

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L Sqft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	SB24174078	S	10714 Burlin AVE	ING	105	TRUS	2	46,800		\$687,357	544.66	1262	1959/ASR	5,450/0.1251	N	0	11/01/24	9/73
2	IV24172233	S	2121 Parkway DR	ELM	619	STD	2	12,000		\$1,079,240	470.05	2296	1942/ASR	23,969/0.5503	Y	2	10/31/24	9/9
3	CV24137132	S	55 N Meridith AVE	PAS	648	STD	2	19,800		\$1,275,650	649.52	1964	1912/ASR	7,840/0.18	N	1	10/31/24	75/75
4	DW24132715	S	490 Palisade ST	PAS	699	STD	2	66,000		\$950,000	506.13	1877	1959/ASR	8,526/0.1957	N	2	10/28/24	32/32
5	DW24002031	S	649 S Eastman AVE	LA	BOYH	STD	2	57,600		\$665,000	432.94	1536	1924/ASR	1,685/0.0387	N	2	10/31/24	138/342
6	PW24159698	S	1815 W 36th ST	LA	C16	STD	2	230,400		\$2,500,000	513.98	4864	2024/BLD	5,902/0.1355	N	2	10/30/24	56/56
7	24386787	S	1132 S Wopster ST	LA	C19	STD	2			\$1,695,000	546.42	3102	1931	6,112/0.1403	N	3	10/30/24	137/137
8	CV24068562	S	2912 Drake Center DR	LA	C30	STD	3	8,000		\$1,085,000	445.22	2437	1916/ASR	8,826/0.2026	N	0	10/28/24	150/150
9	24422945	S	1253 W 65th ST	LA	C34	PRO	2			\$575,000	336.65	1708	1924	4,762/0.1093	N	2	10/30/24	42/42
10	BB24167461	S	1513 W 83rd ST	LA	C34	STD	2	0		\$625,000	324.68	1925	1922/ASR	6,722/0.1543	N	1	10/29/24	57/57
11	PW24160674	S	6629 5th AVE	LA	C34	STD	2	0		\$775,000		2	1926/ASR	4,800/0.1102	N	2	10/29/24	54/54
12	PW24127869	S	1568 E 117th PL	LA	C34	STD	2	99,600		\$1,220,000	305.15	3998	2020/ASR	6,856/0.1574	N	3	10/31/24	100/100
13	24394789	S	1145 W 101st ST	LA	C36	STD	2			\$650,000	264.23	2460/A	1924/ASR	6,890/0.1582	N	2	10/29/24	162/162
14	PW24052076	S	220 W Calden AVE	LA	C37	STD	2	41,340		\$519,000	339.44	1529	1926/ASR	5,402/0.124	N	0	10/29/24	78/269
15	DW24123915	S	2905 Maple AVE	LA	C42	STD	2	1,200		\$580,000	322.58	1798	1908/PUB	2,877/0.066	N	0	10/29/24	67/67
16	24439255	S	4066 Verona ST	LA	ELA	STD	2			\$762,000	433.94	1756/A	1911/ASR	7,503/0.1722	N	1	10/28/24	5/5
17	24432165	S	14320 Oshome ST	PC	PC	STD	2			\$1,150,000	616.29	1866	2024/BLD	5,408/0.1242	N	3	10/28/24	30/30
18	24423383	S	4714 6th AVE	LA	PHHT	STD	2			\$1,100,000	533.72	2061	2024/BLD	6,780/0.1556	N	2	10/29/24	73/73
19	TR24173619	S	17214 Jersey AVE	ART	RC	STD,TRUS	2	0		\$825,000	521.49	1582	1955/ASR	6,274/0.144	N	0	10/29/24	26/93
20	DW24172573	S	9452 Somerset BLVD	BF	RG	STD	2	8,500		\$1,585,000	415.57	3814	1940/ASR	10,065/0.2311	N	2	10/28/24	6/6
21	WS24188382	S	2720 Montezuma AVE	ALH	601	TRUS	3	0		\$905,000	488.13	1854	1924/ASR	8,618/0.1978	N	3	10/31/24	7/7
22	PI-18913	S	228 W Claremont ST	PAS	645	TRUS	3	33,120		\$1,015	0.39	2620	1955/ASR	6,923/0.1589	N	2	10/30/24	69/69
23	DW24191024	S	4524 Hammel ST	LA	699	STD,TRUS	3	81,180		\$877,000	445.40	1969	1941/ASR	5,299/0.1216	N	0	11/01/24	7/7
24	24415537	S	2814 Boulder ST	LA	BOYH	STD	3			\$795,000	334.60	2376	1925	5,847/0.1342	N	2	10/30/24	35/35
25	24418681	S	1827 Thayer AVE	LA	C05	STD	3			\$2,352,000	654.06	3596/A	1947/ASR	7,000/0.1607	N	2	10/31/24	33/33
26	IV24113284	S	2014 S Burnside AVE	LA	C16	STD	3	57,600		\$800,000	241.69	3310	1917/PUB	4,595/0.1055	N	0	10/31/24	111/111
27	TR24194019	S	6601 S Sigueroa ST	LA	C16	STD	3	99,000		\$977,000	300.62	3250	2005/ASR	4,804/0.1103	N	0	10/28/24	13/13
28	SR24178791	S	6327 Drexel AVE	LA	C19	STD	3	11,000		\$1,950,000	679.92	2868	1928/ASR	6,052/0.1389	N	0	10/31/24	44/44
29	DW24136778	S	1444 E 60th ST	LA	C34	STD	3	4,000		\$680,000	286.80	2371	1922/ASR	5,725/0.1314	N	0	10/30/24	31/31
30	PW24194435	S	743 Fraser AVE	ELA	ELA	STD	3	66,000	6	\$799,000	465.62	1716	1928/ASR	4,499/0.1033	N	3	10/31/24	9/6
31	24429299	S	120 W Hillsdale ST	ING	101	STD	4			\$1,125,000	253.38	4440/A	1958/ASR	7,766/0.1783	N	4	10/29/24	37/37
32	CV24169345	S	4464 W 142nd ST	HAWT	109	STD	4	78,420		\$1,325,000	306.57	4322	1961/ASR	5,825/0.1337	N	0	11/01/24	6/6
33	DW24139381	S	541 N Summit AVE	PAS	645	STD	4	73,440		\$1,350,000	364.86	3700	1965/ASR	6,982/0.1603	N	4	10/31/24	35/35
34	24432501	S	128 S OAKHURST DR	BEVH	C01	STD	4		4	\$3,018,260	545.60	5532/A	1928/ASR	6,055/0.139	N	4	10/31/24	10/10
35	24434395	S	441 W 79th ST	LA	C36	STD	4		9	\$1,280,000	232.22	5512	1925/ASR	7,395/0.1698	N	2	10/31/24	1/1
36	PW24170510	S	11109 S Broadway	LA	C37	STD	4	97,488		\$1,100,000	363.76	3024	1991/ASR	5,426/0.1246	N	0	10/30/24	25/25
37	24445147	S	6017 Wall ST	LA	C42	PRO	4			\$585,000	323.56	1808	1913	5,129/0.1177	N	2	10/31/24	13/13
38	24410721	S	4610 Cimarron ST	LA	PHHT	STD	4			\$794,000	195.76	4056	1941	6,518/0.1496	N	2	11/01/24	121/121
39	24422947	S	1212 S Temple AVE	CMP	RO	STD	4			\$832,000	300.90	2765	1944	8,799/0.202	N	2	10/31/24	90/90
40	SB24117045	S	2264 Torrance BLVD	TORR	134	STD	5	40,111		\$1,072,000	550.31	1948	1930/ASR	4,782/0.1098	N	3	10/29/24	56/56
41	SB24156209	S	11717 Cedar AVE	HAWT	108	STD	6	111,600	5	\$1,300,000	276.71	4698	1964/ASR	6,383/0.1465	N	2	10/31/24	12/12
42	BB24117358	S	1509 N Hollywood WAY	BBK	610	STD	6	116,400		\$1,595,000	467.88	3409	1949/ASR	8,089/0.1857	N	0	11/01/24	92/92
43	24426177	S	12442 Pacific AVE	LA	C13	STD	6			\$1,850,000	340.57	5432	1954	8,356/0.1918	N	2	10/31/24	35/35
44	24422463	S	3757 Veteran AVE	LA	C13	STD	6		6	\$2,150,000	506.12	4248/A	1965	4,664/0.1071	N	2	10/29/24	89/89
45	24436183	S	821 Maple ST	SM	C14	STD	6		5	\$1,950,000	499.49	3904	1950	6,471/0.1486	N	2	10/30/24	39/39
46	24400712	S	1127 16th ST	SM	C14	STD	6		4	\$2,607,000	385.20	6768	1958	7,505/0.1723	N	2	11/01/24	118/118
47	24412999	S	11469 Moorpark St	NHLW	STUD	STD	6			\$3,406,680	365.13	9330/OTH	2008/OTH	6,792/0.1559	N	2	10/31/24	9/9
48	PI-18865	S	530 E Mountain ST	PAS	646	STD,TRUS	7	83,832		\$1,299,999	275.66	4716	1954/ASR	12,650/0.2904	N	4	11/01/24	73/73
49	24431143	S	5907 Cahuenga BLVD	NHLW	NHO	STD	7		3	\$1,000,999	329.82	3032	1947	10,516/0.2414	N	2	11/01/24	9/9
50	AR23040262	S	9520 La Tuna Canyon RD	TUNA	660	STD	9	168,000		\$2,200,000	356.85	6165	1936/EST	92,495/2.1234	Y	2	10/30/24	56/56
51	24435435	S	7120 Hollywood BLVD #1	LA	C20	STD	10		6	\$2,600,000	539.42	4820/A	1953/ASR	7,500/0.1722	N	2	10/28/24	54/54
52	AR24158304	S	590 W SIERRA MADRE BLVD	SMAD	656	STD	11	400,800		\$4,600,000	447.30	10284	1937/ASR	3,016/0.0692	N	10	11/01/24	48/48
53	PW24183864	S	712 W Redondo Beach BLVD	GR	116	STD	12	0		\$1,900,000	220.52	8616	1954/ASR	20,678/0.4747	N	12	10/31/24	56/56
54	24420683	S	616 San Pascual AVE	LA	632	STD	16		7	\$3,270,000	217.88	15008/A	1965/ASR	15,005/0.3445	N	2	10/30/24	86/86
55	SB24155910	S	821 W 167th ST	GR	116	STD	20	267,192	5	\$3,050,000	245.30	12434	1963/ASR	13,129/0.3014	N	4	10/31/24	35/35

Closed • Duplex

List / Sold: \$725,000/\$687,357 ↓

10714 Burin Ave • Inglewood 90304

9 days on the market

2 units • \$362,500/unit • 1,262 sqft • 5,450 sqft lot • \$544.66/sqft •

Built in 1959

Listing ID: SB24174078

North on Hawthorne Blvd, turn left on Lennox Blvd, turn right on S Burin Ave



Opportunity knocks! Situated on a centrally located 5,450 sqft lot with R3 zoning, this detached duplex offers endless possibilities—enjoy as an owner-user or an investment with the potential of additions and expansion. Each unit features its own address (10714 Burin-front unit & 10712 Burin-back unit), separate entrance, no shared walls, and large covered storage structures. Both homes consist of 1 bedroom/1 bathroom, in-unit laundry, ample living space, and private outdoor areas. Additionally, there is an 8’ x 14’ storage shed perfect for all gardening and maintenance tools. The rear unit includes alley access with a long driveway providing three parking spaces. Both freshly painted units have undergone valuable upgrades including fulfillment of the LAX Sound Abatement Program, replacement of the water main, replacement of galvanized pipe with copper, installation of a new concrete block wall (north side), and a sprinkler system in front lawn. This prime location boasts everything you need: dining, shopping, entertainment, easy access to freeways, near LAX, and close proximity to Los Angeles’ premier attractions: the world-renowned SoFi Stadium; The Forum; Intuit Dome (future home of the LA Clippers); the legendary Hollywood Park featuring 25 acres of parks, promenades, and trails for leisure & recreation, and so much more. Don't miss this incredible investment opportunity in the lively and thriving City of Inglewood!

Facts & Features

- Sold On 11/01/2024
 - Original List Price of \$725,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Cooling: Central Air
 - \$1,880 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$46800 Gross Scheduled Income
 - \$45060 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,740
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$540
 - Cable TV: 01948605
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - 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	0	0	Unfurnished	\$0	\$0	\$1,950
2:	1	1	0	0	Unfurnished	\$0	\$0	\$1,950

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- 105 - Lennox area
 - Los Angeles County
 - Parcel # 4036017016

Michael Lembeck

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SB24174078

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Closed • Duplex

List / Sold:
\$1,100,000/\$1,079,240 ↓
9 days on the market
Listing ID: IV24172233

2121 Parkway Dr • El Monte 91733
2 units • \$550,000/unit • 2,296 sqft • 23,969 sqft lot • \$470.05/sqft •
Built in 1942
north of the 60 freeway



Great opportunity to own two separate houses on a large 14636 sq. ft. lot in the city of El Monte. The front home consists of 4 bedrooms and 2 bathrooms. The rear home is a 2 bedroom 1 bath. There is a built-in pool. This property on this large lot possesses incredible potential as an investment for rental income or to live in one and rent the other. Additional possibilities include adding another building in the rear of the property. Additional features include adequate parking. Some TLC can turn this property into a very nice property. Each house has its own utilities.

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$668 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: In Garage
- \$12000 Gross Scheduled Income
- \$10000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Primary Bathroom, Primary Bedroom
- Appliances: Gas Range

Exterior

- Lot Features: 2-5 Units/Acre, Lot 20000-39999 Sqft, Paved, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,350
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$350
- Cable TV: 01868062
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8113027007

Michael Lembeck

State License #: 01019397
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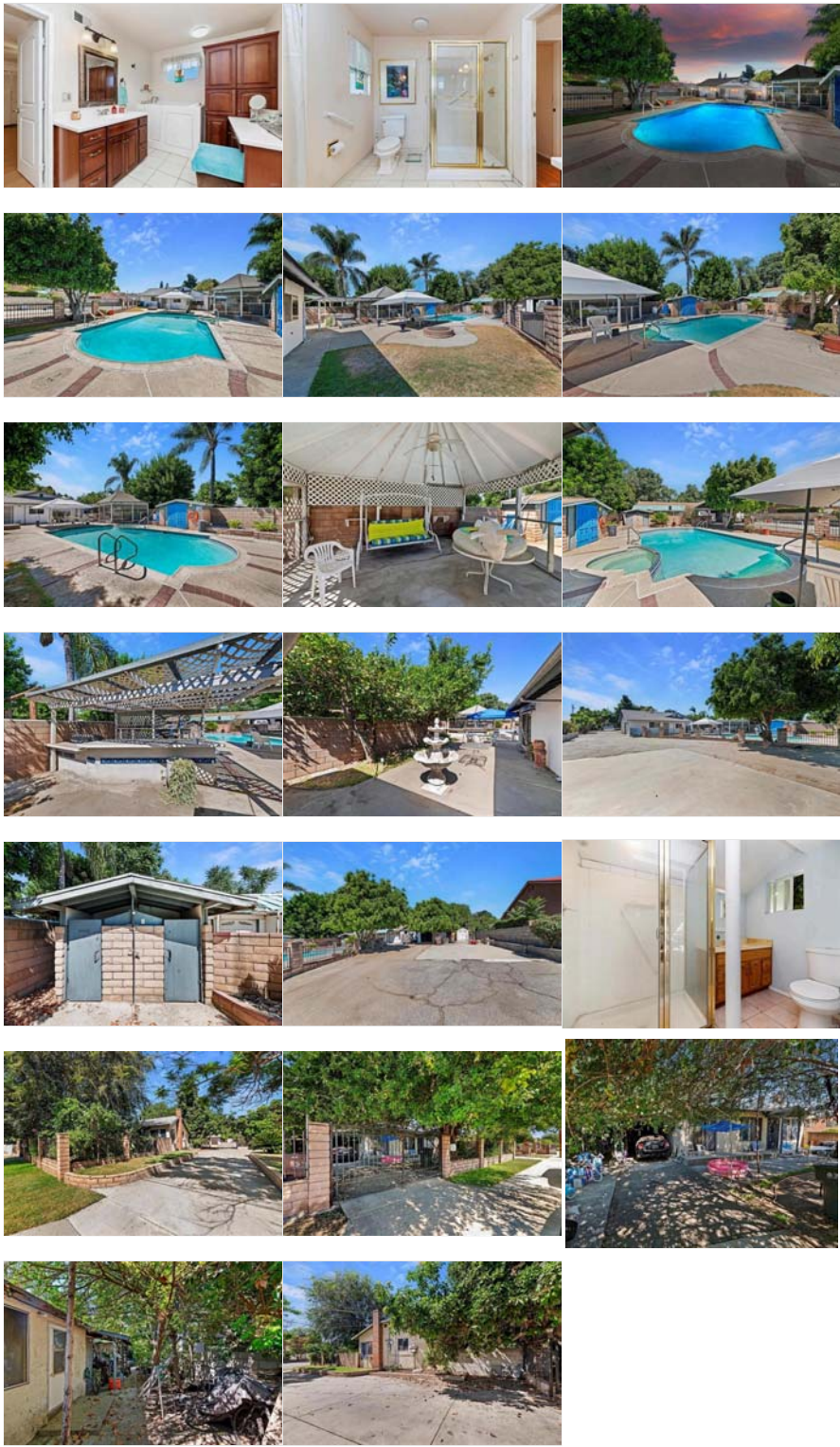
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Closed • Single Family Residence

List / Sold:
\$1,299,000/\$1,275,650 ↓
75 days on the market
Listing ID: CV24137132

55 N Meridith Ave • Pasadena 91106
2 units • **\$649,500/unit** • **1,964 sqft** • **7,840 sqft lot** • **\$649.52/sqft** •
Built in 1912
South of Walnut, North of Colorado



Facts & Features

- Sold On 10/31/2024
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$574 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Closet, Individual Room, Inside
- \$19800 Gross Scheduled Income
- \$19800 Net Operating Income
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room
- Floor: Laminate, Tile, Wood

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Near Public Transit, Sprinkler System, Sprinklers Drip System, Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$4,000
2:	1	1	1	0	Unfurnished	\$1,650	\$1,650	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 648 - Pasadena (SE) area
- Los Angeles County
- Parcel # 5737012057

Michael Lembeck

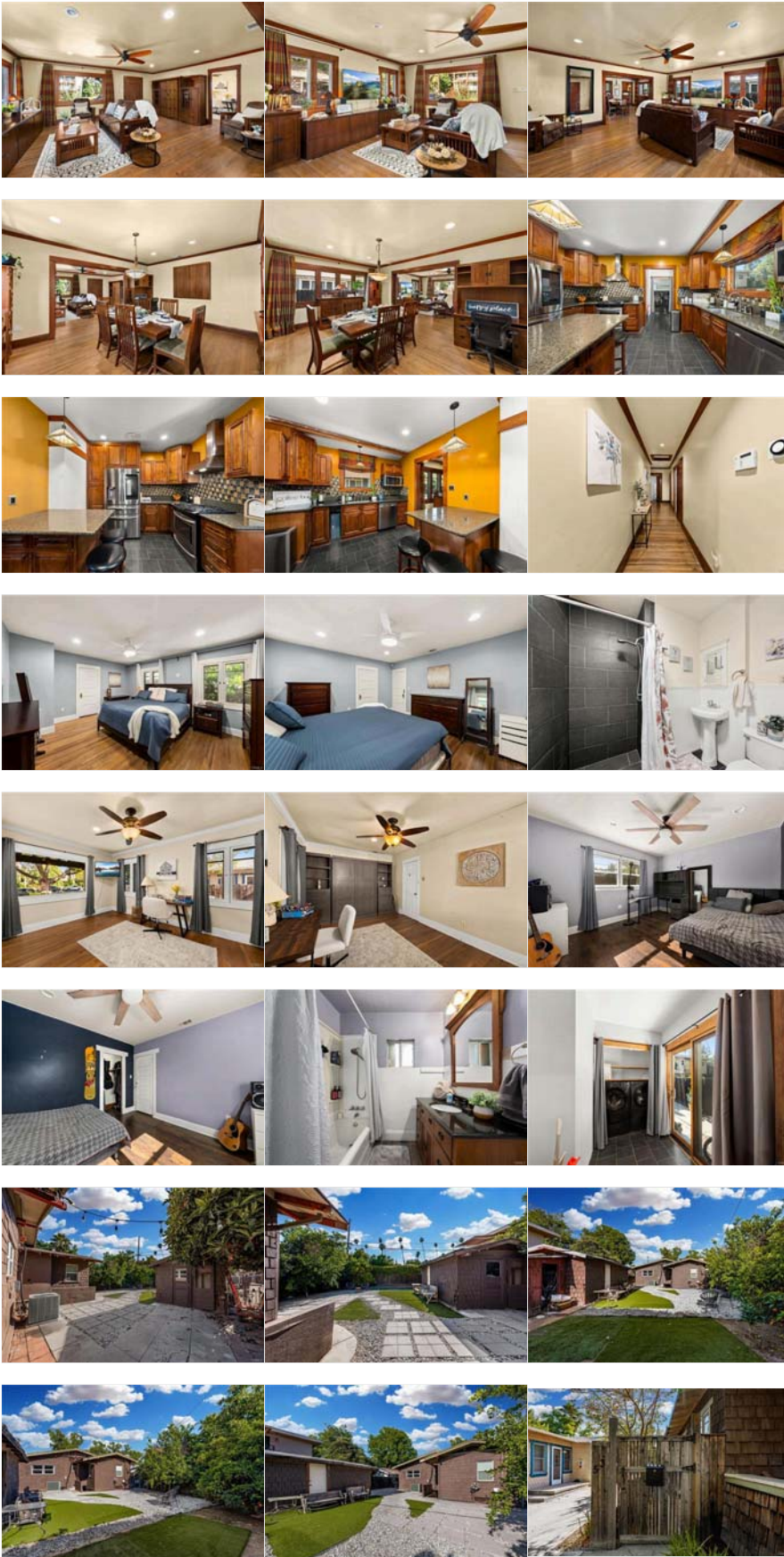
State License #: 01019397
Cell Phone: 714-742-3700

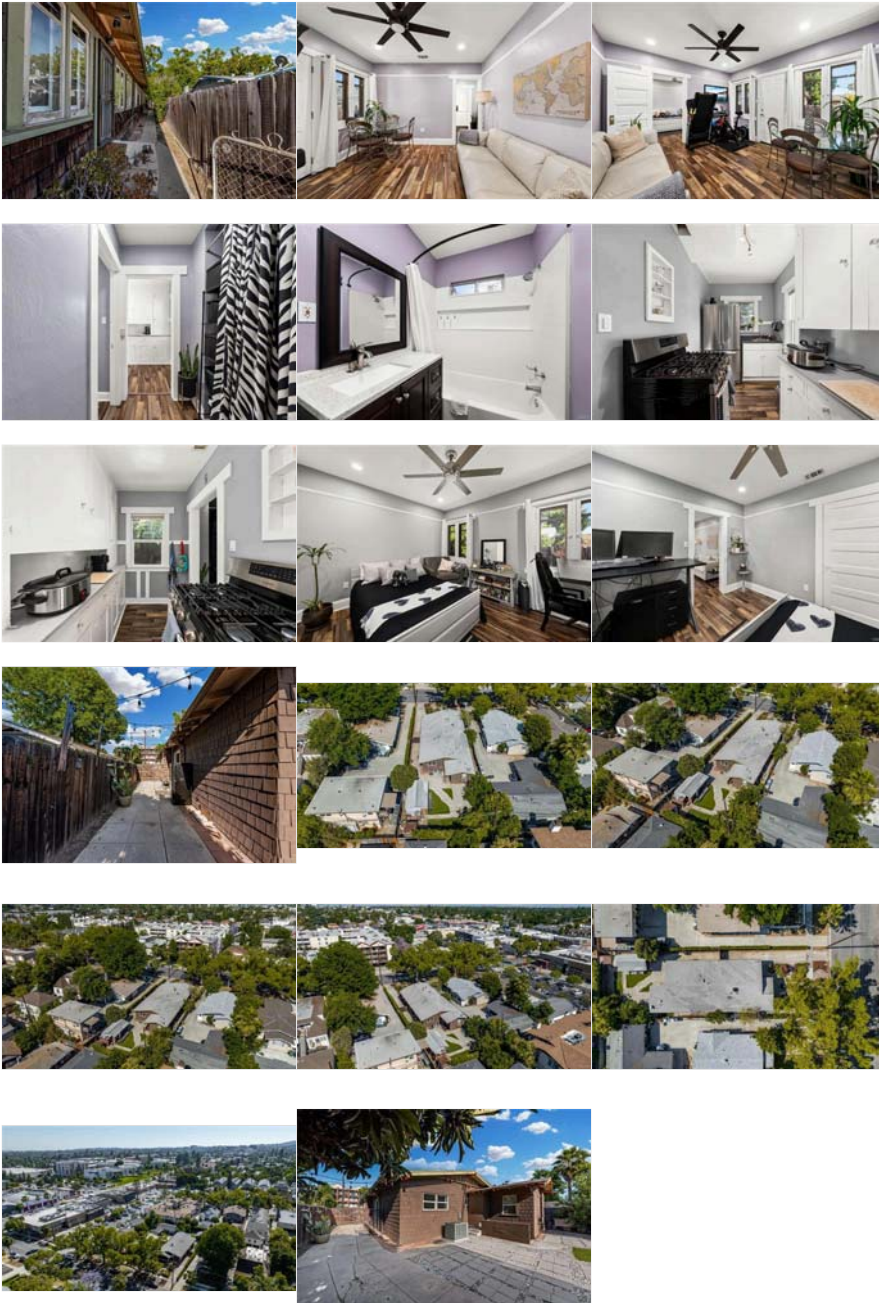
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CUSTOMER FULL: Residential Income LISTING ID: CV24137132

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Closed • Commercial/Residential

List / Sold: \$1,050,000/\$950,000 ↓

490 Palisade St • Pasadena 91103

32 days on the market

2 units • \$525,000/unit • 1,877 sqft • 8,526 sqft lot • \$506.13/sqft • Built in 1959

Listing ID: DW24132715

North of Washington Blvd and West of Lincoln Av



Opportunity is knocking! This is a smart investment for investors and first time buyers. Two residential units on a large lot, excellent for multiple family living. The front house is the original unit. It features nearly 800 square feet with two bedrooms, one bathroom and a large laundry room. The front unit also has a solar panel on the roof. The rear unit features nearly 1100 square feet, excluding the converted 2 car garage. The rear unit has 3 bedrooms, 1.5 bathroom. And as mentioned an attached 2 car garage which has been converted into a den.

Facts & Features

- Sold On 10/28/2024
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- \$599 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: In Garage, Inside
- \$66000 Gross Scheduled Income
- \$60000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Primary Bathroom
- Floor: Laminate

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Patio Home, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,200
- Electric: \$500.00
- Gas: \$500
- Furniture Replacement:
- Trash: \$250
- Cable TV: 02033877
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5727010025

Michael Lembeck

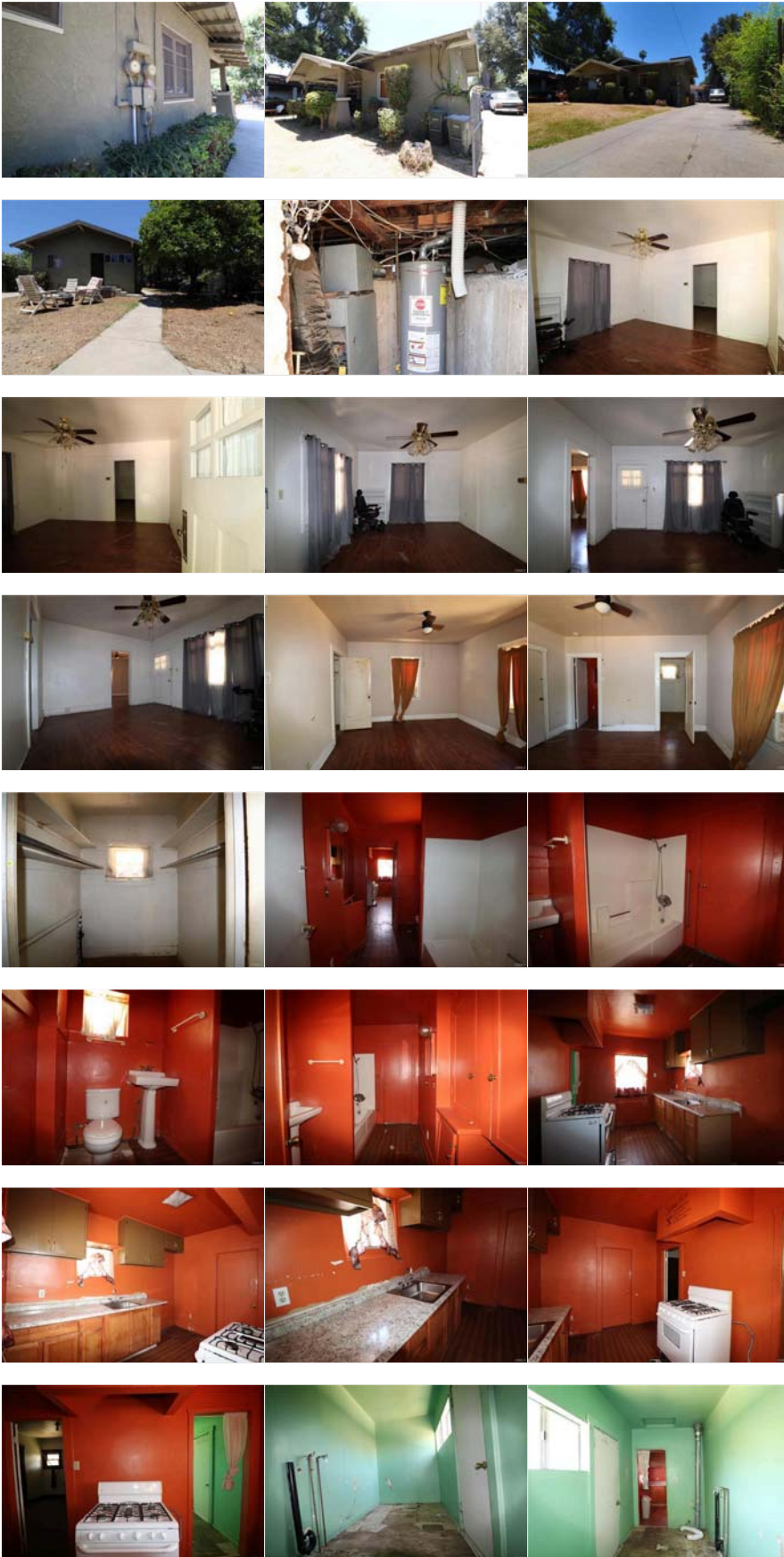
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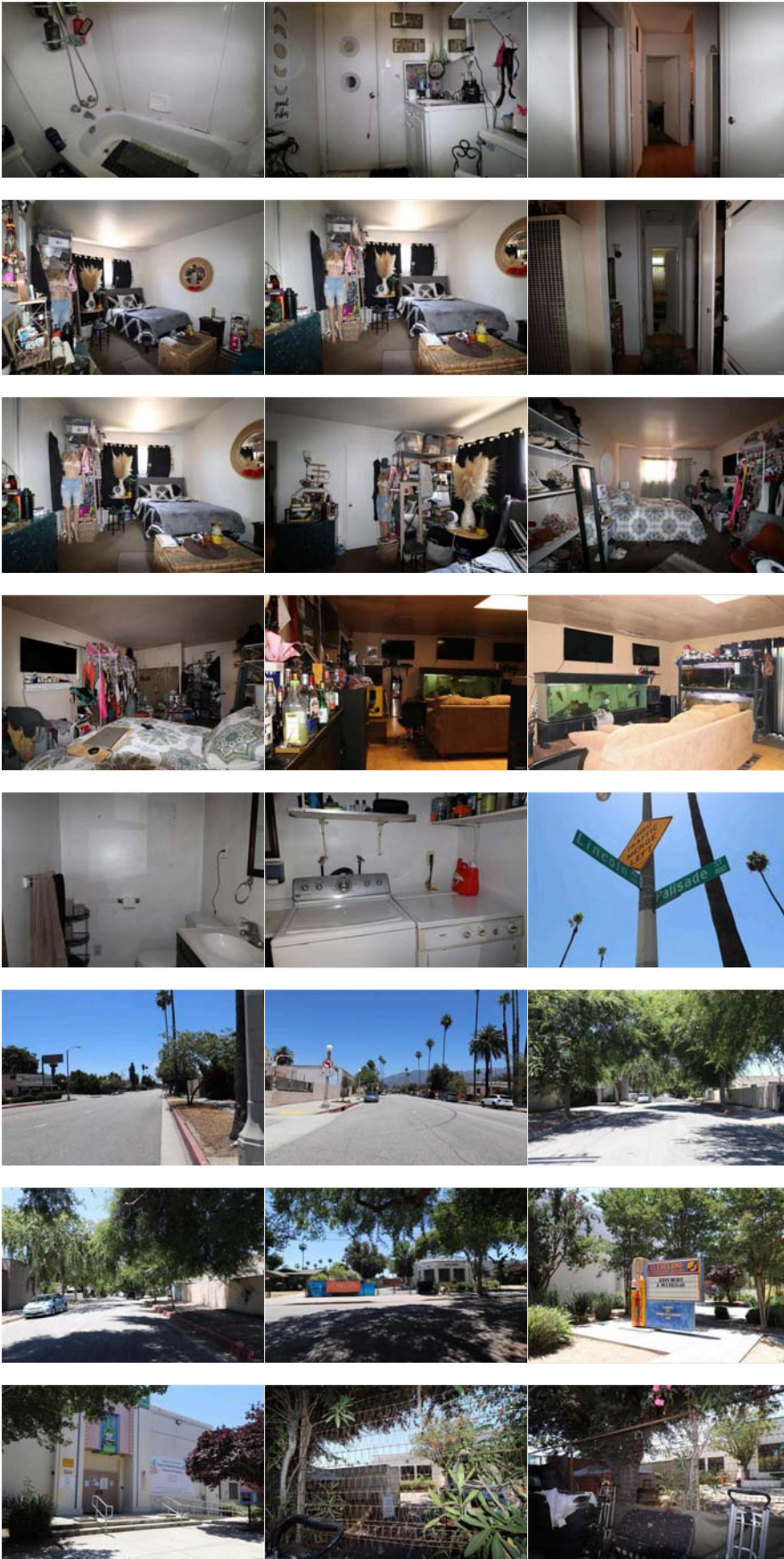
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Closed • Duplex

List / Sold: \$675,000/\$665,000 ↓

649 S Eastman Ave • Los Angeles 90023
2 units • \$337,500/unit • 1,536 sqft • 1,685 sqft lot • \$432.94/sqft •
Built in 1924

138 days on the market
Listing ID: DW24002031

N/ Whittier Blvd, E/ Indiana



Two Vacant Units For Sale. Live in one & rent the other! This centrally located duplex is an excellent investment opportunity in one of LA's most up-and-coming locations Boyle Heights! Minutes to DTLA's Art District - this investment opportunity offers two units. Each with 2 bedrooms/1 bath featuring an oversized living room, dining area, full-size kitchen w/gas range, refrigerator, and pantry. Each unit has its own separate enclosed laundry area that includes its own washer and dryer, dual pane windows, carport parking, back yard, and rear storage for each unit. Live in one and rent out the other or simply enjoy nonstop income from both. Easily accessible to the shops on Whittier Blvd and Soto St, Downtown LA Art's District, public transportation, and the freeways.

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$689,950
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area
- \$57600 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5238014040

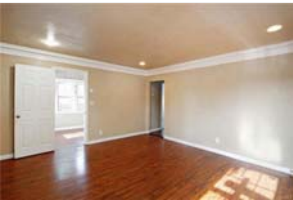
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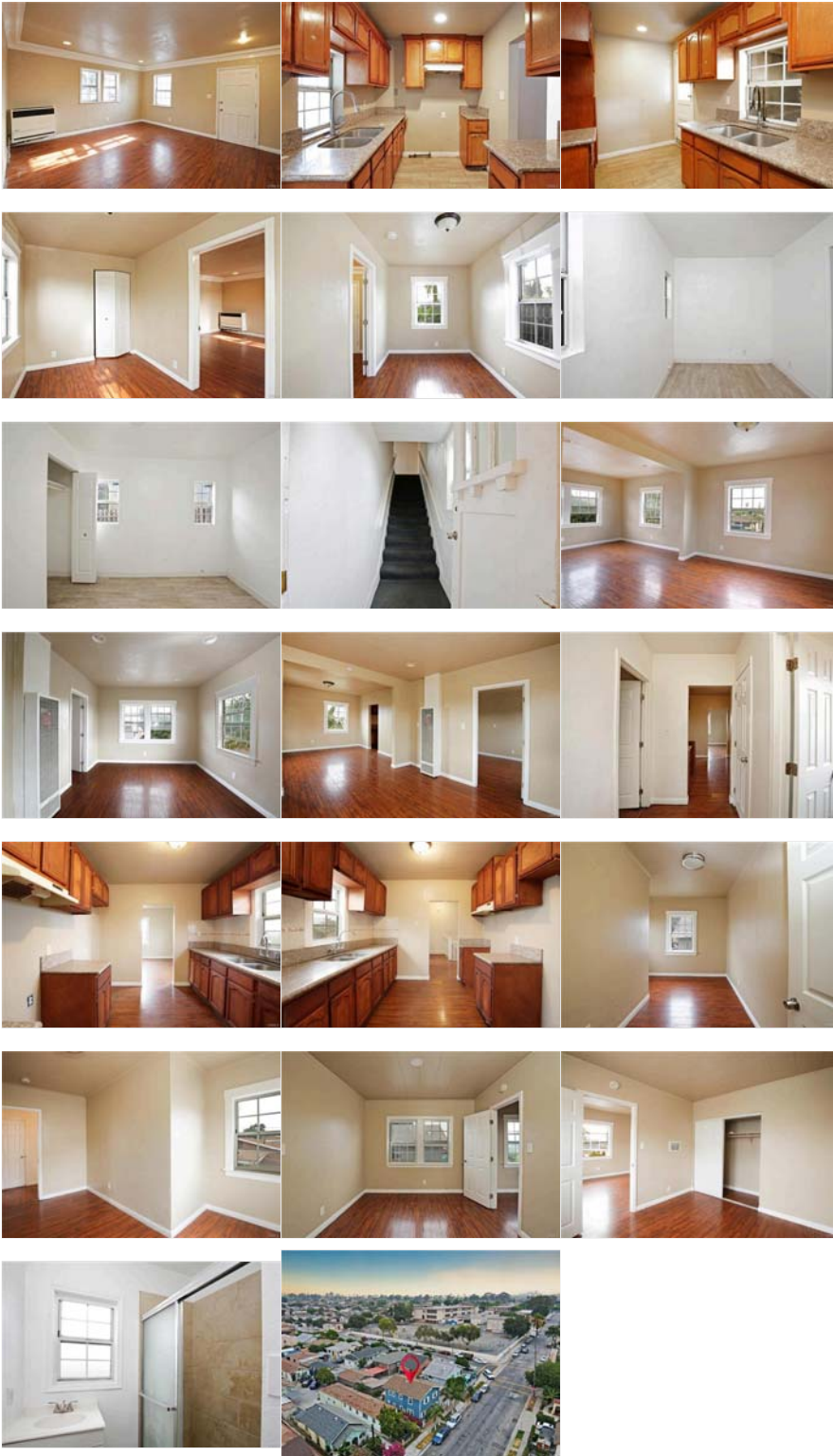
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CUSTOMER FULL: Residential Income LISTING ID: DW24002031

Printed: 11/03/2024 9:27:24 AM

Closed • Duplex

List / Sold:
\$2,550,000/\$2,500,000 ↓

56 days on the market

Listing ID: PW24159698

1815 W 36th St • Los Angeles 90018
2 units • \$1,275,000/unit • 4,864 sqft • 5,902 sqft lot • \$513.98/sqft •
Built in 2024
western ave & jefferson blvd



Welcome to your next lucrative investment opportunity! This brand new, three-story attached duplex, located in the vibrant Jefferson Park neighborhood and just 1.7 miles from USC, is the ideal property for co-living or student housing. Each unit boasts an impressive 8 bedrooms and 8 bathrooms, totaling 16 bedrooms and 16 bathrooms across the entire duplex, ensuring ample space and privacy for all residents. The second floor features a spacious community kitchen, perfect for socializing and communal dining. Residents will appreciate the convenience of both street and onsite parking. The property's central location offers easy access to the 10 and 110 Freeways, making commuting a breeze. Enjoy proximity to iconic attractions such as the Natural History Museum of L.A., SOFI Stadium, Crypto Arena, and more. This property is not just a place to live but a lifestyle choice, providing a blend of comfort, convenience, and modern living. Don't miss out on this exceptional investment opportunity!

Facts & Features

- Sold On 10/30/2024
- Original List Price of \$2,688,888
- 1 Buildings
- Levels: Three Or More
- 2 Total parking spaces
- \$277 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Dryer Included, Gas & Electric Dryer Hookup, Washer Included
- \$230400 Gross Scheduled Income
- \$216400 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: \$11,600
- Electric: \$2,000.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01939139
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	8	8	1	Unfurnished	\$0	\$0	\$9,600
2:	1	8	8	1	Unfurnished	\$0	\$0	\$9,600

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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5042028012

Michael Lembeck

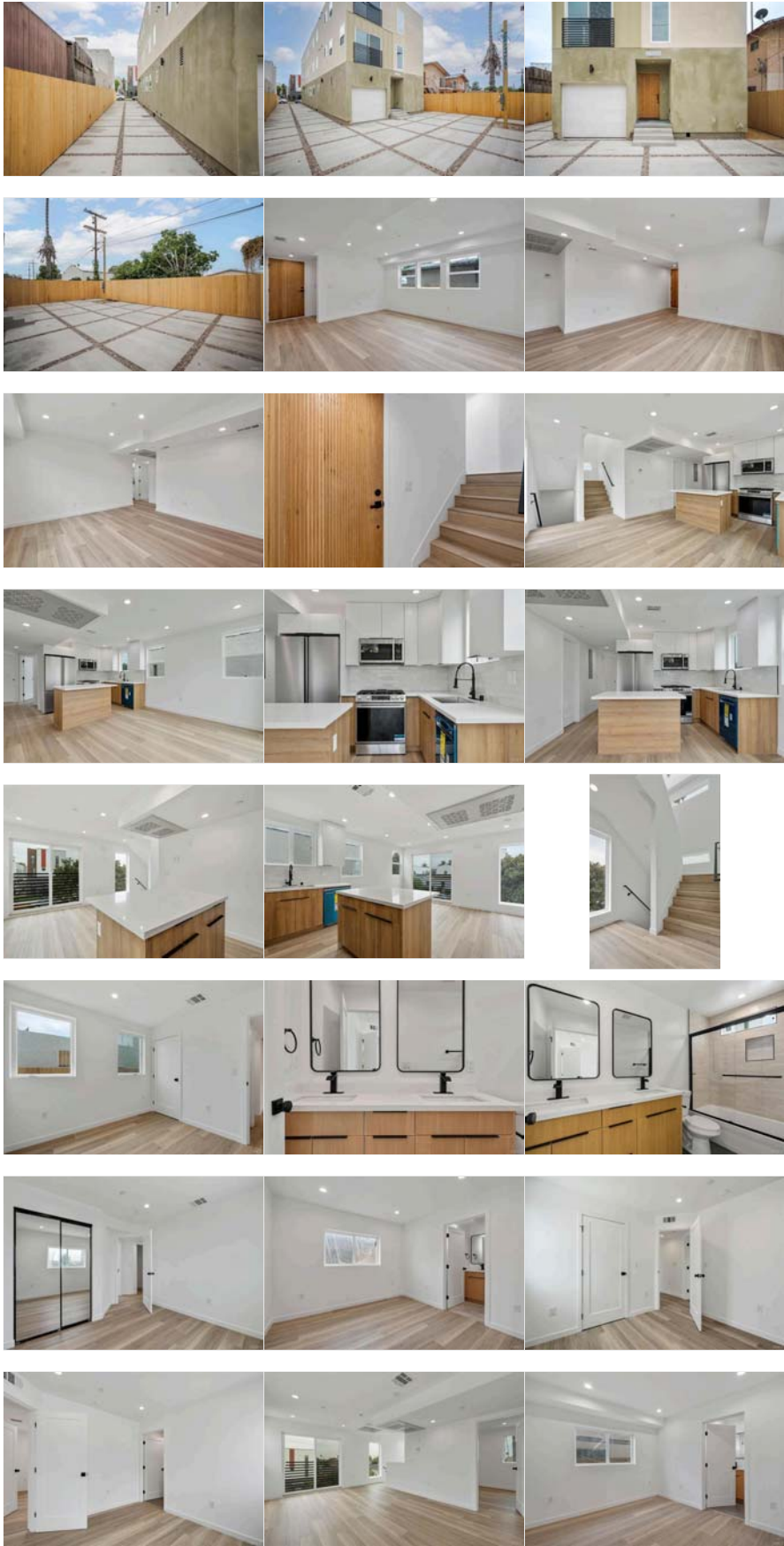
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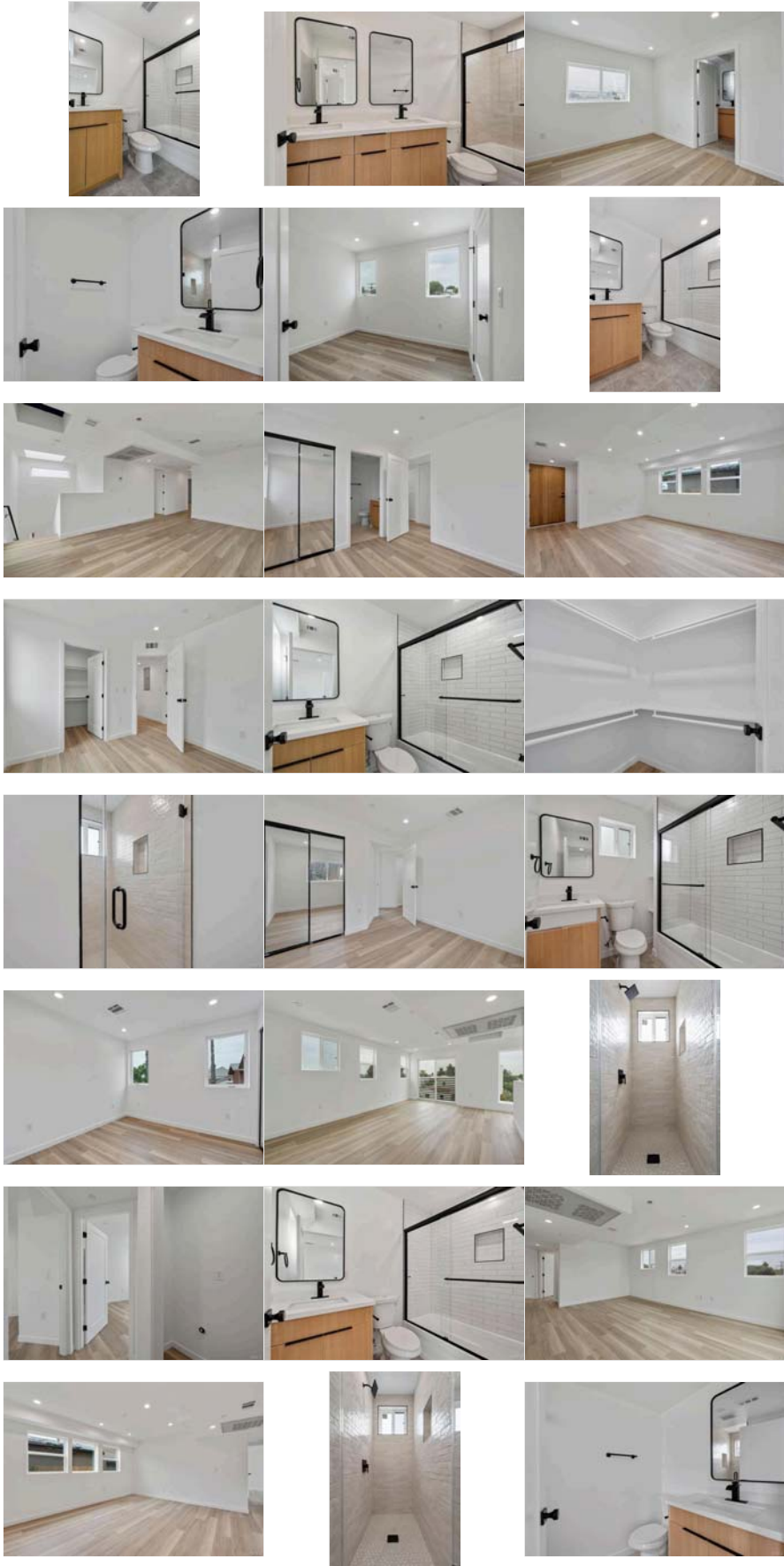
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CUSTOMER FULL: Residential Income LISTING ID: PW24159698

Printed: 11/03/2024 9:27:25 AM

Closed •

1132 S Wooster St • Los Angeles 90035
2 units • \$936,500/unit • 3,102 sqft • 6,112 sqft lot • \$546.42/sqft •
Built in 1931
In between: Whitworth Dr. and W. Pico Blvd.

List / Sold:
\$1,873,000/\$1,695,000 ↓
137 days on the market
Listing ID: 24386787



This stunning, unique Art Deco income property in Pico-Robertson, nestled between Little Ethiopia and Beverly Hills, features a two-story duplex with high ceilings and cathedral windows. The first unit, a ground-floor space, includes 2 bedrooms, 1.5 baths, and high-end stainless steel appliances included in the sale. The second unit, located on the second floor, offers 2 bedrooms and 1 bath. A detached 3-car garage provides potential for an ADU or multi-family development. The prime location offers proximity to an elementary school, a library, the Museum of Tolerance, the Los Angeles County Museum of Art, and a golf course, blending convenience with cultural enrichment. The backyard is a virtual orchard, boasting lemon, orange, mandarin, pomegranate, fig, plum, apricot, and peach trees, along with tomato and grape vines and various herbs. The property features all-copper plumbing, separate meters, A/C units, and a water filtration system for both units.

Facts & Features

- Sold On 10/30/2024
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Floor: Carpet, Wood
- Appliances: Dishwasher, Disposal, Refrigerator
- Other Interior Features: Storage

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01873088
- 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	\$4,350
2:	1	2	1		Unfurnished	\$0	\$0	\$3,995

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 4332018009

Michael Lembeck

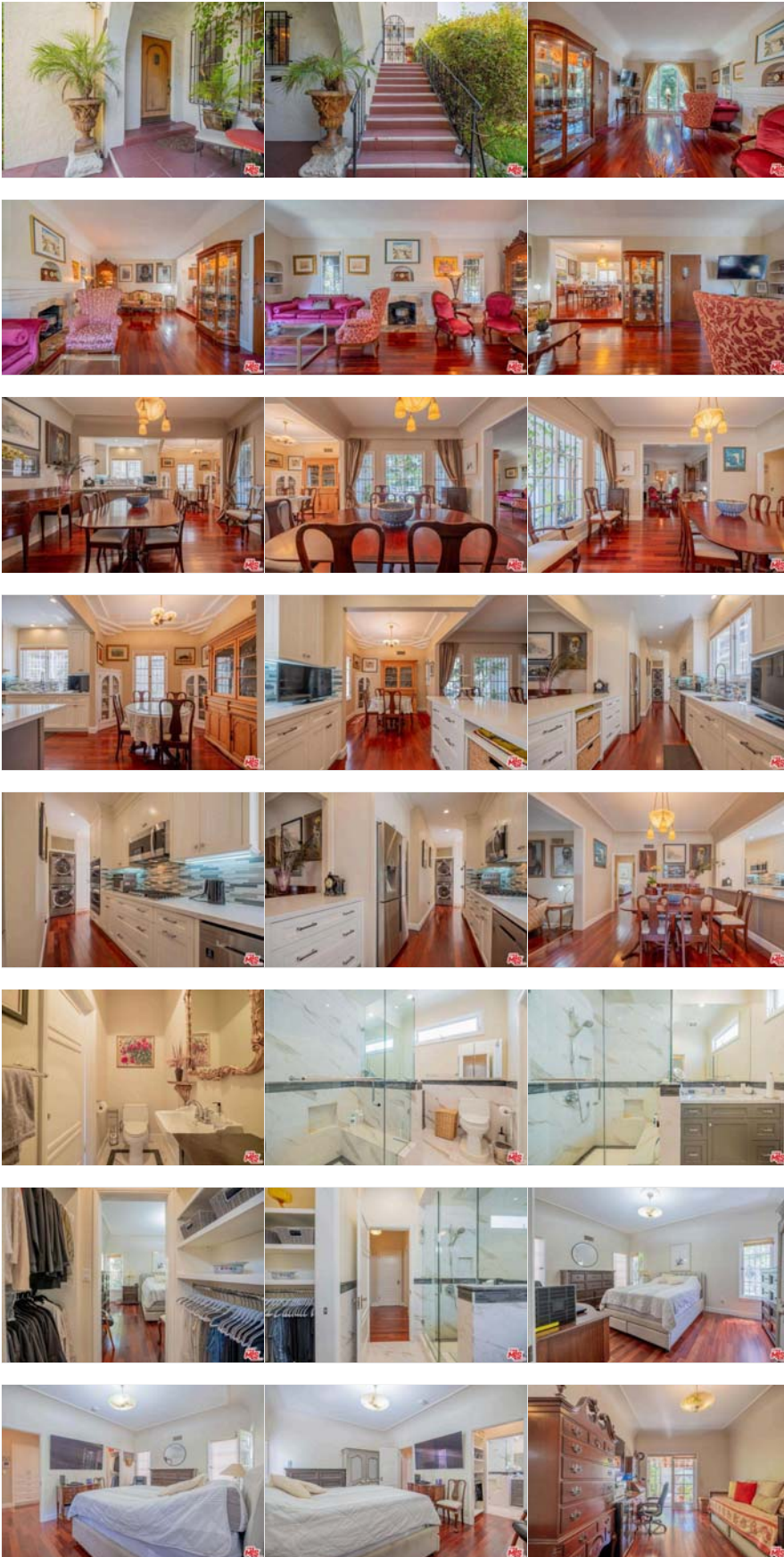
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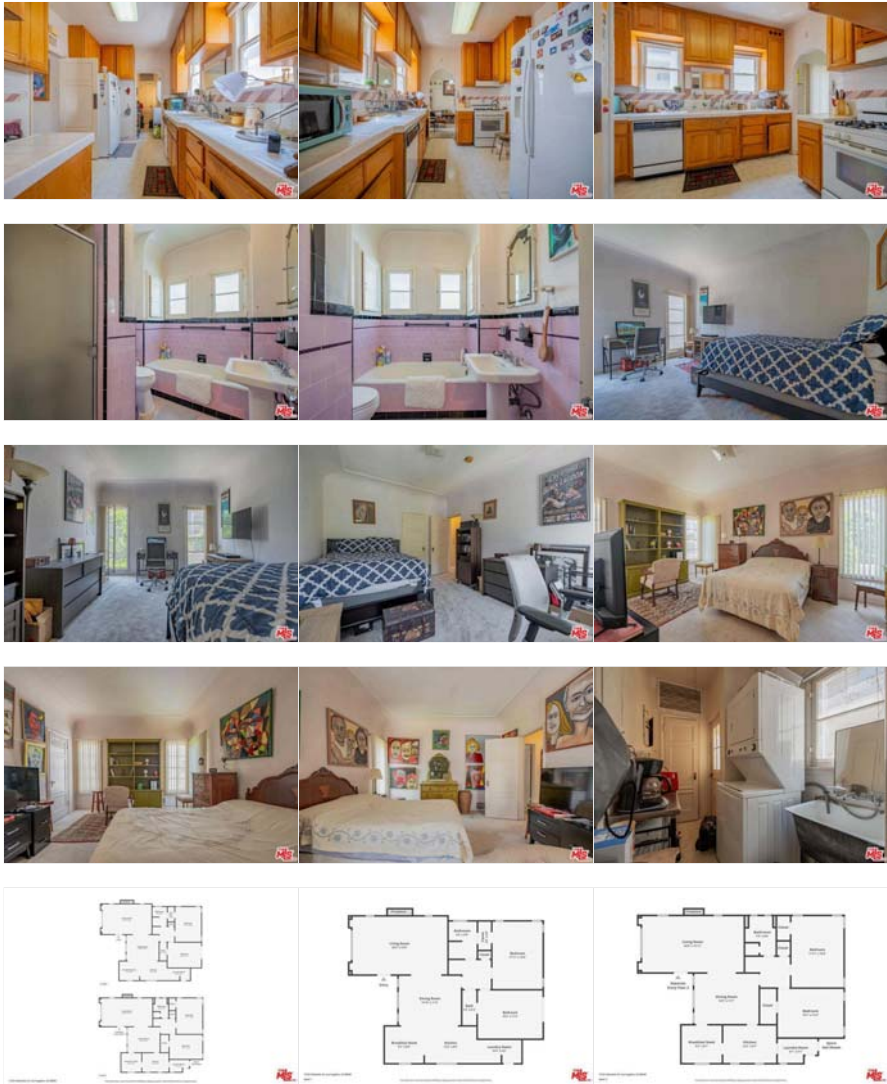
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CUSTOMER FULL: Residential Income LISTING ID: 24386787

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Closed • Duplex

List / Sold:

\$1,195,000/\$1,085,000 ↓

150 days on the market

Listing ID: CV24068562

2912 Park Center Dr • Los Angeles 90068
2 units • \$597,500/unit • 2,437 sqft • 8,826 sqft lot • \$445.22/sqft •
Built in 1916
Exit 101 to Cahuenga Blvd West to Woodrow Wilson Dr turn Lt on Cahuenga Park Trail and Lt to Park Center Drive



Location! Tucked way in the beautiful Hollywood Hills, this home offers 3 spacious bedrooms 2 huge baths, plus den/ office. The home is 2 stories with a mother-in-law suit or can be used as additional income. The home has two full size kitchens,two laundryrooms, two tankless waters heaters, and two large full bathrooms which can be renovated into your modern custom home to meet the needs of anyone. Recent upgrades include skylight and roof. Enjoy breathtaking views of sweeping hills and the surrounding scenery from the spacious patio and decks.. Close to Universal Studio, Hollywood, and quick access to the 101 freeway. Don't miss your opportunity to own a little slice Hollywood Hills Location! Location! Tucked away in the beautiful Hollywood Hills, this home offers 3 spacious bedrooms, 2 huge baths, plus den/office along wih Arizona room. This is a 2 story home with a mother-in-law suit that can be used as an attached rental for potential income opportunity. The home has 2 full size kitchens, 2 tankless waters heaters, 2 heating units which would be perfect for a custom renovation. Recent upgrades include skylight and roof. Enjoy breathtaking views of sweeping hills and the surrounding scenery from the spacious patio and decks. Minutes to Universal Studios Hollywood, local Hollywood entertainment and attractions, as well as quick access to the 101 freeway. Purchase also includes Parcel# 2429026049 which increases lot size by 3,825 square feet. A PERFECT untapped resource! Don't miss your opportunity to own a little slice of Hollywood Hills!

Facts & Features

- Sold On 10/28/2024
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$362 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Closet, Individual Room
- \$8000 Gross Scheduled Income
- \$7400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Den, Family Room, Foyer, Laundry, Main Floor Primary Bedroom
- Appliances: Gas Oven, Gas Range, Refrigerator, Tankless Water Heater
- Floor: Carpet, Laminate, Tile, Vinyl

Exterior

- Lot Features: Cul-De-Sac
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$459
- Electric: \$125.00
- Gas: \$59
- Furniture Replacement:
- Trash: \$150
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$125
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	0	Unfurnished	\$0	\$0	\$8,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 2429026054

Michael Lembeck

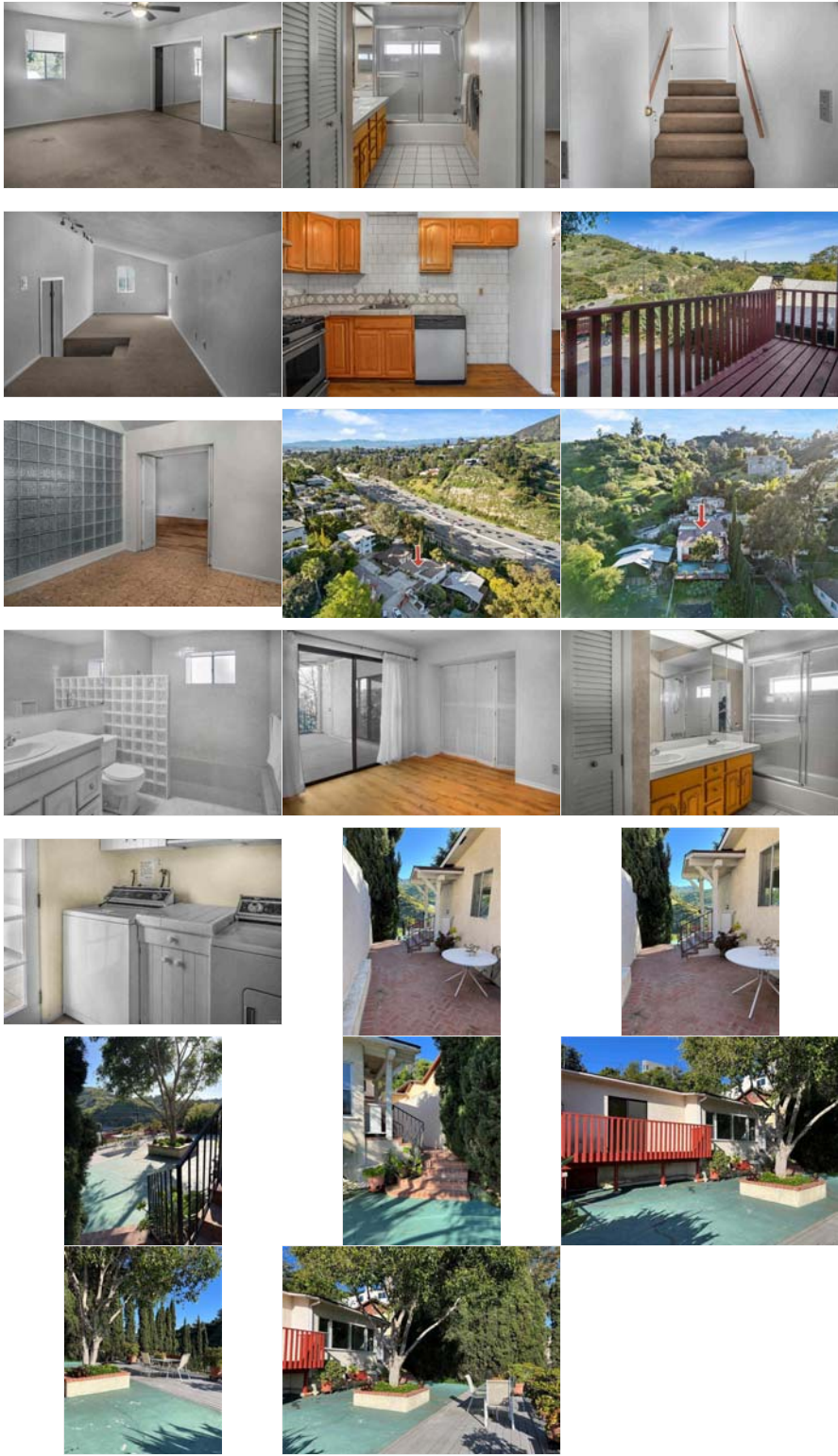
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CUSTOMER FULL: Residential Income LISTING ID: CV24068562

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Closed •

List / Sold: **\$585,000/\$575,000** ↓

1253 W 65th St • Los Angeles 90044
2 units • **\$292,500/unit** • **1,708 sqft** • **4,762 sqft lot** • **\$336.65/sqft** •
Built in 1924
S of Gage, W of Denker, E of Western

42 days on the market
Listing ID: 24422945



BACK ON MARKET!! WONDERFUL OPPORTUNITY! PROBATE SALE, NO COURT CONFIRMATION REQUIRED!! Calling all Investors, Fixers, Flippers!! Each unit has its own address. 2bed +1 bath on one side, 1bed + 1 bath on the other side, per assessor. Detached garage. Property is being sold in strictly AS IS condition. Separately metered for gas & electric. Separate water heaters. Washer & Dryer connections in each unit. Close to 110 Fwy. Property will not qualify for FHA or VA.

Facts & Features

- Sold On 10/30/2024
- Original List Price of \$585,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

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

Of Units With:

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

Additional Information

- Probate Listing sale
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6014002018

Michael Lembeck

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Closed • Duplex

List / Sold: \$739,937/\$625,000 ↓

1513 W 83rd St • Los Angeles 90047

57 days on the market

2 units • \$369,969/unit • 1,925 sqft • 6,722 sqft lot • \$324.68/sqft • Built in 1922

Listing ID: BB24167461

Halldale / Normandie



Prime investment opportunity! This family-owned duplex, located near the iconic SoFi Stadium, is a fixer-upper with incredible potential. Both units will be delivered vacant, allowing for immediate renovations. The property also features a detached garage, which could potentially be converted into a 3rd unit for additional income. With a long driveway providing ample parking, this property is a rare find in a highly sought-after location. Don't miss the chance to fix and save while capitalizing on the growth of this thriving area!

Facts & Features

- Sold On 10/29/2024
- Original List Price of \$699,996
- 2 Buildings
- 1 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01160663
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6034014016

Michael Lembeck

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

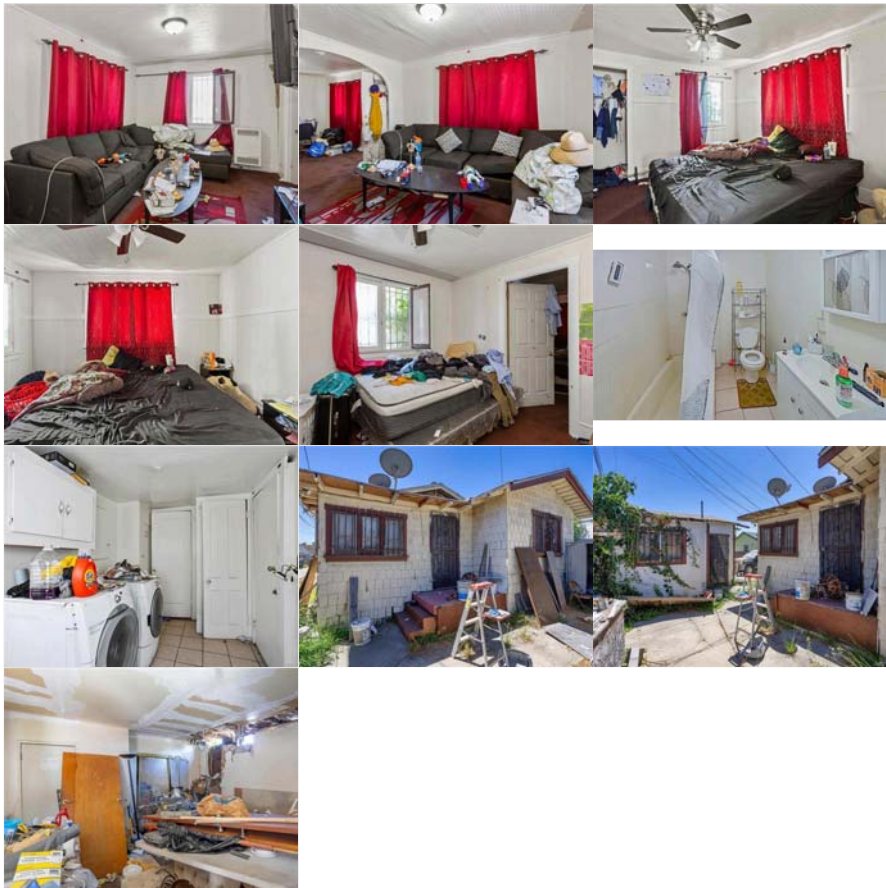
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Closed • Duplex

List / Sold: \$799,999/\$775,000 ↓

6629 5th Ave • Los Angeles 90043

54 days on the market

2 units • \$400,000/unit • 2 sqft • 4,800 sqft lot • No \$/Sqft data • Built in 1926

Listing ID: PW24160674

Between southwest and 67th...Corner of 67th and 5th.



Here's what you been looking for, newly remodeled front unit. Spanish style Rear unit is occupied tenants pay \$1900.00 monthly. Both units are in beautiful condition. Each unit has it gas meter and electrical meter.

Facts & Features

- Sold On 10/29/2024
- Original List Price of \$850,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$321 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01950995
- 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		Unfurnished	\$1,900	\$1,900	
2:	1	1	1					

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 4008006023

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: PW24160674

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Closed • Duplex

1568 E 117th Pl • Los Angeles 90059
2 units • \$624,500/unit • 3,998 sqft • 6,856 sqft lot • \$305.15/sqft •
Built in 2020
Cross Streets are 117th Pl and Compton Ave

List / Sold:
\$1,249,000/\$1,220,000 ↓
100 days on the market
Listing ID: PW24127869



Welcome to this beautiful duplex that include two townhomes - Great Rents & High Potential! Each unit has 5 bedrooms and 4 bathrooms that each include one bedroom and one bathroom downstairs. Discover the charm and potential of this beautifully duplex, these two spacious townhomes that blend modern upgrades with classic elegance. Perfectly suited for investors or homeowners looking for rental income, this property promises both immediate returns and future appreciation. Enjoy the privacy of a full fenced yard perfect for outdoor activities. This property includes an extra wide driveway that allows for extra parking spaces for residents and or visitors. Great investment opportunity, contact me for a private showing.

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$1,049 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside
- \$99600 Gross Scheduled Income
- \$97600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02205941
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	5	4	2	Unfurnished	\$4,150	\$4,150	\$4,200
2:	1	5	4	1	Unfurnished	\$4,150	\$4,150	\$4,200

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6149010015

Michael Lembeck

State License #: 01019397
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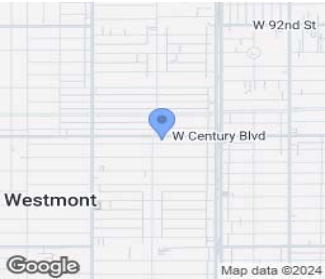
Closed •

List / Sold: **\$725,000/\$650,000** ↓

1145 W 101st St • Los Angeles 90044
2 units • **\$362,500/unit** • **2,460 sqft** • **6,890 sqft lot** • **\$264.23/sqft** •
Built in 1924

162 days on the market
Listing ID: 24394789

South of Century Blvd., West of Vermont Ave., East of Normandie Ave.



Welcome to 1145 W 101st St, a prime investment property offering exceptional potential for both investors and owner-users. This versatile property features two well-appointed units, each comprising 2 bedrooms and 1 bathroom. The flexibility of this property is highlighted by one unit being currently vacant, with potential to be owner occupied or prepared for rental at market rates. Beyond the residential units, this property includes additional income-producing assets. A rental garage provides rental income, while a strategically placed billboard on the property ensures a continuous revenue stream from advertising leases. Seize this rare opportunity to own a property with multiple income streams in the vibrant city of Los Angeles. Whether you're an investor looking to expand your portfolio or a homeowner seeking a property with additional revenue potential, 1145 W 101st St is an exceptional choice.

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$725,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- SellerConsiderConcessionYN:
- \$40644 Net Operating Income

Interior

- Appliances: Range, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,548
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02094258
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,275	\$1,275	\$2,500
2:	1	2	1		Unfurnished	\$0	\$0	\$2,500
3:	1	0	0		Unfurnished	\$700	\$700	\$700
4:	1	0	0		Unfurnished	\$41	\$41	\$41

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6060027008

Michael Lembeck

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

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Closed • Duplex

List / Sold: \$499,900/\$519,000

220 W Colden Ave • Los Angeles 90003
2 units • \$249,950/unit • 1,529 sqft • 5,402 sqft lot • \$339.44/sqft •
Built in 1926
From Broadway turn onto Colden

78 days on the market
Listing ID: PW24052076



Cash Flowing duplex with upside potential. The property consists of two buildings each with their own yards and access. The front 3 bedroom 1 bath unit is currently tenant occupied. The rear 1 bedroom 1 bathroom unit is vacant. This property is ideal for an owner occupant or an investor who wants to maximize cash flow by leasing the vacant unit.

Facts & Features

- Sold On 10/29/2024
- Original List Price of \$499,900
- 2 Buildings
- 0 Total parking spaces
- \$528 (Estimated)
- SellerConsiderConcessionYN:
- \$41340 Gross Scheduled Income
- \$34092 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,248
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,250
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,845	\$1,845	\$1,845
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600

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
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6053010049

Michael Lembeck

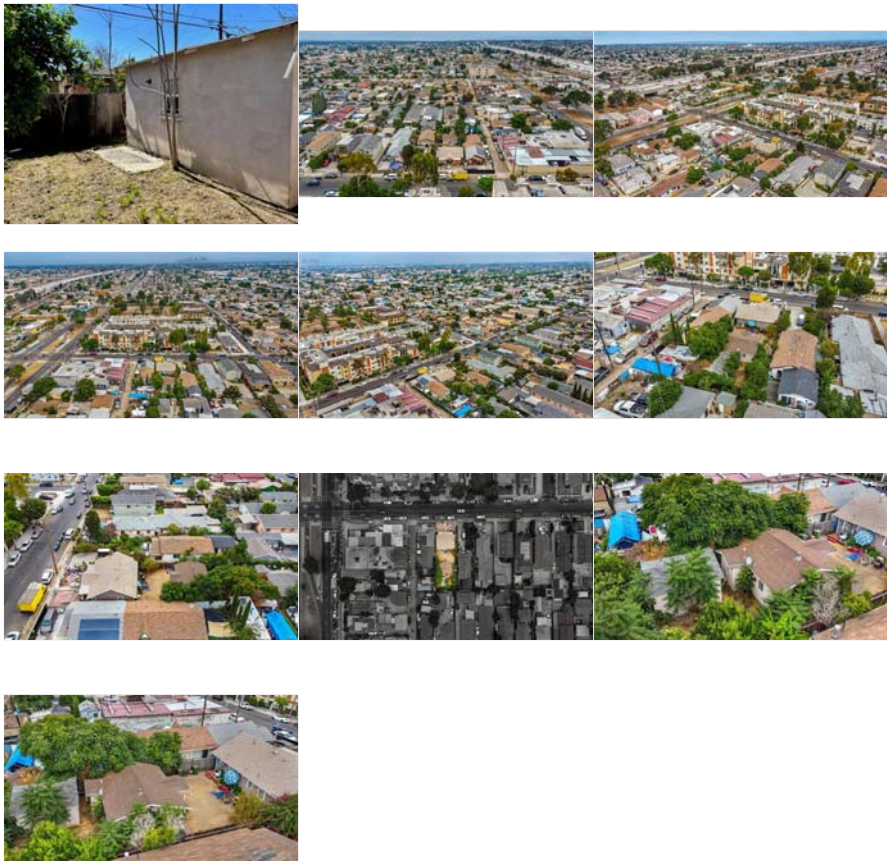
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: PW24052076

Printed: 11/03/2024 9:27:25 AM

Closed • Duplex

List / Sold: \$629,000/\$580,000 ↓

2905 Maple Ave • Los Angeles 90011

67 days on the market

2 units • \$314,500/unit • 1,798 sqft • 2,877 sqft lot • \$322.58/sqft • Built in 1908

Listing ID: DW24123915

OFF 10 FREEWAY EXIT SAN PEDRO



WELCOME TO THIS CHARMING DUPLEX IN THE CITY OF LOS ANGELES. DON'T MISS THE OPPORTUNITY TO OWN THIS DUPLEX, GREAT RENTAL POTENCIAL. CENTRALLY LOCATED. WHETHER YOU 'RE AN INVESTOR OR A HOMEOWNER LOOKING TO RENT. THE MAIN HOUSE IS 2 BEDROOMS 2 BADROOMS, AND THE ONOTHER UNIT IS 1 BEDROOM AND ONE BATHROOM. EACH UNIT HAS A SEPARATE GAS AND ELECTRIC METER. GOOD LOCATION WITH 10 FWY AND 110 FWY NEARBY AND WITHIN MINUTES TO USC, DOWNTOWN LA, FASHION DISTRICT, RESTAURANTS & SHOPS. SOLD AS-IS CONDITION.

Facts & Features

- Sold On 10/29/2024
- Original List Price of \$669,000
- 1 Buildings
- 0 Total parking spaces
- \$635 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- \$1200 Gross Scheduled Income
- \$1200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,082
- Electric: \$12.00
- Gas:
- Furniture Replacement:
- Trash: \$60
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$950
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$60
- Other Expense:
- Other Expense Description: 0

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5128004020

Michael Lembeck

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

Citivest Realty Services, Inc

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: DW24123915

Printed: 11/03/2024 9:27:25 AM

Closed •

List / Sold: \$750,000/\$762,000 ↗

4066 Verona St • Los Angeles 90023

5 days on the market

2 units • \$375,000/unit • 1,756 sqft • 7,503 sqft lot • \$433.94/sqft •
Built in 1911

Listing ID: 24439255

South of Whittier Blvd, between Eastman Ave and Rowan Ave. 1008 Rowan is the address for one of the units and is located on the corner of Rowan and Verona



Great investment opportunity to own 2 houses on 1 lot, both with separate addresses. The 3 bedroom home has been fully remodeled and has mini-splits in all bedrooms and living room, a walk-in bathroom with newer double pane windows, new flooring throughout and new interior paint. This larger unit is located on the corner and has a fully-fenced wrap-around yard with a covered patio and can accommodate multiple vehicles. The 2 bedroom unit has long standing tenants. The 2 bedrooms are large and this unit also offers a 1 car garage. This duplex is priced to sell! Don't miss your chance to enhance your portfolio!

Facts & Features

- Sold On 10/28/2024
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Combination, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: In Garage, Inside, See Remarks
- Cap Rate: 7.7
- \$4830 Net Operating Income

Interior

- Floor: Carpet, Laminate
- Appliances: Dishwasher

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$70
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01121690
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	2	1		Unfurnished	\$1,700	\$1,700	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5239006001

Michael Lembeck

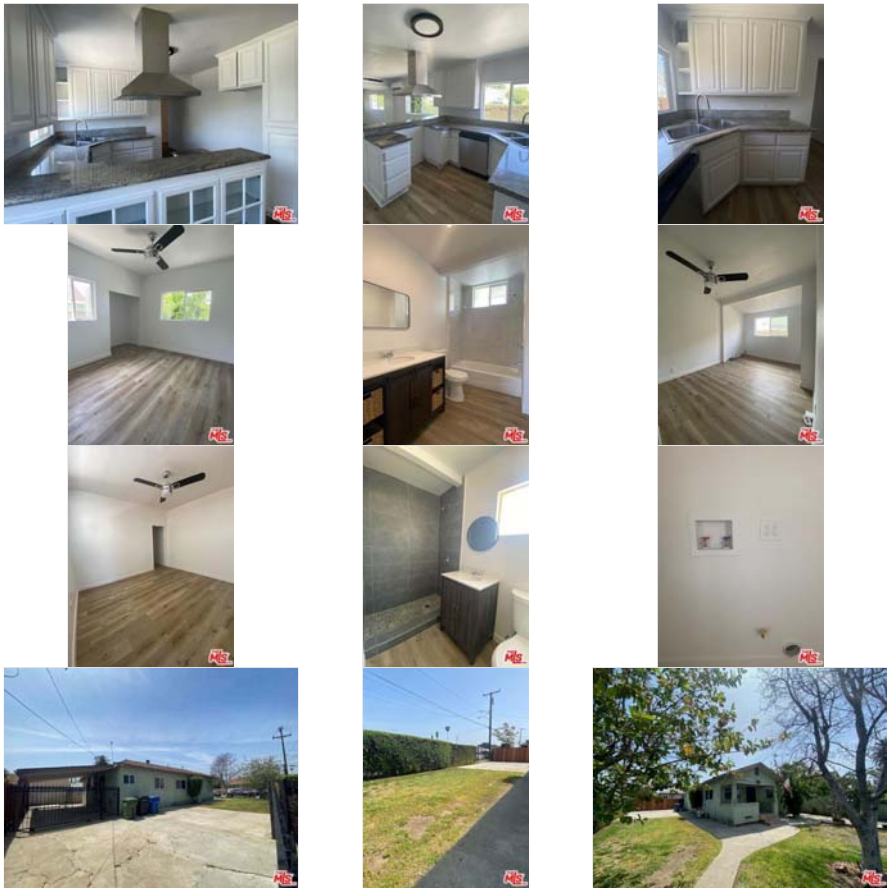
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Cell Phone: 714-742-3700

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4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: 24439255

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Closed •

List / Sold:

\$1,099,000/\$1,150,000 

30 days on the market

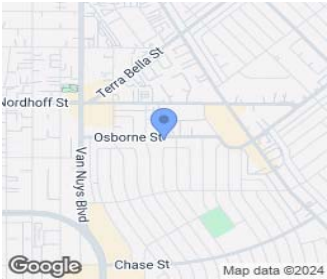
Listing ID: 24432165

14320 Osborne St • Panorama City 91402

2 units • \$549,500/unit • 1,866 sqft • 5,408 sqft lot • \$616.29/sqft •

Built in 2024

N of Parthenia



****Live smart**** Live in one, and rent the other one. Fully vacant. Welcome to your new home or first smart investment. This stunning new duplex is located in the heart of Panorama City and offers an incredible opportunity for both investors and homeowners looking for a modern, low-maintenance lifestyle. Front unit features 3 spacious bedrooms and 2 bathrooms, designed with high-quality finishes and a keen eye for detail. The back unit is a brand new 2 bedrooms, 2 bathrooms with an open-concept living and dining areas are perfect for entertaining, with large windows that flood the space with natural light. The gourmet kitchens boast sleek cabinetry, quartz countertops, and stainless steel appliances, making meal prep a delight. Both units have their own private entry and are separately metered for gas and electric. A 2 car detached garage and a cozy patio makes this investment ideal for relaxing or hosting outdoor gatherings. The property also includes energy-efficient features, mini-split air conditioning, and in-unit laundry hookups for added convenience in both units. Located in a vibrant neighborhood, this duplex is close to shopping, dining, schools, and public transportation, making it an excellent choice for those seeking convenience and a strong sense of community. Don't miss out on this unique opportunity!

Facts & Features

- Sold On 10/28/2024
 - Original List Price of \$1,128,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - SellerConsiderConcessionYN:
- \$83400 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$16,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01428775
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,700	\$0	\$3,700
2:	1	2	2		Unfurnished	\$3,250	\$0	\$3,250

Of Units With:

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

Additional Information

- Standard sale
- PC - Panorama City area
 - Los Angeles County
 - Parcel # 2639020018

Michael Lembeck

State License #: 01019397
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Citivist Realty Services, Inc

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24432165

Printed: 11/03/2024 9:27:25 AM

Closed •

4714 6th Ave • Los Angeles 90043
2 units • **\$574,500/unit** • **2,061 sqft** • **6,780 sqft lot** • **\$533.72/sqft** •
Built in 2024
East of Crenshaw Blvd north of W 48th St

List / Sold:
\$1,149,000/\$1,100,000 ↓
73 days on the market
Listing ID: 24423383



Discover an exceptional opportunity in the heart of Leimert Park with this unique two homes in one lot property, a perfect blend of functionality and potential. This generous 6,780 sq ft lot boasts two separate residences: one 3 bed 2 bath fully-remodeled gem that marries classic charm with modern aesthetics; and a second one, a pristine, newly built 3 bed 3 bath home meticulously crafted to meet contemporary desires with an open floor plan. With 2,061 square feet of crafted space, each corner is designed with precision and care, offering a total of 6 bedrooms and 5 bathrooms across both homes. This setup not only caters to substantial family living but presents lucrative possibilities for savvy homeowners and investors alike looking to dwell in one unit while leasing the other. The first home features a beautiful, open-concept living area that seamlessly connects the living room, dining space, and a kitchen equipped with state-of-the-art appliances and chic finishes. A few steps away, the second home, a brand new structure, stands with a promise of privacy and luxury. It has been crafted with attention to detail, ensuring that every element, from the infrastructure to the aesthetic finishings, adds to a sophisticated living experience. Each room is drenched in natural light, courtesy of well-placed windows, fostering a warm, inviting environment throughout. Set on a generously sized plot, the outdoor space offers ample room for relaxation and entertainment alike. Whether you're cultivating a garden, hosting summer barbecues, or simply soaking up the California sun, the back yard is ideal. Positioned strategically near notable community features, residents have convenient access to Crenshaw High School, ensuring top-notch educational facilities are just a stroll away. The nearby Crenshaw & 50th Street bus station broadens commuting horizons, linking you effortlessly to the greater Los Angeles area. For daily conveniences, Vons supermarket is a short drive away, perfect for all household needs. Additionally, Edward Vincent Jr. Park offers a serene escape from urban life, presenting a verdant oasis where leisure and nature meet. This property is not just a home; it's a lifestyle choice. It provides a rare chance to combine home-life with income potential in a city known for its dynamic real estate market. Luxurious living, coupled with strategic positioning near essential amenities, makes this an ideal option for those looking to capitalize on Los Angeles' vibrant property scene. Consider this multi-family dwelling not only as a residence or an investment but as a cornerstone where new memories will be forged, community connections strengthened, and life's chapters joyously written. Welcome to a home where every day offers the potential to live your dream city life while investing in your future.

Facts & Features

- Sold On 10/29/2024
- Original List Price of \$1,238,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$70205 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$18,595
- Electric: \$360.00
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01220388
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,400	\$0	\$3,400
2:	1	3	3		Unfurnished	\$4,000	\$0	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5014019011

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: 24423383

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Closed • Duplex

List / Sold: \$850,000/\$825,000 ↓

17214 Jersey Ave • Artesia 90701

26 days on the market

2 units • \$425,000/unit • 1,582 sqft • 6,274 sqft lot • \$521.49/sqft • Built in 1955

Listing ID: TR24173619

Pioneer & Artesia



Duplex with 2 detached HOMES on one lot in Artesia! Property is ZONED for light manufacturing and industrial and sits on a 6,274 sqft lot! PLEASE NOTE - Per the city, these 2 homes are grandfathered in and the city will NOT allow additional residential construction such as an ADU or additions. Homes have SEPARATE utilities and address' to allow for a great rental opportunity. Unit 17216 is a fantastic 720 sqft, 2 bedroom / 1 bath home and was renovated in 2020 including new windows, flooring, electrical, plumbing, HVAC, kitchen & bathroom! Unit 17214 is a 862 sqft, 3 bedroom / 1 bath that can use some TLC but has lots of potential! Both units has laundry hookups outside. Shared driveway for off-street parking. Many mature fruit trees on property including avocado, orange, lemon, guava, kumquat, and fig! This is the property you have been searching for!

Facts & Features

- Sold On 10/29/2024
- Original List Price of \$850,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$701 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01858263
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- RC - Artesia area
- Los Angeles County
- Parcel # 7035016043

Michael Lembeck

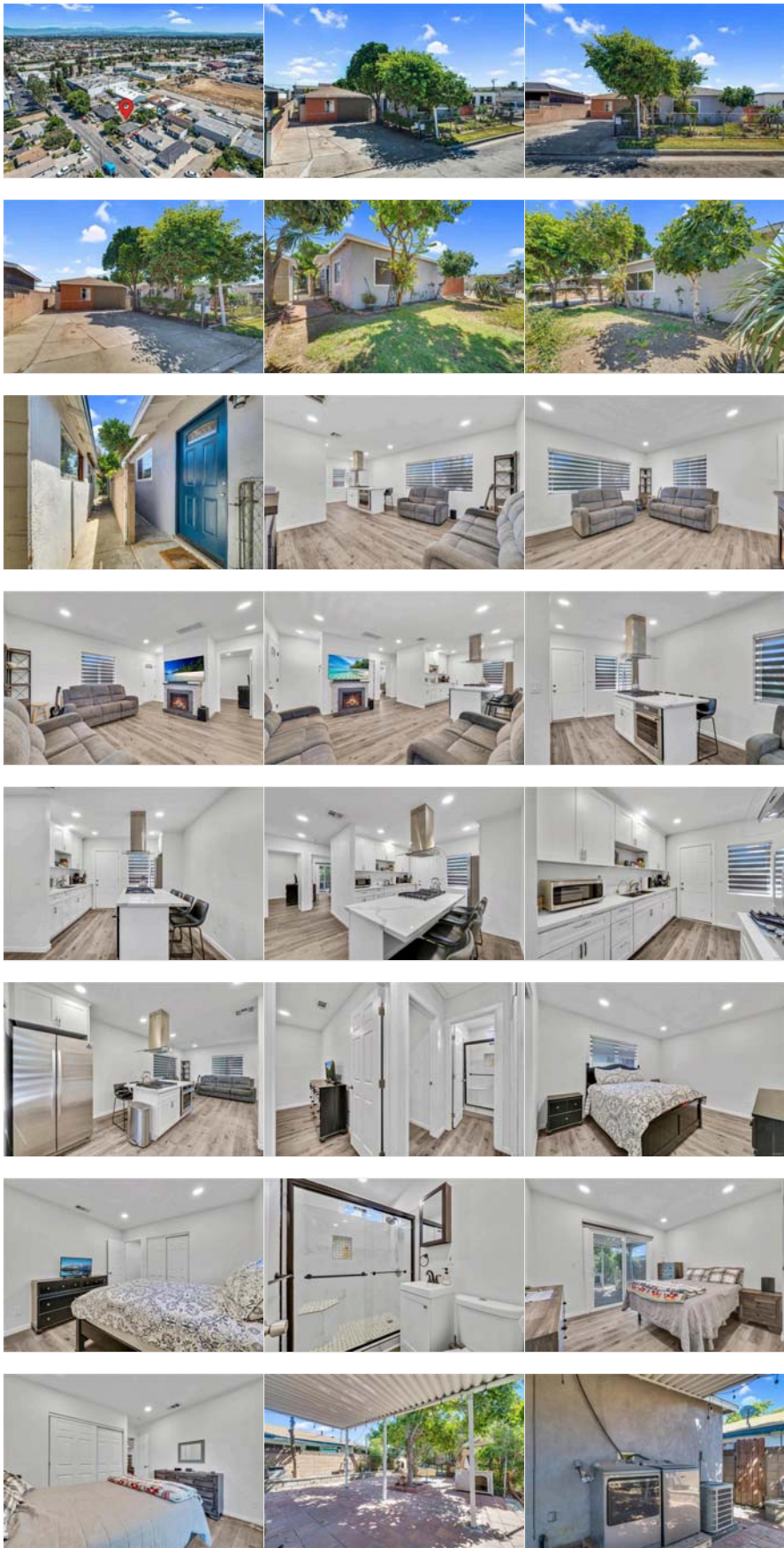
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Cell Phone: 714-742-3700

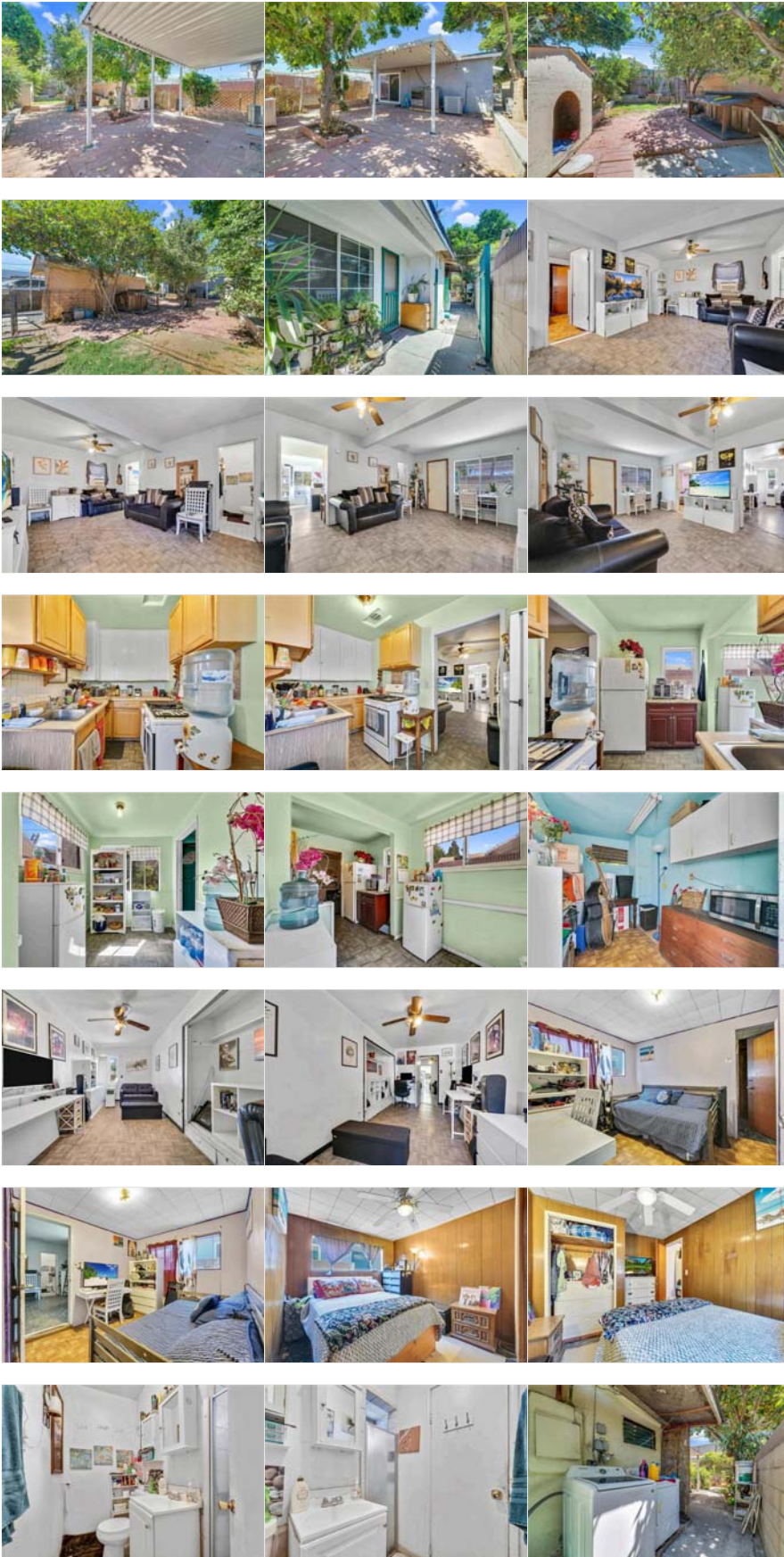
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CUSTOMER FULL: Residential Income LISTING ID: TR24173619

Printed: 11/03/2024 9:27:25 AM

Closed • Duplex

List / Sold:
\$1,499,999/\$1,585,000 
6 days on the market
Listing ID: DW24172573

9452 Somerset Blvd • Bellflower 90706
2 units • **\$750,000/unit** • **3,814 sqft** • **10,065 sqft lot** • **\$415.57/sqft** •
Built in 1940
Off of the 105 fwy exit Bellflower S, head to Somerset W.



This is a unique property with tremendous potential. Extensively remodeled duplex with 9 BR 4 -1/4 BA. The combined units boasts of very spacious living space with over 3,800 sq ft, and are freshly painted throughout. Both units feature new kitchens, bathrooms, laminate flooring, upgraded plumbing & electrical, recess lighting. The front unit consists of 6 bedrooms and 3.5 baths, inside laundry, central air, and has approximately 2600 sq ft of living space. The 2nd unit in back consists of 3 bedrooms 2 full baths, recessed lighting, laminate flooring, central air and heating, a fireplace & inside laundry with attached 2 car garage. The property Features a 10,000 sq ft lot, and plenty of parking. The property is completely fenced with combination wrought iron and block wall. Additional parking behind 2nd unit.

Facts & Features

- Sold On 10/28/2024
 - Original List Price of \$1,499,999
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$1,846 (Estimated)
 - SellerConsiderConcessionYN: Yes
- Laundry: Inside
 - \$8500 Gross Scheduled Income
 - \$8200 Net Operating Income
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: See Remarks
 - Floor: Laminate, Tile
- Appliances: Water Heater
 - Other Interior Features: Ceiling Fan(s), Quartz Counters, Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Lot 10000-19999 Sqft
- Fencing: Block
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,250
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$5,250
 - 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	6	3	2	Unfurnished			\$4,500
2:	1	3	2	2	Unfurnished			\$4,000

Of Units With:

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

Additional Information

- Standard sale
- RG - Bellflower North of 91 Frwy, S of Alondra area
 - Los Angeles County
 - Parcel # 6271027015

Michael Lembeck

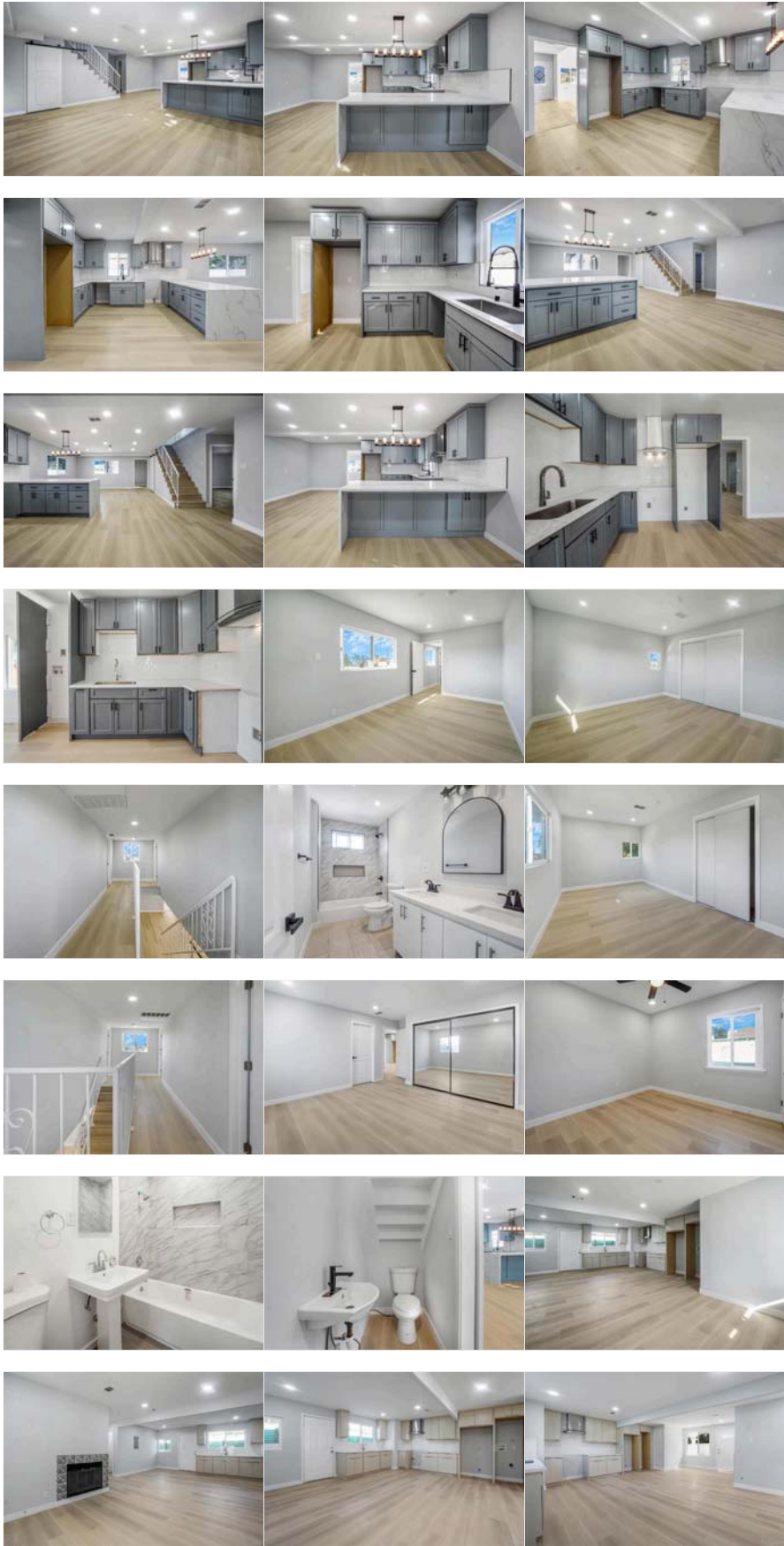
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Cell Phone: 714-742-3700

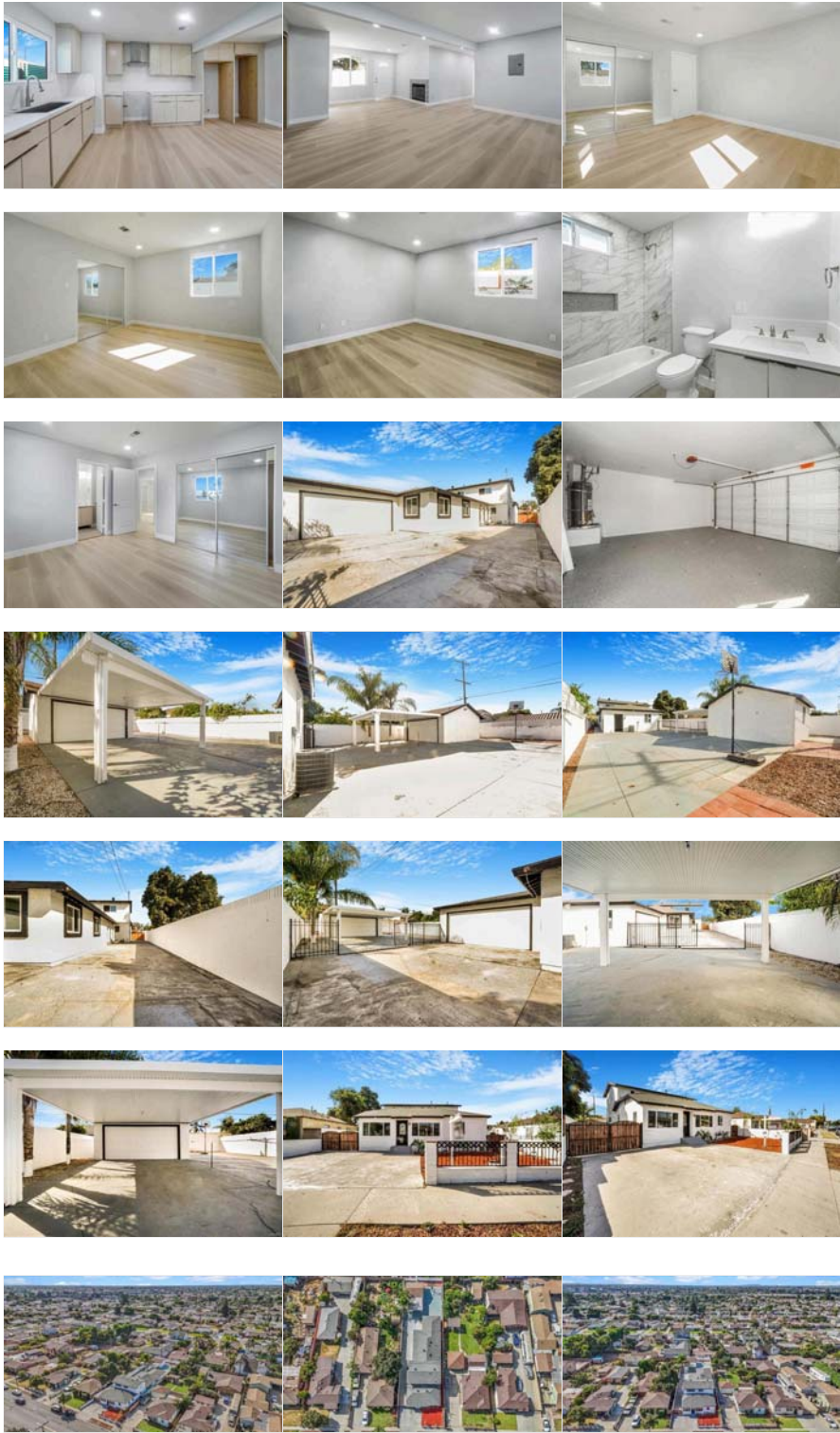
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Closed • Triplex

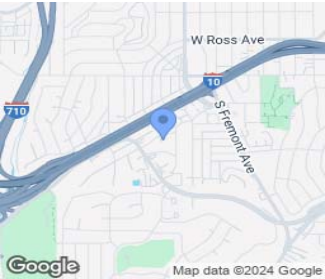
List / Sold: \$889,000/\$905,000

2720 Montezuma Ave • Alhambra 91803
3 units • \$296,333/unit • 1,854 sqft • 8,618 sqft lot • \$488.13/sqft •
Built in 1924

7 days on the market

Listing ID: WS24188382

Florentina Ave- (GPS)



For the first time on the market since 2001, this triplex in Alhambra presents an exceptional investment opportunity. The property includes three units: two 2-bedroom, 1-bathroom units, and one 1-bedroom, 1-bathroom unit, each with its own separate electric and gas meters. Features include a fenced yard, a shared laundry room, three individual one-car garages, and a common area with a built-in grill—ideal for outdoor entertaining. Located in a quiet, desirable neighborhood with excellent curb appeal, it offers convenient access to Monterey Park, Pasadena, Costco, Downtown L.A., Cal State University, and major freeways (10, 60, and 710). Property is sold "as is." Don't miss this prime investment opportunity!

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$889,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$1,038 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Individual Room
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Tile
- Other Interior Features: Granite Counters, Tile Counters

Exterior

- Lot Features: Lot 6500-9999, Paved
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01121690
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5353003012

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





Closed • Triplex

List / Sold: \$1,061,000/\$1,015 ↓

228 W Claremont St • Pasadena

69 days on the market

3 units • \$353,667/unit • 2,620 sqft • 6,923 sqft lot • \$0.39/sqft •
Built in 1955

Listing ID: P1-18913

N Fair Oaks to Claremont West or Sunset N to Claremont West. Between Sunset and Glen.



Great multi-generational property; starter home - live in one unit and rent the other units- or an investment opportunity, in a high-demand rental area! With a little TLC, this Triplex has great upside potential. This is a 6bd/3ba Triplex. One unit is vacant and each unit is a 2bd/1ba. 2 of the 3 units have an attached garage with a common wall between the two garages. The 1st and 3rd units have a gated uncovered parking space for 2 cars. The property is conveniently located close to local shops & restaurants, and is minutes away from Old Town Pasadena, the Rose Bowl & Rose Bowl Aquatic center, local parks, hiking trails and easy access to 210 and 134 freeways. Property sold AS IS.

Facts & Features

- Sold On 10/30/2024
- Original List Price of \$1,061,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, In Garage, Washer Hookup
- \$33120 Gross Scheduled Income
- \$29556 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Floor: Laminate
- Appliances: Gas Oven, Gas Cooktop, Refrigerator, Water Heater
- Other Interior Features: Built-in Features, Copper Plumbing Partial, Tile Counters

Exterior

- Lot Features: Sprinklers None
- Security Features: Carbon Monoxide Detector(s)
- Fencing: None
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$11,015
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$660
- Cable TV: 01917184
- Gardener:
- Licenses:
- Insurance: \$550
- 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	1	2		Unfurnished	\$1,380	\$1,380	\$0
2:	2	1	1	1		\$1,380	\$1,380	
3:	2	1	1			\$0	\$1,380	

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5728019035

Michael Lembeck

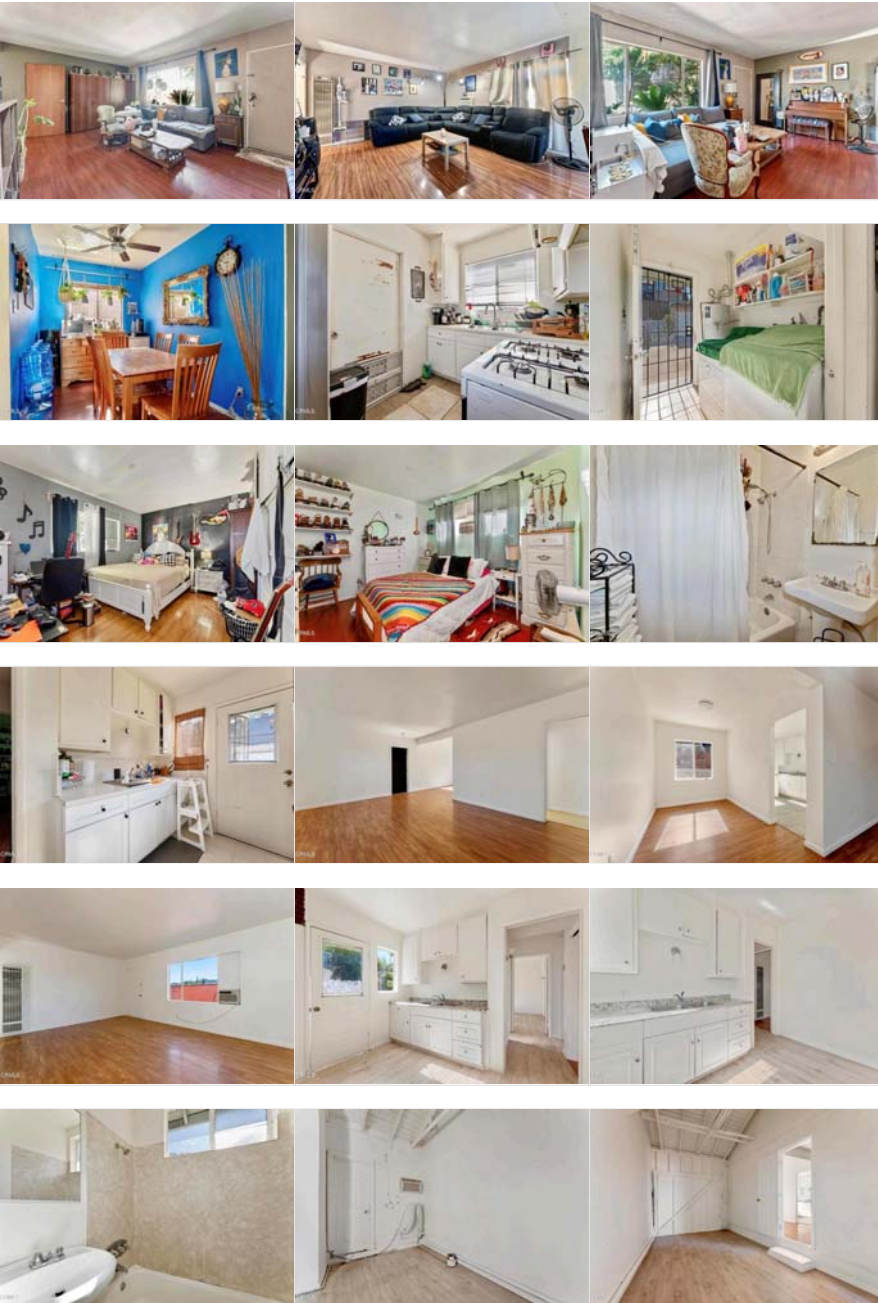
State License #: 01019397
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State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: P1-18913

Printed: 11/03/2024 9:27:25 AM

Closed • Triplex

List / Sold: \$850,000/\$877,000

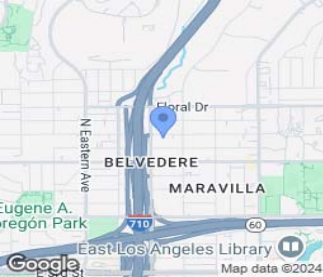
4524 Hammel St • Los Angeles 90022

7 days on the market

3 units • \$283,333/unit • 1,969 sqft • 5,299 sqft lot • \$445.40/sqft • Built in 1941

Listing ID: DW24191024

Cesar Chavez Ave and 710fwy



3 SEPARATE UNITS ON A LOT FOR SALE. Great Income property for any family / Investment Property / Live in One and Rent the others Opportunity!! FRONT UNIT is 3 bedroom / 2 bath, with spacious bedrooms and double door closets, open living room and dining area, individual laundry room, extra storage area, bright and spacious for any homebuying family to live in or rent for the highest amount. 2ND UNIT is 2 bedrooms and 1 bath. 3rd unit is 2 bedroom 1 bath. Entire exterior of property has been recently repainted. Long driveway (you can fit up to 5 cars in it) 2 recently built carports. Property is wrapped around with a block wall and wrought iron fence in front for extra privacy. 3 GAS METERS . 3 ELECTRIC METERS. 1 WATER METER. and most importantly CHECK OUT THE CURRENT AND POTENTIAL RENTAL INCOME. Located in a great area near East Los Angeles College, Highway Patrol station, schools, church, grocery stores, parks, with easy access to all major freeways 710fwy , 60fwy, 5fwy. 10fwy. A must see opportunity! Dont wait! Call TODAY. NO Espere, Llameme Hoy! (... DO NOT DISTURB TENANTS ..)

Facts & Features

- Sold On 11/01/2024
- Original List Price of \$850,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,544 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$81180 Gross Scheduled Income
- \$66472 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Kitchen, Laundry, Living Room
- Floor: Laminate, Tile
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,708
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$960
- Cable TV: 02234001
- Gardener:
- Licenses: 89
- Insurance: \$1,594
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished			\$3,400
2:	1	2	1	0	Unfurnished	\$2,000		\$2,000
3:	1	1	1	0	Unfurnished	\$1,365		\$1,600

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5235003007

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: DW24191024

Printed: 11/03/2024 9:27:25 AM

Closed •

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

2814 Boulder St • Los Angeles 90033
3 units • \$265,000/unit • 2,376 sqft • 5,847 sqft lot • \$334.60/sqft •
Built in 1925

35 days on the market
Listing ID: 24415537

The property is located on the south side of Boulder Street in Boyle Heights (Los Angeles), just west of Evergreen Ave and north of Cesar Chavez Ave.



The subject property is a 3 unit bungalow, apartment complex built in 1907 & 1925. The unit mix is two 1+1 units and a freestanding 2+1 unit. The improvements are built on a 5,847 square foot lot with total rentable square footage of 2,376. The property is located on the south side of Boulder Street in Boyle Heights (Los Angeles), just west of Evergreen Ave and north of Cesar Chavez Ave. The area is undergoing a major economic renaissance during the past decade. The new apartment and mixed use developments and existing apartment renovations in the area have provided an increase in the demand for high end rental units. This property offers an affordable option to the high rents that the area now commands. The property sits conveniently near Downtown LA and in close proximity to Lincoln Heights, El Sereno, Mt. Washington, Highland Park, major freeways, and much more. TWO UNITS DELIVERED VACANT!!!

Facts & Features

- Sold On 10/30/2024
- Original List Price of \$795,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02072854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$0
2:	1	1	1		Unfurnished	\$1,750	\$1,750	\$1,750
3:	1	2	1		Unfurnished	\$2,250	\$2,250	\$2,250

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5178010018

Michael Lembeck

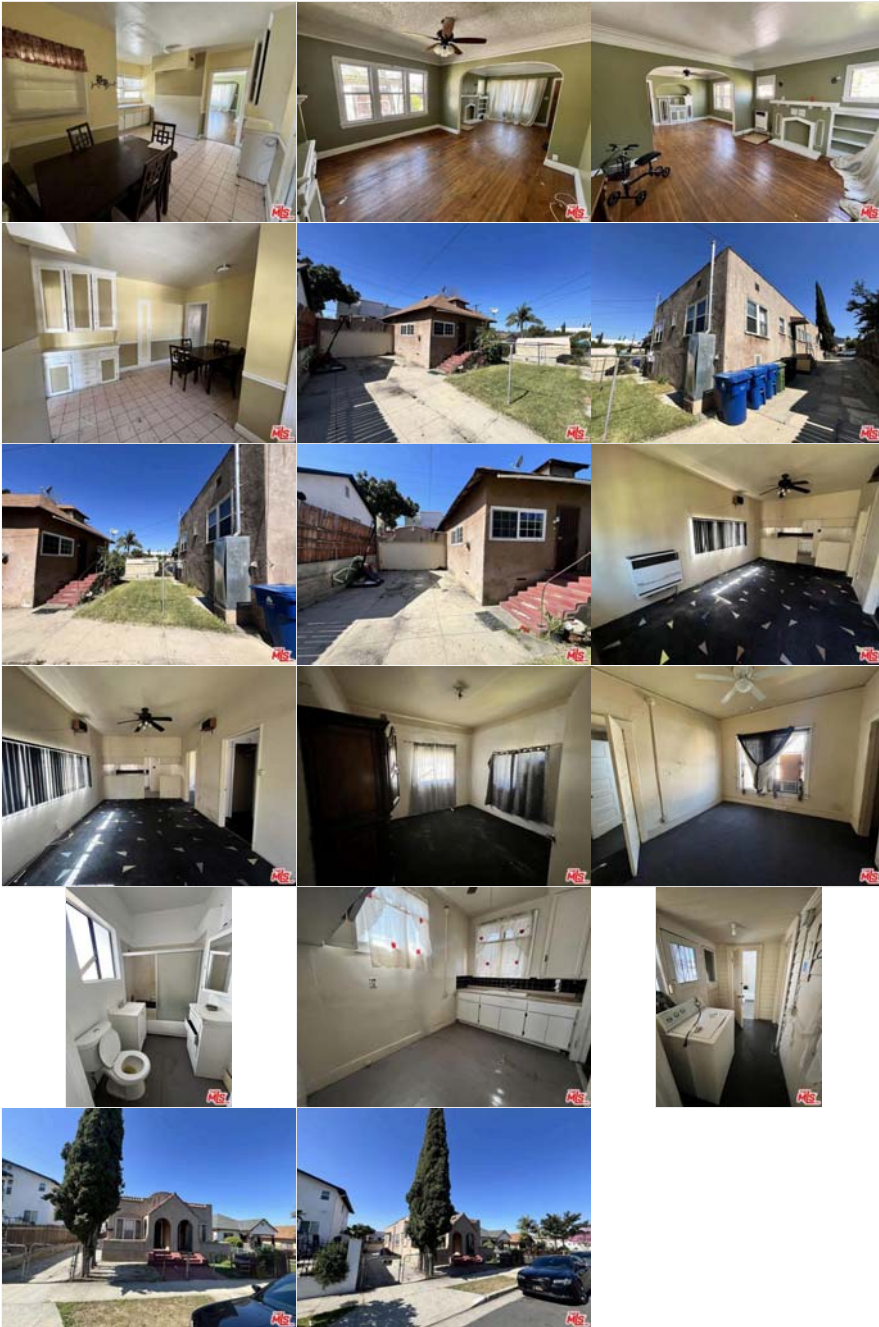
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CUSTOMER FULL: Residential Income LISTING ID: 24415537

Printed: 11/03/2024 9:27:25 AM

Closed •

1827 Thayer Ave • Los Angeles 90025
3 units • \$798,333/unit • 3,596 sqft • 7,000 sqft lot • \$654.06/sqft •
Built in 1947
North East

List / Sold:
\$2,395,000/\$2,352,000 
33 days on the market
Listing ID: 24418681



First time on market in fifty years. Trophy triplex located in prestigious Century City on a quiet street. There are three oversized two bedroom one bath units. The rented units have been upgraded and have new central HVAC units to all three units. One unit will be delivered vacant and is ripe for remodel for owner occupancy or maximum rent in this highly desirable location. There is a larger three car garage with potential to add an ADU for additional income with ample on site parking. In addition, the front unit has one car parking adjacent to the unit. Buyer to perform due diligence regarding Los Angeles rent control. Driveway is an easement (shared driveway) with a adjacent building.

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside
- \$50000 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$24,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01914454
- 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	\$3,200	\$3,200	\$3,500
2:	2	2	2		Unfurnished	\$3,000	\$3,000	\$3,500
3:	3	1	1		Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # UNAVAILABLE

Michael Lembeck

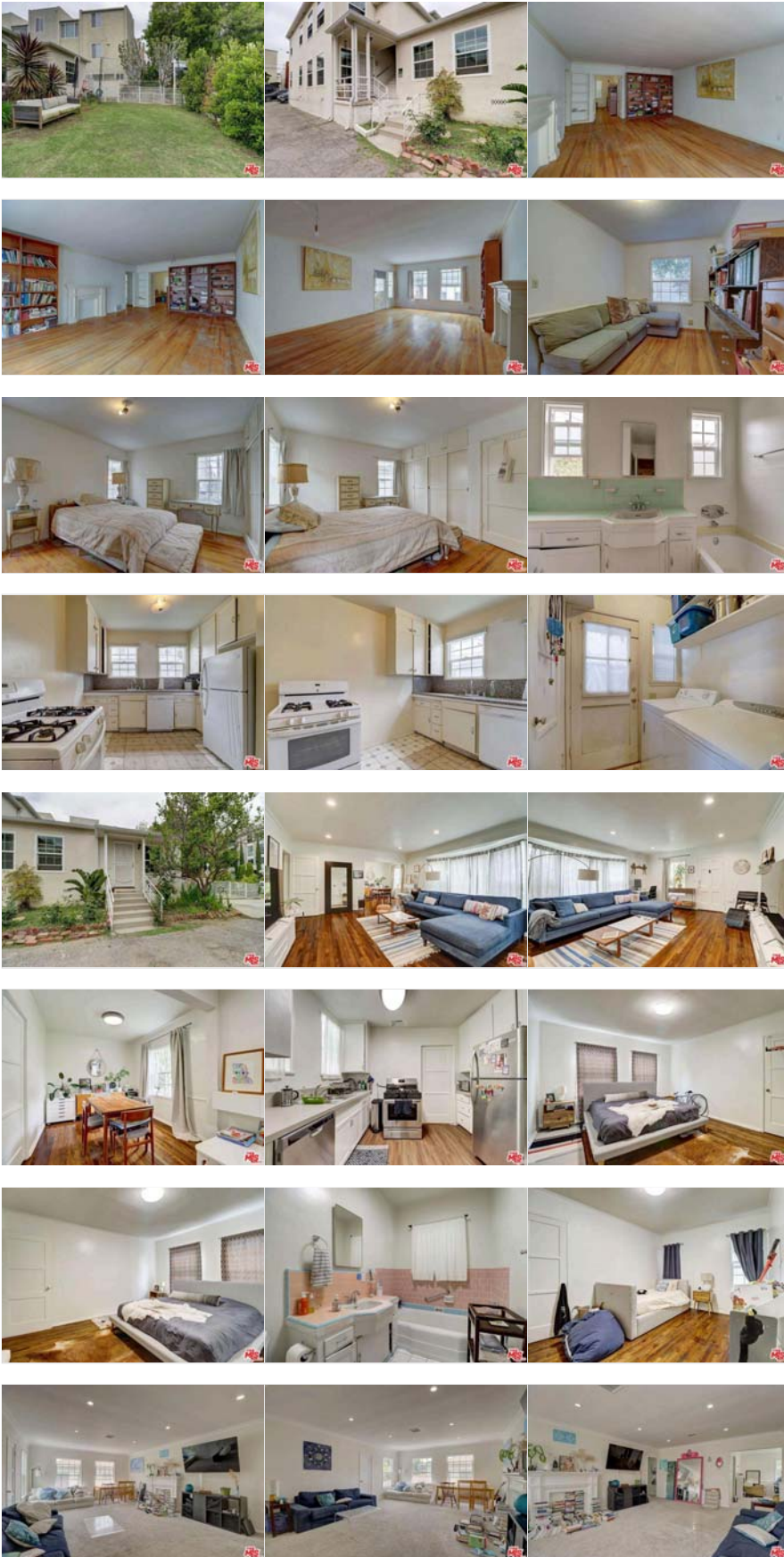
State License #: 01019397
Cell Phone: 714-742-3700

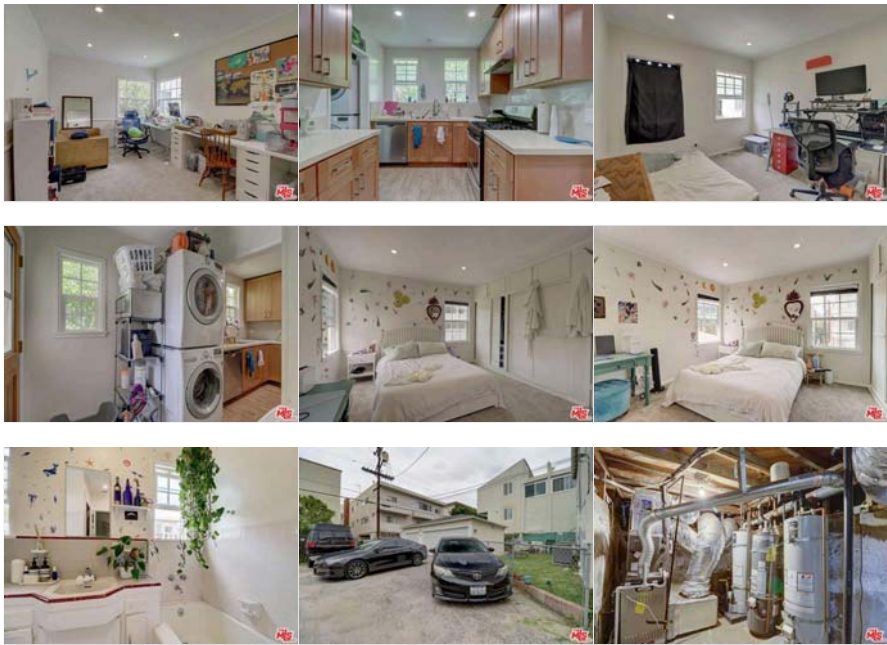
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24418681

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Closed • Triplex

List / Sold: \$1,200,000/\$800,000 ↓

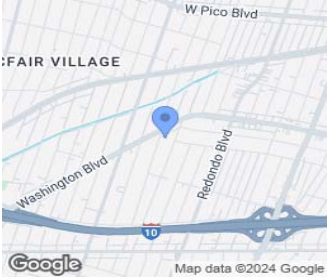
2014 S Burnside Ave • Los Angeles 90016

111 days on the market

3 units • \$400,000/unit • 3,310 sqft • 4,595 sqft lot • \$241.69/sqft • Built in 1917

Listing ID: IV24113284

Washington to South Burnside



Amazing opportunity to own this Triplex. Property is about 10 - 20 minutes to downtown Los Angeles, The Grove, and the Beverly Center. Approximately \$60,000 has been invested in the property in the last 2 years. Property consists of unit 2016 with 3 bedrooms and 1 1/2 bathrooms, unit 2014 with 2 bedrooms and 1 1/2 bathrooms and unit 2014 1/2 with 3 bedrooms and 2 bathrooms, this is the biggest unit and has a remodeled kitchen and living room, it will be available for you to move in at close of escrow. This Triplex is incredible because it has the potential to accommodate your family in one unit and rent the other two or rent all of them. call now and see it for yourself!!!

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Heating: Wall Furnace
- \$444 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup, In Carport, Outside, Washer Hookup
- \$57600 Gross Scheduled Income
- \$47250 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,350
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02215280
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,350
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,100	\$1,100	\$2,000
2:	1	3	2	0	Unfurnished	\$2,500	\$2,500	\$3,000
3:	1	3	2	0	Unfurnished	\$1,200	\$1,200	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5063017010

Michael Lembeck

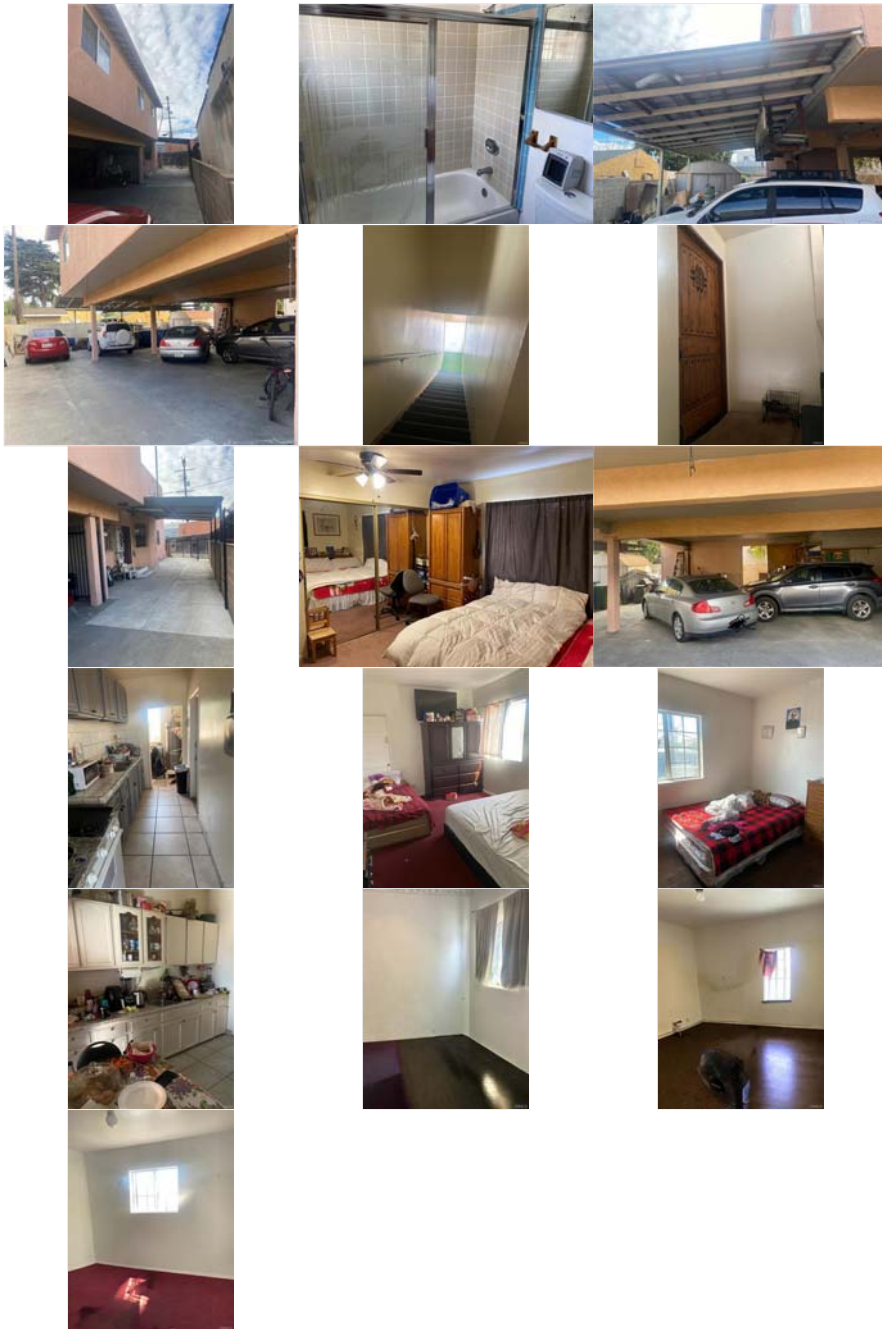
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CUSTOMER FULL: Residential Income LISTING ID: IV24113284

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Closed • Duplex

List / Sold: \$999,000/\$977,000 ↓

6601 S Figueroa St • Los Angeles 90003
3 units • \$333,000/unit • 3,250 sqft • 4,804 sqft lot • \$300.62/sqft •
Built in 2005
South 110 Freeway Exit Slauson Ave Turn West - Turn left on S Figueroa St

13 days on the market
Listing ID: TR24194019



PRIME LOCATION !!!! CENTRAL LOCATION IN LOS ANGELES. CORNER LOT with 2 Entry Access. DUPLEX Build in 2005 PLUS A RECREATIONAL UNIT for Extra Income. Both Duplex units are 4 bedrooms 2 bathroom. The second floor unit recently has been remodeled. Each unit has central AC and heating along with inside laundry. Each unit has its own water, gas and electric meters for tenants to take care of their own expenses. Spacious 5 parking space and privacy with Gated. Short distance to USC University and newly build BMO Stadium. Plenty of palm trees and fruit trees on the lot which include an avocado tree , orange tree , grape fruit tree etc. Close distance to LAX Airport. Easy access to majors freeway.

Facts & Features

- Sold On 10/28/2024
- Original List Price of \$999,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$460 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$99000 Gross Scheduled Income
- \$95600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$0	\$0	\$3,500
2:	1	4	0	2	Unfurnished	\$2,475	\$2,475	\$3,500
3:	1	0	1	1	Unfurnished	\$0	\$0	\$1,250

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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 6013018028

Michael Lembeck

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

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Closed • Triplex

List / Sold:
\$1,999,999/\$1,950,000 ↓
44 days on the market
Listing ID: SR24178791

6327 Drexel Ave • Los Angeles 90048
3 units • **\$666,666/unit** • **2,868 sqft** • **6,052 sqft lot** • **\$679.92/sqft** •
Built in 1928
West of Crescent Heights



Discover a unique investment opportunity in the heart of Beverly Grove with this beautifully maintained triplex, offering a blend of modern comforts and classic charm. This versatile property features three distinct units, each with its own address, ensuring both privacy and convenience for residents. The main building hosts a side-by-side duplex, with each unit spanning 1,254 square feet. Each duplex unit is thoughtfully designed with 2 spacious bedrooms and 1 bathroom, providing a comfortable and functional living environment. In addition to the duplex, the property includes a fully remodeled, detached studio. This studio is beautifully updated with contemporary finishes and offers a stylish, move-in ready space ideal for guests, a home office, or additional rental income. All three of these units share a lush, grassy yard, perfect for outdoor relaxation and gatherings. Located in Beverly Grove, this triplex is just moments from some of Los Angeles' most notable landmarks and shopping centers, including The Grove, Beverly Center, Rodeo Drive and Los Angeles County Museum of Art (LACMA).

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$1,999,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$392 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside
- \$11000 Gross Scheduled Income
- \$10530 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,642
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,242
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$3,250	\$3,250	\$4,500
2:	1	0	1	0	Unfurnished	\$0	\$0	\$2,000
3:	1	2	1	0	Unfurnished	\$0	\$0	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5510002006

Michael Lembeck

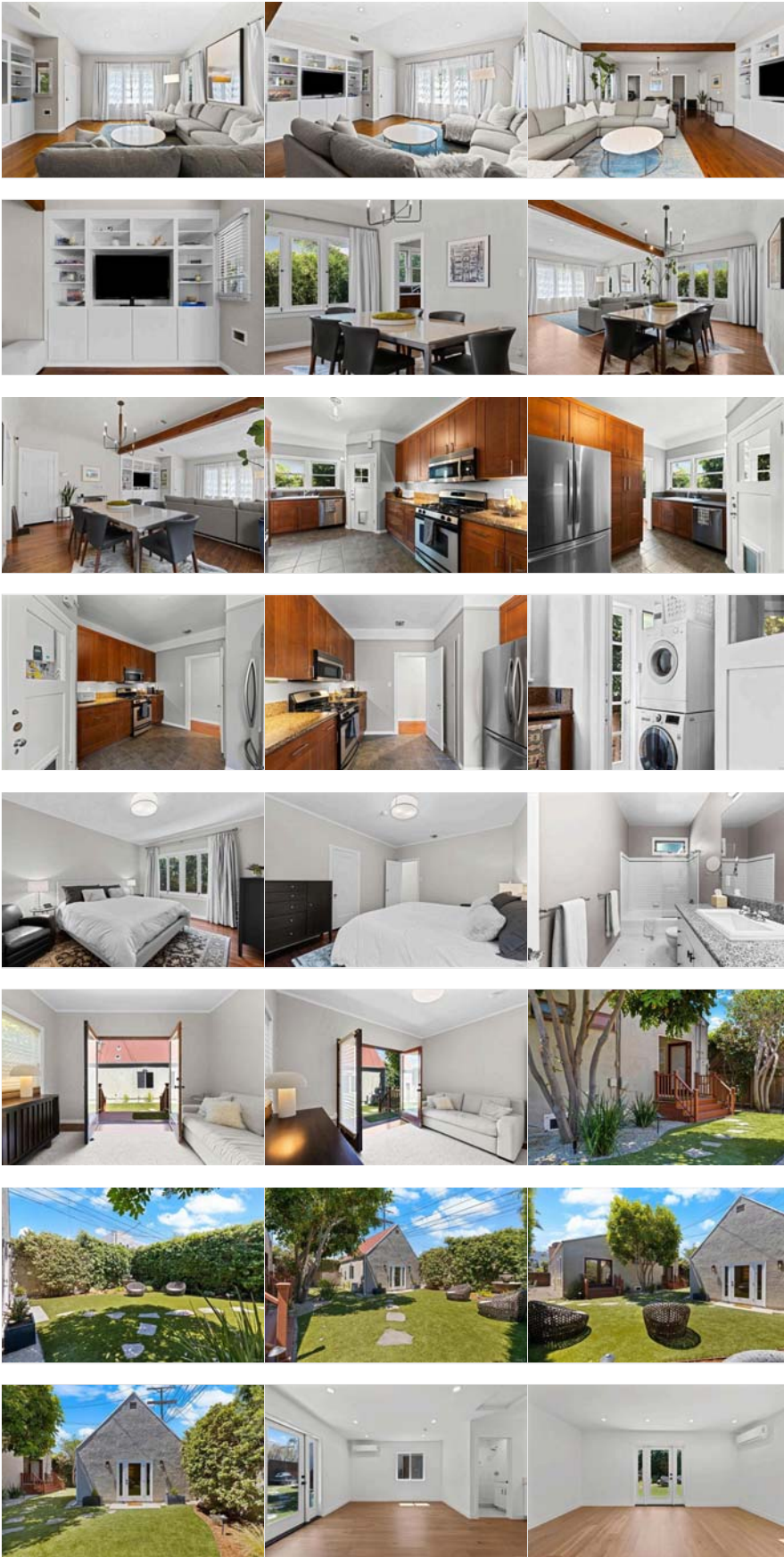
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CUSTOMER FULL: Residential Income LISTING ID: SR24178791

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Closed • Triplex

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

1444 E 60th St • Los Angeles 90001
3 units • \$226,667/unit • 2,371 sqft • 5,725 sqft lot • \$286.80/sqft •
Built in 1922
60th and Compton

31 days on the market
Listing ID: DW24136778



Great opportunity to own rental property. Three nice sized units with tenants in place.

Facts & Features

- Sold On 10/30/2024
- Original List Price of \$680,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,510 (Estimated)
- SellerConsiderConcessionYN:
- \$4000 Gross Scheduled Income
- \$3600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 02053931
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6008027012

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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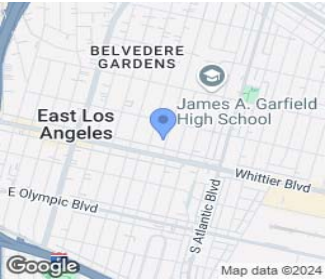
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Closed • Triplex

List / Sold: **\$799,000/\$799,000**
6 days on the market
Listing ID: DW24194435

743 Fraser Ave • East Los Angeles 90022
3 units • **\$266,333/unit** • **1,716 sqft** • **4,499 sqft lot** • **\$465.62/sqft** •
Built in 1928
North of Whittier Blvd./ South of Hubbard Ave.



Perfect 3 unit multi-family investment property located in the very desirable rental area of East Los Angeles. First Time in the market in 28 years the subject property unit mix consists of 3 Stand Alone Spanish Style Bungalows with the front bungalow 1 bedroom and one bathroom and the middle and rear unit being 2 bedrooms and 1 bathroom each. This is an excellent opportunity. The new owner will appreciate the current income yielding a 5.9% cap rate and \$266,333 cost per unit. Total rentable square feet of the building is approximately 1716 and lot is 4499 square feet. The 3 rear garages can possibly be converted to an ADU. All rental units are separately metered for Gas and Electricity while the owner pays for Water & Trash. Tenants also enjoy the convenience of being located walking distance to the many shops and restaurants off of the famous Whittier Boulevard's retail corridor and within a short drive to the 5,60 and 710 freeways. With limited inventory this prime location is perfect for the 1031 exchange investor or a buyer that may want to live in one of the units. Must see to appreciate. Investor will not be disappointed.

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$799,000
- 3 Buildings
- 3 Total parking spaces
- \$1,519 (Estimated)
- SellerConsiderConcessionYN:
- Cap Rate: 5.9
- \$66000 Gross Scheduled Income
- \$47900 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524247
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Furnished	\$1,700	\$1,700	\$1,768
2:	1	2	1	1	Furnished	\$2,000	\$2,000	\$2,080
3:	1	2	1	1	Furnished	\$1,800	\$1,800	\$1,872

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5240010022

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: DW24194435

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Closed •

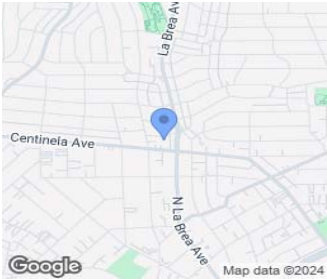
List / Sold:

\$1,350,000/\$1,125,000 ↓

37 days on the market

Listing ID: 24429299

120 W Hillsdale St • Inglewood 90302
4 units • \$337,500/unit • 4,440 sqft • 7,766 sqft lot • \$253.38/sqft •
Built in 1958
North of Centinela and West of La Brea



We are proud to present this 4-unit apartment in the highly desirable northwest Inglewood area! Consisting of 4 oversized units north of Centinela, this property offers a unique opportunity to acquire the perfect owner-user or investment opportunity in the City of Champions! On the market for the first time in over 20 years, the offering features a total of 4 apartment units consisting of 4,440 total building square feet. The unit mix comprises of three 2-bedroom/1-bathroom units and one 3-bedroom/1.5-bathroom owner's unit. Each unit includes a washer/dryer hookup allowing a new owner to maximize rental upside upon tenant turnover. In the back, there are 4 single car garages along with ample street parking as the area consists of mainly single-family homes and smaller multifamily properties. Electricity and gas are individually metered for each unit keeping utility costs relatively low. Rents are due for increases April 2025 and can be increased 10% per Inglewood rent control (buyer to verify). Recent capital improvements include new exterior paint in 2021. All tenants are month to month at the property. Sitting north of Centinela Ave and west of La Brea Ave, this area of Inglewood is the most desirable pocket of the city. Single family homes north of Centinela sell for \$1M+ making this opportunity highly attractive for a potential owner-user looking to occupy the 3-bedroom owner's unit while renting the three units in the back for additional income. Do not miss your opportunity to acquire this incredible property in the city of Inglewood!

Facts & Features

- Sold On 10/29/2024
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$38999 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$29,095
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811455
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1		Unfurnished	\$1,425	\$4,275	\$7,800
2:	1	3	1		Unfurnished	\$1,575	\$1,575	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4002017017

Michael Lembeck

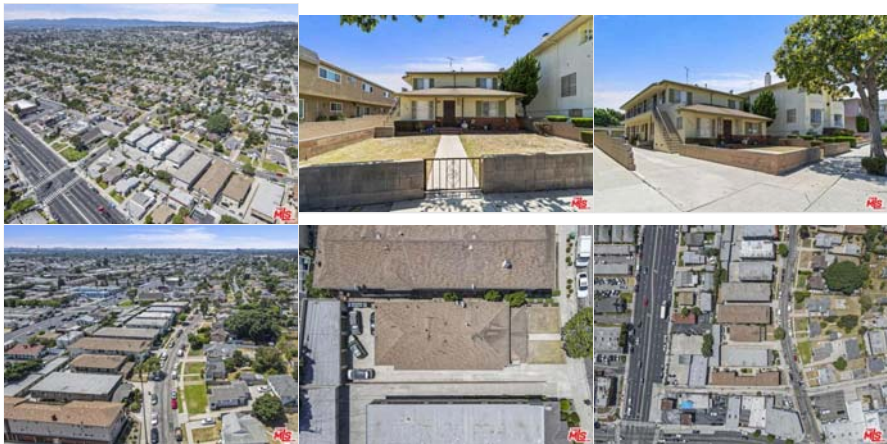
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24429299

Printed: 11/03/2024 9:27:26 AM

Closed • Apartment

List / Sold:
\$1,325,000/\$1,325,000

6 days on the market

Listing ID: CV24169345

4464 W 142nd St • Hawthorne 90250
4 units • \$331,250/unit • 4,322 sqft • 5,825 sqft lot • \$306.57/sqft •
Built in 1961
East of I-405, South of I-105; Near the Intersection of Hawthorne Blvd & N 142nd St



We are pleased to offer for sale this 4 unit (Fourplex) investment opportunity in prime Hawthorne. This multi-family residential property offers an outstanding investment opportunity, boasting oversized units and a prime location. The property encompasses a total of 4,322 rental square feet situated on a 5,825 square foot lot and includes a diverse unit mix: one 3-Bedroom/1.75-Bath "Owner's Unit" featuring private laundry hookups, another 3-Bedroom/1-Bath unit, and two 2-Bedroom/1-Bath units. Each unit is separately metered for electricity and gas, ensuring ease of management and cost efficiency. Located in close proximity to key attractions such as Manhattan Beach, Sofi Stadium, and LAX Airport, the property combines convenience with high tenant demand. Additionally, onsite carport parking adds to the appeal for residents, enhancing the property's desirability. Highlighting its potential, there is a significant 40% upside in rental income as all units are poised for an annual rent increase.

Facts & Features

- Sold On 11/01/2024
- Original List Price of \$1,325,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- \$1,101 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- \$78420 Gross Scheduled Income
- \$48218 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,850
- Electric: \$0.00
- Gas: \$954
- Furniture Replacement:
- Trash: \$3,204
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,502
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,850	\$1,850	\$2,495
2:	1	3	1	0	Unfurnished	\$1,810	\$1,810	\$2,495
3:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,395
4:	1	2	1	0	Unfurnished	\$1,375	\$1,375	\$2,395

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4043032004

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: CV24169345

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Closed • Quadruplex

List / Sold:

\$1,350,000/\$1,350,000 ↓

35 days on the market

Listing ID: DW24139381

541 N Summit Ave • Pasadena 91103
4 units • \$337,500/unit • 3,700 sqft • 6,982 sqft lot • \$364.86/sqft •
Built in 1965
North of the 210, East of Fair Oaks Ave



Welcome to your investment opportunity in the desirable city of Pasadena. This property features (2) two-story buildings with 4 units total, situated on a 6,982 Sq. Ft. Lot. Each building has an upstairs and downstairs unit. Total of 4 units with 100% occupancy. Each of the (4) units are 2 bedrooms + den (used as 3rd bedroom), and 1 bathroom. Each unit features indoor laundry hookups, a/c wall units, and its own parking spot in the back carport. Full exterior has been painted. The property features a long driveway, each building has a small yard area in front of each one, and a carport towards the back. Sold as-is with tenants in place. The property is conveniently located minutes from many local landmarks, parks, shopping centers, and Metro line.

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$1,375,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$1,061 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- \$73440 Gross Scheduled Income
- \$56460 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Tile, Vinyl

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,980
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,600
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$2,380
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$11,000
- Other Expense: \$1,800
- Other Expense Description: Mngt Fee

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	0	Unfurnished	\$1,530	\$1,530	\$2,800

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
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5725007002

Michael Lembeck

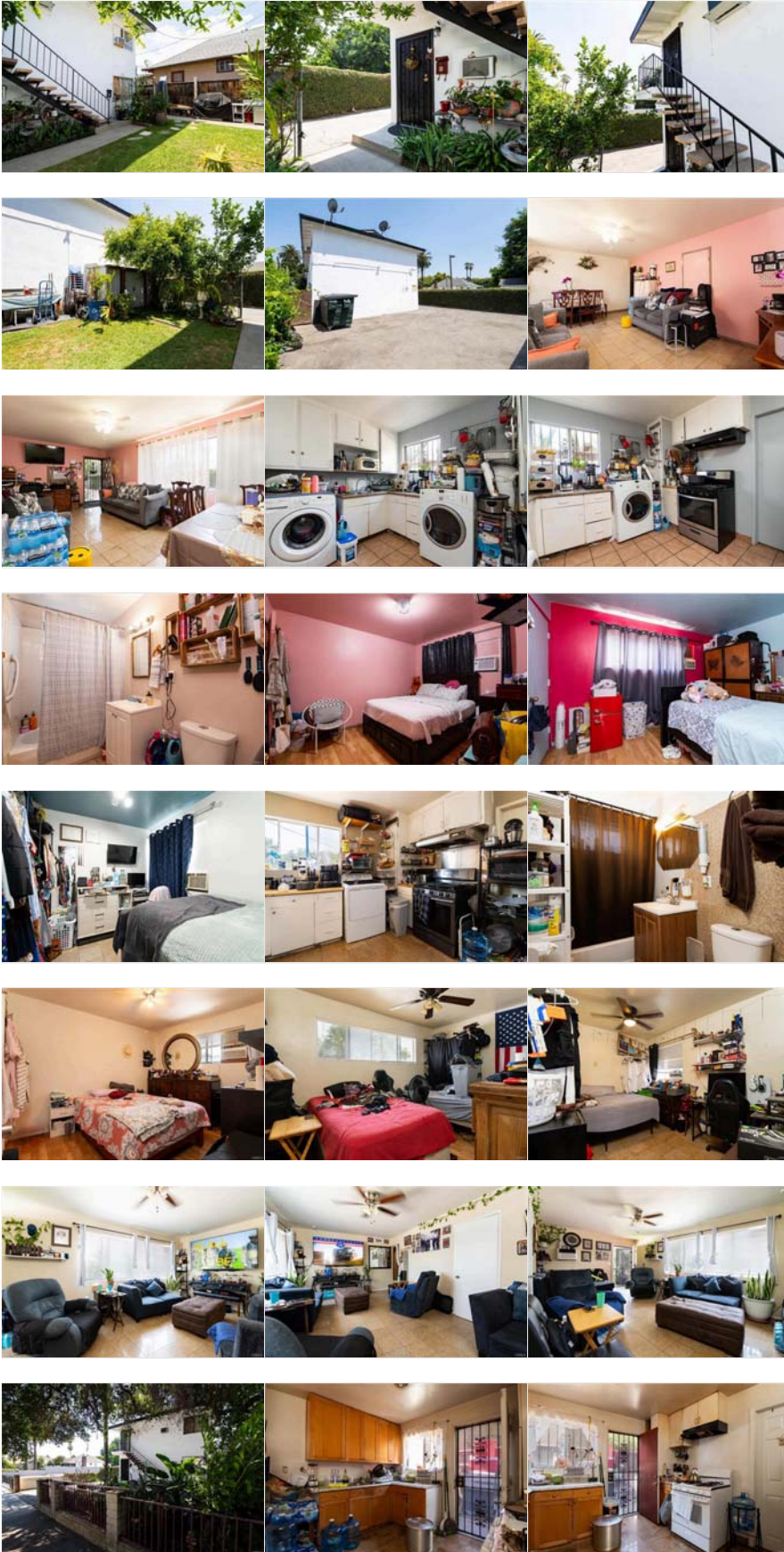
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Cell Phone: 714-742-3700

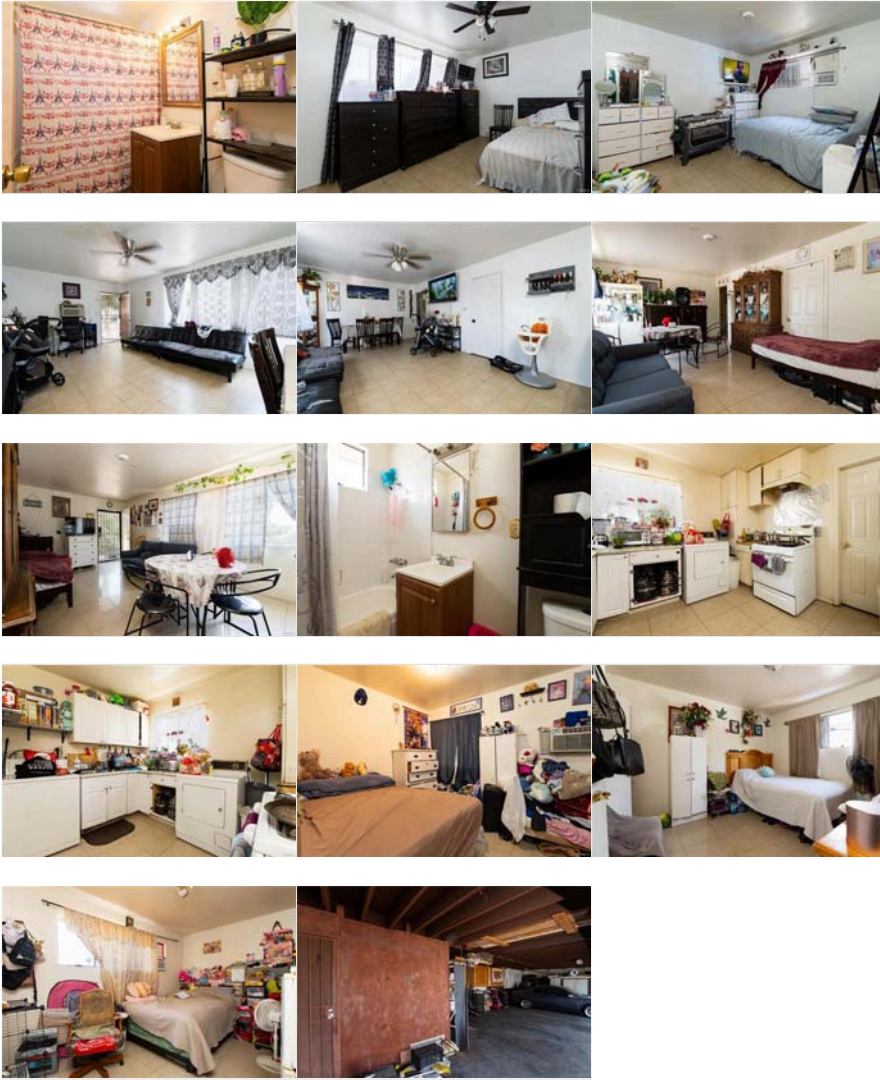
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State License #: 01875823
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Newport Beach, 92660

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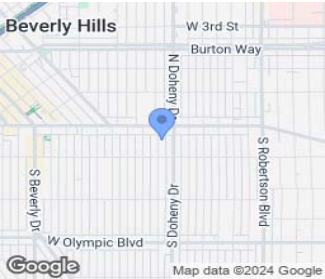
CUSTOMER FULL: Residential Income LISTING ID: DW24139381

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Closed •

128 S OAKHURST Dr • Beverly Hills 90212
4 units • \$748,750/unit • 5,532 sqft • 6,055 sqft lot • \$545.60/sqft •
Built in 1928
South of Wilshire Blvd / West of Doheny Dr

List / Sold:
\$2,995,000/\$3,018,260 
10 days on the market
Listing ID: 24432501



A rare opportunity to own a vintage, yet renovated and Mediterranean fourplex in the heart of Beverly Hills, delivered with one unit VACANT! This offering includes: four, very spacious two-bedroom units, with three of the four units lovingly restored, with newer kitchens, deco bathrooms, coved ceilings, plaster walls and Juliet balconies. Other updates include a newer roof, controlled access, substantially upgraded plumbing systems and heating and cooling. Detached five individual garages with alley access (potential ADU/ck w/ City). A terrific bread and butter asset with demonstrated long term income in a prime Beverly Hills location, individually metered for electric and gas, with upsides in rent make Oakhurst a must have in your portfolio. Delivered with strong rents for immediate return - current CAP is 4.2%.

Facts & Features

- Sold On 10/31/2024
 - Original List Price of \$2,995,000
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - 0 Total carport spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central, Wall Furnace
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included
 - Cap Rate: 3.9
 - \$126416 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 0 water meters available

Interior

- Rooms: Center Hall, Entry, Living Room, Primary Bathroom
 - Floor: Carpet, Wood
- Appliances: Microwave
 - Other Interior Features: Ceiling Fan(s), High Ceilings, Intercom, Recessed Lighting

Exterior

- Lot Features: Front Yard
 - Security Features: Card/Code Access
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$59,538
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00616212
 - 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	\$4,595	\$4,595	\$4,595
2:	1	2	1		Unfurnished	\$3,599	\$3,599	\$3,950
3:	1	2	1		Unfurnished	\$3,452	\$3,452	\$3,850
4:	1	2	1		Unfurnished	\$0	\$0	\$3,850

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C01 - Beverly Hills area
 - Los Angeles County
 - Parcel # 4331023037

Michael Lembeck

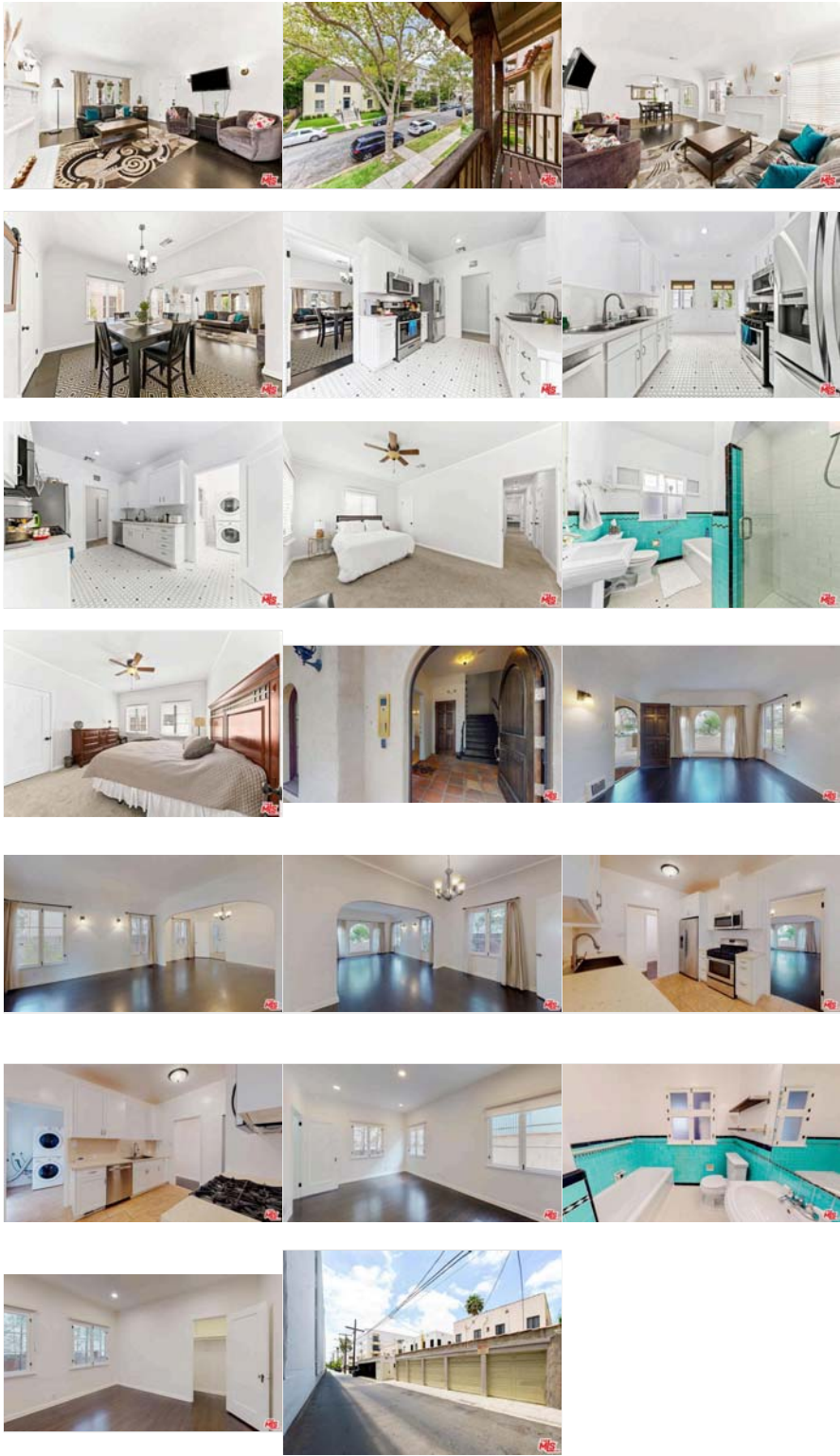
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Cell Phone: 714-742-3700

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

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Closed •

441 W 79th St • Los Angeles 90003
4 units • \$323,750/unit • 5,512 sqft • 7,395 sqft lot • \$232.22/sqft •
Built in 1925
441 W. 79th Street | Los Angeles 90007

List / Sold:
\$1,295,000/\$1,280,000 ↓
1 days on the market
Listing ID: 24434395



We are pleased to offer the opportunity to acquire this four (4) unit multifamily investment opportunity located at 441 W. 79th Street, in the City of Los Angeles. This two-story building, consisting of two structures, was constructed of wood frame and stucco on a raised foundation built in 1925 with a square footage of 5,512 on a 7,393-square foot lot, zoned LAR3. The building has been reinforced and upgraded in compliance with the latest city codes and regulations, and is comprised of a remarkable unit mix, consisting of three (3) 4+2 units and one (1) 5+2 unit. The subject property is 75% vacant, (1 occupied unit) and is subject to the City of Los Angeles rent control regulation. The investment boasts spacious floor plans, secured gated entry, five (5) on-site parking garages, updated plumbing, and individually metered for gas and electricity.

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 8.85
- \$114552 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$56,882
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$4,000	\$0	\$4,000
2:	1	4	2		Unfurnished	\$4,000	\$0	\$4,000
3:	1	4	2		Unfurnished	\$4,000	\$0	\$4,000
4:	1	5	2		Unfurnished	\$2,728	\$2,728	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6020035009

Michael Lembeck

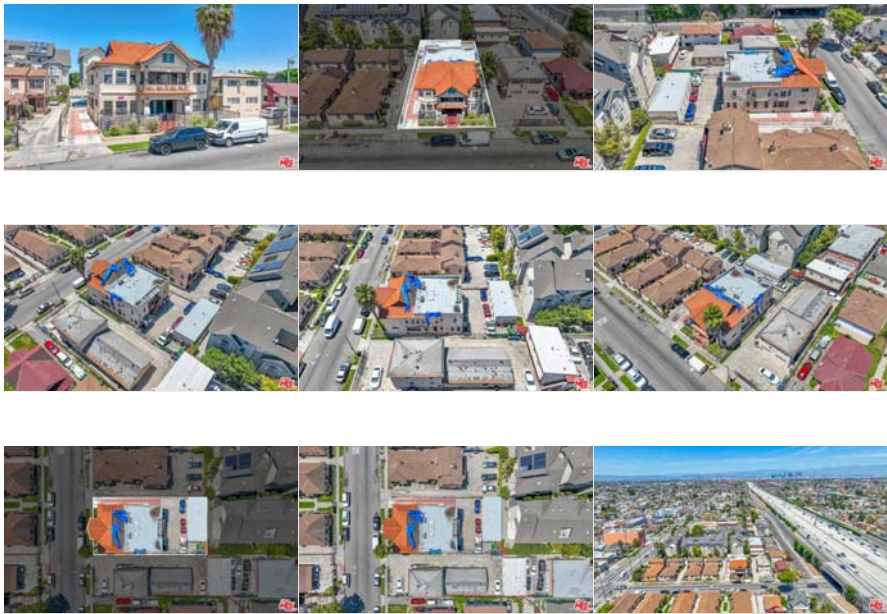
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State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: 24434395

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Closed • **Quadruplex**

List / Sold:

\$1,050,000/\$1,100,000

25 days on the market

Listing ID: PW24170510

11109 S Broadway • Los Angeles 90061
4 units • **\$262,500/unit** • **3,024 sqft** • **5,426 sqft lot** • **\$363.76/sqft** •
Built in 1991
North of 111th Place



We are pleased to present 11109 S Broadway to market, a 4 unit non-rent controlled property in South Los Angeles. The property consists of all 2 bed/1 bath units and was built in 1991 - making it not subject to Los Angeles RSO. A new buyer can benefit from much higher rent increases over time under the state AB-1482 law (currently 8.8%). Rents are currently about 18% below market allowing a new investor a healthy amount of upside over time simply doing annual rent increases. Current cash flow is excellent - at a current 6.02% cap rate and 10.77 GRM. Tenants pay for electricity, gas, and trash - reducing annual expenses greatly compared to other similar buildings. The building sits on a large 5,426 square foot lot which currently allows for ample parking for all the tenants. A detached ADU could be built behind the property allowing for substantially more upside in the property value and income (buyer to verify).

Facts & Features

- Sold On 10/30/2024
- Original List Price of \$1,050,000
- 1 Buildings
- 0 Total parking spaces
- \$1,022 (Estimated)
- SellerConsiderConcessionYN:
- \$97488 Gross Scheduled Income
- \$63188 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,375
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance: \$3,780
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,105
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,948	\$1,948	\$2,400
2:	1	2	1	0	Unfurnished	\$2,034	\$2,034	\$2,400
3:	1	2	1	0	Unfurnished	\$1,742	\$1,742	\$2,400
4:	1	2	1	0	Unfurnished	\$2,400	\$2,400	\$2,400

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6074019022

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: PW24170510

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Closed •

List / Sold: **\$595,900/\$585,000** ↓

6017 Wall St • Los Angeles 90003
4 units • **\$148,975/unit** • **1,808 sqft** • **5,129 sqft lot** • **\$323.56/sqft** •
Built in 1913

13 days on the market
Listing ID: 24445147

Gage to Wall St. -LEFT to 6017



PROBATE SALE: **6017 Wall Street** offers a unique investment opportunity with four separate dwellings on one lot. This **income property** features strong upside potential for savvy investors or developers. Market rents for 1BDS. are as high as \$2,000 a month and 4-plexs are selling for over \$920,000! While in need of some TLC, this property sits on a generously sized lot, offering plenty of room for value-add improvements or possible redevelopment. Positioned near local amenities and major transportation routes, this property is poised to benefit from the neighborhood's growth. Don't miss out on this rare chance to unlock significant value with a little vision and effort. Property is being SOLD AS IS! Seller is administrator of the families estate and hasn't occupied the property in over ten years. They make no guarantees and it is buyers responsibility to verify all information about the subject property. One of the units is occupied with a family member thats not paying rent. He is open to relocation.

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$595,900
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01811455
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 6006007028

Michael Lembeck

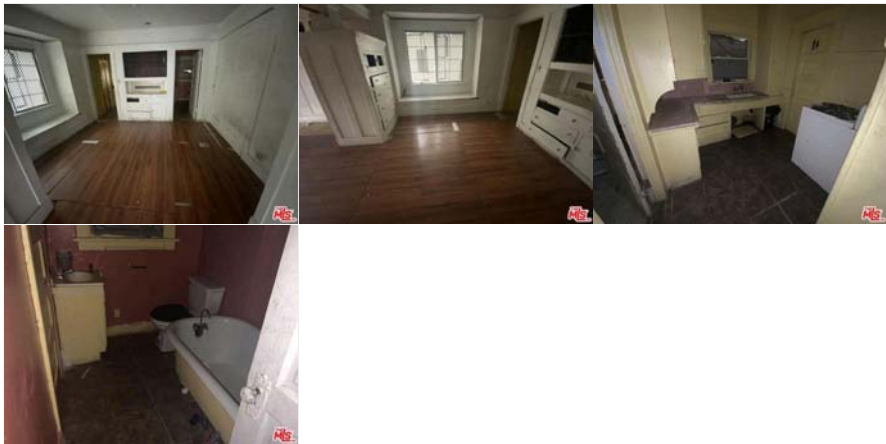
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: 24445147

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Closed •

List / Sold: \$999,999/\$794,000 ↓

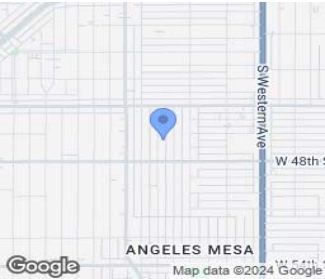
4610 Cimarron St • Los Angeles 90062

121 days on the market

4 units • \$250,000/unit • 4,056 sqft • 6,518 sqft lot • \$195.76/sqft • Built in 1941

Listing ID: 24410721

North of Vernon Ave, South of 48th St, East of Arlington Ave, West of Western Ave



Amazing opportunity to own this Stunning four-plex investment property nestled within an "Opportunity Zone". Property located within the vibrant community of Leimert Park area of Los Angeles, with easy access to Expo Park, Culver City, West Adams, Jefferson Park USC, DTLA, and LAX and withing minutes, you can reach all iconic landmarks, DTLA, Crypto Arena, SoFi Stadium, Santa Monica Beach, La Coliseum, and many more, this is such an ideal four-plex has boundless potential, the location and lot is a prime choice for investors looking to grow their real estate portfolio in the Leimert park area. The property features 4 detached car garages with alley access that are currently being used as storage units and each unit has its own individual electric and gas meters. Property to be sold in AS-IS condition. Don't miss this fantastic investment opportunity!

Facts & Features

- Sold On 11/01/2024
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Community
- \$52595 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$7,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02129866
- 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	\$953	\$953	\$2,700
2:	2	1	1		Unfurnished	\$1,075	\$1,075	\$2,200
3:	3	2	1		Unfurnished	\$1,200	\$1,200	\$2,700
4:	4	1	1		Unfurnished	\$1,450	\$1,450	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5015017004

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: 24410721

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Closed •

List / Sold: **\$825,000/\$832,000** ↗

1212 S Temple Ave • Compton 90221

90 days on the market

4 units • **\$206,250/unit** • **2,765 sqft** • **8,799 sqft lot** • **\$300.90/sqft** •
Built in 1944

Listing ID: 24422947

91 Fwy, exit Santa Fe (head North), Right on Greenleaf Blvd, Left on Temple Ave. Cross Street is Caldwell Street



Amazing Opportunity to Own an Investment Property! This 4-unit property is located on a large corner lot. The first building consists of a duplex: Unit 1212 is a 2bed + 1 bath; Unit 1214 is a 3 bed +1 bath. Units 1216 and 1218 are located in the second building; both are 1bed + 1bath units. Property includes four 1-car garages. All units are tenant-occupied. Separately metered for gas and electricity. The owner pays for water and trash. This property is owned by a trust. Broker/Agent does not guarantee the accuracy of square footage, lot size, zoning, rent control, permits, use code, schools and/or other information concerning the conditions or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professional. **DO NOT ACCESS THE PROPERTY! DO NOT DISTURB THE TENANTS. Drive-by only.**

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$825,000
- 2 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 1008773
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,000	\$0	\$12,000
2:	1	3	1		Unfurnished	\$1,400	\$0	\$16,800
3:	1	1	1		Unfurnished	\$1,300	\$15,600	\$15,600
4:	1	1	1		Unfurnished	\$1,300	\$15,600	\$15,600

Of Units With:

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

Additional Information

- Standard sale
- RO - Compton S of Rosecrans, E of Alameda area
 - Los Angeles County
 - Parcel # 6164008013

Michael Lembeck

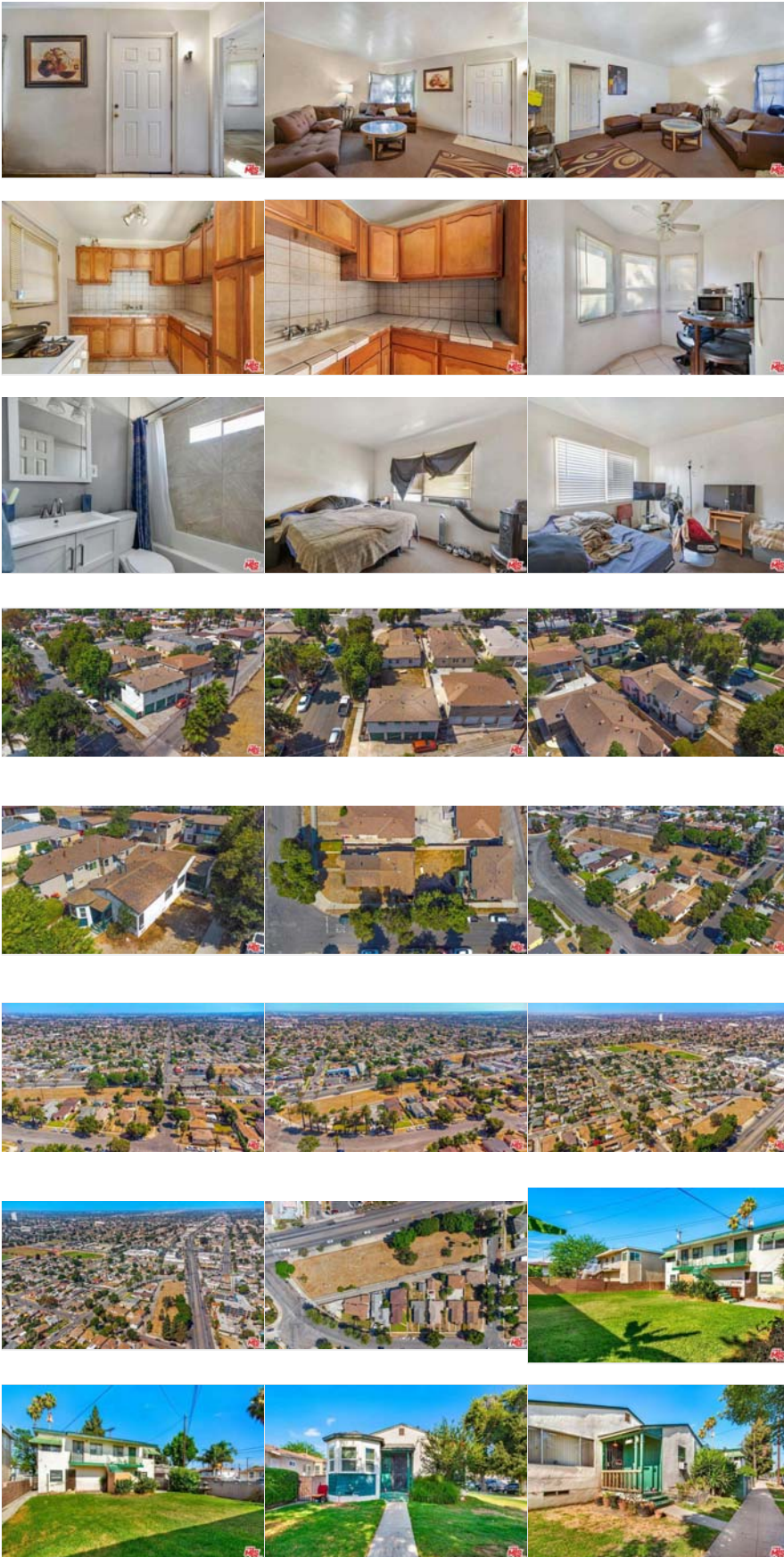
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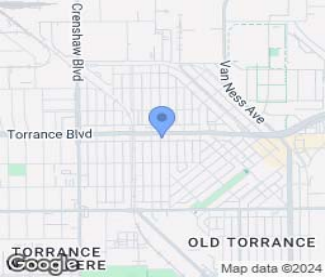


CUSTOMER FULL: Residential Income LISTING ID: 24422947 Printed: 11/03/2024 9:27:26 AM

Closed • Commercial/Residential

List / Sold:
\$1,100,000/\$1,072,000 ↓
56 days on the market
Listing ID: SB24117045

2264 Torrance Blvd • Torrance 90501
5 units • \$220,000/unit • 1,948 sqft • 4,782 sqft lot • \$550.31/sqft •
Built in 1930
On South Side of Torrance Bl. between Amapola Ave. & Cota Ave.



Subject to Cancellation of Existing Escrow. Mixed use property on a knoll above high traffic Torrance Bl. in nice area of Old Torrance. Property still shows as a triplex in the tax rolls. City of Torrance permits from early 1980's show front duplex turned into four office spaces with two bathrooms and kitchenette. Three of the four offices rented at below market rents and the owner is using suite #2. Above the three car garage in the rear is a two bedroom apartment. Separate patio and yard area for this unit. There are also three side by side parking spaces for the front offices on the side alley. Property has been well kept. Rents are low. Could turn the front four offices back into two 1 bedroom, 1 bath units each with a garage and one extra parking space would easily rent for at least \$2,200 per month each. Front structure is also 1,248 square feet so it could also be turned into one house. No State or City Rent Control on office property. Large front yard. Great potential and great upside.

Facts & Features

- Sold On 10/29/2024
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$609 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Individual Room
- \$40111 Gross Scheduled Income
- \$16178 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Rectangular Lot, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,393
- Electric: \$830.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,704
- Cable TV: 02125608
- Gardener:
- Licenses:
- Insurance: \$2,196
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,602
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	0		Unfurnished	\$628		\$1,000
2:	1	0	1		Unfurnished	\$0		\$1,200
3:	1	0	0		Unfurnished	\$400		\$800
4:	1	0	1		Unfurnished	\$500		\$800
5:	1	2	1	1	Unfurnished	\$1,850		\$2,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7355005004

Michael Lembeck

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Closed • Apartment

List / Sold:

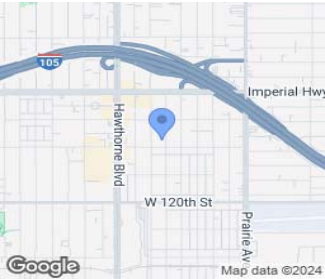
\$1,420,000/\$1,300,000 ↓

12 days on the market

Listing ID: SB24156209

11717 Cedar Ave • Hawthorne 90250
6 units • \$236,667/unit • 4,698 sqft • 6,383 sqft lot • \$276.71/sqft •
Built in 1964

Hawthorne Blvd turn east on W 118th St. then left on Cedar 2 1/2 blocks east of Hawthorne Blvd



Large 3bd - 2bath owners unit with fireplace and laundry hookups. Three 2bd -1ba units and two 1bd - 1ba units. Well maintained bldg. in strong rental area. Great upside. Close to shopping and schools.

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$1,420,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 3 Total carport spaces
- Heating: Natural Gas, Wall Furnace
- \$1,775 (Assessor)
- SellerConsiderConcessionYN: No
- Laundry: Gas & Electric Dryer Hookup, In Kitchen, Inside, See Remarks
- Cap Rate: 5.3
- \$111600 Gross Scheduled Income
- \$75828 Net Operating Income
- 5 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Copper Plumbing Partial

Exterior

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

Annual Expenses

- Total Operating Expense: \$33,540
- Electric: \$4,200.00
- Gas:
- Furniture Replacement:
- Trash: \$2,688
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$4,284
- Maintenance: \$1,728
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	2	Unfurnished	\$2,350	\$2,350	\$2,500
2:	1	1	0	1	Unfurnished	\$1,300	\$1,300	\$1,500
3:	3	2	0	1	Unfurnished	\$1,500	\$4,500	\$1,500
4:	1	1	0	1	Unfurnished	\$1,150	\$1,150	\$1,300

Of Units With:

- Separate Electric: 5
- Gas Meters: 6
- Water Meters: 1
- Carpet: 6
- Dishwasher:
- Disposal: 6
- Drapes:
- Patio:
- Ranges: 6
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4047014023

Michael Lembeck

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Closed • Triplex

List / Sold:

\$1,695,000/\$1,595,000 ↓

99 days on the market

Listing ID: BB24117358

1509 N Hollywood Way • Burbank 91505
6 units • \$282,500/unit • 3,409 sqft • 8,089 sqft lot • \$467.88/sqft •
Built in 1949
One Block North of Burbank Blvd.



6-Unit Apartment Building with Timeless Design in Prime Burbank Location Discover an exceptional investment opportunity in the heart of Burbank with this retro-inspired 6-unit apartment building. Located in a highly sought-after area, this property offers a blend of comfort, convenience, and modern living. 6 spacious 1-bedroom, 1-bathroom units featuring central air, dishwashers, private patios, an on-site laundry room, and 6 dedicated parking spaces. Each unit has been updated with stylish finishes and modern amenities, ensuring a comfortable living experience for tenants. The building boasts an attractive vintage exterior with mid-century architectural elements that enhance its curb appeal and draw interest from potential renters. Centrally located and close to major studios, this property provides easy access to shopping, dining, entertainment, and transportation options. The highly desirable units maintain a very low vacancy rate, ensuring consistent rental income and a stable investment. The prime location and updated units make this property a top choice for renters, contributing to its strong rental performance. Don't miss this rare opportunity to own a premium rental property in one of Burbank's most desirable locations. Please respect the privacy of current tenants. All offers are subject to inspection by qualified buyers. Serious inquiries only. Please do not disturb tenants.

Facts & Features

- Sold On 11/01/2024
- Original List Price of \$1,750,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$879 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Dryer Included, Inside, Washer Included
- \$116400 Gross Scheduled Income
- \$92684 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Laminate, Vinyl

Exterior

- Lot Features: Near Public Transit, Sprinkler System, Sprinklers In Front, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,716
- Electric:
- Gas: \$1,716
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078273
- Gardener:
- Licenses: 75
- Insurance: \$3,803
- Maintenance: \$4,195
- Workman's Comp:
- Professional Management: 8048
- Water/Sewer: \$4,437
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$9,875	\$9,875	\$9,875

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 610 - Burbank area
- Los Angeles County
- Parcel # 2436025005

Michael Lembeck

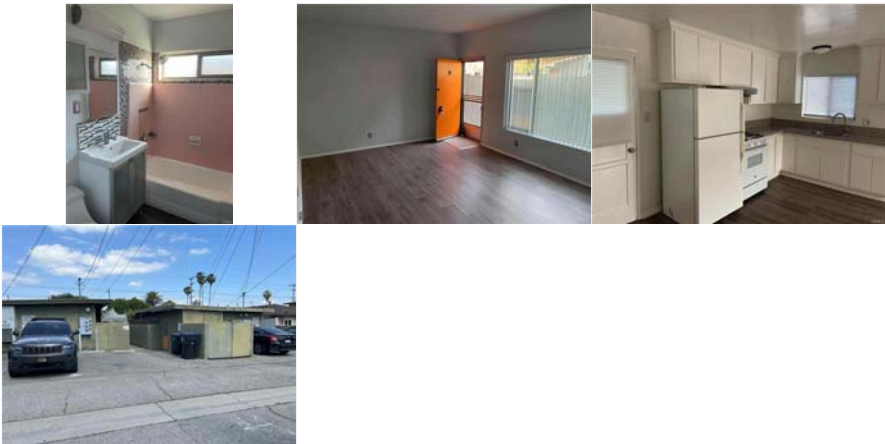
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CUSTOMER FULL: Residential Income LISTING ID: BB24117358

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Closed •

List / Sold:

\$1,875,000/\$1,850,000 ↓

35 days on the market

Listing ID: 24426177

12442 Pacific Ave • Los Angeles 90066
6 units • \$312,500/unit • 5,432 sqft • 8,356 sqft lot • \$340.57/sqft •
Built in 1954
South of Venice Blvd; West of Centinela



Fully tenant occupied. Do not disturb tenants. Showings with accepted offer only. Agent #1 is related to seller. Call agent #1 for OM. A couple miles from the ocean with cool breezes.

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$1,875,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 6 Total carport spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community, Individual Room
- \$82560 Net Operating Income

Interior

- Floor: Carpet, Wood

Exterior

Annual Expenses

- Total Operating Expense: \$63,340
- 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:	5	2	1		Unfurnished	\$0	\$10,063	\$0
2:	1	1	1		Unfurnished	\$0	\$1,993	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4235014008

Michael Lembeck

State License #: 01019397
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CUSTOMER FULL: Residential Income LISTING ID: 24426177

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Closed •

3757 Veteran Ave • Los Angeles 90034
6 units • **\$373,333/unit** • **4,248 sqft** • **4,664 sqft lot** • **\$506.12/sqft** •
Built in 1965
Located off of Venice Blvd and Veteran Ave.

List / Sold:
\$2,240,000/\$2,150,000 ↓
89 days on the market
Listing ID: 24422463



We proudly present 3757 Veteran Ave. The property features 6 units in an excellent Palms location, just minutes from Downtown Culver City and close to major employers like Sony Studios, Apple, and Amazon Studios. Five of the units have been renovated with condo-quality finishes, including quartz countertops, new flooring, modern lighting, retiled bathrooms, and stainless steel appliances. With a nearly 6% rate of return from day one, the property also boasts a new roof, 400 amp electrical service, and tenant responsibility for utilities through RUBS. It offers easy access to the 405 freeway and the Westside, and is near popular shops and restaurants, including Platform LA.

Facts & Features

- Sold On 10/29/2024
- Original List Price of \$2,290,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 6.03
- \$135078 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$49,299
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00966034
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1		Unfurnished	\$1,268	\$2,535	\$3,150
2:	2	1	1		Unfurnished	\$2,320	\$4,640	\$4,695
3:	2	3	2		Unfurnished	\$4,258	\$4,640	\$4,695

Of Units With:

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

Additional Information

- Standard sale
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4252019014

Michael Lembeck

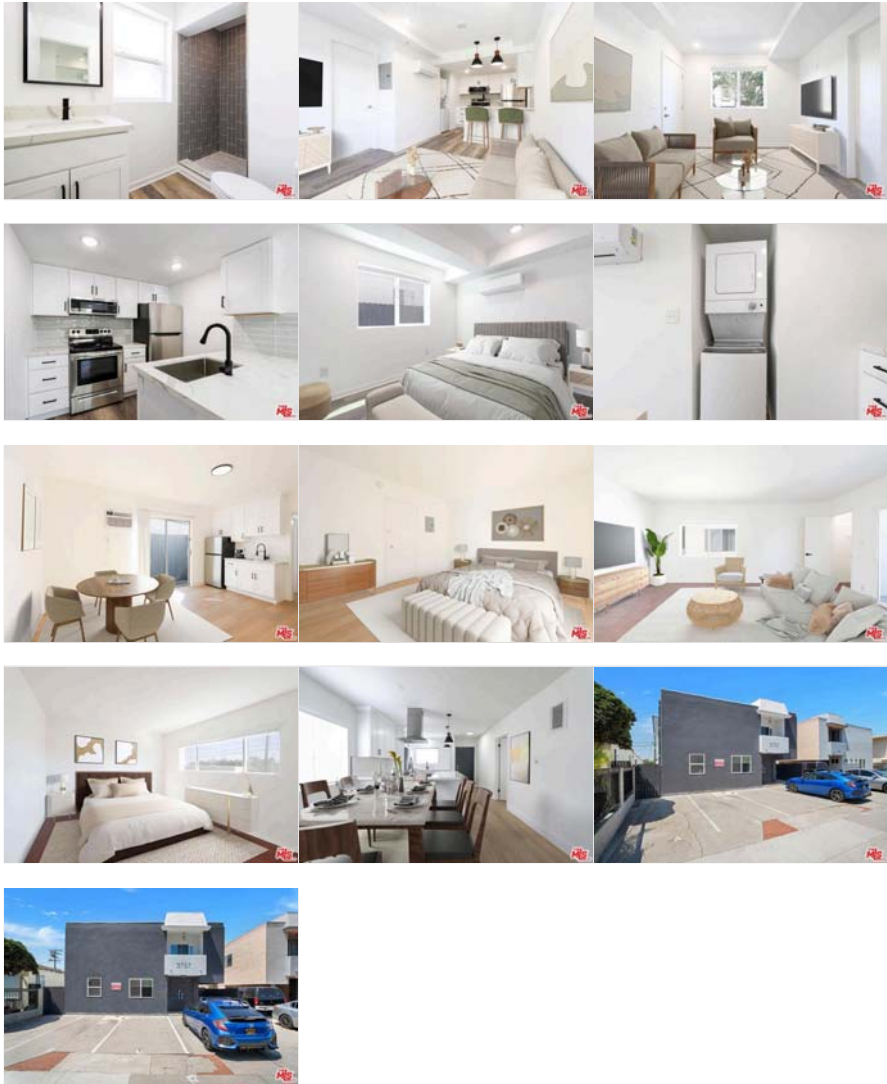
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Closed •

List / Sold:

\$2,095,000/\$1,950,000 ↓

39 days on the market

Listing ID: 24436183

821 Maple St • Santa Monica 90405
6 units • \$349,167/unit • 3,904 sqft • 6,471 sqft lot • \$499.49/sqft •
Built in 1950
From Lincoln, Turn East onto Maple; 2ns lot on the left.



Discover an excellent investment opportunity with this remarkable property, featuring six cash-flowing units with a solid 5.08% cap rate and a per-unit cost of under \$350,000. Three of the six units have already been renovated to meet modern living standards, complete with in-unit washer/dryers, ensuring higher rental demand and tenant satisfaction. The other three units offer considerable upside potential, with an aggregate 40% increase in rent achievable for the property, providing an excellent opportunity for the new owner to boost returns. The smart layout offers two spacious upstairs units, each with two bedrooms and one bathroom, complemented by expansive balconies perfect for enjoying warm Santa Monica evenings. Meanwhile, the four downstairs units feature one-bedroom layouts, ideal for singles or couples, providing a versatile mix of living options. All units are currently leased, guaranteeing immediate cash flow, and the property includes six on-site surface parking spaces, a rare find in this area, adding both convenience and desirability. Located less than one mile from sun-kissed beaches, the world-famous Main Street, Rose Avenue, and Santa Monica College, this property offers residents an unparalleled coastal lifestyle in one of the most desirable neighborhoods in Santa Monica. The area is known for its vibrant community, trendy dining, boutique shopping, and cultural attractions, which consistently drive demand for quality rental housing. Additionally, this property is situated in a rapidly appreciating neighborhood, offering significant long-term upside potential for investors. In such a competitive market where multi-unit properties are scarce and tend to sell quickly, this is a golden opportunity to expand your portfolio or enter the market with a high-performing, cash-flowing asset in a fantastic location. With the potential for rent increases and property appreciation, coupled with possible tax benefits associated with owning investment real estate, this property represents a smart and strategic investment. Don't miss out on this chance to secure a valuable asset with considerable upside potential.

Facts & Features

- Sold On 10/30/2024
 - Original List Price of \$2,095,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- Cap Rate: 5.08
 - \$106959 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$40,927
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,795	\$2,795	\$2,795
2:	1	1	1		Unfurnished	\$2,795	\$2,795	\$2,795
3:	1	1	1		Unfurnished	\$2,795	\$2,745	\$2,795
4:	1	1	1		Unfurnished	\$2,795	\$1,414	\$2,795
5:	1	2	1		Unfurnished	\$3,395	\$1,531	\$3,395
6:	1	2	1		Unfurnished	\$3,395	\$1,375	\$3,395

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C14 - Santa Monica area
 - Los Angeles County
 - Parcel # 4284007011

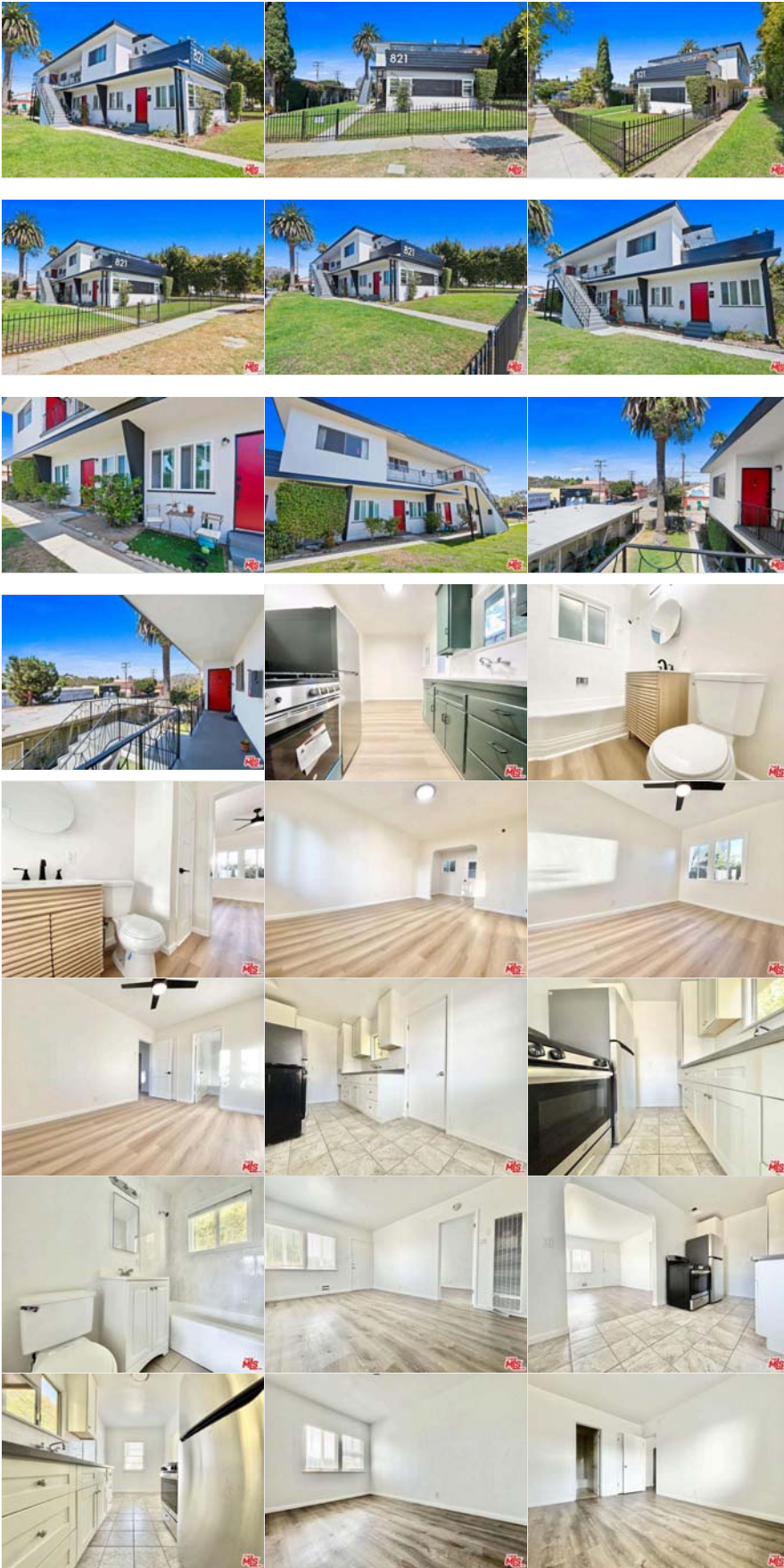
Michael Lembeck

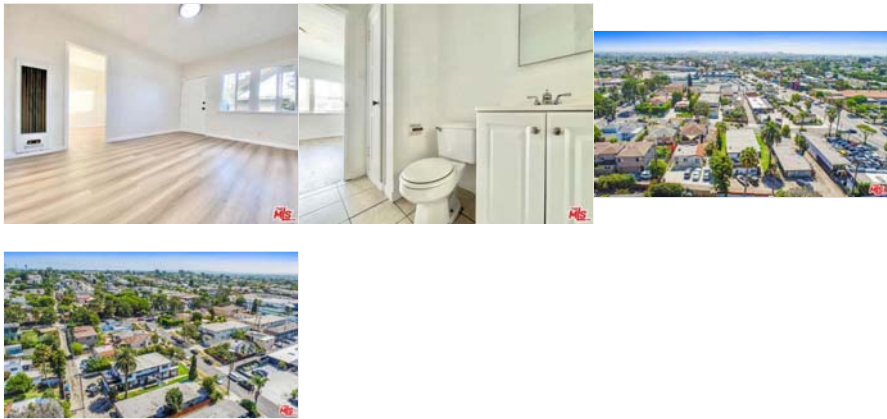
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CUSTOMER FULL: Residential Income LISTING ID: 24436183

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Closed •

1127 16th St • Santa Monica 90403
6 units • \$466,667/unit • 6,768 sqft • 7,505 sqft lot • \$385.20/sqft •
Built in 1958
North of Wilshire, West of Euclid

List / Sold:
\$2,800,000/\$2,607,000 ↓
118 days on the market
Listing ID: 24400717



Idea owner-user north of Wilshire. Vacant upper rear 2 BR/ 2 BA unit (F) with beautiful, real hardwood floors and spacious balcony nestled in a picturesque greenbelt. 5 other rented 2-BR units. Lush landscaping isolates residents from the distractions of typical urban blight creating a little island of serenity. (Request listing broker to send exterior video tour.) Rents on B, C and D include the 3% rent increase due 9/1/2024. Rent on Unit F is projected. Laundry Room onsite and gate entry. Discuss ADU potential with City.

Facts & Features

- Sold On 11/01/2024
- Original List Price of \$3,450,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 4.45
- \$129106.24 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$85,511
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$3,500	\$3,500	\$0
2:	1	2	1		Unfurnished	\$2,295	\$2,295	\$0
3:	1	2	1		Unfurnished	\$1,745	\$1,745	\$0
4:	1	2	1		Unfurnished	\$2,427	\$2,427	\$0
5:	1	2	1		Unfurnished	\$4,500	\$4,500	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4281004018

Michael Lembeck

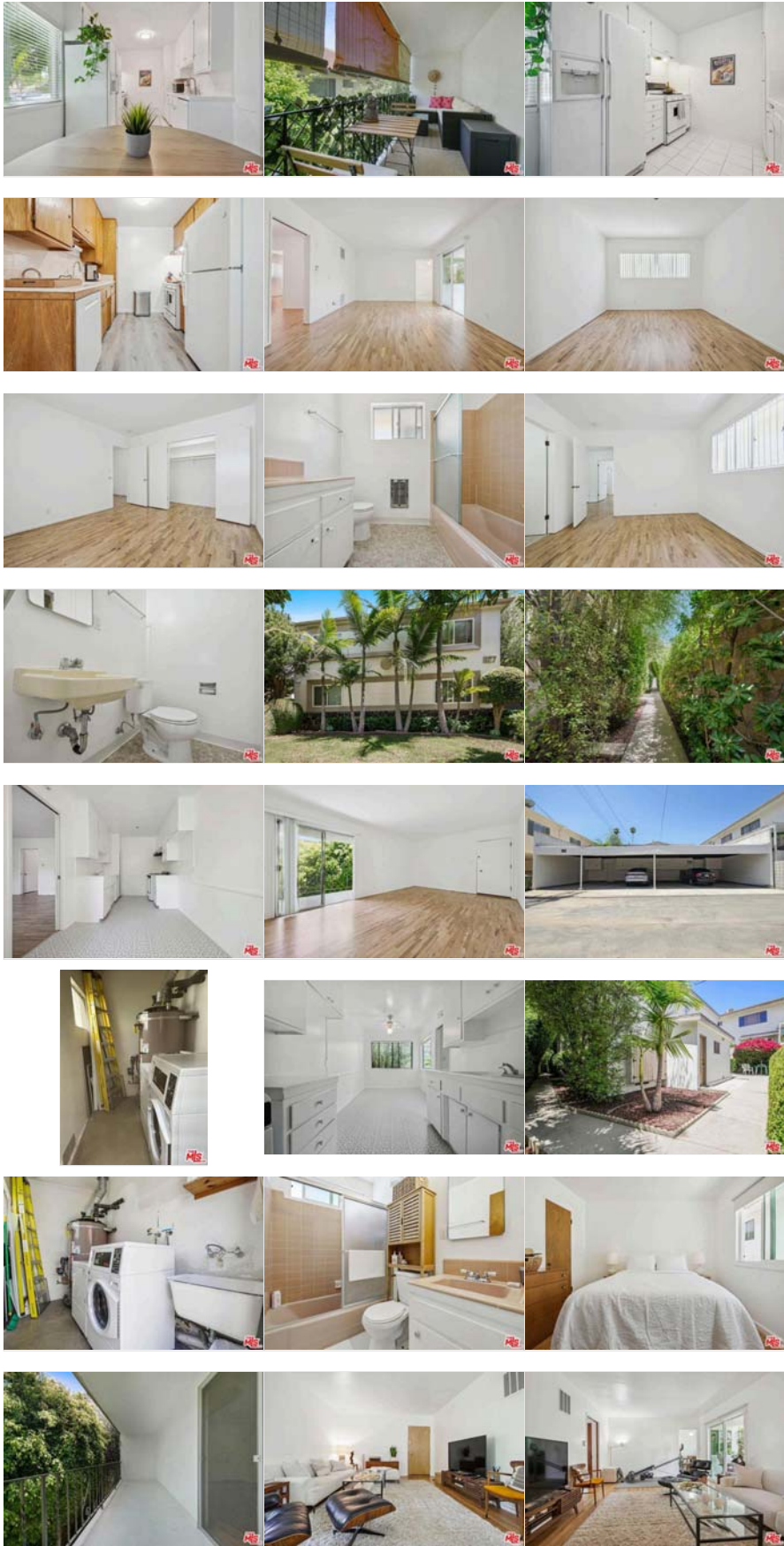
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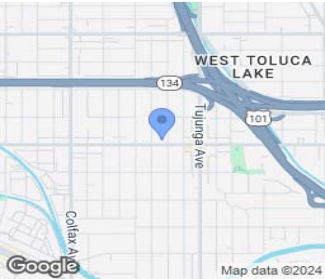




Closed •

11469 Moorpark St • North Hollywood 91602
6 units • \$579,167/unit • 9,330 sqft • 6,792 sqft lot • \$365.13/sqft •
Built in 2008
North Side of Street, in between Colfax and Tujunga

List / Sold:
\$3,475,000/\$3,406,680 ↓
9 days on the market
Listing ID: 24412999



11469 Moorpark St is a charming boutique 6-unit apartment community located in the highly desirable neighborhood of Studio City. This is a rare offering of a 6-unit property with all townhome style units. Currently, the property is operating as an apartment building; however, it possesses a condominium map. This feature provides the future owner with the opportunity to sell off individual units, contingent upon completing the correct paperwork through the Department of Real Estate. The property features a unit mix of six three-bedroom, two-and-a-half-bathroom townhome style units with each unit averaging over 1,550 square feet. This is a rare offering in Studio City which is one of the lowest velocity submarkets in the entire San Fernando Valley. Ownership has done a good job of keeping rents near market but has left 20% upside for a new owner. Units feature large and spacious floorplans, in unit washer dryers and garaged parking

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$3,475,000
- 1 Buildings
- Levels: Three Or More
- 12 Total parking spaces
- SellerConsiderConcessionYN:
- \$152797 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$77,384
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01915449
- 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	3	2		Unfurnished	\$3,365	\$20,191	\$24,000

Of Units With:

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

Additional Information

- Standard sale
- STUD - Studio City area
- Los Angeles County
- Parcel # UNAVAILABLE

Michael Lembeck

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

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Newport Beach, 92660

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Closed •

List / Sold:

\$1,099,000/\$1,299,999

73 days on the market

Listing ID: P1-18865

530 E Mountain St • Pasadena 91104
7 units • \$157,000/unit • 4,716 sqft • 12,650 sqft lot • \$275.66/sqft •
Built in 1954
East of Los Robles



Great opportunity to own a 7-unit apartment building strategically located in a charming neighborhood of Pasadena! The property features a well-rounded mix of units: four 1-bedroom, 1-bath units; two 2-bedroom, 2-bath units; and one expansive 3-bedroom, 2-bath unit, all currently tenant-occupied, ensuring immediate rental income. Property is comprised of 3 buildings. The front building was a craftsman home that was converted into a triplex. The middle building is a ground-level duplex. The rear building has 4 single-car garages, with a duplex above them. The property also includes ample parking, adding to the appeal, and is located just a few short blocks from markets & restaurants on N Lake Ave. Immense potential for those looking to capitalize on an investment with significant upside potential in a sought-after city.

Facts & Features

- Sold On 11/01/2024
- Original List Price of \$1,299,000
- 3 Buildings
- Levels: One, Two
- 8 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Community
- \$83832 Gross Scheduled Income
- \$55960 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 7 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: Sprinklers None
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,872
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,877
- Maintenance:
- Workman's Comp:
- Professional Management: 4608
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,034	\$1,034	\$1,500
2:	1	1	1			\$917		\$1,500
3:	1	1	1			\$943		\$1,500
4:	2	2	2			\$1,023		\$2,000
5:	2	2	2			\$1,052		\$2,000
6:	3	2	2			\$1,065		\$2,500
7:	1	1	1			\$952		\$1,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5731001004

Michael Lembeck

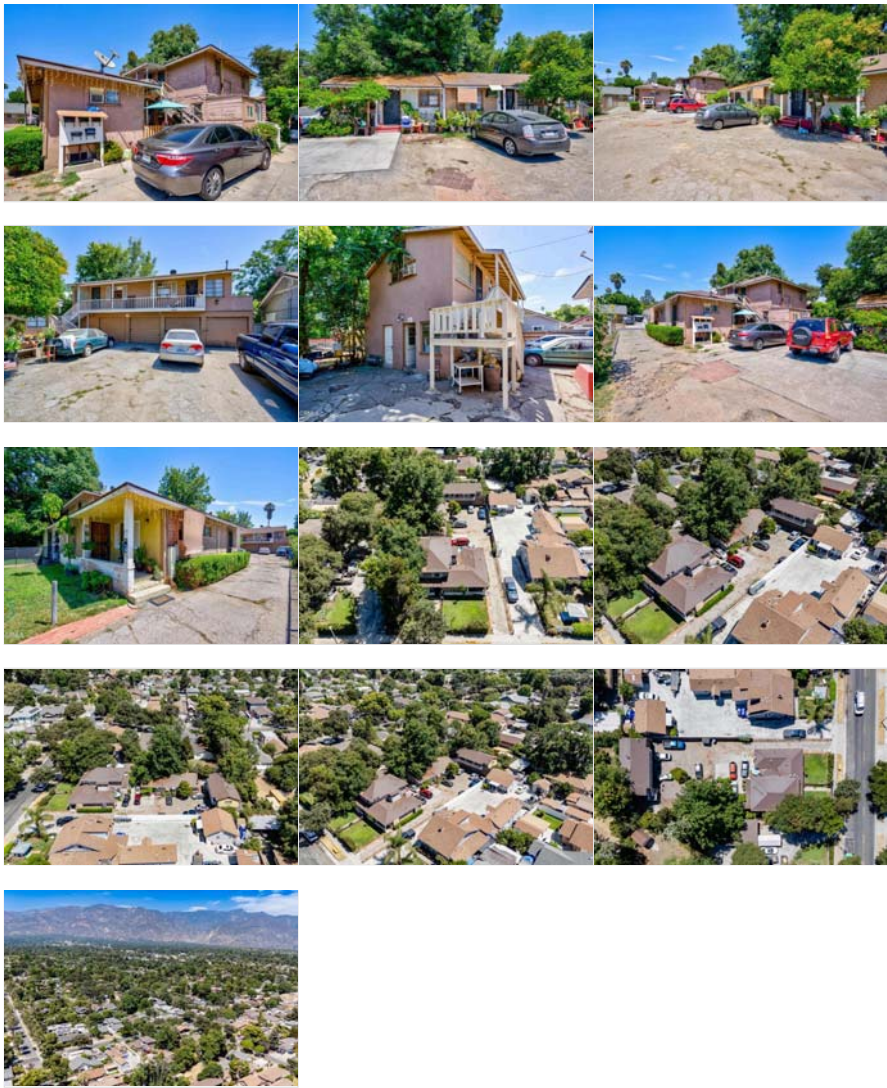
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CUSTOMER FULL: Residential Income LISTING ID: P1-18865

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Closed •

List / Sold:

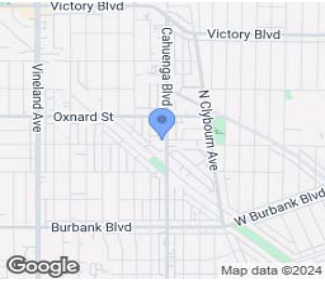
\$1,100,000/\$1,000,000 ↓

0 days on the market

Listing ID: 24431143

5907 Cahuenga Blvd • North Hollywood 91601
7 units • \$157,143/unit • 3,032 sqft • 10,516 sqft lot • \$329.82/sqft •
Built in 1947

In addition to its physical attributes, North Hollywood and its neighboring submarkets are emerging as some of the most up-and-coming and desirable submarkets in the San Fernando Valley. This specific area has benefited from the demand drivers of nearby markets such as Burbank, Valley Village, and Toluca Lake.



Facts & Features

- Sold On 11/01/2024
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 3
- \$32996 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$41,758
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01858487
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$900	\$3,600	\$1,500
2:	3	1	1		Unfurnished	\$900	\$2,700	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2415014010

Michael Lembeck

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

Citivist Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: 24431143

Printed: 11/03/2024 9:27:27 AM

Closed • Quadruplex

List / Sold:
\$2,095,000/\$2,200,000 
56 days on the market
Listing ID: AR23040262

9520 La Tuna Canyon Rd • La Tuna Canyon 91352
9 units • **\$232,778/unit** • **6,165 sqft** • **92,495 sqft lot** • **\$356.85/sqft** •
Built in 1936
210 Freeway, West on La Tuna Canyon



WE ARE NOW READY TO SHOW --- Location! Location! Location. You have heard these words a million times & it truly does matter! Imagine relaxing in your own private gated 2.12 Acre Estate with 3 Single Family Homes, 1 Triplex with 3 One Bedroom Units (one is a pool house), & 3 Modular Buildings or "Casitas". This unique & truly one-of-a-kind estate is located in "Rancho La Tuna Canyon", the unofficial name given to the area years ago. La Tuna Canyon was once the land of one of California's first peoples, the Tongva-Gabrielinos. The name is derived from the Tongva word, Tuhuunga, meaning the "place of the old woman". This lot is perfect for a Family Compound, Sober Living, Retreat Center, Airbnb/Short Term Rental, 1031 Exchange or Income Property. An Investor can potentially gross over \$14,000 a month once fixed up & rented out. You are only short drive away from Pasadena, Glendale & Burbank. The property is zoned A-2.This allows the keeping of horses or other livestock. La Tuna Canyon is 5 minutes to Burbank & one of only a few areas close to the City of LA that allows these uses. Walking through the estate is like strolling through a natural park which attracts lovely bird & animal life. The grounds are landscaped with 60 or more mature trees sprawling across the huge 2.12 acre lot. The property has a lovely pool, a landscaped patio area perfect for family gatherings/BBQ's & 2 ponds. The front house (9526 La Tuna Canyon) is a 3 bedroom 1 Bath 1670 square foot home. The Triplex is behind the Front house & has 3 One Bedroom Units. There are two front units & one back Pool House unit. Total square footage of the Triplex is around 1,750 square feet. The two back houses (9520/9520A La Tuna Canyon). 9520 La Tuna Canyon is the original house & is a 1 bedroom,1 Den (potential 2nd Bedroom),1 bath 1270 square foot home. 9520A La Tuna Canyon is a 2 bedroom 1 bath 960 square foot bath home. In addition, there are 3 Casitas/Modular Buildings with insulation, drywall & wood paneling. The Property is located very close to the 210/2/134/170 Freeways, Filming Studios, Burbank Airport & many of the amazing shops & restaurants greater Los Angeles has to offer. This is a truly a one of kind estate & offers many options for it new Owner! Don't miss your opportunity to secure it while it is still available! All Buyers should due their own due diligence & check with the City to confirm permits, actual square footage & potential uses of the property.

Facts & Features

- Sold On 10/30/2024
- Original List Price of \$2,095,000
- 7 Buildings
- Levels: One
- 16 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Fireplace(s), Wall Furnace
- \$667 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 6.58
- \$168000 Gross Scheduled Income
- \$137860 Net Operating Income
- 2 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Agricultural, Back Yard, Front Yard, Horse Property, Landscaped, Lot Over 40000 Sqft, Patio Home, Sprinkler System, Yard
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Conventional Septic
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$30,140
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$5,000
- 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	1	1	Unfurnished	\$0	\$0	\$2,800
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,650
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700
5:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000
6:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000
7:	1	0	0	0	Unfurnished	\$0	\$0	\$750
8:	1	0	0	0	Unfurnished	\$0	\$0	\$750
9:	1	0	0	0	Unfurnished	\$0	\$0	\$750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 660 - La Tuna Canyon and Adjacent area
- Los Angeles County
- Parcel # 2401037006

Michael Lembeck

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

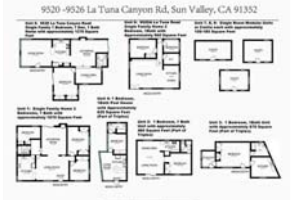
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PROPOSED RENT ROLL FOR RESIDENTS OF LA TUNA CANYON ROAD		
Unit	Current Rent	Proposed Rent
Unit 1 (1000 sq ft)	\$1,200	\$1,300
Unit 2 (1000 sq ft)	\$1,200	\$1,300
Unit 3 (1000 sq ft)	\$1,200	\$1,300
Unit 4 (1000 sq ft)	\$1,200	\$1,300
Unit 5 (1000 sq ft)	\$1,200	\$1,300
Unit 6 (1000 sq ft)	\$1,200	\$1,300
Unit 7 (1000 sq ft)	\$1,200	\$1,300
Unit 8 (1000 sq ft)	\$1,200	\$1,300
Unit 9 (1000 sq ft)	\$1,200	\$1,300
Unit 10 (1000 sq ft)	\$1,200	\$1,300
Unit 11 (1000 sq ft)	\$1,200	\$1,300
Unit 12 (1000 sq ft)	\$1,200	\$1,300
Unit 13 (1000 sq ft)	\$1,200	\$1,300
Unit 14 (1000 sq ft)	\$1,200	\$1,300
Unit 15 (1000 sq ft)	\$1,200	\$1,300
Unit 16 (1000 sq ft)	\$1,200	\$1,300
Unit 17 (1000 sq ft)	\$1,200	\$1,300
Unit 18 (1000 sq ft)	\$1,200	\$1,300
Unit 19 (1000 sq ft)	\$1,200	\$1,300
Unit 20 (1000 sq ft)	\$1,200	\$1,300
Unit 21 (1000 sq ft)	\$1,200	\$1,300
Unit 22 (1000 sq ft)	\$1,200	\$1,300
Unit 23 (1000 sq ft)	\$1,200	\$1,300
Unit 24 (1000 sq ft)	\$1,200	\$1,300
Unit 25 (1000 sq ft)	\$1,200	\$1,300
Unit 26 (1000 sq ft)	\$1,200	\$1,300
Unit 27 (1000 sq ft)	\$1,200	\$1,300
Unit 28 (1000 sq ft)	\$1,200	\$1,300
Unit 29 (1000 sq ft)	\$1,200	\$1,300
Unit 30 (1000 sq ft)	\$1,200	\$1,300
Unit 31 (1000 sq ft)	\$1,200	\$1,300
Unit 32 (1000 sq ft)	\$1,200	\$1,300
Unit 33 (1000 sq ft)	\$1,200	\$1,300
Unit 34 (1000 sq ft)	\$1,200	\$1,300
Unit 35 (1000 sq ft)	\$1,200	\$1,300
Unit 36 (1000 sq ft)	\$1,200	\$1,300
Unit 37 (1000 sq ft)	\$1,200	\$1,300
Unit 38 (1000 sq ft)	\$1,200	\$1,300
Unit 39 (1000 sq ft)	\$1,200	\$1,300
Unit 40 (1000 sq ft)	\$1,200	\$1,300
Unit 41 (1000 sq ft)	\$1,200	\$1,300
Unit 42 (1000 sq ft)	\$1,200	\$1,300
Unit 43 (1000 sq ft)	\$1,200	\$1,300
Unit 44 (1000 sq ft)	\$1,200	\$1,300
Unit 45 (1000 sq ft)	\$1,200	\$1,300
Unit 46 (1000 sq ft)	\$1,200	\$1,300
Unit 47 (1000 sq ft)	\$1,200	\$1,300
Unit 48 (1000 sq ft)	\$1,200	\$1,300
Unit 49 (1000 sq ft)	\$1,200	\$1,300
Unit 50 (1000 sq ft)	\$1,200	\$1,300

















CUSTOMER FULL: Residential Income LISTING ID: AR23040262

Printed: 11/03/2024 9:27:27 AM

Closed •

List / Sold:

\$2,650,000/\$2,600,000 ↓

54 days on the market

Listing ID: 24435435

7120 Hollywood Blvd # 1 • Los Angeles 90046
10 units • \$265,000/unit • 4,820 sqft • 7,500 sqft lot • \$539.42/sqft •
Built in 1953
North of Sunset Blvd, on Hollywood Blvd, West of La Brea



Delivered 100% Vacant! 7120 Hollywood Blvd is a 10 Unit Apartment Building built in 1953. The property is located in an A+ Hollywood Location just north of Sunset Blvd and West of La Brea. The property offers all large studio units, each with 1 parking space. *Seller believes property was formerly Scandia Motel

Facts & Features

- Sold On 10/28/2024
- Original List Price of \$2,650,000
- 1 Buildings
- Levels: Multi/Split
- 10 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 6.35
- \$168351 Net Operating Income

Interior

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

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$76,089
- 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:	10	0	1		Unfurnished	\$2,100	\$21,000	\$21,000

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 # 5548008025

Michael Lembeck

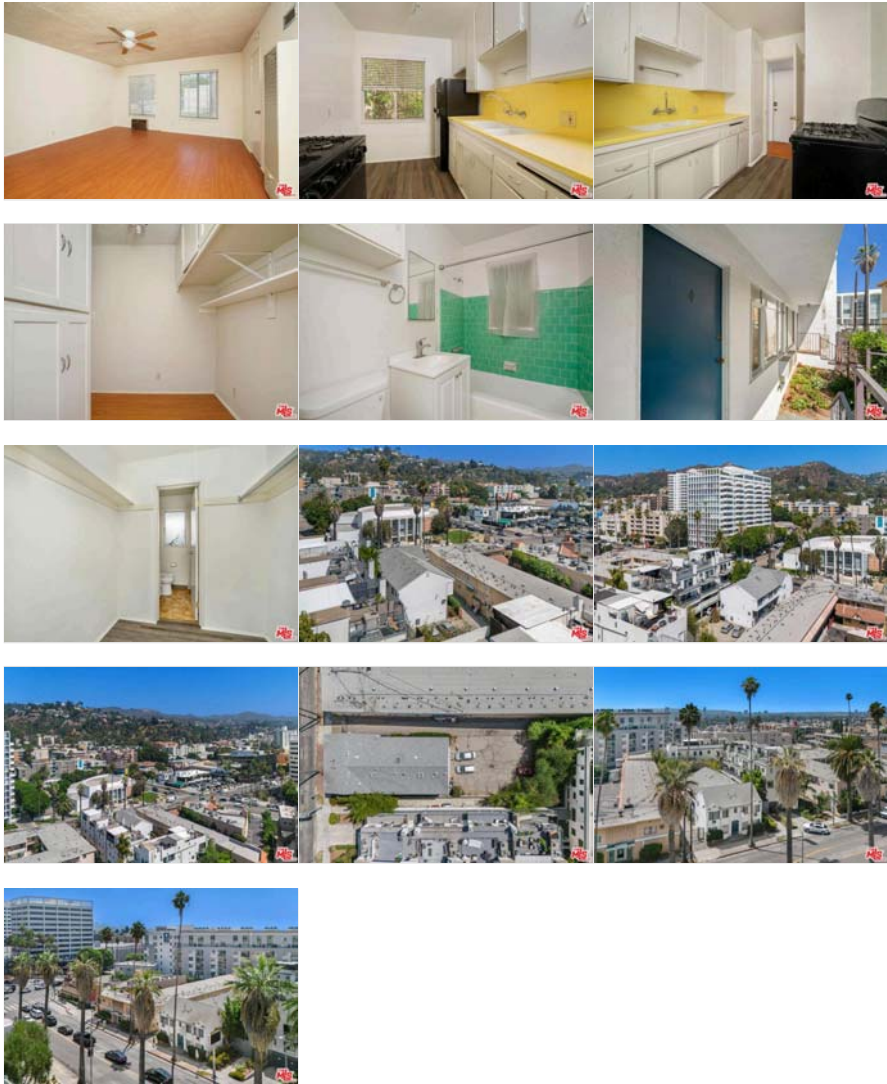
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CUSTOMER FULL: Residential Income LISTING ID: 24435435

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Closed • Commercial/Residential

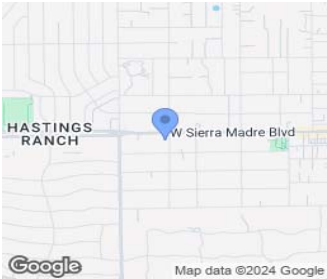
List / Sold:

\$4,900,000/\$4,600,000 ↓

48 days on the market

Listing ID: AR24158304

590 W SIERRA MADRE Blvd • Sierra Madre 91024
11 units • \$445,455/unit • 10,284 sqft • 3,016 sqft lot • \$447.30/sqft •
Built in 1937
CROSS STREET OF SOUTH SUNNYSIDE AVENUE



PRIME LOCATION, PRIME OPPORTUNITY! NESTLED IN THE HEART OF SIERRA MADRE THIS MULTIPLE-UNIT PROPERTY HAS A RARE SETUP WITH 6 HOLLYWOOD BUNGALOWS; 1 FOUR-PLEX WITH A SINGLE APARTMENT ABOVE THE PARKING GARAGES; JUST OVER HALF AN ACRE, 30,016 SQ FT LOT; 10284 SQ FT OF LIVING SPACE; 11 UNITS; 22 BEDROOMS WITH 11 BATHROOMS; ALL UNITS ARE 2 BED WITH 1 BATH; FEATURING AMPLE OFF STREET COVERED PARKING WITH 1 CARPORT ALLOCATED TO EACH UNIT! THE OWNERS HAVE LOVED AND MAINTAINED THIS SPECIAL PROPERTY FOR MORE THAN 40 YEARS! WELL-MAINTAINED UNITS WITH MANY UPDATES AND UPGRADES. ALL UNITS HAVE THEIR OWN WASHER & DRYER HOOK-UP. BEAUTIFULLY LANDSCAPED; THERE IS AMPLE OPPORTUNITY TO ADD VALUE TO THIS PROPERTY. EXCELLENT PRO-FORMA INCOME. NOT ONLY ARE YOU IN DOWNTOWN SIERRA MADRE, BUT YOU ARE ALSO MINUTES FROM HASTINGS RANCH SHOPS AND THE FREEWAY! BUILT-IN 1937. CALL OUR OFFICE FOR DETAILED MEMORANDUM.

Facts & Features

- Sold On 11/01/2024
- Original List Price of \$5,998,000
- 7 Buildings
- Levels: One, Two
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$2,312 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$400800 Gross Scheduled Income
- \$359505 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom
- Floor: Carpet, Tile, Vinyl
- Appliances: Gas Oven, Gas Range, Gas Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Granite Counters, Tile Counters

Exterior

- Lot Features: 11-15 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,295
- Electric: \$300.00
- Gas:
- Furniture Replacement:
- Trash: \$6,021
- Cable TV: 02131154
- Gardener:
- Licenses:
- Insurance: \$15,214
- Maintenance:
- Workman's Comp:
- Professional Management: 12000
- Water/Sewer: \$7,760
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	11	2	1	10	Unfurnished	\$21,424	\$21,424	\$33,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 656 - Sierra Madre area
- Los Angeles County
- Parcel # 5768023016

Michael Lembeck

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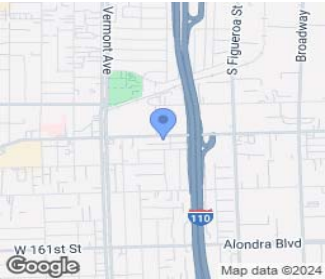
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Closed • Commercial/Residential

List / Sold:
\$2,175,000/\$1,900,000 ↓
56 days on the market
Listing ID: PW24183864

712 W Redondo Beach Blvd • Gardena 90247
12 units • **\$181,250/unit** • **8,616 sqft** • **20,678 sqft lot** • **\$220.52/sqft** •
Built in 1954
Just west of the 110 near Orchard Ave intersection



712-722 West Redondo Beach Boulevard in Gardena, California comprises three fourplexes with all one-bedroom units on three contiguous parcels that total 0.47 acres. Each unit has a single-car garage, new windows, and is separately metered for gas and electricity. The property is in a strong rental location conveniently near the 110 Freeway, retail, and within just blocks of two of Gardena's largest employers. With 57 percent potential upside in rents, 712-722 West Redondo Beach Boulevard is an excellent value-add opportunity.

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$2,400,000
- 3 Buildings
- 12 Total parking spaces
- \$1,058 (Estimated)
- SellerConsiderConcessionYN:
- \$94643 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01332755
- 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:	12	1	1	12	Unfurnished	\$1,182	\$14,185	\$1,850

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 116 - North Gateway area
- Los Angeles County
- Parcel # 6120008016

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Closed •

List / Sold:

\$3,700,000/\$3,270,000 ↓

86 days on the market

Listing ID: 24420683

616 San Pascual Ave • Los Angeles 90042
16 units • \$231,250/unit • 15,008 sqft • 15,005 sqft lot • \$217.88/sqft •
Built in 1965
Right in Pollard St, left on San Pascual Ave



We are delighted to present a rare investment opportunity: a 16-unit mid-century complex located in one of Los Angeles' hottest neighborhoods Highland Park! Constructed in 1965, this offering consists of two adjacent buildings, each with eight townhome-style units. Each unit features 2 bedrooms and 1.5 bathrooms, with the entire property boasting approximately 15,008 SF of building space on a lot size of about 15,000 SF and on-site laundry facilities. Nestled in a residentially zoned community, the property offers abundant parking, which positions it well for strong market rental rates. For the astute investor, there is significant value-add potential with the possibility of adding up to four ADU units, with an estimated upside potential of approximately 89% (buyer to verify feasibility). The property is zoned RD1.5, with a completed soft-story retrofit and a Certificate of Compliance dated 04/23/2019. Strategically located in the vibrant epicenter of North East LA's Highland Park, tenants will enjoy proximity to the top retail corridors of York Blvd and Figueroa Street and easy access to South Pasadena and Pasadena. Disclosure: Buyers are advised to conduct all necessary due diligence, including verifying building square footage, lot size, legal bedroom/bathroom count, parking count, unit mix, year built, zoning, market rents, soft-story compliance, and the feasibility of constructing ADU(s) or additional units.** DO NOT DISTURB TENANTS OR WALK ON PROPERTY-DRIVE BY ONLY **

Facts & Features

- Sold On 10/30/2024
- Original List Price of \$3,995,000
- 2 Buildings
- Levels: Multi/Split
- 16 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 6.85
- \$253364 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$140,803
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- 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:	16	2	1		Unfurnished	\$2,064	\$33,029	\$62,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5493035017

Michael Lembeck

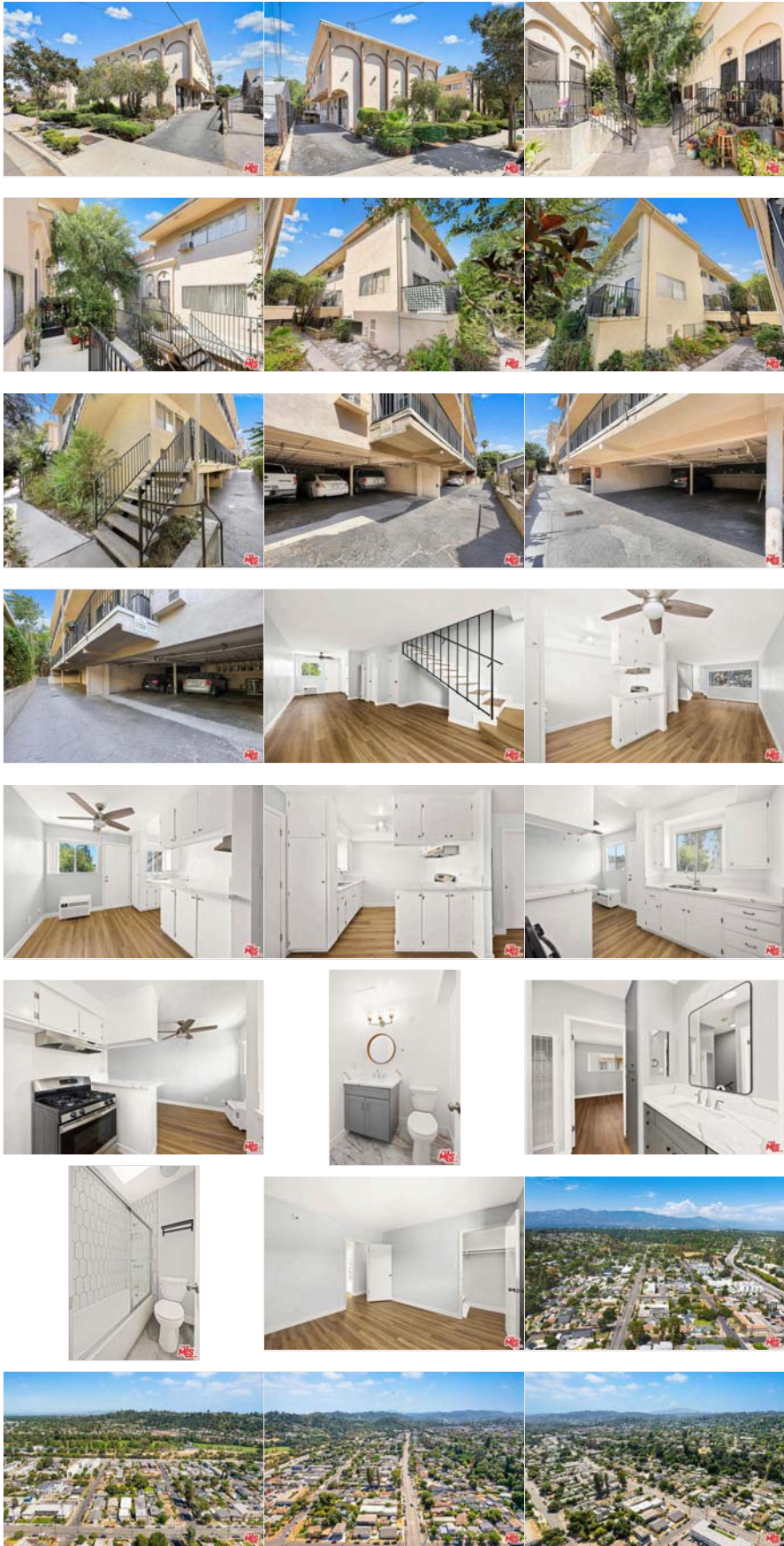
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CUSTOMER FULL: Residential Income LISTING ID: 24420683

Printed: 11/03/2024 9:27:27 AM

Closed • Apartment

List / Sold:
\$3,200,000/\$3,050,000 ↓
35 days on the market
Listing ID: SB24155910

821 W 167th St • Gardena 90247
20 units • **\$160,000/unit** • **12,434 sqft** • **13,129 sqft lot** • **\$245.30/sqft** •
Built in 1963
South of Gardena Blvd; East of Vermont Ave; Just off FWY-110



Huge value-add opportunity in a high-demand rental pocket of Gardena PO (subject to LA City rent control). Property consists of two 10-unit apartment buildings on adjacent APNs - 821 & 825 W 167th St in Gardena. Each building has excellent unit mix of 1 Single, 1 Two-Bedroom, 1 Three-Bedroom and 7 One-Bedrooms. All electric property with low utility expenses. Roof has been replaced 10 years ago ago; Soft Story on the 2 tuck under parking has been completed and it can be converted into ADUs (Buyer to verify with the City). Property has additional covered parking in the rear of the property and on-site Laundry for tenants' convenience. Currently collecting \$22,272/mo in rents property has huge upside in rents. About eight units have been updated with vinyl flooring and new kitchen appliances; the rest are original. Property is first time on the market in over 30 years!

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$3,200,000
- 2 Buildings
- Levels: Two
- 14 Total parking spaces
- 10 Total carport spaces
- \$2,249 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 5.1
- \$267192 Gross Scheduled Income
- \$164251 Net Operating Income
- 20 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Near Public Transit, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$97,325
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$15,000
- Maintenance:
- Workman's Comp:
- Professional Management: 13485
- Water/Sewer: \$11,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	0	Unfurnished	\$1,423	\$2,846	\$2,500
2:	2	2	1	0	Unfurnished	\$1,285	\$2,570	\$23,100
3:	14	1	1	0	Unfurnished	\$1,076	\$15,064	\$3,700
4:	2	0	1	0	Unfurnished	\$893	\$1,786	\$4,300

Of Units With:

- Separate Electric: 20
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 116 - North Gateway area
- Los Angeles County
- Parcel # 6121007024

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