

Cross Property Customer 1 Line

Table with columns: Listing ID, S, St# St Name, City, Area, SLC, Units, GSI, Cap, L/C Price, \$/Sqft, Sqft, YrBuilt, LSqft/Ac, Pr. Rows include listing details like OC21158645, PW21148441, SB21193586, etc.

Closed • **Single Family Residence**

List / Sold: **\$799,000/\$860,000** ↓

728 Stepney Pl • Inglewood 90302

21 days on the market

2 units • **\$399,500/unit** • **1,724 sqft** • **6,004 sqft lot** • **\$498.84/sqft** • **Built in 1929**

Listing ID: OC21158645

Florence Ave to Centinela Ave to Warren Lane to Marlborough Ave to Stepney Place



Perfect to live in one and rent the other. This property has 2 houses on one lot. Great investment opportunity were you can rent out both units . The front unit is a 3 bedroom 1 bath. Back unit 2 beds 1 bath with attached garage. Garage unit could possible be turned in to an ADU. The kitchen was remodel a few years ago cabinets, flooring, granite counter tops, range and dishwasher. The bathrooms have laminate wood flooring and new light fixtures have been installed through out the home. The back unit is a 2 bedroom 1 bath that has been updated as well. The kitchen is new with cabinets, granite counter tops, flooring, range and dishwasher. As well laminate flooring and light fixtures through out. The exterior has been painted, and the landscaping updated, which gives this property great curb appeal. A great neighborhood and the location, close to Sofi Stadium, The Forum, restaurants, 3 blocks away from the new light rail and more just add to the appeal of this property. Property as-is. Tenant occupied until 8/1. BOTH UNITS WILL BE VACANT

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$897,500
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: In Garage
- \$4655 Gross Scheduled Income
- \$655 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: None

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,600	\$2,600	\$2,600
2:	1	2	1	2	Unfurnished	\$2,055	\$2,055	\$2,055

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
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4015007021

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$620,000/\$615,000** ↓

326 E Beach Ave • Inglewood 90302

49 days on the market

2 units • \$310,000/unit • 1,235 sqft • 5,172 sqft lot • \$497.98/sqft • Built in 1938

Listing ID: PW21148441

East on Manchester, Left on S Fir, Left on Beach



Opportunity to own two separate houses on a lot. Great potential for owner occupant to live in one and rent out the other unit for additional income. Unit 1 is a 3 bed/1 bath. Unit 2 is a 2bed/2 bath. Each unit has individual electric and gas meter. Location is conveniently near stadium, freeway and LAX. Both units were totaled remodeled in 2014 with laminate flooring, new kitchen, new window and new bathroom. Current rent is \$3,300/ month. Both units are fully occupied by long term tenants. Please DO NOT DISTURB tenants. DRIVE BY ONLY.

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$620,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- \$39600 Gross Scheduled Income
- \$37123 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Irregular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,477
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978339
- Gardener:
- Licenses:
- Insurance: \$1,037
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,800	\$1,800	\$2,000
2:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,650

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
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4015017009

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$799,000/\$825,000** ↑

13315 Eriel Ave # 2 • Hawthorne 90250

3 days on the market

2 units • \$399,500/unit • 1,539 sqft • 5,552 sqft lot • \$536.06/sqft • Built in 1940

Listing ID: SB21193586

Between Crenshaw and Prairie on corner of 134th and Eriel



Come view 13315 Eriel Avenue on the corner of Eriel Avenue and 134th Street. Located in the Wonderful and Thriving City of Hawthorne, Ca! Centrally located between the 110, 405, and 105 Freeways, just minutes from Downtown Los Angeles, Redondo, Hermosa, and Manhattan beach! Around the corner from Space X, Tesla Design Center, and minutes from LAX. In a residential area, you will drive up to plush green lawns, and manicured planters. Whether you live here or rent it out, the front and back yards and single car garages offer ample space around the units for breathing room. One unit facing 134th is a 2 bed 1 bath with nice front and rear yard, laundry area and 1 car garage. The second unit faces Eriel and is newly updated with fresh paint, newer vinyl planks, new window coverings, brand new ceiling fans, and closet doors on order. The Eriel unit allows plenty of bright light through newer vinyl windows. Both units have their own private back yard and storage and have hookups for washer/dryer. With tremendous opportunity for upside, and growth...this property is truly ONE of A KIND! See you in Escrow :)

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$787 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$50400 Gross Scheduled Income
- \$50400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate, Vinyl
- Appliances: Gas Oven, Gas Cooktop
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Lawn
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02004120
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- 110 - East Hawthorne area
- Los Angeles County
- Parcel # 4053014011

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$679,000/\$715,000** ↑

1529 W 227th St • Torrance 90501

27 days on the market

2 units • \$339,500/unit • 2 sqft • 7,200 sqft lot • No \$/Sqft data • Built in 1954

Listing ID: SB21178281

Western to 227th



Great two on a lot investment property with long term tenants and a tremendous amount of upside in rents. These two homes sit on a 7200 square foot lot. Both units have separate addresses, two bedrooms and one bathroom, updated kitchens and bathrooms, electrical panels, copper plumbing, newer windows and laminate wood flooring. Each unit has ample parking along with their own separate laundry areas.

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$679,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$592 (Estimated)
- Laundry: Inside
- Cap Rate: 4.25
- \$31260 Gross Scheduled Income
- \$28940 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,320
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01801069
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,227	\$1,227	\$1,900
2:	1	2	1	2	Unfurnished	\$1,378	\$1,378	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7347011035

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,500,000/\$1,400,000 ↓

23 days on the market

Listing ID: PV21101133

Closed • Single Family Residence

1907 Gates Ave • Redondo Beach 90278

2 units • \$750,000/unit • 1,660 sqft • 6,403 sqft lot • \$843.37/sqft • Built in 1948

Aviation to Gates, South of Manhattan Beach Blvd



Classic beach bungalow with cute rental unit on an R2 lot. Front unit has 2 BR's, 2 full baths. Back unit is a studio with full kitchen and bathroom with shower. Current owners have lived in the home since the 70's taking great care of this 40's home - remodeled kitchen with cook's DCS freestanding oven, granite counters, stainless appliances, fans and recessed lighting, bamboo floors. Home is on a slight hill so is super light and bright - well known in the neighborhood as "the cool house". Cabinet maker owner with artistic wife has installed cabinets in every nook - incredible storage for a smaller home and created a great entertainer's paradise. Master bath was remodeled approx 10 years ago with a soaking tub and double sinks. Bamboo floors throughout. Back of home includes a family room now used for dining with fireplace and TV area. Dutch door opens to fabulous backyard. Garden, grass, deck with jacuzzi, solid storage sheds that fit into the landscaping, outdoor shower (or great dog washing station). Gorgeous backyard leads to the rental unit - surrounded by a porch with an adjacent storage shed. Studio is in excellent shape and includes stacked washer dryer, full kitchen and 3/4 bath. Entire property is very well maintained. Great location - Manhattan Beach adjacent.

Facts & Features

- Sold On 10/07/2021
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Central
- Laundry: Electric Dryer Hookup, Gas Dryer Hookup, Inside
- \$13200 Gross Scheduled Income
- \$13200 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom, Master Bedroom
- Floor: Bamboo
- Appliances: 6 Burner Stove, Free-Standing Range, Gas Oven, Gas Range, Gas Cooktop, Instant Hot Water, Microwave, Refrigerator
- Other Interior Features: Built-in Features, Track Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Level with Street, Level, Sprinkler System
- Security Features: Smoke Detector(s)
- Fencing: Average Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01902970
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4155005020

Michael Lembeck

Re/Max Property Connection

10/10/21, 12:48 PM

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: PV21101133

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Closed • Duplex

List / Sold: **\$679,000/\$680,000** ↑

956 W 3rd St • San Pedro 90731

6 days on the market

2 units • \$339,500/unit • **1,200 sqft** • **4,993 sqft lot** • **\$566.67/sqft** • **Built in 1951**

Listing ID: PW21162801

W. Gaffey N of 3rd Street



Opportunity Knocks! Welcome to 956- 958 W. 3rd Street San Pedro. Wonderful Duplex in the exquisite area of San Pedro each unit boast of Spacious bedrooms front unit has laminate flooring throughout, cozy livingroom, ceiling fan, Plenty of natural lighting , the kitchen has newer cabinets, inside laundry with a door access to the side of the property. Second unit has original carpet throughout tenant currently occupying the unit, inside laundry. Each unit has 1 car garage with extra storage space, property has the potential of adding on check with the city for specific details. Just a few minutes to San Pedro Port, shopping and restaurants. Beautiful curb appeal with plenty of greenery, bright flowers welcomes any potential client!

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$679,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$2530 Gross Scheduled Income
- \$2530 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Laminate
- Appliances: Gas Oven, Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$580
- Electric: \$180.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$260
- Cable TV: 01952507
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$180
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,600
2:	1	1	1	1	Unfurnished	\$930	\$930	\$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
- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7451013017

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$769,000/\$800,000** ↑

2617 W Norwood Pl # 2 • Alhambra 91803

67 days on the market

2 units • \$384,500/unit • 1,652 sqft • 7,874 sqft lot • \$484.26/sqft • Built in 1949

Listing ID: TR21163373

south of Valley Blvd, West of Fremont Ave.



Very convenient location Duplex, each unit has one bed and one bath. Great opportunity for investor to rebuild or remodel.

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$769,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Inside
- \$22800 Gross Scheduled Income
- \$17900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01836555
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$800	\$800	\$1,800
2:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5351010014

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,995,000/\$2,170,000 ↑

11 days on the market

Listing ID: 21764332

Closed •

3854 Boyce Ave • Los Angeles 90039

2 units • **\$997,500/unit** • **3,036 sqft** • **6,749 sqft lot** • **\$714.76/sqft** • **Built in 1931**

N of Glendale Blvd, S of Los Feliz Blvd



Trophy 1930's Spanish style duplex located in prime Atwater Village! This rare offering features two nearly identical mirror image units with loads of charm, space & privacy. The main levels feature a spacious living room & formal dining with original hardwood floors, numerous windows for natural light & large storage closet. Both kitchens have been updated with modern amenities while maintaining their original charm. A laundry hall, two storage closets & 3/4 bath complete the main levels. Upstairs you will find a center hall with skylight leading to three well-sized bedrooms & a vintage bath on one side and a fully renovated dreamy bath on the other. Each unit has its own driveway with 2 car garage finished studio space and private yards, a truly remarkable feature! Dine al fresco under the mature foliage or master your green thumb in the raised garden beds, the options are endless! Ideally located a short distance to the best shops & restaurants in Atwater Village.

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$1,995,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Rooms: Living Room
- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator
- Other Interior Features: Ceiling Fan(s)

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	3	2		Unfurnished	\$4,100	\$4,100	\$4,500
2:	1	3	2		Unfurnished	\$0	\$0	\$4,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 606 - Atwater area
- Los Angeles County
- Parcel # 5435011012

Michael Lembeck

Re/Max Property Connection

10/10/21, 12:48 PM

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: 21764332

Printed: 10/10/2021 12:48:11 PM

Closed • Duplex

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

11046 Elmcrest St • El Monte 91731

61 days on the market

2 units • \$394,500/unit • 1,759 sqft • 4,891 sqft lot • \$440.59/sqft • Built in 1966

Listing ID: CV20257458

south of Lower Azusa Rd



ADDRESS IS 11046 & 11048 ELMCREST STREET: MODERN STYLE 2 STORY DUPLEX IN GREAT AREA OF "EL MONTE". LOCATED ON A "CUL-D-SAC" STREET. INTERIORS FRESHLY PAINTED, NEW CARPETS, UPGRADED BATHROOMS AND KITCHENS -- ***BRAND NEW 30 YEAR ROOF*** READY TO MOVE IN TO! *ASK ABOUT 1ST TIME BUYER'S "DOWN PAYMENT ASSISTANCE \$\$\$"...BUYERS MUST QUALIFY FOR THIS PROGRAM. EACH UNIT HAS IT'S OWN LAUNDRY ROOM & OWN WATER HEATERS: LOWER UNIT 2 BEDROOM, 1.5 BATH ROOMS -- "TOWNHOME STYLE-2 STORY HOME WITH BOTH BEDROOMS UPSTAIRS'. LARGE COVERED PATIO - NICE REAR YARD. PLUS AN ATTACHED EXTRA LARGE 2 CAR GARAGE. LAUNDRY ROOM CONNECTED INSIDE THE GARAGE. UPPER UNIT 2 BEDROOM, 1 BATH OVER A 1 CAR ATTACHED GARAGE THAT SITS DOWNSTAIRS. HAS IT'S OWN LAUNDRYROOM DOWNSTAIRS LOCATED OUTSIDE. CLOSE TO SHOPPING, SCHOOLS AND 10 FREEWAY. CALL AGENT FOR DETAILS AND SPECIAL 1ST TIME BUYER'S FINANCING AVAILABLE TO QUALIFIED BUYERS ONLY!

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$775,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: In Garage, Outside
- \$4200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Concrete, Laminate
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526842
- 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	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8570003036

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Single Family Residence**

List / Sold: **\$739,000/\$705,000** ↓

2037 N Eastern Ave • Los Angeles 90032

15 days on the market

2 units • **\$369,500/unit** • **1,250 sqft** • **7,000 sqft lot** • **\$564.00/sqft** • **Built in 1951**

Listing ID: CV21169453

From Valley & Eastern, go North on Eastern. The home is on the Left (West) side.



INCREDIBLE DUPLEX IN HIGHLY DESIRABLE AREA OF EL SERENO! This great investment property has been in the family for over 50 years! Located close to EVERYTHING, this is an ideal location! Cal State LA, USC, hospitals, parks, markets, local eateries, easy access to all major freeways and minutes to Downtown! Eastern Ave offers a unit mix of two- one bedroom, one bathroom units, with approximately 625 sqft each. Each unit features private laundry and a private one car garage. There is an incredible upside for the monthly rent in the future! The interior of each unit boasts hardwood flooring in the living area and tile flooring in the kitchen. The living area for both units are spacious and are laid out well w/ a dining area just off of the kitchen. Newer windows have been installed and the electrical was also upgraded. The massive lot provides ample parking and even R/V potential if need be. There is a nice garden area at the very back of the lot as well! Multi-units that have been kept up like this are hard to find in the area. Be sure to make an appointment to view these before it's too late! Click here to view the matterport for the second unit <https://my.matterport.com/show/?m=ka2XbWKKgqE>

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$739,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (See Remarks)
- Laundry: In Kitchen
- Cap Rate: 2.7
- \$24060 Gross Scheduled Income
- \$20060 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite
- Appliances: Gas Oven, Water Heater
- Other Interior Features: Ceiling Fan(s)
- Floor: Tile, Wood

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Level with Street, Rectangular Lot, Level, Sprinkler System, Sprinklers In Front, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01941703
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$930	\$930	\$1,600
2:	1	1	1	1	Unfurnished	\$1,075	\$1,075	\$1,600

Of Units With:

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

Additional Information

- Trust sale
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5215034021

10/10/21, 12:48 PM

Matrix

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: CV21169453

Printed: 10/10/2021 12:48:11 PM

Closed

List / Sold: **\$950,000/\$970,000** ↑

1298 Dorner Dr • Monterey Park 91754

13 days on the market

2 units • \$475,000/unit • 2 sqft • 9,043 sqft lot • No \$/Sqft data • Built in 1947

Listing ID: PW21179763

off Atlantic Blvd and 1st street to Dorner Dr



Excellent duplex - Prime Locate in the City of Monterey Park - 2 units: 1298 is the larger of the two with 2 beds and 2 baths, 1298 unit has a rear yard, Patio and a Large Shed, block wall fencing & a two car garage, Laminate wood flooring in living Rm, the hall ways & the two bedrms; the two bathrms have tile flooring & shower walls also tiled; Kitchen host an Island, tile counter tops & Panty & lots of Cabinets, Dual pane windows and slide door to rear yard - Washer & Dryer Hooks ups located in main Master Bathrm. the second unit 1294 has two bedrms & 1 bathrm. and has a small outside seating area. The side of unit has wood fencing. Wood Laminate flooring in living room area, hall way and the two bedrms; tile floors for the kitchen and tile in the bathrms. The Kitchen also host a Granite counter Island - & kitchen has granite countertops, and a panty; Laundry Hookups are outside under a cover room. The Duplex is close to Atlantic Square, which host many restaurants, shopping plazas and few blocks from East Los Angeles College. FWY close to the 60, I-10, I-710 & the 5 easy commute to downtown Los Angeles and to Orange County.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$595 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Washer Hookup, Washer Included
- \$50400 Gross Scheduled Income
- \$46176 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Appliances: Free-Standing Range, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Sprinklers In Front
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,221
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,195
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$809
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,260
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5251028001

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,748,800/\$1,695,000 ↓

13 days on the market

Listing ID: WS21181954

Closed

722 E Hellman Ave # A&B • Monterey Park 91755

2 units • \$874,400/unit • 2,813 sqft • 6,990 sqft lot • \$602.56/sqft • Built in 2018

On E. Hellman Ave between New Ave and N Orange Ave



Gorgeous Two-Unit home constructed in 2019 at the heart of Monterey Park City. The front main house has a Grand Double Door entrance; High ceiling; Crown molding; 8 ft. tall Interior doors, spacious 4 bedrooms (Junior Suite downstairs for elderly); 3.5 bathrooms, and 2 attached car garages. Open floor plan: Kitchen with center island combined with a Large Family Room; separate Formal Dining and Living room; Plantation Shutters, Porcelain tiles throughout the house, and laminate flooring upstairs, both units have separate utility meters for water, electricity, and gas. Within walking distance to parks, restaurants, shops, and highly rated Mark Keppel High School, as well as middle and elementary schools. Unit #2: Beautiful 2 Bedrooms; 1 bathroom with full kitchen, family room, attached car garage, private patio backyard with a storage shed. Great opportunity to own this Beautiful Home that has rental income or investment property!! OPEN HOUSE this Weekend

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$1,748,800
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$507 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage
- \$2000 Gross Scheduled Income
- \$23400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Family Room, Formal Entry, Kitchen, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom, Master Suite, Multi-Level Bedroom, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Cooktop, High Efficiency Water Heater, Tankless Water Heater, Water Line to Refrigerator
- Other Interior Features: Balcony, Copper Plumbing Full, Crown Molding, High Ceilings, Open Floorplan, Recessed Lighting, Stone Counters, Two Story Ceilings

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Level with Street, Park Nearby, Paved, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Walkstreet, Yard
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Fencing: Block, Brick
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$1,777
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01900560
- Gardener:
- Licenses:
- Insurance: \$577
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	4	2	Unfurnished	\$0	\$0	\$3,800
2:	1	2	1	1	Unfurnished	\$2,000	\$24,000	\$2,000

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

- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5258013010

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: WS21181954

Printed: 10/10/2021 12:48:11 PM

Closed • Duplex

List / Sold: **\$999,000/\$1,015,000** ↑

446 Lola Ave • Pasadena 91107

15 days on the market

2 units • \$499,500/unit • 1,622 sqft • 7,506 sqft lot • \$625.77/sqft • Built in 1925

Listing ID: **WS21144164**

North of 210 Freeway; West of Altadena; Between Villa and Maple



Well-kept bungalow duplex nestled in desirable area of Pasadena. Front unit features 3 bedrooms, 2 bathrooms, stainless steel appliances, dishwasher, granite countertops, custom pullout condiments cabinet, laminate flooring, indoor laundry hookups, recess lighting, central air and heat, floor to ceiling mirror closets in each bedroom, updated windows and tankless water heater. Back unit includes 1 bedroom, 1 room which can be utilized for storage or studio for artist, 1 bathroom, laundry hookups and stainless steel appliances. Front unit is approx. 1148 sq. ft. and back unit is approx. 474 sq. ft. Outdoor landscape is drought-friendly. Low maintenance property for the next owner. Located minutes from Eaton Canyon, Alice Dog Park, Victory Park, Hastings Ranch, shops, dining and more. Both units tenant occupied.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$999,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Laundry: Inside, Outside
- \$37800 Gross Scheduled Income
- \$28763 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Tankless Water Heater, Water Heater
- Other Interior Features: Granite Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,037
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02016142
- Gardener:
- Licenses:
- Insurance: \$782
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$963
- Other Expense: \$12
- Other Expense Description: DD Fee

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,150	\$3,150	\$3,200
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5744022019

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,149,000/\$1,132,000 ↓

84 days on the market

Listing ID: P1-5651

Closed • Duplex

1735 Whitefield Rd • Pasadena 91104

2 units • \$574,500/unit • 1,826 sqft • 7,501 sqft lot • \$619.93/sqft • Built in 1938

North of 210 freeway on Allen Ave above Mountain Ave and below Washington Blvd.



Two elegant single family homes on one lot in a beautifully located area of Pasadena. Both single family homes have been remodeled and have their own individual characteristics. The front house has been recently updated and provides 3 bedrooms and 1 bathroom. The kitchen and bathroom have been completely remodeled. Beautiful flooring throughout, newer windows, granite counter tops, recessed lighting and so much more ! The rear home provides a quaint front porch entry, original oak flooring, updated kitchen cabinets, counter tops and more. A very generous size private back yard as well! Both units have their own interior washer and dryer set-ups and central a/c and heat. There is a two car garage at the end of a very long tandem driveway. This is a beautiful property with individual house privacy and centrally located to many of the amenities that Pasadena has to offer!

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: Dryer Included, Washer Included
- \$56540 Gross Scheduled Income
- \$54420 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry
- Floor: Laminate, Tile
- Appliances: Gas Oven, Range Hood
- Other Interior Features: Granite Counters, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Lawn
- Fencing: Chain Link, Privacy
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,148
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$668
- Cable TV: 01514230
- Gardener:
- Licenses:
- Insurance: \$2,520
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	1	1	Unfurnished	\$2,800	\$2,800	\$3,200
2:		1	1	1	Unfurnished	\$1,920	\$1,920	\$2,350
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 646 - Pasadena (NE) area
- Los Angeles County

- Parcel # 5742012025

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: P1-5651

Printed: 10/10/2021 12:48:11 PM

Closed • Duplex

List / Sold: **\$629,900/\$630,000** ↑

10727 Amador St • South El Monte 91731

14 days on the market

2 units • \$314,950/unit • 960 sqft • 3,795 sqft lot • \$656.25/sqft • Built in 1950

Listing ID: DW21149582

OFF OF SANTA ANITA AND RAMONA BLVD



****THIS IS A MUST SEE NICEST DUPLEX IN EL MONTE** **LOOK NO FURTHER** **THIS DUPLEX HAS IT ALL**
****EVERYTHING IS NEW** **THIS AMAZING PROPERTY FEATURES 1 BEDROOM 1 BATH EACH AND ARE FULLY REMODELED IN THE FOLLOWING** **NEW ROOF** **PLUMBING** **ELECTRICAL** **WINDOWS** **KITCHEN CABINETS WITH QUARTZ COUNTER TOPS** **FLOORING** **DOORS** **SHOWER** **TOILET** **VANITY** **RECESSED LIGHTS** **MINI SPLIT AC AND HEATING** **BACK YARD FENCING** **AND SO MUCH MORE THAT YOU HAVE TO SEE IT FOR YOUR SELF**
****CLOSE TO FREEWAYS 10, 605, 210** **SHOPPING CENTERS** **AND LOCAL SCHOOLS********

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$629,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01333814
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 657 - So. El Monte area
- Los Angeles County
- Parcel # 8579006021

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

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

6208 Palm Ave • Whittier 90601

21 days on the market

2 units • \$375,000/unit • 1,725 sqft • 5,197 sqft lot • \$463.77/sqft • Built in 1978

Listing ID: CV21157804

From Broadway South on Palm



This amazing duplex is located in a highly sought after neighborhood of Whittier. The front unit is on the ground level and features two bedrooms and two bathrooms with it's own laundry room and detached 2 car garage. The second unit is detached from the front unit and sits above the garage. This unit features two bedrooms, a private balcony and one bathroom and also has a 2 car garage below which has laundry hookups and plenty of shelf space. The grounds are mostly paved making for easy maintenance. This property would make an excellent addition to any portfolio. Look at the virtual tour and book your private tour today!

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$750,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: In Garage, Individual Room
- \$15000 Gross Scheduled Income
- \$13300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01247521
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,250	\$1,250	\$2,100
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8140004011

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,600,000/\$1,550,000 ↓

77 days on the market

Listing ID: 320007010

Closed •

1031 W Kensington Rd • Los Angeles 90026

2 units • \$800,000/unit • 2,500 sqft • 7,994 sqft lot • \$620.00/sqft • Built in 1922

Cross Streets: Sunset and Laveta



You won't want to miss this amazing property! Fall in love with this property located in the highly sought-after Angelino Heights above Echo Park Lake. Over \$600K in structural/earthquake upgrades in 2011 under the supervision of the local Historic Society as to facade, new river-rock front wall, security gate and massive 2-level craftsman porch and fountain on this lovingly restored 2-bedroom 2-bathroom duplex. The property has been in the same family for the past seven years. They lived in one side of the duplex and rented out the other. The living room features hardwood floors and a wall of windows (some original with matching new side windows & deck doors). On both sides, the kitchen is open to the dining area great for a chatting with friends and family while you're cooking. The first-floor bedrooms have beautifully renovated attached baths with the finest quality materials, floor to ceiling tile, and jacuzzi tubs, with large closets. On the basement level, there is a bedroom, bath, kitchen and living area (permitted as a recreation room). All units come with stackable washer and dryers. Best of all this property comes with an Airstream! It's perfect for guests and completely enclosed with gorgeous hedges. Other highlights include a large parking area for multiple cars (8). Close to all things LA, 101 freeway, and many restaurants.

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- Laundry: Dryer Included, Washer Included, In Closet
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room, Walk-In Closet
- Floor: Wood
- Appliances: Dishwasher, Refrigerator
- Other Interior Features: Crown Molding, Recessed Lighting, Balcony

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

- Disposal: 0

Additional Information

- Standard sale
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5405005020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 320007010

Printed: 10/10/2021 12:48:11 PM

Closed • Duplex

List / Sold: **\$738,888/\$685,000** ↓

1565 W Colegrove Ave • Montebello 90640

28 days on the market

2 units • \$369,444/unit • 2 sqft • 6,144 sqft lot • No \$/Sqft data • Built in 1948

Listing ID: CV21164672

S/Olympic - E/Vail St - W/Maple Ave



Great Opportunity to own 2 units in the city of Montebello. You can rent out one and live in the other. Property is located on a 6144sqft corner lot. Main unit is 3 bedrooms, 1 bath with an outside bonus room and 2 car attached garage. The second unit is a good sized 1 bedroom, 1 bathroom. Each unit has a gated individual backyard. Great location centrally located near freeways, schools, restaurants and shopping centers.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$738,888
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Outside
- \$36000 Gross Scheduled Income
- \$31930 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Laminate, Wood

Exterior

- Lot Features: Back Yard, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$4,070
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01845447
- Gardener:
- Licenses:
- Insurance: \$950
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,080
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 674 - Montebello area
- Los Angeles County
- Parcel # 6337033019

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

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

4856 W 98th St • Inglewood 90301

2 days on the market

2 units • \$325,000/unit • 1,465 sqft • 8,963 sqft lot • \$443.69/sqft • Built in 1922

Listing ID: MB21164860

North of Century Blvd



Great opportunity! Two On A Lot! Ample Driveway, 1 Car Detached Garage, Indoor Laundry Hook Ups, Large Lot. 1.15 Miles Away To The New SoFi Stadium, Minutes From LAX, Near Shopping Centers, Public Transportation, And Major Freeways.

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$650,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4023024019

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$875,000/\$900,000** ↑

1620 E 87th St • Los Angeles 90002

4 days on the market

2 units • \$437,500/unit • 2,762 sqft • 5,666 sqft lot • \$325.85/sqft • Built in 1924

Listing ID: PW21178836

between Compton Ave and Firsestone



Welcome to this Beautiful Newly Remodeled Duplex! Live in one and Rent the other! Front house offers 5 bedrooms, 2 baths, and a basement that can be used for extra storage. Back house is a gorgeous 2 story, 4 bedroom, 3 bath home with it's own alley entrance to a 1 car attached garage plus a storage shack. You will find beautiful vinyl flooring throughout both homes. New kitchens, windows, plumbing, electrical fixtures, bathrooms, exterior and interior paint, etc... Both homes have their own gated, spacious yard for relaxing or entertainment. Property is conveniently located close to Metro Blue Line, schools, shopping centers, all within walking distance! Both houses have Solar Panels paid in full!! A MUST SEE GEM! DO NOT MISS OUT ON THIS OPPURTUNITY

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$875,000
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$1,183 (Estimated)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Kitchen, Laundry, Living Room, Master Bedroom
- Floor: Vinyl
- Appliances: Disposal, Range Hood, Water Heater, Water Line to Refrigerator
- Other Interior Features: Copper Plumbing Full, Granite Counters

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6044002020

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,200,000/\$1,210,000 ↑

13 days on the market

Listing ID: PW21176655

Closed • Duplex

1522 Duncan • Commerce 90040

2 units • \$600,000/unit • 2,538 sqft • 6,488 sqft lot • \$476.75/sqft • Built in 2021

Cross Streets:: Duncan & Dunham



BRAND NEW duplex centrally located in Commerce, this duplex is as turn key as they come! Both 4 bedroom 3 bath units were brilliantly designed and executed. From the quartz counter tops, NEW shaker cabinets, NEW appliances, decorative interior wall accents, gorgeous decorative tiles in each restroom, recessed lighting throughout the home, in unit laundry hookups, central air in both units with nest thermometers, mirrored closet doors, crown molding throughout the home, a 2 car garage for each unit with electrical wiring ready for electrical vehicle charging station, NEW landscaping, NEW concrete drive way with flagstone design, both bottom floors have porcelain flooring for high traffic area, 2nd floor is hardwood flooring, each unit has a tankless water heater, fire sprinklers installed in both units, electric gate at driveway entry. This duplex was thought out to the smallest detail and built with LOTS of pride and integrity. What a GREAT opportunity to start or add onto your real estate portfolio!

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$1,048 (Public Records)
- Laundry: In Closet
- \$7000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Landscaped, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$456
- Electric: \$1,105.00
- Gas: \$240
- Furniture Replacement:
- Trash: \$1,740
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$456
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,740
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5244004005

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,949,000/\$1,868,018 ↓

84 days on the market

Listing ID: 21754296

Closed

416 Norwich Dr • West Hollywood 90048

2 units • \$974,500/unit • 1,635 sqft • 4,796 sqft lot • \$1142.52/sqft • Built in 1941

South of Melrose, East of San Vicente



This remodeled Traditional-style duplex was converted from an SFR into two 1+1 Units. Each has been renovated with newer kitchens, baths, flooring, and HVAC units. The front owner's unit is vacant! The main structure has a new roof. Located in the desirable West Hollywood West pocket of the city, it is close to boutiques on Beverly, trendy shops along Melrose, and world-class eateries in the city. Come explore the endless potential and possibilities this property offers. Currently rented, the 1+1 rear unit generates an income of just over \$1500 monthly. Convert the garage, currently used as a rec room into an ADU, and create your own Urban Oasis or money-making income property- Zoned for it!

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$1,949,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- \$64032 Net Operating Income

Interior

- Rooms: Recreation, Living Room, Center Hall
- Appliances: Dishwasher, Disposal, Built-In, Gas Cooktop
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,400
- 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:	416	1	1		Unfurnished	\$4,000	\$4,000	\$4,000
2:	2	1	1		Unfurnished	\$1,536	\$1,536	\$2,400
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4337019026

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL](#): Residential Income [LISTING ID](#): 21754296

Printed: 10/10/2021 12:48:11 PM

List / Sold:

\$2,200,000/\$2,350,000 ↑

2 days on the market

Listing ID: PW21169025

Closed • Duplex

849 N Harper Ave • Los Angeles 90046

2 units • \$1,100,000/unit • 2,907 sqft • 6,749 sqft lot • \$808.39/sqft • Built in 1927

Harper



Rare opportunity in prime area west of Crescent Heights on tree-lined street between Melrose and Santa Monica Blvd. Vintage 1920s Spanish duplex plus studio/rec room with original details intact. First floor unit currently configured as 2 bed/1.5 bath, upstairs unit as 2 bed/1 bath plus den, and rear studio/rec room with 3/4 bath and kitchenette and adjoining covered patio. Rich hardwood floors, original iron work, lots of natural light, rounded archways enhance a spacious atmosphere with exquisite charm. Large nicely landscaped backyard area with established patio for ample seating area and privacy. Long driveway provides ample parking plus a 2 car garage. Great curb appeal. 849 N Harper is one not to be missed!

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$2,200,000
- 2 Buildings
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- \$0 (Unknown)
- Laundry: Inside
- \$28800 Gross Scheduled Income
- \$11083.21 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,717
- Electric: \$2,848.40
- Gas: \$1,088
- Furniture Replacement:
- Trash: \$291
- Cable TV: 01917184
- Gardener:
- Licenses:
- Insurance: \$6,504
- Maintenance: \$2,120
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,540
- 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	\$4,300
2:	1	2	1	1	Unfurnished	\$3,400	\$3,400	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5529010024

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,549,000/\$1,746,000 ↑

7 days on the market

Listing ID: 21782210

Closed

607 Ashland Ave • Santa Monica 90405

2 units • **\$774,500/unit** • **1,670 sqft** • **4,512 sqft lot** • **\$1045.51/sqft** • **Built in 1922**

Ocean Park: South of Ocean Park, West of Lincoln, North of Rose, East of 4th



Charming vacant craftsman-style duplex set above a quiet tree-lined street in Santa Monica's desirable Ocean Park neighborhood, 4 blocks to Main Street and 6 blocks to the beach. Both units feature private separate entrances, a newly constructed dog run along the side of the house, hardwood floors, recessed lighting, skylights, and an abundance of natural light. The 1B/1Ba front unit offers an open kitchen, Dutch door and craftsman front deck with built-in bench seating for al fresco dining. The 2B/1Ba rear unit features a large open kitchen, vaulted ceilings, front and back private gated entrances, a spacious exclusive-use fenced and gated courtyard for indoor/outdoor entertaining, plus a detached studio featuring high vaulted ceilings and oversized skylight for use as a home office, exercise/yoga studio or bonus room. Delivered fully vacant, this unique property offers flexibility and value that makes it an outstanding investment. It is perfect as an owner-user residence, or used as an income-producing duplex starting with superior current market rents, or research recombining back into a single-family home. Studio not included in total square footage.

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$1,549,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Central, Wall Furnace
- Laundry: Washer Included, Dryer Included
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Great Room, Living Room, Master Bathroom
- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Range, Range Hood
- Other Interior Features: Ceiling Fan(s), Cathedral Ceiling(s), High Ceilings, Recessed Lighting

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$3,000
2:	1	2	1		Unfurnished	\$0	\$0	\$6,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4287019022

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21782210

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List / Sold:

\$1,525,000/\$1,526,000 ↓

59 days on the market

Listing ID: 21757538

Closed •

1215 S Point View St • Los Angeles 90035

2 units • \$762,500/unit • **2,042 sqft** • **6,502 sqft lot** • \$747.31/sqft • **Built in 1927**

South of Olympic, East of Crescent Heights



Two enchanting houses on the lot in the beautiful Carthay Square HPOZ location. The Spanish-style front house is vacant and has gleaming hardwood floors, central air conditioning, and classic details. It has 2 bedrooms, a den, and 1 3/4 baths. The living room is flooded with light with a large picture window that overlooks the bountiful lemon tree. There is a formal dining room that faces the charming front courtyard. The spacious master bedroom has a 3/4 bath. The den has French doors that provide great light. The back house has a sustainable California-appropriate garden, creating its own oasis with a private back yard garden. It is a cozy one-bedroom, oozing with charm. It has its own washer and dryer, hardwood floors and central air conditioning. The bedroom opens to the back patio with French doors. This property is ideal for an owner-user to live in the front house and benefit from the income from the back house. Incredible central location!

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$1,595,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside
- \$60061 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,159
- 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	2	2		Unfurnished	\$0	\$4,250	\$4,250
2:	2	1	1		Unfurnished	\$1,935	\$1,935	\$2,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5087021003

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21757538

Printed: 10/10/2021 12:48:11 PM

List / Sold:

\$1,675,000/\$1,550,000 ↓

93 days on the market

Listing ID: OC21112863

Closed • Duplex

4075 Huron Ave • Culver City 90232

2 units • **\$837,500/unit** • **2,135 sqft** • **6,849 sqft lot** • **\$726.00/sqft** • **Built in 1957**

Exit Culver Drive go North.....left on Huron



Great investment opportunity with this duplex located on this beautiful tree lined quiet street in Culver City. Front house is 3bed/1.5bath and back house is 2bed/1bath. This property has a 2 car garage with plenty of parking on the long driveway. Easy access to freeways and all parts of Los Angeles.

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$1,700,000
- 2 Buildings
- 6 Total parking spaces
- Heating: Central
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Level with Street, Rectangular Lot, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01160681
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$4,000
2:	1	2	1	1	Unfurnished	\$1,150	\$0	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C28 - Culver City area
- Los Angeles County
- Parcel # 4213008018

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$439,000/\$440,000** ↑

4110 Wall St • Los Angeles 90011

34 days on the market

2 units • \$219,500/unit • **1,260 sqft** • **5,700 sqft lot** • **\$349.21/sqft** • **Built in 1905**

Listing ID: WS21160653

Cross Streets: Martin Luther King



Priced to sell!! Welcome to the perfect starter/investment home in the beautiful historic street of City of Los Angeles! This property is a duplex home in need of repairs and is being sold in "AS IS" conditions. Seller is very motivated! Great tenants that have been there for over 20 years. Property is near the Exposition Park Coliseum area, USC and public transportation.

Facts & Features

- Sold On 10/07/2021
- Original List Price of \$439,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$24000 Gross Scheduled Income
- \$20809 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,191
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01275057
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,300
2:	1	2	1	0	Unfurnished	\$800	\$800	\$900

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5113026013

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$449,900/\$520,000** ↑

1170 E 45th St • Los Angeles 90011

33 days on the market

2 units • \$224,950/unit • **1,350 sqft** • **6,933 sqft lot** • **\$385.19/sqft** • **Built in 1908**

Listing ID: CV21127931

Century and MLK



Zoned RD2 but check with city about the potential for 3 units! There is an upstairs bed/bath and kitchen with an entrance from stairs on side of house and an entrance from downstairs. The lower level has 2 bedrooms, bath and kitchen. There was a unit in the back but it is no longer there. This is a great opportunity for developers OR if you are so inclined you can fix this up into a vintage 1908 beauty and live in it or rent it out. Lot's of opportunities and possibilities. Needs work, probate sale sold in "As Is" condition.

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$449,900
- 1 Buildings
- 2 Total parking spaces
- 1 Total carport spaces
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01064901
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$1,700
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,300

Of Units With:

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

Additional Information

- Probate Listing sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5107008018

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$735,000/\$745,000** ↑

1159 W Vernon Ave • Los Angeles 90037

15 days on the market

2 units • \$367,500/unit • 1,536 sqft • 5,175 sqft lot • \$485.03/sqft • Built in 1921

Listing ID: 21766602

Vernon Ave.



Vacant Duplex Near USC. Great upside rents in up-and-coming area. Quiet neighborhood. Centrally located between downtown LA, Hollywood and LAX. Both units are vacant 2BD+1BA. Good condition but needs updating. Entire property newly painted, new landscape and fencing. Low maintenance and utilities. Garage in rear is perfect for ADU conversion. Great investment return. Zoned R1.5. Property located in TOC Tier 3 and Economic Opportunity Zone (EOZ) for development options. Will not last!

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$735,000
- 1 Buildings
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5020023017

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$999,000/\$1,050,000** ↑

1272 W 38Th St • Los Angeles 90037

6 days on the market

2 units • \$499,500/unit • 2,190 sqft • 5,227 sqft lot • \$479.45/sqft • Built in 1923

Listing ID: 21777210

First block South of Exposition | Fist block E of Normandie



Attention Investors! DUPLEX. Both buildings 3BR + 2BA. ...5.30% Pro Forma CAP RATE. 5 min walk to USC CAMPUS and Vermont EXPO line. VACANT and ready to rent now. Live in one and rent the other. This property has undergone extensive REMODEL. Recent upgrades with permits from LADBS & LA Public Works include a new sewer property line to city connection in 2019, 1 new roof, 8 windows, 2 tankless water heaters, and an electrical sub-panel. Also REMODELED kitchen, built-ins, fixtures, laminate flooring. Spacious floorplans with an abundance of Natural light! Gated property, 4-car uncovered parking. Ideal for USC STUDENT RENTALS. BACK BUILDING PREVIOUSLY RENTED to USC students \$4500 for 9 months= \$3375 per monthly income per year. One of LAs fastest-growing neighborhoods near the Memorial Coliseum (Host of the upcoming 2028 Olympics), Expo Park and Banc of California Stadium, the EXPO line, the highly anticipated 1 Billion Lucus Museum, and minutes to downtown, LA Convention Center, LA Live, and Staples Center. This RD 1.5 Lot is in an opportunity zone and has promising upside in neighborhood future development. SOLD AS-IS. ...*All furniture is virtually staged.

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$999,000
- 2 Buildings
- Laundry: Stackable
- \$52900 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

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

Exterior

- Security Features: Automatic Gate, Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$23,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,375	\$3,375	\$3,375
2:	1	3	3		Unfurnished	\$0	\$3,000	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5037011005

10/10/21, 12:48 PM

Matrix

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21777210

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List / Sold:

\$1,145,000/\$1,135,000 ↓

0 days on the market

Listing ID: OC21223181

Closed • Duplex

812 814 E 76th Pl • Los Angeles 90001

2 units • \$572,500/unit • 3,715 sqft • 5,098 sqft lot • \$305.52/sqft • Built in 2021

Avalon Blvd & E Florence Ave



This very desirable new construction income producing duplex is non-rent controlled. This contemporary duplex consists of 2 5-bedroom 3- bathroom units with one single car garage in the front unit and 2-car garage in the back unit. Each unit has an open floor plan with a large living area that includes granite countertops, dual pane vinyl windows, tile flooring, carpet, solid wood cabinets, solar and forced air heating. The property includes an artificial lawn for low-cost landscaping maintenance. Conveniently located to access the newly renovated Downtown Los Angeles area.

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$1,145,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Forced Air
- \$221 (Estimated)
- Laundry: Individual Room, Upper Level
- \$82800 Gross Scheduled Income
- \$64459 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: Gas Range, Refrigerator, Tankless Water Heater

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,685
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

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

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 # 6023022005

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,178,000/\$1,100,000 ↓

15 days on the market

Listing ID: PF21182788

Closed •

8625 Orchard Ave • Los Angeles 90044

2 units • **\$589,000/unit** • **3,506 sqft** • **6,005 sqft lot** • **\$313.75/sqft** • **Built in 2015**

110 FWY, To Head West on Manchester Blvd, LT on Orchard



Welcome to your new home Investor/owner occupied duplex in a great Los Angeles rental area just minutes away from all freeways, shopping and entertainment including the new Rams Stadium, and the Forum. This property consist of two (2) 5 bedroom 3 bath units. Parking 3 car garage and parking for 3 additional cars with a nice area of yard space. Perfect to live in one home and rent out the other and collect great rental income or for an investor to rent out both homes for a great monthly return on investment and also enjoy the great appreciation on a property in a vibrant and booming location.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$1,178,000
- 1 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$409 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$86400 Gross Scheduled Income
- \$82400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Electric Range, Gas Oven, Tankless Water Heater
- Other Interior Features: Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Automatic Gate
- Fencing: Brick, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,960
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,760
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6038017027

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$525,900/\$540,000** ↑

815 S Downey Rd • East Los Angeles 90023

3 days on the market

2 units • \$262,950/unit • 2,274 sqft • 6,001 sqft lot • \$237.47/sqft • Built in 1922

Listing ID: RS21207835

Bonnie Beach and Whittier



Hurry!!!! Two units in East Los Angeles, these units will not last. Property combination is 3 bedrooms 2 bath Front House. 3 bedroom 2 bath rear house with carport Separate meters for water, Gas and electricity.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$525,900
- 2 Buildings
- 0 Total parking spaces
- \$1,182 (Estimated)
- \$2150 Gross Scheduled Income
- \$2000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$185
- Electric: \$150.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$105
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$80
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,500	\$2,500	\$2,500
2:	1	3	2	0	Unfurnished	\$650	\$2,500	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5236005028

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$2,250,000/\$2,185,000 ↓

40 days on the market

Listing ID: 21761752

Closed

811 S Norton Ave • Los Angeles 90005

2 units • \$1,125,000/unit • 4,446 sqft • 7,067 sqft lot • \$491.45/sqft • Built in 1923

South of Wilshire, east of Crenshaw.



Remarkably elegant English townhouse-style duplex property with soaring ceilings, distinctive original steel casement windows, quarter-sawn oak floors and graciously scaled rooms. The freshly renovated 3 bed/3 bath "Major" and 3 bed/2 bath "Minor" units feel like spacious single family homes, cocooned on a beautifully fenced and landscaped lot on a quiet residential street. "Major" unit with dual, jaw-dropping bedroom suites and inspiring home office space. A rare gem of a property, with LA Historic Cultural Monument status, delivered vacant. Walk-up, voluminous attic space could be re-imagined as artist's studio space. Closets/built-ins a plenty + storage area in dual CA basements. 3-car garage w/ distinctive high ceilings & orig. carriage doors offers further live/work possibilities. Eligible for Mills Act property tax savings.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$2,315,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Rooms: Basement, Living Room, Bonus Room
- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Refrigerator, Vented Exhaust Fan
- Other Interior Features: Cathedral Ceiling(s), Wainscoting, High Ceilings, Crown Molding, 2 Staircases

Exterior

- Security Features: Automatic Gate, Gated Community
- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$0	\$0	\$6,300
2:	1	3	2		Unfurnished	\$0	\$0	\$5,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5092005004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21761752

Printed: 10/10/2021 12:48:12 PM

Closed • Duplex

List / Sold: **\$979,999/\$990,000** ↑

17419 1/2 Valerio St • Lake Balboa 91406

5 days on the market

2 units • \$490,000/unit • 1,650 sqft • 6,000 sqft lot • \$600.00/sqft • Built in 1949

Listing ID: SR21195156

west of Louise and south of Saticoy.

TWO SEPARATE ADDRESSES:

17419 Valerio St & 17419 1/2 Valerio St
3Bed/2Bath 1Bed/1Both



This is your chance to get into the highest appreciating zip code in the Valley in a property you'll be proud to own! Be the first one to live at this great house with ADU, it's practically NEW CONSTRUCTION. Welcome to 17419 & 17419 1/2 Valerio St - on a beautiful & walkable street in ultra-hot Lake Balboa. The original 773 sqft house was stripped to the studs and completely rehabbed, on top of that NEW construction additions of 620 sqft was added to the combined square footage. This is a great opportunity for a family who wants to live on the same property while having privacy, someone who wants to live in one and rent the other, or as a great full on rental property (Main house rental potential \$4000+ & ADU for \$1800). The main house is 3 bedrooms/2 full bathrooms totaling 1,280 sqft. - the 2021 built & fully permitted 1 bed/1 full bathroom ADU measures 370 sqft. The main house show stopper is its newly built master suite with 10 ft high ceilings, walk-in closet & double sink vanity. Both main house and ADU have their own private entrance, separate electrical meters, separate heating/cooling, and separate addresses. Upgrades include NEW electrical & plumbing, NEW HVAC, NEW kitchens, NEW bathrooms, two NEW tankless heaters, NEW flooring, NEW roof, NEW insulation, NEW double pane windows, EVERYTHING IS NEW!!! This beautiful property is located steps away from local businesses, a short drive to Lake Balboa Park, Japanese Garden, Encino Farmers Market, golf courses, Metro, and Ventura Blvd entertainment. Take advantage of the low interest rates and let ADU help you cover your mortgage

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$979,999
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Estimated)
- Laundry: In Kitchen
- Cap Rate: 5.7
- \$69600 Gross Scheduled Income
- \$56075 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet
- Appliances: Gas Range
- Floor: Laminate, Tile

Exterior

- Lot Features: Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Walkstreet, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,525
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02092332
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- LKBL - Lake Balboa area
- Los Angeles County
- Parcel # 2202015010

10/10/21, 12:48 PM

Matrix

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR21195156

Printed: 10/10/2021 12:48:12 PM

Closed • Duplex

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

1762 W 48th St • Los Angeles 90062

16 days on the market

2 units • \$425,000/unit • 2,624 sqft • 7,501 sqft lot • \$323.93/sqft • Built in 1910

Listing ID: AR21176848

Take Western to 48th then Head West to property at southeast corner of St. Andrews



Recently remodeled. R2 zoning and Huge lot. Tenant occupied. This Craftsman style has 2 detached homes. Front house is 5 bedrooms and 2.25 bathrooms with loads of craftsman charm a formal living room, formal dining room, spacious kitchen with stainless steel appliances, beautiful wood encased walls, new paint, new windows and new wall window AC. In addition, it has a basement with loads of storage space and a new sprinkler system. The rear home has 2 upstairs beds and 1 bath. Both Units are separately meters including electric, gas and water. Each house has own garage, driveway parking and own yard. Home is perfect for an investor looking for a cash flow rental. Current rental income approx \$4900 per month. Minutes from the Expo Line, train station, DTLA,USC, and much more. Hurry this one won't last. Tenants pay ALL utilities. 1762 W. 48 St and 4814 S. St. Andrew Place

Facts & Features

- Sold On 10/07/2021
- Original List Price of \$850,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$458 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$58044 Gross Scheduled Income
- \$55722.24 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room
- Floor: Carpet, Tile, Vinyl, Wood

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$12,691
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01451173
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management: 2321
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	1	Unfurnished	\$3,300	\$3,300	\$3,500
2:	1	2	1	1	Unfurnished	\$1,537	\$1,537	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5016025016

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$440,000/\$445,000** ↑

2133 E Avenue Q6 • Palmdale 93550

69 days on the market

2 units • \$220,000/unit • 2,249 sqft • 9,223 sqft lot • \$197.87/sqft • Built in 1966

Listing ID: SR21016840

Ave Q6 & 22nd St E



Fantastic opportunity to own a DUPLEX in the City of Palmdale!, 1 UNIT is 3BED/2BATH and 2nd UNIT is 2BED/1BATH. BOTH units have CENTRAL A/C and Tile floors throughout, Each unit has Washer and Dryer hook-ups, Each unit with it's own private back yard, Detached 3 car garage, both units are in good condition. Excellent investment opportunity! DO NOT DISTURB OCCUPANTS, DRIVE-BY ONLY PLEASE.**DO NOT DISTURB OCCUPANTS**

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$440,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Laundry: In Kitchen
- 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: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02120474
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,650	\$1,650	\$1,900
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- PLM - Palmdale area
- Los Angeles County
- Parcel # 3018012021

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$678,000/\$678,000**

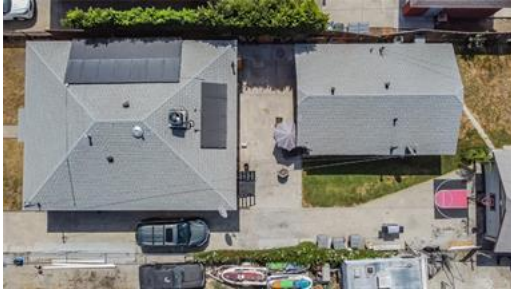
3158 Louise St • Lynwood 90262

4 days on the market

2 units • \$339,000/unit • 1,912 sqft • 6,818 sqft lot • \$354.60/sqft • Built in 1924

Listing ID: RS21168033

Peach st



Attention Home buyers. This is the opportunity you have been waiting for. 2 units in the city of Lynwood, residential area near LAX, DTLA, Shopping Centers. Front Unit consist of 3 bedrooms, 2 bathrooms, recently remodeled. New cool roof, new energy efficient windows, new central A/C with Nest Thermostat, remodeled kitchen with quartz countertop and new kitchen cabinets, remodeled bathrooms, solar panels (paid off) with upgraded electrical panel, secured electric gate. Back unit, 1 bedroom with a bonus room that can be used as a second bedroom, kitchen, bathroom, new roof, needs TLC. Long driveway, mini basketball court, front yard, back yard, large patio area with cement. 2 car garage that ca be converted into another unit (ADU) with permits, great income property or excellent for a large family.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$678,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01196170
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$2,800
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,600

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
- RM - Lynwood area
- Los Angeles County
- Parcel # 6171019013

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

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

908 W 152nd St • Compton 90220

37 days on the market

2 units • \$287,500/unit • 1,514 sqft • 6,131 sqft lot • \$379.79/sqft • Built in 1948

Listing ID: SR21143445

Turn Rt on Wilmington Ave turn Rt onto W Compton Bl Left of S Kemp Ave. to 908 W 152nd St.



Great opportunity to buy a duplex, both units are a 2 bedroom, 1 bath and 2 car detached garage. This property has excellent potential. Don't miss out on this amazing property!

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$575,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$1725 Gross Scheduled Income
- \$1125 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Laminate, Tile, Wood
- Appliances: Disposal

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lawn, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01228860
- Gardener:
- Licenses:
- Insurance: \$700
- 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	1	Unfurnished	\$1,100	\$1,100	\$1,100
2:	1	2	1	1	Unfurnished	\$625	\$625	\$625

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
- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6161003021

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$680,000/\$685,000** ↑

4118 E 60Th St • Huntington Park 90255

19 days on the market

2 units • \$340,000/unit • 1,110 sqft • 4,985 sqft lot • \$617.12/sqft • Built in 1932

Listing ID: 21745474

Please use Google.



JUST LISTED!!! Two units in the heart of the city. Front home is a 3 bedroom 2 bath. Separate home in the back is a 1 bedroom 1 bath. Long drive way with a one car garage at the end. Plenty of parking space. Do not miss out on this excellent investment.

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$680,000
- 2 Buildings
- \$35000 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6317006029

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,195,000/\$1,181,000 ↓

75 days on the market

Listing ID: SB21130746

Closed

4377 W 142nd St • Hawthorne 90250

3 units • \$398,333/unit • 3,310 sqft • 8,693 sqft lot • \$356.80/sqft • Built in 1943

Located on W 142nd St and Hawthorne Blvd.



4377 W 142nd St is a value-add triplex in Hawthorne. The property offers an ideal unit mix of (2) 3-bed/ 2-bath townhome-style units and (1) 2-bed/1-bath house. The 3,310 SF building is situated on an 8,693 SF lot and features 5 garage spaces, 4 additional driveway spaces, and in-unit washers & dryers. 4377 W 142nd St is in close proximity to Leuzinger High School, LAX, Oceangate Commerce Center, and the 405 Freeway entrance. Given the potential to obtain 30-year fixed residential financing and the upside in market rent potential (50% increase in GSI), this is an excellent investment opportunity for any value-add investor looking for a hedge against inflation in the rapidly appreciating city of Hawthorne.

Facts & Features

- Sold On 10/07/2021
- Original List Price of \$1,195,000
- 3 Buildings
- 5 Total parking spaces
- Laundry: In Closet
- Cap Rate: 2.69
- \$56880 Gross Scheduled Income
- \$32165 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,871
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,986
- Maintenance: \$3,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$1,779
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$1,975
2:	1	3	2	2	Unfurnished	\$1,740	\$1,740	\$2,795
3:	1	3	2	2	Unfurnished	\$1,800	\$1,800	\$2,795

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
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4077003006

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold: **\$1,250,000/\$1,250,000**

Closed •

25207 Frampton Ave • Harbor City 90710

27 days on the market

3 units • \$416,667/unit • 4,188 sqft • 5,001 sqft lot • \$298.47/sqft • Built in 2002

Listing ID: 21756142

110 fwy south exit at Pacific Coast Hwy going west to Frampton Ave and make a right



Beautiful 3 units 2 story complex 1 unit 4 bed 2 bath is available and has been remodeled recently, another 3 bed 2 bath unit may be available soon at COE other 3bed 2ba unit occupied. Covered parking on each side. Seller says sell, submit all offers. DO NOT APPROACH THE PROPERTY OR DISTURB OCCUPANTS!

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$1,250,000
- 1 Buildings
- Heating: Central

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$0	\$0	\$3,700
2:	2	3	2		Unfurnished	\$1,600	\$1,600	\$3,100
3:	3	3	2		Unfurnished	\$0	\$0	\$3,100
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 124 - Harbor City area
- Los Angeles County
- Parcel # 7410026075

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Apartment

List / Sold: **\$948,000/\$960,000** ↑

1850 Garvey Ave • Alhambra 91803

27 days on the market

3 units • \$316,000/unit • **1,944 sqft** • **7,925 sqft lot** • **\$493.83/sqft** • **Built in 1941**

Listing ID: AR21148234

S of I-10/on Garvey Ave



Incredible 3-unit property perfect for investors who are looking for outstanding rental income! This property features 1 bedroom, 1 bathroom for each unit and with a comfortable floor plan. Upgrades include newer dual-paned windows, newer electrical panels and wiring, newer roofing in residential and garage units, newer copper plumbing system, and newer garage doors. All units had been fumigated about 10 years ago. All 3 kitchens were remodeled approximately 5-10 years ago. Unit 1850 features a faux fireplace, has been updated with new carpet and linoleum flooring and is assigned a 1-car garage and 1 parking spaces. Unit 1852 also features a faux fireplace, renovated bathroom, newly installed laminate wood flooring, and new linoleum flooring in its kitchen. Unit 1854 is assigned 3 of the 4 total single-car garage spaces as well as 2 additional parking spaces on the lot. All units share a spacious backyard that is accessed through their private back doors. Fresh exterior paint and new layer of drive-way. This property's location is ideally located near CSULA and other schools, supermarkets, shopping plazas, AMC Times Square, Parks, gyms, and restaurants, while providing easy access to the I-10 and 710 freeways for easy commute.

Facts & Features

- Sold On 10/07/2021
- Original List Price of \$948,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Inside, Washer Hookup
- \$49200 Gross Scheduled Income
- \$32685 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen
- Appliances: Gas & Electric Range

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,512
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$900	\$900	\$1,600
2:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,500
3:	1	1	1	3	Unfurnished	\$1,800	\$1,800	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5254011015

Michael Lembeck

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

Re/Max Property Connection

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

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

Closed • **Triplex**

705 N Benton Way • Silver Lake 90026
3 units • **\$800,000/unit** • **4,630 sqft** • **7,141 sqft lot** • **\$518.36/sqft** •
Built in 2021
sold before processing

0 days on the market

Listing ID: BB21221242



Sold before processing.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$2,400,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$313 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 5.42
- \$170400 Gross Scheduled Income
- \$129942 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Landscaped, Level, Sprinklers Drip System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$37,661
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02004120
- Gardener:
- Licenses:
- Insurance: \$1,955
- Maintenance: \$1,600
- 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	4	2	Unfurnished	\$0	\$0	\$5,200
2:	1	3	4	2	Unfurnished	\$0	\$0	\$4,500
3:	1	3	0	2	Unfurnished	\$0	\$0	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5402007019

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$898,000/\$825,000** ↓

185 E 11th St • Pomona 91766

11 days on the market

3 units • \$299,333/unit • 3,051 sqft • 15,548 sqft lot • \$270.40/sqft • Built in 1901

Listing ID: CV21161537

E/Garey, S/9th



Wonderful investment opportunity. Three units in quiet Pomona neighborhood on a 15,548 SqFt lot. Unit #1 - 185 11th Street is three bedroom, 2 bathroom, 1,533 Sqft, Victorian house with spacious backyard and alley access. Back Unit is one bedroom, one bathroom, approx. 500 SqFt, with open living room and kitchen area. Unit #3 - 1051 Locust Ave is two bedroom, one bathroom, 1,018 SqFt, with large living room and large backyard. Properties are being sold together. Properties being sold "as is" and Seller will not do any repairs.

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$898,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Appliances: Gas Range

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522426
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 687 - Pomona area
- Los Angeles County
- Parcel # 8333018007

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,999,000/\$2,275,000 ↑

9 days on the market

Listing ID: RS21143026

Closed

1604 Glendon Ave • Los Angeles 90024

3 units • **\$666,333/unit** • **3,806 sqft** • **8,482 sqft lot** • **\$597.74/sqft** • **Built in 1947**

Corner of Glendon & Holman



First time ever on the market! Rare opportunity to purchase a large triplex in prime Westwood close to shops, restaurants, walking distance to Westwood Village and UCLA. Potential to convert to a large SFR, perfect for an owner user with a large 3BD/2BA owner's unit with income or develop the land. Superior unit mix comprised of one large 3BD/2BA owner's unit, two spacious 2BD/2BA units and central A/C in all units with tons of off-street parking. The owner's unit has tons of original charm including refinished hardwood floors, gas fireplace, built in cabinets and newer tile in the kitchen/bathrooms, plus in-unit laundry. This is an incredible value add opportunity with an estimated 45% upside in rents in one of Los Angeles's premier neighborhoods.

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$1,999,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$85380 Gross Scheduled Income
- \$50318 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: Corner Lot, Lot 6500-9999
- Sewer: Public Sewer, Sewer Assessments

Annual Expenses

- Total Operating Expense: \$32,501
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01909400
- Gardener:
- Licenses: 331
- Insurance: \$2,284
- Maintenance: \$1,691
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,427
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,500	\$3,500	\$5,000
2:	1	2	2	1	Unfurnished	\$1,725	\$1,725	\$3,500
3:	1	2	2	1	Unfurnished	\$1,890	\$1,890	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4325026006

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**

List / Sold: **\$915,000/\$960,000** ↑

2740 S Sycamore Ave • Los Angeles 90016

24 days on the market

3 units • **\$305,000/unit** • **1,718 sqft** • **4,807 sqft lot** • **\$558.79/sqft** • **Built in 1924**

Listing ID: DW21162896

From DTLA take the 10 Fwy West, exit La Brea Blvd South.



Triplex in Up and Coming area of West Adams, LARD1.5 zoning. This great income property consists of one 2 bedrooms 1 bathroom unit, and two 1 bedroom 1 bathroom units (title records indicate property as a Duplex). 2 detached garages and a very long driveway that can fit up to 4 cars. Property is in great condition with newer copper plumbing, and roof partially replaced a few years ago. Property is walking distance to the new Metro Link, easy access to 10 fwy, 10 minutes away from all beaches and DTLA. Excellent investment opportunity. All units can be delivered vacant.

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$915,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Common Area
- \$6039 Gross Scheduled Income
- \$5639 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,201
- Electric: \$3,000.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,339
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,850
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,850

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
- Rent Controlled
- C28 - Culver City area
- Los Angeles County
- Parcel # 5049017021

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$725,000/\$755,000** ↑

233 W 70th St • Los Angeles 90003

39 days on the market

3 units • \$241,667/unit • **2,200 sqft** • **5,160 sqft lot** • **\$343.18/sqft** • **Built in 1925**

Listing ID: IN21156478

110 N fwy, exit Florence Ave, Right on 76th St, left on Broadway, right on 70th St



Great Investment Opportunity. This Triplex consist of 2 2 bedroom 1 bath, and 1 3 bedroom 1 bath. Property is well maintained. Do not miss out on this opportunity to own a triplex in Los Angeles.

Facts & Features

- Sold On 10/07/2021
- Original List Price of \$725,000
- 1 Buildings
- 1 Total parking spaces
- \$63600 Gross Scheduled Income
- \$55000 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: \$8,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6012009049

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$590,000/\$620,000** ↓

1553 E 56th St • Los Angeles 90011

39 days on the market

3 units • **\$196,667/unit** • **1,554 sqft** • **5,333 sqft lot** • **\$398.97/sqft** • **Built in 1949**

Listing ID: SR21011498

Long Beach & E 55



Rare opportunity to own a duplex in Los Angeles. Front Unit 2 bedrooms and 2.5 bath. Rear unit is 2 Bedrooms, 1 bat Ideal for a homebuyer, who's looking to live in one and rent the other to offset your mortgage. Great potential cash flow producing property with a high return.

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$39600 Gross Scheduled Income
- \$3340 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,800	\$39,600	\$40,000
2:	2	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 5105016027

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,399,000/\$1,460,000 ↑

0 days on the market

Listing ID: MB21192546

Closed • Triplex

846 W 78th St • Los Angeles 90044

3 units • \$466,333/unit • 4,022 sqft • 5,720 sqft lot • \$363.00/sqft • Built in 2019

Vermont and 78th



*** Investors Dream *** 100% NEW CONSTRUCTION 2019-NO RENT CONTROL AT ALL: 2-units each with 5 bed 3 baths and 3rd unit is 3 bed and 2 bath for a total of 13 bedrooms & 8 bathrooms combined in a desirable location of LA. Location is ideal, centrally located to all public transportation, USC, Parks, Museums, and major freeways!

Facts & Features

- Sold On 10/07/2021
- Original List Price of \$1,399,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- \$461 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$110400 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Zero Lot Line
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01949063
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	1	Unfurnished	\$3,300	\$3,300	\$3,500
2:	1	5	3	1	Unfurnished	\$3,300	\$3,300	\$3,500
3:	1	3	2	1	Unfurnished	\$2,600	\$2,600	\$2,800

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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6020014004

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$550,000/\$550,000**

1109 N Rose Ave • Compton 90221

0 days on the market

3 units • \$183,333/unit • 1,368 sqft • 5,658 sqft lot • \$402.05/sqft • Built in 1937

Listing ID: DW21220562

North of Rosecrans, West of Santa Fe. Cross Streets: N/Rosecrans Avenue



Facts & Features

- Sold On 10/04/2021
- Original List Price of \$550,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Owner)
- Laundry: Individual Room
- \$35400 Gross Scheduled Income
- \$30000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$150
- Electric: \$80.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$75
- Cable TV: 01993356
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$75
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,600
2:	2	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,600

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
- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6167010002

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$850,000/\$840,000** ↓

2305 Walter St • Huntington Park 90255

21 days on the market

3 units • \$283,333/unit • 1,482 sqft • 6,400 sqft lot • \$566.80/sqft • Built in 1912

Listing ID: 21762992

See Google Maps



We are pleased to present to market 3-unit apartment building in Huntington Park, California. Close proximity to the 710, 110, and 105 freeways makes getting around from Huntington Park. Great Opportunity to Acquire an Asset in a Dense Rental Market With a History Of Low Vacancy Rates. The entire property has been renovated. Seller would like to sell the property with tenants but is open for negotiations. At this time, you can see by drive by only .

Facts & Features

- Sold On 10/07/2021
- Original List Price of \$850,000
- 3 Buildings
- Heating: Wall Furnace
- \$4700 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,600	\$2,600	\$2,600
2:	1	1	1		Unfurnished	\$1,300	\$1,300	\$1,300
3:	1	1	1		Unfurnished	\$800	\$800	\$1,300
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6025033011

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$975,000/\$1,020,000** ↑

534 Hyde Park Pl • Inglewood 90302

12 days on the market

4 units • \$243,750/unit • 2,448 sqft • 7,465 sqft lot • \$416.67/sqft • Built in 1959

Listing ID: 21771076

East of Centinela Avenue and North of Hyde Park Blvd.



Wonderful opportunity to be either landlord or developer/investor. Gated property with 3 of the 4 units remodeled. Potential opportunity to convert detached garage into ADU for additional income. Each unit is spacious with living room, kitchen, hallway and bedroom. Option to work from home. Professional landscaping on property. Minutes from SoFi Stadium, Forum and Metro.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$975,000
- 3 Buildings

Interior

- Rooms: Living Room
- Floor: Carpet, Laminate, Tile
- Appliances: Disposal
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Landscaped, Yard
- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01526224
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,400	\$1,400	\$1,800
2:	2	1	1		Unfurnished	\$1,300	\$1,300	\$1,800
3:	3	1	1		Unfurnished	\$1,600	\$1,600	\$1,800
4:	4	1	1		Unfurnished	\$1,150	\$1,150	\$1,800
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4014025032

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,350,000/\$1,310,000 ↓

3 days on the market

Listing ID: SB21186805

Closed •

25626 Lucille Ave • Lomita 90717

4 units • \$337,500/unit • 3,396 sqft • 10,911 sqft lot • \$385.75/sqft • Built in 1946

Turn North on Lucille Ave. off of Pacific Coast Highway



Four separate Bungalow style units on a large lot. Very clean property that has been well maintained by owner. Each unit has its own private yard. Under \$400/sq. ft. 44% rental upside. An astute investor, may want to consider converting the 1,900 sq. ft. 2 bedroom + 2 bath "owner's unit" into a 3 bedroom + 2 bath unit, which should be able to generate higher rent. At Market Rents 13.01 GRM and 5.32 % Cap Rate. Most of the units have very nice original wood flooring. Property is zoned commercial, so city indicated they would not allow the addition on an ADU. Buyer to confirm. Subject to California rent control rules.

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$1,350,000
- 4 Buildings
- 5 Total parking spaces
- \$1,380 (Estimated)
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- Cap Rate: 3.33
- \$72000 Gross Scheduled Income
- \$43704 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood

Exterior

- Lot Features: Lawn, Level with Street, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,656
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance: \$1,698
- Maintenance: \$3,528
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,900	\$1,900	\$3,250
2:	1	1	1	1	Unfurnished	\$1,800	\$1,800	\$1,800
3:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,800
4:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,800

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
- 121 - Lomita area
- Los Angeles County
- Parcel # 7373008009

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold: **\$1,900,000/\$1,900,000**

Closed

1427 254th St • Harbor City 90710

4 units • \$475,000/unit • 4,375 sqft • 7,176 sqft lot • \$434.29/sqft • Built in 2021

Cross Street with Senator Ave & Belle Porte Ave.

1 days on the market

Listing ID: DW21182115



Beautiful New Luxurious 4 unit property in Harbor City. Two separate buildings, Two stories each, The Front and Back Building each has a unit with 3/bed 3/bath and other unit with 3 Bedrooms and 2 baths. A beautiful entrance with an open floor plan to the living room, dining room and kitchen area. Great Master Bedrooms in each unit with walk-in closet, plenty of closet storage in each unit. Modern look, Beautiful Custom kitchen Cabinets throughout with beautiful quartz tops in each unit. Modern look anti scratch waterproof vinyl flooring. Spacious bedrooms, closet area in each bedroom, reset lights through all the house, HVAC system in all units, tankless water heaters, separate water meters, laundry area with hook-ups. Security cameras in both buildings, units gated. Units come with custom modern windows. This property is not rent control. Property is completed and ready to be sold!

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$387 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Multi-Level Bedroom
- Floor: Laminate
- Other Interior Features: 2 Staircases, Open Floorplan, Recessed Lighting, Stone Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)
- Fencing: New Condition
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 124 - Harbor City area
- Los Angeles County
- Parcel # 7410005062

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

10/10/21, 12:48 PM

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: DW21182115

Printed: 10/10/2021 12:48:12 PM

List / Sold: **\$1,300,000/\$1,300,000**

Closed •

1349 W 9th St • San Pedro 90732

4 units • **\$325,000/unit** • **4,550 sqft** • **7,501 sqft lot** • **\$285.71/sqft** • **Built in 1928**

West on Gaffey to 9th St, Then right and up the hill

0 days on the market

Listing ID: PW21193778



Nice 4 unit property located in the Vista Del Oro area of San Pedro. High on the hill, with city views from the back deck. Four spacious 2/1 units with inside laundry rooms. Original 1928 built-ins and moldings. 4 Garages with 4 additional parking spaces.

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$633 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside
- \$82382 Gross Scheduled Income
- \$55952 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Sprinklers In Front, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,456
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses: 316
- Insurance: \$1,312
- Maintenance: \$3,205
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,283
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,895	\$1,895	\$2,100
2:	1	2	1	1	Unfurnished	\$1,745	\$1,745	\$1,950
3:	1	2	1	1	Unfurnished	\$1,740	\$1,740	\$1,950
4:	1	2	1	1	Unfurnished	\$1,486	\$1,486	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7459018010

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold: **\$985,000/\$975,000** ↓

1518 E Colon St • **Wilmington 90744**

5 days on the market

4 units • **\$246,250/unit** • **3,410 sqft** • **12,920 sqft lot** • **\$285.92/sqft** • **Built in 1964**

Listing ID: SB21188749

PCH to Blinn Right on Colon.



You don't want to miss this. A well maintained Triplex building, unit#1 is 2 bedroom 1.5 bath townhouse style. Unit 2: Enter on main level and is very nice 2 bedroom 1 bath. #3 is in the rear unit upstairs. It's also a 2 bedroom 1 bath on a single level. These units all have been updated, granite counters, shaker cabinets, vinyl windows. Each unit has their own Laundry hookups. All appliances are owned by the tenants. The tenants currently pay their own utilities. The addresses for this property is 1518 E Colon, (the triplex) APN: 7426-019-006 the back house and Garage is 1516 E Colon APN: 7426-019-007 Garage 6460 sf lot apn No. is 7426-019-013 Unit no. 4 does not fall in Rent control. It's 2/1 bath single family home land locked in rear of lot. (this property is actually 3 separate lots.) 1. is the triplex, the back house is one, and then there is 6460 sf lot with a 2 car garage. see supplements for further information FYI the system would not let me put 4 units in the unit no field so It says 3 (because that is 1518 but 1516 and 2 car garage on large lot is also included) All information deemed reliable but not guaranteed.

Facts & Features

- Sold On 10/07/2021
- Original List Price of \$985,000
- 2 Buildings
- Levels: One, Two
- 10 Total parking spaces
- Heating: Wall Furnace
- \$372 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, Washer Hookup
- Cap Rate: 5
- \$57852 Gross Scheduled Income
- \$51352 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Floor: Tile

Exterior

- Lot Features: Lot 10000-19999 Sqft, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,494
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$1,056
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	8	7	2	Unfurnished	\$4,821	\$4,821	\$6,600

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7426019006

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,630,000/\$1,600,000 ↓

70 days on the market

Listing ID: AR21120934

Closed

5719 Noel Dr • Temple City 91780

4 units • \$407,500/unit • 3,328 sqft • 7,558 sqft lot • \$480.77/sqft • Built in 1954

Loma Ave becomes Duffy St cross street with Noel Dr.



There are four units which are two one bedroom one bath and two of two bedrooms one bath income property located in prime location of Temple City. It is walking distance to bus stations and Shopping Center as well as Schools. Every unit comes with one car garage parking. It is a great location and great opportunity to invest and own the property in such a nice city.

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$1,650,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Common Area
- \$73800 Gross Scheduled Income
- \$55350 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Landscaped
- Security Features: Smoke Detector(s)
- Fencing: Brick
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,191
- Electric: \$48.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$185
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$1,579
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$338
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,800
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,800
3:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,650
4:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,650

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
- 661 - Temple City area
- Los Angeles County
- Parcel # 5387024010

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$950,000/\$1,165,000** ↑

11605 Broadway • Whittier 90601

10 days on the market

4 units • \$237,500/unit • 3,280 sqft • 6,126 sqft lot • \$355.18/sqft • Built in 1948

Listing ID: 21775684

Take Whittier Blvd to Broadway in West Whittier-Los Nietos. Turn left onto Broadway



Beautiful quadruplex located half a block away from the Whittier Greenfield Trail. This well maintained 2 story building with 4 units, 1 Bedroom + 1 Bathroom each and green landscape all around . Currently allunits are rented and will not be delivered vacant. 1 garage space per unit with storage area. ***PROPERTY IS UNDER CONTRACT AND NOT ACCEPTING BACKUP OFFERS ATM***

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$950,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$66960 Net Operating Income

Interior

- Appliances: Disposal, Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$8,340
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$570
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,850	\$22,200	\$25,000
2:	1	1	1		Unfurnished	\$1,550	\$18,600	\$25,000
3:	1	1	1		Unfurnished	\$1,650	\$19,800	\$25,000
4:	1	1	1		Unfurnished	\$1,225	\$14,700	\$25,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8132027014

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold: **\$1,539,000/\$1,575,000**

Closed

144 Douglas St • Los Angeles 90026
4 units • **\$384,750/unit** • **2,768 sqft** • **4,801 sqft lot** • **\$569.00/sqft** •
Built in 1912
Google Maps

122 days on the market

Listing ID: 21721870



No expense was spared in the remodeling and updating of these 4 vacant units with beautiful views from all 4 units. Situated in 1 of the most appreciating pockets just south of the 101 in the 90026 zip code. 144 Douglas was not purchased initially to sell but purchased to keep for years to come. 144 Douglas is 1 you won't have to do anything upgrades or updates to. Everything has been over-improved. The seller was planning to hold onto it for years to come. This property consists of over 2700+ sq ft total. Each unit is a 1 bed 1 bath unit fully remodeled with a stackable washer dryer closet & completely vacant. 4 individual parking spaces in the back of the property. It also has plenty of room outside for great outdoor living space. Ready to capture market rents. Perfect owner user.

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$1,575,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Stackable

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02128396
- 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	\$2,200
2:	2	1	1		Unfurnished	\$0	\$0	\$2,200
3:	3	1	1		Unfurnished	\$0	\$0	\$2,200
4:	4	1	1		Unfurnished	\$0	\$0	\$2,200
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5160014007

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21721870

Printed: 10/10/2021 12:48:13 PM

Closed

List / Sold: **\$950,000/\$970,000** ↑

1638 S Bronson Ave • Los Angeles 90019

6 days on the market

4 units • \$237,500/unit • 2,480 sqft • 7,452 sqft lot • \$391.13/sqft • Built in 1921

Listing ID: 21776642

East of Crenshaw Blvd./ South of W Pico Blvd.



This is a cute bungalow-style fourplex, fully occupied.

Facts & Features

- Sold On 10/07/2021
- Original List Price of \$950,000
- 4 Buildings
- Cooling: Wall/Window Unit(s)
- Laundry: Washer Included, Dryer Included
- \$34313 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$16,039
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01920782
- Gardener:
- Licenses:
- Insurance: \$2,106
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,760
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$831	\$831	\$1,700
2:	2	1	1		Unfurnished	\$928	\$928	\$1,700
3:	3	1	1		Unfurnished	\$738	\$738	\$1,700
4:	4	1	1		Unfurnished	\$1,700	\$1,700	\$1,700
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5072010025

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,799,526/\$1,700,000 ↓

195 days on the market

Listing ID: 21694654

Closed

244 S Alexandria Ave • Los Angeles 90004

4 units • \$449,882/unit • 4,228 sqft • 8,699 sqft lot • \$402.08/sqft • Built in 1923

Just east of Normandie and North of 3rd



Wonderful 4 unit building in an amazing location. Perfect for owner/user, developer, or investor. 3 out of 4 units currently vacant. Turn-Key property. Upside potential with possible development or ADU (buyer to verify) All 2 Bed 2 Bath units, clean and well maintained.

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$2,000,000
- 1 Buildings
- Heating: Wall Furnace
- \$91912 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$44,276
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,700	\$2,700	\$3,000
2:	2	2	2		Unfurnished	\$3,000	\$3,000	\$3,000
3:	3	2	2		Unfurnished	\$3,000	\$3,000	\$3,000
4:	4	2	2		Unfurnished	\$3,000	\$3,000	\$3,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5518014020

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,000,000/\$1,320,000 ↑

23 days on the market

Listing ID: 21754024

Closed

840 W 40th Pl • Los Angeles 90037

4 units • \$250,000/unit • 3,854 sqft • 5,925 sqft lot • \$342.50/sqft • Built in 1915

Exit 110 FWY South on Martin King Jr BLVD West, Take Left on S Hoover & Right on 40th Place



Pleased to present 840 W 40th Place, Los Angeles, CA 90037. This is a vacant fourplex located near the University of California campus. Originally constructed in 1915, the property features 4 one-bedroom / one-bathroom apartments within 3,854 rentable square feet. There is on-site parking in the back. The property is well located, near a myriad of educational institutions, retail, transit, and job opportunities due to its location just south of USC & Downtown LA with easy access to the 10, 110 & 105 Freeways. 840 W 40th Place is surrounded by amenity rich locations including Downtown Los Angeles, the USC Campus, the LA Memorial Coliseum and South LA all within 4 miles. Many large employers reside in the immediate area including University Park, Kaiser Permanente of Southern California, and UPS. ***The sale of the Property is subject to Court approval and confirmation, as well as to a potential overbid scenario, pursuant to procedures applicable to the sale of Property in a Conservatorship case.***

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$1,000,000
- 1 Buildings
- Heating: Central

Interior

- Floor: Wood, Tile

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5019002028

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

10/10/21, 12:48 PM

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL](#): Residential Income [LISTING ID](#): 21754024

Printed: 10/10/2021 12:48:13 PM

Closed

List / Sold: **\$995,000/\$1,055,000**

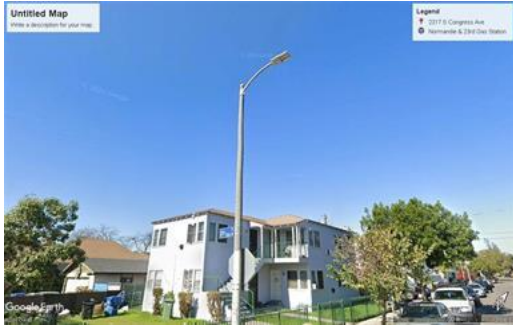
2317 S Congress Ave • Los Angeles 90018

10 days on the market

4 units • \$248,750/unit • 2,366 sqft • 6,655 sqft lot • \$445.90/sqft • Built in 1939

Listing ID: DW21183159

WEST NORMANDY, NORTH ADAMS, SOUTH SANTA MONICA FWY.



LOCATION, LOCATION, LOCATION ON THE VERY DESIRABLE "ADAMS DISTRICT" ONLY FIVE MINUTES FROM UNIVERSITY OF SOUTHERN CALIFORNIA., OR TO DOWN TOWN L.A., AND ONE MINUTE TO THE 10 FWY. BEAUTIFULLY NESTLED IN A CORNER LOT WITH FOUR SEPARATE GARAGES THAT CAN BE CONVERTED INTO EXTRA UNITS, BUT FOR THAT YOU WILL HAVE TO CHECK WITH THE CITY OF LOS ANGELES TO SEE IF THIS PROPERTY QUALIFY FOR THE GARAGE CONVERSION. HURRY WONT LAST. ! SINCE THIS IS THE ONLY 4 UNITS PROPERTY BELOW ONE MILLION.

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$995,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- \$474 (Estimated)
- \$3956 Gross Scheduled Income
- \$600 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$130
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$470
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,390	\$1,390	\$1,600
2:	1	1	1	1	Unfurnished	\$1,375	\$1,375	\$1,600
3:	1	1	1	1	Unfurnished	\$598	\$598	\$1,600
4:	1	1	1	1	Unfurnished	\$593	\$593	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5058022006

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$835,000/\$840,000** ↑

844 E Avenue J12 • Lancaster 93535

51 days on the market

4 units • \$208,750/unit • 4,092 sqft • 9,017 sqft lot • \$205.28/sqft • Built in 1983

Listing ID: 320007174

Cross Streets: RJ-12



Great opportunity for investment. This is four (4) units which has been recently remodeled. All units have hardwood flooring and painted throughout. Each unit has their own private locked yard to enjoy. The A/C units for 3 of the units are two years old and still under factory warranty. All units come with appliances belonging to the owner. There is a garage for four (4) cars and four (4) car port. There is also addition income from the laundry managed by WASH multifamily laundry system. Don't miss your opportunity.

Facts & Features

- Sold On 10/07/2021
- Original List Price of \$835,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Land Lease Frequency: See Remarks
- Cap Rate: 0
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01939139
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2			\$0	\$1,750	\$0
2:		2	2			\$0	\$1,513	\$0
3:		2	1			\$0	\$1,483	\$0
4:		2	2			\$0	\$1,500	\$0
5:		0	0			\$0	\$0	\$0
6:		0	0			\$0	\$0	\$0
7:		0	0			\$0	\$0	\$0
8:		0	0			\$0	\$0	\$0
9:		0	0			\$0	\$0	\$0
10:		0	0			\$0	\$0	\$0
11:		0	0			\$0	\$0	\$0
12:		0	0			\$0	\$0	\$0
13:		0	0			\$0	\$0	\$0

Of Units With:

- Separate Electric: 5
- Gas Meters: 1
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3140030014

Michael Lembeck

Re/Max Property Connection

10/10/21, 12:48 PM

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: 320007174

Printed: 10/10/2021 12:48:13 PM

List / Sold:

\$2,550,000/\$2,515,000 ↓

61 days on the market

Listing ID: PW21123793

Closed • **Quadruplex**

5631 Whitnall • North Hollywood 91601

4 units • \$637,500/unit • 7,158 sqft • 5,000 sqft lot • \$351.36/sqft • Built in 2021

From Burbank Blvd take Clybourn North, then turn left on Whitnall Hwy.



4 NEW CONSTRUCTION TOWNHOMES IN NOHO ARTS DISTRICT. We are pleased to offer a new construction four-unit complex built by TrueBuilt Construction Inc. The property is Green Certified, warrantied, and in a hot rental market. This non-rent-controlled luxury complex is comprised of two townhouse duplexes totaling four units. Each unit has a private two car garage, laundry in each unit, and a private entrance. Each is equipped with separate meters for water, gas and electricity as well as an owner's common area electric meter for exterior lighting and common area water meter for landscape irrigation. The site is completed with drought tolerant landscaping, as well as energy efficient building materials, appliances, and fixtures presenting the buyer with a low maintenance environmentally friendly property. NoHo has seen an incredible surge of development over the last few years, with many eyes now on the near-complete NoHo West mega retail development capping the north side of North Hollywood, only minutes from 5631 Whitnall and the NoHo Arts District. Heading east, tenants are walking distance to the City of Burbank, offering dining and entertainment as well as a vibrant community of arts and entertainment professionals. While home at Whitnall, tenants are sure to be drawn to the safe and quant feel of a gated community of townhomes, secure and private living, with the added convenience of alley access as well as ample street parking for guests. The spacious layouts of the duplex units have three walls of natural light and only share one wall with a single neighbor. Features such as these cannot be found living in a large apartment complex, as such our tenants appreciate the lifestyle and have less turnover. Please contact us regarding this opportunity or one of the seller's many other similar developments throughout Los Angeles.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$2,550,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- Cooling: Central Air, High Efficiency
- Heating: Central, High Efficiency
- Laundry: Dryer Included, Individual Room, Inside, Washer Included
- Cap Rate: 5.1
- \$177000 Gross Scheduled Income
- \$128681 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 5 water meters available

Interior

- Appliances: Dishwasher, Gas Range, High Efficiency Water Heater, Microwave, Refrigerator

Exterior

- Lot Features: Landscaped, Rectangular Lot, Level, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$43,008
- Electric: \$740.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 0
- Insurance: \$2,041
- Maintenance: \$1,600
- Workman's Comp:
- Professional Management: 6868
- Water/Sewer: \$772
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	4	2	Unfurnished	\$3,725	\$3,725	\$3,725
2:	1	3	4	2	Unfurnished	\$0	\$0	\$3,725
3:	1	3	3	2	Unfurnished	\$3,650	\$3,650	\$3,650
4:	1	3	3	2	Unfurnished	\$3,650	\$3,650	\$3,650

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area

- Los Angeles County
- Parcel # 2415027014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW21123793

Printed: 10/10/2021 12:48:13 PM

Closed

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

2312 W Slauson Ave • Los Angeles 90043

94 days on the market

4 units • \$156,250/unit • 2,312 sqft • 2,499 sqft lot • \$216.26/sqft • Built in 1955

Listing ID: 320005926

Cross Streets: Arlington



PRICED TO SELL! 11.45 GRM and 6.43% CAP Rate on Actuals! This charming 4 unit complex is located in the area of Park Mesa Heights within the City of Los Angeles, and consists of three single units with separate kitchens, and one bachelor unit. Section 8 pays based on units being 1 bedroom and title shows as 1 bedroom units. Various upgrades have been made to the exterior of the building and part of the interior units. A parking space is allotted for three of the four units. 2 units delivered vacant! The other 2 are Section 8 tenants, providing a steady cash-flow for owner. Low property expenses and easy management. Plenty of upside! Area is constantly being redeveloped. Total annual income is \$54,588 with all units rented!

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$695,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- Cap Rate: 6.43
- \$54588 Gross Scheduled Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,609
- Maintenance: \$1,800
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,500
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	1			Unfurnished	\$0	\$1,375	\$1,375
2:	0	1			Unfurnished	\$0	\$1,066	\$1,375
3:	0	1			Unfurnished	\$0	\$1,113	\$1,375
4:	0	1			Unfurnished	\$0	\$995	\$995
5:	0	0				\$0	\$0	\$0
6:	0	0				\$0	\$0	\$0
7:	0	0				\$0	\$0	\$0
8:	0	0				\$0	\$0	\$0
9:	0	0				\$0	\$0	\$0
10:	0	0				\$0	\$0	\$0
11:	0	0				\$0	\$0	\$0
12:	0	0				\$0	\$0	\$0
13:	0	0				\$0	\$0	\$0

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4005025004

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 320005926

Printed: 10/10/2021 12:48:13 PM

List / Sold:

\$1,075,000/\$1,050,000 ↓

153 days on the market

Listing ID: 21689096

Closed

11137 Sherman Way • Sun Valley 91352

4 units • \$268,750/unit • 3,300 sqft • 6,001 sqft lot • \$318.18/sqft • Built in 1955

Located between Laurel Canyon and Vineland on Sherman Way



Facts & Features

- Sold On 10/04/2021
- Original List Price of \$1,150,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$49338 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$21,650
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,638	\$1,638	\$1,750
2:	1	2	1		Unfurnished	\$1,691	\$1,691	\$1,750
3:	1	2	1		Unfurnished	\$1,364	\$1,364	\$1,750
4:	1	2	1		Unfurnished	\$1,318	\$1,318	\$1,750
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- SUNV - Sun Valley area
- Los Angeles County
- Parcel # 2315028007

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,150,000/\$1,050,000 ↓

47 days on the market

Listing ID: EV21125248

Closed • **Quadruplex**

8120 San Antonio Ave • South Gate 90280

4 units • **\$287,500/unit** • **4,424 sqft** • **6,724 sqft lot** • **\$237.34/sqft** • **Built in 1922**

C/S California Ave and Santa Ana St



Welcome to South Gate, this unique property has 2 buildings on one property. The first building has 5 bedrooms and 3 baths, the second building has 1 unit downstairs and 2 units upstairs, 2units are unpermitted. Each unit has 1 bed 1 bath. Driving up, there's a beautiful customized Iron gate. As you walk through the front doors, you are greeted with a beautiful living and dining room. Just past the dining room, there is an upgraded kitchen that has granite counter tops and upgraded cabinets. Walking past the kitchen is the Master suit with full bathroom. There is also a guest bathroom and a family room leading to the back yard. Upstairs, there is a little familyroom with a full bath. Walk further there is an addition master suite with own master bath, also there are 3 other bedrooms. Leaving the main house to approach the Garages and the second building, there are 2 - 2 car garage and enough space for 4 more cars to park in the drive way. There s a 1 bed 1 bath unpermitted unit, then leading, there are 2 more units. Both units are permitted with 1 bedroom and 1 bath. Property also has the Tesla solar panels system, it is rented and transferable. Also, please see Residential Listing EV21125392.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Inside
- \$32400 Gross Scheduled Income
- \$7000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,490
- Electric: \$320.00
- Gas: \$120
- Furniture Replacement:
- Trash: \$60
- Cable TV: 02085723
- Gardener:
- Licenses:
- Insurance: \$140
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	4	Unfurnished	\$0	\$0	\$3,500
2:	1	1	1	0	Unfurnished	\$700	\$700	\$1,500
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,500
4:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6215019028

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold: **\$1,089,000/\$1,089,000**

Closed •

9333 San Carlos Ave • South Gate 90280
4 units • **\$272,250/unit** • **3,347 sqft** • **5,588 sqft lot** • **\$325.37/sqft** •
Built in 1964
South of Firestone, North of Tweedy.

14 days on the market

Listing ID: 21765658



Excellent Investors opportunity. This 4 units building has great income from rents and coin laundry. The garage has been used as a storage for \$200 a month and can be converted into a separate unit to generate additional income. All tenants are current on their rents. Each unit has 1 assigned parking in the back. 3 units are single level and the front unit is a townhouse. Please do not disturb tenants. Drive by only. Showing interior with accepted offer.

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$1,089,000
- 1 Buildings
- \$66096 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$1,052
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,750	\$1,750	\$1,800
2:	2	2	1		Unfurnished	\$1,480	\$1,480	\$1,600
3:	3	2	1		Unfurnished	\$1,615	\$1,615	\$1,650
4:	4	1	1		Unfurnished	\$1,395	\$1,395	\$1,430
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6209024015

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,475,000/\$1,485,000 ↑

15 days on the market

Listing ID: CV21197447

Closed

13536 Garvey Ave • Baldwin Park 91706

5 units • \$295,000/unit • 4,634 sqft • 14,522 sqft lot • \$320.46/sqft • Built in 1964

North of I-10, West of I-605; Near the Intersection of Garvey Ave & Tracy St



We are pleased to offer for sale this 5 unit investment property located in the city of Baldwin Park. The subject property is comprised of one detached single-story cottage style unit which offers 2bedrooms/1bathroom, and a second structure which has 4 units all of which are 2 bedrooms/1 bathroom. Units are good size with a total rentable square footage of 4,634 rental square feet and the subject property is situated on a 14,522 sqft lot. Tenants enjoy individual washer/dryer hookups, a private storage shed set behind the car-port area, and assigned car-port parking. Tenants pay for electricity and gas while the owner pays for water and trash.

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$1,475,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- 6 Total carport spaces
- \$2,151 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$100020 Gross Scheduled Income
- \$64575 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$32,444
- Electric: \$311.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,380
- Cable TV: 02047648
- Gardener:
- Licenses:
- Insurance: \$1,854
- Maintenance: \$2,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,350
- Other Expense: \$750
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,945	\$1,945	\$1,945
2:	1	2	1	0	Unfurnished	\$1,790	\$1,795	\$1,795
3:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,795
4:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,795
5:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,795

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
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8551022029

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$2,450,000/\$2,405,000 ↓

8 days on the market

Listing ID: 21778596

Closed

1260 Vin Scully Ave • Los Angeles 90026

5 units • \$490,000/unit • 5,624 sqft • 4,387 sqft lot • \$427.63/sqft • Built in 1987

The subject property is situated in a prime Echo Park location, west of Stadium Way and east of Sunset Boulevard.



We are pleased to present a five (5) unit apartment building located at 1260 Vin Scully Avenue in Los Angeles, California. The subject property is situated in a prime Echo Park location, west of Stadium Way and east of Sunset Boulevard. Echo Park is a diverse and eclectic area, attracting strong development and new residents every year. Echo Park is a rapidly changing rental market that is adjacent to East Hollywood and Downtown Los Angeles. Echo Park has been subject to an invigorate stream of new housing development, community re-positioning, and an increased demand of living in the area. Anchored by an eponymous lake dotted with swan boats and lotus flowers, and wrapped around Los Angeles's second-largest park, the Echo Park neighborhood is also a nature-lovers refuge in the heart of the city. Sunset Boulevard is the main thoroughfare and commercial artery that runs through the neighborhood, where along the boulevard and side streets you'll find local favorites such as the Andante Coffee Shops, Mohawk Bend, and countless nightlife entertainment including the Short Stop and Sunset Lounge. Locals and visitors alike enjoy paddle-boating around the lake and watching the world-famous Los Angeles Dodgers play at Dodger Stadium. Over the last decade, Echo Park has been transforming into a proud revitalizing landmark within the City of Los Angeles. Built in 1987, this turn-key property is well renovated, stylish, and located within walking distance to Dodger Stadium. The property is securely gated, features spacious yard space, has eight (8) subterranean parking spaces, and contains a great unit mix of four (4) two bedroom / two bathroom units and one (1) three bedroom / two bathroom unit. Due to its vintage, the property is not subject to Los Angeles rent control, however, it is subject to AB1482. The units feature a full array of amenities including stainless steel appliances, in-unit washers and dryers, dishwashers, central heating and air conditioning, quartz countertops, walk-in closets, dishwashers, refrigerators, and hardwood floors. Tenants will enjoy being in the heart of Echo Park with a walk score of 97. With a short walk residents can find trendy restaurants, cafes, and even a gaming store. They can also find outdoor recreation within walking distance at Elysian Park. Situated in a prime Echo Park location, this offering presents an excellent opportunity to acquire a turn-key property with high end upgrades that isn't subject to LA rent control.

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$2,450,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable
- \$115619 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Microwave, Refrigerator, Oven, Gas Cooktop, Warming Drawer, Range Hood

Exterior

- Lot Features: Yard
- Security Features: Gated Community, Card/Code Access

Annual Expenses

- Total Operating Expense: \$50,983
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01046440
- 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	\$3,495	\$3,495	\$3,800
2:	1	2	2		Unfurnished	\$3,000	\$3,000	\$3,000
3:	1	2	2		Unfurnished	\$2,695	\$2,695	\$3,000
4:	1	2	2		Unfurnished	\$2,450	\$2,450	\$3,000
5:	1	2	2		Unfurnished	\$2,673	\$2,673	\$3,000
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5406014038

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21778596

Printed: 10/10/2021 12:48:13 PM

Closed

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

6015 Gallant St • Bell Gardens 90201

14 days on the market

5 units • \$190,000/unit • 2,806 sqft • 11,203 sqft lot • \$338.56/sqft • Built in 1940

Listing ID: CV20243959

Major cross streets EASTERN AVE and GARFIELD



YOU REACHED 6015 GALLANT ST, A 5- UNIT INVESTMENT OPPORTUNITY LOCATED IN THE CITY OF BELL GARDENS. THIS IS A GREAT INVESTMENT PROPERTY FOR YOUR SEASON INVESTORS OR GET STARTED ON YOUR INVESTMENT PORTFOLIO. ALL 5 UNITS ARE CURRENTLY TENANT OCCUPIED ON A MONTH TO MONTH PAYING BELOW MARKET RENTS. THE AREA OFFERS A STABLE AND GROWING RENTAL MARKET. THE PROPERTY CONSIST OF 5 UNITS WITH 3 SINGLE STORY BUILDINGS AND A 2 CAR GARAGE WITH POSSIBLE LAUNDRY ROOM. THE 1ST BUILDING / MAIN HOUSE 6015 IS A 3 BEDROOM, 1 BATHROOM W/ 1222 SQ FT (per property profile). THE 2ND BUILDING (704 sq ft per property profile) 6017 & 6017 ½ GALLANT HAVE TWO 1 BEDROOM AND 1 BATHROOM EACH. THE 3RD BUILDING (880 sq ft per property profile) 6019 and 6019 ½ GALLANT ST HAVE TWO 1 BEDROOM AND 1 BATHROOM EACH. EACH UNIT HAS ITS OWN GAS METER AND ELECTRIC METER (5). EVERY UNIT HAS 1 CAR SPACE PARKING INSIDE. COME DRIVE BY AND SEE THIS PROPERTY ... DON'T LET THIS GREAT INVESTMENT GET AWAY!! SEE VIRTUAL TOUR VIDEO !!!

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$950,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: In Garage
- \$51960 Gross Scheduled Income
- \$40723 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lawn, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003652
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,500	\$1,500	\$2,200
2:	1	1	1	0	Unfurnished	\$650	\$650	\$1,000
3:	1	1	1	0	Unfurnished	\$620	\$620	\$1,000
4:	1	1	1	0	Unfurnished	\$800	\$800	\$1,000
5:	1	1	1	0	Unfurnished	\$760	\$760	\$1,000

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
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6230020010

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold: **\$1,360,000/\$1,360,000**

Closed •

13714 Inglewood Ave. • Hawthorne 90250
6 units • **\$226,667/unit** • **2,772 sqft** • **7,250 sqft lot** • **\$490.62/sqft** •
Built in 1957
Inglewood Ave. North of Rosecrans Ave.

25 days on the market

Listing ID: PV21118269



Well maintained and upgrades Six Unit Apartment Building in one of the Best areas of west Hawthorne! Upgrades include New Windows, Electric Meters, Interior upgrades Security Cameras. There is an onsite Laundry and more than ample parking. The property is individually metered for gas and electric and has individual water heaters, so the hot water is paid for by the tenants to keep expenses down.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$1,360,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Common Area
- \$97216 Gross Scheduled Income
- \$68051 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 36-40 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,164
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$1,333	\$8,000	\$8,970

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4043008023

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,600,000/\$1,635,000 ↓

61 days on the market

Listing ID: 21763660

Closed

4203 Baldwin Park Blvd • Baldwin Park 91706

6 units • \$266,667/unit • 4,628 sqft • 17,574 sqft lot • \$353.28/sqft • Built in 1953

Ramona Blvd to Baldwin Park Blvd



Price Reduced! Fantastic opportunity to acquire 6 units located at 4203 Baldwin Park Blvd consisting of all 2 bedroom/1 bath detached cottages, each with a private yard, and one car garage and situated on a +/-17,578 square foot parcel. Each unit has washer and dryer hookups, individual water heaters and is separately metered for gas and electricity. Ownership pays for water, sewer and trash disposal. Subject to city of Baldwin Park Rental Stabilization Ordinance. First time ever on the market.

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$1,800,000
- 6 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace
- \$66939 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$48,762
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,329
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,300
- Maintenance: \$5,785
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,400
- Other Expense: \$1,500
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1		Unfurnished	\$1,656	\$9,940	\$11,970
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8544025001

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$2,298,000/\$2,225,000 ↓

114 days on the market

Listing ID: 21735496

Closed

1532 Rosalia Rd • Los Angeles 90027

6 units • **\$383,000/unit** • **4,884 sqft** • **6,600 sqft lot** • **\$455.57/sqft** • **Built in 1924**

East on Sunset, past Hollywood Blvd on to Sunset drive then Left on Rosalia



Major Price reduction! Priced to sell !! We are proud to present a Trophy Los Feliz property, built in 1924, with all of the charm prominent during that era. The building has an A+ address, just steps to Los Feliz Village, The Vista Theater that was recently purchased by a celebrity (which when renovated will positively add value to the neighborhood), and Sunset Junction. This well maintained 6 unit building with off street parking behind gates features recent upgrades maintaining its original character and is fully gated and completely secure. This is "A Pride of Ownership" Property. It is fully tenant occupied with current paying tenants. All units have the same floor-plan and are identical except the one Premier Unit that has the extra room above the Porte Cochere which the tax rolls show as an extra bedroom. Units are shown only with an accepted offer.

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$2,498,000
- 1 Buildings
- Heating: Gravity
- \$85718 Net Operating Income

Interior

- Floor: Wood
- Appliances: Gas Oven

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$37,982
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00656371
- 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	\$2,500	\$2,500	\$2,500
2:	1	1	1		Unfurnished	\$1,975	\$1,975	\$1,975
3:	1	1	1		Unfurnished	\$1,760	\$1,760	\$1,975
4:	1	1	1		Unfurnished	\$1,658	\$1,658	\$1,975
5:	1	1	1		Unfurnished	\$1,290	\$1,290	\$1,975
6:	1	1	1		Unfurnished	\$1,203	\$1,203	\$1,975
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5542007007

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21735496

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List / Sold:

\$1,550,000/\$1,550,000 ↓

17 days on the market

Listing ID: 21773422

Closed

2998 James M Wood Blvd • Los Angeles 90006

6 units • \$258,333/unit • 5,932 sqft • 5,330 sqft lot • \$261.29/sqft • Built in 1963

911 S. Berendo and 2998 W. James M. Wood.



Dream Realty is proud to present two building 11,837 square, fourteen-unit apartments located at 911 S. Berendo and 2998 James M. Wood Los Angeles California. Two Apartments for sale together. They are offered at \$3,995,000. They are located in the trendy and high growth area of Koreatown. Back on market after 30 years. This multifamily complex offers two buildings with two addresses. 8 unit multifamily structure at 911 S Berendo and 6 unit at 2998 W James M Wood. . The 8-unit consists of 6-One Bed and One Bath, 2- Two Bed and One Bath. The 6-unit consists of 1-One Bed and One Bath, 4-Two Bed and 1.5 Bath, and 1-Three Bed and two Bath. Below market rent, One or two car parking for all units. All units are fully occupied and all rents are on time. The apartment provides long-term investors with the opportunity to own an A Class Asset on a valuable piece of land in a prime Koreatown LA. Additionally, a buyer may consider enhancing the current building and taking advantage of the significant rental upside. This property provides an investor with the once in a life-time opportunity to purchase a highly attractive property, with strong income, in an absolutely irreplaceable location.

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$1,997,500
- 1 Buildings
- Levels: Two
- Laundry: Community
- \$81606 Net Operating Income

Interior

- Appliances: Refrigerator, Gas Cooktop

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$36,354
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1		Unfurnished	\$1,650	\$6,410	\$1,800
2:	1	3	2		Unfurnished	\$2,100	\$2,100	\$2,200
3:	1	1	1		Unfurnished	\$1,320	\$1,320	\$1,350
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5094024003

10/10/21, 12:48 PM

Matrix

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21773422

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List / Sold:

\$2,600,000/\$2,500,000 ↓

7 days on the market

Listing ID: 21768104

Closed •

2032 S Shenandoah St • Los Angeles 90034

7 units • \$371,429/unit • 7,159 sqft • 8,543 sqft lot • \$349.21/sqft • Built in 1953

Heading west on Cadillac Avenue, turn right onto S. Shenandoah Street. Subject property is located on your right-hand side.



2032 S. Shenandoah Street, a 7-unit multifamily property located in the charming and rapidly developing neighborhood of Pico-Robertson. Situated east of La Cienega Blvd., the subject property is in close proximity to shopping and dining destinations including the revitalized downtown Culver City scene, Miracle Mile, The Grove and Beverly Center. Totalling 7,159 SF in building size spread across two structures, the property is comprised of (1) 4-bdrm. unit, (1) 3-bdrm. unit and (5) 2-bdrm. units. Each bright and spacious unit averages approx. 1,000 SF. The meticulously maintained building requires no seismic retrofitting (buyer to verify) and each unit has been separately metered for gas and electricity. Additionally, the subject property features at least one parking spot per unit. This is a value-add opportunity to investors, as current rents are approx. 27% below market for nicely remodeled units in the area. An investment in 2032 S. Shenandoah allows you to acquire a pride of ownership building in a rental market that is consistently under high demand by young professionals and new households.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$2,600,000
- 2 Buildings
- Heating: Wall Furnace
- Laundry: Community
- \$116009 Net Operating Income

Interior

- Appliances: Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$60,279
- 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	4	2		Unfurnished	\$2,875	\$2,875	\$3,195
2:	1	3	2		Unfurnished	\$1,771	\$1,771	\$3,100
3:	1	2	2		Unfurnished	\$2,550	\$2,550	\$2,550
4:	1	2	1		Unfurnished	\$2,250	\$2,250	\$2,450
5:	1	2	1		Unfurnished	\$2,040	\$2,040	\$2,450
6:	1	2	1		Unfurnished	\$1,930	\$1,930	\$2,450
7:	1	2	1		Unfurnished	\$1,659	\$1,659	\$2,450
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4302022007

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Matrix

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21768104

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List / Sold: **\$1,500,000/\$1,500,000**

Closed •

14139 Delano St • Van Nuys 91401
8 units • \$187,500/unit • 6,098 sqft • 7,398 sqft lot • \$245.98/sqft •
Built in 1962
14139 DELANO ST, VAN NUYS, CA 91401

20 days on the market

Listing ID: 21755628



Rental Upside - Nearly 40% rental upside based on current income. | High Demand Rental Market - Van Nuys is the preferred rental location for blue-collar workers in the San Fernando Valley. | Easy Access to Public Transportation - Walking distance to the orange line, as well as walking distance to the future ESFV light rail project. | Onsite Laundry Room - Tenants have access to onsite laundry room.

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$1,500,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Laundry: Washer Included, Dryer Included, Community
- \$53433 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$55,162
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02062634
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$1,247	\$1,247	\$2,000
2:	1	1	1		Unfurnished	\$850	\$850	\$1,650
3:	1	2	2		Unfurnished	\$1,236	\$1,236	\$2,000
4:	1	1	1		Unfurnished	\$1,018	\$1,018	\$1,650
5:	1	1	1		Unfurnished	\$1,018	\$1,018	\$1,650
6:	1	2	2		Unfurnished	\$1,750	\$1,750	\$2,000
7:	1	2	1		Unfurnished	\$1,250	\$1,250	\$1,850
8:	1	1	1		Unfurnished	\$1,020	\$1,020	\$1,650
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 2240019021

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$2,450,000/\$2,400,000 ↑

17 days on the market

Listing ID: 21773872

Closed

911 S Berendo St • Los Angeles 90006

8 units • \$306,250/unit • 5,905 sqft • 7,748 sqft lot • \$406.44/sqft • Built in 1959

911 S. Berendo



Dream Realty is proud to present two building 11,837 square, fourteen-unit apartments located at 909 S. Berendo and 2998 James M. Wood Los Angeles California. They are located in the trendy and high growth area of Koreatown. Back on market after 30 years. This multifamily complex offers two buildings with two addresses. 8 unit multifamily structure at 911 S Berendo and 6 unit at 2998 W James M Wood. . The 8-unit consists of 6-One Bed and One Bath, 2- Two Bed and One Bath. The 6-unit consists of 1-One Bed and One Bath, 4-Two Bed and 1.5 Bath, and 1-Three Bed and two Bath. Below market rent, One or two car parking for all units. All units are fully occupied and all rents are on time. The apartment provides long-term investors with the opportunity to own an A Class Asset on a valuable piece of land in a prime Koreatown LA. Additionally, a buyer may consider enhancing the current building and taking advantage of the significant rental upside. This property provides an investor with the once in a life-time opportunity to purchase a highly attractive property, with strong income, in an absolutely irreplaceable location.

Facts & Features

- Sold On 10/04/2021
- Original List Price of \$1,997,500
- 1 Buildings
- Heating: Wall Furnace
- \$81606 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$50,634
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1		Unfurnished	\$1,350	\$7,690	\$1,500
2:	2	2	1		Unfurnished	\$1,640	\$3,330	\$1,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5094024004

Michael Lembeck

Re/Max Property Connection

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Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: 21773872

Printed: 10/10/2021 12:48:13 PM

List / Sold:

\$3,395,000/\$3,110,000 ↓

52 days on the market

Listing ID: 21741888

Closed •

411 N Kenmore Ave • Los Angeles 90004

8 units • \$424,375/unit • 7,376 sqft • No lot size data • \$421.64/sqft • Built in 1989

One block North of Beverly Boulevard and two blocks East of N. Normandie Avenue.



411 N. Kenmore Avenue, an eight-unit multifamily property, conveniently located near some of Los Angeles' hottest rental markets such as Koreatown and East Hollywood. Residing in an Opportunity Zone, the subject property is one block north of Beverly Boulevard and conveniently located near a wide selection of shopping centers, small businesses and fast-casual restaurants. The 7,376 SF three-story building is comprised of (8) two-bedroom and two bath units. Two units can be delivered vacant upon close of escrow. Constructed in 1989, 411 N. Kenmore is subject to AB1482, which allows an investor to raise rents by 5% + CPI annually. The well-maintained property features a new roof, copper plumbing and ample on-grade parking. With a favorable unit mix and located in an Opportunity Zone, 411 N. Kenmore presents investors with the opportunity to purchase an asset with incredible promise in an ever-growing submarket.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$3,500,000
- 1 Buildings
- Heating: Central
- Laundry: Community
- \$137814 Net Operating Income

Interior

- Floor: Wood, Tile
- Appliances: Refrigerator

Exterior

- Security Features: Automatic Gate

Annual Expenses

- Total Operating Expense: \$72,230
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01503134
- 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	2		Unfurnished	\$2,450	\$4,900	\$4,900
2:	5	2	2		Unfurnished	\$2,195	\$12,250	\$10,975
3:	1	2	2		Unfurnished	\$2,090	\$2,090	\$2,450
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5520015015

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

10/10/21, 12:48 PM

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL](#): Residential Income [LISTING ID](#): 21741888

Printed: 10/10/2021 12:48:13 PM

List / Sold:

\$3,000,000/\$2,950,000 ↓

0 days on the market

Listing ID: 21771166

Closed

3755 Vinton Ave • Los Angeles 90034

9 units • \$333,333/unit • 7,470 sqft • 7,470 sqft lot • \$394.91/sqft • Built in 1970

One block east of Motor Ave and north of Venice Blvd.



Facts & Features

- Sold On 10/04/2021
- Original List Price of \$3,000,000
- 1 Buildings
- \$109583 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$66,420
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4314004030

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$9,878,000/\$9,400,000 ↓

43 days on the market

Listing ID: 21752488

Closed •

943 N Oxford Ave • Los Angeles 90029

11 units • \$898,000/unit • 23,763 sqft • No lot size data • \$395.57/sqft • Built in 2021

Located on N. Oxford Avenue, between Melrose Avenue and Santa Monica Boulevard



943-947 N. Oxford Avenue (APN: 5535-021-003 & 5535-021-022), a collection of meticulously designed modern townhomes that are the definition of luxury apartment living in Los Angeles. Situated just south of Santa Monica Boulevard, this new construction architectural gem is close to charming cafes, trendsetting restaurants and lively nightlife options along Hollywood and Sunset Boulevard. The Oxford Eleven, constructed in 2021, features (9) four-bedroom townhomes, (1) five-bedroom townhome and (1) three-bedroom townhome. Developed to exceed the needs of high-income young professionals, these condo-quality townhomes include a private rooftop deck with unobstructed views of the Hollywood Hills and city, cutting-edge smart home technology, high-end stainless steel appliances, custom wood cabinets, quartz countertops, luxury laminate flooring, designer tile backsplashes, recessed energy-efficient lighting and full size side-by-side washer/dryer. Each unit offers secured, covered parking and is individually metered for water, electricity and gas. Please note, there is a value-add opportunity to add 2 ADUs (plans available upon request).

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$9,878,000
- 2 Buildings
- Levels: Three Or More
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$473810 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$172,560
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	4		Unfurnished	\$5,750	\$5,750	\$5,750
2:	2	4	3		Unfurnished	\$5,295	\$10,590	\$10,590
3:	2	4	3		Unfurnished	\$5,250	\$10,500	\$10,500
4:	2	4	3		Unfurnished	\$4,995	\$9,990	\$9,990
5:	1	4	3		Unfurnished	\$4,850	\$4,850	\$4,850
6:	2	4	3		Unfurnished	\$4,800	\$9,600	\$9,600
7:	1	3	2		Unfurnished	\$4,250	\$4,250	\$4,250
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5535021022

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21752488

Printed: 10/10/2021 12:48:13 PM

List / Sold:

\$3,400,000/\$3,325,000 ↓

10 days on the market

Listing ID: 21763636

Closed

4200 La Rica Ave • Baldwin Park 91706

12 units • **\$283,333/unit** • **10,582 sqft** • **44,348 sqft lot** • **\$314.21/sqft** • **Built in 1959**

Ramona Blvd to La Rica Ave



Fantastic opportunity to acquire this property consisting of 12 x detached 2 bedroom/1 bath homes with attached garages, private yards, and situated on a +/-44,344 square foot parcel. Each unit has washer and dryer hookups, individual water heaters and is separately metered for gas and electricity. Ownership pays for water, sewer and trash disposal. Subject to city of Baldwin Park Rental Stabilization Ordinance. First time ever on the market.

Facts & Features

- Sold On 10/07/2021
- Original List Price of \$3,400,000
- 12 Buildings
- 12 Total parking spaces
- Heating: Wall Furnace
- \$139725 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$95,054
- 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:	12	2	1		Unfurnished	\$1,680	\$20,170	\$26,100
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8544025023

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$4,500,000/\$3,900,000 ↓

41 days on the market

Listing ID: P1-6164

Closed • Apartment

1435 E Wilson Ave • Glendale 91206

14 units • **\$321,429/unit** • **10,107 sqft** • **16,652 sqft lot** • **\$385.87/sqft** • **Built in 1973**

Property is located between Harvey Drive and North Verdugo Road.



14-unit building in Glendale's Citrus Grove area. Well-kept, with several units recently upgraded, this two-level courtyard building is a solid investment opportunity with rents below market value. Built in 1973, the tenant-occupied property comprises of 10,119 square feet of living space on a 16,652 lot. It includes thirteen one-bed/one-bath units and one three-bedroom, two-and-a-half-bath unit that could be for an owner/user. There are 17 carport parking spaces, and an on-premises laundry facility. The address is minutes from the highly rated Adventist Health Glendale hospital. The palm-lined, family-friendly Citrus Grove neighborhood is just a mile from Downtown Glendale and its many dining and shopping destinations, including the fourth-largest mall in LA County, Glendale Galleria, and the picturesque Americana at Brand. It boasts excellent schools, several parks, and convenient access to many amenities including a Smart & Final Extra warehouse grocery store. Highway 2 connects the neighborhood with Interstate 5 for travel from Los Angeles to the coast.

Facts & Features

- Sold On 10/07/2021
- Original List Price of \$4,500,000
- 1 Buildings
- Levels: One
- 17 Total parking spaces
- 17 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 3.4
- \$254760 Gross Scheduled Income
- \$154533 Net Operating Income
- 15 electric meters available
- 15 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Oven, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$100,227
- Electric:
- Gas: \$3,758
- Furniture Replacement:
- Trash: \$780
- Cable TV: 01345642
- Gardener:
- Licenses:
- Insurance: \$4,800
- Maintenance: \$12,000
- Workman's Comp:
- Professional Management: 6000
- Water/Sewer: \$6,932
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		13	13	13	Unfurnished	\$18,440	\$18,440	\$20,800
2:		3	3	2	Unfurnished	\$2,350	\$2,350	\$2,550
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 15
- Gas Meters: 15
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area

- Los Angeles County
- Parcel # 5645022028

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: P1-6164

Printed: 10/10/2021 12:48:13 PM

List / Sold:

\$4,050,000/\$3,950,000 ↓

118 days on the market

Listing ID: 21747544

Closed

11502 Adco Ave • Downey 90241

16 units • \$253,125/unit • **8,616 sqft** • **14,489 sqft lot** • \$458.45/sqft • **Built in 1956**

Follow I-5N to Paramount Blvd. Exit Paramount Blvd and turn left onto Paramount Blvd., Turn right onto E Florence Ave, Turn left onto Old River School Rd, Turn right onto Neo St, Turn right onto Adco Ave



Nestled on a quiet residential cul-de-sac in the high demand rental market of Downey, 11502-11506 Adco Ave., is near the major thoroughfare of Old River School Rd. and Firestone Blvd. within walking steps to many restaurants, shops, and retailers Over \$285,000 capital improvements completed on exterior and unit interiors. 13 of the 16 units have been renovated including new kitchen granite countertops, ceiling fans and new flooring in select units.

Facts & Features

- Sold On 10/06/2021
- Original List Price of \$4,050,000
- 2 Buildings
- \$191888 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$110,959
- 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:	16	1	1		Unfurnished	\$1,501	\$24,020	\$26,000
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- D3 - Southwest Downey, S of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6231003004

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold: **\$7,250,000/\$7,250,000**

Closed •

21306 Parthenia St • Canoga Park 91304
23 units • **\$315,217/unit** • **21,644 sqft** • **16,616 sqft lot** • **\$334.97/sqft** •
Built in 1989
In between De Soto and Canoga Ave

26 days on the market

Listing ID: 21755284



The Aria Apartments represents a rare investment opportunity to acquire a well-amenitized 23- unit apartment community in the growing West San Fernando submarket of Canoga Park. The asset features an excellent unit mix of (7) 1+1 (15) 2+1 and (1) 3+3 units.

Facts & Features

- Sold On 10/08/2021
- Original List Price of \$7,250,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$292939 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$188,950
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	1	1		Unfurnished	\$1,636	\$11,450	\$12,565
2:	15	2	2		Unfurnished	\$1,892	\$28,386	\$31,425
3:	1	3	3		Unfurnished	\$2,135	\$2,135	\$2,395
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- CP - Canoga Park area
- Los Angeles County
- Parcel # 2779015042

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$15,357,800/\$16,700,000 ↑

85 days on the market

Listing ID: 21734468

Closed •

3900 Nicolet Ave • Los Angeles 90008

76 units • \$202,076/unit • 72,036 sqft • 74,272 sqft lot • \$231.83/sqft •
 Built in 1956

East of La Brea, South of Coliseum



Court date is set. Agents please see private remarks for more information. 76-unit Apartment building with soft story retrofit completed. Unit mix is 60 1 bedrooms/1 bathrooms, 3 2 bedroom/1 bathroom, and 13 2 bedrooms/2 bathrooms. Building square footage is 72,036 situated on a 74,272 square foot lot. Located in the Baldwin Village neighborhood of South Los Angeles. Probate sale, court confirmation is required.

Facts & Features

- Sold On 10/05/2021
- Original List Price of \$12,000,000
- 2 Buildings
- \$290232 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$389,849
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	13	2	2		Unfurnished	\$11,262	\$11,262	\$11,262
2:	3	2	1		Unfurnished	\$3,210	\$3,210	\$3,210
3:	60	1	1		Unfurnished	\$49,155	\$49,155	\$49,155
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5030008006

Michael Lembeck

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

Re/Max Property Connection

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

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 10/03/2021 to 10/09/2021
County Or Parish is 'Los Angeles'
City is not 'Long Beach'
Number Of Units Total is 2+
Selected 88 of 88 results.