

Cross Property Customer 1 Line

	Listing ID	S	St#	St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg	Spcs	Date	DOM/CDOM
1	PW22169058	S	11635	Walcroft ST	LW	26	STD	2	\$0		\$830,000	\$471.59	1760	1946/ASR	6,754/0.1551	N		4	10/07/22	37/37
2	22183789	S	3519 W	111th ST	ING	102	STD	2			\$799,000	\$489.58	1632/A	1959/ASR	6,023/0.13	N		2	10/07/22	7/7
3	OC22199504	S	4751 4751	Klamath PL	LA	621	STD	2			\$945,000	\$656.71	1439	1950/ASR	4,042/0.0928	N		0	10/04/22	1/63
4	WS22177275	S	8659	Edmond DR	RSMD	651	STD	2	\$10,800		\$1,032,000	\$572.70	1802	1926/ASR	11,163/0.2563	N		0	10/05/22	9/9
5	AR22204953	S	9157	Las Tunas DR	TMPL	661	STD	2	\$34,200		\$878,000	\$587.68	1494	1941/ASR	3,315/0.0761	N		2	10/04/22	5/5
6	DW22164261	S	6339	Canobie AVE	WH	670	STD	2	\$0		\$650,000	\$408.29	1592	1947/EST	5,074/0.1165	N		0	10/07/22	37/37
7	DW22175609	S	225 N	18th ST	MTB	674	STD	2	\$0		\$800,000	\$416.23	1922	1955/ASR	6,733/0.1546	N		2	10/05/22	8/8
8	PW22089075	S	457 E	Avenue 28	LA	677	STD	2	\$3,650		\$855,000	\$513.51	1665	1912/ASR	6,492/0.149	N		0	10/07/22	107/107
9	AR22118001	S	2526	Wabash AVE	LA	BOYH	STD	2	\$0		\$580,000	\$262.32	2211	1910/ASR	8,292/0.1904	N		4	10/04/22	66/154
10	MB22175742	S	3146 3146	Blanchard ST	LA	BOYH	STD	2	\$0		\$727,000	\$413.54	1758	1910/ASR	5,202/0.1194	N		1	10/05/22	14/14
11	22169293	S	617	BROADWAY ST	VEN	C11	STD	2			\$2,145,000	\$998.60	2148/OTH	1925	5,196/0.11				10/07/22	53/53
12	22178861	S	1018 S	Crescent Heights BLVD	LA	C19	STD	2		3	\$2,125,000	\$550.66	3859	1932	5,489/0.12				10/03/22	53/53
13	RS22136353	S	717 N	Occidental BLVD	LA	671	STD,TRUS	2	\$28,344		\$1,350,000	\$491.27	2748/A	1920/ASR	6,392/0.1467	N		2	10/07/22	30/30
14	RS22148148	S	657 W	117th ST	LA	C34	STD	2	\$0		\$620,000	\$294.12	2108	1940/ASR	7,668/0.176	N		2	10/04/22	37/37
15	RS22168575	S	3504 E	6th ST	LA	ELA	STD	2	\$30,648		\$645,000	\$484.23	1332	1922/ASR	5,750/0.132	N		0	10/06/22	38/38
16	22192465	S	2158 W	28th ST	LA	JFK	STD	2			\$1,045,000	\$516.30	2024	1905	5,874/0.13				10/05/22	8/8
17	22182183	S	4267 S	Victoria AVE	VWPK	PHHT	STD	2			\$920,000	\$384.94	2390/A	1936/ASR	6,952/0.15			2	10/06/22	25/25
18	RS22159012	S	3524	9th AVE	LA	PHHT	STD	2	\$0	0	\$960,000	\$505.53	1899	1926/ASR	5,795/0.133	N		2	10/04/22	43/43
19	22158993	S	8153	SAN JUAN AVE	SOG	T2	REO	2			\$490,300	\$324.92	1509	1923	5,979/0.13			1	10/07/22	123/123
20	SB22091395	S	1123 W	13th ST	SP	183	STD	3	\$51,120		\$890,000	\$412.42	2158	1923/PUB	6,415/0.1473	N		3	10/07/22	104/104
21	TR22172007	S	710	Bradshaw AVE	LA	699	STD	3	\$32,400		\$500,000	\$303.40	1648	1928/SLR	7,467/0.1714	N		2	10/03/22	45/45
22	DW22123719	S	1249 W	90th PL	LA	699	STD	3	\$79,200		\$775,000	\$462.13	1677	1941/ASR	6,080/0.1396	N		2	10/04/22	29/29
23	22160609	S	6817	NEWELL ST	HNPk	T1	STD	3			\$650,000	\$334.88	1941	1928	6,194/0.14				10/03/22	97/97
24	SR22168953	S	18336	Delano ST	TAR	TAR	STD	3	\$120,000	7	\$1,450,000	\$557.69	2600	1950/ASR	6,062/0.1392	N		0	10/06/22	17/17
25	P1-9972	S	542 W	Glenoaks BLVD	GD	626	STD	4	\$0		\$1,560,000	\$530.61	2940	1953/ASR	6,724/0.15	N		4	10/05/22	112/112
26	22166099	S	329 N	LA PEER DR	BEVH	C01	STD	4			\$2,995,000	\$1,159.06	2584	1927	5,698/0.13				10/03/22	77/144
27	BB22129999	S	4546	St Elmo DR	LA	C16	STD	4	\$110,064	4	\$1,810,500	\$370.09	4892	1928/ASR	7,003/0.1608	N		0	10/04/22	21/21
28	SR22093724	S	1620 E	Gage AVE	LA	C34	STD	4	\$48,000	5	\$640,000	\$302.46	2116	1925/ASR	3,821/0.0877	N		2	10/04/22	33/33
29	22193989	S	924 W	48th ST	LA	C34	STD	4			\$975,000	\$194.42	5015/A	1964/ASR	5,849/0.13				10/06/22	11/200
30	PW22171688	S	1350 W	88th ST	LA	C37	TRUS	4	\$50,880		\$725,000	\$183.08	3960	1967/ASR	6,921/0.1589	N		0	10/07/22	15/15
31	SR22159764	S	17512	Osborne ST	NR	NR	STD	4	\$163,200		\$2,575,000	\$430.31	5984	1953/ASR	18,524/0.4253	Y		2	10/03/22	44/44
32	22166371	S	1000 S	SHERBOURNE DR	LA	C19	STD	5		3	\$2,175,000	\$338.94	6417	1936	7,433/0.17				10/06/22	116/116
33	22156557	S	1327 N	FULLER AVE	LA	C20	STD	5			\$2,760,000	\$247.07	11171		6,750/0.15				10/05/22	54/54
34	PW22129668	S	9242	Park ST	BF	RG	STD	5	\$109,620	4	\$1,700,000	\$333.59	5096	1976/ASR	11,808/0.2711	N		5	10/07/22	36/36
35	PV22117808	S	4040	La Salle AVE	CULV	C28	STD	6	\$113,100	2	\$2,200,000	\$605.73	3632	1939/ASR	6,750/0.155	N		4	10/04/22	78/130
36	22205613	S	2907 E	Gage AVE	HNPk	T1	STD	6			\$1,350,000	\$257.78	5237	1939	7,014/0.161				10/03/22	0/0
37	CV22116629	S	2636	Pine PL	SOG	T2	STD	6	\$97,632		\$1,275,000	\$431.91	2952	1931/ASR	7,792/0.1789	N		5	10/03/22	29/29
38	SR22155619	S	1324 E	Wilson AVE	GD	699	STD	7	\$0		\$3,450,000	\$521.46	6616	1988/ASR	7,119/0.1634	N		0	10/03/22	15/15
39	22135309	S	18957	SATICOY ST	RES		STD	8			\$1,550,000	\$370.81	4180	1946	41,634/0.95				10/05/22	46/46
40	22184195	S	3414 W	17th ST	LA	C16	STD	8		4	\$1,625,000	\$243.48	6674	1965	7,000/0.16	N		0	10/04/22	55/55
41	22184339	S	820	Coronado TER	LA	671	STD	8		5	\$2,125,000	\$460.06	4619/E	1957	5,718/0.13				10/04/22	58/58
42	CV22190701	S	2528	Edwards AVE	SELM	657	STD	12	\$208,800		\$3,200,000	\$361.34	8856	1987/ASR	21,213/0.487	N		12	10/07/22	9/9
43	CV22175823	S	135 W	Live Oak AVE	ARCD	605	STD	17	\$725,400		\$14,350,000	\$437.49	32801	2016/ASR	35,371/0.812	N		17	10/07/22	199/199
44	AR22113525	S	118 W	Mission RD	SGAB	654	STD	50	\$0	0	\$16,450,000	\$348.58	47192	1973/ASR	62,996/1.4462	N		0	10/04/22	25/25

Closed •

List / Sold: **\$816,000/\$830,000** ↑

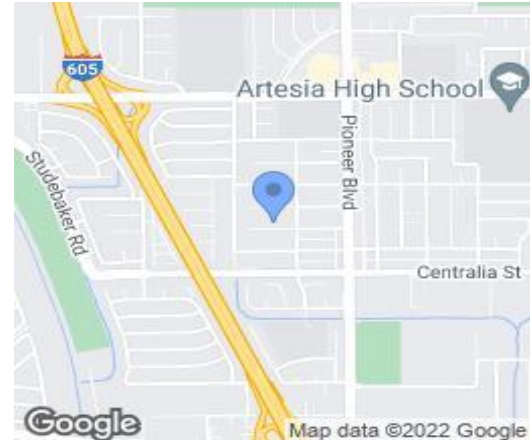
11635 Walcroft St • Lakewood 90715

37 days on the market

**2 units • \$408,000/unit • 1,760 sqft • 6,754 sqft lot • \$471.59/sqft •
Built in 1946**

Listing ID: PW22169058

Nearest cross streets are Pioneer and Centralia



This DUPLEX in Lakewood has TONS OF POTENTIAL! Situated on a large lot (approx 6754 sq ft), the front unit is a 1 bed, 1 bath with an unpermitted room addition that could be used as a second bedroom or office. Rear unit is a 2 bed, 1 bath unit that has a newer roof and newer central AC. Property has plenty of parking with long driveway along the side of the property AND has (two) 2-car garages. *NOTE* One of the garages has been converted into a bedroom that can be converted back to usable garage. Property also has a small yard in between the units for you or your pets to enjoy! Each unit is equipped with its own washer & dryer hook ups. Few ideas your buyer can look into are either building an ADU in the rear and/or add another bedroom/bathroom to the existing units to generate more income. POSSIBILITIES ARE ENDLESS!!! Property is being sold AS-IS!

Facts & Features

- Sold On 10/07/2022
- Original List Price of \$795,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$0 (Unknown)
- Laundry: In Garage, Outside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Lawn, Sprinklers • Sewer: Public Sewer In Front

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01909400
- 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	1	1	2	Unfurnished	\$1,400	\$1,400	\$1,825
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,575

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- 26 - Lakewood East area
- Los Angeles County
- Parcel # 7059013009

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: PW22169058

Printed: 10/09/2022 10:40:53 AM

Closed •

List / Sold: **\$799,000/\$799,000**

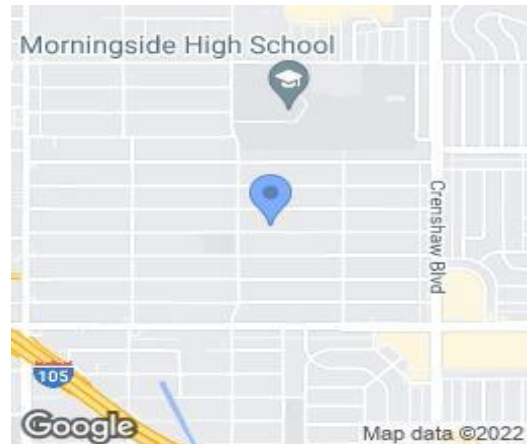
3519 W 111th St • Inglewood 90303

7 days on the market

**2 units • \$399,500/unit • 1,632 sqft • 6,023 sqft lot • \$489.58/sqft •
Built in 1959**

Listing ID: 22183789

East of Yukon Ave



Endless possibilities for this fixer-upper duplex minutes from the new Sofi Stadium, dining, shopping, and much more. Detached 2 bed 1 bath units both delivered vacant each with private yard space, covered garage parking. Great fix and flip, fix and rent, or owner occupy and receive rental income from the second unit.

Facts & Features

- Sold On 10/07/2022
- Original List Price of \$799,000
- 1 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4031009006

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: 22183789

Printed: 10/09/2022 10:40:53 AM

Closed • DuplexList / Sold: **\$945,000/\$945,000****4751 4751 1/2 E Klamath Pl • Los Angeles 90032****1 days on the market****2 units • \$472,500/unit • 1,439 sqft • 4,042 sqft lot • \$656.71/sqft •
Built in 1950****Listing ID: OC22199504****Fwy 710N --> Left Valley Blvd --> Righ N Eastern Ave --> Left Klamath Pl**



JUST 15 MINUTES AWAY FROM DOWNTOWN LOS ANGELES! A meticulously and completely remodeled Duplex in 2022! Located in the heart of El Sereno, 4751 and 4751 1/2 Klamath Place awaits you! Conveniently located between East LA, El Sereno, Boyle Heights and Monterey Park....this Duplex has it all!! If you've been looking for a property with the WOW factor look no further. This Duplex it has charm, character & is centrally located. This is a rare opportunity to live in luxury, you can live in the Main Unit and have tenants living in the second unit to cover your mortgage payment. Or use the entire property as a huge family compound. Both units have open floor plans with plenty of natural light that enter through your new dual panel windows & show cases the new waterproof laminate wood flooring thought out. Both units have beautifully updated all white kitchens with quartz counter tops, new copper plumbing, new electrical wiring with independent new electrical meters, new copper gas lines with independent new gas meters, new framing, new dry-walls, new roofing, new stucco walls, new water heaters and new powerful 2 ton highly efficient AC and Heating Systems with new HVAC duct systems on both units. The first unit living area sq. footage is 807 sq. ft and it has 3 bedroom / 2 bathroom, also has white shaker kitchen cabinets, new appliances, combination of recessed lighting and new light fixtures & has indoors washer/dryer connections adjacent to the kitchen. The second unit living area sq. footage is 656 sq. ft. and it has 2 bedroom/2 bathroom, it's equally beautifully done & has indoor waster/dryer connections adjacent to the kitchen. Close to public transportation, shops, restaurants, schools, California State University LA, DTLA & various freeways (5,10 & 710). Buyers to verify entire condition & all info on this property on their own & satisfy themselves as to all aspects of this property.

Facts & Features

- Sold On 10/04/2022
 - Original List Price of \$945,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - 0 Total carport spaces
 - Cooling: Central Air, ENERGY STAR Qualified Equipment, SEER Rated 16+
 - Heating: Central, ENERGY STAR Qualified Equipment, Natural Gas
 - \$258 (Estimated)
 - Laundry: Gas & Electric Dryer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available
-

Interior

- Floor: Laminate
 - Appliances: Gas Range, Gas Water Heater
 - Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Open Floorplan
-

Exterior

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

Annual Expenses

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

- 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	0	Unfurnished	\$0	\$0	\$0
2:	1	2	2	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: 2 • Gas Meters: 2 • Water Meters: 1 • Carpet: 0 • Dishwasher: 1 • Disposal: 2 | <ul style="list-style-type: none"> • Drapes: 0 • Patio: 1 • Ranges: 2 • Refrigerator: 0 • Wall AC: |
|---|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • 621 - El Sereno area • Los Angeles County • Parcel # 5214019007 |
|---|---|

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

List / Sold: **\$998,000/\$1,032,000** ↑

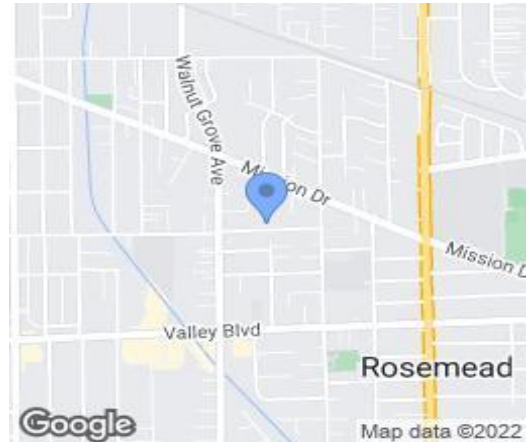
8659 Edmond Dr • Rosemead 91770

9 days on the market

2 units • \$499,000/unit • 1,802 sqft • 11,163 sqft lot • \$572.70/sqft • Built in 1926

Listing ID: WS22177275

East of Walnut Grove



Great Investment opportunity. 2 units on a large lot in the wonderful city of Rosemead. Front unit consists of 3 bedrooms / 1 bath approximately 1300 sqft. Back unit is 2 bedrooms / 1 bath and approximately 500 sqft of living space. Perfect for a large family or live in one and rent the other.

Facts & Features

- Sold On 10/05/2022
- Original List Price of \$998,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- Laundry: In Kitchen
- \$10800 Gross Scheduled Income
- \$8000 Net Operating Income
- 2 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: \$2,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$360
- Cable TV: 02117426
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5391002012

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: WS22177275

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Closed •

List / Sold: **\$899,000/\$878,000** ↓

9157 Las Tunas Dr • Temple City 91780

5 days on the market

**2 units • \$449,500/unit • 1,494 sqft • 3,315 sqft lot • \$587.68/sqft •
Built in 1941**

Listing ID: AR22204953

West of Encinita Ave, and East of Oak St.



A great investment opportunity in Temple City. An office building and a residential unit at the back. Total of 2 units. Third building is a 2 cars garage, accessible from the back. The office has 3 office rooms, open cubicle spaces, ADA approved restroom, small kitchenette, and access to patio. The residential unit has 1 bedroom, 1 bathroom, living room and open kitchen. Laundry hookup at the back patio that is privately used by back unit.

Facts & Features

- Sold On 10/04/2022
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: Outside
- \$34200 Gross Scheduled Income
- \$30500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	0	0	1	Unfurnished	\$2,000	\$2,000	\$2,800
2:	1	1	0	1	Unfurnished	\$850	\$850	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 661 - Temple City area

- Rent Controlled

- Los Angeles County
- Parcel # 5387016008

Michael Lembeck

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

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** AR22204953

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Closed • Duplex

List / Sold: **\$649,000/\$650,000** ↓

6339 Canobie Ave • Whittier 90601

37 days on the market

2 units • \$324,500/unit • 1,592 sqft • 5,074 sqft lot • \$408.29/sqft •

Listing ID: DW22164261

Built in 1947

Whittier Blvd & Hadley St



Seller wants this home SOLD! Submit your offer and Seller will consider it! One of the BEST priced TWO homes on a lot located in the city of Whittier! Rear unit has been completely remodeled. New paint throughout, new flooring, new fixtures, an open bright kitchen with white counter tops and plenty of counter space that opens up to the living room with a ceiling fan. A spacious bedroom with a large close and ceiling fan. A bathroom with new vanity, mirror and fixtures. Front unit is a spacious two bedroom with one bathroom and needs updating. Front unit is occupied. Both units have inside laundry areas. This property has plenty of space as both units have yards and is located just minutes from the 605 freeway. Just perfect to live in one and rent out the other! Come and see...

Facts & Features

- Sold On 10/07/2022
- Original List Price of \$729,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$1,080
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area

- Rent Controlled

- Los Angeles County
- Parcel # 8140006030

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:** DW22164261

Printed: 10/09/2022 10:40:54 AM

Closed • Duplex

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

225 N 18th St • Montebello 90640

8 days on the market

2 units • \$375,000/unit • 1,922 sqft • 6,733 sqft lot • \$416.23/sqft • Built in 1955

Listing ID: DW22175609

North of Whittier Blvd south of Beverly Blvd



Great duplex in Montebello, as an owner occupied property or an investment opportunity. Front unit is a 2 bedroom and 1 bathroom home with a brand new roof, and detached 2 car garage. Large detached back unit with 1 bedroom, 1 bathroom, and central A/C. Long driveway with plenty of parking. Nice and quiet neighborhood with walking distance to schools and shopping centers.

Facts & Features

- Sold On 10/05/2022
- Original List Price of \$750,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Wall Furnace
- \$1,202 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl, Wood

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,041
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,041
- 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
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 674 - Montebello area

- Los Angeles County
- Parcel # 6344014005

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:** DW22175609

Printed: 10/09/2022 10:40:54 AM

Closed •

List / Sold: **\$845,999/\$855,000** ↓

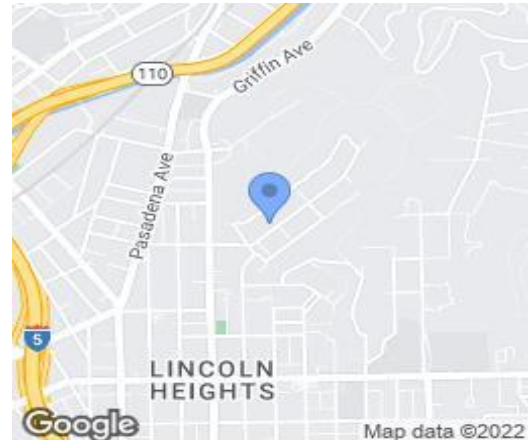
457 E Avenue 28 • Los Angeles 90031

107 days on the market

2 units • **\$423,000/unit** • **1,665 sqft** • **6,492 sqft lot** • **\$513.51/sqft** •
Built in 1912

Listing ID: PW22089075

between Lincoln Park Ave and Griffin Ave



Huge price reduction. The opportunity to own a duplex in Lincoln Hill has arrived! Welcome to this well maintain property. Unit one offer two bedroom, two bath, living room and a kitchen. Unit two offer one bedroom, one bath, living room, dinning room, and kitchen. There is a large front porch and big backyard with plenty of space to add a third unit. Both units include inside laundry and plenty parking space.

Facts & Features

- Sold On 10/07/2022
- Original List Price of \$929,999
- 1 Buildings
- 0 Total parking spaces
- \$347 (Estimated)
- Laundry: Inside
- \$3650 Gross Scheduled Income
- \$3650 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,800	\$0	\$2,700
2:	1	1	1	0	Unfurnished	\$1,850	\$0	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5206020038

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: PW22089075

Printed: 10/09/2022 10:40:54 AM

Closed • Duplex

List / Sold: **\$599,000/\$580,000** ↓

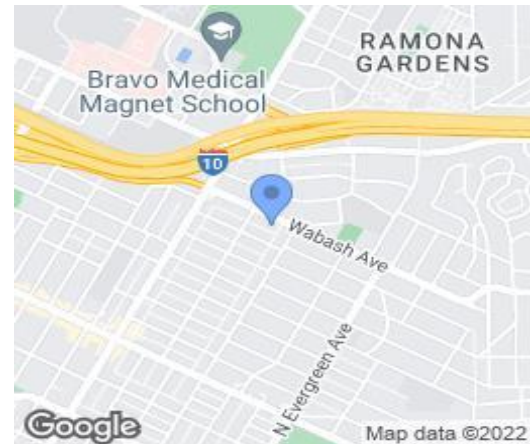
2526 Wabash Ave • Los Angeles 90033

66 days on the market

2 units • **\$299,500/unit** • **2,211 sqft** • **8,292 sqft lot** • **\$262.32/sqft** •
Built in 1910

Listing ID: AR22118001

By 10 Freeway



This multi-family two-unit duplex is situated in the convenient Boyle Heights Northeast neighborhood of Los Angeles.

Facts & Features

- Sold On 10/04/2022
- Original List Price of \$599,000
- 1 Buildings
- 4 Total parking spaces
- \$493 (Estimated)
- Laundry: See Remarks
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	6	2	2	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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5177014006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: AR22118001

Printed: 10/09/2022 10:40:54 AM

Closed • Duplex

List / Sold: **\$700,000/\$727,000** ↑

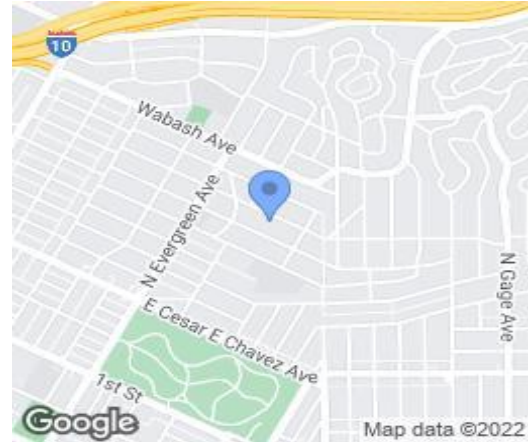
3146 3146 1/2 Blanchard St • Los Angeles 90063

14 days on the market

2 units • **\$350,000/unit** • **1,758 sqft** • **5,202 sqft lot** • **\$413.54/sqft** •
Built in 1910

Listing ID: MB22175742

North on Evergreen to Blanchard turn right, on your right hand side.



Craftsman style duplex located in the highly desired, Boyle Heights area. On a calm and quiet street just 1.5 miles from LAC+USC Medical center and Keck Hospital Of USC. It is adjacent to Downtown LA, Echo Park, Lincoln heights, Highland Park, and El Sereno. It shows a one car garage and a carport. As you enter the home you will love the open concept with original hardwood floors, formal dining, with so much natural lighting perfect for entertaining. The kitchen is equipped with a lot of counter space and plenty of cabinets. This property also shows updated copper plumbing throughout. Original baseboards, vintage fixtures, doors, lighting, and tiled flooring. Walk into your private backyard with lots of fruit trees. The landscaping is very low maintenance. It is conveniently located by all major freeways, schools, shopping, restaurants, and public transportation. Make your offer today!

Facts & Features

- Sold On 10/05/2022
- Original List Price of \$700,000
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- 1 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$300 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Dressing Area, Exercise Room, Family Room, Game Room, Laundry, Media Room, Office, Recreation, Walk-In Closet
- Appliances: Disposal, Range Hood, Vented Exhaust Fan, Water Heater
- Floor: Laminate, Tile, Wood
- Other Interior Features: Open Floorplan, Pantry, Storage

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Garden, Landscaped, Lawn, Paved, Up Slope from Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Good Condition, Privacy, Security, Wrought Iron
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$276
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

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

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

Of Units With:

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

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• BOYH - Boyle Heights area• Los Angeles County• Parcel # 5178007014 |
|---|--|

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: MB22175742

Printed: 10/09/2022 10:40:54 AM

Closed •

List / Sold:

\$2,320,000/\$2,145,000 ↓

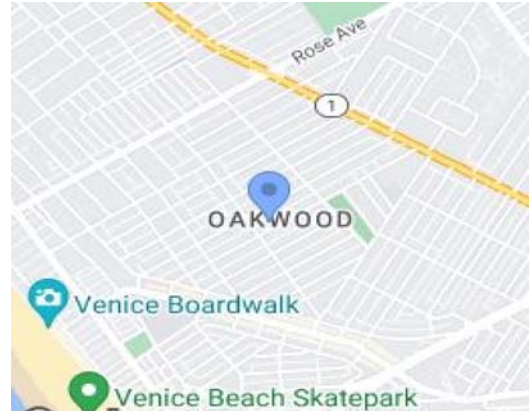
53 days on the market

Listing ID: 22169293

617 BROADWAY St • Venice 90291

2 units • \$1,160,000/unit • 2,148 sqft • 5,196 sqft lot • \$998.60/sqft • Built in 1925

West of Abbot Kinney and East of Lincoln



Charming two units behind a lush garden and big avocado tree. This Duplex can be delivered vacant! The total square footage is Approximately 2148 Sq. ft. Front House is 2-bedrooms 2-baths, with large open kitchen and walk in closet. Rear House is 3-bedrooms 2-baths. There is a private gated parking off the alley that can fit 3-4 cars.

Facts & Features

- Sold On 10/07/2022
- Original List Price of \$2,395,000
- 2 Buildings
- Heating: Floor Furnace
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C11 - Venice area
- Los Angeles County
- Parcel # 4239012040

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: 22169293

Printed: 10/09/2022 10:40:54 AM

Closed •

List / Sold:

\$2,200,000/\$2,125,000 ↓

53 days on the market

Listing ID: 22178861

1018 S Crescent Heights Blvd • Los Angeles 90035

**2 units • \$1,100,000/unit • 3,859 sqft • 5,489 sqft lot • \$550.66/sqft •
Built in 1932**

Pico-Robertson is a high density rental market adjacent to Beverly Hills, Century City, Beverlywood, Miracle Mile, Carthay Square, Mid-City, and West Hollywood. These surrounding areas are major employment centers for the demographic that resides in Pico-Robertson, making it a very commutable area for its residents.



The beautiful Spanish duplex features 3,859 square feet of gross rentable area, situated on a 5,489-square foot lot. The duplex is composed of one 1,816 square foot three-bedroom/two-bathroom lower unit and one 2,027 square foot three-bedroom/two-bathroom unit with den. The building is well-maintained and offers two 2 car garages for each unit.

Facts & Features

- Sold On 10/03/2022
- Original List Price of \$2,200,000
- 1 Buildings
- Cap Rate: 2.78
- \$61165 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$44,285
- 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	2		Unfurnished	\$4,625	\$9,250	\$9,900
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5087018031

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Closed • Duplex

List / Sold:

\$1,250,000/\$1,350,000 ↑

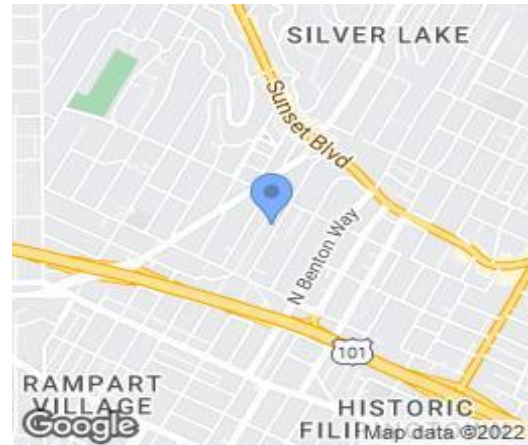
30 days on the market

Listing ID: SR22136353

717 N Occidental Blvd • Los Angeles 90026

2 units • **\$625,000/unit** • **2,748 sqft** • **6,392 sqft lot** • **\$491.27/sqft** •
Built in 1920

S of Sunset Blvd, W of N Benton Way



Rare opportunity in a prime Silver Lake location offering stunning views! This lot of nearly 6,400 sf currently has duplex with nearly 2,748 sf of living space built in 1920. Great investment opportunity or take advantage of the multiple unit zoning! (RD1.5). The adjacent property at 723 N Occidental Blvd is also available and both can be sold together to put possibly 8 units total. Take advantage of the small lot development ordinance with side by side lots. Excellent location near trendy shopping, dining, the Silver Lake farmer's market, and Echo Park Lakeside Park. Nearby access to Sunset Blvd and the 101, 110, and 5 freeways. Please do not disturb occupants. Exterior drive by only.

Facts & Features

- Sold On 10/07/2022
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- \$28344 Gross Scheduled Income
- \$28344 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$1,181	\$1,181	\$2,500
2:	1	2	0	1	Unfurnished	\$1,181	\$1,181	\$2,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled

- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5401027005

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: SR22136353

Printed: 10/09/2022 10:40:54 AM

Closed •

List / Sold: **\$625,100/\$620,000** ↓

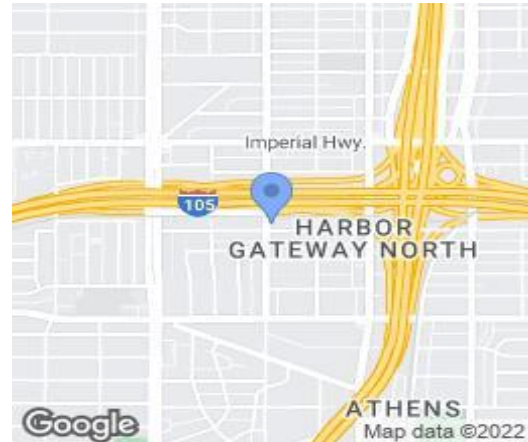
657 W 117th St • Los Angeles 90044

37 days on the market

**2 units • \$312,550/unit • 2,108 sqft • 7,668 sqft lot • \$294.12/sqft •
Built in 1940**

Listing ID: RS22148148

North of El Segundo / South of Imperial / West of Figueroa / East of Hoover



This is a two on a lot property with incredible upside. The front house is a large 2 bedroom and 1 bath. There are two bonus rooms in the house. The rear house is a 2 bedroom and 1 bath. There is a backyard between the two properties. large 2 car garage. Both properties need work. This is a fixer property. This is a great owner user property. Renovation loan will work with this property. Live in one unit and collect rent in the other. Don't let this diamond in the ruff pass you by. Rear house Subject to Interior inspection. All offers are due by 7/19/22 at 6pm.

Facts & Features

- Sold On 10/04/2022
- Original List Price of \$625,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$394 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Lawn, Walkstreet, Yard
- Fencing: Fair Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02172508
- 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	2	1	0	Unfurnished	\$400	\$400	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area

- Rent Controlled

- Los Angeles County
- Parcel # 6088012023

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:** RS22148148

Printed: 10/09/2022 10:40:54 AM

Closed •

List / Sold: **\$650,000/\$645,000** ↓

3504 E 6th St • Los Angeles 90023

38 days on the market

2 units • \$325,000/unit • 1,332 sqft • 5,750 sqft lot • \$484.23/sqft • Built in 1922

Listing ID: RS22168575

N/Whittier BLVD W/Indiana St



This are 2 separate units with a lot of potential to add a bedroom or 2 on e/a unit divided by the driveway property is close to down town between 60fwy and 5fwy Property records showing 2 bedrooms only but seller owned and had city inspections for over 30 years property to be sold as is with long time tenants in ,

Facts & Features

- Sold On 10/06/2022
- Original List Price of \$650,000
- 2 Buildings
- 0 Total parking spaces
- \$335 (Estimated)
- \$30648 Gross Scheduled Income
- \$24517 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,153
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01182091
- Gardener:
- Licenses:
- Insurance: \$1,153
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$2,300
2:	1	1	1	0	Unfurnished	\$1,204	\$1,204	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5188003015

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: RS22168575

Printed: 10/09/2022 10:40:54 AM

Closed •

List / Sold:

\$1,125,000/\$1,045,000 ↓

8 days on the market

Listing ID: 22192465

2158 W 28th St • Los Angeles 90018

**2 units • \$562,500/unit • 2,024 sqft • 5,874 sqft lot • \$516.30/sqft •
Built in 1905**

South of Adams and north of Jefferson Blvd. Between Arlington and Western. Located in the middle block.



Located in central Jefferson Park HPOZ on a quiet residential street, you'll find this spacious and vacant duplex. Yes, delivered fully vacant. The front house is a 3 bed/ 1 bath and the detached back unit is a 1 bed + office/ 1 bath unit. The back unit is a legal second unit. Both are in great condition and were recently remodeled. The back unit comes with a private patio area as well. The front house has access to the driveway and the bonus covered workspace could function well as an artist studio or storage space. The kitchen has an original O'Keefe & Merritt stove and the front bedroom boasts an original fireplace, and there are many unique details throughout. Both units can be easily rented out but could also function well as a single family home, with the back unit either rented or for family members use. This property is walking distance to local parks, the library, shops and restaurants on Jefferson Blvd.

Facts & Features

- Sold On 10/05/2022
- Original List Price of \$1,125,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$72000 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$3,980
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance: \$500
- 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	1		Unfurnished	\$3,700	\$0	\$3,700
2:	1	1	1		Unfurnished	\$2,300	\$0	\$2,300
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
- JFPK - Jefferson Park area
- Los Angeles County
- Parcel # 5052028003

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$900,000/\$920,000** ↑

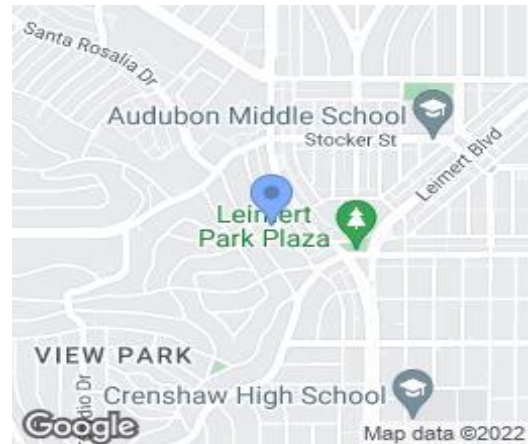
4267 S Victoria Ave • View Park 90008

25 days on the market

**2 units • \$450,000/unit • 2,390 sqft • 6,952 sqft lot • \$384.94/sqft •
Built in 1936**

Listing ID: 22182183

Google Maps



Character Spanish Duplex on large corner lot of a beautiful tree lined street. There are two separate addresses. The 2nd unit is 3543 Homeland Drive, each with its own yard. Both units are tenant occupied on month to month leases and the property will be sold with the tenants. Shown with an accepted offer, Pre Approval letter, proof of funds and a minimum 48 hour notice. Please do not disturb or speak to tenants.

Facts & Features

- Sold On 10/06/2022
- Original List Price of \$900,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace

Interior

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01186994
- 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	2		Unfurnished	\$1,545	\$1,545	\$1,545
2:	2	2	1		Unfurnished	\$1,288	\$1,288	\$1,288
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5024004010

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: **\$989,900/\$960,000** ↓

3524 9th Ave • Los Angeles 90018

43 days on the market

**2 units • \$494,950/unit • 1,899 sqft • 5,795 sqft lot • \$505.53/sqft •
Built in 1926**

Listing ID: RS22159012

SOUTH OF JEFFERSON BLVD.



2 HOUSES ON THE LOT, incredible location, Front House features: 3 bedrooms and 2 bathrooms, central AC, laminated floors, double pane windows, completely renovated recently, roof, painted, interior and exteriorly, new kitchen cabinets with new counters, stainless steel smoke extractor, washer and dryer hooks ups inside, new electrical through the entire house, Back House has 2 bedrooms, and 1 bathroom, description and photos will be uploaded in the next few days. Well located near the Expo light Rail, the upcoming Crenshaw subway station, culver city, DTLA, USC, shops, and restaurants. Property sold "As-Is" present condition.

Facts & Features

- Sold On 10/04/2022
- Original List Price of \$989,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Natural Gas, See Remarks
- \$329 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Outside, Washer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Level, Near Public Transit, Paved
- Sewer: Public Sewer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description: 00

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,500	\$3,500	\$3,900
2:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$2,000

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5044015029

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: RS22159012

Printed: 10/09/2022 10:40:54 AM

Closed •

List / Sold: **\$489,900/\$490,300** ↓

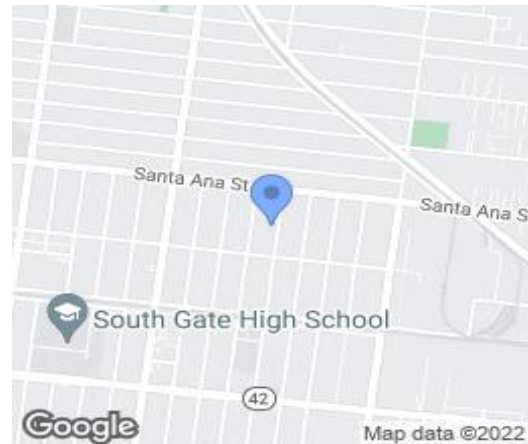
8153 SAN JUAN Ave • South Gate 90280

123 days on the market

2 units • **\$244,950/unit** • **1,509 sqft** • **5,979 sqft lot** • **\$324.92/sqft** •
Built in 1923

Listing ID: 22158993

Salt Lake Avenue to Santa Ana Street to San Juan Avenue



Have you been searching for an investment property? Looking for a property ready for your vision and design? This is your opportunity to purchase a California Bungalow perfect for the ambitious end-user or investor/developer. Partially occupied duplex. The detached rear unit features 2 bedrooms and 1 bathroom. The detached front unit has an attached 1-car garage. Additional parking in the driveway. Conveniently located to restaurants, local shopping centers, and freeway access. A true must-see! Drive-by only. Please do not disturb occupants. The detached front unit is occupied and will be sold occupied and sight unseen/drive-by only. Access to the vacant rear unit with a submitted offer. Employees or directors of JPMorgan Chase & Co. and its direct and indirect subsidiaries are strictly prohibited from directly or indirectly purchasing any property owned or serviced by or on behalf of JPMorgan Chase & Co. or its direct and indirect subsidiaries.

Facts & Features

- Sold On 10/07/2022
- Original List Price of \$636,500
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Outside

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Real Estate Owned sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6215015011

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**

List / Sold: **\$919,000/\$890,000** ↑

1123 W 13th St • San Pedro 90731

104 days on the market

**3 units • \$306,333/unit • 2,158 sqft • 6,415 sqft lot • \$412.42/sqft •
Built in 1923**

Listing ID: SB22091395

South of Western Ave on 13th Street



Wonderful Vintage Cottage Tri-Plex located in the highly desirable Vista Del Oro neighborhood!! Two 1 Bedroom Units and One 2 Bedroom unit plus 3 single car garages and additional parking spaces. Located just blocks from schools, parks, shopping and entertainment, the home is also just a few minutes down the road from the beach and harbor. Offering the original wood floors, character and charm of the 20's, these units are light, bright and packed with ample built-in storage space. Nice size bedrooms and good size eat-in kitchens, the units offer no wasted space, but plenty of space to be VERY comfortable. Cute outdoor patio areas and even a basement for extra storage! These original homes are hard to come by. Call now and schedule an appointment, this one will sell quickly!!!

Facts & Features

- Sold On 10/07/2022
- Original List Price of \$875,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$0 (Other)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$51120 Gross Scheduled Income
- \$46768 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Landscaped, Level, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,289
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01322475
- Gardener:
- Licenses:
- Insurance: \$1,142
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,710
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,352	\$1,352	\$1,700
2:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,700
3:	1	2	1	1	Unfurnished	\$1,308	\$1,308	\$2,400

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7458021021

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:** SB22091395

Printed: 10/09/2022 10:40:54 AM

Closed • **Triplex**

List / Sold: **\$625,000/\$500,000** ↓

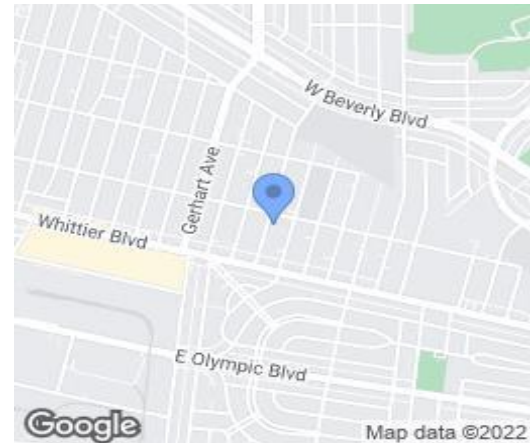
710 Bradshaw Ave • Los Angeles 90022

45 days on the market

3 units • **\$208,333/unit** • **1,648 sqft** • **7,467 sqft lot** • **\$303.40/sqft** •
Built in 1928

Listing ID: TR22172007

Go east on Whittier Boulevard to Bradshaw Avenue and north to street number Cross Streets: Whittier Boulevard



Three 1 bedroom 1 bathroom units in a highly desirable and good rental area. Walking distance to Whittier Boulevard shopping and bus transportation. Two units occupied, and the third vacant for repairs.

Facts & Features

- Sold On 10/03/2022
- Original List Price of \$750,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$1,511 (Assessor)
- \$32400 Gross Scheduled Income
- \$13793 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Level with Street, Paved
- Fencing: Block, Needs Repair
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,007
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01907504
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Unfurnished	\$1,000	\$12,000	\$12,000
2:	1	1	0	0	Unfurnished	\$1,025	\$12,300	\$12,300
3:	1	1	0	0	Unfurnished	\$1,000	\$12,000	\$12,000

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area

- Los Angeles County
- Parcel # 6342033003

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:** TR22172007

Printed: 10/09/2022 10:40:55 AM

Closed • **Triplex**

List / Sold: **\$789,000/\$775,000** ↓

1249 W 90th Pl • Los Angeles 90044

29 days on the market

3 units • **\$263,000/unit** • **1,677 sqft** • **6,080 sqft lot** • **\$462.13/sqft** •
Built in 1941

Listing ID: DW22123719

Nearest Cross Streets are Normandie Ave and W Manchester Ave



AMAZING PASSIVE INCOME 3 UNIT VACANT!!!!!!!!!! OPPORTUNITY! READY TO OCCUPY TRIPLEX!!! Fully remodeled units - new windows, new flooring, new kitchen,! Near to shopping centers, restaurants, schools and parks. Public transportation and freeways are easily accessed. SECURE YOUR NEXT ASSET! Don't miss your opportunity! CONVERT THE GARAGE INTO ADU!

Facts & Features

- Sold On 10/04/2022
- Original List Price of \$789,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$1,409 (Estimated)
- Laundry: Inside
- \$79200 Gross Scheduled Income
- \$76800 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01913081
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$1,850
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,600
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,400

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6047014013

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: DW22123719

Printed: 10/09/2022 10:40:55 AM

Closed •

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

6817 NEWELL St • Huntington Park 90255

97 days on the market

**3 units • \$216,667/unit • 1,941 sqft • 6,194 sqft lot • \$334.88/sqft •
Built in 1928**

Listing ID: 22160609

Property is located in Prime Huntington Park Neighborhood. Situated near the corner of Saturn Avenue and Newell Street. The property falls between major streets of East Gage Avenue and East Florence Avenue as well as Salt Lake Avenue and Miles Avenue. Few blocks from the Huntington Park City Hall.



MAJOR PRICE REDUCTION! We are pleased to present a Great Value-Add Opportunity located in a growing neighborhood of Huntington Park. This 3-Unit listing features a desirable single-story construction with TWO 2 Bedroom + 1 Bathroom units and ONE 1 Bedroom + 1 Bathroom unit. The property consists of a 1,941 Square Foot building on a 6,194 Square Feet Lot Zoned HPR1*. This investment property has so much room for improvement which includes a whopping 78% Rental Upside Potential. The current use makes this property eligible for a 30 year fixed residential financing. This triplex is located down the block from the Lucille Roybal Allard Elementary School. Tenants enjoy the convenience of being within walking distance to the Salt Lake Park and the city's Parks and Recreation. Close to many Shopping Centers within the immediate area. The property falls between Bell and Maywood. Short Commute to all the major freeways. PLEASE NOTE: All units are currently occupied, *NONE OF THE UNITS WILL BE DELIVERED VACANT* please do not disturb tenants.

Facts & Features

- Sold On 10/03/2022
- Original List Price of \$735,000
- 2 Buildings
- \$18915 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$20,370
- 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	2	1		Unfurnished	\$1,250	\$2,500	\$4,400
2:	1	1	1		Unfurnished	\$875	\$875	\$1,600
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 # 6323012053

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: 22160609

Printed: 10/09/2022 10:40:55 AM

Closed •

List / Sold:

\$1,450,000/\$1,450,000 ↑

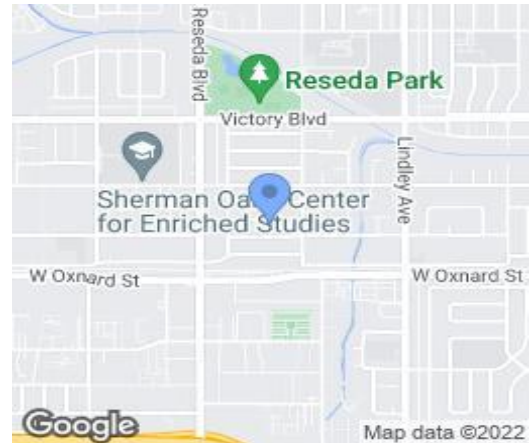
17 days on the market

Listing ID: SR22168953

18336 Delano St • Tarzana 91335

**3 units • \$483,333/unit • 2,600 sqft • 6,062 sqft lot • \$557.69/sqft •
Built in 1950**

Google maps



Turnkey property- 3 units on one lot!! Generating approx. \$9,300 every month currently and once the main house is rented as well, property can cash flow for approx. \$10,000 every month!!!. 1031 exchange opportunity! Buy now and start collecting rent! Main house 4+3 The two units are each 1 bedroom + 1 bathroom. With their own separate access and entrance. Great and quiet neighborhood, close to places of worship.

Facts & Features

- Sold On 10/06/2022
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$275 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 7.2
- \$120000 Gross Scheduled Income
- \$100300 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,700
- Electric: \$1.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	0	Partially	\$5,000	\$5,000	\$5,000
2:	1	1	1	0	Furnished	\$2,250	\$2,250	\$2,300
3:	1	1	1	0	Furnished	\$2,050	\$2,050	\$2,050

Of Units With:

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

Additional Information

- Standard sale

- TAR - Tarzana area
- Los Angeles County
- Parcel # 2124011024

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:** SR22168953

Printed: 10/09/2022 10:40:55 AM

Closed •

List / Sold:

\$1,650,000/\$1,560,000 ↓

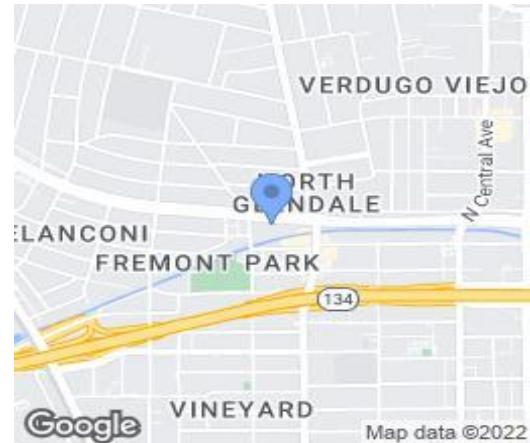
112 days on the market

Listing ID: P1-9972

542 W Glenoaks Blvd • Glendale 91202

**4 units • \$412,500/unit • 2,940 sqft • 6,724 sqft lot • \$530.61/sqft •
Built in 1953**

Cross street Pacific Avenue



A great opportunity to purchase 4 units multifamily investment property located in prime Glendale location. Built in 1953, the building has a super unit mix of (4) 2+1, situated on a 6,724 SF of land. The property features 4 car garages, a great curb appeal, separate gas and electric meters and a common laundry room owned by owner. It's located in a much desired prime rental location, very close to Downtown Glendale.

Facts & Features

- Sold On 10/05/2022
- Original List Price of \$1,650,000
- 2 Buildings
- 4 Total parking spaces
- Heating: See Remarks
- Laundry: Community
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: Sprinklers None
- Fencing: None

Annual Expenses

- Total Operating Expense: \$29,865
- Electric:
- Gas: \$420
- Furniture Replacement:
- Trash: \$852
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$3,144
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,120
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1	Unfurnished	\$1,350	\$1,350	\$2,500
2:		2	1	1	Unfurnished	\$0	\$0	\$2,500
3:		2	1	1	Unfurnished	\$1,350	\$1,350	\$2,500
4:		2	1	1	Unfurnished	\$1,100	\$1,100	\$2,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5636006020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: P1-9972

Printed: 10/09/2022 10:40:55 AM

Closed •

List / Sold: **\$2,995,000/\$2,995,000**

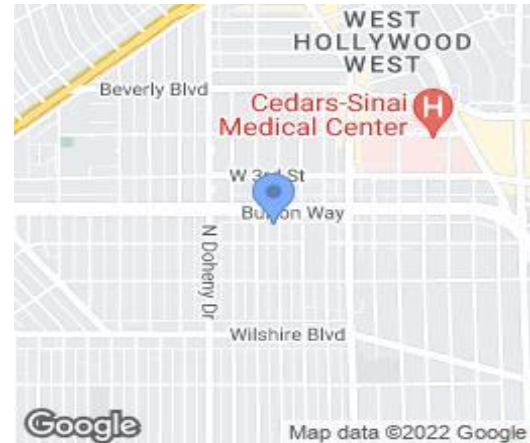
329 N LA PEER Dr • Beverly Hills 90211

77 days on the market

**4 units • \$748,750/unit • 2,584 sqft • 5,698 sqft lot • \$1159.06/sqft •
Built in 1927**

Listing ID: 22166099

North of Wilshire, South of Burton Way, West of Robertson, East of Doheny



Welcome to this perfectly located 4plex close to everything great about living in Beverly Hills. Highly sought-after Beverly Hills rental market. Rare investment opportunity with significant upside in rents, perfect for an owner-user or Future Development Opportunity. Located on a tree-lined street, Walking distance to world class shopping, dining, grocery and close to top notch medical facilities. This fabulous property consists of 4 light and bright 1 bedroom + 1 bathroom units. The charming residences, each have front and back entrances, boast hardwood floors, original moldings, Private Laundry and community Laundry. In addition, there is one covered Garage per unit in the back of the property with ADU potential.

Facts & Features

- Sold On 10/03/2022
- Original List Price of \$2,995,000
- 2 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$62538 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$52,110
- 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	1	1		Unfurnished	\$2,345	\$2,345	\$3,200
2:	1	1	1		Unfurnished	\$2,320	\$2,320	\$3,200
3:	1	1	1		Unfurnished	\$2,325	\$2,325	\$3,200
4:	1	1	1		Unfurnished	\$2,564	\$2,564	\$3,200

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

Of Units With:

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

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

Additional Information

- Standard sale

- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4335019022

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: 22166099

Printed: 10/09/2022 10:40:55 AM

Closed • **Quadruplex**

List / Sold:

\$1,899,000/\$1,810,500 ↓

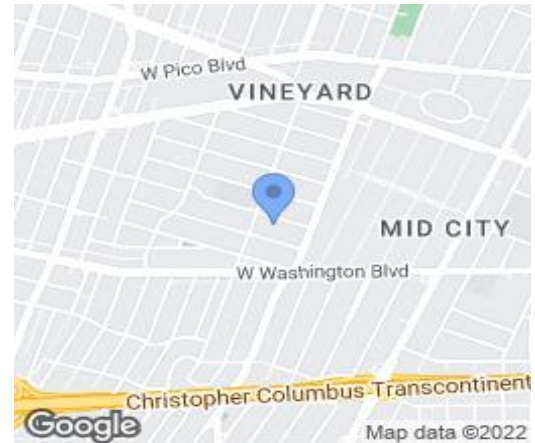
21 days on the market

Listing ID: BB22129999

4546 St Elmo Dr • Los Angeles 90019

4 units • \$474,750/unit • 4,892 sqft • 7,003 sqft lot • \$370.09/sqft • Built in 1928

Heading south on Vineyard Ave make a left onto St Elmo Dr, property will be on right.



4546 St Elmo Dr is a gorgeously renovated, pride-of-ownership fourplex located in red-hot Mid City, only a few minutes from Downtown Culver City! This designer fourplex is made up of four expansive 2 bedroom, 1 bath units (all 1,223 square feet!) that boast modern kitchens and bathrooms. This unique property blends the charm and character of the 1920's with sleek, upscale elements! Between the unbeatable location (Mid-City is the hottest rental market in town) and the size and beauty of these units, 4546 St Elmo is a renter's dream come true. Priced at only \$388 per SF in a market with comps averaging \$472 per SF- this deal is priced to fly! The current cap rate is an outstanding 4.00%- and the building comes with massive upside. We conservatively project a pro forma cap rate of 5.53%. With the massive influx of new construction properties on every surrounding street, we predict rents will continue to go up rapidly in this pocket! Other notable features include: washers and dryers provided for each unit, stainless steel appliances throughout, new exterior paint, new/newer water heaters, wonderful existing tenants that pay on time, a large rear parking lot with 4 parking spaces, a front patio area, a rear garden area, and a back patio and storage unit. It is located 10 minutes from Downtown Culver City and the countless local hotspots, including the trendy Helms Bakery District, the Culver City Steps (Amazon Studios), Ivy Station (HBO headquarters), and the Cumulus District (Whole Foods). This area boasts a huge quantity of entertainment, tech, and creative jobs- ideal for easy leasing!

Facts & Features

- Sold On 10/04/2022
- Original List Price of \$1,899,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$621 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, Washer Included
- Cap Rate: 4
- \$110064 Gross Scheduled Income
- \$75890 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Ceiling Fan(s), High Ceilings, Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$33,074
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,957
- Maintenance: \$4,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	2	1	0	Unfurnished	\$2,540	\$2,540	\$2,995
2:	1	2	1	0	Unfurnished	\$2,245	\$2,245	\$2,995
3:	1	2	1	0	Unfurnished	\$2,245	\$2,245	\$2,995
4:	1	2	1	0	Unfurnished	\$2,142	\$2,142	\$2,995

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5071021024

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: BB22129999

Printed: 10/09/2022 10:40:55 AM

Closed • Commercial/Residential

List / Sold: **\$649,900/\$640,000** ↓

1620 E Gage Ave • Los Angeles 90001

33 days on the market

4 units • **\$162,475/unit** • **2,116 sqft** • **3,821 sqft lot** • **\$302.46/sqft** •
Built in 1925

Listing ID: SR22093724

S Alameda St to E Gage St to address



Excellent mixed use investment property in the thriving city of Los Angeles. Perfect for an investor looking to diversify their portfolio and generate cash flow. This property features (2) 1 bedroom 1 bath units, (1) 2 bedroom 1 bath unit and a Mini Market. It's zoned R3 which gives it GREAT potential for someone with vision. This opportunity is centrally located near major freeways such as the 10FWY, 5FWY & 110FWY. Also, not too far from major attractions such as Downtown LA & Staples Center.

Facts & Features

- Sold On 10/04/2022
- Original List Price of \$679,900
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- Cap Rate: 4.8
- \$48000 Gross Scheduled Income
- \$32800 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Security Features: Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$15,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$1,900
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,500
3:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,500
4:	1	1	1	0	Unfurnished	\$800	\$800	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6010030015

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: SR22093724

Printed: 10/09/2022 10:40:55 AM

Closed •

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

924 W 48th St • Los Angeles 90037

11 days on the market

**4 units • \$243,750/unit • 5,015 sqft • 5,849 sqft lot • \$194.42/sqft •
Built in 1964**

Listing ID: 22193989

East of Vermont and South of Vernon



Great investment 4-unit property minutes to USC campus, museum, stadium, restaurants and shops. Front unit is a two story and consists of living room, kitchen, dining room, bathroom with shower, laundry room and a bedroom downstairs. Upstairs consists of master bedroom plus 2 additional bedrooms and a full bath. The remaining 3 units have 2 spacious bedrooms with 1 bath. Each unit has separate gas and electric meter. There is a laundry room on the property. Laminate flooring, partial copper plumbing, updated electrical panel and carport parking. Property shows very well and sold "AS-IS." TAPED FLOOR PLAN is included in the photos and also attached here as documents. Property has been well maintained.

Facts & Features

- Sold On 10/06/2022
- Original List Price of \$975,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Outside, Individual Room
- \$36798 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$17,934
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02002829
- 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	3		Unfurnished	\$1,529	\$1,500	\$2,800
2:	2	2	1		Unfurnished	\$927	\$927	\$1,750
3:	3	2	1		Unfurnished	\$1,003	\$1,003	\$1,750
4:	4	2	1		Unfurnished	\$1,102	\$1,102	\$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
- Parcel # 5018012010

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: 22193989

Printed: 10/09/2022 10:40:55 AM

Closed •

List / Sold: **\$900,000/\$725,000** ↓

1350 W 88th St • Los Angeles 90044

15 days on the market

**4 units • \$225,000/unit • 3,960 sqft • 6,921 sqft lot • \$183.08/sqft •
Built in 1967**

Listing ID: PW22171688

off of Normandie



Large 3,960 (Square Feet) of Living Area Four-Plex with 4 two-story style townhomes. Each unit has 2 bedrooms and 1 full bathroom upstairs & ¼ bathroom downstairs. Units have an eat-in kitchen and a large living room. Some of the units have laundry hookups. The property has a private parking lot at the back with its own entrance that comes with a long carport shade. Property is close to the 110 freeway and 105 freeway. Only a few miles away from the KIA Forum, Sofi stadium, and USC.

Facts & Features

- Sold On 10/07/2022
- Original List Price of \$900,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- \$0 (Estimated)
- Laundry: Washer Hookup
- \$50880 Gross Scheduled Income
- \$46160 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,720
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01866108
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,220
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,040	\$1,040	\$2,500
2:	2	2	2	0	Unfurnished	\$1,000	\$2,000	\$5,000
3:	1	2	2	0	Unfurnished	\$1,200	\$1,200	\$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

- Trust sale

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6047007015

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: PW22171688

Printed: 10/09/2022 10:40:55 AM

Closed •

List / Sold:

\$2,599,000/\$2,575,000 ↓

44 days on the market

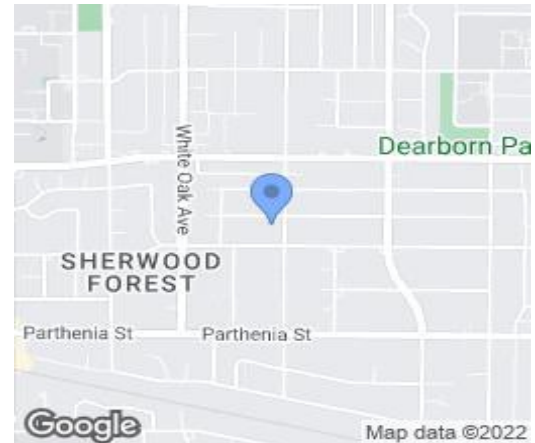
Listing ID: SR22159764

17512 Osborne St • Northridge 91325

4 units • \$649,750/unit • 5,984 sqft • 18,524 sqft lot • \$430.31/sqft •

Built in 1953

Please use GPS



Sherwood Forest, The Beverly Hills of Northridge welcome's you to this beautiful ready to rent property with great income potential. The private double gated entry leads to large circular driveway that was recently and beautifully completed as you drive through with trees and fruit trees surrounding the property making the feel of resort style living with ample gated parking. The main house has 3 large bedrooms and 4 baths. The beautiful unattached ADU is approx. 1200 square feet with full amenities and its own address that includes 2 two bedrooms, 2 bathrooms and private living room and separate laundry area. There is also an attached study that is approximately 500 sq. ft. with its own entrance with studio features that include a full bath, kitchenette and laundry. There is also a separate 1 bedroom one full bath with living room. and kitchenette, laundry with its own entry. All units have there own entry and access. Lots of parking, 2 car garage, three carport and plenty of front gated parking. As you enter the main home, the large living and formal dining room with high ceilings overlook the pool through double doors. The first level includes an en-suite bedroom that can also be an office. The upstairs has two master suites, The Grand Master en-suite has a retreat and a welcoming fireplace and a huge walk-in private bathroom with a large tub, walk in shower and a vanity for two. The Chefs kitchen with lots of counter space and dining area are great for entertaining. The family room/game room overlook the pool and is the perfect space to join the family for games or movie night. The large entertainer's yard with private patio overlooks the sparkling Baha pool. This buildout has been tastefully done. The Baja pool with the jacuzzi water fall welcomes you from every room of the home. The main house and ADU have approximately 71 newly installed Tesla solar panels. This is a great family home, that can also be used for multi-generational living and or a great income property if you choose. In addition to the beautifully landscaped circular driveway, there is also a newly landscaped long driveway to park your toys, RV parking that provides its own sewer and water, park your boat, toys and much more. There is a two-car garage, and a three-car carport with dual EV charging stations.

Facts & Features

- Sold On 10/03/2022
- Original List Price of \$4,599,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- 3 Total carport spaces
- Heating: Central
- \$721 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$163200 Gross Scheduled Income
- \$156200 Net Operating Income
- 0 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 10000-19999 Sqft, Paved, Sprinkler System, Value In Land, Walkstreet, Yard
- Sewer: Public Sewer
- Security Features: Automatic Gate

Annual Expenses

- Total Operating Expense: \$11,816
- Electric: \$5,916.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 00941801
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	4	2	Unfurnished	\$0	\$0	\$7,500
2:	1	2	2	2	Unfurnished	\$0	\$0	\$2,800
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,800
4:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- NR - Northridge area
- Los Angeles County
- Parcel # 2768026007

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: SR22159764

Printed: 10/09/2022 10:40:55 AM

Closed •

List / Sold:

\$2,250,000/\$2,175,000 ↓

116 days on the market

Listing ID: 22166371

1000 S SHERBOURNE Dr • Los Angeles 90035

**5 units • \$450,000/unit • 6,417 sqft • 7,433 sqft lot • \$338.94/sqft •
Built in 1936**

Use google maps



Beautiful 1930's build Beverly Hills Adjacent apartment building on a corner lot at the southeast corner of Sherbourne Drive and Olympic Boulevard. Four units, four 1 bed/1 bath units, and one 2 bed/1.5 bath units. 2 bedroom unit is two stories, townhome style. The units are spacious with high ceilings and lots of windows with great natural light. A majority of the tenants are long term and have been at the property for many years. At the rear of the property there is a small garage and uncovered parking area. Well maintained property that has been owned by the same family for many years. Below market rents! Price per unit and price per SF building is low for the neighborhood!

Facts & Features

- Sold On 10/06/2022
- Original List Price of \$2,250,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 3.29
- \$73976 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$49,227
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,548	\$1,548	\$0
2:	2	1	1		Unfurnished	\$2,495	\$2,495	\$0
3:	3	2	1		Unfurnished	\$2,418	\$2,418	\$0
4:	4	1	1		Unfurnished	\$2,355	\$2,355	\$0
5:	5	1	1		Unfurnished	\$1,471	\$1,471	\$0

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

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 4332024001

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: 22166371

Printed: 10/09/2022 10:40:55 AM

Closed •

List / Sold:

\$2,950,000/\$2,760,000 ↓

54 days on the market

Listing ID: 22156557

1327 N FULLER Ave • Los Angeles 90046
5 units • **\$590,000/unit** • **11,171 sqft** • **6,750 sqft lot** • **\$247.07/sqft** •
Built in
Weho Adjacent



Attention developers - RTI - permits paid- demoed- graded. Five large 3/4 townhomes - 11,171SF total. Save 260K in hard/soft costs and start building the second you close.

Facts & Features

- Sold On 10/05/2022
- Original List Price of \$3,250,000
- 1 Buildings

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- 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:	5	3	4		Unfurnished	\$0	\$0	\$12,000
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

- C20 - Hollywood area
- Los Angeles County
- Parcel # 5550019022

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: 22156557

Printed: 10/09/2022 10:40:55 AM

Closed •

List / Sold:

\$2,190,000/\$1,700,000 ↓

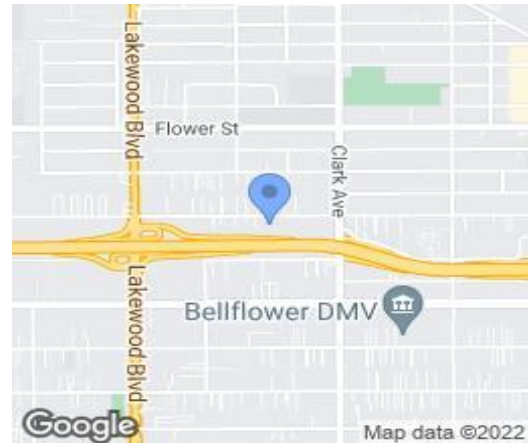
36 days on the market

9242 Park St • Bellflower 90706

**5 units • \$438,000/unit • 5,096 sqft • 11,808 sqft lot • \$333.59/sqft •
Built in 1976**

Listing ID: PW22129668

91 Freeway to Lakewood Blvd N 1 block to Park, turn right to address



Well-maintained 5-unit in highly desirable Bellflower PRIME RENTAL LOCATION! The property features 3 bedroom/2 bath front unit with fireplace and private patio (ideal for owner). There are also 3 townhome style units with 2 beds/1.5 baths each PLUS 1 (Unit #2) with 2 beds/1 bath that is entirely upstairs and more roomy. ABUNDANT PARKING with 5 one-car garages, 1 covered carport & four open parking spaces! GATED PROPERTY provides PRIVACY. Central air & heat. Separate gas & electric meters. Solar panel lease of \$100 month is offset with COIN OPERATED laundry facility that generates approximately \$100 month income. Very clean and exhibits PRIDE OF OWNERSHIP! "Rents are LOW and there is NO RENT CONTROL IN BELLFLOWER! A 10% increase in rents combined with self-managed will = 4.4 cap!"

Facts & Features

- Sold On 10/07/2022
- Original List Price of \$2,190,000
- 1 Buildings
- Levels: Multi/Split
- 10 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air
- \$18,000 (Owner)
- Laundry: Community, Individual Room
- Cap Rate: 3.6
- \$109620 Gross Scheduled Income
- \$79870 Net Operating Income
- 5 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,750
- Electric: \$1,200.00
- Gas: \$240
- Furniture Replacement:
- Trash: \$2,553
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,860
- Maintenance:
- Workman's Comp:
- Professional Management: 10800
- Water/Sewer: \$2,400
- Other Expense: \$1,260
- Other Expense Description: solar pa

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,050	\$2,050	\$2,400
2:	1	2	1	1	Unfurnished	\$1,785	\$1,785	\$2,000
3:	1	2	2	1	Unfurnished	\$1,800	\$1,800	\$1,900
4:	1	2	2	1	Unfurnished	\$1,650	\$1,650	\$1,900
5:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$1,900

Of Units With:

- Separate Electric: 5
- Gas Meters: 6
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7110007028

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:

\$2,350,000/\$2,200,000 ↓

78 days on the market

Listing ID: PV22117808

4040 La Salle Ave • Culver City 90232

**6 units • \$391,667/unit • 3,632 sqft • 6,750 sqft lot • \$605.73/sqft •
Built in 1939**

**South on 405 from Downtown LA, exit Culver blvd turn left (northeast), turn right (southeast) on La Salle Ave,
6th property on the left**



Rare opportunity to own an excellent income property only a couple minutes drive to the Studio's and downtown Culver City. This 6 unit property features beautiful thick hardwood flooring throughout and updated double paned windows in all units. Charming and well maintained landscaping with a variety of flowers, mature trees, manicured grass and bamboo trees on the east side of the property. There are 6 units total: one (1) 2-bedroom, 1-bathroom unit; 3 (3) 1-bedroom, 1-bathroom units and two (2) Studio with full kitchen. One of the studios has been recently refreshed and upgraded. There are 4 parking spots at the end of the private driveway and laundry hookups in garage. Significant upside in rents based on Proforma. Very rare opportunity to own an income producing 6 unit on one of the most sought after streets in Culver City. New construction built next door, a 4 unit with the same lot size. As an end-user, live in one of the units while collecting income on the other 5 units, many possibilities. Ideal for Both investors and end-users alike!

Facts & Features

- Sold On 10/04/2022
- Original List Price of \$2,790,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- \$5,576 (Estimated)
- Laundry: In Garage
- Cap Rate: 2.07
- \$113100 Gross Scheduled Income
- \$99064 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Laundry
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,036
- Electric: \$2,328.00
- Gas: \$800
- Furniture Replacement:
- Trash: \$800
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,756
- Maintenance: \$5,025
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,328
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$3,200
2:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$2,750
3:	1	1	1	1	Unfurnished	\$1,595	\$1,595	\$2,750
4:	1	1	1	1	Unfurnished	\$1,570	\$1,570	\$2,750
5:	1	0	1	0	Unfurnished	\$1,575	\$1,575	\$2,200
6:	1	0	1	0	Unfurnished	\$835	\$835	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C28 - Culver City area
- Los Angeles County
- Parcel # 4207011020

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:** PV22117808

Printed: 10/09/2022 10:40:55 AM

Closed •

List / Sold: **\$1,350,000/\$1,350,000**

2907 E Gage Ave • Huntington Park 90255

0 days on the market

**6 units • \$225,000/unit • 5,237 sqft • 7,014 sqft lot • \$257.78/sqft •
Built in 1939**

Listing ID: 22205613

Southbound of Randolph St, Eastbound of Miles Ave, Westbound of State St.



For Comparable Purposes Only

Facts & Features

- Sold On 10/03/2022
- Original List Price of \$1,350,000
- 2 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$60996 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$42,193
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- 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	0		Unfurnished	\$1,890	\$1,890	\$2,079
2:	1	2	0		Unfurnished	\$1,260	\$1,260	\$1,386
3:	1	1	0		Unfurnished	\$1,575	\$1,575	\$1,733
4:	1	1	0		Unfurnished	\$1,575	\$1,575	\$1,733
5:	1	1	0		Unfurnished	\$1,365	\$1,365	\$1,502
6:	1	0	0		Unfurnished	\$1,200	\$1,200	\$1,320
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					
12:			0					
13:			0					

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6319003018

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:** 22205613

Printed: 10/09/2022 10:40:55 AM

Closed •

List / Sold:

\$1,325,000/\$1,275,000 ↓

29 days on the market

Listing ID: CV22116629

2636 Pine Pl • South Gate 90280

**6 units • \$220,833/unit • 2,952 sqft • 7,792 sqft lot • \$431.91/sqft •
Built in 1931**

North of I-105, West of I-710; Near the Intersection of Long Beach Blvd & Pine Pl



We are pleased to offer for sale this 6 unit multi-family investment for sale in the city of South Gate. Comprised of 4 separate structures, the unit mix consists of; 2 detached single story cottage style units both of which are 2Bed/1Bath, two additional 2Bed/1Bath units which are situated above the garage parking, 1(1Bed/1Bath) unit and 1 Studio apartment. All units are separately metered for electricity and gas while the owner pays for water and trash. Tenants enjoy both garage and onsite open space parking. Offered at a 4.89% CAP Rate and 13.57GRM, this investment is priced to sell and offers significant upside for the next investor.

Facts & Features

- Sold On 10/03/2022
- Original List Price of \$1,325,000
- 4 Buildings
- Levels: One, Two
- 10 Total parking spaces
- 1 Total carport spaces
- \$1,754 (Estimated)
- \$97632 Gross Scheduled Income
- \$64819 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,884
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,574
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,827
- Other Expense: \$900
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,701	\$1,701	\$1,795
2:	1	2	1	1	Unfurnished	\$1,695	\$1,695	\$1,795
3:	1	2	1	1	Unfurnished	\$1,361	\$1,361	\$1,695
4:	1	2	1	1	Unfurnished	\$1,270	\$1,270	\$1,695
5:	1	1	1	1	Unfurnished	\$1,114	\$1,114	\$1,495
6:	1	0	1	0	Unfurnished	\$995	\$995	\$1,195

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6202029005

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: CV22116629

Printed: 10/09/2022 10:40:55 AM

Closed •

List / Sold:

\$3,500,000/\$3,450,000 ↓

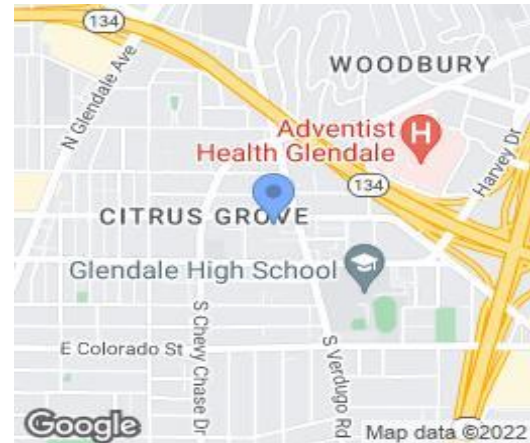
15 days on the market

Listing ID: SR22155619

1324 E Wilson Ave • Glendale 91206

**7 units • \$500,000/unit • 6,616 sqft • 7,119 sqft lot • \$521.46/sqft •
Built in 1988**

Corner of Verudo & Wilson



As exclusive advisors, we are pleased to introduce the Wilson Grove Apartments, a true pride of ownership gem in the city of Glendale. Being offered for the very first time from the original developer/owner. Meticulously maintained since, the Wilson Grove apartments are a true turn-key offering. Great combination of finishes, one 3 bedroom owner's townhouse style unit, controlled access entry, gated onsite parking, laundry facility and 4 storage rooms. The opportunity presents a new owner an ease of management asset with no need to exert additional capital for differed maintenance or to achieve the approx. 20% loss to lease. A great opportunity to acquire a well-positioned, well maintained asset in a robust and growing city of Glendale. Just minutes away from Rick Caruso's Americana at Brand, appropriately referred to as one L.A.'s hottest destination, continually draws new restaurants, bars, café's and shopping options up and down town. * Contact listing agent for offering memorandum *

Facts & Features

- Sold On 10/03/2022
- Original List Price of \$3,500,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$991 (Estimated)
- Laundry: Common Area
- 8 electric meters available
- 8 gas meters available
- 8 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5645026002

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:** SR22155619

Printed: 10/09/2022 10:40:56 AM

Closed •

List / Sold:

\$2,225,000/\$1,550,000 ↓

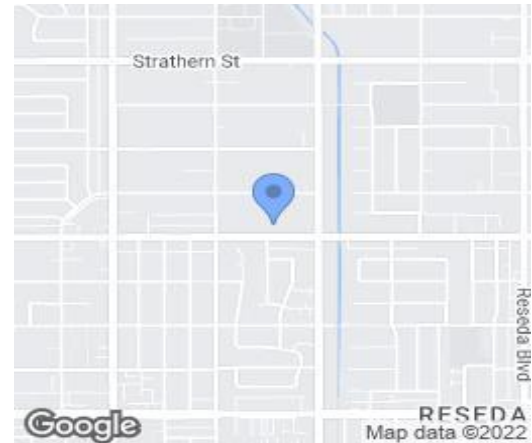
46 days on the market

Listing ID: 22135309

18957 SATICOY St • Reseda 91335

**8 units • \$278,125/unit • 4,180 sqft • 41,634 sqft lot • \$370.81/sqft •
Built in 1946**

Wilbur and Saticoy



18957 Saticoy St is a one-of-a-kind development opportunity in the heart of Reseda. Zoned LARA, this 8-unit apartment building (bungalow style) sits on a huge 41,633 SF lot (\$53.44 Per Land SF). The new owner will have the option to keep the 8 units and subdivide the rest of the lot, or tear down the 8 units and subdivide into 4 residential lots. The ADU Ordinance will allow a Single Family Residence + detached ADU + attached junior ADU to be built on each subdivided lot (Buyer to verify). Earn income from the 8 units (\$10,925/mo) while permits and entitlements are underway. Property may qualify under the new SB9 zoning law. Conveniently located close to The Warner Center, Northridge and Sherman Oaks, Reseda is a short drive to many of the valley's shopping and employment centers. NOTE: The adjacent property at 18937 Saticoy may be purchased together or separately. 18937 Saticoy consists of a 41,814sf vacant lot (\$46.63 Per Land SF) and is asking \$1,950,000.

Facts & Features

- Sold On 10/05/2022
- Original List Price of \$4,450,000
- 4 Buildings
- \$70624 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

- Lot Features: Lawn, Back Yard, Value In Land, Yard

Annual Expenses

- Total Operating Expense: \$56,546
- 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	\$1,458	\$1,458	\$1,750
2:	1	1	1		Unfurnished	\$1,313	\$1,313	\$1,750
3:	1	1	1		Unfurnished	\$1,288	\$1,288	\$1,750
4:	1	1	1		Unfurnished	\$1,166	\$1,166	\$1,750
5:	1	1	1		Unfurnished	\$1,365	\$1,365	\$1,750
6:	1	1	1		Unfurnished	\$1,675	\$1,675	\$1,750
7:	1	1	1		Unfurnished	\$1,675	\$1,675	\$1,750
8:	1	1	1		Unfurnished	\$981	\$981	\$1,750
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
- Los Angeles County
- Parcel # 2104013023

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:** 22135309

Printed: 10/09/2022 10:40:56 AM

Closed •

List / Sold:

\$1,995,000/\$1,625,000 ↓

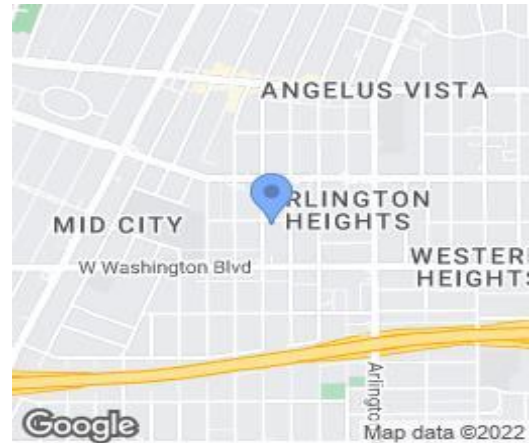
55 days on the market

Listing ID: 22184195

3414 W 17th St • Los Angeles 90019

**8 units • \$249,375/unit • 6,674 sqft • 7,000 sqft lot • \$243.48/sqft •
Built in 1965**

Located between Washington Blvd and Venice Blvd, on the corner of 5th Ave and W. 17th St.



We are pleased to present an 8 unit offering located at 3414 17th St. Built in 1965, the building boasts an excellent unit mix consisting of (2) 2 Bed/1 Bath and (6) 1 Bed/1Bath spacious units on a 7,000 square foot corner lot zone LAR3. With over 40% upside in rents, this offering provides an investor with the ability to acquire a well-located asset with huge upside potential. The building has been nicely maintained over the years and provides great curb appeal with its nicely landscaped exterior. The property offers on-site laundry and ample parking with 9 spaces for tenants.

Facts & Features

- Sold On 10/04/2022
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 3.55
- \$70759 Net Operating Income

Interior

- Appliances: Refrigerator, Gas Cooktop, Gas Oven

Exterior

- Security Features: Gated Community, Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$54,407
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- 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	\$1,084	\$6,505	\$10,800
2:	2	2	1		Unfurnished	\$2,095	\$4,191	\$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
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5072022023

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:

\$2,399,000/\$2,125,000 ↓

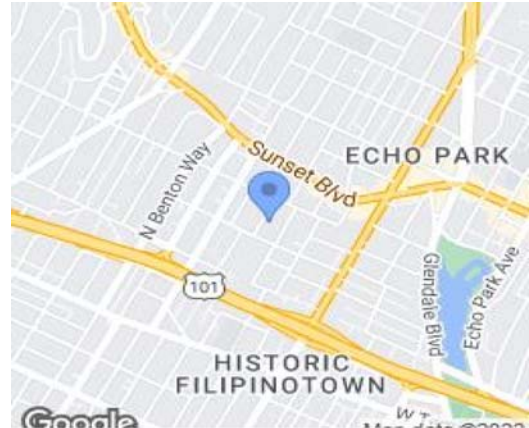
58 days on the market

Listing ID: 22184339

820 Coronado Ter • Los Angeles 90026

**8 units • \$299,875/unit • 4,619 sqft • 5,718 sqft lot • \$460.06/sqft •
Built in 1957**

Kent Street to Coronado Terrace



We are very pleased to exclusively offer for sale 820 Coronado Terrace, an amazing multi-family investment opportunity that includes a six unit apartment building being delivered 100% vacant plus fully approved and stamped RTI (ready-to-issue) plans for two 3+2.5 bath ADU units in a prime Echo Park/Silver Lake area, walking distance to Sunset Boulevard. The existing building is comprised of six 1 bedroom units over 2 stories, delivered totally vacant and ready to be reimaged, with excellent views of Downtown Los Angeles from the upper units. Market rents for these units once fully renovated and modernized (ie new kitchens & baths, central HVAC, in-unit washer/dryers) will easily top \$2,700 based on market rents of comparable units in the area. In addition, the property also features fully approved and stamps RTI (ready to issue permits) plans for two 3+2.5 bath units, averaging 1,056 square feet with private patios, which will both easily rent for \$4,500 each or more once completed. Once the units are renovated and the ADU units are built, the proforma monthly income is \$25,200, or \$302,400 in gross annual income. At that time, we estimate the value of this 8 unit property once completed at \$4,200,000, which is a 4.7% cap and a 13.9 GRM on the above mentioned proforma income. Property Highlights: *Tremendous Value-Add Property in Prime Silver Lake/Echo Park* *6 1 Bedroom Units Delivered 100% Vacant* *Fully Approved RTI Plans for Two 3+2.5 Bath Units Avg. 1,056 SF* *91 Walk Score - A True Walker's Paradise* *Proforma Rents Once Renovated is \$2,700 for the 1 Bedrooms* *New Construction 3+2.5 ADU Units Will be \$4,500+* *Once Units Renovated + ADUS Built - \$302,000 Gross Income * *\$4,200,000 Future Value Once Completed 4.7% Cap & 13.9 GRM * 820 Coronado Terrace offers an investor the rare opportunity to purchase a fully vacant 6 unit building ready to be reimaged and re-leased at market rents once fully renovated, plus fully approved RTI plans for two 3+2.5 ADU units which will make this into an 8 unit apartment building grossing well over \$300,000 per year! Amazing chance to buy a ready to roll multi-family value-add project where you can put your own design touches, personalize the units and achieve top market rents once completed.

Facts & Features

- Sold On 10/04/2022
- Original List Price of \$2,400,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- Cap Rate: 4.7
- \$196560 Net Operating Income

Interior

- Floor: Tile

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$90,720
- 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	\$0	\$2,700	\$2,700
2:	2	3	3		Unfurnished	\$0	\$4,500	\$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
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5402028007

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:

\$3,350,000/\$3,200,000 ↓

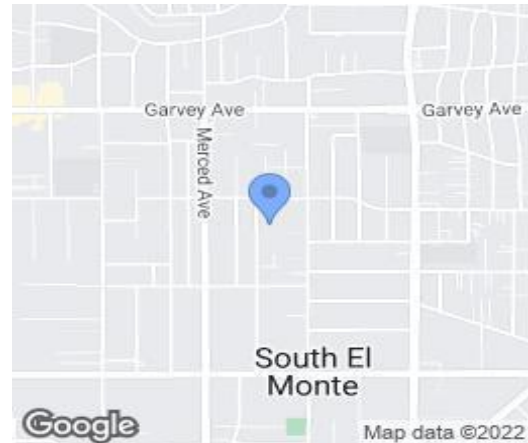
9 days on the market

Listing ID: CV22190701

2528 Edwards Ave • South El Monte 91733

**12 units • \$279,167/unit • 8,856 sqft • 21,213 sqft lot • \$361.34/sqft •
Built in 1987**

South of I-10 and West of I-605; Near the Intersection of Fern St & Edwards Ave



We are pleased to offer for sale this 12 unit multi-family investment located in the city of South El Monte. The subject property was constructed in 1987 and consists of ALL 2Bed/2Bath units. The rental units are good sized and the total lot size is 21,213 SqFt. Tenants enjoy private patios, two assigned parking spaces per unit (1 garage space as well as 1 open space/car-port), and an onsite laundry facility (currently not in use). Tenants pay for electricity and gas while the owner pays for water and trash. This property is a great opportunity for the savvy investor looking for a newer constructed building, priced well for the marketplace, and located in the highly sought after San Gabriel Valley. With a minimum of 37% upside in market rental income, a new investor can take advantage of a substantial repositioning opportunity that, once repositioned, will provide great cash-flow and appreciation for years to come.

Facts & Features

- Sold On 10/07/2022
- Original List Price of \$3,350,000
- 1 Buildings
- Levels: Two
- 27 Total parking spaces
- 3 Total carport spaces
- \$0 (Unknown)
- Laundry: Community, Inside
- \$208800 Gross Scheduled Income
- \$121558 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$80,978
- Electric: \$1,080.00
- Gas: \$6,600
- Furniture Replacement:
- Trash: \$8,788
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$3,542
- Maintenance: \$9,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$10,800
- Other Expense: \$1,800
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,995
2:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,995
3:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,995
4:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,995
5:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,995
6:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,995
7:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,995
8:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,995
9:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,995

10:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,995
11:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,995
12:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,995

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
- 657 - So. El Monte area
- Los Angeles County
- Parcel # 8103024042

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:

\$14,800,000/\$14,350,000 ↓

199 days on the market

Listing ID: CV21175823

135 W Live Oak Ave • Arcadia 91007

**17 units • \$870,588/unit • 32,801 sqft • 35,371 sqft lot • \$437.49/sqft •
Built in 2016**

Merge onto 1-10 W, then merge onto I-605 N, Exit Live Oak and make a right



135-139 W. Live Oak Avenue is a unique three-story, 17-separate parcel property newly built in 2016 with the ability to sell individually in the future. Centrally located with convenient access to the 210, 10, and 605 Freeways and connecting to all of Southern California, 135-139 W. Live Oak Avenue is situated between Las Tunas Drive and S. Santa Anita Avenue on two parcels of land. Totalling ±35,371 square feet of land and a total building size of ±32,801 square feet, the Property is comprised of 17 Spacious Two, Three, and Four bedroom layouts—each unit encompasses two and a half bathroom and average 1,929 square feet per unit. Surrounded by shopping centers and a highly-ranked restaurant culture, the Property is in a highly desirable area and offers stability for any type of investor, whether it may be a first-time purchaser, seasoned investor, or a 1031 exchange opportunity.

Facts & Features

- Sold On 10/07/2022
- Original List Price of \$15,500,000
- 17 Buildings
- Levels: Three Or More
- 17 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$593 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$725400 Gross Scheduled Income
- \$453143 Net Operating Income
- 17 electric meters available
- 17 gas meters available
- 17 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$250,495
- Electric: \$1,687.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$12,121
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$6,471
- Maintenance: \$28,146
- Workman's Comp:
- Professional Management: 25218
- Water/Sewer: \$1,687
- Other Expense: \$3,400
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	3	3	Unfurnished	\$2,700	\$8,200	\$3,350
2:	1	3	3	1	Unfurnished	\$3,100	\$37,200	\$3,900
3:	13	4	4	13	Unfurnished	\$3,800	\$50,600	\$4,246

Of Units With:

- Separate Electric: 17
- Gas Meters: 17
- Water Meters: 17
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 605 - Arcadia area
- Los Angeles County
- Parcel # 5788022018

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: CV21175823

Printed: 10/09/2022 10:40:56 AM

Closed • **Apartment**

List / Sold:

\$17,500,000/\$16,450,000 ↓

25 days on the market

Listing ID: AR22113525

118 W Mission Rd • San Gabriel 91776

**50 units • \$350,000/unit • 47,192 sqft • 62,996 sqft lot • \$348.58/sqft •
Built in 1973**

west of del mar blvd



VILLA LAS GOLONDRINAS apartment, a charming and unique 50-unit prime Value-add apartment opportunity in the desirable City of San Gabriel (core San Gabriel and not Unincorporated area). This immaculate and well-maintained property is located right off Del Mar Blvd and within walking distance to Valley Blvd retail corridor. The property is not under any local rent control and allows maximum rent increases under statewide AB1482 ordinance. With excellent convenience near Valley Blvd, it is within the desirable San Gabriel School District. The property was built in 1973 by the seller's partnership, has a total of ±47,192sqft building size (average unit size is ±943SF-buyer to verify), and situated on a large ±63,075sqft lot with an excellent curb-appeal and neatly manicured landscaping. The property has a unique Spanish style architecture with arched beams and Spanish tile planters. It enjoys very low vacancy history and currently fully occupied with ±94% are month-to-month tenants. In addition to rental upside, the large lot and overparked situation provides prime opportunity for ADUs (buyer to verify). The property offers excellent unit mix of twenty-two (22) large 2bedroom+1bathroom unit, and twenty-eight (28) large 1bedroom+1bathroom units. Most of the units have private balcony or patio; 2 units have large private backyard. The units are large and bright with excellent layout. Some units have had some upgrades (number unknown) with updated kitchen and newer floorings. Broker estimated that the average size for 2bedroom units are between ±1,000SF to ±1,100SF, and average size of 1bedroom units are between ±750SF to ±850SF (buyer to verify). The community offers many amenities to tenants such as lush central courtyards with seating area, elevator, 3 ADA ramps to parking area, secured entrance and gated parking, storage cabinets in the carport area, a small dog park area, and much more! The property is serviced by 2 large water heaters, and shared laundry room (seller own machines). Each unit is separately metered for electricity (master metered for gas).

Facts & Features

- Sold On 10/04/2022
- Original List Price of \$17,500,000
- 3 Buildings
- Levels: Three Or More
- 99 Total parking spaces
- 50 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$15,209 (Estimated)
- Laundry: Common Area
- Cap Rate: 0
- 51 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: See Remarks

Exterior

- Lot Features: Lot Over 40000 Sqft, Irregular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 02021933
- Gardener:
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	22	2	1	44	Unfurnished	\$0	\$0	\$0
2:	28	1	1	28	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 51
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 50
- Drapes:
- Patio:
- Ranges: 50
- Refrigerator: 0
- Wall AC: 50

Additional Information

- Standard sale
- Rent Controlled
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5361008024

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: AR22113525

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