

Cross Property Customer 1 Line

	<u>Listing_ID</u>	<u>S</u>	<u>St#</u> <u>St Name</u>	<u>City</u>	<u>Area</u>	<u>SLC</u>	<u>Units</u>	<u>GSI</u>	<u>Cap</u>	<u>L/C Price</u>	<u>\$/Sqft</u>	<u>Sqft</u>	<u>YrBuilt</u>	<u>LSqft/Ac</u>	<u>PrvPool</u>	<u>Grg Spcs</u>	<u>Date</u>	<u>DOM/CDOM</u>
1	SB21098928	S	4304 W 102nd ST	ING	102	STD	2	\$29,400		\$580,000↓	\$370.37	1566	1924/ASR	5,725/0.1314	N	2	10/20/21	44/44
2	SB21159089	S	15227 Freeman AVE	LAWN	112	TRUS	2	\$0		\$850,000	\$388.84	2186	1949/ASR	9,387/0.2155	N	4	10/19/21	6/6
3	OC21196655	S	4431 W 170th ST	LAWN	113	STD	2	\$14,400		\$625,000↑	\$550.18	1136	1949/ASR	5,800/0.1331	N	0	10/20/21	10/10
4	EV20176575	S	2917 W Roscrans AVE	GR	119	STD	5	\$111,036	4	\$1,422,000↑	\$344.06	4133	1958/ASR	6,303/0.1447	N	5	10/18/21	287/421
5	21757468	S	233 38Th PL	MANH	142	STD	2			\$1,830,000↓	\$1,188.31	1540	1962	1,566/0.03	N		10/21/21	21/21
6	320007059	S	525 Manhattan AVE	HMB	148	TRUS	4	\$0	0	\$3,000,000↓	\$692.52	4332	1963	4,007/0.09		0	10/20/21	59/59
7	DW21087121	S	462 W 3rd ST W #2	SP	179	STD	2	\$19,200		\$915,000↓	\$448.09	2042	2006/ASR	4,593/0.1054	N	2	10/19/21	145/145
8	SB21139950	S	616 W Ofarrell ST	SP	193	STD	3	\$76,800		\$1,070,000↓	\$421.43	2539	1920/ASR	5,722/0.1314	N	0	10/20/21	83/83
9	AR21230335	S	84 E Loma Alta DR	ALTA	604	STD	3	\$90,600		\$1,174,000↓	\$293.65	3998	1946/ASR	22,344/0.5129	N	0	10/21/21	0/0
10	21767332	S	4022 Brunswick AVE	LA	606	STD	3			\$1,580,000↓	\$647.01	2442	1923	6,018/0.13	N		10/19/21	47/47
11	320007465	S	381 W Alameda AVE	BBK	610	STD	2	\$0	0	\$850,000↑	\$626.38	1357	1951	3,632/0.08		1	10/22/21	32/32
12	BB21177942	S	2250 N Fairview ST	BBK	610	STD	9	\$170,280		\$2,800,000↑	\$478.31	5854	1990/ASR	6,732/0.1545	N	0	10/19/21	2/2
13	CV21163261	S	18427 E Cypress	CVN	614	TRUS	2	\$52,800		\$800,000↓	\$434.78	1840	1940/ASR	11,650/0.2674	N	3	10/21/21	10/10
14	CV20257353	S	12240 Ferris RD	ELM	619	TRUS	2	\$1,975		\$686,450↓	\$390.25	1759	1960/ASR	10,782/0.2475	N	2	10/19/21	182/182
15	P1-6742	S	2546 Potrero AVE	ELM	619	STD,TRUS	7	\$116,400	4	\$1,745,000↓	\$288.67	6045	1962	8,504/0.19	N	0	10/22/21	28/28
16	DW21163957	S	3544 El Sereno AVE #1	ESER	621	STD	3	\$50,779		\$870,000↓	\$575.40	1512	1938/ASR	6,100/0.14	N	0	10/22/21	33/33
17	WS21164591	S	3151 3153 Farnsworth AVE	LA	621	STD	2	\$54,480		\$982,000↓	\$269.78	3640	1992/ASR	7,114/0.1633	N	2	10/18/21	25/25
18	21765842	S	515 Chester ST	GD	628	STD	8			\$2,795,000	\$517.21	5404	1962	7,506/0.17			10/21/21	13/114
19	21761620	S	4628 Clarissa AVE	LA	637	STD	2			\$1,220,000↑	\$733.17	1664	1922	5,299/0.12			10/19/21	67/67
20	21725056	S	4327 Clarissa AVE	LA	637	STD	3			\$1,500,000↑	\$473.48	3168	1939	5,548/0.12	N	3	10/22/21	153/153
21	WS21188973	S	348 Shrode	MNRO	639	STD	2	\$0		\$13,250,000↑	\$5,944.37	2229	2021/ASR	9,163/0.2104	N	2	10/22/21	46/46
22	21765794	S	475 Wyoming ST	PAS	645	PRO	3			\$778,000↑	\$480.84	1618	1910	8,251/0.18			10/20/21	53/53
23	SW21151654	S	742 Earlham ST	PAS	645	STD	4	\$102,000		\$1,450,000↓	\$655.52	2212	1949/PUB	11,003/0.2526	N	2	10/20/21	72/150
24	WS21109098	S	901 S Del Mar AVE	SGAB	654	STD	2	\$84,000		\$1,453,000↓	\$659.85	2202	2021/ASR	7,604/0.1746	N	2	10/22/21	53/53
25	AR21177978	S	170 E Alegria AVE	SMAD	656	STD	2	\$4,000		\$1,699,000↓	\$555.23	3060	1948/ASR	19,702/0.4523	N	0	10/21/21	27/27
26	320008052	S	10072 Tujunga Canyon BLVD	TUJ	659	STD	3	\$0	0	\$960,000↓	\$609.52	1575	1942	6,544/0.15		0	10/19/21	0/0
27	AR21173767	S	9624 9626 Broadway	TMPL	661	STD	5	\$0		\$2,350,000	\$535.31	4390	1930/PUB	27,302/0.6268	N	6	10/18/21	7/7
28	21770592	S	520 N Commonwealth AVE	LA	671	PRO	3			\$1,150,000↑	\$439.77	2615	1905	7,498/0.17			10/18/21	17/17
29	21730196	S	140 N Carondelet ST	LA	671	STD	4			\$2,830,000↓	\$468.39	6042	2021	6,719/0.15			10/19/21	83/83
30	DW21178209	S	900 W Oakwood ST	MTB	674	STD	4	\$67,800		\$980,000↓	\$407.15	2407	1947/ASR	9,435/0.2166	N	3	10/22/21	5/5
31	TR21191116	S	7907 Friends AVE	WH	678	STD	2	\$0		\$868,000↑	\$434.87	1996	1924/ASR	7,806/0.1792	N	4	10/21/21	3/3
32	JV21189904	S	2567 hayes DR	LVRN	684	STD	3	\$4,935		\$1,099,000	\$292.60	3756	1964/ASR	7,877/0.1808	N	3	10/20/21	8/8
33	DW21169063	S	205 W 12th ST	POM	687	STD	2	\$39,600		\$615,000↑	\$394.23	1560	1961/ASR	5,364/0.1231	N	2	10/21/21	42/42
34	PW21132099	S	9511 Baring Cross ST	LA	699	STD	2	\$2,738		\$580,000↑	\$328.98	1763	1914/ASR	8,099/0.1859	N	1	10/21/21	64/64
35	CV21122207	S	745 W 120th ST	LA	699	STD	2	\$25,476		\$605,000↓	\$380.98	1588	1950/PUB	7,492/0.172	N	2	10/22/21	31/31
36	DW21185892	S	1207 Geraghty AVE	LA	699	STD	3	\$21,012		\$710,000↑	\$384.62	1846	1924/ASR	5,564/0.1277	N	0	10/18/21	3/3
37	DW21203392	S	3007 E 3rd ST	LA	BOYH	STD	2	\$9,600		\$375,000	\$218.02	1720	1910/ASR	5,063/0.1162	N	0	10/21/21	0/0
38	PW21179236	S	2816 Trinity ST	LA	BOYH	STD	2	\$30,000		\$474,000↓	\$379.20	1250	1922/ASR	2,780/0.0638	N	1	10/19/21	34/34
39	21727686	S	615 Camulos ST	LA	BOYH	STD	6			\$1,319,500↓	\$338.51	3898	1922	6,000/0.13			10/19/21	36/36
40	21778532	S	1733 Kelton AVE	LA	C05	STD	2			\$3,124,142↓	\$779.48	4008	1953	6,837/0.15	N	3	10/19/21	39/39
41	21769676	S	6075 Cashio ST	LA	C09	STD	4			\$2,925,000↓	\$558.42	5238	1930	6,914/0.15			10/20/21	9/9
42	WS21166461	S	714 716 N Harper AVE	LA	C10	STD	2	\$110,820		\$2,250,000↓	\$757.07	2972	1926/ASR	5,420/0.1244	N	4	10/21/21	36/36
43	21727470	S	15 Anchorage ST	MR	C12	STD	2			\$2,200,000	\$846.15	2600	1920	3,080/0.07		2	10/22/21	52/52
44	SB19257683	S	12 Catamaran ST	MR	C12	STD	4	\$183,000	5	\$2,450,000↓	\$817.76	2996	1965/PUB	3,071/0.0705	N	3	10/21/21	145/145
45	OC21125080	S	4125 Inglewood BLVD #9	LA	C13	STD	2	\$58,200		\$830,000↓	\$494.93	1677	1977/ASR	15,014/0.3447	N	0	10/20/21	133/133
46	21739142	S	3632 Greenfield AVE	LA	C13	STD	4			\$1,450,000↓	\$383.60	3780	1957	4,995/0.11			10/22/21	58/58
47	21777990	S	3608 Montclair	LA	C16	STD	2			\$586,400↓	\$496.53	1181	1923	3,406/0.07			10/21/21	17/17
48	21771866	S	2113 S Longwood AVE	LA	C16	STD	3			\$1,080,000↑	\$327.27	3300	1921	6,000/0.13	N		10/18/21	20/20
49	21785996	S	2202 HILLCREST DR	LA	C16	STD	3			\$1,425,000↑	\$454.98	3132	1923	5,998/0.13			10/20/21	2/186
50	21763542	S	1256 W Adams BLVD	LA	C16	STD	3			\$3,850,000↓	\$754.46	5103	2020	7,262/0.16			10/20/21	9/39
51	21722438	S	1126 Magnolia AVE	LA	C17	STD	4			\$2,710,000↑	\$425.43	6370	2021	7,000/0.16	N	4	10/21/21	31/31
52	21780832	S	503 S Catalina ST	LA	C17	STD	12			\$3,300,000↓	\$190.04	17365	1938	17,156/0.39			10/22/21	6/6
53	21763488	S	107 S Flores ST	LA	C19	STD	4			\$2,602,600↑	\$497.91	5227	1936	7,246/0.16	N	5	10/21/21	6/6
54	DW21194402	S	1629 E 53rd ST	LA	C34	STD	2	\$4,700		\$620,000	\$410.05	1512	1962/ASR	5,638/0.1294	N	2	10/21/21	6/6
55	DW21180423	S	1127 E 67th ST	LA	C34	STD,TRUS	4	\$0		\$675,000↑	\$347.22	1944	1928/ASR	5,005/0.1149	N	0	10/21/21	9/9
56	DW21190251	S	4110 S Harvard BLVD	LA	C34	STD	2	\$0		\$770,000↑	\$410.45	1876	1922/ASR	5,851/0.1343	N	2	10/18/21	20/20
57	21766256	S	1475 Browning BLVD	LA	C34	STD	3			\$790,000↑	\$288.64	2737	1907	5,398/0.12		1	10/18/21	7/7
58	TR21156795	S	1022 W 57th ST	LA	C34	STD	2	\$47,000		\$795,000↑	\$334.03	2380	1940/PUB	6,114/0.1404	N	2	10/21/21	23/23
59	21761594	S	1124 W 42Nd ST	LA	C34	STD	4			\$870,000↓	\$255.43	3406	1922	5,065/0.11		4	10/19/21	60/60
60	SR21162984	S	910 W 62nd ST	LA	C34	STD	3	\$0		\$998,700↓	\$488.12	2046	1920/ASR	5,499/0.1262	N	0	10/22/21	66/142
61	PW21225789	S	428 W 75th ST	LA	C34	STD	2	\$86,400		\$1,195,000↓	\$315.55	3787	2021/BLD	6,273/0.144	N	3	10/18/21	1/1
62	SR21205168	S	148 W 42nd PL	LA	C36	STD	3	\$39,240		\$650,000↑	\$206.09	3154	1908/ASR	5,401/0.124	N	2	10/20/21	5/5
63	DW21172425	S	1554 W 60th ST	LA	C36	STD	2	\$0		\$780,000	\$658.78	1184	1925/ASR	3,509/0.0806	N	0	10/18/21	0/0
64	DW20256226																	

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
71	DW21165202	S	11816 Downey AVE	DOW	D3	STD	10	\$220,368	4	\$3,400,000 ↓	\$324.24	10486	1964/PUB	13,435/0.3084	N	0	10/22/21	42/42
72	CV21181040	S	6516 E Olympic BLVD	ELA	ELA	STD	5	\$67,104		\$900,000	\$336.20	2677	1949/ASR	4,895/0.1124	N	4	10/21/21	16/179
73	PW21163618	S	6174 Allston ST	ELA	ELA	STD	4	\$0		\$943,000 ↓	\$302.24	3120	1929/PUB	4,980/0.1143	N	4	10/19/21	20/20
74	21780208	S	7055 Coldwater Canyon AVE	NHLW	NHO	STD	24			\$4,510,000 ↑	\$289.66	15570	1972	22,211/0.5			10/20/21	27/27
75	SR21167074	S	8850 Tilden AVE	PC	PC	TRUS	2	\$1,379		\$717,000 ↑	\$457.27	1568	1948/ASR	6,711/0.1541	N	2	10/18/21	42/42
76	21777750	S	5415 3rd AVE	LA	PHHT	STD	2			\$1,040,000 ↑	\$568.00	1831	1913	6,083/0.13			10/19/21	7/7
77	320005916	S	9631 Belmont ST	BF	RG	STD,TRUS	4	\$0	0	\$1,190,000 ↓	\$347.95	3420	1963	6,651/0.15		2	10/21/21	166/166
78	DW21191192	S	15152 Cabell AVE	BF	RH	STD	3	\$44,400		\$900,000 ↓	\$608.93	1478	1927/ASR	15,625/0.3587	N	4	10/21/21	25/25
79	21768664	S	15141 Burbank BLVD	SO	SO	STD	18			\$7,500,000	\$468.98	15992	1984	13,311/0.3		34	10/18/21	14/14
80	SR21183212	S	7302 Vineland AVE	SUNV	SUNV	STD	4	\$51,773		\$880,000 ↓	\$329.09	2674	1952/ASR	6,359/0.146	N	2	10/19/21	35/315
81	RS21098912	S	6500 Templeton ST	HNPK	T1	STD	3	\$0		\$632,000 ↑	\$434.66	1454	1921/PUB	6,046/0.1388	N	2	10/19/21	5/5
82	21754660	S	6200 Cottage ST	HNPK	T1	STD	4			\$885,000 ↑	\$380.15	2328	1960	6,219/0.14			10/22/21	73/73
83	DW21137684	S	7822 Bell Gardens AVE	BG	T3	STD	4	\$0		\$900,000 ↓		4	1948/PUB	8,592/0.1972	N	0	10/18/21	47/47
84	CV21161119	S	8912 Otis ST	SOG	T4	STD	3	\$36,300		\$720,000 ↓	\$394.52	1825	1948/ASR	5,783/0.1328	N	3	10/18/21	25/25
85	SR21168350	S	6824 Tobias AVE	VNS	VN	STD	2	\$84,000		\$1,175,000 ↓	\$383.99	3060	2021/BLD	8,395/0.1927	N	0	10/21/21	11/11
86	PW21067813	S	8935 Baring Cross ST	LA	WLA	STD	2	\$2,500		\$475,000 ↓	\$242.59	1958	1924/ASR	5,202/0.1194	N	2	10/20/21	105/105
87	CV21175677	S	1431 W 95th ST	LA	WLA	STD	2	\$0		\$799,000 ↓	\$536.60	1489	1929/ASR	4,839/0.1111	N	2	10/20/21	21/21

Closed •

4304 W 102nd St • Inglewood 90304

2 units • \$312,500/unit • 1,566 sqft • 5,725 sqft lot • \$370.37/sqft •

Built in 1924

Please check AP number and find out

List / Sold: \$625,000/\$580,000 ↓

44 days on the market

Listing ID: SB21098928



Two unit investment property located not far from SOFi stadium! With an Inglewood address in close proximity to all of the new restaurants and businesses that came on the heels of the new stadium. This two unit are currently tenant occupied for long time, the rental income is lower than current market rental values. It is very good for buyer looking for a investment property in a thriving market! This two unit need some TLC and you can possibly add an ADU. Reach out to the city of Inglewood to see what type of development.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$738,000
- 2 Buildings
- 2 Total parking spaces
- \$29400 Gross Scheduled Income
- \$8842 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,558
- Insurance: \$1,000
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$1,808
- Water/Sewer: \$2,400
- Cable TV:
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,405	\$16,860	\$1,900
2:	1	2	1	0	Unfurnished	\$1,180	\$14,160	\$1,700

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4034009021

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21098928

Printed: 10/25/2021 10:01:25 AM

Closed •

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

15227 Freeman Ave • Lawndale 90260

6 days on the market

2 units • \$425,000/unit • 2,186 sqft • 9,387 sqft lot • \$388.84/sqft • Built in 1949

Listing ID: SB21159089

From Manhattan Beach Blvd North on Freeman Ave to 15227 Freeman Ave



Great Location! Potential for Investors! Great-income property on a Huge 9,387 square ft. Lot. The back unit is a 2-story Lovely home with 3 bedrooms two baths. The front house has been gutted, just waiting for you to make it your own! A private backyard. The Location is in a well sought after area of Lawndale. 2 huge garages, and plenty of parking for more cars, RV, Boats, etc. 15227 Freeman AVE and 15229 Freeman AVE Front and Back units.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$850,000
- 3 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	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: 2
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4076009008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21159089

Printed: 10/25/2021 10:01:25 AM

Closed •

4431 W 170th St • Lawndale 90260

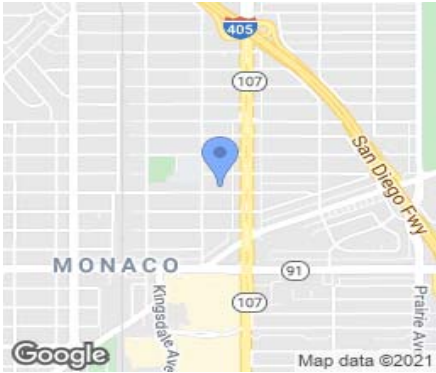
2 units • \$300,000/unit • 1,136 sqft • 5,800 sqft lot • \$550.18/sqft •
Built in 1949

From Hawthorne and 170th head west on 170th

List / Sold: \$600,000/\$625,000 ↑

10 days on the market

Listing ID: OC21196655



FIXER!!! FIXER!!! FIXER!!! OK FLIPPERS HERE IS YOUR CHANCE TO MAKE SOME REAL MONEY!!!! We have a duplex with a 2 bedroom 1 bath in front that is in pretty good shape and a 1 bedroom 1 bath in back that well to say the least in the owner's words, not mine, when she described it to me she said it "is uninhabitable". Little did I know what she meant...As for what it will take to get it in shape I have no idea but I can tell you this the comps for a duplex in this area are \$800K - \$900K. I have included some pics of the front unit and a video of the back unit for you to view...Current front tenant has been there 15 years + and is paying \$1200 per month..WATCH THE ATTACHED VIDEO FOR A GOOD IDEA OF WHAT THE BACK UNIT LOOKS LIKE...ADD JUST A LITTLE PAINT AND CARPET AND YOU CAN MAKE SOME BIG BUCKS!!!

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$600,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$710 (Estimated)
- Laundry: Inside
- \$14400 Gross Scheduled Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

UNITS BEDS BATHS GARAGE FURNISHED? ACTUAL RENT TOTAL RENT PRO FORMA

1:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,800
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 113 - South Lawndale area
 - Los Angeles County
 - Parcel # 4081030025

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

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

List / Sold:

Closed •**\$1,595,000/\$1,422,000 ↓****287 days on the market****Listing ID: EV20176575****2917 W Rosecrans Ave • Gardena 90249****5 units • \$319,000/unit • 4,133 sqft • 6,303 sqft lot • \$344.06/sqft • Built in 1958****Crenshaw Blvd & Rosecrans Ave.**

5-Unit apartment building located within the core of Gardena. Great unit mix of (1) 3 bed 2 bath, (1) 2 bed 1 bath, (3) 1 bed 1 bath, 5 enclosed garages (rented) and onsite laundry. Stabilized income stream with long term upside. Most major components of building have been modernized copper piping, upgraded electrical, pervious pavers, artificial landscape, dual pane windows, HVAC systems, fully enclosed property with gated entry and state of the art security camera system that can be viewed via app anytime. Existing landscape requires almost zero monthly maintenance. Laundry can be increased for additional income. Property is nearly turnkey for the most discriminating local or long distance investor. Additionally the existing annual scheduled rents are \$111,036 and are collected via direct deposit allowing ease of ownership. Very attractive assumable financing at 3.9% fixed till 2022 with balance of ± \$835,000.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$1,595,000
- 1 Buildings
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area
- Cap Rate: 4.38
- \$111036 Gross Scheduled Income
- \$69869 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Vinyl

Exterior

- Lot Features: Cul-De-Sac
- Sewer: Sewer Assessments

Annual Expenses

- Total Operating Expense: \$37,836
- Electric: \$840.00
- Gas: \$720
- Furniture Replacement:
- Trash: \$1,839
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$3,053
- Workman's Comp:
- Professional Management: 5089
- Water/Sewer: \$2,520
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,850	\$2,850	\$2,895
2:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$1,800
3:	3	1	1	3	Unfurnished	\$1,407	\$4,223	\$4,785

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 119 - Central Gardena area
 - Los Angeles County
 - Parcel # 4059019034

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: EV20176575

Printed: 10/25/2021 10:01:25 AM

List / Sold:

Closed •

\$1,850,000/\$1,830,000 ↓

21 days on the market

Listing ID: 21757468

233 38Th Pl • Manhattan Beach 90266
2 units • \$925,000/unit • 1,540 sqft • 1,566 sqft lot • \$1188.31/sqft •
Built in 1962
Corner of Highland and 38th Pl.



Two blocks from the ocean, situated in heart of Manhattan Beach. Stroll to restaurants, coffee shops and just steps from the beach! This duplex offers a total of 3 bedrooms + 3 baths. Upper unit consists of 2 bedrooms + 2 baths with private balcony and peek-a-boo ocean views. This gem has been renovated with white oak floors & 4" recessed LED lights throughout, A/C & heating wall units in the living room & bedrooms, walk in closet and new solid wood doors. Principle bathroom offers "surfer access" wonderful for cleaning up after a day at the beach! Directly leading from the outdoors to the seamless shower with marble tiled floors & sitting bench. 2nd bath boasts grand free standing soaking tub with designer fixtures, Toto toilets and new sink. Downstairs unit offers 1 bedroom +1 bath, cute as a button! Nicely titled kitchen counter tops and backsplash & wood-like floors. Duplex comes with 2 car garage. Benefit from award winning school.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$1,890,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Wall Furnace
- Laundry: In Garage, Community
- \$47076 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$19,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

UNITS BEDS BATHS GARAGE FURNISHED? ACTUAL RENT TOTAL RENT PRO FORMA

1:	1	1	1	Unfurnished	\$2,495	\$2,495	\$2,495
2:	1	2	2	Unfurnished	\$3,078	\$3,078	\$3,078
3:							
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
- 142 - Manhattan Bch Sand area
 - Los Angeles County
 - Parcel # 4137011059

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

List / Sold:

Closed •

\$3,249,000/\$3,000,000 ↓

59 days on the market

Listing ID: 320007059

525 Manhattan Ave • Hermosa Beach 90254
4 units • \$812,250/unit • 4,332 sqft • 4,007 sqft lot • \$692.52/sqft •
Built in 1963
Between 4TH & 6TH Two Blocks From The Ocean Cross Streets: 6TH Street



Great location just 2 blocks from the Pacific Ocean on 40 x 100 Manhattan to Palm lot. Quality properties like this come on the market so rarely as evident by the current Owners acquired this investment property in 1972 and held it in their portfolio ever since. The Property consists of four (4) large units. One unit is (3) bedrooms, there are three two (2) Bedroom units and an additional Studio not showing on the Tax Assessor Information. The property with the 525 Manhattan address is believed to be built in 1963 and the property with the 526 & 526 1/2 Palm address is believed to be built in 1940. Landlord / Owner paying ALL utilities on Palm Addresses. Tenants paying Electric on Manhattan Addresses and Landlord / Owner paying water & trash.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$3,464,900
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- 0 Total carport spaces
- Cap Rate: 0
- 4 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01902970
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	0			\$0	\$3,600	\$0
2:		2	0			\$0	\$2,500	\$0
3:		2	0			\$0	\$2,400	\$0

4:	2	0	\$0	\$1,900	\$0
5:	0	0	\$0	\$1,350	\$0
6:	0	0	\$0	\$0	\$0
7:	0	0	\$0	\$0	\$0
8:	0	0	\$0	\$0	\$0
9:	0	0	\$0	\$0	\$0
10:	0	0	\$0	\$0	\$0
11:	0	0	\$0	\$0	\$0
12:	0	0	\$0	\$0	\$0
13:	0	0	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- 148 - Hermosa Bch Sand area
 - Los Angeles County

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

Closed • **Duplex**

462 W 3rd St W # 2 • San Pedro 90731

2 units • \$475,000/unit • 2,042 sqft • 4,593 sqft lot • \$448.09/sqft • Built in 2006

3RD STREET BETWEEN PACIFIC AND CENTRE

List / Sold: **\$950,000/\$915,000** ↓

145 days on the market

Listing ID: DW21087121



FIRST TIME ON THE MARKET SINCE IT WAS BUILD IN 2006, ONE OWNER THIS IS A BEAUTIFUL 2 UNITS IN SAN PEDRO 3 BEDROOM 2 BATHS AND A TWO BEDROOM TWO BATHS WE WILL HAVE IT OPEN ON MAY 02,2021 FROM 12:00 TO 4:00 PM BRING YOUR BUYERS IN TO MAKE OFFER

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$19200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Other Interior Features: Ceiling Fan(s), Granite Counters, Pantry

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$140
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 179 - South Shores area
 - Los Angeles County
 - Parcel # 7455001021

Michael Lembeck

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Re/Max Property Connection

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

List / Sold:

Closed •

\$1,069,000/\$1,070,000 ↓

83 days on the market

616 W Ofarrell St • San Pedro 90731
3 units • \$356,333/unit • 2,539 sqft • 5,722 sqft lot • \$421.43/sqft •
Built in 1920
616 W Ofarrell St

Listing ID: SB21139950



Rarely Available and Renovated Triplex in San Pedro! Beautifully located in a highly desirable rental area and situated only one mile from a \$1 billion massive redevelopment project, this multiunit property mesmerizes with a vibrantly refreshed exterior, tidy landscaping, and a delightful color palette. Approaching the property, you immediately note the detached 3BR/2BA, approximately 1,000sqft front home which features gorgeous flooring, a neutral color scheme, an openly flowing floorplan, a spacious living room, laundry area, abundantly sized bedrooms, and a large kitchen featuring a gas range, white shaker cabinetry, solid surface countertops, dishwasher, double stainless-steel sink, tile flooring, and an adjoining dining area. Explore the rear duplex with two identical units. Both 2BR/1BA units are approximately 775sqft with tons of scintillating natural light, a neutral color scheme, spacious living rooms, in-unit laundry, large bedrooms, modern bathrooms, and fully equipped, eat-in kitchens with gas ranges, solid surface countertops, and dishwashers. Other features: long driveway, off-street parking, only steps to Barton Hill Elementary School, near shopping and dining, and much more! Savvy homebuyers will relish in easy living in the modern front home, while having the opportunity to rent the other two units for positive residual income. For seasoned investors, all three units may be rented for a maximum cash flow opportunity. Call now for a tour!

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$1,099,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$76800 Gross Scheduled Income
- \$70400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Refrigerator, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200

- Cable TV: 01322475
 - Gardener:
 - Licenses:
- Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,000
2:	1	3	2	0	Unfurnished	\$0	\$0	\$2,850

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
- 193 - San Pedro - North area
 - Los Angeles County
 - Parcel # 7448009021

Michael Lembeck

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Re/Max Property Connection

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

List / Sold:

Closed • Triplex

\$1,990,000/\$1,174,000 ↓

0 days on the market

84 E Loma Alta Dr • Altadena 91001

3 units • \$663,333/unit • 3,998 sqft • 22,344 sqft lot • \$293.65/sqft • Built in 1946

Listing ID: AR21230335

Loma Alta Drive between Lake and Fair Oaks



Amazing 3-unit property in Altadena on large lot spanning a full block from Loma Alta to Oswego. Property consists of one 3 Bedroom, 3 Bath home with a huge basement measuring the full length of the home. Two additional 1 Bedroom, 1 Bathroom units with own parking and patio areas to enjoy the views of the foothills to the north and over the San Gabriel Valley to the south. Long driveway provides plenty of parking. Property needs updating and provides endless possibilities. Property delivered free of tenants. Taking back up offers. Don't miss this opportunity!

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$1,990,000
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- \$0 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- \$90600 Gross Scheduled Income
- \$90600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Suite
- Appliances: Gas & Electric Range, Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s), Storage
- Floor: Vinyl, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,120
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	0	Unfurnished	\$0	\$0	\$4,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,850
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- 604 - Altadena area
 - Los Angeles County
 - Parcel # 5833002019

Michael Lembeck

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Re/Max Property Connection

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

List / Sold:

Closed •

\$1,599,000/\$1,580,000 ↓

47 days on the market

Listing ID: 21767332

4022 Brunswick Ave • Los Angeles 90039
3 units • \$533,000/unit • 2,442 sqft • 6,018 sqft lot • \$647.01/sqft •
Built in 1923
N. of Los Feliz



Rarely will you find an opportunity like this one! This turnkey, low maintenance CASH COW in prime Atwater Village has been extensively remodeled inside and out! One unit will be delivered vacant and the other tenants are current and paying rent! Updates include plumbing, electric, kitchens, baths and more! Tenants enjoy the convenience of the coin-op laundry room and the new owner will enjoy the extra income! Perfect for new or seasoned investors looking for income, as well as owner/occupiers looking for help paying the mortgage.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$1,599,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room
- \$96998 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$3,022
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01818147
- Gardener:
- Licenses:
- Insurance: \$1,931
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,090
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,260	\$3,260	\$3,750
2:	1	1	1		Unfurnished	\$2,100	\$2,100	\$2,100
3:	1	2	1		Unfurnished	\$2,975	\$2,975	\$3,500
4:								

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 606 - Atwater area
 - Los Angeles County
 - Parcel # 5594028009

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

381 W Alameda Ave • Burbank 91506

2 units • \$400,000/unit • 1,357 sqft • 3,632 sqft lot • \$626.38/sqft •
Built in 1951

Cross Streets: Victory Blvd and S. Main St

List / Sold: \$800,000/\$850,000 ↑

32 days on the market

Listing ID: 320007465



This beautifully maintained and rare Duplex located in the Rancho neighborhood of Burbank won't be on the market long! There are 2 units both with 1 bedroom, 1 bathroom and in unit laundry. Both units feature glossy hardwood flooring, baseboard moldings, central AC, and lots of storage space too! Front unit was recently remodeled and has tenant in place paying \$1800 a month. The kitchen is equipped with tile countertops and wooden cabinets. The back unit is owner occupied and will be delivered vacant. The Back unit kitchen features granite countertops and wooden cabinets. Additional property features include gorgeous front and back yards, double pane windows, updated plumbing and a 1 car garage. Part of the Burbank School District! Close to the studios Pavilion's, ARCO, LA Equestrian Center and more! This Duplex is the perfect investment property!

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$800,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, In Closet, In Kitchen
- Cap Rate: 0
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Living Room
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Cooking, Refrigerator, Gas & Electric Range, Range Hood

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01059771
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1			\$0	\$1,800	\$0
2:		1	1		Unfurnished	\$0	\$0	\$2,200
3:		0	0		Unfurnished	\$0	\$0	\$0
4:		0	0			\$0	\$0	\$0
5:		0	0			\$0	\$0	\$0
6:		0	0			\$0	\$0	\$0
7:		0	0			\$0	\$0	\$0
8:		0	0			\$0	\$0	\$0
9:		0	0			\$0	\$0	\$0
10:		0	0			\$0	\$0	\$0
11:		0	0			\$0	\$0	\$0
12:		0	0			\$0	\$0	\$0
13:		0	0			\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 2451038036

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$2,800,000/\$2,800,000****2250 N Fairview St • Burbank 91504****2 days on the market****9 units • \$311,111/unit • 5,854 sqft • 6,732 sqft lot • \$478.31/sqft • Built in 1990****Listing ID: BB21177942****Cross Streets: Empire/Buena Vista**

Fantastic Opportunity To Own A Multi-Residential Apartment Complex In Burbank! This Nine Unit Complex includes One Studio, Three-One Bedroom Units, Four-Two Bedroom Two Bath Units and One-Three Bedroom Two Bath Unit. All Units Are Currently Rented. Gated Building and Parking Lot. Leased Coin Operated Laundry Room. All Units Have Heat/Air Wall Units. Some Units Have Been Upgraded With New Counter Tops, Dishwashers and Appliances. Make Your Investment In Desirable City Of Burbank Today!!

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$2,800,000
- 1 Buildings
- Levels: Three Or More
- 14 Total parking spaces
- 14 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- \$936 (Estimated)
- Laundry: Common Area, Outside, See Remarks
- \$170280 Gross Scheduled Income
- \$77875 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Disposal, Gas Range, Range Hood, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Near Public Transit
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)
- Fencing: Chain Link, Vinyl, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$51,236
- Electric: \$2,979.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$5,946
- Cable TV:
- Insurance: \$11,733
- Maintenance: \$20,454
- Workman's Comp: \$0
- Professional Management: 13978
- Water/Sewer: \$3,025
- Other Expense:

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	1	Unfurnished	\$1,200	\$1,200	\$1,300
2:	3	1	1	2	Unfurnished	\$1,247	\$3,740	\$1,500
3:	4	2	2	2	Unfurnished	\$1,800	\$7,200	\$1,850
4:	1	3	2	2	Unfurnished	\$2,050	\$2,050	\$2,100

Of Units With:

- Separate Electric: 9
 - Gas Meters: 9
 - Water Meters: 0
 - Carpet: 9
 - Dishwasher:
 - Disposal: 9
- Drapes: 9
 - Patio: 0
 - Ranges: 9
 - Refrigerator: 0
 - Wall AC: 9

Additional Information

- Standard sale
 - Rent Controlled
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 2464006016

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$869,900/\$800,000** ↓

18427 E. Cypress • Covina 91723

10 days on the market

2 units • \$434,950/unit • 1,840 sqft • 11,650 sqft lot • \$434.78/sqft • Built in 1940

Listing ID: CV21163261

210 freeway Exit Citrus south to Cypress turn right



2 SFR Units. The front house is a two bedroom one full bath single-family residence with upgraded kitchen, dual pane windows, laminate flooring and indoor laundry area and has its own fenced backyard. The back house is a three bedroom, two full bath SFR with an upgraded kitchen. Property comes with a three car garage with a long concrete driveway with plenty of parking.

Facts & Features

- Sold On 10/21/2021
 - Original List Price of \$919,900
 - 2 Buildings
 - 7 Total parking spaces
- Laundry: In Garage, Inside
 - \$52800 Gross Scheduled Income
 - \$9320 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,470
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$720
 - Cable TV: 02035024
 - Gardener:
 - Licenses:
- Insurance: \$1,600
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,150
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,750
2:	1	3	2	2	Unfurnished	\$1,950	\$2,267	\$2,700

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- 614 - Covina area
- Los Angeles County
- Parcel # 8421022016

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: CV21163261

Printed: 10/25/2021 10:01:26 AM

Closed •

12240 12244 Ferris Rd • El Monte 91732

2 units • \$350,000/unit • 1,759 sqft • 10,782 sqft lot • \$390.25/sqft •
Built in 1960

Off Garvey Ave and Durfee Ave.

List / Sold: \$700,000/\$686,450 ↓

182 days on the market

Listing ID: CV20257353



AWESOME 2 SEPARATE HOMES ON 1 LOT IN GREAT AREA OF "EL MONTE". 2 BEDROOM 1 BATH EACH, DETACHED GARARGE WITH LAUNDRY FOR FRONT HOUSE, REAR HOUSE HAS CARPORT. CLOSE TO SHOPPING AND SCHOOLS. PROPERTY SOLD IN " AS-IS" CONDITION. DRIVE BY ONLY - DO NOT DISTURB TENANTS. CALL AGENT FOR ALL INFORMATION!!!!!!

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Inside
- \$1975 Gross Scheduled Income
- \$23700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01026523
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,125	\$1,125	\$1,125
2:	1	2	1	0	Unfurnished	\$850	\$850	\$850

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- 619 - El Monte area
- Los Angeles County
- Parcel # 8549014017

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: CV20257353

Printed: 10/25/2021 10:01:26 AM

List / Sold:

Closed • **Apartment**

\$1,775,000/\$1,745,000 ↓

28 days on the market

Listing ID: P1-6742

2546 Potrero Ave • El Monte 91733
7 units • **\$253,571/unit** • **6,045 sqft** • **8,504 sqft lot** • **\$288.67/sqft** •
Built in 1962
Cross Street Anderson Road, below Garvey Ave.



This 7-unit mid-century apartment complex consists of (5) 2 bedroom and 1 bath units, (1) 2 bedroom and 1 1/2 bath unit and (1) 1 bedroom and 1 bath unit. The rents are very low and currently total \$5,775 per month. The financial analysis is based on projected rents and actual expenses. This property is well maintained and upgrades include a new roof in 2016, bathrooms and kitchens remodeled in 2017-2018, new carpet in 2019 and new main electrical panel in 2021. The building is situated in a great location near Potrero Elementary School and the Garvey business and commercial district is only two blocks north of the property. The building has 6,045 square feet and a common laundry room. Great opportunity for an investor at an affordable price!

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$1,775,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 3.9
- \$116400 Gross Scheduled Income
- \$69608 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Floor: Carpet
- Appliances: Gas Range, Refrigerator

Exterior

- Lot Features: Sprinklers None
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$43,300
- Electric:
- Gas: \$2,050
- Furniture Replacement:
- Trash: \$2,500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,800
- Maintenance: \$10,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,400
- Other Expense: \$1,100
- Other Expense Description: Misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	1	Unfurnished	\$640	\$640	\$1,600
2:		2	1	1	Unfurnished	\$950	\$950	\$1,400
3:		2	1	1	Unfurnished	\$900	\$900	\$1,400
4:		2	1	1	Unfurnished	\$980	\$980	\$1,400
5:		2	1	1	Unfurnished	\$820	\$820	\$1,400
6:		2	1	1	Unfurnished	\$820	\$820	\$1,400
7:		1	1	1	Unfurnished	\$665	\$665	\$1,000
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
- 619 - El Monte area
 - Los Angeles County
 - Parcel # 8102006022

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**

3544 El Sereno Ave # 1 • El Sereno 90032

3 units • **\$286,667/unit** • **1,512 sqft** • **6,100 sqft lot** • **\$575.40/sqft** • **Built in 1938**

from Valley Blvd, North to onto Eastern Ave, continue in to El Sereno Ave.

List / Sold: **\$860,000/\$870,000** ↓

33 days on the market

Listing ID: DW21163957



Great opportunity to acquire units in a up and coming established neighborhood in El Sereno. The property is centrally located minutes to downtown Los Angeles, Cal State LA University, USC Medical, Alhambra and South Pasadena. Walking distance to All Saints Church & School, El Sereno Park & Recreation Center, Sierra Park Elementary, shopping & bus service. 2-1, 1-1, 1-1 bedrooms and 1 bath. This is a long term established rental neighborhood with all the necessary day to day conveniences just minutes away. With many updates this Triplex makes it the needle in the heist, on the last 12 months there been many updates on all the units starting with all new copper piping, new flooring, new roofing, new electrical and electrical panel ready to be connected to DWP source all permits are done and paid, just waiting on DWP to connect, updated kitchen on all tree units, SOLD AS IS, SELLER WILL NOT DO ANY REPAIRS.

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$888,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup
- \$50779.4 Gross Scheduled Income
- \$30779.4 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminat
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526842
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$732	\$732	\$1,500
2:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$2,000
3:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 621 - El Sereno area
 - Los Angeles County
 - Parcel # 5306018039

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

3151 3153 Farnsworth Ave • Los Angeles 90032

2 units • \$499,000/unit • 3,640 sqft • 7,114 sqft lot • \$269.78/sqft • Built in 1992

Alhambra Ave and Warwick Ave

List / Sold: \$998,000/\$982,000 ↓

25 days on the market

Listing ID: WS21164591



Great investment opportunity! This well-maintained duplex income property is located in the highly desirable area of Alhambra's and South Pasadena's neighborhood and just mile from Costco. This single house was built on 1992 and upgraded into Duplex in 2016. Which has 4 bedroom/2 bath in the front, 5 bedroom/3 bath(currently rent to 2 families 3bed/2bth and 2bed/1bth)in the back . Each unit has it's own entrance, kitchen and laundry's hook-up, long driveway to detached two-car garage and three-car parking space, two central A/C & 3 electrical meters.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$998,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central, Solar
- Laundry: In Kitchen
- \$54480 Gross Scheduled Income
- \$42480 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Free-Standing Range, Microwave

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street, Lot 6500-9999
- Security Features: Gated Community
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

UNITS BEDS BATHS GARAGE FURNISHED? ACTUAL RENT TOTAL RENT PRO FORMA

1:	1	4	2	2	Unfurnished	\$1,780	\$21,360	\$2,500
2:	1	5	3	0	Unfurnished	\$2,760	\$33,120	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- 621 - El Sereno area
 - Los Angeles County
 - Parcel # 5220009025

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

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

CUSTOMER FULL: Residential Income LISTING ID: WS21164591

Printed: 10/25/2021 10:01:26 AM

Closed •

List / Sold: **\$2,795,000/\$2,795,000**

515 Chester St • Glendale 91203

13 days on the market

8 units • \$349,375/unit • 5,404 sqft • 7,506 sqft lot • \$517.21/sqft • Built in 1962

Listing ID: 21765842

We are pleased to announce the opportunity to purchase 515 Chester Street, an eight-unit multifamily property located in a desirable pocket of Glendale, CA.



The property sits approximately one mile from both the upscale Americana at Brand shopping center and the recently remodeled Glendale Galleria. The current owner has completed extensive renovations to six of the apartment interiors, spending as much as \$40,000 on an individual units upgrades. Remodeled apartments feature brand new wood flooring, new quartz countertops, new kitchen countertops and tile backsplashes, stainless steel appliances, new ceiling fans, recessed lighting, new bathroom vanities, and renovated showers. The plumbing within the property has been approximately 90% replaced with copper pipes. Tenants enjoy ample parking, with eight covered spaces and an additional four open spaces tandem to each front garage. The on-site laundry facilities are owned by the landlord, allowing the owner to enjoy an additional revenue stream. Located between San Fernando Road and Pacific Avenue, tenants enjoy convenient access to both The Pub at Golden Road Brewery and the numerous shops and restaurants along Pacific Avenue, Central Avenue, Brand Boulevard, and Broadway. The soon-to-be-completed multi-million dollar North Atwater East Bank Riverway Project, which would provide a 2.2-mile pathway and connect to the Los Angeles River bike path, is mere blocks from the building.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$2,795,000
- 1 Buildings
- \$115097 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$54,504
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

UNITS BEDS BATHS GARAGE FURNISHED? ACTUAL RENT TOTAL RENT PRO FORMA

1:	6	1	1	Unfurnished	\$1,698	\$10,190	\$11,370
2:	2	2	1	Unfurnished	\$2,097	\$4,195	\$4,590
3:							
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area
 - Los Angeles County
 - Parcel # 5638010009

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

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

List / Sold:

Closed •

\$1,195,000/\$1,220,000 ↑

67 days on the market

Listing ID: 21761620

4628 Clarissa Ave • Los Angeles 90027
2 units • \$597,500/unit • 1,664 sqft • 5,299 sqft lot • \$733.17/sqft •
Built in 1922
Google Maps. Near Vermont and Clarissa



Located in Los Feliz, 4628 Clarissa Ave is a vintage duplex built in 1922 and features two side by side units. Both units are one bedroom, one bath (832 square feet each). Each unit includes original hardwood floors, separate dining rooms, on-site parking, separate water heaters, and original character throughout. One unit will be delivered vacant at the close of escrow. Walking distance to Vermont and Hillhurst shops & dining. Close to Griffith Park hiking, golf, tennis courts, The Greek theater, public transportation & good freeway access to downtown.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$1,195,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$36120 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$15,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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

Of Units With:

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

Additional Information

- Standard sale
- 637 - Los Feliz area
 - Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,535,000/\$1,500,000** ↑**153 days on the market****Listing ID: 21725056****4327 Clarissa Ave • Los Angeles 90027****3 units • \$511,667/unit • 3,168 sqft • 5,548 sqft lot • \$473.48/sqft • Built in 1939****Commonwealth Ave to Clarissa Ave. Just east of Hillhurst.**

Previous sale cancelled because seller was unable to complete #1031 exchange. Seller has now closed escrow on exchange property and ready to sell. TWO OF THE UNITS DELIVERED VACANT :) Incredible opportunity in this 1930s character Tri-plex situated in the heart of Los Feliz. This winner is located on a great street thats within walking distance to Hillhurst with all the great restaurants and shops this neighborhood offer. The owners unit (which is one of the vacant units!) is a 2-story 2 bedroom 1.5 bath unit filled with natural light that floats in through the original casement windows. Theres a spacious living and formal dining room with original hardwood floors wainscoting and many character details throughout. Up the magnesite staircase are the 2 bedrooms, balcony and a full bath. Enjoy some peek-a-boo downtown city views! The two other charming units are each 1 bed 1 bath, each offering a spacious living room, dining room and the same great original details throughout! There is also a lovely patio to share. Approximately 3168 square feet. Each unit has their own private car garage. This is a pride of ownership property is in a location that cant be beat. Close to Griffith Park, the iconic Observatory, downtown, Hollywood, and Franklin Elementary and Marshall High. With some TLC, it could be an absolute 10!

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$1,495,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community, See Remarks
- \$90000 Net Operating Income

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$4,673
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$3,500
2:	2	1	1		Unfurnished	\$0	\$0	\$2,000
3:	3	1	1		Unfurnished	\$1,145	\$1,145	\$2,000

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 637 - Los Feliz area
 - Los Angeles County
 - Parcel # 5591014017

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • Duplex

\$1,180,000/\$13,250,000 ↑

46 days on the market

348 Shrode • Monrovia 91016

2 units • \$590,000/unit • 2,229 sqft • 9,163 sqft lot • \$5944.37/sqft • Built in 2021

Listing ID: WS21188973

Duarte and Live Oak



Welcome to this wonderful and unique 2 UNITS; MULTI FAMILY home opportunity that is ideally located in the heart of Monrovia. This property has a lot size of almost 9200 sqft and features a newly renovated 3 beds 2 bath main house and a detached 1,200 sqft BRAND NEW ADU built in 2021. The beautiful exterior and landscaping is one of the gems on this property. This main house has an open floor plan where the living room has a custom fireplace that opens up to the dining area with a walk-through to the chefs kitchen that leads you to the backyard creating the perfect space to entertain with family and friends. Main house has many new upgrades including a new owner’s bathroom suite, a completely new kitchen with plenty of counter and storage space, Quartz countertop with backsplash, stainless-steel appliances, laundry area, new wood floors throughout, custom tiles, new HVAC system, new windows, tankless water heater, and so much more. The brand new built ADU features 3 beds 2 baths and with its own private backyard. The gourmet kitchen boasts 42”cabinets, Quartz countertops, mosaic backsplash, and stainless steel appliances. The owner's bedroom suite is complemented with a spacious bathroom, dual vanity, and a walk-in shower. Additional 2nd unit features include high ceilings, crown molding, HVAC system, tankless water heater, and a fully paid new solar panel system. Each unit has it's own gas meter, electric meter, water meter and it has two separate addresses. (348 Shode Ave built in 1949 and 2311 California Ave built in 2021). This is the perfect home to live with the in-laws or two separate families. There are large gate on each side of the 2-CAR garage offering access to each property. Close to everything with numerous shopping and restaurant choices. Don't miss the opportunity to make this beautiful home yours!

Facts & Features

- Sold On 10/22/2021
 - Original List Price of \$1,180,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$0 (Unknown)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lot 6500-9999, Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02117426
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 639 - Monrovia area
 - Los Angeles County
 - Parcel # 8534013019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: WS21188973

Printed: 10/25/2021 10:01:26 AM

Closed •

475 Wyoming St • Pasadena 91103

3 units • \$245,683/unit • 1,618 sqft • 8,251 sqft lot • \$480.84/sqft •
Built in 1910

South of Woodbury Road, West of Lincoln Avenue

List / Sold: \$737,050/\$778,000 ↑

53 days on the market

Listing ID: 21765794



Court date is set. Agents please see private remarks for additional information. Developer special - Total fixer! Possible opportunity to restore this property back to its original condition or possible redevelopment. Plenty of on-site parking, no garage. Large yard spaces in front and in the back yard. Conveniently located near restaurants, John Muir High School, Jackson Elementary as well as the Rose Bowl. This property is unique but lends itself to many different possibilities. Probate sale, court confirmation required.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$550,000
- 1 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

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

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Probate Listing sale
- 645 - Pasadena (NW) area
 - Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21765794

Printed: 10/25/2021 10:01:26 AM

List / Sold:

Closed •

\$1,450,000/\$1,450,000 ↓

72 days on the market

742 Earlham St • Pasadena 91101
4 units • \$362,500/unit • 2,212 sqft • 11,003 sqft lot • \$655.52/sqft •
Built in 1949
TAKE LAKE TO EARLHAM

Listing ID: SW21151654



Live in one unit and rent the other three or rent all four and have a great income producing property. Great location in Pasadena, close to 210 freeway and the Metro Gold Line. Close to Caltech and downtown. Two buildings each with a 2 bedroom and 1 bedroom unit. Bedroom count differs from tax records, buyer to verify. Tax records show front unit built in 1917, back unit built in 1949. Check out the detached 2 car garage for back unit. Private yard area for back unit. Front unit also has private yard. Please see photos (coming soon) for the many upgrades done by sellers. Plenty of off-street parking. Professional photos will be uploaded by end of week.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$1,699,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Laundry: See Remarks
- \$102000 Gross Scheduled Income
- \$92588 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,412
- Electric: \$3,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$700
- Cable TV: 01830470
- Gardener:
- Licenses:
- Insurance: \$2,112
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$2,500

3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,750
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- 645 - Pasadena (NW) area
 - Los Angeles County
 - Parcel # 5731015026

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

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

List / Sold:

Closed • Duplex**\$1,399,000/\$1,453,000 ↓****53 days on the market****Listing ID: WS21109098****901 S Del Mar Ave • San Gabriel 91776****2 units • \$699,500/unit • 2,202 sqft • 7,604 sqft lot • \$659.85/sqft • Built in 2021****South from Mission/ North from Fairview.**

\$100k price deduction!!! New! New!! New!!! 2021 New built 1000 SF backhouse and 450 sf garage with windows. Building is just finalized with fabulous open floor plan, 9' high ceiling, big and modern kitchen with huge island, spacious sunken living room and dining area, Engineered European Oak flooring and recessed lighting throughout, 2 good sized bedrooms and 2 full unique designed bathrooms, insulated soundproof walls, private backyard professionally landscaped. Charming 1202 SF front house offers 3 bedroom and 2 bathroom, which is just totally renovated with all city permits including new roof, new AC, new electrical wire, panel and meter, new plumbing system and water meter, new gas pipe and meter, new sewer system, new windows and doors, all new and good brand appliances, Engineered European Oak flooring and recessed lighting through out. The master suite is also new built and just finalized in May 2021. Front unit also offers a big front and back yard with gorgeous professional landscaping. Property is conveniently located at the desirable San Gabriel village close to shopping, banks, schools, restaurants and entertainments. This home is the most beautiful and the best quality home in the area. Be quick or you will miss it.

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$1,589,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$84000 Gross Scheduled Income
- \$74400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, High Efficiency Water Heater
- Other Interior Features: Copper Plumbing Full, Corian Counters, High Ceilings, Open Floorplan, Recessed Lighting, Sunken Living Room

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: New Condition, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$10,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$400
 - Cable TV: 01260416
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 654 - San Gabriel area
 - Los Angeles County
 - Parcel # 5361010001

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,699,000/\$1,699,000 ↓****27 days on the market****Listing ID: AR21177978****170 E Alegria Ave • Sierra Madre 91024****2 units • \$849,500/unit • 3,060 sqft • 19,702 sqft lot • \$555.23/sqft • Built in 1948****North on Baldwin East on E. Alegria**

TWO HOMES situated on one of the most desirable streets in the sought after City of Sierra Madre. The spacious MAIN house consists of a large living room with mountain views and a sitting area with built-in bookcase to sit and enjoy your favorite book, 4 bedrooms with one that could be used as a studio or office. The main house has been freshly painted inside and out, newer plank gray-toned waterproof treasure collection flooring, two fireplaces, open floor plan, sunroom/office off the kitchen area, a kitchen that offers a large eating area and sitting room, plus laundry for easy access while kids are doing homework or you're cooking, located off the kitchen, there is a deck off the kitchen to sit and sip your morning coffee with all the peacefulness that surrounds you. Walk outside down the stairs and you have a studio with sleeping area and bathroom that's perfect for the teenager or a man cave, gym, or whatever your heart desires. You have a storage/gardening area to store all your gardening supplies located underneath the deck down in front of the studio, as well as another storage area that can be converted into a wine cellar or craft room with a door, As you walk down to the paved walkway you have a GUEST residence with 2 bedrooms, bonus room or a studio, darling kitchen and nice sized living room, 1 1/2 bath and the loft-style room that is great for additional sleeping quarters with back door to enter freely. The one larger bedroom with a separate entrance. This expansive lot has endless possibilities and is waiting for you and your family!! Don't miss out on this magnificent home on this truly remarkable street!! LOT over 19,000 sq ft

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$1,880,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$498 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen
- \$4000 Gross Scheduled Income
- \$3500 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Guest/Maid's Quarters, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Appliances: Gas Oven
- Other Interior Features: Balcony, Unfurnished
- Floor: See Remarks

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Level with Street, Lot
- Fencing: Average Condition
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Rain Gutters

10000-19999 Sqft, Sprinkler System, Sprinklers In Front,
Sprinklers Timer, Yard

Annual Expenses

- Total Operating Expense: \$1,100
 - Electric: \$200.00
 - Gas: \$100
 - Furniture Replacement:
 - Trash: \$200
 - Cable TV: 01013938
 - Gardener:
 - Licenses:
- Insurance: \$100
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	6	5	0	Unfurnished	\$3,300	\$3,300	\$7,000

Of Units With:

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

Additional Information

- Standard sale
- 656 - Sierra Madre area
 - Los Angeles County
 - Parcel # 5762015015

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

10072 Tujunga Canyon Blvd • Tujunga 91042
3 units • \$325,000/unit • 1,575 sqft • 6,544 sqft lot • \$609.52/sqft •
Built in 1942
Cross Streets: Silverton Ave

List / Sold: \$975,000/\$960,000 ↓
0 days on the market
Listing ID: 320008052



Investors dream! 3 separate 1 bed 1bath units all newly remodeled and in great condition with great tenants!

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$975,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Land Lease Frequency: See Remarks
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Laminate

Exterior

- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1		Unfurnished	\$0	\$1,450	\$1,600
2:		1	1		Unfurnished	\$0	\$1,250	\$1,600
3:		1	1		Unfurnished	\$0	\$1,250	\$1,600
4:		0	0			\$0	\$0	\$0
5:		0	0			\$0	\$0	\$0
6:		0	0			\$0	\$0	\$0

7:	0	0	\$0	\$0	\$0
8:	0	0	\$0	\$0	\$0
9:	0	0	\$0	\$0	\$0
10:	0	0	\$0	\$0	\$0
11:	0	0	\$0	\$0	\$0
12:	0	0	\$0	\$0	\$0
13:	0	0	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 659 - Sunland/Tujunga area
 - Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Commercial/Residential**List / Sold: **\$2,350,000/\$2,350,000****9624 9626 1/2 Broadway • Temple City 91780****7 days on the market****5 units • \$470,000/unit • 4,390 sqft • 27,302 sqft lot • \$535.31/sqft • Built in 1930****Listing ID: AR21173767****W/Temple City Blvd; E/Baldwin Ave; S/Live oak Ave; N/Olive St**

Hard to find 5 separate houses located on a huge lot in a prime area with Temple City Schools. The front home has 2 bedrooms, 1 bath, formal dining room, fireplace, covered patio, oversize 2 car garage, totaling 1,240 square feet plus a designated area for 2 RV's. This would make an excellent owners unit, great opportunity for an expanded family with rental income as a bonus. The other 4 detached homes have 2 bedrooms, 1 bath, and 1 car attached garages. All of the units have laundry hook-ups, good size yards, covered patios, and separate utility meters except for water.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$2,350,000
- 5 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace, Fireplace(s)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room, Main Floor Bedroom
- Appliances: Disposal, Gas Water Heater
- Floor: Carpet, Tile
- Other Interior Features: Ceiling Fan(s), Open Floorplan, Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Lawn, Level with Street, Lot 20000-39999 Sqft, Rectangular Lot
- Fencing: Wood
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$59,092
- Insurance: \$4,280
- Electric: \$0.00
- Maintenance: \$9,208
- Gas: \$0
- Workman's Comp:
- Furniture Replacement:
- Professional Management: 0
- Trash: \$1,509
- Water/Sewer: \$3,141
- Cable TV: 01280398
- Other Expense:
- Gardener:
- Other Expense Description:

- Licenses:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 661 - Temple City area
 - Los Angeles County
 - Parcel # 8588023015

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

520 N Commonwealth Ave • Los Angeles 90004
3 units • \$331,667/unit • 2,615 sqft • 7,498 sqft lot • \$439.77/sqft •
Built in 1905
Between Virgil Ave & Hoover Street, South of Melrose Ave

List / Sold: **\$995,000/\$1,150,000** ↑
17 days on the market
Listing ID: 21770592



Amazing investment opportunity in this Silverlake adjacent neighborhood. Three vacant units comprised of 3 two bedroom, one bath units. Two car garage with attached laundry room. Some features include wood floors, light and bright units, long driveway and yard spaces in the front and back yard. It's not often you come across a vacant multi-residential fixer. Trust sale, no court confirmation required.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$995,000
- 2 Buildings

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01317331
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Probate Listing sale
- C21 – Silver Lake – Echo Park area
 - Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21770592

Printed: 10/25/2021 10:01:27 AM

List / Sold:

Closed •

\$2,999,999/\$2,830,000 ↓

83 days on the market

Listing ID: 21730196

140 N Carondelet St • Los Angeles 90026
4 units • \$750,000/unit • 6,042 sqft • 6,719 sqft lot • \$468.39/sqft •
Built in 2021
East on Temple St. from 101 Freeway. South on Carondelet St. from Temple.



NEWLY BUILT, vacant investment in a high-rent, high demand location. Efficiency and luxury united in this BRAND NEW CONSTRUCTION, Historic Filipinotown, Echo Park haven. Gasp at the beautiful views via spacious balconies or through grand windows. This property is conveniently located near all major freeways and is central to DTLA, Hollywood and the Valley. Each of the 4 units boasts a +/-1500 square foot 2-story, privately parked layout. Fully loaded with 3 generously designed bedrooms and 3 stylishly modern bathrooms. Parking is not an issue as each unit has a 2 car side by side garage along with storage space in each. Additionally, each unit boasts a state of the art Ring doorbell and Nest thermostat. Each of the 4 units has its own address with individual water and gas meters. Echo Park is a beautifully centralized location with proximity to entertainment, employment, and local culture to offer. Enjoy taking in the city with a 'very walkable' score of 84. Bring out your inner artist with open floor plans that allow for maximal creativity within an exceptionally performing asset.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$3,149,000
- 2 Buildings
- Heating: Heat Pump
- \$176000 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$44,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	3	3		Unfurnished	\$4,500	\$18,000	\$18,000

2:
3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

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

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

900 W Oakwood St • Montebello 90640

4 units • \$249,975/unit • 2,407 sqft • 9,435 sqft lot • \$407.15/sqft •
Built in 1947

Washington Blvd & Greenwood Ave

List / Sold: \$999,900/\$980,000 ↓

5 days on the market

Listing ID: DW21178209



Great Corner Property in a nice area of Montebello. Property has been updated with new roofs, fresh paint, each unit has its own yard space.

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$999,900
- 4 Buildings
- Levels: One
- 3 Total parking spaces
- \$2,030 (Estimated)
- Laundry: Outside
- \$67800 Gross Scheduled Income
- \$52357 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,443
- Electric:
- Gas: \$720
- Furniture Replacement:
- Trash: \$525
- Cable TV: 01340891
- Gardener:
- Licenses:
- Insurance: \$1,250
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,168
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,800	\$1,800	\$2,200
2:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,500
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,200
4:	1	2	1	2	Unfurnished	\$1,350	\$1,350	\$1,800

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 674 - Montebello area
- Los Angeles County
- Parcel # 6354004015

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21178209

Printed: 10/25/2021 10:01:27 AM

Closed •

7907 Friends Ave • Whittier 90602

2 units • \$420,000/unit • 1,996 sqft • 7,806 sqft lot • \$434.87/sqft •
Built in 1924

West of Painter, North of La Cuarta

List / Sold: \$840,000/\$868,000 ↑

3 days on the market

Listing ID: TR21191116



Hard to find two separated single family homes in a nice Whittier neighborhood in one lot. Each home has two good size bedrooms and one full bath. Front house(7907) has a well manicured front yard, welcoming front porch, new paint inside and outside, new carpet and laminated flooring, new drain pipes and copper pipes under the raised subflooring, new water heater and garbage disposer, there is a wall air conditioner in living room for the hot summer day, a large dining area at the entrance, inside laundry area, plenty of parking at the service street and the long driveway which lead to the detached two car garage and also a large covered patio for all your activities. Rear house(7909) also has new paint inside and outside, new flooring in whole house except kitchen area, new garbage disposer, Laundry area next to Kitchen, also a wall air conditioner in living room to cool you off. In addition there is a two car attached garage and off street parking in front of the garage for all your convenient. Both houses share a nice yard with fruit tree, the whole property is fenced to provide you a enjoyable and secured environment. Owner had put in lots of time and elbow grease to prepare the property for the new buyer. Both houses are vacant and waiting for the new buyer, live in one and rent the other to receive income to help pay for part of your mortgage, Hurry! Don't miss this great opportunity to own this fantastic property.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$840,000
- 2 Buildings
- 10 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- \$782 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,780
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$620
- Cable TV: 02108404
- Gardener:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

- Licenses: 60

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 678 - N. Whittier area
 - Los Angeles County
 - Parcel # 8142037002

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: TR21191116

Printed: 10/25/2021 10:01:27 AM

Closed • Triplex

List / Sold: \$1,099,000/\$1,099,000

2567 hayes Dr • La Verne 91750

8 days on the market

3 units • \$366,333/unit • 3,756 sqft • 7,877 sqft lot • \$292.60/sqft • Built in 1964

Listing ID: IV21189904

E-WHITE AVE & S-FOOTHILL BLVD



GREAT INVESTMENT FOR THIS TRI PLEX INCLUDING A 3 BEDROOM 2 BATH UNIT DOWNSTAIRS, LOCATED ON A GREAT CUL-
D-SAC, ALL UNITS HAVE A 2-CAR GARAGE EACH, CONVENIENTLY LOCATED NEARBY SHOPPING & LOT'S OF DINING OPTIONS,
APPROX. ONLY 1 1/2 MILES TO LA VERNE UNIVERSITY AND ALSO CLOSE TO CLAREMONT COLLEGES

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Inside, Washer Hookup
- \$4935 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom, Main Floor Master Bedroom

Exterior

- Lot Features: Cul-De-Sac, Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01884917
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

UNITS BEDS BATHS GARAGE FURNISHED? ACTUAL RENT TOTAL RENT PRO FORMA

1:	1	3	2	2	Unfurnished	\$1,850	\$1,850	\$2,350
2:	1	2	2	2	Unfurnished	\$1,415	\$1,415	\$2,000
3:	1	2	2	2	Unfurnished	\$1,670	\$1,670	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 684 - La Verne area
 - Los Angeles County
 - Parcel # 8370007033

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

205 W 12th St • Pomona 91766

2 units • \$299,500/unit • 1,560 sqft • 5,364 sqft lot • \$394.23/sqft •
Built in 1961

Garey x 12th St

List / Sold: \$599,000/\$615,000 ↑

42 days on the market

Listing ID: DW21169063



Beautiful corner lot Duplex! Each unit offers 2 bedrooms with 1 bathroom, 1 car garage and private fenced yards. New windows, kitchen cabinets, paint, bathroom and laundry hookups inside units. Here is your opportunity to live in one unit and enjoy financial monthly income or hold as a Great Rental in the City of Pomona!

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$599,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup
- \$39600 Gross Scheduled Income
- \$31700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$365
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$65
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,650	\$1,650	\$2,000
2:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,000

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled

- 687 - Pomona area
- Los Angeles County
- Parcel # 8341021014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21169063

Printed: 10/25/2021 10:01:27 AM

Closed •

9511 Baring Cross St • Los Angeles 90044
2 units • \$299,750/unit • 1,763 sqft • 8,099 sqft lot • \$328.98/sqft •
Built in 1914
Baring Cross St and W 95th St

List / Sold: **\$599,500/\$580,000** ↓
64 days on the market
Listing ID: PW21132099



Sold with tenants. Do not walk on property or distrust tenants. Great opportunity to purchase multi-family property with excellent income potential. The two units have endless opportunities for remodeling and additions such as an ADU. This investment opportunity is located close to public transportation, shops, services, restaurants and all local attractions. Both units are occupied, units need work and is being sold in its present condition.

Facts & Features

- Sold On 10/21/2021
 - Original List Price of \$599,500
 - 1 Buildings
 - Levels: One
 - 1 Total parking spaces
- \$2738 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01008773
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,463	\$1,463	\$2,700
2:	1	2	1	0	Unfurnished	\$1,275	\$1,275	\$2,100

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6039017064

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW21132099

Printed: 10/25/2021 10:01:27 AM

Closed • **Duplex**

745 W 120th St • Los Angeles 90044

2 units • **\$312,500/unit** • **1,588 sqft** • **7,492 sqft lot** • **\$380.98/sqft** • **Built in 1950**

120th/Vermont

List / Sold: **\$625,000/\$605,000** ↓

31 days on the market

Listing ID: CV21122207



Lovely, well kept two bedroom one baths units, well maintained, spacious bedroom, enclosed patios to entertain, large corner lot. One car garage each

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$625,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: In Garage
- \$25476 Gross Scheduled Income
- \$22108 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,250
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$850
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$873	\$873	\$1,600
2:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,600

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6088022040

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV21122207

Printed: 10/25/2021 10:01:27 AM

Closed • Triplex

1207 Geraghty Ave • Los Angeles 90063

3 units • \$229,667/unit • 1,846 sqft • 5,564 sqft lot • \$384.62/sqft • Built in 1924

Nearest Cross Streets are N Gage Ave and Pomeroy St

List / Sold: \$689,000/\$710,000 ↑

3 days on the market

Listing ID: DW21185892



Amazing opportunity to own a great income producing property in up and coming East LA!!! Awesome triplex with spacious units, decent sized bathrooms, laundry room, private yards, plenty of driveway space with plenty of street parking! Units are 3 bed, 1 bath, 2 bed and 1 bath, and a 1 bed, 1 bath. 3/1 unit has been fully remodeled and presents the potential the units/property have! Units have individual electrical and gas meters, 1 water meter. Location of the property is prime as it is minutes from downtown LA! Schools from elementary through university like CSULA/ELAC are directly in the area, making this an ideal location for housing! Parks, public transportation, entertainment, and shopping centers are a short walk/drive. Major freeways 10, 710, and 60 are easily accessed from property!! Come take a tour of your new investment!

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$689,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,468 (Estimated)
- Laundry: Common Area
- \$21012 Gross Scheduled Income
- \$16242 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,770
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,020
- Cable TV: 02029038
- Gardener:
- Licenses:
- Insurance: \$1,350
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5227005004

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

3007 E 3rd St • Los Angeles 90033

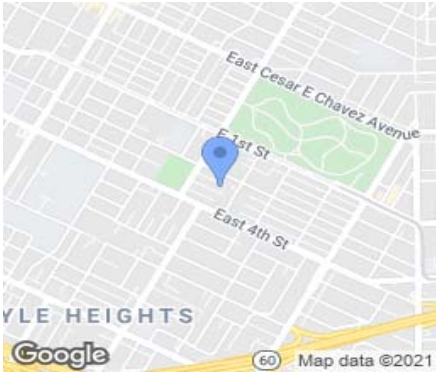
2 units • \$187,500/unit • 1,720 sqft • 5,063 sqft lot • \$218.02/sqft •
Built in 1910

south of Evergreen East of 4th street

List / Sold: \$375,000/\$375,000

0 days on the market

Listing ID: DW21203392



Duplex in great Area of Boyle heights.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$375,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$313 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Kitchen
- \$9600 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish, TV Antenna

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01928317
- 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	3	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5179004052

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW21203392

Printed: 10/25/2021 10:01:27 AM

Closed •

2816 Trinity St • Los Angeles 90011

2 units • \$249,500/unit • 1,250 sqft • 2,780 sqft lot • \$379.20/sqft •
Built in 1922

from San Pedro st make left on 29th st. House on Corner

List / Sold: \$499,000/\$474,000 ↓

34 days on the market

Listing ID: PW21179236



Corner House on beautiful street . 2 bd one 1bth each house with backyard. Long time tenants. Showing with accepted offer
House is in good condition as it was newly re-sided and painted on Exterior. Coper Plumbing. Property sold AS-is.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$499,000
- 1 Buildings
- 1 Total parking spaces
- Heating: Wall Furnace
- \$226 (Estimated)
- \$30000 Gross Scheduled Income
- \$25900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,130
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$30
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Furnished	\$1,350	\$1,350	\$1,600
2:	1	2	1	0	Furnished	\$1,150	\$1,150	\$1,600

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5128013014

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW21179236

Printed: 10/25/2021 10:01:27 AM

List / Sold:

Closed •

\$1,350,000/\$1,319,500 ↓

36 days on the market

Listing ID: 21727686

615 Camulos St • Los Angeles 90023

6 units • \$225,000/unit • 3,898 sqft • 6,000 sqft lot • \$338.51/sqft • Built in 1922

Located on Camulos Street between East 6th Street and Inez Street. The Major cross streets are Whittier Blvd & Evergreen Street.



We are pleased to present this 6 unit Multi Family Investment Opportunity located in the Rapidly Gentrifying Boyle Heights Area of Los Angeles. The Property has a Great Unit Mix of 1, 2 and 3 bedroom Units in a Desirable Neighborhood with Rental Upside Potential of +/- 32%. This Offering Boasts an Attractive 4.65% Cap Rate on Current Rents with Opportunity to Add Value. Select Units have City Views. The Property is Centrally Located within a Few Minutes Drive to Downtown Los Angeles and within Walking Distance to Various Busy Retail Corridors. Property is Subject to Los Angeles City Rent Control.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$1,350,000
- 1 Buildings
- \$62768 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,004
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	1		Unfurnished	\$1,816	\$3,633	\$4,600
2:	1	2	1		Unfurnished	\$1,377	\$1,377	\$1,650
3:	3	1	1		Unfurnished	\$1,044	\$3,132	\$1,500
4:								
5:								
6:								

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

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
 - Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •

\$3,295,000/\$3,124,142 ↓

39 days on the market

Listing ID: 21778532

1733 Kelton Ave • Los Angeles 90024
2 units • \$1,647,500/unit • 4,008 sqft • 6,837 sqft lot • \$779.48/sqft •
Built in 1953
North of Santa Monica Blvd., West of Westwood Blvd., South of Ohio



Possibly the nicest duplex in Westwood, this rare offering is located on a quiet street south of Wilshire and west of Westwood Blvd. The tiered layout faces east, south, and west, providing great sunlight and views to Century City and Wilshire Corridor. The flexibility and design is like having two homes on a lot with its six-car parking in front (3 garages). The front three-bedroom is on the street side and is remodeled with hardwood floors, a newer chef's kitchen, and a large patio. The rear home features an open floorplan with living, dining, and kitchen, all looking into the yard. Upstairs is an oversized three bedroom layout with a private master suite and deck facing Century City. There is also a second oversized deck off the other two bedrooms. In the rear is a grassy yard, patio lounge area, and large white wall, ideal for entertaining and a projection TV. The back unit is stunning and staged.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$3,295,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: Washer Included, Dryer Included, In Kitchen, Inside
- \$127019 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Entry, Formal Entry, Jack & Jill, Center Hall
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Vented Exhaust Fan, Gas Range, Gas Oven
- Other Interior Features: Living Room Deck Attached, Storage

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,181
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,500
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:

- Cable TV:
 - Gardener:
 - Licenses:
- Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$4,500	\$54,000	\$66,000
2:	1	3	3		Unfurnished	\$7,300	\$87,600	\$104,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C05 - Westwood - Century City area
 - Los Angeles County
 - Parcel # 4324029039

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •

\$2,825,000/\$2,925,000 ↑

9 days on the market

Listing ID: 21769676

6075 Cashio St • Los Angeles 90035
4 units • \$706,250/unit • 5,238 sqft • 6,914 sqft lot • \$558.42/sqft •
Built in 1930
** USE GOOGLE MAPS **



Incredible opportunity to own a fourplex consisting of a completely remodeled 1930 Spanish duplex and newly built Non-rent control Modern duplex in Faircrest Heights. One of the most pristine and ambitious fourplexes ever conceived in the flats of LA by meticulous owner/users. Designed for stylish and easy living, the property features 2 buildings - a Spanish 1930 duplex completely remodeled featuring grand scale 3 BD, 2 BA units that live like single family homes: large living rooms, abundant windows for natural light, walk-in closets, eat-in nooks and high-end appliances. The second building was built in 2020 and is NON-rent control boasting two 2 BD, 2 BA units each w/open layouts and quality finishes. Both units are accessed by a private elevator that also leads to a huge roof top deck featuring a firepit and dazzling panoramic city views. Ground level hedged and private yard. All units have in-unit laundry, central AC/Heat and tankless water heaters. Separate electric, gas and water meters. 8+ parking spaces. Beverly Hills, the Grove and freeways moments away. Sophisticated living at its finest.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$2,825,000
- 2 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$123778 Net Operating Income

Interior

- Rooms: Walk-In Closet, Living Room
- Floor: Wood, Tile
- Appliances: Disposal, Oven, Gas Range
- Other Interior Features: Elevator

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$43,489
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- Gardener:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,600	\$3,600	\$4,000
2:	1	3	2		Unfurnished	\$2,570	\$2,570	\$4,000
3:	1	2	2		Unfurnished	\$3,900	\$3,900	\$4,000
4:	1	2	2		Unfurnished	\$3,695	\$3,695	\$3,795
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C09 - Beverlywood Vicinity area
 - Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • Duplex**\$2,320,000/\$2,250,000 ↓****36 days on the market****Listing ID: WS21166461****714 716 N Harper Ave • Los Angeles 90046****2 units • \$1,160,000/unit • 2,972 sqft • 5,420 sqft lot • \$757.07/sqft • Built in 1926****N/MELROSE**

Locations ! Location! Walk To The Famous Melrose Ave. This Beautifully Upgraded Mediterranean Luxury Duplex Is Conveniently Located Near Some of LA's Trendiest Shops And Restaurants. The Duplex Consists Of Two 3 Bedroom 2 Bathroom Units, Each Of These Modern Unit Boast Hardwood Floors, Vaulted Ceiling, Crown Molding, Fireplace, Granite Counter Tops And Walk In Closets. The Lower Unit #714 Has Gone Through An Extensive Kitchen And Bathrooms Rehab 6 Years Ago, Upgraded Features Including an Open Updated Kitchen With Granite Counter Tops/Breakfast Bar/Stainless Steel Appliances, Super Size Master Shower With The Jet Panel , Jacuzzi Tub And Travertine Tiled Floors. Upper Unit #716 Has Newer HVAC & Water Heater & Redone The Waterproofing Deck. Sewer Re-Lining Done on 2018. Each Unit has Its Own 2 Car Garage In The Back Of The House With Driveway Auto Gate To The Side Alley. In Unit Laundry Washers and Dryers Included. Lower Unit Subject To Rent Control, Upper Unit #716 Was Built On 2001, Buyer To Verify With City In Regards To Rent Control Of Upper Unit. Both Units Tenants Occupied, Upper Unit M-To-M, Lower Unit Lease Expired 05/31/2022. NO Sign On Property. DO NOT Disturb Tenants, Drive By Only, Offer Subject To Inspection.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$2,370,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air, Natural Gas
- Laundry: Dryer Included, Gas Dryer Hookup, In Closet, Inside, Washer Hookup, Washer Included
- \$110820 Gross Scheduled Income
- \$81740 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bathroom, Master Suite, Walk-In Closet
- Floor: Carpet, Tile, Wood
- Appliances: Convection Oven, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Free-Standing Range, Disposal, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Water Line to Refrigerator
- Other Interior Features: Balcony, Brick Walls, Built-in Features, Cathedral Ceiling(s), Crown Molding, Granite Counters, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot, Level, Sprinklers In Front, Sprinklers Timer
- Fencing: Wood
- Sewer: Public Sewer, Sewer Paid

- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$29,080
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00000001
 - Gardener:
 - Licenses: 164
- Insurance: \$2,010
 - Maintenance: \$795
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$4,660	\$4,660	\$5,000
2:	1	3	2	2	Unfurnished	\$4,575	\$4,575	\$4,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 5528006034

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$2,200,000/\$2,200,000****15 Anchorage St • Marina del Rey 90292****52 days on the market****2 units • \$1,100,000/unit • 2,600 sqft • 3,080 sqft lot • \$846.15/sqft •
Built in 1920****Listing ID: 21727470****1 block South of Washington, West of Pacific, East of Speedway**

Located on a lush walk street just steps to the pier, sand, and boardwalk, this Marina Del Rey duplex is ideal for California living! Situated in a very high demand rental market, the main house will be delivered vacant. What our seller loves most: The easy beach access and the glow of the open concept living space in the main home with high beamed ceilings. // This secure 1920s Spanish villa is a unique blend of artistic charm and warmth as well as outgoing yet peaceful. It truly is the ideal beach sanctuary. // Your favorite spots will be the living room with the huge picture window and high beamed ceilings.: The private front garden with gas fed fire pit and the hot/cold beach shower. The always sunny roof deck with ocean views. Garage unit tenant is a solid tenant with a good moral compass. The tenant is open to being moved.

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$2,200,000
- 2 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Heating: Floor Furnace, Natural Gas
- Laundry: Washer Included, Dryer Included, In Garage

Interior

- Rooms: Walk-In Closet
- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooktop
- Other Interior Features: Ceiling Fan(s), Beamed Ceilings, Living Room Balcony, Living Room Deck Attached, Open Floorplan, Two Story Ceilings

Exterior

- Lot Features: Front Yard
- Security Features: Gated Community
- Sewer: Other

Annual Expenses

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

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C12 - Marina Del Rey area
 - Los Angeles County
 - Parcel # 4225001014

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$2,900,000/\$2,450,000 ↓****145 days on the market****Listing ID: SB19257683****12 Catamaran St • Marina del Rey 90292****4 units • \$725,000/unit • 2,996 sqft • 3,071 sqft lot • \$817.76/sqft • Built in 1965****Corner of Catamaran St and Speedway**

We are pleased to present 12 Catamaran Street, located in one of the most sought-after markets of Los Angeles-Marina del Rey. This 2,996 SF building was built in 1964 and is situated on a 3,071 SF lot. The property is comprised of two (2) two-bedroom/one-and-a-half-bathroom, one (1) one-bedroom/one-bathroom, and one (1) studio units. Three of the four units will be delivered vacant and the fourth unit can be vacated April of 2020, offering an investor or owner-user immediate rental upside. 12 Catamaran Street is EXEMPT FROM LOS ANGELES CITY RENT CONTROL, Seller can provide Certificate of Exemption. Additionally, the new vinyl windows were installed in 205 offering sound-proofing for all of the units. Ideally located, steps from the beach and a few blocks from Washington Boulevard, lined with renowned restaurants and bars - this opportunity will not last long. The property offers an astute investor or owner-user the opportunity to acquire a multifamily asset in one of the most desirable neighborhoods in all Southern California. By implementing a light renovation program and filling the units at market rents, 12 Catamaran Street is a truly unique and lucrative investment.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$2,950,000
- 1 Buildings
- 7 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4.93
- \$183000 Gross Scheduled Income
- \$145507 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$43,353
- Electric: \$650.00
- Gas:
- Furniture Replacement:
- Trash: \$650
- Cable TV: 01911544
- Gardener:
- Licenses:
- Insurance: \$1,198
- Maintenance: \$2,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$650
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Negotiable	\$2,940	\$2,940	\$4,500
2:	1	2	2	1	Negotiable	\$0	\$0	\$4,500
3:	1	1	1	1	Negotiable	\$0	\$0	\$3,500
4:	1	0	1	0	Negotiable	\$0	\$0	\$2,750

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
- C12 - Marina Del Rey area
 - Los Angeles County
 - Parcel # 4225005030

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Condominium**

4125 Inglewood Blvd # 9 • Los Angeles 90066

2 units • **\$424,500/unit** • **1,677 sqft** • **15,014 sqft lot** • **\$494.93/sqft** • **Built in 1977**

Major Cross Streets: W Washington Blvd & Inglewood

List / Sold: **\$849,000/\$830,000** ↓

133 days on the market

Listing ID: OC21125080



Beautiful Silicon Beach living at its finest! This is an exceptionally RARE and UNIQUE condo sale with TWO actual units. Main unit #9 is a front-facing 2-story condo that features 2 beds and 2 baths and approximately 1,154 sq ft. Ground level also includes a BONUS studio unit with 1 bath and approximately 523 sq ft. This is the only part of the complex that features the dual units, making it the biggest for this complex. The 2-bed unit features a bright and open floor plan offering lots of natural light from the large windows and sliders. The spacious living room has a charming fireplace with a slider door leading to the balcony. Kitchen features ample cabinet space, dark quartz countertops, stainless steel stove, and dishwasher. The stairs lead up to the 2 large bedrooms that boast vaulted ceilings. Master has an en-suite bathroom, large closet, and private balcony, & the 2nd large bedroom has a beautifully upgraded bath in the hallway. On the ground-level, 1 parking spot is reserved and there are plenty of street parking facing the complex. Studio unit features an open floor plan with kitchen, dining, and a bedroom space to the corner. A bathroom with shower completes the bright & well-kept space. This studio unit can be rented for \$1,850+. Plans have been approved by the HOA to reface and repaint the whole 15-unit complex in the near future. HOA covers water & trash, private gate, and complex includes community laundry. This AMAZING property is located in an excellent location of Mar Vista, and just minutes from Playa Vista & Venice.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$1,249,000
- 1 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: See Remarks
- Heating: Wall Furnace
- Laundry: Community
- \$58200 Gross Scheduled Income
- \$54204 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

- Floor: Laminate

Exterior

- Sewer: Public Sewer

Annual Expenses

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

- Cable TV: 01976469
 - Gardener:
 - Licenses:
- Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - \$333 HOA dues Monthly
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4232004071

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •

\$1,550,000/\$1,450,000 ↓

58 days on the market

Listing ID: 21739142

3632 Greenfield Ave • Los Angeles 90034

4 units • \$387,500/unit • 3,780 sqft • 4,995 sqft lot • \$383.60/sqft • Built in 1957

North of Venice Blvd, East of Sepulveda.



This brilliant 4-Plex in Palms offers 50% upside in rents in an irreplaceable location. Transit development & amenities in Palms/Culver City surrounds the property including The Palms Expo Station, Culver Steps Development Project, Sony Studios, NFL Network Headquarters, and many Culver City restaurants. Despite the nearby attractions, it's nestled on a quiet street with mostly single family homes. The (4) 2 Bed/1 Bath units are large and bright, and each units has its own tandem parking space for 2 cars. The well-kept building has all-copper plumbing throughout, new sewer/waste lines (2021), brand new sliding windows, all new electrical panels & main service, and new A/C in each unit. The recently renovated laundry room was just equipped with new W/D owned by the Seller (no laundry contract) which provides monthly laundry income. The entire foundation has been bolted/braced for earthquake retrofitting making this property safe and efficient to operate for the future. Additionally, the Sellers recently termite tented the entire building. Its offered for the first time in over 10+ years, and at a \$421 Price Per SF, it represents a real value that won't be available for long.

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$1,595,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Natural Gas
- \$47700 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$27,732
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,519	\$1,519	\$2,350
2:	1	2	1		Unfurnished	\$1,098	\$1,098	\$2,350
3:	1	2	1		Unfurnished	\$1,469	\$1,469	\$2,350
4:	1	2	1		Unfurnished	\$2,200	\$2,200	\$2,350

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4252018028

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

3608 Montclair • Los Angeles 90018

2 units • \$299,500/unit • 1,181 sqft • 3,406 sqft lot • \$496.53/sqft •
Built in 1923

North of Jefferson Blvd, South of Adams Blvd, West of Arlington Ave and East of 7th Ave.

List / Sold: \$599,000/\$586,400 ↓

17 days on the market

Listing ID: 21777990



Amazing opportunity to own a duplex in Jefferson Park. Corner building with a converted garage. Each unit is approx 600SF in 1 bed & 1 bath +den. Small porch in the front of each units. Good size front yard for gardening herbs, pomegranate and persimmon trees that bares abundance of fruit. Turn key condition, comes with all appliances, including washer and dryer. Paint and new roof were done 4 years ago. Separate meters for gas and electric, owner pays water. Located in Jefferson Park HPOZ. For sale is for 2/5th UNDIVIDED interest of 5 units in the lot plus a garage, which is AKA 2801-2803 6th st. Tenants-in-Common (TIC) sale. Both units will be delivered vacant at the closing.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$599,000
- 2 Buildings
- Laundry: Washer Included, Dryer Included
- \$43650 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$15,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$1,800
2:	2	1	1		Unfurnished	\$0	\$0	\$1,800
3:								
4:								
5:								
6:								

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

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5051019034

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

2113 S Longwood Ave • Los Angeles 90016

3 units • \$299,667/unit • 3,300 sqft • 6,000 sqft lot • \$327.27/sqft •
Built in 1921

Three blocks east of La Brea. Two blocks north of the 10 Freeway. Two blocks south of Washington Blvd.

List / Sold: \$899,000/\$1,080,000 ↑

20 days on the market

Listing ID: 21771866



AMAZING OPPORTUNITY FOR INVESTORS OR MULTI-GENERATIONAL BUYERS TO BUY IN A PRIME AREA. All units will be delivered vacant! Property is located near Mid-Wilshire and centrally located to Downtown, Santa Monica, Culver City, and LAX. The property is three units and comprised of (1) 4 br/ 2 Ba Front House consisting of 1,500 sq.ft., plus a duplex in the back made up of: (1) 2bd/1ba appx. 1,078 sq.ft, and (1) 1bd/1ba approved ADU appx. 700 sq.ft. Note: Property sold AS-IS. This property has a front house with so much potential for anyone to reimagine the final layout and space utilization; tentative plans are available for the front house. The rear duplex requires the upgrade of the 2bd/1ba, and approved plans exist for the 1bd/1ba ADU that requires full construction. This investment opportunity will not last long!

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$899,000
- 3 Buildings
- Levels: Two
- Laundry: Inside
- \$63960 Net Operating Income

Interior

- Floor: Wood
- Appliances: None

Exterior

- Lot Features: Utilities - Overhead, Rectangular Lot, Front Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$34,440
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

3:	1	1	1	Unfurnished	\$1,800	\$1,800	\$1,800
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C16 - Mid Los Angeles area
 - Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •

\$1,400,000/\$1,425,000 ↑

2 days on the market

Listing ID: 21785996

2202 HILLCREST Dr • Los Angeles 90016
3 units • \$466,667/unit • 3,132 sqft • 5,998 sqft lot • \$454.98/sqft •
Built in 1923

North of the 10 Fwy. South of Washington Blvd. East of La Brea. West of Crenshaw Blvd.



BACK ON MARKET AT NO FAULT TO SELLER! Rare investment opportunity located in heart of trendy Mid City. The updated main home delivers TWO UNITS COMPLETELY VACANT, giving you endless opportunities- collect market rents on vacant units, or utilize as a 2300 square-foot single-family home with 600 square-foot custom mangaris decks. 2/1 top floor unit offers sweeping skyline city views, sundrenched with natural light and dripping with original charm including refinished hardwoods and hand-made Batchelder fireplace tiles. Bathroom completely remodeled with top of the line finishes. Downstairs sprawling 1/1 unit has been completely remodeled with no expense spared, including quartz countertops, stainless steel appliances and custom Milgard windows. Each unit is individually metered and has its own massive deck, private laundry room, new AC. Ample parking, with a long driveway with three vacant garages. Brand new systems include roof, copper plumbing, new shear walls on 3 sides with bolted foundation, new electrical sub panels, tankless water heaters, gas lines, sewer line, and Commercial grade CCTV security system. This is the one you've been waiting for.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$1,400,000
- 2 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$5,108
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01705557
- 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
https://matrix.crmls.org/Matrix/Printing/PrintOptions.aspx?c=AAEAAAD*****AQAAAAAAAAAARAQAAAEEMAAAGAgAAAAQ0MzI5BgMAAAABOAYEAAAAAJUwBgUAAAABNwYGAAAAATcNagYHA...							

1:	1	1	1	Unfurnished	\$3,000	\$0	\$3,000
2:	2	2	1	Unfurnished	\$3,500	\$0	\$3,500
3:	3	1	1	Unfurnished	\$1,584	\$1,584	\$1,584
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County

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

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

List / Sold:

Closed •

\$4,075,000/\$3,850,000 ↓

9 days on the market

Listing ID: 21763542

1256 W Adams Blvd • Los Angeles 90007

3 units • \$1,358,333/unit • 5,103 sqft • 7,262 sqft lot • \$754.46/sqft • Built in 2020

1256, 1258, & 1260 W. Adams Blvd, LA 90007. Student Housing portfolio consisting of three (3) single family residences, each with their own APN.



We are pleased to offer the opportunity to acquire this turnkey Student Housing Portfolio consisting of three (3) fully updated and remodeled houses. Each house has its own APN, and is 100% occupied with USC students, 1-year lease agreements, and also parent guaranteed. The investment is well positioned, located in the DPS Patrol Zone, and walking distance to the USC campus & Village. Expenses are extremely light as the tenants pay for all water, trash, gas, and electricity. 1256 W. Adams is comprised of an updated and fully remodeled 9-bedroom + 5-bathroom House. This three-story beauty offers classic wood floors, a huge living room and dining area, perfect for communal living and gatherings. The house features quartz counter tops, stainless steel appliances, large flat screen TVs, washer & dryer, an outdoor common area with a barbecue grill and 6-8 person hot tub. This house is currently rented for \$14,500/month. 1258 W. Adams was newly constructed in 2020 (non-rent control) and consists of a spacious 3-bedroom + 3-bathroom house. This house is currently rented for \$5,500/month. 1260 W. Adams was newly constructed in 2020 (non-rent control) and consists of a spacious 3-bedroom + 3-bathroom house. This house is currently rented for \$5,500/month. Amenities include washer & dryer, stainless steel kitchen appliances, air conditioning, tiled showers. Current 6% Cap Rate - \$25,500/month

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$4,075,000
- 3 Buildings
- Laundry: Washer Included, Dryer Included
- \$247900 Net Operating Income

Interior

- Appliances: Barbecue, Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$58,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	9	5		Unfurnished	\$14,500	\$14,500	\$16,500
2:	1	3	3		Unfurnished	\$5,500	\$5,500	\$6,500
3:	1	3	3		Unfurnished	\$5,500	\$5,500	\$6,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$2,695,000/\$2,710,000** ↑**31 days on the market****Listing ID: 21722438**

1126 Magnolia Ave • Los Angeles 90006
4 units • **\$673,750/unit** • **6,370 sqft** • **7,000 sqft lot** • **\$425.43/sqft** •
Built in 2021
S. Of Olympic Blvd and W. Of Hoover



OPPORTUNITY ZONE | 2021 CONSTRUCTION 4-PLEX | NO RENT CONTROL**** Take advantage of OZ tax benefits if you close prior of COFO issued. This fabulous ground up, modern fourplex with its designer look and feel is ideally located in Mid-Wilshire / Koreatown, an extremely high demand rental market. 1126-1128 12 Magnolia Ave is made up of four side-by-side townhome style units. All units are 2 story, with spacious floorplans. The property consists of 2 X 4-bedroom 3-Bath units of 1500 SQFT each and 2 X 4-Bedroom 4 1/2 Bath units of 1700 SQFT each. Each unit comes with 1 private car garages and 1 uncovered parking. All units are equipped with stainless steel appliance package, Refrigerator /Dishwasher / Gas Stove / Range Hood and Washer Dryer!! All units are separately metered for electric / gas and water ! Prime location, no rent control, 1 year builders warranty! This amazing investment opportunity offers a realistic CAP rate of 5.50% or higher. Estimated Certification of Occupancy May/ 2021.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$2,695,000
- 2 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$149320 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Family Room, Walk-In Closet, Master Bathroom
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Oven
- Other Interior Features: Storage

Exterior

- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Fire Sprinkler System, Gated Community, Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$37,640
- Electric:
- Gas:
- Furniture Replacement:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash:
 - Cable TV: 01428775
 - Gardener:
 - Licenses:
- Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	8	6		Unfurnished	\$3,800	\$0	\$7,600
2:	2	8	10		Unfurnished	\$3,990	\$0	\$7,980
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5076013005

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •

\$4,300,000/\$3,300,000 ↓

6 days on the market

Listing ID: 21780832

503 S Catalina St • Los Angeles 90020
12 units • \$358,333/unit • 17,365 sqft • 17,156 sqft lot • \$190.04/sqft •
Built in 1938
North of Wilshire and West of Vermont.



For the first time in more than 40 years, we are pleased to exclusively offer this property for sale. A charming and unique 1938 French Normandy style building with 17,365/sf living area, striking art deco, large and dramatic leaded glass windows and more. This magnificent property is an architectural gem loaded with original character that will take your breath away. Sold-As-Is.

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$4,300,000
- 1 Buildings
- Heating: Natural Gas

Interior

Exterior

- Security Features: Automatic Gate

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01106190
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,700
2:	2	1	1		Unfurnished	\$910	\$910	\$1,800
3:	3	1	1		Unfurnished	\$1,300	\$1,300	\$1,800
4:	4	1	1		Unfurnished	\$1,100	\$1,100	\$1,800
5:	5	2	1		Unfurnished	\$0	\$0	\$2,700
6:	6	3	1		Unfurnished	\$3,000	\$3,000	\$3,800

7:	7	2	1	Unfurnished	\$0	\$0	\$2,700
8:	8	3	1	Unfurnished	\$2,079	\$2,079	\$3,800
9:	9	1	1	Unfurnished	\$1,200	\$1,200	\$1,800
10:	10	1	1	Unfurnished	\$875	\$875	\$1,800
11:	11	2	1	Unfurnished	\$2,100	\$0	\$2,800
12:	12	1	1	Unfurnished	\$1,656	\$0	\$1,800
13:							

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5502021008

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

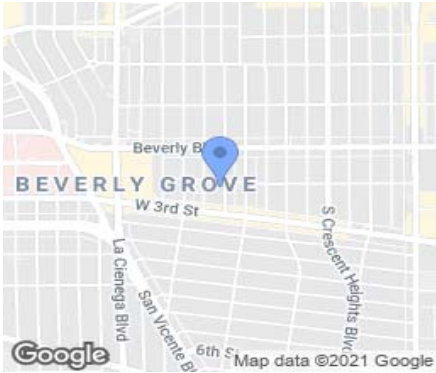
Closed •

\$2,495,000/\$2,602,600 ↑

6 days on the market

Listing ID: 21763488

107 S Flores St • Los Angeles 90048
4 units • \$623,750/unit • 5,227 sqft • 7,246 sqft lot • \$497.91/sqft •
Built in 1936
No of 3rd street, W of Sweetzer



This four-residence, Art Deco-inspired building with value-add opportunity is situated on a large R3 lot in prime Beverly Grove at 3rd Street and La Cienega Blvd. Two vacant units include a 3-bed, 1.75-bath residence and a 2-bed, 1.5-bath townhome-style residence. The third townhome-style unit has 2 beds and 1.5 baths and a fourth single-story unit has 2 beds and 1 bath. Some feature balconies and are beautifully remodeled, while others are in well-maintained original condition. Each residence has a private entry, in-unit laundry and wall air conditioning units. In an incredible location, the building is moments from 3rd Street, restaurant row, CSMC, West Hollywood, Beverly Hills, The Grove, and Museum Row.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$2,495,000
- 4 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- Heating: Forced Air
- Laundry: Dryer Included, Inside

Interior

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

Exterior

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

Annual Expenses

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

Unit Details

1:	107	2	1	Unfurnished	\$2,142	\$2,142	\$3,700
2:	107	3	1	Unfurnished	\$0	\$0	\$4,350
3:	109	3	1	Unfurnished	\$0	\$0	\$4,450
4:	109	2	1	Unfurnished	\$2,292	\$2,292	\$3,500
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5511016009

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

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

Closed •

1629 E 53rd St • Los Angeles 90011

2 units • \$310,000/unit • 1,512 sqft • 5,638 sqft lot • \$410.05/sqft •
Built in 1962

long beach Ave

List / Sold: \$620,000/\$620,000

6 days on the market

Listing ID: DW21194402



Duplex!! Two bedroom one bath each, two car garage with plenty of parking space up to 5 cars. Plus a large storage room . Property features new paint interior and exterior, new screen doors, water heaters and furnace. Both units were remodel 5 years ago with recesses lighting , laminated floors, cooper plumbing and new bathrooms. New iron fence less then a year old.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$620,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Wall Furnace
- \$333 (Estimated)
- Laundry: In Kitchen
- \$4700 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,450
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01961305
- Gardener:
- Licenses:
- Insurance: \$650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5105001037

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21194402

Printed: 10/25/2021 10:01:28 AM

Closed •

1127 E 67th St • Los Angeles 90001

4 units • \$162,500/unit • 1,944 sqft • 5,005 sqft lot • \$347.22/sqft •
Built in 1928

North of Florence Ave South of Gage

List / Sold: \$650,000/\$675,000 ↑

9 days on the market

Listing ID: DW21180423



4 units 1 - 2 bedroom 1 bath and 3 - 1 bedroom 1 bath

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$650,000
- 2 Buildings
- 0 Total parking spaces
- \$1,832 (Estimated)
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,240
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01206776
- Gardener:
- Licenses:
- Insurance: \$13,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,040
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Negotiable	\$1,225	\$1,225	\$1,400
2:	1	2	0	0	Negotiable	\$1,500	\$1,500	\$1,800
3:	2	1	0	0	Negotiable	\$0	\$0	\$3,000

Of Units With:

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

- Disposal:

Additional Information

- Standard, Trust sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6010005028

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21180423

Printed: 10/25/2021 10:01:28 AM

Closed • Duplex

4110 S Harvard Blvd • Los Angeles 90062

2 units • \$375,000/unit • 1,876 sqft • 5,851 sqft lot • \$410.45/sqft • Built in 1922

Main cross streets are Martin Luther King Jr Blvd & Harvard Blvd.

List / Sold: \$749,999/\$770,000 ↑

20 days on the market

Listing ID: DW21190251



THE INVESTMENT OPPORTUNITY YOU HAVE BEEN LOOKING FOR!!! One of LA's fastest-growing neighborhoods NEAR the Memorial Coliseum (Host of the upcoming 2028 Olympics), Expo Park and Banc of California Stadium, USC, the EXPO line, the highly anticipated 1 Billion Lucas Museum and MINUTES to downtown, LA Convention Center, LA Live & Staples Center. This property has been well maintained and it shows for it. Both units are a 2 bedroom and 1 bath. Best part is both units will be delivered with no tenants! An opportunity like this is very hard to find! Do not wait on this amazing opportunity, not to mention the detached garage than can potentially be converted into a ADU. This property will not last!

Facts & Features

- Sold On 10/18/2021
 - Original List Price of \$749,999
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$344 (Estimated)
- Laundry: Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01458187
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5021006031

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21190251

Printed: 10/25/2021 10:01:28 AM

Closed •

1475 Browning Blvd • Los Angeles 90062
3 units • \$249,667/unit • 2,737 sqft • 5,398 sqft lot • \$288.64/sqft •
Built in 1907

East of Western BLVD, West of Normandie BLVD, South of Exposition BLVD, North of W. MLK Jr. BLVD

List / Sold: **\$749,000/\$790,000** ↑

7 days on the market

Listing ID: 21766256



There is a separate address for one of the units which is located on Dalton Avenue (3972 Dalton Ave).Property Zoned LARD2 and a rare opportunity to own a CORNER lot property with 3 units on a quiet street near USC, LAFC Stadium, Natural History Museum, and Science Center. This property consists of two buildings a total of 3 units. Two units have 2 bedrooms and one bathroom, and One unit consists of One Bedroom and one bathroom and one car garage. Please Do NOT disturb tenants. OFFERS BE MADE SUBJECT TO VIEWING.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$749,000
- 2 Buildings
- 1 Total parking spaces
- Laundry: See Remarks
- \$38719 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Appliances: Range

Exterior

Annual Expenses

- Total Operating Expense: \$16,817
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01915482
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance: \$2,771
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,356
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,300	\$1,300	\$1,800
2:	1	2	1		Unfurnished	\$1,560	\$1,560	\$2,000
3:	1	2	1		Unfurnished	\$1,768	\$1,750	\$2,000
4:								
5:								

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1022 W 57th St • Los Angeles 90037

2 units • \$397,500/unit • 2,380 sqft • 6,114 sqft lot • \$334.03/sqft •
Built in 1940

Harbor Fwy > Slauson Ave > Vermont Ave > 57th St

List / Sold: \$795,000/\$795,000 ↓

23 days on the market

Listing ID: TR21156795



This is an up and down duplex with loads of charm, and an oversized double car garage that screams ADU! The property sits back on the lot in a fenced yard. Downstairs is a very large four bedroom, two bath unit consisting of a large living room with a fireplace, large dining room, spacious kitchen, and service porch with a laundry hook up. Upstairs is a two bedroom one bath unit, also with a spacious living room, dining room, and kitchen. It also has a service porch with a washer and dryer hookup. At this time, the public records show this property as a four bedroom two bath, it is currently being corrected to reflect the true property characteristics of six bedrooms and three baths.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$979,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: See Remarks
- \$47000 Gross Scheduled Income
- \$47000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$52
- Cable TV: 00908509
- Gardener:
- Licenses:
- Insurance: \$1,034
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$65
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,455	\$2,400	\$2,400
2:	1	2	1	0	Unfurnished	\$1,495	\$1,525	\$1,525

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5002018008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: TR21156795

Printed: 10/25/2021 10:01:28 AM

Closed •

1124 W 42Nd St • Los Angeles 90037

4 units • \$218,750/unit • 3,406 sqft • 5,065 sqft lot • \$255.43/sqft •
Built in 1922

4 blocks south of Martin Luther King Jr. Blvd and 2 blocks west of Vermont Ave

List / Sold: \$875,000/\$870,000 ↓

60 days on the market

Listing ID: 21761594



Great Fourplex close to USC. Amazing Income property in an Opportunity Zone. Large units with in unit laundry room.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$919,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$37752 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$20,344
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,374	\$1,374	\$1,750
2:	2	1	1		Unfurnished	\$1,135	\$1,135	\$1,750
3:	3	1	1		Unfurnished	\$1,329	\$1,329	\$1,750
4:	4	1	1		Unfurnished	\$1,225	\$1,225	\$1,750
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
 - Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21761594

Printed: 10/25/2021 10:01:28 AM

Closed • TriplexList / Sold: **\$998,700/\$998,700** ↓**910 W 62nd St • Los Angeles 90044****66 days on the market****3 units • \$332,900/unit • 2,046 sqft • 5,499 sqft lot • \$488.12/sqft • Built in 1920****Listing ID: SR21162984****s vermont ave & w gage ave**

Property just appraised for 1,070,000 ---High cash flow!! 3 UNITS ..Won't last! JUST listed this three move in ready units, Property is located in the very desirable area City of Los Angeles. Well maintained and updated with an easy care landscaping. Excellent for an investor looking to maximize rental income or an owner occupant. Front unit 910 W 62nd offers 2 bedrooms + 1 bathrooms, second unit 910 1/2 W 62nd 2 bedrooms + 2 bathrooms, third unit 912 W 62nd (NEW Construction has 2 bedroom + 2 bathroom. Each unit has its own washer and dryer hook ups with individually metered utilities. Close to freeways, DTLA, LA Memorial Coliseum, LAFC's new Bank of California Stadium & the Staples Center & SOFI stadium Plus This investment consists of approximately 2,300 of rentable square feet and is situated on a 5,499 square foot Lot, that looks and feels much larger. The 3 unit may be rented for income. Two separate buildings, front units are upgraded with amazing results and best of all they are all move in ready. Huge drive way and all three units have a separate parking for two cars each, new electrical meter, The property is not subject to the Los Angeles Soft-Story Retrofit Program. Tenants pay for; gas, electricity & trash. all units are move in ready, gated very private and a HUGE DRIVEWAY !!!

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$1,049,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- Laundry: Individual Room, Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Living Room, Main Floor Bedroom
- Floor: Laminate, Tile
- Appliances: Disposal, Gas Range, Gas Water Heater, Tankless Water Heater
- Other Interior Features: Copper Plumbing Full, Granite Counters, Open Floorplan, Recessed Lighting, Storage

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Insurance: \$0

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6004014019

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • Duplex

\$1,200,000/\$1,195,000 ↓

1 days on the market

428 W 75th St • Los Angeles 90003
2 units • \$600,000/unit • 3,787 sqft • 6,273 sqft lot • \$315.55/sqft •
Built in 2021

Listing ID: PW21225789

Between Fig and Flower



Very desirable, income producing duplex. This duplex consists of two (2) 5-Bedroom / 3-Bathroom units. The property has a single car garage and a double car garage both located in the rear of the property. Each unit includes dual pane vinyl windows, granite counter tops, wood cabinets throughout, tile flooring in kitchens and baths, mirrored closet doors, carpeted bedrooms, and forced heat throughout both units. The property has an artificial lawn to minimize maintenance and water usage. This is new construction, no rent control! Agents bring your investors!

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Central, Natural Gas
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$86400 Gross Scheduled Income
- \$86400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Range

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927358
- 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	3	2	Unfurnished	\$3,600	\$43,200	\$43,200
2:	1	5	3	1	Unfurnished	\$3,600	\$43,200	\$43,200

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6020032002

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

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

CUSTOMER FULL: Residential Income LISTING ID: PW21225789

Printed: 10/25/2021 10:01:28 AM

Closed • Duplex

148 W 42nd Pl • Los Angeles 90037

3 units • \$199,967/unit • 3,154 sqft • 5,401 sqft lot • \$206.09/sqft • Built in 1908

From Broadway, go east on 42nd place

List / Sold: \$599,900/\$650,000 ↑

5 days on the market

Listing ID: SR21205168



Duplex with a Potential Bonus 3rd Unit! The units consist of one 3 bdrm 2bath, a 2 bdrm 2 bath, & a 3rd 2 bdrm 1 bath bonus unit! Can be configured as a 5 bedroom 3 bath 1st unit + the 2 bedroom 2 bath second unit. There is ample parking space on this 5400 sqft lot including a 2 car garage. Great opportunity and priced to sell this property is good for both investor buyers and end users. Also, could fit in your portfolio or work with your 1031 exchange. The current tenants pay on time. Close to 110 Freeway, Staple Center, LA Memorial Coliseum and USC. Easy to show. Do no disturb tenants.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$599,900
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$423 (Estimated)
- Laundry: See Remarks, Washer Hookup
- \$39240 Gross Scheduled Income
- \$33240 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Laminate, Tile

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$900
- Electric: \$5,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01964501
- Gardener:
- Licenses:
- Insurance: \$666
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

UNITS BEDS BATHS GARAGE FURNISHED? ACTUAL RENT TOTAL RENT PRO FORMA

1:	1	3	2	2	Unfurnished	\$1,730	\$1,730	\$2,500
2:	1	2	2	0	Unfurnished	\$1,500	\$1,500	\$1,900
3:	1	2	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 5111015010

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1554 W 60th St • Los Angeles 90047

2 units • \$390,000/unit • 1,184 sqft • 3,509 sqft lot • \$658.78/sqft •
Built in 1925

From Western go east on 60th. Property on right hand side.

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

0 days on the market

Listing ID: DW21172425



Single unit up front (3 bed, 2 bath) and new 2 story ADU in rear (2 bed, 1 bath).

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$780,000
- 2 Buildings
- 0 Total parking spaces
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01299446
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6002018020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21172425

Printed: 10/25/2021 10:01:28 AM

Closed •

1154 E 106th St • Los Angeles 90002

2 units • \$245,000/unit • 1,197 sqft • 3,737 sqft lot • \$408.52/sqft •
Built in 1949

North of 105 Fwy W of Central Ave

List / Sold: \$489,999/\$489,000 ↓

180 days on the market

Listing ID: DW20256226



Duplex 1 Bedroom 1 Bath and 2 Bedroom 1 Bath., 2 car garage detached. Close to 105 Fwy, schools, etc. Great investment property. The 1 Bedroom 1 Bath unit has been freshly painted, ready to show at any time of the day.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$499,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$29650 Gross Scheduled Income
- \$26750 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,212
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses: 75
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,350	\$1,400	\$1,800
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,250

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6051013008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW20256226

Printed: 10/25/2021 10:01:28 AM

Closed •

842 W Gage Ave • Los Angeles 90044
2 units • \$287,500/unit • 1,208 sqft • 5,664 sqft lot • \$475.99/sqft •
Built in 1921

WEST OF 110 FRWY , GAGE AVE AND HOOVER ST

List / Sold: \$575,000/\$575,000
13 days on the market
Listing ID: DW21129975



DUPLEX FOR SALE! Great opportunity to own an investment property in a great location for investors or owners to live in. Front unit is 2bedroom / 1 bathroom. Second Unit is 1 bedroom / 1 bathroom sitting on a 5664 square foot lot! Detached units with each its own yard and individual parking. When it comes to location, it is a benefit being near the 110 Fwy, USC, and minutes away from downtown LA. Detached garage has an additional storage room that can be converted to an ADU.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$575,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Laundry: See Remarks
- 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: 01082884
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6004018004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21129975

Printed: 10/25/2021 10:01:28 AM

Closed • **Quadruplex**

9626 Juniper St • Los Angeles 90002

4 units • **\$212,500/unit** • **2,184 sqft** • **5,637 sqft lot** • **\$373.17/sqft** • **Built in 1944**

Going East Imperial Hwy, left on S Alameda, Left on 97Th, right on Juniper

List / Sold: **\$850,000/\$815,000** ↓

72 days on the market

Listing ID: PW21148222



Investment opportunity with 7% CAP rate. 4 rental units fully occupied with long term tenants. Each unit is 2 bed/1 bath with individual electric and gas meter. Interior was totaled remodeled in 2015 with laminate flooring, granite countertop and new bathroom. Current rent is \$5700/month. Long term stable rent with low maintenance. Please DO NOT DISTURB tenant. Drive by only.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cap Rate: 7
- \$68400 Gross Scheduled Income
- \$59600 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,749
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$923
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,148
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,550
2:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,550
3:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,550
4:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6046011034

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW21148222

Printed: 10/25/2021 10:01:28 AM

List / Sold:

Closed •

\$1,150,000/\$1,280,000 ↑

2 days on the market

Listing ID: DW21200893

244 E 61st St • Los Angeles 90003
12 units • \$95,833/unit • 8,968 sqft • 9,250 sqft lot • \$142.73/sqft •
Built in 1964
just off San Pedro Street



Terrific Investment Opportunity. 12 units total. 7 units that are One Bedroom and One bathroom; 3 units that are 2 bedrooms and 1 bath; 1 unit that is a single unit and 1 unit that is 3 bedrooms and 2 bathrooms. Conveniently located near freeways, shopping, restaurants. Most of the Tenants are long term tenants.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 10 Total carport spaces
- \$1,426 (Estimated)
- Laundry: Community
- \$123780 Gross Scheduled Income
- \$66136 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$37,439
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01220332
- Gardener:
- Licenses: 1127
- Insurance: \$6,192
- Maintenance: \$7,764
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$21,216
- Other Expense: \$6,996
- Other Expense Description: prop ta

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	1	1	0	Unfurnished	\$5,040	\$5,040	\$1,200
2:	3	2	1	0	Unfurnished	\$3,321	\$3,321	\$1,500
3:	1	3	2	0	Unfurnished	\$1,285	\$1,252	\$1,800
4:	1	0	1	0	Unfurnished	\$551	\$551	\$850

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6006009008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21200893

Printed: 10/25/2021 10:01:28 AM

Closed •

2117 Norwood St • Los Angeles 90007
3 units • \$250,000/unit • 2,573 sqft • 7,412 sqft lot • \$369.22/sqft •
Built in 1922
Norwood

List / Sold: **\$750,000/\$950,000** ↑
11 days on the market
Listing ID: 21782746



Deadline for Offers is 9/21 at 5PM. Victorian style duplex and single family residence compound featuring three residences provide 2573sf of living area, on a spacious 7412 sf mid block lot. Step to trendy Figueroa corridor and 23rd st dining in prime University Park. Desirably located between DTLA and USC , with newer market rate tenancies to USC students and working professionals , this investment is not to be missed. One 2bed/1ba unit currently occupied by owner, will be delivered vacant! Great value add opportunity to improve asset and raise income, but purchase NOW with an attractive in place cap rate. Priced to sell ! Contact listing agent for interior photos and more lease information. Do not disturb tenants, no showings without presented Buyer Offer, please enquire for more details. Sold Strictly As-IS, no credits.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$750,000
- 2 Buildings
- Heating: Forced Air
- Laundry: Washer Included, Outside
- \$65448 Net Operating Income

Interior

- Floor: Laminate, Tile
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$8,082
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02024018
- Gardener:
- Licenses:
- Insurance: \$735
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,532
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,350	\$2,350	\$2,500
2:	1	1	1		Unfurnished	\$1,500	\$1,500	\$1,700
3:	1	2	1		Unfurnished	\$2,600	\$0	\$2,600
4:								

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

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5124022023

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •

\$1,020,000/\$1,035,000 ↑

16 days on the market

1647 W 12th Pl • Los Angeles 90015
4 units • \$255,000/unit • 2,662 sqft • 6,250 sqft lot • \$388.81/sqft •
Built in 1918
West of FWY 110, West of Union, South of Olympic Bl.

Listing ID: RS21182733



Cozy 2-story 4-unit income property near growing Westside LA downtown. New windows and are renovated. Conveniently walking distances to Staples Center, LA Live, and LA Convention Center. All units delivered are occupied by tenants. High upside rent income possibilities. This property is to be sold as "As-IS" condition, with No repair/upgrade by the seller. Easy excess to FWY 10 & 110.

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$1,020,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- \$501 (Estimated)
- \$63012 Gross Scheduled Income
- \$47012 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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	\$904	\$904	\$1,500
2:	1	2	1	0	Unfurnished	\$950	\$950	\$1,300
3:	1	1	1	0	Unfurnished	\$897	\$897	\$1,300
4:	1	1	1	0	Unfurnished	\$2,500	\$2,500	\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5137028014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: RS21182733

Printed: 10/25/2021 10:01:28 AM

List / Sold:

Closed •

\$2,995,000/\$3,125,000 ↑

26 days on the market

Listing ID: 21770768

2318 W 2nd St • Los Angeles 90057

4 units • \$748,750/unit • 6,473 sqft • 6,106 sqft lot • \$482.77/sqft • Built in 2021

West of Alvarado, Between Beverly Blvd & 3rd st, close to Echo Park, Filipino Town, Korea Town, Down Town.



Brand-new 4plex, 2021 construction featuring Luxury 2 X 4bed + 4 bath town-house style plus 2 X 5 bed + 4 bath Units, in Trendy Echo park adjacent area & Filipino town. This Newly Constructed Contemporary Complex offers Bright and Open floor plans, Modern Finishes, Beautiful Flooring, large windows throughout, Stunning Kitchens with Stainless Steel Appliances,, Massive Bedrooms, Gorgeous En suite Bathrooms, Impressive Balconies, rooms dispersed among 3 floors creating a sense of privacy, each unit equipped with its own Central A/C & Laundry room. Individually metered for water, gas, and electricity, little to no maintenance!. Geographically situated to benefit from continued area growth unparalleled opportunity to acquire a remarkable property that is poised to have tremendous appreciation. Close to, restaurants, coffee shops, major bus and train lines, Freeways, parks, Lake, Supermarkets, schools and more.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$2,995,000
- 2 Buildings
- 8 Total parking spaces
- 4 Total carport spaces
- Heating: Central
- \$198578 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$39,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02098059
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

UNITS BEDS BATHS GARAGE FURNISHED? ACTUAL RENT TOTAL RENT PRO FORMA

1:	1	4	4	Unfurnished	\$4,399	\$0	\$4,399
2:	1	4	4	Unfurnished	\$4,499	\$0	\$4,499
3:	1	5	4	Unfurnished	\$5,499	\$0	\$5,499
4:	1	5	4	Unfurnished	\$5,399	\$0	\$5,399
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5154013004

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

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

List / Sold:

Closed •

\$3,400,000/\$3,400,000 ↓

42 days on the market

11816 Downey Ave • Downey 90241
10 units • \$340,000/unit • 10,486 sqft • 13,435 sqft lot • \$324.24/sqft •
Built in 1964

Listing ID: DW21165202

Located on Downey Avenue South of Firestone



10 unit townhome complex located in the city of Downey, CA. Please contact listing agents for any inquiries.

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$3,500,000
- 2 Buildings
- Levels: Two
- 18 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- Laundry: Community
- Cap Rate: 4.08
- \$220368 Gross Scheduled Income
- \$137339 Net Operating Income
- 10 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Entry, Kitchen, Living Room
- Floor: Carpet, Stone, Vinyl
- Appliances: Built-In Range, Gas Range, Range Hood, Water Heater
- Other Interior Features: Copper Plumbing Partial, Tile Counters, Unfurnished

Exterior

- Lot Features: 6-10 Units/Acre, Paved, Sprinkler System, Sprinklers In Front, Sprinklers Timer
- Security Features: Security Lights
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$76,418
- Electric: \$1,044.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,881
- Cable TV:
- Gardener:
- Licenses: 305
- Insurance: \$4,250
- Maintenance: \$8,550
- Workman's Comp: \$0
- Professional Management: 8550
- Water/Sewer: \$3,042
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	0	Unfurnished	\$1,772	\$14,174	\$2,000
2:	2	3	2	0	Unfurnished	\$1,975	\$3,950	\$2,200

Of Units With:

- Separate Electric: 10
 - Gas Meters: 11
 - Water Meters: 1
 - Carpet:
 - Dishwasher: 0
 - Disposal: 10
- Drapes:
 - Patio: 10
 - Ranges: 10
 - Refrigerator: 0
 - Wall AC: 10

Additional Information

- Standard sale
- D3 - Southwest Downey, S of Firestone, W of Downey area
 - Los Angeles County
 - Parcel # 6255027009

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

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

Closed •

6516 E Olympic Blvd • East Los Angeles 90022

**5 units • \$180,000/unit • 2,677 sqft • 4,895 sqft lot • \$336.20/sqft •
Built in 1949**

East of I-710 & South of SR-60; Near Intersection of E Olympic Blvd & Garfield Ave

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

16 days on the market

Listing ID: CV21181040



We are pleased to exclusively offer for sale this "Turn-Key" 5 unit multi-family investment located in the city of East Los Angeles (Located 1 block west of Montebello.) The property is being offered for purchase at a 5.26% CAP Rate based on current actual rents! The current owner has made a substantial amount of improvements to the property such as: Copper Plumbing throughout, Updated Interiors, New Vinyl Windows, New Exterior Paint, and New Garage Doors. Most units have interior laundry hookups and a private one-car garage. All rental units are separately metered for Electricity & Gas while the owner pays for Water & Trash. The unit mix consists of one oversized 1 Bedroom/1 Bath Unit being utilized as a 2 Bedroom unit, three 1 Bedroom/1 Bath Units, and 1 Studio apartment. All tenants have stayed current on monthly rental payments throughout COVID, and when the new owner feels it is appropriate, all rental units are due for a rental increase as rents have not been raised in the last 12 months. Prime location located just 1 block to the city of Montebello, within minutes to the 60 & 710 Fwys, Private and Public Schools within walking distance, and plenty of retail and dining options.

Facts & Features

- Sold On 10/21/2021
 - Original List Price of \$900,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$2,683 (Estimated)
- Laundry: See Remarks
 - \$67104 Gross Scheduled Income
 - \$47341 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,750
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance: \$2,500
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$2,456
 - Other Expense: \$750
 - Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,055	\$1,055	\$1,550
2:	1	1	1	1	Unfurnished	\$1,133	\$1,133	\$1,495
3:	1	1	1	1	Unfurnished	\$1,133	\$1,133	\$1,495
4:	1	1	1	1	Unfurnished	\$1,076	\$1,076	\$1,495
5:	1	0	1	0	Unfurnished	\$1,195	\$1,195	\$1,195

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- ELA - East Los Angeles area
 - Los Angeles County
 - Parcel # 6351017006

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

6174 Allston St • East Los Angeles 90022

4 units • **\$237,250/unit** • **3,120 sqft** • **4,980 sqft lot** • **\$302.24/sqft** • **Built in 1929**

Nearest Crossroads are Whittier Blvd and South Hendricks Ave

List / Sold: **\$949,000/\$943,000** ↓

20 days on the market

Listing ID: PW21163618



Welcome to 6174 Allston Street! This Spanish-style quadruplex is located in a prime location in East Los Angeles and is a great opportunity for an investor. This area is growing rapidly, and apartments are in high demand. Don't miss out on this amazing opportunity!

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$949,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6339020002

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW21163618

Printed: 10/25/2021 10:01:29 AM

List / Sold:

Closed •

\$4,350,000/\$4,510,000 ↑

27 days on the market

Listing ID: 21780208

7055 Coldwater Canyon Ave • North Hollywood 91605
24 units • \$181,250/unit • 15,570 sqft • 22,211 sqft lot • \$289.66/sqft •
Built in 1972
On Coldwater Canyon Avenue in between Sherman Way and Vanowen Street.



We are please to present the Canyon Manor Apartments. Built in 1972, the building consists of twenty-two (22) 1 bed/1 bath units and two (2) 2 bed/1 bath units. The building totals 15,570 gross square feet and sits on a 0.51-acre lot that is LAR3 zoned. The property features on-site parking, gated pool and a laundry facility. Canyon Manor Apartments is a value-add opportunity in which new ownership has an opportunity to increase rents by virtue of implementing a renovation program to the unit interiors. Current rents are approximately twenty-seven percent (27%) below market. This is an excellent opportunity for an investor who is looking for a value-add property in an emerging submarket with historically low vacancy rates. The property is conveniently located just a short walk from restaurants, cafes, grocery stores and large retail centers on Sherman Way. For nightlife options, the property is just a short drive away from bars, restaurants and other entertainment options located in the NOHO Arts District. Nearby employment hubs include Burbank, Glendale, Hollywood, Downtown Los Angeles and Warner Center. The property is located just a few blocks from the 170 freeway, and a short drive to 405, 5 and 101 freeways.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$4,350,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$161458 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$167,758
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	22	1	1		Unfurnished	\$1,125	\$1,125	\$1,550
2:	2	2	2		Unfurnished	\$1,674	\$1,674	\$1,795
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
 - Los Angeles County

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

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

Closed •

8850 Tilden Ave • Panorama City 91402
2 units • \$339,950/unit • 1,568 sqft • 6,711 sqft lot • \$457.27/sqft •
Built in 1948
Nordhoff St. and Van Nuys Blvd

List / Sold: \$679,900/\$717,000 ↑
42 days on the market
Listing ID: SR21167074



Diamond in the Rough!!! Great Duplex in the heart of Panorama City. Property has a 2+1 in the front unit and a 1+1 with a big back yard in the back. Rent one of the units and live in the other! Great investment opportunity! Next door duplex can also be purchased to combine with the subject property totaling 14,000 sq ft for future development. Bring your pickiest buyer this one will not last!

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$679,900
- 0 Buildings
- 2 Total parking spaces
- Laundry: In Kitchen
- \$1379 Gross Scheduled Income
- \$200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$300
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,379	\$1,379	\$2,200
2:	1	1	1	1	Unfurnished	\$0	\$2,000	\$2,000

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled

- PC - Panorama City area
- Los Angeles County
- Parcel # 2639002006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR21167074

Printed: 10/25/2021 10:01:29 AM

Closed •

5415 3rd Ave • Los Angeles 90043

2 units • \$499,000/unit • 1,831 sqft • 6,083 sqft lot • \$568.00/sqft •
Built in 1913

East of Crenshaw and West of Arlington

List / Sold: \$998,000/\$1,040,000 ↑

7 days on the market

Listing ID: 21777750



This is your lucky day this fully remodeled Multi family home built in 1913 for sale. Front house is a 3 bed 2 bath and the back unit is a 1 bed 1 bath. the Garage can be used as a bonus room. Brand new updates to both units central HVAC, new electrical, updated plumbing, quartz waterfall countertops. You have to see this in person to believe it. the property lies a mere 2.8 miles from the brand new SoFi Stadium development, 2 miles from the LA Memorial Coliseum and University of Southern California campus, and 3.9 miles from the Kenneth Hahn State Recreation Area. Buyers & buyers agent to do their own due diligence to all property information. One of the members of the selling entity has a real estate sales license.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$998,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Inside

Interior

- Floor: Laminate
- Appliances: Disposal, Refrigerator, Convection Oven, Gas Cooktop, Gas Oven

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,700	\$44,400	\$0
2:	2	1	1		Unfurnished	\$1,700	\$20,400	\$0
3:								

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

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
 - Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,200,000/\$1,190,000 ↓****166 days on the market****Listing ID: 320005916****9631 Belmont St • Bellflower 90706****4 units • \$300,000/unit • 3,420 sqft • 6,651 sqft lot • \$347.95/sqft • Built in 1963****Cross Streets: Orchard Ave, Ardmore Ave**

Beautifully located Bellflower 4-plex. Great investment opportunity with upside rent potential. Tenancy is on a month-to-month basis. Apartment 1 is a two story, 3 bedroom, 2 bath with central heat, wall AC unit and a fireplace. The other 3 apartments are 1 bedroom, 1 bath with wall heaters and wall AC units. Apartments 3 and 4 have remodeled kitchens. Plenty of off-street parking with 5 parking spaces and a 2-car garage. Storage room and empty laundry room with hookups. Additional features include copper plumbing and double pane windows. Close to stores, restaurants, parks, and transit with easy access to 605, 710 and 91 freeways.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Electric, Wall/Window Unit(s)
- Heating: Forced Air, Wall Furnace, Natural Gas
- Laundry: Gas Dryer Hookup, Individual Room
- Cap Rate: 0
- \$40705 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile, Wood
- Appliances: Gas Cooking, Refrigerator, Gas & Electric Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,885
- Cable TV: 01298785
- Gardener:
- Insurance: \$1,590
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,200
- Other Expense: \$0
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2			\$0	\$1,100	\$2,600
2:		1	1			\$0	\$1,175	\$1,500
3:		1	1			\$0	\$1,030	\$1,500
4:		1	1			\$0	\$1,070	\$1,500
5:		0	0			\$0	\$0	\$0
6:		0	0			\$0	\$0	\$0
7:		0	0			\$0	\$0	\$0
8:		0	0			\$0	\$0	\$0
9:		0	0			\$0	\$0	\$0
10:		0	0			\$0	\$0	\$0
11:		0	0			\$0	\$0	\$0
12:		0	0			\$0	\$0	\$0
13:		0	0			\$0	\$0	\$0

Of Units With:

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

Additional Information

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

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 320005916

Printed: 10/25/2021 10:01:29 AM

Closed •

15152 Cabell Ave • Bellflower 90706
3 units • \$299,667/unit • 1,478 sqft • 15,625 sqft lot • \$608.93/sqft •
Built in 1927
Just off of Somerset and Cabell

List / Sold: **\$899,000/\$900,000** ↓
25 days on the market
Listing ID: DW21191192



Terrific Rental Opportunity in Bellflower. Great for 1st Time Investor. Double Lot with lots of building potential. 3 Separate houses on the lot - Each house features one bedroom and one bathroom..15154 Cabell has laminate floors, remodeled kitchen with new cabinets and tile floor and a private fenced in back yard and laundry hookups. Also has upgraded plumbing and electricity. 15152 Cabell home has laminate floors, remodeled kitchen with tile floor, laundry hookups in garage upgraded electricrity and upgraded plumbing. 15150 Cabell features brand new laminate floors, and newly painted interior. Super large lot with lots of parking and RV parking.

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$995,000
- 3 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$1,080 (Estimated)
- Laundry: In Garage, Outside
- \$44400 Gross Scheduled Income
- \$40908 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Walk-In Closet
- Floor: Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,492
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$564
- Cable TV: 01220332
- Gardener:
- Licenses:
- Insurance: \$888
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,040
- Other Expense:
- Other Expense Description:

Unit Details

UNITS BEDS BATHS GARAGE FURNISHED? ACTUAL RENT TOTAL RENT PRO FORMA

1:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,500
2:	1	1	1	2	Unfurnished	\$1,200	\$1,200	\$1,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- RH - Bellflower N of Alondra, E of Bellflower area
 - Los Angeles County
 - Parcel # 6274023031

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21191192

Printed: 10/25/2021 10:01:29 AM

Closed •

List / Sold: **\$7,500,000/\$7,500,000**

15141 Burbank Blvd • Sherman Oaks 91411
18 units • \$416,667/unit • 15,992 sqft • 13,311 sqft lot • \$468.98/sqft •
Built in 1984
Between Sepulveda Blvd and Kester Ave. Just East of the 405 Freeway.

14 days on the market
Listing ID: 21768664



We are proud to exclusively present for sale 15141 W. Burbank Blvd. in North Sherman Oaks. Built in 1984, this Non-Rent Controlled Apartment Building features 18* Units with a great mix of eleven 2 bedroom homes, six 1 bedroom homes (four of those with a loft) and one studio. This property has been meticulously maintained by the current, long-term owners. Ownership did not lease up any vacancies due to Covid, so there are currently 5 vacant units ready to be leased! There is additional square footage in the parking level (off of the Laundry Room) that was previously used as a Spa Room (with existing jacuzzi-style tub in the ground) that is currently being used for storage. The Storage/Spa Room has a large patio at one end of the room, so it could easily and attractively be turned into an ADU. Due to existing vacancies, there is currently no onsite property manager, so converting the storage space into a legal unit could house an onsite manager while improving income further. The property is located less than half a mile to the edge of the Sepulveda Basin Recreation Area, with around 2,000 acres that include Woodley Park (with The Japanese Garden), Lake Balboa Park, Sepulveda Basin Wildlife Reserve, Sepulveda Dam Recreation Area Bike Path, Sepulveda Basin River Recreation Zone, Balboa Sports Complex, Hjelte Sports Center, Sepulveda Garden Center, Encino Golf Course, Balboa Golf Course, and Woodley Lakes Golf Course. With easy access to the 405 and 101 Freeways, Costco, Target, Supermarkets, Restaurants and just about anything else that your tenants could possibly need, this building will make your tenants happy to stay! Priced at a 4.09 Cap & 15.19 GRM (using market rents for vacancies), \$416k per door and \$469 PSF, this property is a perfect investment for those looking for a stable performer. *The Certificate of Occupancy lists 17 Units. Building appears to have one unit chiseled out of existing square footage. Zoning (counting half the Alley) allows for 17.97 Units.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$7,500,000
- 1 Buildings
- 34 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$306492 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$172,356
- Insurance:
- Electric:
- Maintenance:

- Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02078273
 - Gardener:
 - Licenses:
- Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$1,923	\$3,845	\$3,990
2:	4	1	1		Unfurnished	\$2,370	\$9,480	\$9,980
3:	10	2	2		Unfurnished	\$2,365	\$23,650	\$25,500
4:	1	2	2		Unfurnished	\$2,595	\$2,595	\$2,650
5:	1	0	1		Unfurnished	\$1,465	\$1,465	\$1,575
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- SO - Sherman Oaks area
 - Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

7302 Vineland Ave • Sun Valley 91352

4 units • \$224,750/unit • 2,674 sqft • 6,359 sqft lot • \$329.09/sqft •
Built in 1952

Vineland

List / Sold: \$899,000/\$880,000 ↓

35 days on the market

Listing ID: SR21183212



Facts & Features

- Sold On 10/19/2021
- Original List Price of \$899,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Other)
- \$51773 Gross Scheduled Income
- \$39144 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,629
- Electric: \$446.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$1,477
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,114
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	2	Unfurnished	\$1,502	\$1,502	\$0
2:	1	1	0	2	Unfurnished	\$1,090	\$1,089	\$0
3:	1	1	0	0	Unfurnished	\$973	\$927	\$0
4:	1	1	0	0	Unfurnished	\$919	\$875	\$0

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- SUNV - Sun Valley area
- Los Angeles County
- Parcel # 2410018028

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR21183212

Printed: 10/25/2021 10:01:29 AM

Closed •

6500 Templeton St • Huntington Park 90255
3 units • \$200,000/unit • 1,454 sqft • 6,046 sqft lot • \$434.66/sqft •
Built in 1921

On Gage Ave make a right on Templeton St.

List / Sold: \$600,000/\$632,000 ↑
5 days on the market
Listing ID: RS21098912



Excellent opportunity for owner occupant or investor. Minor fixer upper. Property to be sold in it's present "AS-IS" condition. Two separate buildings. Front house 3bd 1ba, cozy living room, dining area, small utility/pantry area off of kitchen, nice shady patio with washer/dryer hook-ups, Rear house 1bd 1ba small combo living room/dining area, small kitchen, small yard, washer/dryer hook-ups. Good size bonus room. Two car garage being used as bedroom with bathroom without permits but property has off street parking for up to 4 cars on drive way. Great area, close to schools, shopping and transportation.

Facts & Features

- Sold On 10/19/2021
- Original List Price of \$600,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01220332
- 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	2	Unfurnished	\$0	\$0	\$0
2:	2	1	1	0	Furnished	\$0	\$0	\$0

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6322008009

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: RS21098912

Printed: 10/25/2021 10:01:29 AM

Closed •

6200 Cottage St • Huntington Park 90255

4 units • \$212,500/unit • 2,328 sqft • 6,219 sqft lot • \$380.15/sqft •
Built in 1960

The subject property is located within the Huntington Park neighborhood of Los Angeles. It is located just south of Randolph St. between Alameda St. & Santa Fe Ave.

List / Sold: \$850,000/\$885,000 ↑

73 days on the market

Listing ID: 21754660



This 2,328 SF 2-Story Fourplex in the Huntington Park neighborhood of Los Angeles. It sits on 6,219 SF HP-R3 zoned lot. This 2-story Fourplex consists of (4) 1 bedroom / 1 bath units. Currently 3 out of the 4 units are occupied; one unit is vacant. All existing tenants are currently on a month to month tenancy. The subject property has a storage & parking area in the rear of the property accessible via the alley, as well as ample street parking. The property may qualify for additional ADU units in the rear. This opportunity is located in one of the most up & coming areas of Los Angeles. It will attract an owner / user looking to move into the vacancy or an investor looking to purchase a multi-family property in a growing area within short distance to public transportation, parks, and shopping areas.

Facts & Features

- Sold On 10/22/2021
- Original List Price of \$875,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- \$45142 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$25,418
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$1,500
2:	3	1	1		Unfurnished	\$1,081	\$3,347	\$4,500
3:								

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

Of Units With:

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

Additional Information

- Standard sale
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
 - Los Angeles County
 - Parcel # 6321009010

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

7822 Bell Gardens Ave • Bell Gardens 90201

4 units • **\$212,500/unit** • **4 sqft** • **8,592 sqft lot** • **No \$/Sqft data** • **Built in 1948**

EASTERN / FLORENCE 710 FWY

List / Sold: **\$850,000/\$900,000** ↓

47 days on the market

Listing ID: DW21137684



LOCATION!! LOCATION!! IN A HIGHLY DESIRABLE AREA WITH PLENTY OF PARKING SPACE. EACH UNIT HAS IT'S OWN YARD FOR ENTERTAINING. FRONT HOME WITH 3 BEDROOMS AND 1 BATH APPROXIMATELY 800 SQ, 2ND UNIT 2 BED 1 1/2 BATHROOMS, 3RD UNIT 1 BED 1 BATH, 4TH UNIT SINGLE 1 BATH. SOME UNITS HAVE TILE UPGRADES AND PAINT. ALL UNITS HAVE THEIR OWN SEPERATE METER. PLENTY OF PARKING SPACE FOR TENANTS. 2,516 SQARE FT 8,591 TOTAL LOT SQ FT CENTRALIZED BY THE BELL GARDENS BYCICLE CLUB AND MANY SHOPPING CENTERS, NEAR BY 710, 5 AND 60 FWY FREEWAYS, PROPERTY IS PERFECT FOR AN INVESTMENT OPPORTUNITY. SOLD AS IS. PROPERTY IS PRICED TO SALE!!

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$1,050,000
- 4 Buildings
- Levels: One
- 6 Total parking spaces
- Laundry: Common Area, Gas Dryer Hookup, Individual Room, Outside
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$250
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,725	\$1,725	\$2,100
2:	1	1	2	0	Unfurnished	\$1,550	\$1,550	\$1,800
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,400

4: 1 0 1 0 Unfurnished \$800 \$800 \$1,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 6227021010

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**

8912 Otis St • **South Gate 90280**

3 units • **\$250,000/unit** • **1,825 sqft** • **5,783 sqft lot** • **\$394.52/sqft** • **Built in 1948**

South of Firestone Blvd & East of Long Beach Blvd.

List / Sold: **\$750,000/\$720,000** ↓

25 days on the market

Listing ID: CV21161119



Great opportunity for investors, multiple families or live in one unit and rent the others. Property has three well maintained units. Laundry room in the back for shared/community use. 3 detached car garage with long drive way. The back unit 2 bed and 1 bath was updated.

Facts & Features

- Sold On 10/18/2021
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$36300 Gross Scheduled Income
- \$33322 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: Electric Oven, Microwave

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,968
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 02085723
- Gardener:
- Licenses:
- Insurance: \$1,168
- 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	1	1	1	Unfurnished	\$875	\$875	\$1,450
2:	1	1	1	1	Unfurnished	\$850	\$850	\$1,450
3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,950

Of Units With:

- Separate Electric: 3
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled

- T4 - South Gate E of 710 area
- Los Angeles County
- Parcel # 6216030019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: CV21161119

Printed: 10/25/2021 10:01:29 AM

List / Sold:

Closed • **Duplex**

\$1,199,000/\$1,175,000 ↓

11 days on the market

6824 Tobias Ave • Van Nuys 91405

2 units • \$599,500/unit • 3,060 sqft • 8,395 sqft lot • \$383.99/sqft • Built in 2021

Listing ID: SR21168350

West of Van Nuys Blvd., North of Vanowen Street



Practically brand new 2 houses on a large, close to 8400sf lot, in a desirable, centrally located Valley neighborhood! The front house is a newly updated and expanded, over 1800sf, 3br, 2bath structure with a master suite. The rear ADU unit is a newly built, 3br, 2bath, open floor plan house that boasts over 1200sf of living! The gated grounds have been upgraded with large paved and grassy areas, offering privacy for the occupants of both units! Both houses offer new LED recessed lighting, new copper supply lines and ABS sewer lines, new AC units, modern kitchens with stainless steel appliances and much, much more! This property will go fast...

Facts & Features

- Sold On 10/21/2021
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, See Remarks
- \$84000 Gross Scheduled Income
- \$74600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Gas Range, Tankless Water Heater, Vented Exhaust Fan

Exterior

- Lot Features: 0-1 Unit/Acre, Landscaped, Level with Street, Rectangular Lot, Level, Near Public Transit, Paved, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$9,400
- Electric: \$4,600.00
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV: 00951359
- Gardener:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,600
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- VN - Van Nuys area
 - Los Angeles County
 - Parcel # 2219023023

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$660,000/\$475,000** ↓**8935 Baring Cross St • Los Angeles 90044****105 days on the market****2 units • \$330,000/unit • 1,958 sqft • 5,202 sqft lot • \$242.59/sqft •****Listing ID: PW21067813****Built in 1924****105 freeway to Vermont north then make a right on 90th St. and left on Baring Cross St. and house will be on your left 8935**

Wow this is something to see. This duplex is ready to generate income to the max. Per title it sits as a 2 unit 2 bedroom 1 bathroom each but actually is a 3 bedroom 1 bathroom on the front unit and a 3 bedroom 1 bathroom in the back unit both with its own laundry area plus a den that has its one separate entrance. That's a total of 7 bedrooms and 3 bathrooms, wow. The units have skylights to allow natural light through the home and solar panels that are paid off to help on the electric bill. The den is in-between each unit that has its own restroom and kitchen/workshop which is a super plus. This property also has a incredible view of Los Angeles. Let the pictures speak for themselves. The property has an exceptional location not far from the beach, schools, shopping, freeways and so on. Keep in mind its tenant occupied so if you are looking to move in one unit and rent out the other look no further cause this is it. Make an appointment today before this property gets sold.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$660,000
- 2 Buildings
- Levels: One, Two
- 14 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, In Garage, Individual Room, Inside
- \$2500 Gross Scheduled Income
- \$2450 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Bonus Room, Den, Entry, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom
- Floor: Carpet, Tile
- Appliances: Electric Range, Gas Oven, Gas Cooktop, Gas Water Heater, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Front Yard, Yard
- Security Features: Carbon Monoxide Detector(s), Security System, Smoke Detector(s)
- Fencing: Fair Condition, Stone, Stucco Wall, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,214
- Insurance: \$650
- Electric:
- Maintenance:

- Gas:
 - Furniture Replacement:
 - Trash: \$360
 - Cable TV: 02029038
 - Gardener:
 - Licenses:
- Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$400
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- WLA - West Los Angeles area
 - Los Angeles County
 - Parcel # 6038021046

Michael Lembeck

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Mission Viejo, 92691

Closed • **Duplex**

1431 W 95th St • Los Angeles 90047

2 units • \$399,950/unit • 1,489 sqft • 4,839 sqft lot • \$536.60/sqft • Built in 1929

Western & Century

List / Sold: **\$799,900/\$799,000** ↓

21 days on the market

Listing ID: CV21175677



Extremely rare opportunity!! Two vacant remodeled turnkey homes on one lot!! Beautiful curb appeal with newly planted Marathon 2 grass. Main front home: This beautiful 1920's home has been completely renovated from top to bottom. Milgard style double ping windows, 200 amp electrical panel, full plumbing re-pipe, new water heater, new ABS drain system directly to the main and hydro jet to city pipe. Full energy efficient central heating and cooling system. 3 Bedroom or 2 Bedroom 1 office with 1 main full bathroom and 1 master bath. Newer roof and recently sealed. This home has been equipped with LED recessed lighting throughout, Leviton switches and outlets. Fully functional kitchen with new cabinets, granite countertops, double sink w/garbage disposal, pot filler faucet over the range. Both master and main restroom new layout, DELTA shower valve and trim, new vanity, toilets, DELTA humidity fan and tile throughout. Must see. Dining room, living room, and bedrooms mirror the 1920's vintage plaster with square style Casing and Baseboards. Gas or wood fireplace located in the living room. Armstrong style laminate flooring, new interior doors, smoke detectors and wireless ADT security alarm system. This entire property has new Dunn Edwards Evershield exterior and Exquisite interior premium paint. All property walls and iron gates have been color matched to fascia trim. Rear home: 1 bedroom, one full bathroom and full kitchen, freshly painted and new ABS drain system. This home also has a new 100 amp electrical panel and separate gas meter. Private driveway and 2 car parking. Newer roof and recently sealed. Kitchen has granite countertops, and laminate wood flooring throughout the home. Large Garage: Brand new fully insulated and drywalled with separate 60amp electrical panel. Water and gas prepped with full 3" ABS drain system. No other garage like this multi-functional style. Rainwater drains have been installed for proper draining in the rear of the property. 3500 psi 5" cement pads to create parking area. Great Location!! Close to all SoCal's beaches, mountains, biking & hiking trails and attractions like Staple Center, SoFi stadium, LAX airport, and Metro subway.

Facts & Features

- Sold On 10/20/2021
- Original List Price of \$799,900
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Seller)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

- Lot Features: Level, Sprinklers In Front, Yard
- Security Features: Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$600
 - Electric: \$100.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$100
 - Cable TV: 01811831
 - Gardener:
 - Licenses:
- Insurance: \$100
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$100
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	3	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
 - Rent Controlled
- WLA - West Los Angeles area
 - Los Angeles County
 - Parcel # 6055009010

Michael Lembeck

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: CV21175677

Printed: 10/25/2021 10:01:29 AM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 10/17/2021 to 10/23/2021
County Or Parish is 'Los Angeles'
City is not 'Long Beach'
Number Of Units Total is 2+
Selected 87 of 87 results.