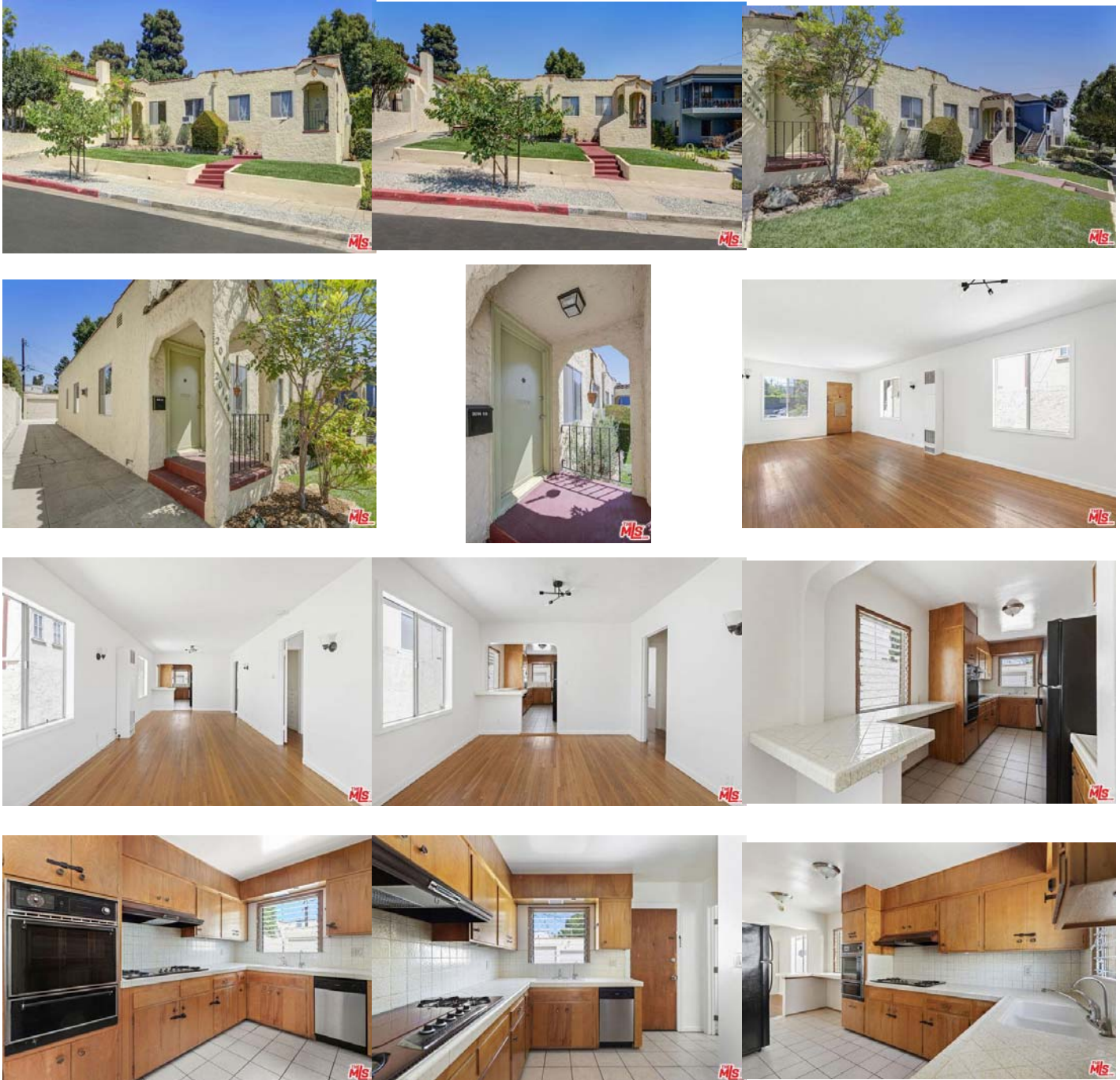
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Click arrow to display photos







Closed • **Triplex**

List / Sold: **\$800,000/\$650,000** ↓

2718 Malabar St • Los Angeles 90033

140 days on the market

3 units • **\$266,667/unit** • **2,600 sqft** • **5,849 sqft lot** • **\$250.00/sqft** •
Built in 1924

Listing ID: AR24055671

South of the 10 freeway and north of the 60 freeway



This is a great opportunity for investors. This is a triplex property. The current landlord keeps the property well-maintained. It is located south of the 10 freeway and north of the 60 freeway. Both freeways are easy to access and a short drive. It is a few minutes drive to Cal State LA and East LA Community College. There are local restaurants nearby and also within walking distance. A nearby Food4less grocery store. Also, the metro is nearby. You don't want to miss out on this great opportunity.

Facts & Features

- Sold On 10/16/2024
- Original List Price of \$800,000
- 2 Buildings
- 2 Total parking spaces
- \$464 (Estimated)
- SellerConsiderConcessionYN:
- \$56682.9 Gross Scheduled Income
- \$55464 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Rectangular Lot, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,911
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$1,835
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,416
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,768	\$1,768	\$2,100
2:	1	0	1	0	Unfurnished	\$856	\$856	\$2,000
3:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,300

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
- BOYH - Boyle Heights area

- Rent Controlled

- Los Angeles County
- Parcel # 5177025028

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CUSTOMER FULL: Residential Income LISTING ID: AR24055671

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Closed •

List / Sold: **\$875,000/\$835,000** ↓

2831 Boulder St • Los Angeles 90033

145 days on the market

**3 units • \$291,667/unit • 1,820 sqft • 5,845 sqft lot • \$458.79/sqft •
Built in 1927**

Listing ID: 24375931

Between Evergreen Ave and North Forest Ave



Back on market as buyer could not perform - This great investment opportunity boasts a front house consisting of one 2 bed/2 bath unit and one nonconforming 1 bed/1 bath back unit plus an additional 2 bed/1 bath back house with its own yard. Rare opportunity with both front house and middle unit delivered vacant. Back house is currently occupied, collecting \$2500/mo in rent, at the upper end of the area's current market rate for a 2 bed/1bath home. Situated in a convenient, central location close to restaurants, venues, and easy freeway access in one of LA's most up-and-coming neighborhoods.

Facts & Features

- Sold On 10/17/2024
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Washer Included

Interior

- Appliances: Barbecue

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01345054
- 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	1	1		Unfurnished	\$0	\$0	\$0
3:	1	2	1		Unfurnished	\$2,500	\$2,500	\$0

Of Units With:

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

Additional Information

- Standard sale

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5178010029

Michael Lembeck

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Citivest Realty Services, Inc

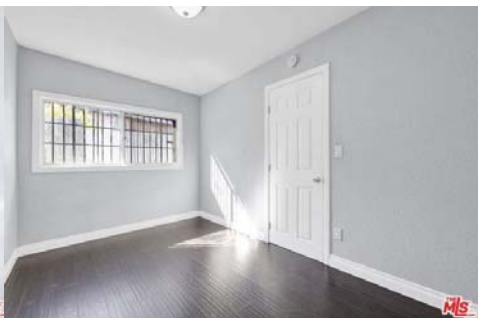
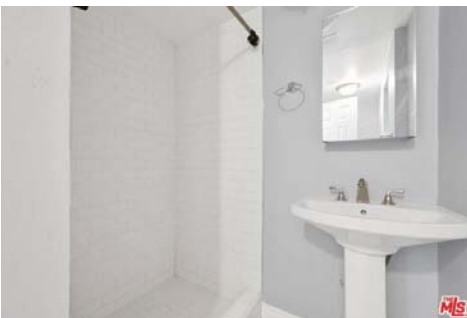
State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

Click arrow to display photos







Closed •

List / Sold: \$690,000/\$620,000 ↓

1418 W 97th St • Los Angeles 90047

140 days on the market

3 units • \$230,000/unit • 2,719 sqft • 5,207 sqft lot • \$228.03/sqft •
Built in 1925

Listing ID: 23306705

Google Maps



Facts & Features

- Sold On 10/16/2024
- Original List Price of \$700,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01994886
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,800	\$1,800	\$3,465
2:	2	1	1		Unfurnished	\$600	\$600	\$2,096
3:	3	1	1		Unfurnished	\$950	\$950	\$2,096
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6055012037

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: 23306705

Printed: 10/20/2024 9:03:24 AM

Closed •

List / Sold: **\$690,000/\$620,000** ↓

1422 W 97th St • Los Angeles 90047

147 days on the market

**3 units • \$230,000/unit • 1,762 sqft • 5,207 sqft lot • \$351.87/sqft •
Built in 1923**

Listing ID: 23306689

Google Maps



Facts & Features

- Sold On 10/16/2024
- Original List Price of \$700,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01994886
 - 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	\$1,500	\$1,500	\$2,666
2:	2	1	1		Unfurnished	\$1,100	\$1,100	\$2,096
3:	3	1	1		Unfurnished	\$600	\$600	\$2,096
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6055012038

Michael Lembeck

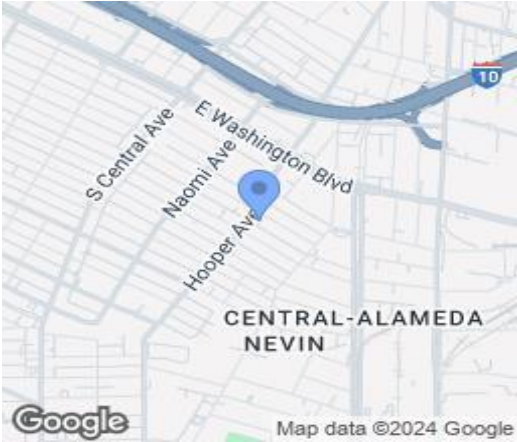
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Charming Multi-Unit Property with Great Potential. This unique property features a spacious detached front house with three bedrooms and two bathrooms rented at \$1592, perfect for a growing family. Nestled in the rear, you'll find a detached duplex with two-bedroom, one-bathroom units each rented for \$936 on both the top and bottom floors, ideal for rental income or extended family living. The property offers ample parking with a large driveway and additional rear parking accessible through the alley. There's even potential to add an ADU, making this an excellent investment opportunity. Don't miss out on this versatile property with endless possibilities!

Facts & Features

- Sold On 10/15/2024
 - Original List Price of \$650,000
 - 2 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Cooling: See Remarks, Wall/Window Unit(s)
 - \$442 (Estimated)
 - SellerConsiderConcessionYN:
- \$41568 Gross Scheduled Income
 - \$28718 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,850
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,650
 - Cable TV: 01839924
 - Gardener:
 - Licenses:
- Insurance: \$1,425
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,650
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,592	\$1,592	\$3,915
2:	1	2	1	0	Unfurnished	\$936	\$936	\$2,407
3:	1	2	1	0	Unfurnished	\$936	\$936	\$2,407

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

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5118003019

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: PW24156099

Printed: 10/20/2024 9:03:24 AM

Closed • Triplex

List / Sold:

\$1,199,000/\$1,100,000 ↓

5048 Topanga Canyon Blvd • Woodland Hills 91364

23 days on the market

**3 units • \$399,667/unit • 1,855 sqft • 6,252 sqft lot • \$592.99/sqft •
Built in 1953**

Listing ID: SR24178308

East side of Topanga Canyon just south of Lopez



An incredible opportunity to acquire this upgraded triplex in an ultra-desirable "South of Blvd" Woodland Hills locale. Large concrete driveway & a tremendous oversized two-car garage affords plenty of parking for all. Front unit is an adorable 1+1 with laundry, middle unit is a 2+1 also with laundry & the rear 1+1 unit, built in 2004, features nearly 10 ft. ceilings. Both tenants (front & middle units) are super nice & have resided for appx 2 years without ever being late on rent. When the rear unit was constructed, the front & middle units were updated with quality Milgard windows, new sewer line, new lateral lines into each unit, updated plumbing, updated electrical, added central heat/air & remodeled kitchen & baths. Front & middle units include full size washer & dryers & the rear unit conveys furnished. Buyer to confirm that a fourth unit can be added for even more value/income. Just a stone's throw to the Blvd to the north & peaceful drive to the tranquil blue pacific to the south. Tenants really love this locale, therefore area units lease quick.....don't miss!!

Facts & Features

- Sold On 10/15/2024
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside, See Remarks
- \$56400 Gross Scheduled Income
- \$49062 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range
- Other Interior Features: High Ceilings

Exterior

- Lot Features: Level, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,338
- Electric: \$2,800.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01872625
- Gardener:
- Licenses:
- Insurance: \$1,458
- 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	\$2,700	\$2,700	\$2,700
2:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,100
3:	1	1	1	0	Furnished	\$0	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- WHLL - Woodland Hills area
- Los Angeles County
- Parcel # 2169007002

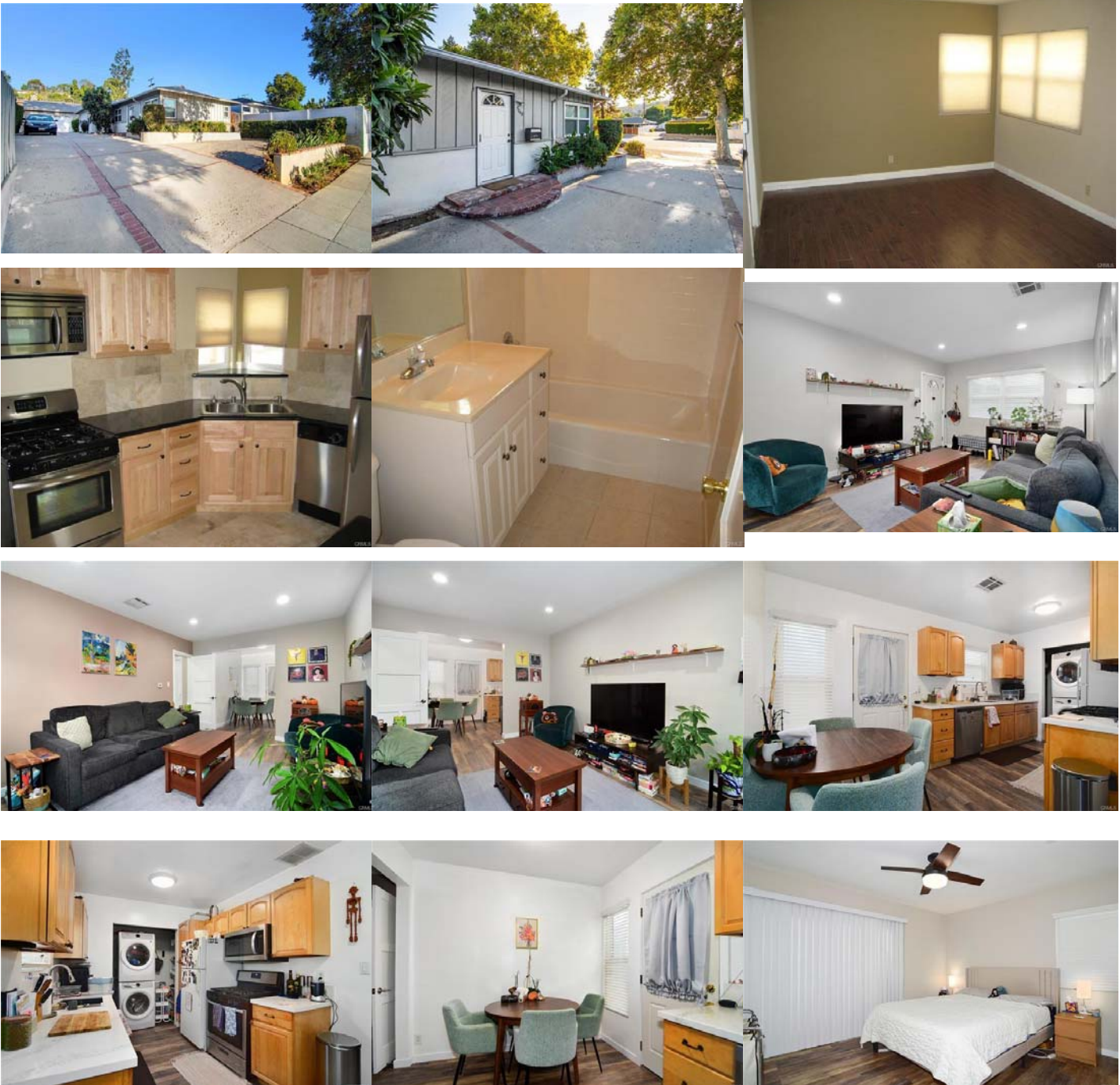
Michael Lembeck

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Closed •

List / Sold:

301 E Plymouth St • Inglewood 90302

4 units • \$372,500/unit • 3,530 sqft • 7,942 sqft lot • \$392.35/sqft •
Built in 1955

Corner of E Plymouth st and Edgewood st

\$1,490,000/\$1,385,000 ↓

510 days on the market

Listing ID: 23258575



Facts & Features

- Sold On 10/17/2024
- Original List Price of \$1,700,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN: No
- \$11227 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$300
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,450	\$29,400	\$29,400
2:	2	1	1		Unfurnished	\$1,998	\$23,976	\$23,976
3:	3	3	2		Unfurnished	\$3,300	\$38,148	\$38,148
4:	4	3	2		Unfurnished	\$3,003	\$43,200	\$43,200

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4016001021

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CUSTOMER FULL: Residential Income LISTING ID: 23258575

Printed: 10/20/2024 9:03:24 AM

Closed • **Quadruplex**

List / Sold:

\$1,430,000/\$1,375,000 ↓

5919 Woodruff Ave • **Lakewood 90713**

10 days on the market

4 units • **\$357,500/unit** • **4,231 sqft** • **8,483 sqft lot** • **\$324.98/sqft** •
Built in 1969

Listing ID: PW24189785

Exit 605 at South St or 91 at Bellflower Blvd.



An excellent opportunity to acquire a 4-unit multifamily building in Lakewood, CA. Located at 5919 Woodruff Ave, this multifamily asset was built in 1969. It offers one 3 bed, 2 bath owner's unit with interior washer/dryer hookups and three 2 bed, 1 bath units. Residents of the property enjoy off-street parking, as well as an on-site laundry room. The buildings boast a total of 4,231 gross rentable square feet on a large 8,483 square foot lot. The property is directly across the street from Mayfair High School and Middle School and a few doors down from Saint Joseph High School. Residents of the property enjoy the ability to walk to shops and restaurants at the intersection of South St including Vons, Grocery Outlet, Ace Hardware, Starbucks, Mamma's Sushi, Carl's Jr, Subway, Church's Texas Chicken, El Pollo Loco and Thai Villa just to name a few. With more than 50% upside potential in rental income, it is the perfect opportunity for an investor to add value and achieve an exceptional return. With the front unit offering over 1300 square feet of private living space, this property also provides an exceptional opportunity for the new owner to live in one unit and enjoy rental income from the others.

Facts & Features

- Sold On 10/16/2024
- Original List Price of \$1,430,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Radiant
- \$1,383 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$84602 Gross Scheduled Income
- \$47098 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,967
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,622
- Cable TV: 01267826
- Gardener:
- Licenses:
- Insurance: \$3,596
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,013	\$2,013	\$3,250
2:	1	2	1	1	Unfurnished	\$1,795	\$1,795	\$2,450
3:	1	2	1	1	Unfurnished	\$1,659	\$1,659	\$2,450
4:	1	2	1	1	Unfurnished	\$1,523	\$1,523	\$2,450

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

- 21 - Crest Gardens, Mayfair, Signature area
- Los Angeles County
- Parcel # 7165016021

Michael Lembeck

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Newport Beach, 92660

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Closed • **Quadruplex**

List / Sold:

\$2,399,999/\$2,362,000 ↓

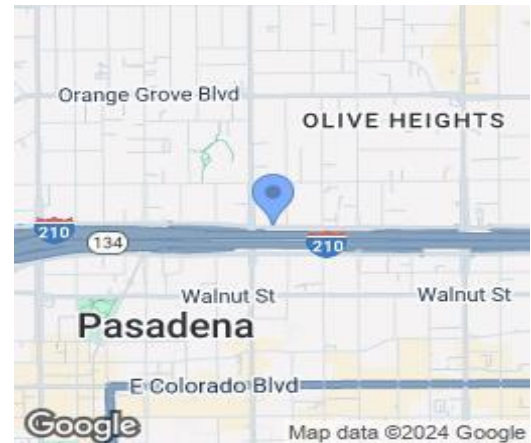
23 days on the market

Listing ID: DW24162064

481 E Maple St • Pasadena 91101

**4 units • \$600,000/unit • 4,464 sqft • 8,211 sqft lot • \$529.12/sqft •
Built in 2024**

Corner of E. Maple St & N. Oakland St



Pasadena4Plex Quadplex . a brand-new construction designed to offer versatility and modern living in one of Pasadena's most desirable neighborhoods. This property features four distinct units, perfect for a large family, living in one and renting the rest, or for investors seeking a lucrative opportunity. The two larger units boast 2 bedrooms and 2 bathrooms across a spacious 1,434 sq ft of living space. These tri-level homes include a 2-car garage and a rooftop deck, perfect for entertaining or enjoying the beautiful California weather. The interiors are designed with modern finishes, offering an open-concept living area, gourmet kitchen, and ample natural light. The two additional units are cozy 2-bedroom, 2-bathroom homes, each offering 798 sq ft of thoughtfully designed living space. These units are ideal for tenants or extended family, combining comfort and style. The entire property will be equipped with solar panels and air conditioning throughout, ensuring energy efficiency and year-round comfort. Whether you're an investor seeking a strong cap rate, a family looking to occupy the entire property, or a buyer looking to live in one unit and rent out the others, this multi-unit lot offers incredible potential. Its prime location in Pasadena provides easy access to local amenities, dining, and entertainment. Seize this rare opportunity to own a brand-new, multi-unit property in a thriving community!

Facts & Features

- Sold On 10/18/2024
- Original List Price of \$2,399,999
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (See Remarks)
- SellerConsiderConcessionYN: Yes
- Laundry: In Closet
- Cap Rate: 5.33
- \$168000 Gross Scheduled Income
- \$128000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Multi-Level Bedroom
- Floor: Tile, Vinyl
- Appliances: Dishwasher, Gas Range

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Automatic Gate, Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$40,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$3,000
- Other Expense Description: Upkeep

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 645 - Pasadena (NW) area
 - Los Angeles County
 - Parcel # 5731021064

Michael Lembeck

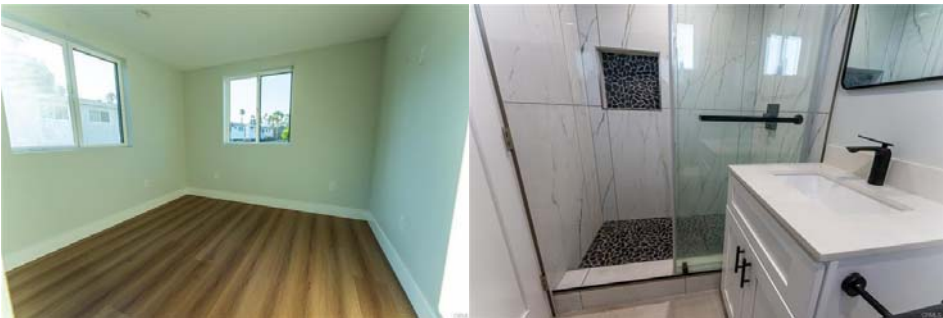
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Closed • [Quadruplex](#)

List / Sold:

1801 46th St • Los Angeles 90062

4 units • \$649,750/unit • 7,060 sqft • 6,944 sqft lot • \$367.56/sqft • Built in 2024

West of Western Ave. & South of W. Vernon Ave.

\$2,599,000/\$2,595,000 ↓

46 days on the market

Listing ID: DW24085577



PRICE REDUCTION. PENDING ESCROW CANCELLATION. BRAND NEW CONSTRUCTION!!! This beautiful new ground up construction features a 4-unit - townhouse style apartment building located in the city of Los Angeles! Less than 10 minutes from USC, LA Coliseum, BMO Stadium, Exposition park and so much more. Property is composed of two 2-story buildings with an immense 7,060 SQFT of rentable space with enough parking space for 6-8 cars. Front 2 units each have 5 bedrooms/5 bathrooms with the POTENTIAL TO EASILY CONVERT PART OF THE FIRST FLOOR INTO 2 ADDITIONAL JR. ADU'S. Rear 2 units have 4 bedrooms/4 bathrooms. NO RENT CONTROL! New construction means little to no maintenance for years to come and separate water, gas, and electrical meters to make it ideal for any investor. PAID OFF SOLAR PANELS to help minimize the electrical bill.

Facts & Features

- Sold On 10/14/2024
 - Original List Price of \$2,699,000
 - 2 Buildings
 - Levels: One, Two
 - 7 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$382 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Microwave, Tankless Water Heater

Exterior

- Lot Features: Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00760251
 - 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	5	5	0	Unfurnished	\$0	\$0	\$0
2:	1	5	4	0	Unfurnished	\$0	\$0	\$0
3:	1	4	4	0	Unfurnished	\$0	\$0	\$0
4:	1	4	4	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5015002024

Michael Lembeck

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Citivest Realty Services, Inc

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Newport Beach, 92660

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Closed • [Quadruplex](#)

List / Sold:

\$1,100,000/\$1,175,000 ↓

127 days on the market

Listing ID: SB24087072

2074 W 54th St • Los Angeles 90062

4 units • **\$275,000/unit** • **4,402 sqft** • **7,282 sqft lot** • **\$266.92/sqft** •
Built in 1930

South on Van Ness right on 54th Street



HUGE PRICE REDUCTION! This beautiful 4 unit presents a great value-add investment opportunity with stable in-place income + fantastic rental upside in a rapidly appreciating pocket niche. Unique opportunity to purchase a 4-bedroom 2 bath house with 3 detached units in the rear. Offers subject to interior inspection. Make an offer today!

Facts & Features

- Sold On 10/17/2024
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: Two, Multi/Split
- 0 Total parking spaces
- \$1 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,545
- Electric: \$700.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$450
- Cable TV: 01932488
- Gardener:
- Licenses:
- Insurance: \$295
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$0	\$0	\$3,900
2:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$1,950
3:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$1,950
4:	1	4	2	0	Unfurnished	\$1,616	\$1,616	\$3,200

Of Units With:

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

Additional Information

- Standard sale

- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5005013015

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SB24087072

Printed: 10/20/2024 9:03:25 AM

Closed •

List / Sold:

\$1,299,000/\$1,155,000 ↓

145 days on the market

Listing ID: 24396417

10107 England Ave • Inglewood 90303

**5 units • \$259,800/unit • 3,571 sqft • 6,634 sqft lot • \$323.44/sqft •
Built in 1955**

South of Century Blvd/ South of 104th St/ to England



Attention Investors and End users!! 4 units are now vacant!! Incredible Add Value property! Makes this building a 7+ Cap or more Property. Probably one of the best deals in Inglewood right now! A 4th, 5th unit to be vacant soon! You're not going to find a building with all units vacant!! Sought after Inglewood location. Consisting of (3) 1 bed + 1 baths and (2) 2 bed + 1 bath units. 5 car separate garage parking in rear. Electrical appears to be updated. Walk to the new Intuit Dome, future home of the Los Angeles Clippers. So Fi Stadium The Kia Forum, Youtube Theatre. Upcoming gentrified area of Inglewood. Close to shopping, entertainment and Schools. This building is a winner!! Hurry!!

Facts & Features

- Sold On 10/17/2024
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- SellerConsiderConcessionYN: Yes

Interior

- Floor: Carpet, Laminate
- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02208853
- 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	\$2,000
2:	1	2	1		Unfurnished	\$0	\$0	\$2,500
3:	1	2	1		Unfurnished	\$0	\$0	\$2,500
4:	1	1	1		Unfurnished	\$0	\$0	\$2,000
5:	1	1	1		Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

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

- Disposal:

Additional Information

- Real Estate Owned sale
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4030005023

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Apartment

List / Sold:

\$1,850,000/\$1,925,000 ↑

11 days on the market

Listing ID: AR24173269

1400 W Pine St • Alhambra 91801

5 units • \$370,000/unit • 5,002 sqft • 9,670 sqft lot • \$384.85/sqft • Built in 1959

Pine St. & Marguerita



Discover a promising real estate opportunity with these five apartment units located in the sought-after area adjacent to South Pasadena. Situated on a generous 9,923 sq/ft lot with 4,983 sq/ft of building space, this property boasts substantial upside potential for investors and developers alike. The complex features: All large Four 2-bedroom/1-bath units and one 3-bedroom/1.5-bath unit, Five carports plus ample street parking, ensuring convenience for residents. New exterior paint enhances curb appeal and modernizes the building's appearance. Additional highlights include: New exterior paint enhances curb appeal and modernizes the building's appearance. Large balcony/patio areas for outdoor enjoyment with pitch roof. Owner recently updated all individual electrical boxes. Located in a charming South Pasadena residential neighborhood, this property is within walking distance to City Hall, shopping, restaurants, and parks, offering unparalleled convenience and a vibrant community atmosphere. The state of California has rent control but not the city of Alhambra. Please do not disturb tenants or knock on their doors. Coin operated washer/dryer belongs to owner.

Facts & Features

- Sold On 10/15/2024
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 5 Total carport spaces
- \$0 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area
- Cap Rate: 3.49
- \$112540 Gross Scheduled Income
- \$64517 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$44,677
- Electric: \$426.00
- Gas: \$2,202
- Furniture Replacement:
- Trash: \$1,850
- Cable TV: 01311137
- Gardener:
- Licenses:
- Insurance: \$5,800
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,882
- Other Expense: \$7,000
- Other Expense Description: Repairs

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,200	\$2,200	\$2,650
2:	1	2	1	0	Unfurnished	\$1,770	\$1,770	\$2,350
3:	1	2	1	0	Unfurnished	\$1,785	\$1,785	\$2,350
4:	1	2	1	0	Unfurnished	\$1,770	\$1,770	\$2,350
5:	1	2	1	0	Unfurnished	\$1,770	\$1,770	\$2,350

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5321033033

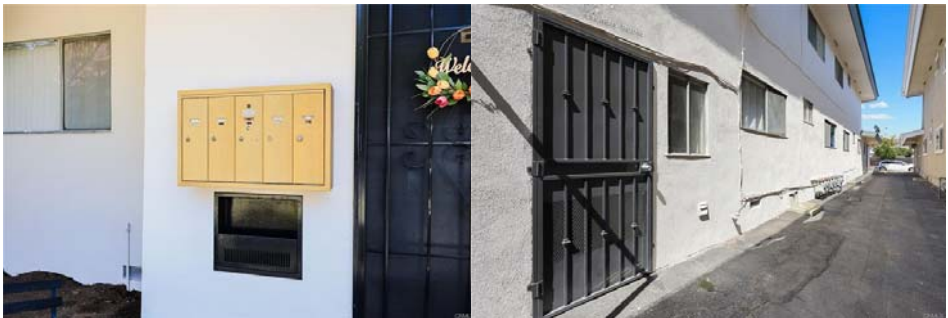
Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



Closed •

List / Sold:

\$1,650,000/\$1,400,000 ↓

60 days on the market

Listing ID: 24415385

7045 S La Cienega Blvd • Los Angeles 90045

**5 units • \$330,000/unit • 3,706 sqft • 7,204 sqft lot • \$377.77/sqft •
Built in 1953**

Slauson East to LaCienega Right.



Great opportunity for a developer to build, an investor to buy and hold or as an owner-user property. Eligible for new CHIP ordinance that can allow additional 50% density increase and significant parking reductions (See Docs). An exceptional development opportunity , located in a desirable area of Los Angeles. Zoned R3-1, this property offers a substantial buildable area, making it an ideal site for a multifamily residential project. With a generous lot size and significant allowable floor area, this parcel is perfect for developers looking to maximize their investment in a prime location. Key Features include ample buildable space. The property spans 7,201 sq. ft. with a buildable square footage of 21,603 sq. ft., providing a solid foundation for a substantial development. Located in a dynamic and sought-after part of Los Angeles, this property is ideally positioned to attract residents. Its strategic location offers easy access to major transportation routes, shopping, dining, and other urban amenities, ensuring strong demand and sustained growth potential. All information provided is deemed reliable but not guaranteed. Buyer and buyers agent should perform their own investigations to confirm accuracy of all information including but not limited to lot size, zoning, planing and building restrictions. The property may be delivered vacant at close of escrow. Unit mix is three 1/1's and two 2/1's. Showings will be scheduled by appointment with an accepted offer subject to interior inspection. call listing agent for additional information regarding the current rent roll.

Facts & Features

- Sold On 10/15/2024
- Original List Price of \$1,800,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- | | |
|--------------------------------|------------------------------|
| • Total Operating Expense: \$0 | • Insurance: |
| • Electric: | • Maintenance: |
| • Gas: | • Workman's Comp: |
| • Furniture Replacement: | • Professional Management: |
| • Trash: | • Water/Sewer: |
| • Cable TV: 02134493 | • Other Expense: |
| • Gardener: | • Other Expense Description: |
| • Licenses: | |

Unit Details

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

Of Units With:

- | | |
|----------------------|-----------|
| • Separate Electric: | • Drapes: |
|----------------------|-----------|

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

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

Additional Information

- Standard sale

- C29 - Westchester area
- Los Angeles County
- Parcel # 4103014005

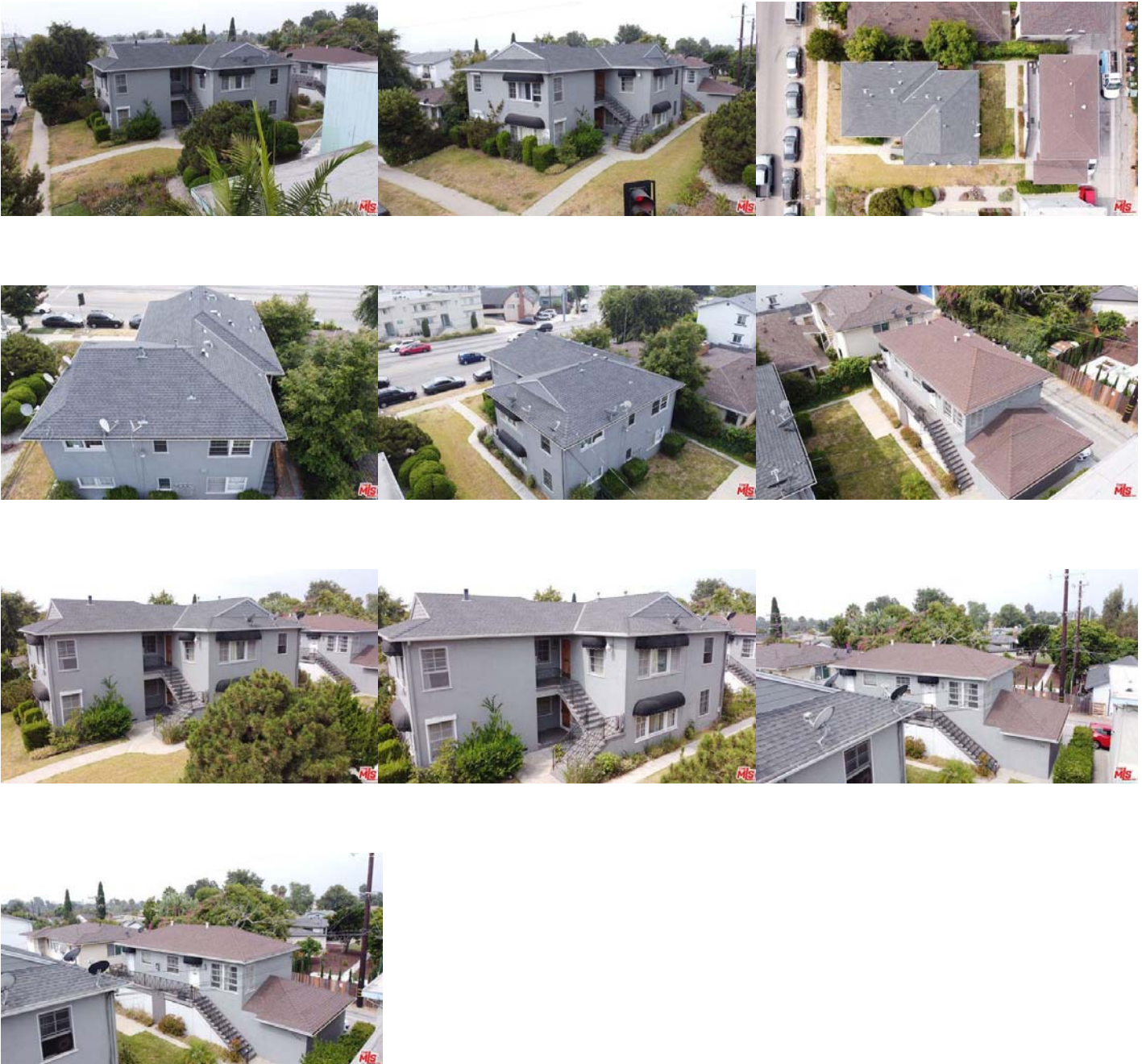
Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



Closed • **Apartment**

List / Sold:

\$2,000,000/\$1,700,000 ↓

53 days on the market

Listing ID: PF24159081

4124 Los Feliz Blvd • **Los Angeles 90027**

6 units • **\$333,333/unit** • **5,138 sqft** • **8,221 sqft lot** • **\$330.87/sqft** •
Built in 1941

East of Hillhurst



****TROPHY PROPERTY**** Enchanting 6-Unit French Normandy Gem in the heart of Los Feliz! You will surely want your portfolio to include this beauty. This property sits grandly in the fantastic neighborhood of Los Feliz with trendy shops and restaurants nearby. The building exudes character and charm throughout all 6 units. Built in 1941, each unit is one bedroom and one bathroom with covered/shared garages in the rear of the property. Building square footage is 5,138 and the lot size is 8,221. The current ownership has had this property in the family for over 50 years. Seize the opportunity to own a valuable piece of Los Feliz real estate. Easy access to the 101 and 5 freeways, Greek Theater and Griffith Park - - PRIME location near vibrant shops, restaurants, and cultural landmarks. Please do not disturb tenants.

Facts & Features

- Sold On 10/17/2024
- Original List Price of \$2,000,000
- 1 Buildings
- 6 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: In Closet, In Kitchen, Inside
- \$98916 Gross Scheduled Income
- \$85332 Net Operating Income
- 1 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,584
- Electric: \$1,380.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,716
- Cable TV: 01954431
- Gardener:
- Licenses:
- Insurance: \$6,264
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,224
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,306	\$1,306	\$2,300
2:	1	1	1	1	Unfurnished	\$1,606	\$1,606	\$2,300
3:	1	1	1	1	Unfurnished	\$1,403	\$1,403	\$2,300
4:	1	1	1	1	Unfurnished	\$1,287	\$1,287	\$2,300
5:	1	1	1	1	Unfurnished	\$1,355	\$1,355	\$2,300
6:	1	1	1	1	Unfurnished	\$1,286	\$1,286	\$2,300

Of Units With:

- Separate Electric: 1
- Gas Meters: 6
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC: 6

Additional Information

- Standard sale
- Rent Controlled

- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5591001004

Michael Lembeck

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Cell Phone: 714-742-3700

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Newport Beach, 92660

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Closed • **Apartment**

List / Sold:

\$3,795,000/\$3,795,000

13 days on the market

Listing ID: BB24061177

12807 Barbara Ann St • Valley Glen 91605

**6 units • \$632,500/unit • 9,570 sqft • 9,331 sqft lot • \$396.55/sqft •
Built in 2024**

Property located just South of Sherman Way and west of Coldwater Canyon Ave



12807 Barbara Ann is a brand new 2024 construction OPPORTUNITY ZONE 6-unit located in a RARE Valley Glen location, just 8 minutes from Noho West! With a 6.01% projected cap rate, an impossibly low price per door of \$632,500, and NO RENT CONTROL, this is the new construction property you've been waiting for! Plus, you get all of this with minimal expenses, premium design, and the ease of owning a hassle-free 2024 construction! 12807 Barbara Ann is made up of one large 5 bed, 5 bath tri-level townhome style unit, two massive 4 bed, 5 bath tri-level townhomes style units, and three 3 bed, 4 bath units with spacious floorplans, and 10 parking spots. The excellent location, paired with the upscale modern units makes for quick, easy rentals. These premium townhomes feature unbeatable floorplans with extremely large, tenant friendly kitchens and living rooms. You will find noteworthy features including, but not limited to: designer tiles, quality wood doors, all appliances included, modern glossy cabinets, large islands, high ceilings, huge walk in closets, balconies off the living space, countless windows everywhere you look allowing for maximum light, natural wood water proof vinyl, and more! In addition to the high return, buyers will enjoy other perks including: NO RENT CONTROL, tons of parking, tastefully designed drought tolerant landscaping, a 1-year builder's warranty, brand new EVERYTHING, little to no maintenance, separate meters for gas & electric, 6 submeters for water, and extreme desirability amongst renters for years to come.

Facts & Features

- Sold On 10/16/2024
- Original List Price of \$3,795,000
- 3 Buildings
- Levels: Three Or More
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$351 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 6.01
- \$295800 Gross Scheduled Income
- \$228109 Net Operating Income
- 5 electric meters available
- 6 gas meters available
- 5 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator
- Other Interior Features: Balcony

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$55,859
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01764077
- Gardener:
- Licenses:
- Insurance: \$5,742
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	5	0	Unfurnished	\$0	\$0	\$4,700
2:	1	4	4	1	Unfurnished	\$0	\$0	\$4,200
3:	1	4	4	0	Unfurnished	\$0	\$0	\$4,100
4:	1	3	4	0	Unfurnished	\$0	\$0	\$3,900
5:	1	3	4	0	Unfurnished	\$0	\$0	\$3,900
6:	1	3	4	0	Unfurnished	\$0	\$0	\$3,850

Of Units With:

- Separate Electric: 5
 - Gas Meters: 6
 - Water Meters: 5
 - Carpet:
 - Dishwasher: 6
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 6
 - Refrigerator: 6
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- VG - Valley Glen area
 - Los Angeles County
 - Parcel # 2324006023

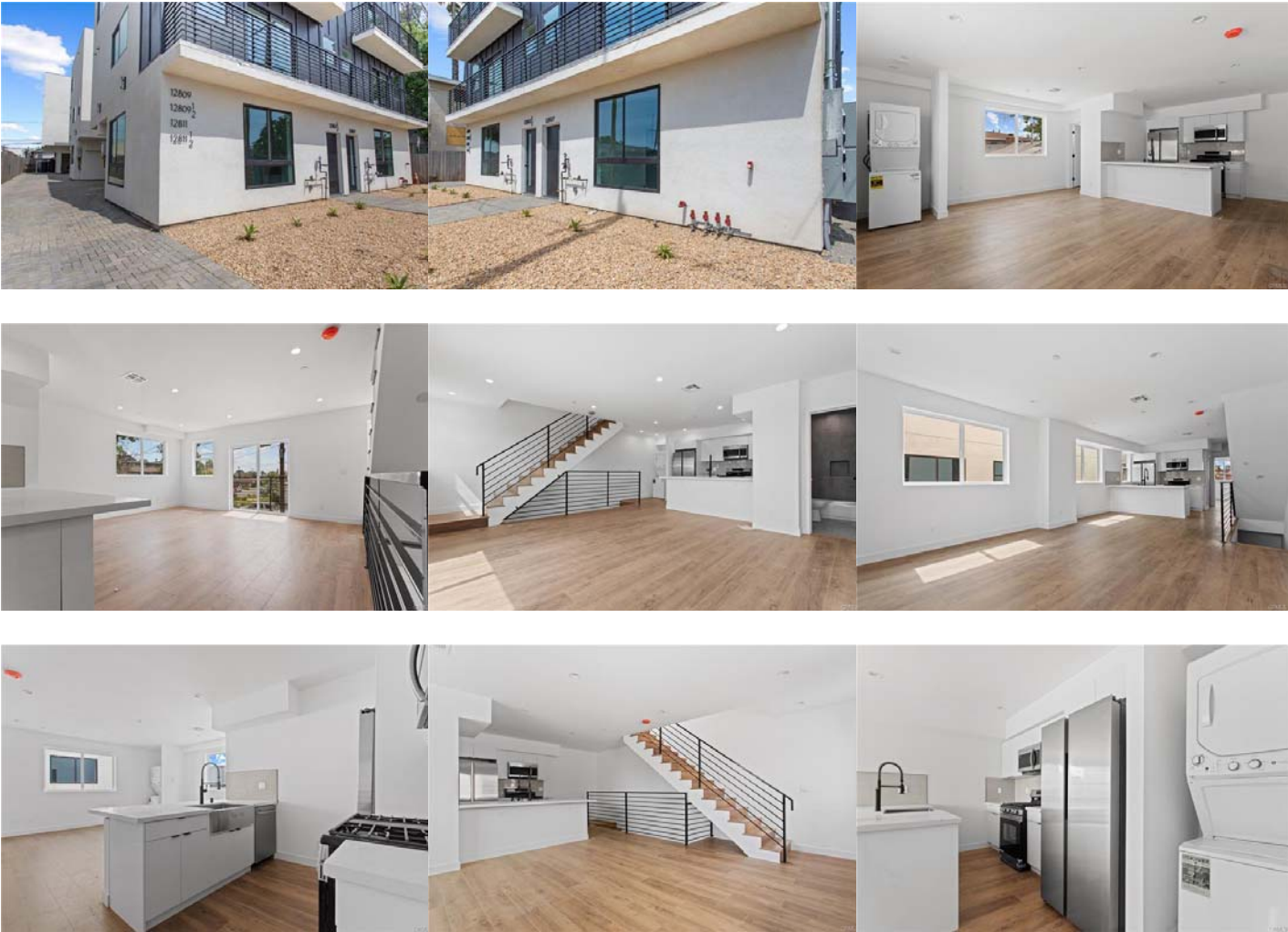
Michael Lembeck

State License #: 01019397
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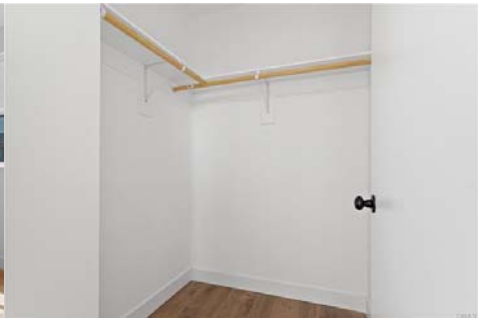
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: BB24061177

Printed: 10/20/2024 9:03:28 AM

Closed •

List / Sold:

\$2,520,000/\$2,550,000 ↑

62 days on the market

Listing ID: 24406423

1630 S Gramercy Pl • Los Angeles 90019

7 units • **\$360,000/unit** • **6,181 sqft** • **10,713 sqft lot** • **\$412.55/sqft** •
Built in 1986

North of Washington, South of Venice, West of Western & East of Arlington



7 units with an assumable loan that is fixed at a 3.150% interest rate until 2027, and part of a 3-building portfolio sale. 1630 S Gramercy Place is a 1980's construction asset that is NOT subject to LA City Rent Control. This 7-unit apartment building is in the middle of centrally located Arlington Heights and boasts a top-heavy unit mix with all 3 Bed/2 Bath units and has 14 on-site & reserved parking spaces for tenants (7 tandem). The property is being offered at an attractive 10.90 GRM and 6.00% cap rate on current rents and operating expenses. Each unit was remodeled and is getting top of the market rent that'll couple perfectly with a low 3.150% interest rate to generate a rare 8% cash on cash return on Day 1. All units have in-unit washer & dryers, and in-unit water heaters to help escape common area gas bills. Tenants are on RUBS for utility reimbursements for water, sewer & trash, and the building is separately metered for gas & electricity which keeps this building operating with low utility bills. Future land value will remain high at this property as time passes for it being located on a 10,710 SF lot that's zoned LAR3. With the remodeled units, this property will be an easy-to-manage asset to keep for generations with high cash flow, low maintenance & repairs, and minimal upkeep. Can be bought together or separate with 411 Witmer Street and 4046 Nicolet Ave.

Facts & Features

- Sold On 10/18/2024
- Original List Price of \$2,520,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- Heating: Electric, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 6
- \$151172 Net Operating Income

Interior

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

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$72,692
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01360959
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,683	\$2,683	\$2,750
2:	1	3	2		Unfurnished	\$2,591	\$2,591	\$2,750

3:	1	3	2	Unfurnished	\$2,517	\$2,517	\$2,750
4:	1	3	2	Unfurnished	\$2,652	\$2,652	\$2,750
5:	1	3	2	Unfurnished	\$2,587	\$2,587	\$2,750
6:	1	3	2	Unfurnished	\$2,587	\$2,587	\$2,750
7:	1	3	2	Unfurnished	\$2,566	\$2,566	\$2,750

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5073015006

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

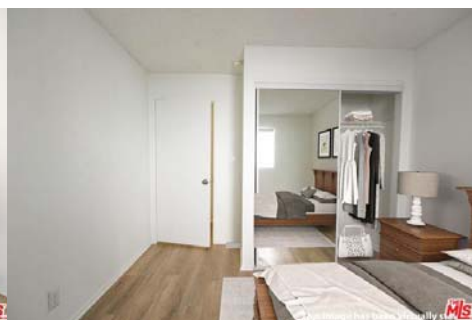
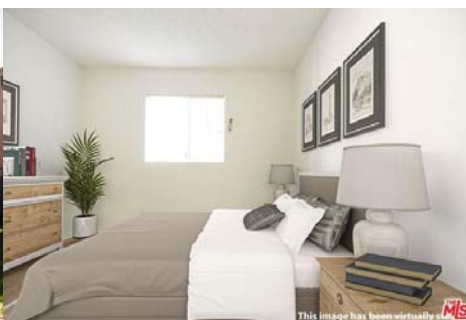
Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed •

List / Sold:

\$2,750,000/\$2,550,000 ↓

8638 Cashio St • Los Angeles 90035

43 days on the market

**8 units • \$343,750/unit • 8,530 sqft • 8,674 sqft lot • \$298.94/sqft •
Built in 1963**

Listing ID: 24430088

2 blocks east of Robertson Blvd. and 1 block south of Pico-Blvd, 8638 Cashio is minutes from Beverly Hills and Carthay Square (approx. 1 mile)



Built in 1963, 8638 Cashio features (6) 2-bdrm. units & (2) 2-bdrm. units, and (2) 1-bdrm. units. These bright and spacious units average approx. 1,000 SF. Please note, the units facing Cashio St. are equipped with balconies. Renovated units include quartz countertops, wood-laminate flooring, stainless-steel appliances, and more. 8638 Cashio is a value-add opportunity offering approx. 45% rental upside. The property will stabilize at a 7.96% CAP and 9.38 GRM at projected market rents. Please note, Unit 7 was rented in July 2024 for \$3,125. 8638 Cashio is adjacent to Beverly Hills and Carthay Square, 2 exclusive neighborhoods under constant demand by high-income young professionals and families. The property is 1.1 miles from Wilshire Blvd, providing convenient access to the METRO Purple Line La Cienega Station (expected completion in 2025), and a wealth of financial, entertainment, healthcare, and law employers along Wilshire Blvd and the greater Beverly Hills area. In addition, 8638 Cashio is near the Beverly Hills Tennis Club and La Cienega Park & Recreation Center.

Facts & Features

- Sold On 10/16/2024
- Original List Price of \$2,750,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.73
- \$130155 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$68,385
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	2		Unfurnished	\$2,155	\$12,932	\$19,170
2:	2	1	1		Unfurnished	\$1,935	\$3,871	\$5,190

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4303012030

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

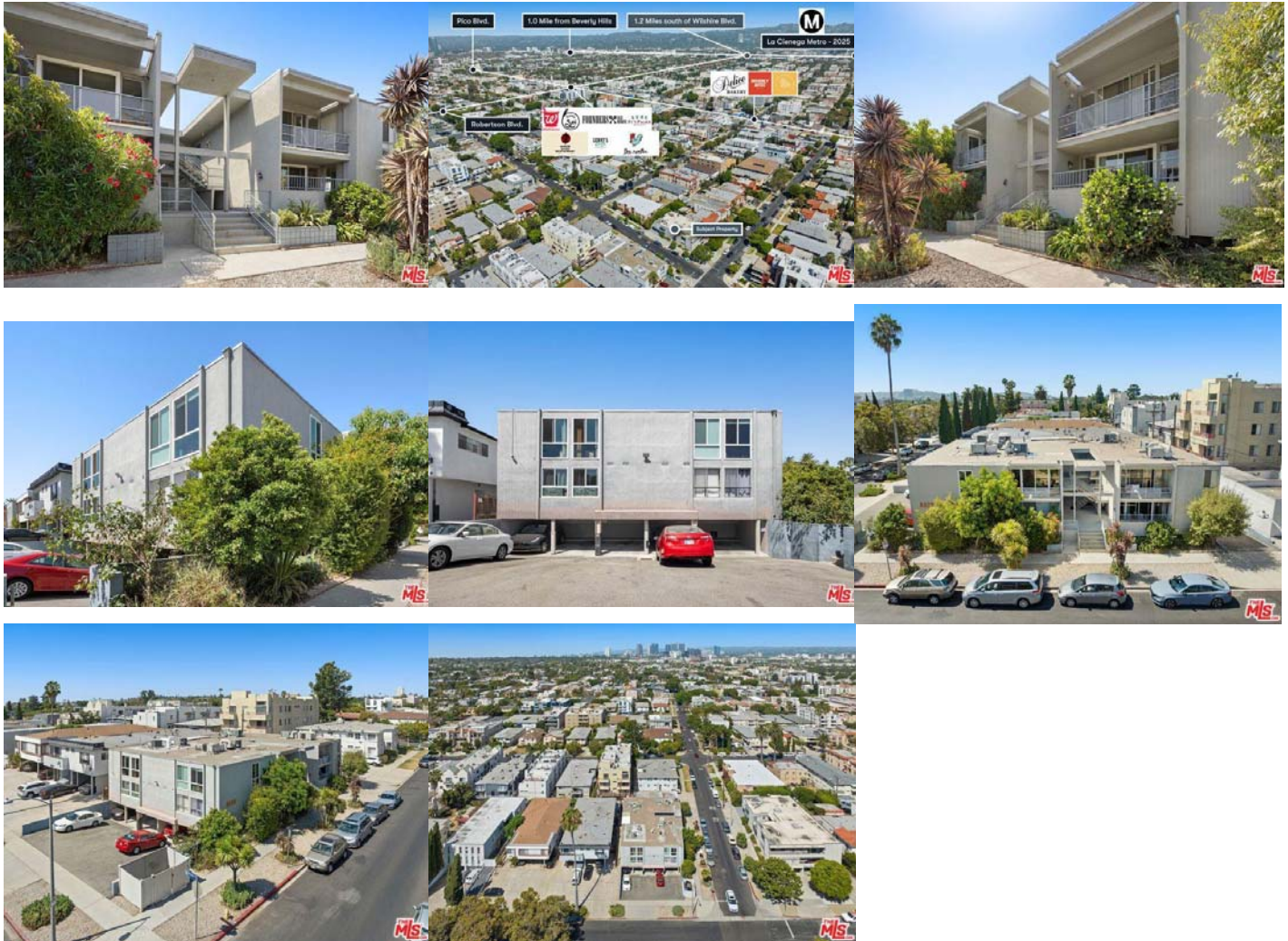
Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24430088

Printed: 10/20/2024 9:03:31 AM

Closed •

List / Sold:

\$1,750,000/\$1,462,500 ↓

140 days on the market

Listing ID: 24386261

4100 Inglewood Blvd • Los Angeles 90066

10 units • \$175,000/unit • 7,749 sqft • 7,606 sqft lot • \$188.73/sqft • Built in 1959

Inglewood Blvd. between Washington Place and Washington Blvd.



Bread and butter 10-unit apartment building in highly desired Mar Vista. Nice unit mix with 6 one-bedroom units, 2 two-bedroom units, and 2 studios. The property is being offered at a very low price per square foot of improvements and with long time tenants with very low rents, there is a lot of upside in the building. Separately metered for gas and electricity. Laundry room provides additional income. Great Westside location close to the Sunday Mar Vista Farmers Market and trendy Washington Boulevard. First time on the market in many decades. Earthquake retrofit work has been completed.

Facts & Features

- Sold On 10/15/2024
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 3.5
- \$61773 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$66,563
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01235179
- 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	\$996	\$996	\$996
2:	1	1	1		Unfurnished	\$917	\$917	\$917
3:	1	1	1		Unfurnished	\$1,069	\$1,069	\$1,069
4:	1	1	1		Unfurnished	\$891	\$891	\$891
5:	1	2	1		Unfurnished	\$741	\$741	\$741
6:	1	1	1		Unfurnished	\$999	\$999	\$999
7:	1	2	1		Unfurnished	\$2,150	\$2,150	\$2,150
8:	1	1	1		Unfurnished	\$1,285	\$1,285	\$1,285
9:	1	0	1		Unfurnished	\$1,048	\$1,048	\$1,048
10:	1	0	1		Unfurnished	\$741	\$741	\$741

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4233016031

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24386261

Printed: 10/20/2024 9:03:31 AM

Closed • **Apartment**

List / Sold:

\$5,280,000/\$4,800,000 ↓

117 days on the market

Listing ID: WS24124907

11645 Mapledale St • Norwalk 90650

16 units • \$330,000/unit • 14,452 sqft • 23,266 sqft lot • \$332.13/sqft • Built in 1963

Cross Street Pioneer Blvd and Rosecrans Ave.



Excellent Investment with Great Income and Cash Flow!! Plumbing and Electrical systems upgraded in 2009. Roofing replaced in 2019. Concrete Driveway and Parking Area replaced in 2020. All Units underwent rehabilitation in 2009. Each unit comes with individual Water-Heater, Electric Meter, Gas Meter and Split AC Units. Units are condo style with Living room, kitchen, 1/2 Bath and A Den on 1st Floor, Bedrooms and Full bath is on the 2nd Floor. All units have all tiles on the 1st floor and Laminated flooring on the 2nd floor. The property also has a community laundry facility with coin operated machines that produce income (NOT include in the Gross Income). In addition, It is a permitted office room for the On-site Manager. Tenants pay their own gas and electric. Good location close to Town Square Center, transportation and school. In close Vicinity of 5, 605, 91 Freeways. 23 Parking and room for additional spaces.

Facts & Features

- Sold On 10/17/2024
- Original List Price of \$5,280,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- 12 Total carport spaces
- \$207 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$447000 Gross Scheduled Income
- \$380092 Net Operating Income
- 17 electric meters available
- 17 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,956
- Electric: \$2,408.00
- Gas: \$449
- Furniture Replacement:
- Trash: \$7,662
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance: \$5,568
- Maintenance:
- Workman's Comp:
- Professional Management: 600
- Water/Sewer: \$9,269
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	16	32	29	23	Unfurnished	\$37,250	\$37,250	\$37,250

Of Units With:

- Separate Electric: 17
- Gas Meters: 17
- Water Meters: 2
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 16

- Disposal:

Additional Information

- Standard sale

- M1 - Norwalk area
- Los Angeles County
- Parcel # 8074021061

Michael Lembeck

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Citivest Realty Services, Inc

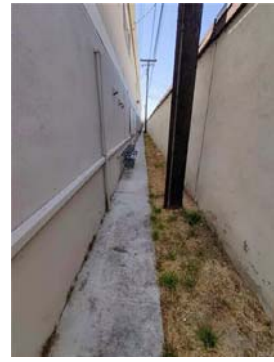
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4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: WS24124907

Printed: 10/20/2024 9:03:31 AM

Closed •

List / Sold:

\$5,300,000/\$4,850,000 ↓

122 days on the market

Listing ID: 23331875

14687 Rayen St • Panorama City 91402

**20 units • \$265,000/unit • 20,829 sqft • 23,133 sqft lot • \$232.85/sqft •
Built in 1964**

West of Van Nuys Blvd., South of Nordhoff St, North of Parthenia St, East of Willis Ave



HUGE PRICE REDUCTIONVACANT 2+2 UNIT LEASED AT \$2,550*** IN-PLACE 6.31% CAP RATE, 10.18 GRM***18 (2+2) 2 (3+2) units in Panorama City. Property is located in Panorama City, the next multifamily hotspot. There are big changes going on near Panorama City and North Hills. PrimeStar and the city are planning a major development called the "Panorama City Center". This massive development will offer over 5 million square feet of multi-family, retail, restaurants, entertainment, fitness, office, and medical. Basically, a walking city. This adds to other current and future huge developments being planned in the area. Izek Shomof has already converted the Panorama Tower, previously an office building, into 194 luxury residential apartments and due to its success, is now planning on building another 200 apartments w/ retail right next door. We believe these major investments are due to the upcoming Light Rail Transit Line on Van Nuys Blvd. Transit Lines have been proven to change neighborhoods, sometimes increasing rents 25-67%. Large developers know this and build accordingly. These transformative large developments further change the neighborhoods. Nearby property owners receive the benefits. Call us, we can help you profit from this. The Next Multifamily Hotspot echoing the Success of North Hollywood and Korea Town | Less than 1/2 mile from the coming Van Nuys Light Rail, New public transit stops drive up nearby rental prices 25% - 60% | 1/2 a mile to the Future Panorama City Center, a 5,000,000 Sq Ft Transportation Oriented Development sure to Transform the Neighborhood | New Developments Change Neighborhoods, Additional Significant Developments are Planned in the Area by Major Developers | 80% 2 Bedroom 2 Bath, 20% 3 Bedroom 2 Bath | All units have nice kitchens, kitchen cabinets, flooring and bathrooms | Potential to add an ADU without losing parking (Buyer to confirm) | Contact us for an OM.

Facts & Features

- Sold On 10/15/2024
- Original List Price of \$5,300,000
- 1 Buildings
- Levels: Two
- 20 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN: Yes
- Cap Rate: 6.31
- \$308538 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$160,821
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01922362
- 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:	18	2	2		Unfurnished	\$1,863	\$33,531	\$44,100

2:	2	3	2	Unfurnished	\$2,782	\$5,564	\$5,790
3:							
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							
# Of Units With:							
• Separate Electric:				• Drapes:			
• Gas Meters:				• Patio:			
• Water Meters:				• Ranges:			
• Carpet:				• Refrigerator:			
• Dishwasher:				• Wall AC:			
• Disposal:							

Additional Information

- Standard sale
- PC - Panorama City area
 - Los Angeles County
 - Parcel # 2651011030

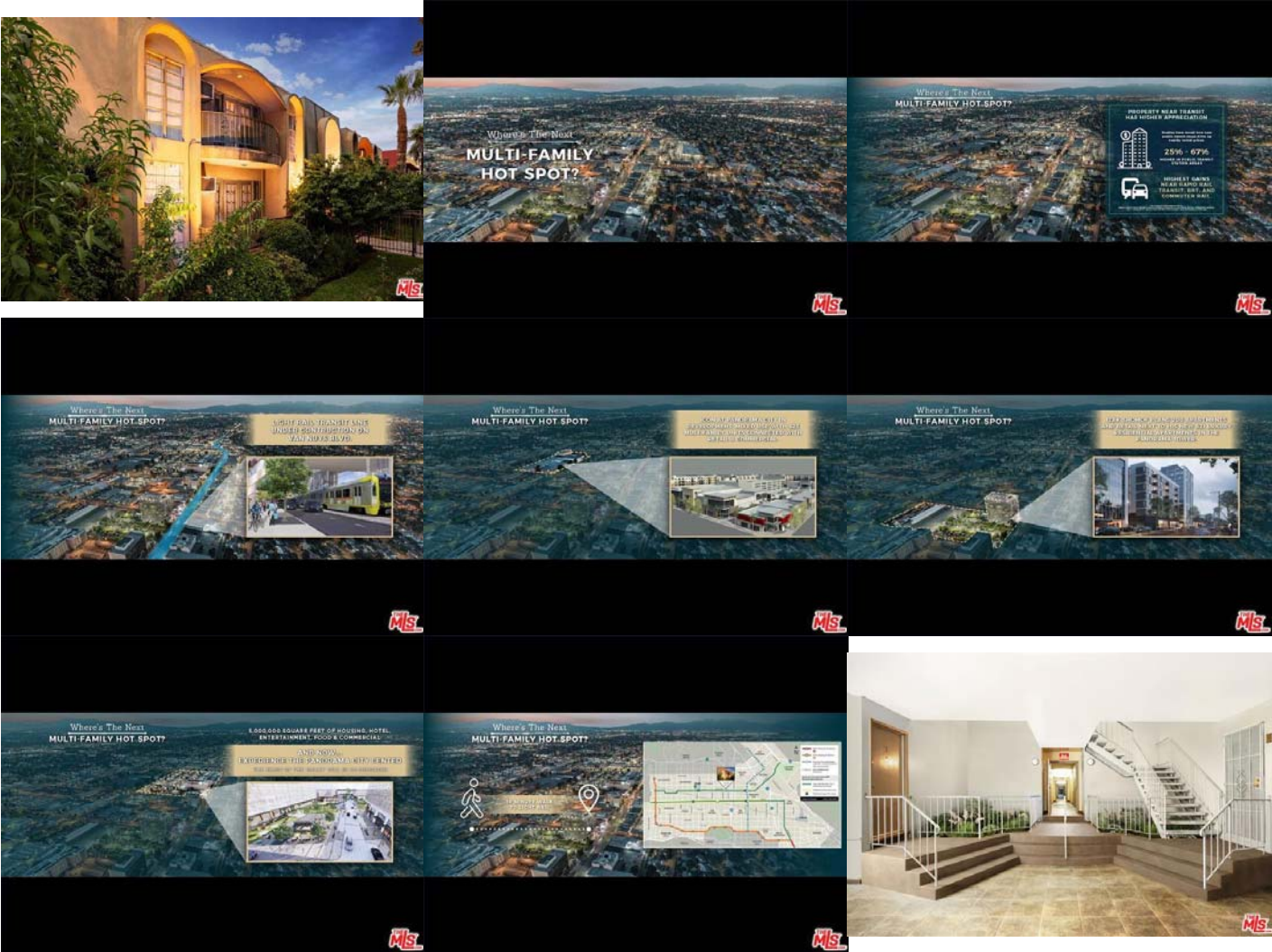
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

\$12,400,000/\$11,628,429 ↓

47 days on the market

Listing ID: 24393183

21010 Anza Ave • Torrance 90503

34 units • \$364,706/unit • 38,126 sqft • 35,755 sqft lot • \$305.00/sqft •
Built in 1964

Located on the SE corner of Anza Ave and Maricopa St



The Anza South Apartments is a 34-unit, legacy asset situated in the West Torrance area of the South Bay and located on the desirable Anza Ave corridor. The property presents a massive value-add opportunity for experienced investors to enhance their returns through strategic improvements and renovations. There is a proven demand for best-in-class renovated apartments to make up for the lack of new construction in the Torrance market. Additionally, a low velocity sales market, combined with an aging inventory and high barrier to entry for new construction continue to increase investor demand for larger properties with strong value-add opportunities. The limited stock, low vacancy rates and the affordability gap between buying and renting ensure a consistent demand for renovated units. Strong economic drivers and booming construction sector, point towards economic and rent growth. Lastly, the property benefits from access to the best health care in the South Bay and the #2 school district in LA County, making it highly desirable for families and individuals. The properties offer a compelling investment proposition with multiple factors contributing to their potential success.

Facts & Features

- Sold On 10/14/2024
- Original List Price of \$12,400,000
- 1 Buildings
- Levels: Two
- 36 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 4.93
- \$611594 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$320,646
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01309982
- 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	\$1,879	\$7,516	\$8,780
2:	21	2	2		Unfurnished	\$2,343	\$49,203	\$56,070
3:	9	3	2		Unfurnished	\$2,499	\$22,491	\$27,225

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.250%

- 131 - West Torrance area
- Los Angeles County
- Parcel # 7524027031

Michael Lembeck

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