

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L Sqft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	24435917	S	622 Maltman AVE	LA		STD	2		5	\$1,240,000	573.81	2161	1912	7,506/0.1723			10/11/24	36/36
2	24413795	S	931 Lucile AVE	LA		STD	2			\$1,301,089	751.21	1732	1950	7,578/0.174			10/11/24	83/83
3	CV24169396	S	13839 Jefferson AVE	HAUT	109	STD	2	42,000		\$880,000	401.83	2190	1941/ASR	8,652/0.1986	N	2	10/11/24	23/23
4	GD24183297	S	3304 Downing AVE	GD	627	TRUS	2	0		\$990,000	883.14	1121	1949/ASR	2,696/0.0619	N	2	10/11/24	9/9
5	AR24144980	S	219 Joy ST	LA	632	STD	2	0		\$915,000	737.31	1241	1925/ASR	4,491/0.1031	N	1	10/11/24	49/49
6	OC23112499	S	2315 Granada AVE	SELM	657	STD	2	0		\$1,060,800	402.43	2636	1947/ASR	9,123/0.2094	N	4	10/09/24	33/33
7	EV24178095	S	6356 Jemiletton ST	HNPk	699	STD	2	5,700		\$675,000	474.02	1424	1919/ASR	5,827/0.1338	N	1	10/11/24	15/15
8	PF24168265	S	5917 Eyrette Avenue	HNPk	699	STD	2	0		\$725,000	479.50	1512	1988/PUB	6,038/0.1386	N	3	10/09/24	12/12
9	PW24136726	S	5205 Cecilia ST	CUD	699	STD,TRUS	2	27,600		\$820,000	468.04	1752	1956/PUB	5,425/0.1245	N	1	10/08/24	54/54
10	SB24074152	S	252 W Fujiwara AVE	BBK	699	STD	2	0		\$1,375,000	719.14	1912	1925/ASR	7,752/0.178	N	3	10/07/24	160/160
11	PW24176989	S	1182 Mirasol ST	LA	BOYH	STD	2	66,000		\$775,000	575.78	1346	1927/ASR	5,002/0.1148	N	0	10/09/24	3/3
12	24382233	S	2445 Walnut AVE	VEN	C11	STD	2			\$1,280,000	790.12	1620/A	1958	5,829/0.1338			10/08/24	151/151
13	24417687	S	327 N Mansfield AVE	LA	HPK	STD	2			\$1,280,000	424.62	5134	1927	7,159/0.1643	N	4	10/10/24	60/60
14	24434473	S	1260 S Ridgely DR	LA	C19	STD	2		8	\$1,450,000	456.41	3177	1928	6,315/0.145	N	4	10/08/24	34/34
15	24400114	S	1096 S Sycamore AVE	LA	C19	STD	2			\$1,600,000	375.23	4264	1927	6,297/0.1446	N	3	10/07/24	119/119
16	WS24074993	S	6207 S Figueroa ST	LA	C36	STD	2	60,000		\$585,000	239.75	2440	1913/PUB	5,392/0.1238	N	0	10/10/24	144/144
17	PW24168191	S	234 - 234 187th ST	LA	C36	STD	2	0		\$860,000	533.50	1612	1912/ASR	4,367/0.1003	N	0	10/09/24	6/36
18	PW24089009	S	247 E 69th ST	LA	C42	STD	2	0		\$445,000	391.73	1136	1922/PUB	5,426/0.1246	N	1	10/10/24	56/166
19	24399271	S	806 N Record AVE	LA	ELA	STD	2			\$715,000	632.74	1130	1924	2,316/0.0532	N		10/10/24	102/102
20	PW24186450	S	4911 E 4th ST	ELA	ELA	STD	2	0		\$725,000	479.50	1512	1948/ASR	5,000/0.1148	N	0	10/08/24	7/7
21	BB24056472	S	5638 Craner AVE	NHLW	NHO	STD	2	114,840		\$1,600,000	524.59	3050	2017/ASR	5,522/0.1268	N	2	10/09/24	25/25
22	SR24177768	S	10335 Rincon AVE	PAC	PAC	STD	2	80,400		\$930,000	550.95	1688	1945/ASR	10,244/0.2352	N	2	10/10/24	5/5
23	PW24174553	S	8037 McKinley AVE	PAR	RL	STD	2	74,400	6	\$995,000	397.05	2506	1950/ASR	7,185/0.1649	N	0	10/08/24	6/6
24	PW24123694	S	9612 Wroilnia AVE	SOG	T2	STD	2	0		\$640,000	556.52	1150	1924/PUB	5,392/0.1238	N	0	10/07/24	6/6
25	PW24161344	S	908 McFarland AVE	WILM	196	STD	3	59,400		\$750,000	468.75	1600	1923/ASR	6,974/0.1601	N	0	10/07/24	13/13
26	SR24169427	S	2231 N WAGARA ST N	BBK	610	TRUS	3	61,020		\$1,200,000	591.42	2029	1941/PUB	6,701/0.1538	N	1	10/09/24	5/5
27	PL161700	S	657 655 N Mentor AVE	PAS	646	STD	3	0		\$790,000	547.85	1442	1948/ASR	3,028/0.0695	N	1	10/07/24	210/219
28	WS24097882	S	70 Auburn AVE	SMAD	656	STD	3	0		\$2,125,000	690.38	3078	1940/ASR	10,536/0.2419	N	4	10/09/24	41/41
29	CV24188202	S	2727 Eagle ST	LA	BOYH	STD	3	0		\$850,000	304.66	2790	1913/ASR	4,803/0.1103	N	0	10/10/24	8/8
30	24396593	S	110 Driftwood ST	MR	C12	STD	3			\$2,350,000	976.32	2407/A	1953	2,836/0.0651			10/09/24	123/123
31	24372327	S	857 4th ST	SM	C14	STD	3			\$2,315,000	931.96	2484	1922	4,615/0.1059	N		10/10/24	191/191
32	24384423	S	1969 W 23rd ST	LA	C16	STD	3			\$725,000	203.54	3562	1908	6,650/0.1527	N		10/08/24	91/91
33	24419845	S	7027 Kittyhawk AVE	LA	C29	STD	3			\$1,100,000	531.40	2070	1947	6,874/0.1578	N	3	10/11/24	57/57
34	24389093	S	851 E E 76th Pl	LA	C37	STD	3		7	\$1,600,000	354.37	4515	2024/BLD	5,105/0.1172	N		10/08/24	28/28
35	SR24106056	S	14418 Martha ST	SO	SO	STD	3	106,800		\$1,290,000	528.47	2441	1950/ASR	7,238/0.1662	N	2	10/10/24	107/107
36	SB24149403	S	9725 Crenshaw BLVD	ING	102	STD	4	112,800	6	\$1,415,000	347.41	4073	1955/ASR	7,192/0.1651	N	0	10/08/24	45/45
37	WS24133819	S	1137 Sunvue Pl	LA	671	STD	4	45,360		\$700,000	229.66	3048	1939/ASR	4,485/0.103	N	4	10/08/24	28/28
38	WS24110203	S	205 W Indigo ST	CMP	RP	STD	4	45,960		\$630,000	253.83	2482	1929/ASR	5,402/0.124	N	4	10/11/24	11/11
39	24450281	S	5454 Hermitage AVE	VVL	VVL	STD	4			\$1,620,000	406.02	3990	1954/ASR	6,770/0.1554	N	4	10/11/24	0/0
40	PW24144240	S	1734 4th AVE	LA	WLA	STD	4	78,864		\$1,145,000	247.62	4624	1922/ASR	7,003/0.1608	N	4	10/08/24	30/30
41	24438581	S	1163 Hyverson AVE	LA		STD	5			\$1,200,000	448.26	2677/A	1923/ASR	6,463/0.1484	N	4	10/11/24	14/14
42	PV24086608	S	623 W 22nd ST	SP	185	STD,TRUS	5	97,980	5	\$1,230,000	291.75	4216	1962/ASR	4,986/0.1145	N	5	10/08/24	85/85
43	AR24158010	S	412 W Newman AVE	MP	641	STD	5	83,300	2	\$1,900,000	381.30	4983	1961/ASR	16,923/0.3885	N	2	10/08/24	14/14
44	SR24154058	S	6120 Wilton	LA	C34	TRUS	5	10,000		\$850,000	259.78	3272	1950/ASR	8,307/0.1907	N	5	10/09/24	50/84
45	PW24014239	S	3130 Arvia ST	LA	CYPK	STD,TRUS	5	54,408		\$1,200,000	395.78	3032	1910/PUB	10,401/0.2388	N	0	10/10/24	169/169
46	PW24183188	S	9539 Oak ST	BF	RG	STD	5	94,380		\$1,450,000	262.11	5532	1980/APP	9,828/0.2256	N	5	10/08/24	16/107
47	CV24171372	S	4443 W 130th ST	HAUT	109	STD	6	126,600		\$1,655,000	316.81	5224	1960/ASR	7,532/0.1729	N	0	10/09/24	25/25
48	24437729	S	1256 Princeton ST	SM	C14	STD	6			\$1,800,000	579.71	3105/A	1937/ASR	6,405/0.147		6	10/10/24	30/30
49	24428315	S	3278 - 84 Casitas AVE	LA	606	STD	7		5	\$2,175,000	706.17	3080/A	1923	12,966/0.2977	N	7	10/11/24	57/57
50	23334873	S	1556 S Beverly Glen BLVD	LA	C05	STD	7		3	\$2,500,000	409.57	6104	1941	7,065/0.1622			10/10/24	287/287
51	24427897	S	3215 W 18th ST	LA	C16	STD	7		5	\$1,050,000	204.56	5133	1961/OTH	6,631/0.1522			10/10/24	33/33
52	24365621	S	211 S Poinsettia Pl	LA	C19	STD	7		4	\$5,020,000	386.87	12976	1989	7,419/0.1703	N	14	10/09/24	217/217
53	24410749	S	2436 Echo Park AVE	LA		STD	8		6	\$2,400,000	448.26	5354	1930	5,623/0.1291	N	4	10/08/24	98/98
54	SB24086084	S	229 E 219th ST	CARS	699	STD	8	248,400	8	\$2,000,000	369.28	5416	1952/ASR	19,846/0.4556	N	6	10/08/24	41/41
55	24389685	S	9117 National BLVD	LA	C09	STD	8		5	\$2,478,400	368.04	6734	1964	6,831/0.1568	N		10/07/24	84/84
56	24389117	S	1201 Venice BLVD	VEN	C11	STD	8			\$1,700,000	290.25	5857/A	1956	6,111/0.1403	N		10/08/24	93/93
57	SR24158738	S	13445 Vanowen ST	VG	VG	STD	9	310,272	9	\$2,900,000	375.36	7726	1972/ASR	10,625/0.2439	N	11	10/09/24	4/4
58	24408061	S	11755 Nebraska AVE	LA	WLA	STD	10		4	\$2,650,000	377.82	7014	1962	7,377/0.1694			10/11/24	49/49
59	SB24032227	S	418 W 6th ST	SP	189	STD	13	164,652		\$2,000,000	268.46	7450	1912/ASR	6,252/0.1435	N	0	10/10/24	144/144
60	24401211	S	10700 Louise AVE	GH	GH	STD	13			\$2,650,000	208.84	12689	1961	13,615/0.3126			10/07/24	145/145
61	SB24177205	S	1144 S Palos Verdes ST	SP	181	STD	14	293,380	6	\$3,400,000	465.94	7297	1984/PUB	11,816/0.2713	N	4	10/07/24	14/14
62	CV24108781	S	609 W Sierra Madre BLVD	SMAD	656	STD,TRUS	18	449,236		\$6,000,000	317.09	18922	1956/ASR	32,736/0.7515	N	0	10/09/24	38/38
63	24370305	S	937 2nd ST	SM	C14	STD	20		5	\$7,510,000	516.36	14544/A	1955/ASR	15,017/0.3447			10/08/24	153/153
64	24358269	S	943 2nd ST	SM	C14	STD	20		5	\$7,510,000	516.36	14544/A	1955/ASR	15,017/0.3447			10/08/24	187/187

Closed •

List / Sold:

\$1,299,000/\$1,240,000 ↓

36 days on the market

Listing ID: 24435917

622 Maltman Ave • Los Angeles 90026
2 units • \$649,500/unit • 2,161 sqft • 7,506 sqft lot • \$573.81/sqft •
Built in 1912

East of Hoover St, West of Silver Lake Blvd, North of 101 Freeway, South of Marathon St



Beautiful Silver Lake craftsman home brimming with character and tons of potential. Situated on a spacious 7,500 sqft R3 lot, this legal duplex comes with a plethora of options for any buyer: perfect as a starter home for an owner user looking to live in the main home and rent out the 2nd unit for extra income, renovate both units and re-lease at full market rents with the ability to convert the existing 2-car garage into an ADU, or build 9 brand new multifamily units or more using state density bonuses. The front house, 2 bd/1 bath ~1,500 sqft, is spacious & charming with loads of character & original features, while the back house is a 1 bd/1 bath ~700 sqft, recently rented out for \$2,800/month! Both units feature their own in-unit washer dryer. Lots of private outdoor space for both units full of greenery with stunning views of all of LA. Located in the heart of Silver Lake within walking distance to all the trendy dining, coffee shops, shopping, and entertainment spots on Sunset Blvd. Property is also situated within close proximity to Echo Park, Koreatown, Downtown LA, the 101 Freeway, and so much more. Both units will be delivered vacant at closing! Do not miss this opportunity to purchase a true gem in one of LA's hottest neighborhoods at an affordable entry price. Contact listing agent for more details or to schedule a showing!

Facts & Features

- Sold On 10/11/2024
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN: Yes
- Cap Rate: 4.9
- \$63000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$21,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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 # 5401005007

Michael Lembeck

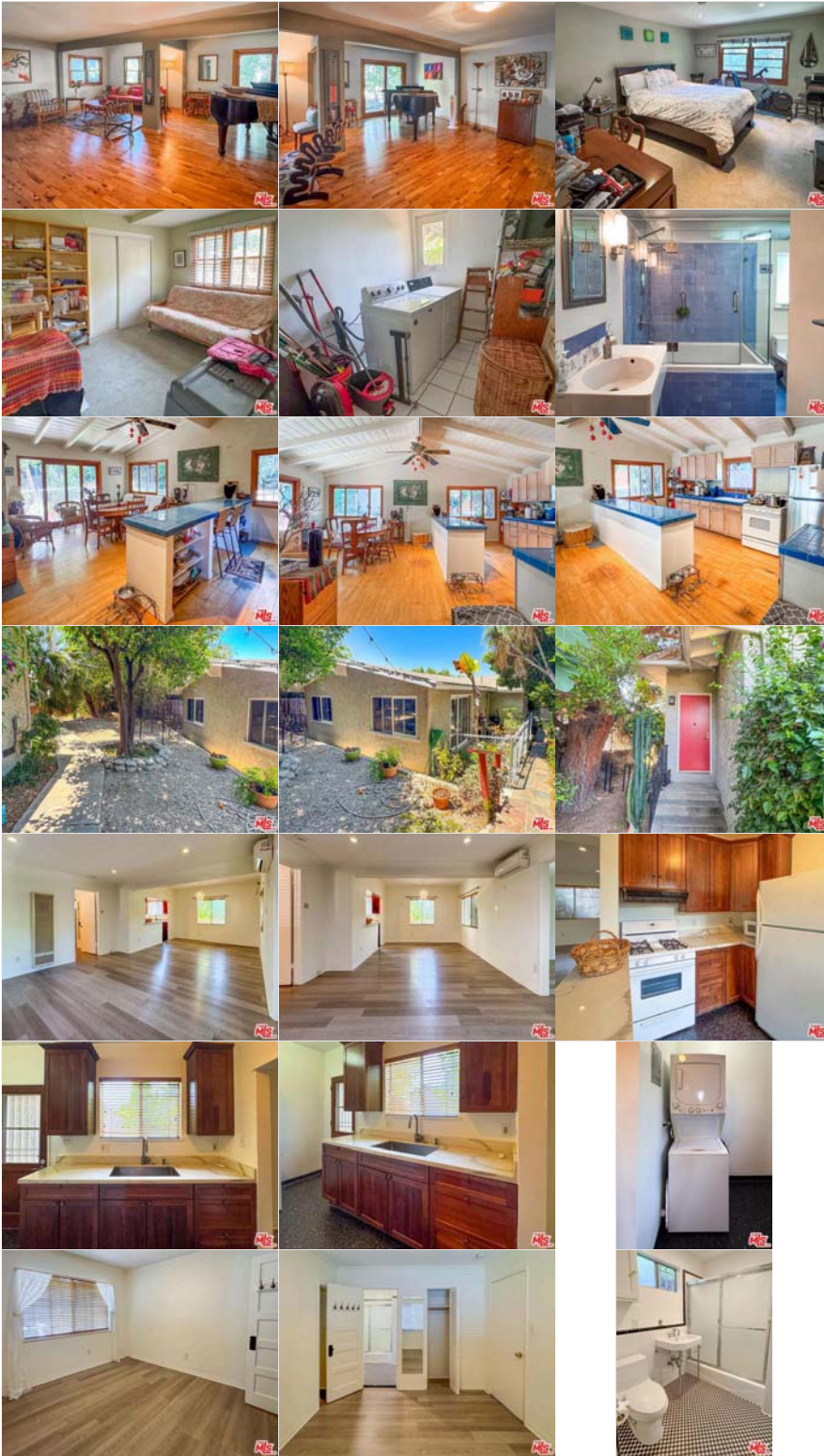
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24435917

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Closed •

List / Sold:

\$1,475,000/\$1,301,089 ↓

83 days on the market

Listing ID: 24413795

931 Lucile Ave • Los Angeles 90026
2 units • \$737,500/unit • 1,732 sqft • 7,578 sqft lot • \$751.21/sqft •
Built in 1950
Located on Lucile South of Sunset, North of Marathon.



Hillside Duplex with amazing views. Live in one unit, collect the rent from the other. Wake up daily to beautiful West facing views. Large lot has space for expansion.

Facts & Features

- Sold On 10/11/2024
- Original List Price of \$1,525,000
- 1 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$2858.2 Net Operating Income

Interior

- Floor: Tile, Wood

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$7,595
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,460	\$2,460	\$5,000
2:	2	1	1		Unfurnished	\$0	\$0	\$3,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Los Angeles County
- Parcel # 5427012008

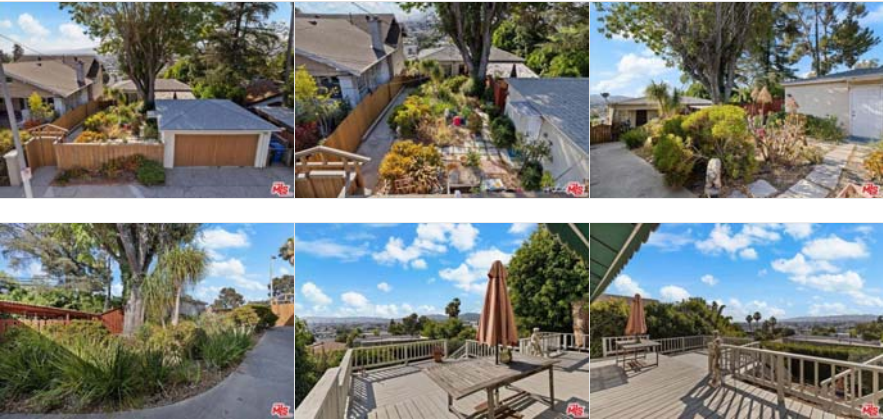
Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: 24413795

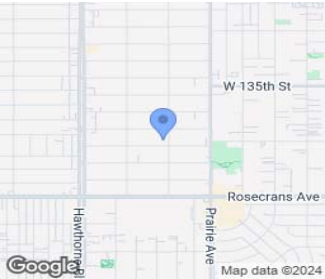
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Closed • Apartment

List / Sold: \$925,000/\$880,000 ↓

13839 Jefferson Ave • Hawthorne 90250
2 units • \$462,500/unit • 2,190 sqft • 8,652 sqft lot • \$401.83/sqft •
Built in 1941
East of I-405, South of I-105; Near the Intersection of 139th St & Jefferson Ave

33 days on the market
Listing ID: CV24169396



We are excited to present a unique opportunity to purchase two detached, cottage-style units in prime Hawthorne. Each unit is situated on its own lot, with both lots adjacent to each other. Each home features 3 Bedrooms & 1 1/4 Bathrooms, together offering a total of 2,190 square feet of rental space. The homes are situated on two separate lots (2 APNs), which together encompass 8,652 square feet of land. Each cottage benefits from thoughtful upgrades such as wood laminate flooring, and newer plumbing, enhancing both aesthetics and functionality. Tenants enjoy the convenience of private garage parking and individual laundry hookups, adding significant appeal and comfort. Financially, the property is set up for success, with tenants responsible for electricity & gas, which optimizes cost-efficiency for the owner. Located in close proximity to key destinations such as Manhattan Beach, Sofi Stadium, and LAX Airport, the property benefits from its strategic positioning that offers continuous tenant demand. Most notably, there exists a significant 30% upside in rental income (a buyer can take advantage of the fact that all units are scheduled for their annual rental increase), providing a lucrative opportunity for investors to increase revenue and capitalize on the property's full potential in a high-demand area. This investment is ideal for those looking to expand their portfolio with a well-maintained and strategically located property.

Facts & Features

- Sold On 10/11/2024
- Original List Price of \$925,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$518 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- \$42000 Gross Scheduled Income
- \$25411 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,529
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$1,075
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,850	\$1,850	\$2,395
2:	1	3	2	1	Unfurnished	\$1,650	\$1,650	\$2,395

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
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4045013021

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: CV24169396

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Closed • Duplex

List / Sold: \$959,997/\$990,000

3304 Downing Ave • Glendale 91208

9 days on the market

2 units • \$479,999/unit • 1,121 sqft • 2,696 sqft lot • \$883.14/sqft • Built in 1949

Listing ID: GD24183297

Between Paloma & Glencoe



Wonderful Curb Appeal on this Sparr Heights 2 on a lot in one of the most desirable areas of North Glendale. Properties like this come on the market so rarely as evident by the current owners purchased this property in June 1975 and held it in their portfolio ever since. The property features a 1 bedroom 1 full bath house with central heat & air and new interior paint and carpet. The back Studio over the garage has a large living area, large eat in kitchen, a walk in closet and a 3/4 bath. The back unit has new interior paint as well. Additional features / benefits are a very walkable location only a 1/2 mile South of The Montrose Shopping Park, a 2 car garage with separate garage doors and a nicely landscaped lot.

Facts & Features

- Sold On 10/11/2024
- Original List Price of \$959,997
- 2 Buildings
- 2 Total parking spaces
- \$160 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01059771
- 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	0	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

- Trust sale
- 627 - Rossmoyne & Verdu Woodlands area
- Los Angeles County
- Parcel # 5615015015

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: GD24183297

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Closed • Single Family Residence

List / Sold: \$949,000/\$915,000 ↓

219 Joy St • Los Angeles 90042

49 days on the market

2 units • \$474,500/unit • 1,241 sqft • 4,491 sqft lot • \$737.31/sqft • Built in 1925

Listing ID: AR24144980

Off of Marmion Way



TWO charming units delivered vacant! Originally built in 1925, its first time on the market in over 20 years, this adorable Craftsman Bungalow plus studio unit oozes charm and historic character galore! The main home features two bed one bath PLUS an enclosed sun porch AND a detached studio w/ bathroom and kitchenette next to the garage! The front covered front porch overlooks a sweet fenced in front yard and the Mount Washington hillside in the distance. The main house also boasts a fireplace, beautiful architecturally significant wood windows and built-ins, a sunny breakfast nook, hardwood floors and an extra long driveway leading to a detached garage. The lush and private backyard features a myriad of fruit trees and a covered carport area adjacent to a studio apartment next to the garage. The studio and garage have direct alley access in the back making it potentially very easy to fence off and separate the two units if you chose to! The garage could also potentially become a third unit or Jr ADU. Both units could benefit from some TLC but the current owner has just completed major foundation work and repairs to create a workable canvas for the next owner! This is a fantastic opportunity for any investor looking for an opportunity to add significant value or an owner occupant who wants to bring their own vision fastest appreciating pockets in the nation. All located in the heart of culturally and artistic vibrant Highland Park on a beautiful quiet street just a stone's throw to the metro, nearby swap meet, and ultra trendy nearby cafes and shops! This Highland Park gem exudes cheerful energy and awaits its next chapter to thrive!

Facts & Features

- Sold On 10/11/2024
- Original List Price of \$975,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$218 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Wood
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s), Crown Molding

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5467030016

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: AR24144980

Printed: 10/13/2024 7:50:19 AM

Closed • Duplex

List / Sold: \$918,888/\$1,060,800

2315 Granada Ave • South El Monte 91733
2 units • \$459,444/unit • 2,636 sqft • 9,123 sqft lot • \$402.43/sqft •
Built in 1947

33 days on the market

Listing ID: OC23112499

Cross Streets: E/Santa Anita, S/Garvey



Investor, owner-occupied, or multi-generational opportunity awaits with this spacious duplex in South El Monte! Ideally located between the 60 and 10 freeways, it offers convenient access for commuters. The property sits on a generous 9,123 sqft lot, featuring a long driveway, ample parking, and well-separated units for added privacy. The front unit, with its own entrance and charming front-yard filled with natural greenery, boasts 3 bedrooms, 2 baths, and an attached 2-car garage. The rear unit includes 3 bedrooms, 2.75 baths, a large kitchen, and living space, along with a private backyard and its own 2-car garage. Conveniently close to an elementary school, hospital, and Whittier Narrows Park, this property is perfect for a variety of living arrangements or investment purposes.

Facts & Features

- Sold On 10/09/2024
- Original List Price of \$888,888
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$896 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen
- Floor: Carpet, Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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	\$3,000
2:	1	4	3	2	Unfurnished	\$0	\$0	\$3,350

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 # 8104025011

Michael Lembeck

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

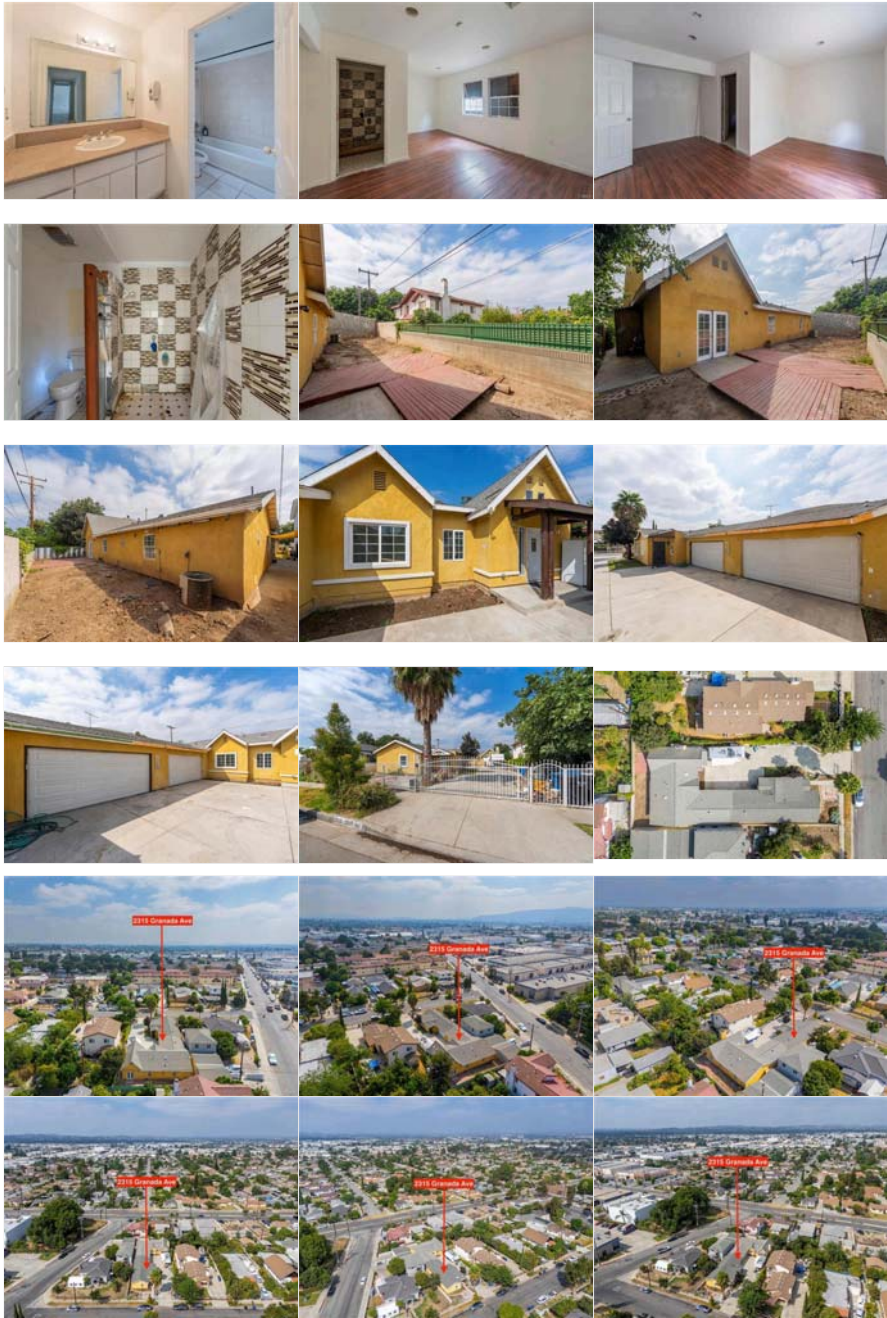
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC23112499

Printed: 10/13/2024 7:50:19 AM

Closed • Duplex

List / Sold: \$629,000/\$675,000

6356 Templeton St • Huntington Park 90255

15 days on the market

2 units • \$314,500/unit • 1,424 sqft • 5,827 sqft lot • \$474.02/sqft • Built in 1919

Listing ID: EV24178095

From Miles Avenue, go South on Templeton



Great opportunity to own this duplex in Huntington Park. Front has 2 bed/1 bath; back has 1 bed and 1 bath with washer and dryer hook ups.

Facts & Features

- Sold On 10/11/2024
- Original List Price of \$629,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$802 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$5700 Gross Scheduled Income
- \$5550 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$150
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01983697
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$50
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6320026012

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: EV24178095

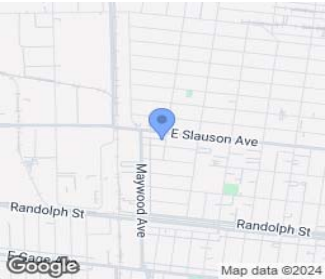
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Closed • Duplex

List / Sold: \$699,000/\$725,000

5917 Everett avenue • Huntington Park 90255
2 units • \$349,500/unit • 1,512 sqft • 6,038 sqft lot • \$479.50/sqft •
Built in 1988
From slauson, right on Everett ave

13 days on the market
Listing ID: PF24168265



Perfectly situated in the vibrant community of Huntington Park. Each unit offers 2 spacious bedrooms and 1 full bathroom, ideal for comfortable living or as an excellent investment opportunity. As you step into either unit, you'll appreciate the thoughtful upgrades that blend modern convenience with classic charm. The living spaces are bright and welcoming, featuring ample natural light that creates a warm and inviting atmosphere. The kitchens, partially updated and offer a great space for culinary creativity. Both units have been meticulously cared for, ensuring a move-in-ready experience for future tenants or owners. The bedrooms are generously sized, providing a peaceful retreat, while the bathrooms are clean and functional, ready to meet your daily needs. Located just minutes away from local shopping, schools, and essential amenities, this duplex is nestled in a highly sought-after rental area, making it a fantastic addition to any investment portfolio. With its proximity to major transportation routes, tenants will appreciate the easy access to all that SoCal has to offer. Don't miss out on this rare opportunity to own a versatile property in one of Huntington Park's most desirable neighborhoods. Whether you're looking to invest or live in one unit and rent out the other, this duplex is a must-see!

Facts & Features

- Sold On 10/09/2024
- Original List Price of \$699,000
- 1 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: In Closet
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526609
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	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 # 6318011041

Michael Lembeck

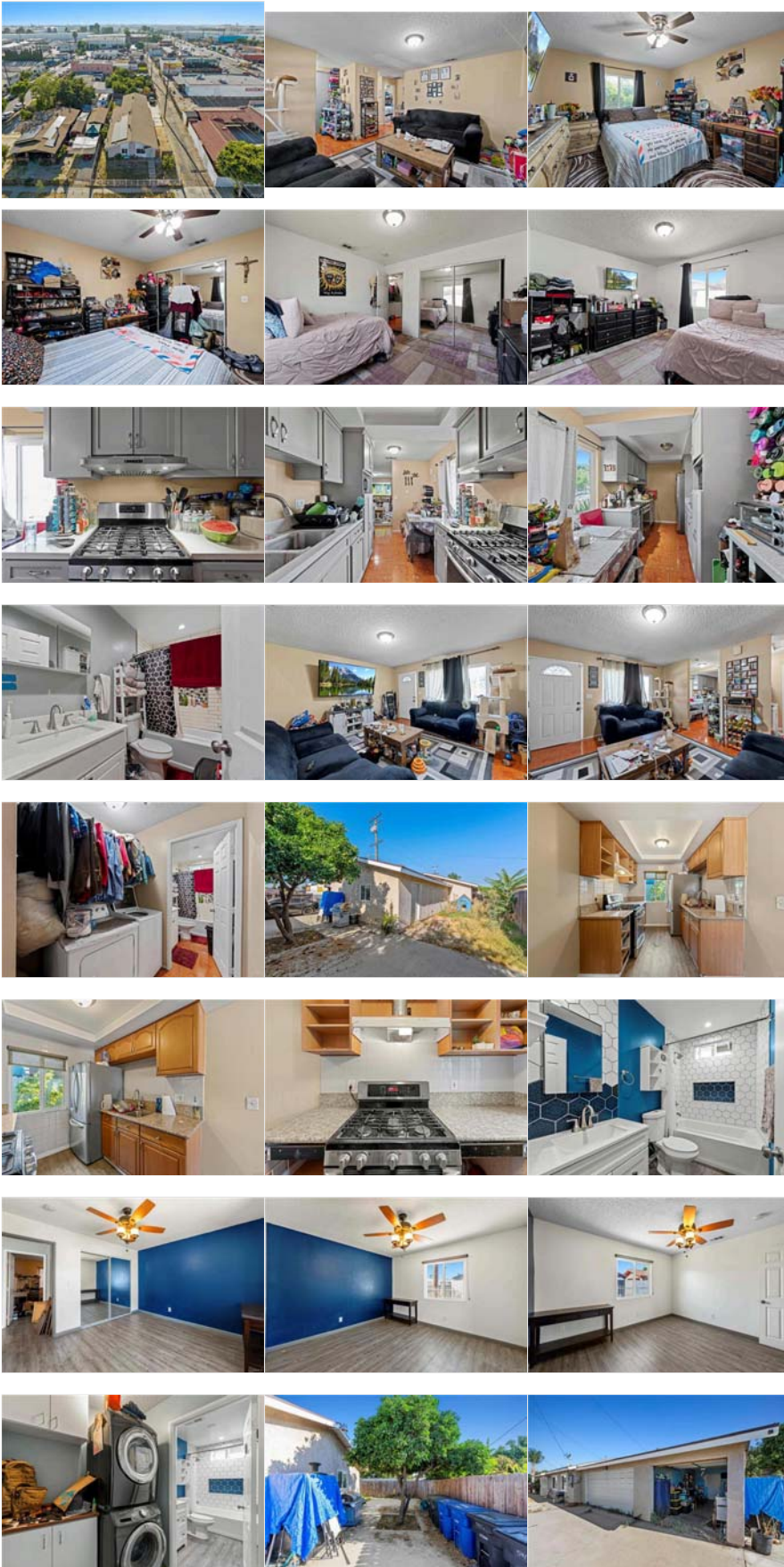
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Cell Phone: 714-742-3700

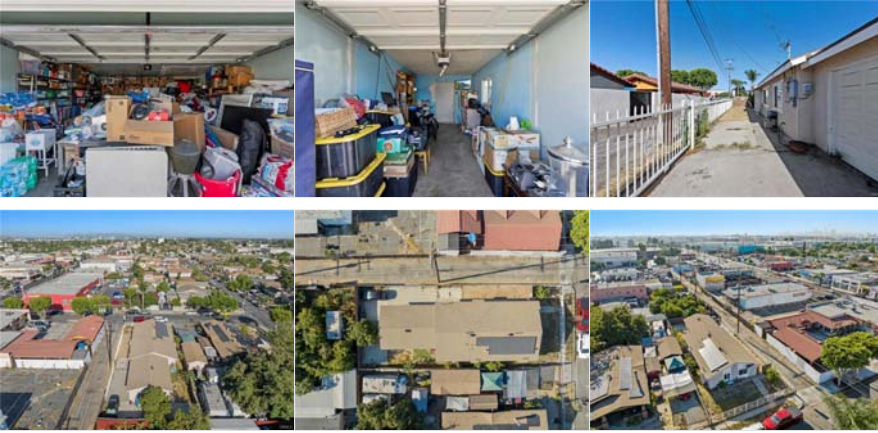
Citivist Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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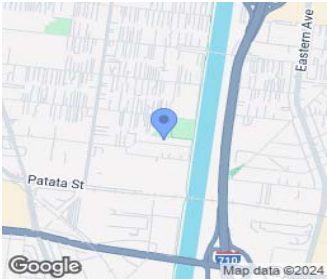
Printed: 10/13/2024 7:50:19 AM

Closed • Duplex

List / Sold: \$849,000/\$820,000 ↓

5205 Cecilia St • Cudahy 90201
2 units • \$424,500/unit • 1,752 sqft • 5,425 sqft lot • \$468.04/sqft •
Built in 1956
Please consult your GPS

54 days on the market
Listing ID: PW24136726



Centrally located, this duplex in a tranquil neighborhood offers dated yet well-kept units ripe for potential sweat equity. The front unit offers a 3 bedroom 1 bath residence with a covered patio. The rear unit offers 2 bedrooms and 1 bath with additional opportunities to configure an additional bedroom within existing footprint of the residence. Conveniently located near shops, restaurants, and public transport, and only 20 minutes from Downtown Los Angeles, LAX Airport and Long Beach. Whether for rental income or personal residence, this duplex presents a unique opportunity to enhance return on investment through increasing monthly rent to current market value, or doing renovations in this sought-after location. Don't miss out on this unique, once-in-a-lifetime chance. Check out the virtual tour today!

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$849,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 1 Total carport spaces
- \$1,444 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage, Outside
- \$27600 Gross Scheduled Income
- \$20600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$8,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$4,000
- Other Expense Description: Taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,100	\$1,100	\$2,000
2:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$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, Trust sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6224027013

Michael Lembeck

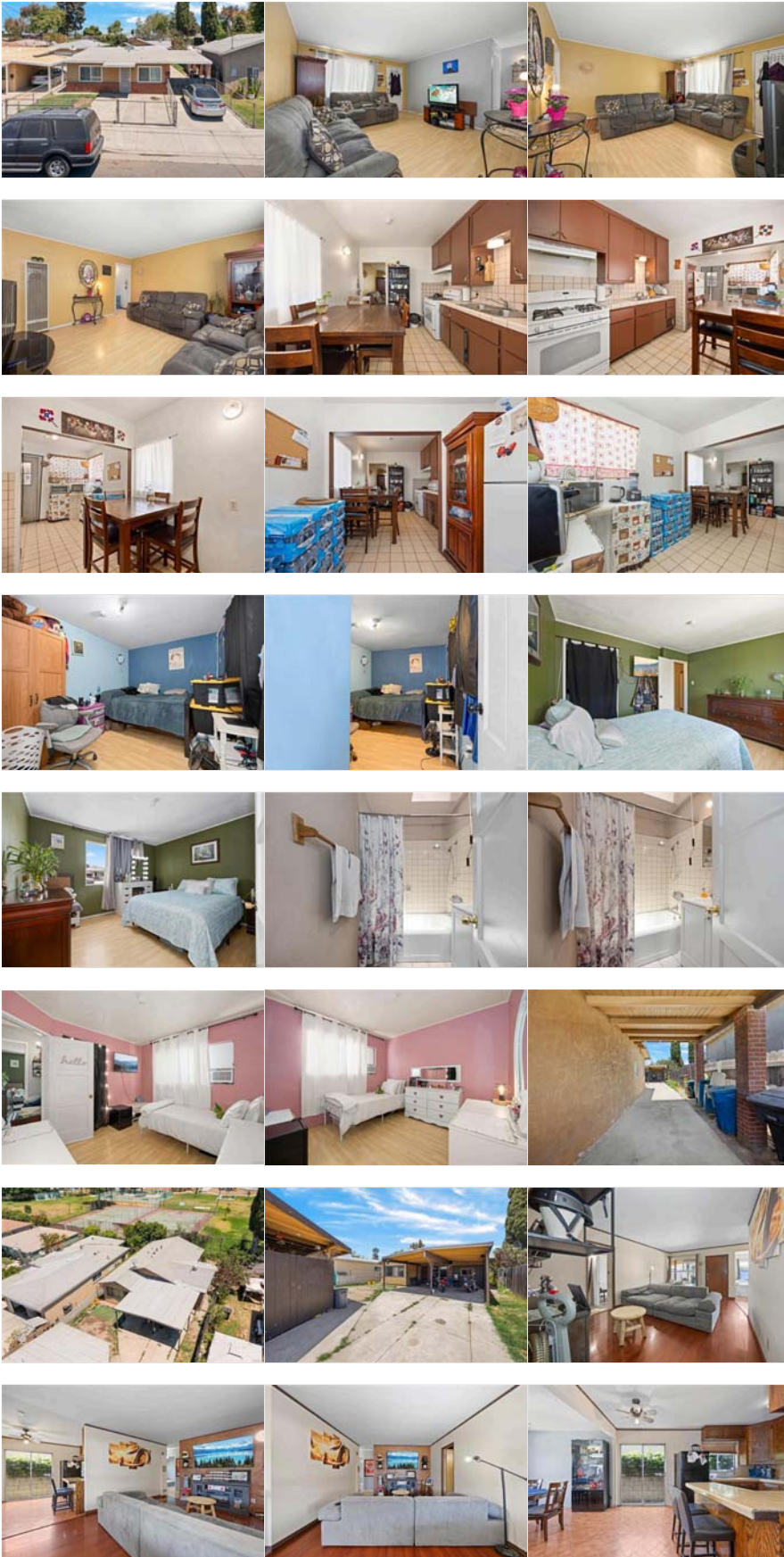
State License #: 01019397
Cell Phone: 714-742-3700

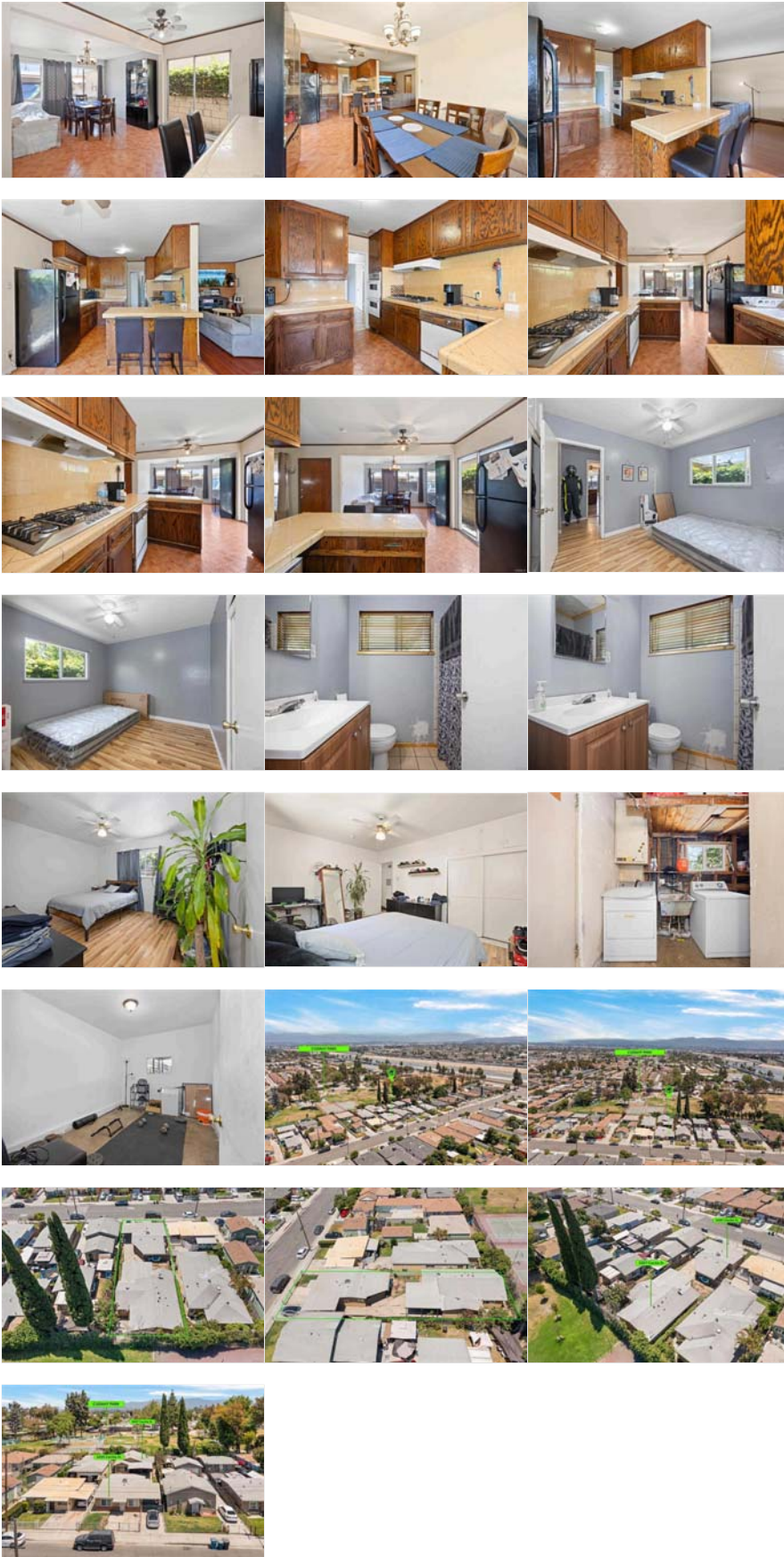
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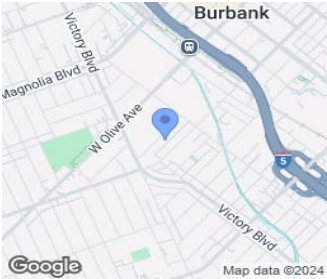




Closed • Duplex

List / Sold:
\$1,499,000/\$1,375,000 ↓
160 days on the market
Listing ID: SR24074157

252 W Tujunga Ave • Burbank 91502
2 units • **\$749,500/unit** • **1,912 sqft** • **7,752 sqft lot** • **\$719.14/sqft** •
Built in 1925
VERDUGO AND OLIVE AVE



*****EXCEPTIONAL BURBANK LOCATION. DUPLEX - DELIVERED VACANT.... TWO HOMES DELIVERED VACANT. EACH HOME IS 3 BED AND 2 BATHS SELLER HAS PLANS AND PERMITS APPROVED TO BUILD AN ADDITIONAL 2BED AND 2 BATH UNIT. AND ARE INCLUDED IF DESIRED. ZONING FOR THE PROPERTY IS BURR4- HIGH DENSITY.

Facts & Features

- Sold On 10/07/2024
- Original List Price of \$1,600,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- \$363 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

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: 01991628
- 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	\$3,500
2:	1	3	2	2	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 2451018014

Michael Lembeck

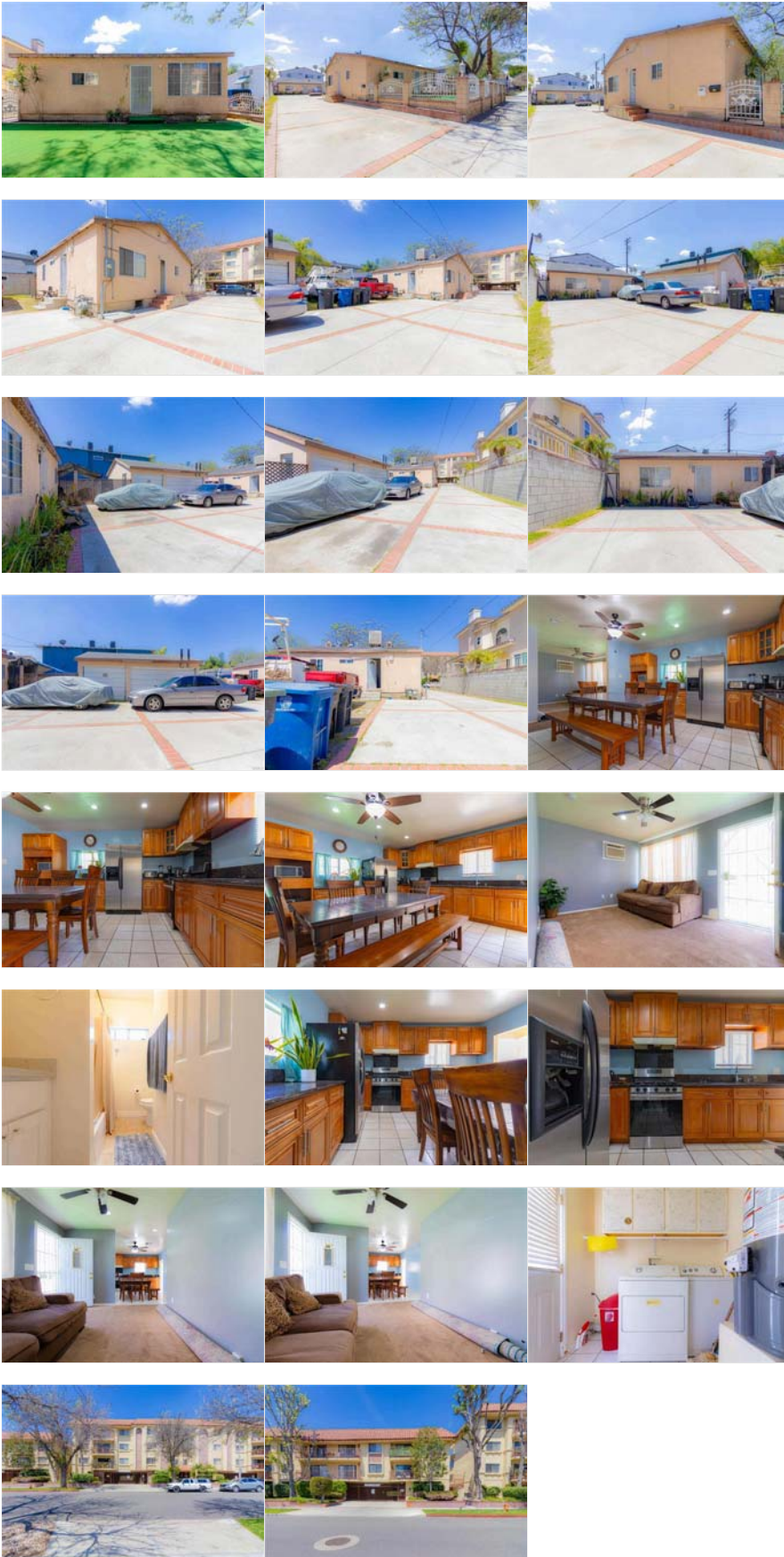
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4340 Von Karman Ave, #200
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Closed • Duplex

List / Sold: \$699,999/\$775,000

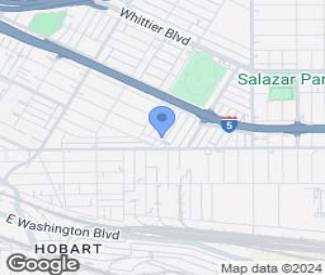
1182 Mirasol St • Los Angeles 90023

3 days on the market

2 units • \$350,000/unit • 1,346 sqft • 5,002 sqft lot • \$575.78/sqft • Built in 1927

Listing ID: PW24176989

the 5 freeway and Mirasol St



This property will not last long, VACANT, VACANT, VACANT!! Both units are move in ready! Each unit is 2 bedrooms and 1 bath. The previous tenants have been bought out and the units are ready to be leased!

Facts & Features

- Sold On 10/09/2024
- Original List Price of \$699,999
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- \$336 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$66000 Gross Scheduled Income
- \$60000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,250
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$1,250
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5191008016

Michael Lembeck

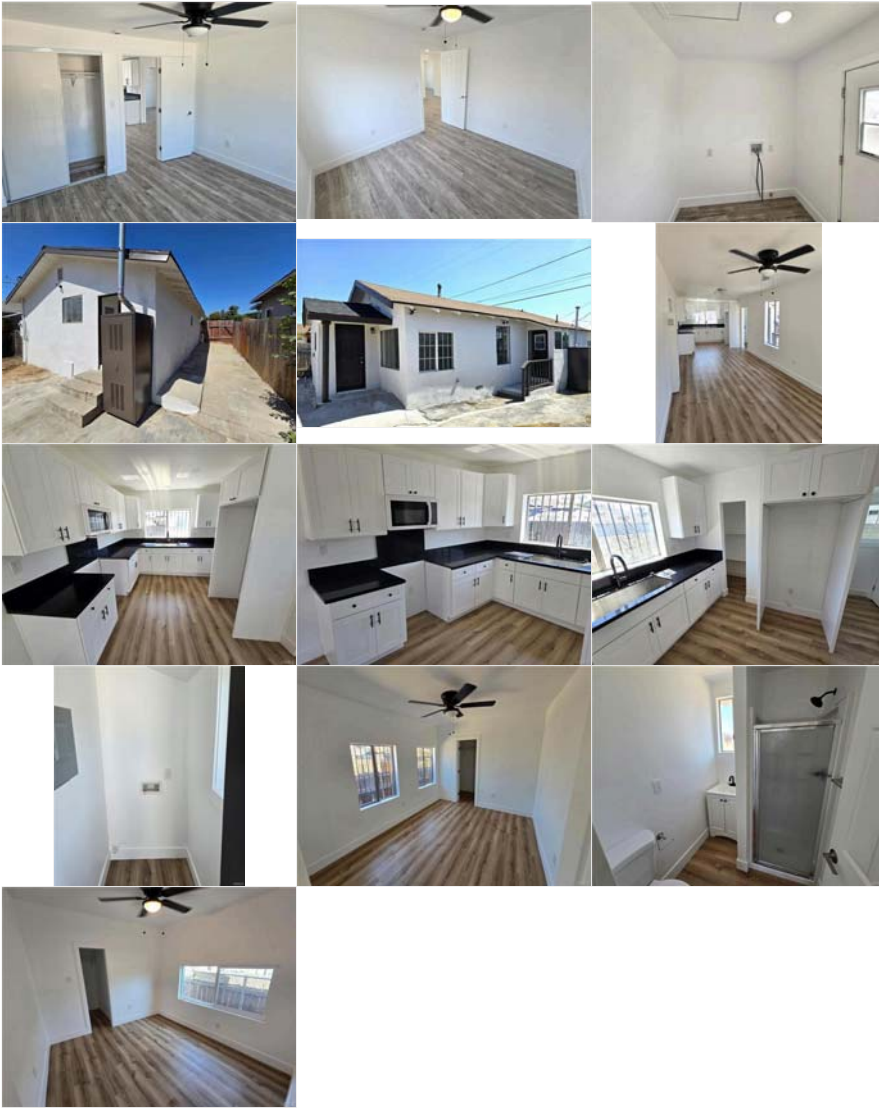
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Cell Phone: 714-742-3700

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24176989

Printed: 10/13/2024 7:50:20 AM

Closed •

2445 Walnut Ave • Venice 90291
2 units • \$700,000/unit • 1,620 sqft • 5,829 sqft lot • \$790.12/sqft •
Built in 1958
Lincoln BLvd, go East on Venice, turn south on Walnut

List / Sold:
\$1,400,000/\$1,280,000 ↓
151 days on the market
Listing ID: 24387233



This property is great opportunity for an owner user or a developer. Duplex in Venice Beach that features two bedrooms and one bathroom and huge kitchen in each unit, each unit has its own private yard, and a shared private garage. Conveniently located near the beach. Enjoy the ideal coastal lifestyle with this charming property that offers the perfect opportunity for both relaxation and entertainment. Explore the trendy shops and restaurants nearby or take a leisurely stroll to the sandy shores of Venice Beach. Don't miss out on this rare chance to own a piece of paradise in this coveted neighborhood. Contact us today to schedule a showing and make this duplex your new home sweet home. By appointment only must give tenants 24 hour notice.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$3614 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$647
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01154683
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$2,163	\$4,261	\$8,000
2:	2	2	1		Unfurnished	\$2,097	\$4,261	\$8,000

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4236004014

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





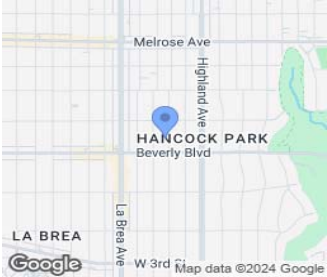
CUSTOMER FULL: Residential Income LISTING ID: 24387233

Printed: 10/13/2024 7:50:20 AM

Closed •

327 N Mansfield Ave • Los Angeles 90036
2 units • **\$1,199,500/unit** • **5,134 sqft** • **7,159 sqft lot** • **\$424.62/sqft** •
Built in 1927
North of Beverly Blvd between Highland and La Brea

List / Sold:
\$2,399,000/\$2,180,000 ↓
60 days on the market
Listing ID: 24417687



Here's a great duplex on highly desirable North Mansfield. The upper unit will be delivered vacant and welcomes you with a formal entry that leads you to the large, sunny living room with access to 2 separate balconies. Across the hall is the extremely large formal dining room which flows to a charming breakfast room and into the original style kitchen with separate laundry room. Down the main hall is the spacious primary bedroom that adjoins an original tiled bathroom. There are 2 other well sized bedrooms plus another character bathroom. The lower unit is Tenant occupied (\$4,300.00 per month) and features the same floor plan but with the addition of sliding glass doors from the primary bedroom to a private rear yard. Both units we expect to measure out around approximately 2,500 sq.ft. of character filled living space. Outside are 2, 2 car garages. This could be a great investment opportunity or perfect for an owner occupier. Modernize the units and rents could be substantially higher. Lower occupied unit will be shown with an accepted offer.

Facts & Features

- Sold On 10/10/2024
- Original List Price of \$2,399,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Gravity
- SellerConsiderConcessionYN: Yes
- Laundry: Dryer Included, Inside, Washer Included

Interior

- Rooms: Center Hall, Formal Entry, Living Room, Utility Room
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02039345
- 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:	327	3	2		Unfurnished	\$4,300	\$4,300	\$5,000
2:	329	3	2		Unfurnished	\$0	\$0	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5524040022

Michael Lembeck

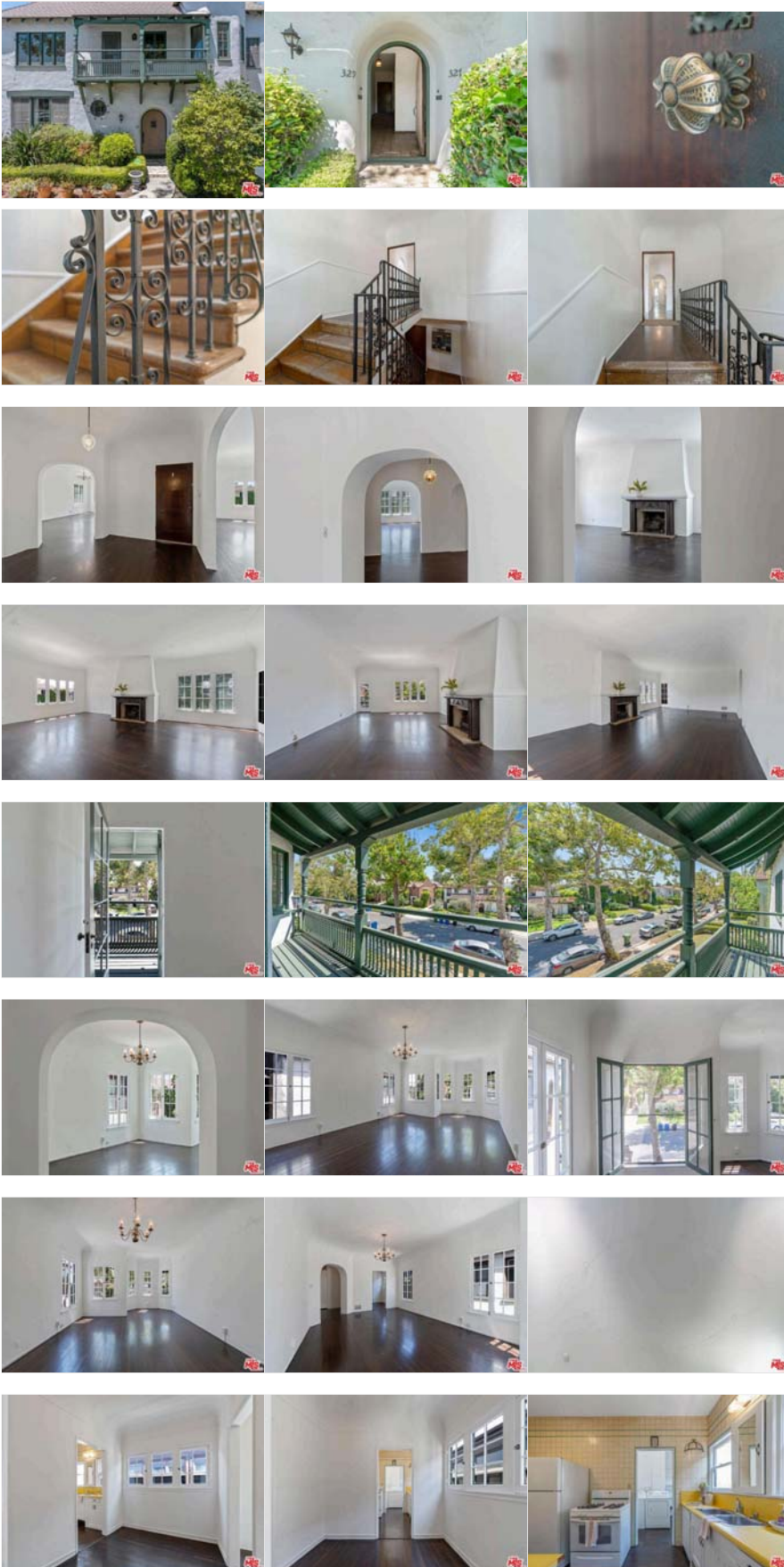
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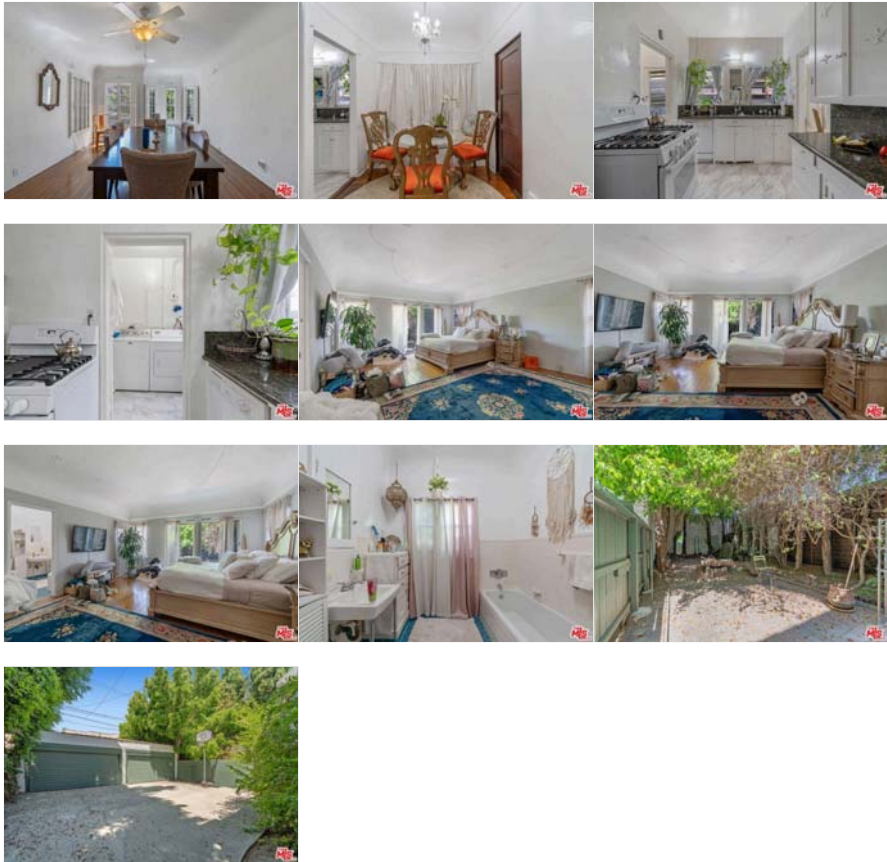
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CUSTOMER FULL: Residential Income LISTING ID: 24417687

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Closed •

List / Sold:

\$1,250,000/\$1,450,000 ⬆

34 days on the market

Listing ID: 24434473

1260 S Ridgeley Dr • Los Angeles 90019
2 units • \$625,000/unit • 3,177 sqft • 6,315 sqft lot • \$456.41/sqft •
Built in 1928
Ridgeley Drive Between San Vicente Blvd and Pico Blvd



Excellent opportunity to own a gorgeous duplex in the coveted Mid-Wilshire/Miracle Mile area of vibrant Los Angeles. The exterior and interior architectural components of this duplex are rich in detail and beauty. Both upper and lower units are incredibly spacious and boast formal entries, huge living rooms with fireplaces, formal dining rooms, large kitchens, breakfast eating areas or office flex space, two large bedrooms, 1 and 1/4 bathrooms, central heat, and interior laundry connections. There is lush greenery and vines in the front and back yards and porte cochere along with two 2-car garages located in the back. There is space and opportunity to consider adding ADUs to maximize the investment or cherish the property for Owner-use convenience. Agents must read private remarks.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- Cap Rate: 7.8
- \$97525 Net Operating Income

Interior

- Rooms: Living Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,475
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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	2	1		Unfurnished	\$0	\$0	\$5,000
2:	1	2	1		Unfurnished	\$0	\$0	\$5,000

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 # 5085016013

Michael Lembeck

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

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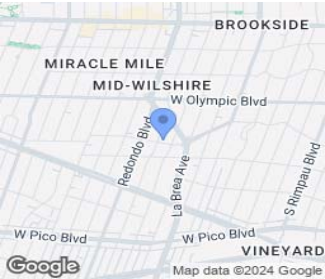
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Closed •

1096 S Sycamore Ave • Los Angeles 90019
2 units • \$837,500/unit • 4,264 sqft • 6,297 sqft lot • \$375.23/sqft •
Built in 1927
Sycamore @ Edgewood

List / Sold:
\$1,675,000/\$1,600,000 ↓
119 days on the market
Listing ID: 24400114



Hancock Park Adj large side-by-side 1927 Spanish Duplex. Perfect owner/user - Large 3bed-3bath delivered vacant. Side by Side duplex. Its like having your own home with a 4bed/2bath attached to help with mortgage. Great owner user! Storage, 3 car garage, gated, big corner lot, great area! Each unit is a townhouse with hardwood flooring, built-ins, central air, gated parking with garage. Great larger sunny corner lot in quiet neighborhood. Building has upgraded plumbing, electrical and central air. Property has been retrofitted and bolted. One unit delivered vacant. 3 car detached garage with additional gated parking. Possible ADU for increased value.

Facts & Features

- Sold On 10/07/2024
- Original List Price of \$1,969,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$84700 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Refrigerator

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$11,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811831
- 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	\$4,900
2:	2	4	2		Unfurnished	\$3,120	\$3,120	\$4,900

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5084012020

Michael Lembeck

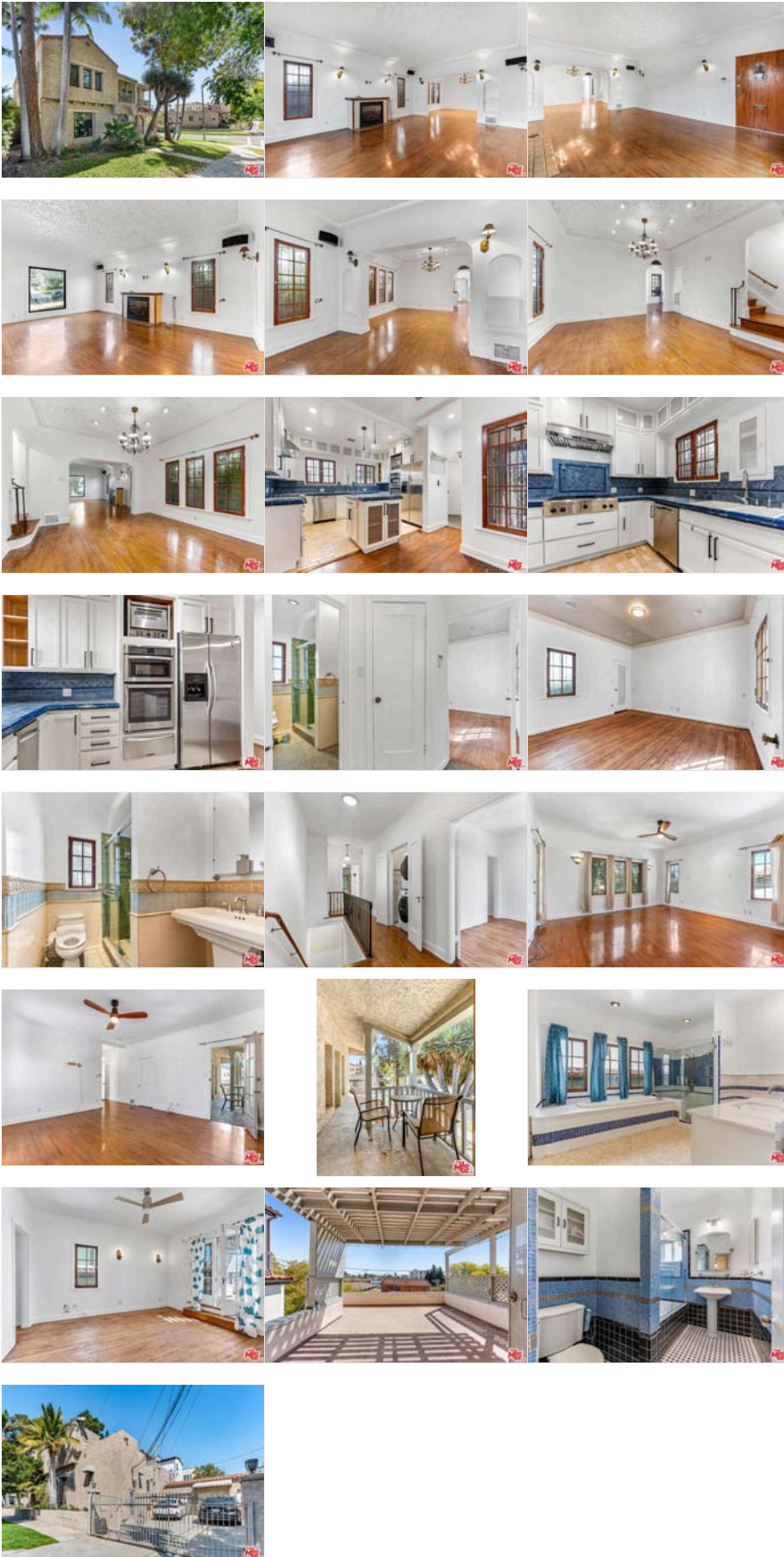
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Closed • Duplex

List / Sold: \$649,999/\$585,000 ↓

6207 S Figueroa St • Los Angeles 90003

144 days on the market

2 units • \$325,000/unit • 2,440 sqft • 5,392 sqft lot • \$239.75/sqft • Built in 1913

Listing ID: WS24074993

West of 110 Freeway at Gage Ave and Figueroa



\$140k PRICE REDUCTION! Excellent two income rental units investment or development opportunity in a highly desirable rental area of Los Angeles, close to freeways, shopping and schools. USC, EXPO PARK, DTLA, CRYPTO Arena, LAX, BMO Stadium, LA Memorial Coliseum, LAFC, Microsoft Theater, and much more. Live in one unit and rent the other one. Sizable backyard. The complex is fully gated with ample parking spaces. Hurry! Don't miss this potential developer dream project!

Facts & Features

- Sold On 10/10/2024
- Original List Price of \$790,000
- 1 Buildings
- 0 Total parking spaces
- \$496 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$60000 Gross Scheduled Income
- \$53000 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: \$7,000
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01937356
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,700
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6004022003

Michael Lembeck

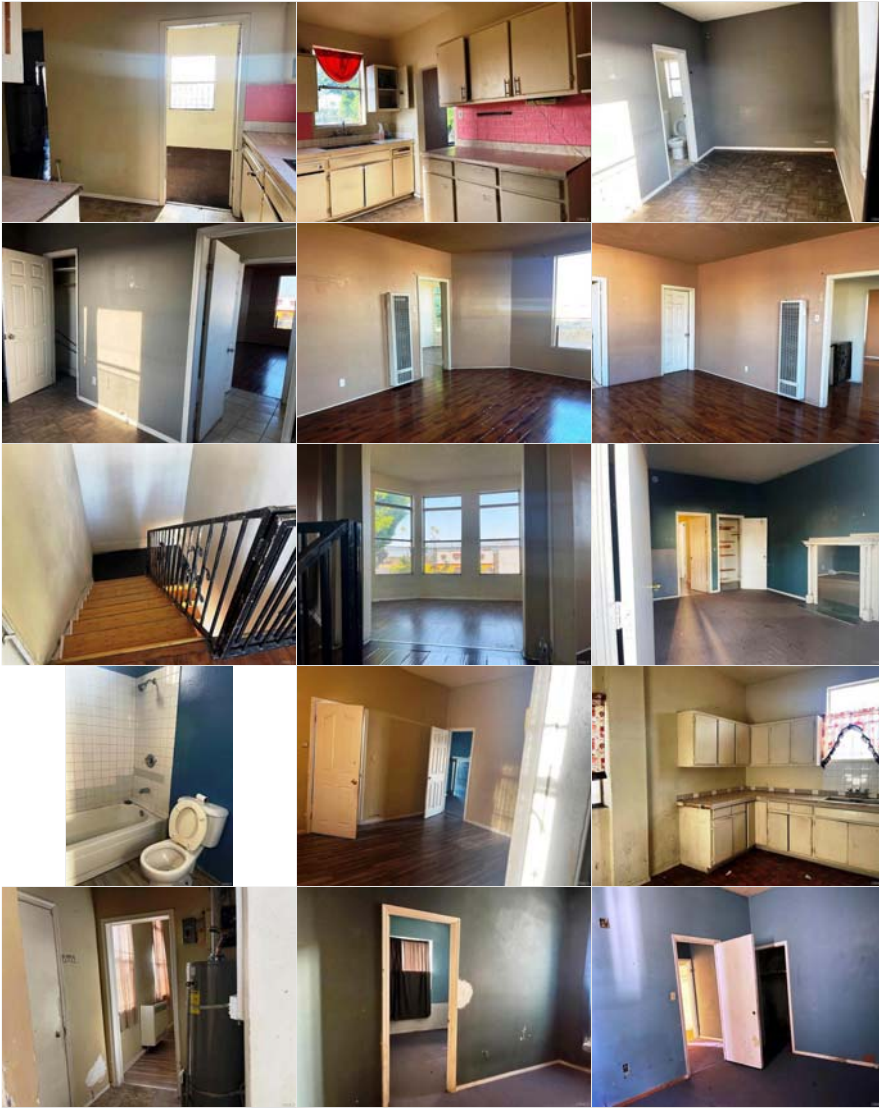
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Closed • Duplex

List / Sold: \$829,900/\$860,000

234 -234 1/2 W 87th St • Los Angeles 90003

6 days on the market

2 units • \$414,950/unit • 1,612 sqft • 4,367 sqft lot • \$533.50/sqft • Built in 1912

Listing ID: DW24168191

Broadway Blvd / Main St



Move in ready... Duplex in the heart of LA. Property located minutes from Sofi Stadium and the new Intuit Dome...Features include: 3 Bedrooms / 2 Bathrooms & 2 Bedrooms / 2 Bathrooms, Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking. Alarm on property, Freshly painted interior and exterior. This is a must see!

Facts & Features

- Sold On 10/09/2024
- Original List Price of \$829,900
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$271 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Microwave

Exterior

- Lot Features: Landscaped
- Fencing: None
- 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	3	2	0	Unfurnished	\$0	\$0	\$3,500
2:	1	2	2	0	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6040018021

Michael Lembeck

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

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Closed • Duplex

List / Sold: \$450,000/\$445,000 ↓

247 E 69th St • Los Angeles 90003

56 days on the market

2 units • \$225,000/unit • 1,136 sqft • 5,426 sqft lot • \$391.73/sqft • Built in 1922

Listing ID: DW24089009

Cross street Florence



Amazing opportunity for 1st time buyers & investors. Each unit consist of 2 bedroom, 1 bathroom each. Fenced front yard & large backyard. Centrally located close to freeway entrance, Downtown LA, and shopping centers, detached garage. back in the market come and see it. The owner is very motivated!

Facts & Features

- Sold On 10/10/2024
- Original List Price of \$495,000
- 2 Buildings
- 1 Total parking spaces
- \$274 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside
- 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: 01280965
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6011004033

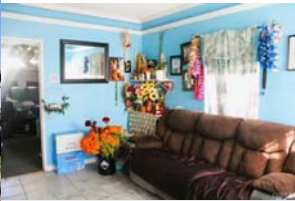
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Closed •

List / Sold: **\$739,000/\$715,000** ↓
102 days on the market
Listing ID: 24399271

806 N Record Ave • Los Angeles 90063
2 units • **\$369,500/unit** • **1,130 sqft** • **2,316 sqft lot** • **\$632.74/sqft** •
Built in 1924
North of Cesar E Chaves ave and West of Eastern ave.



Great investment property. Fully remodeled duplex in the City Terrace area of East Los Angeles.Minutes to Cal State Los Angeles and downtown. Collect current market rents. Conventional, FHA. Both units will be delivered Vacant !! No Rent Control !! Each unit is 1 bedroom 1 Bath. Both units share one meter. Washer and dryer hook up ONLY in upper unit.

Facts & Features

- Sold On 10/10/2024
- Original List Price of \$759,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- SellerConsiderConcessionYN: Yes
- Laundry: Upper Level
- \$40000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Disposal, Gas Oven, Gas Cooktop, Microwave, Refrigerator

Exterior

- Security Features: Card/Code Access

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01814504
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5227022009

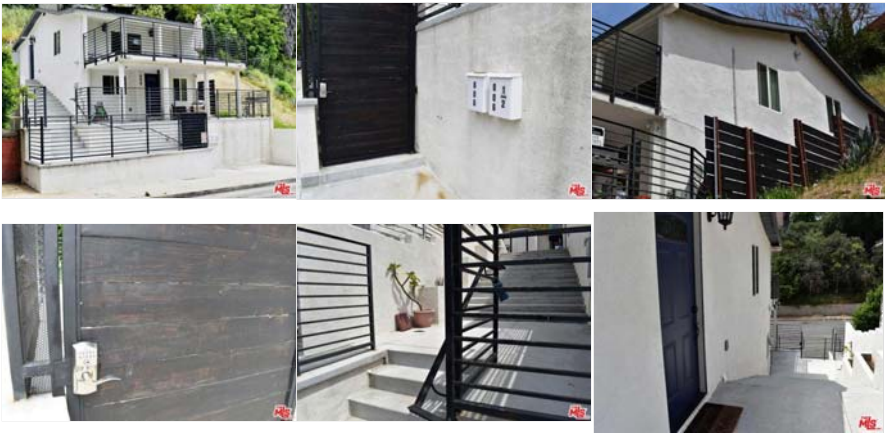
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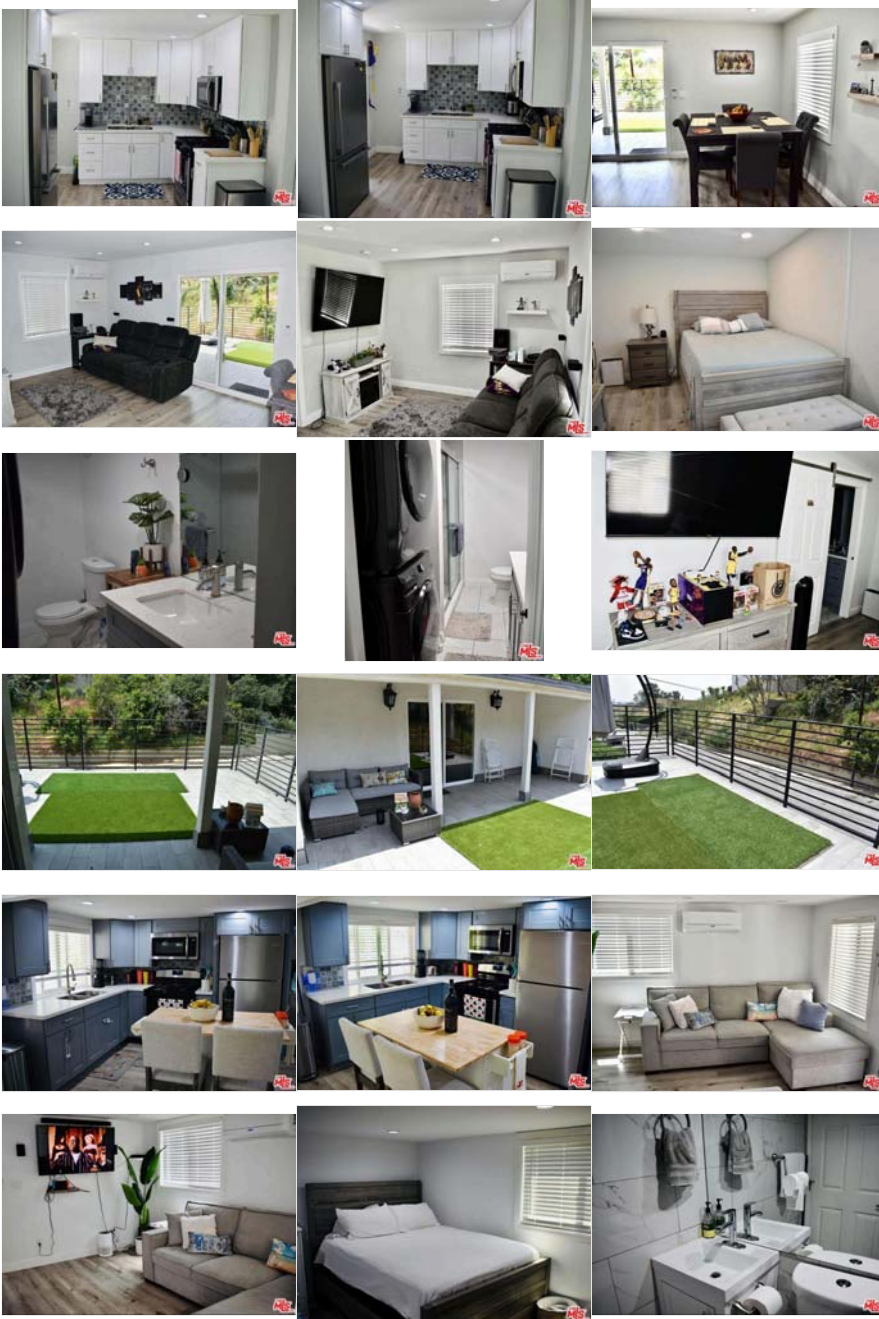
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CUSTOMER FULL: Residential Income LISTING ID: 24399271

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Closed • Duplex

List / Sold: \$724,999/\$725,000

4911 E 4th St • East Los Angeles 90022

7 days on the market

2 units • \$362,500/unit • 1,512 sqft • 5,000 sqft lot • \$479.50/sqft • Built in 1948

Listing ID: DW24186450

South of 3rd / East of Mednik



Discover this fantastic investment opportunity with two detached units in prime rental neighborhood in Los Angeles. Walking distance to the Metro Gold Line and East Los Angeles Civic Center. Close to ELAC, Atlantic Square, 60 & 710 Freeways. Not far from CSULA, DTLA, The Arts District and Little Tokyo. The property features 2 separate units. Front unit has 3 bedroom, 1 3/4 baths. Exterior laundry hookups. Large rear bedroom has 3/4 bath and walk in closet. Rear unit is 1 bed 1 full bath, with a private rear area for relaxing. Both units have newer windows and new energy saving water heaters. Both units also have had extensive copper plumbing replacement. Each unit has open gas and electric meters. Property has large grassy area for future expansion. There are 3 parking spaces. This property is ideal for dual living and rental income.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$724,999
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$1,110 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: None, Gas Water Heater

Exterior

- Lot Features: Front Yard, Lawn, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Vinyl, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,430
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01333814
- Gardener:
- Licenses:
- Insurance: \$1,780
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$650
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5248002014

Michael Lembeck

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

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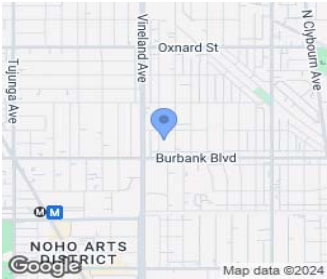
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Closed • Duplex

List / Sold:
\$1,699,000/\$1,600,000 ↓
25 days on the market
Listing ID: BB24056472

5638 Craner Ave • North Hollywood 91601
2 units • **\$849,500/unit** • **3,050 sqft** • **5,522 sqft lot** • **\$524.59/sqft** •
Built in 2017
North of Burbank Blvd.



Two amazing detached homes on a lot perfect for an owner user or investor! Built in 2017, each unit offers 4 bedrooms, 3 bathrooms with a combined 3,050 square feet of living space and 5,520 square foot lot. Both floor plans are almost identical and are highlighted by their open concept living, dining and kitchen areas. The living areas boast a beautiful shiplap accent wall and are perfect for entertaining. The breakfast bars with a quartz waterfall edge overlook the kitchens with white Shaker style cabinets, quartz counter top, slate tile backsplash and stainless steel appliances. The adjoining dining areas are convenient and quaint. The first floor guest bedrooms are adjacent to a full bathroom with a dual Shaker style vanity with a quartz counter top, tile flooring and subway tile tub surround. Travel upstairs to find two additional guest bedrooms that are serviced by a full bathroom with a Shaker style vanity with a quartz counter top, tile flooring and subway tile tub surround. The second floors are completed by a spacious en suite that includes a vaulted ceiling, walk-in closet, balcony, make up area and a full bathroom with a dual Shaker style vanity with a quartz counter top, tile flooring and subway tile tub surround. The low maintenance exterior grounds include a stylish privacy fence at the front of the property and an attractive paver driveway and backyard. Additional features include stylish vinyl plank flooring, recessed lighting, central air/forced heat, in unit stackable washer & dryers, tankless water heaters and a double detached garage (ADU potential?) Both units are separately metered and tenants pay for water, gas and electricity. Both units are tenant occupied and will be delivered with tenants. PLEASE DO NOT GO ON PROPERTY OR DISTURB TENANTS. Property will be shown with an accepted offer.

Facts & Features

- Sold On 10/09/2024
 - Original List Price of \$1,699,000
 - 2 Buildings
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Forced Air
 - \$383 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside, Stackable
 - \$114840 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01507986
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$4,840	\$4,840	\$4,840
2:	1	4	3	2	Unfurnished	\$4,730	\$4,730	\$4,730

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
 - Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
 - Los Angeles County
 - Parcel # 2415006014

Michael Lembeck

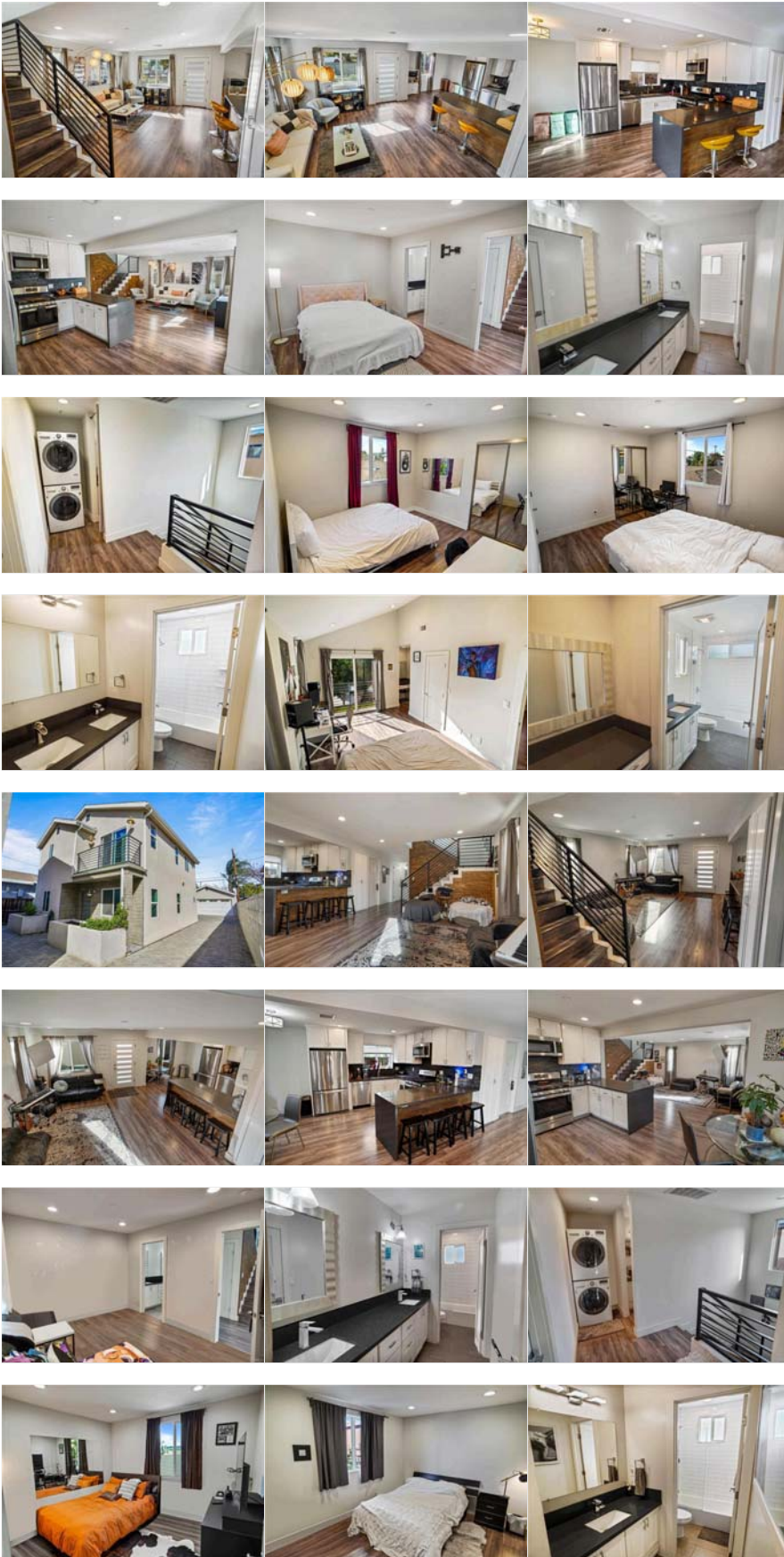
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: BB24056472

Printed: 10/13/2024 7:50:20 AM

Closed • Duplex

List / Sold: \$949,900/\$930,000 ↓

10335 Rincon Ave • Pacoima 91331

5 days on the market

2 units • \$474,950/unit • 1,688 sqft • 10,244 sqft lot • \$550.95/sqft • Built in 1945

Listing ID: SR24177768

North on. Laurel cny and east of Van Nuys blvd



DUPLEX, IN PACOIMA CALIFORNIA. 2 SEPARATE UNITS AND PRIVATE. EACH 2 BEDROOMS AND 1 FULL BATH. CORNER PROPERTY WITH ENTRY ACCESS FROM BOTH STREETS. LOT SIZE OVER 10,000 SQFT. DETACHED GARAGE ABOUT 350 SQFT. PLENTY OF PRIVATE PARKING AND RV ACCESS. LOCATED NEAR LAUREL CNY BLVD AND VAN NUYS BLVD. duplex property offers not one, but two separate houses, along with a detached garage that has the potential to be converted into an ADU (Accessory Dwelling Unit). With multiple living spaces, this property presents a unique opportunity for multi-generational families, rental income potential, or a combination of both. The front house features 2 bedrooms and 1 bathroom with Washer and dryer hookups and ample storage options make daily living a breeze. Outside, a spacious front yard and back yard provide plenty of room for parking multiple cars. The back house is a spacious, offering 2 bedrooms and 1 bath for added comfort and convenience. With its own entrance it's perfect for extended family members, guests, or rental income potential. The detached garage presents exciting possibilities as an ADU, offering even more flexibility and value to the property. Whether you choose to convert it into a rental unit, a home office, or a creative studio, the options are endless. Don't miss this rare opportunity to own a versatile property in a desirable location.

Facts & Features

- Sold On 10/10/2024
- Original List Price of \$984,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$410 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup, Individual Room, Outside, Washer Hookup
- \$80400 Gross Scheduled Income
- \$80400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Gas Water Heater

Exterior

- Lot Features: Corner Lot, Front Yard, Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Excellent Condition, Good Condition, Security, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,500
- Electric: \$2,200.00
- Gas: \$1,400
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01502671
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,100
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- PAC - Pacoima area
- Los Angeles County
- Parcel # 2646004011

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SR24177768

Printed: 10/13/2024 7:50:20 AM

Closed • Duplex

List / Sold: \$950,000/\$995,000

8037 McKinley Ave • Paramount 90723

6 days on the market

2 units • \$475,000/unit • 2,506 sqft • 7,185 sqft lot • \$397.05/sqft • Built in 1950

Listing ID: PW24174553

From 105 Freeway exit Paramount Blvd. Head North on Paramount Blvd. Turn right on McKinley Ave. Home will be on your left.



Great opportunity on this spacious duplex to live in one and rent out the other! Front house has 4 bedrooms and 2 bathrooms about 2,000 sq/ft. The back unit is 1 bedroom and 1 bathroom about 500 sq/ft. The front 4 bedroom house has beautiful craftsmanship with hard wood floors crown moulding, front bay window, remodeled kitchen and bathrooms, spacious kitchen, ceiling fans, new dual pane windows and also the option of a 5th bedroom, family room or office space. Whether you live in one and rent out the other, both units have great flexibility. The 1 bedroom back unit has laminate flooring, living room, dining area and a remodeled kitchen, with granite countertops, shaker cabinets and an abundance of cabinet space. Back unit can have their own private entrance through the driveway gate, backyard patio area and spacious backyard grass area on this 7,185 sq/ft lot. There is even a backyard workshop/storage area that could possibly be converted into a separate ADU and the roof was recently redone within the last 8 years. Refrigerators, stoves and microwaves are all included and will stay with the units. Common laundry room area between the units , washer & dryer will stay. Enjoy extra recreation fun as 8037 McKinley is in close proximity to All American Park complete with playground equipment for both children and toddlers, exercise stations, basketball court, grass fields, walking paths and picnic areas.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$950,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$834 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area, Dryer Included, Outside, Washer Included
- Cap Rate: 5.8
- \$74400 Gross Scheduled Income
- \$55800 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room
- Appliances: Disposal, Gas Range, Microwave, Range Hood, Water Heater, Water Softener
- Other Interior Features: Ceiling Fan(s), Crown Molding

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999, Park Nearby
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$18,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01121690
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- RL - Paramount North of Somerset area
- Los Angeles County
- Parcel # 6264004010

Michael Lembeck

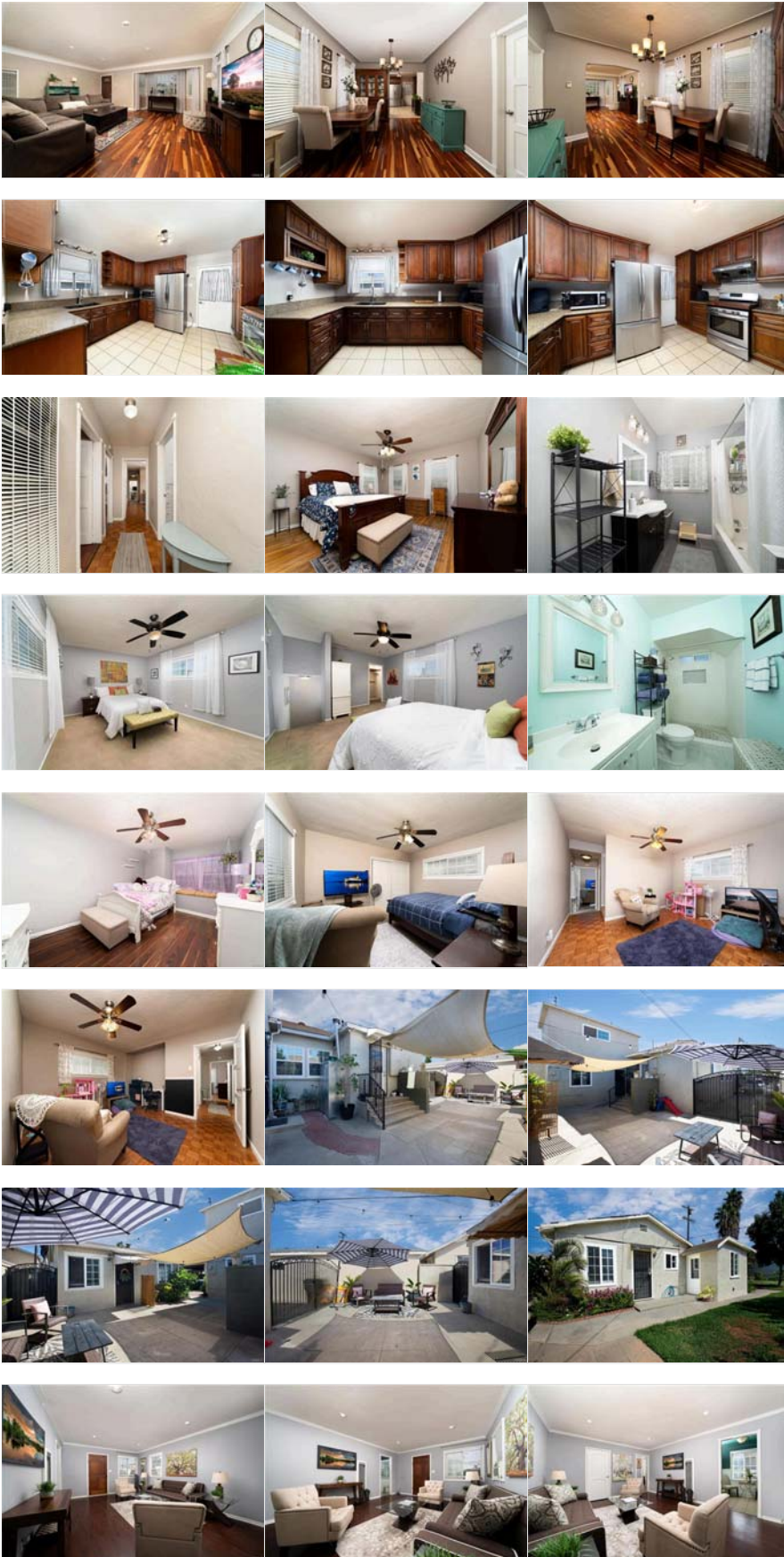
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: PW24174553

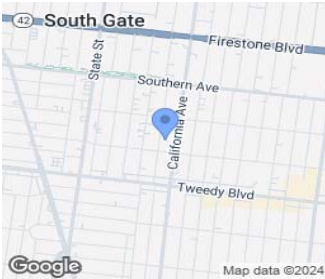
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Closed • Duplex

List / Sold: \$619,000/\$640,000

9612 Virginia Ave • South Gate 90280
2 units • \$309,500/unit • 1,150 sqft • 5,392 sqft lot • \$556.52/sqft •
Built in 1924
North of Tweedy between Missouri and Duane.

6 days on the market
Listing ID: DW24123694



Potential, Potential, Potential-Calling all buyers, including investors! This INCOME Property is a cute cottage duplex with NO Rent Control, ample space for parking and possibly expand. Both units are detached, each with its own private yard. Each unit has its own gas and electric meter. What a great opportunity to earn rental income. This is a great property for use as a multi-generational household with separate living units for parents, in-laws, children, or others. The property is conveniently located in downtown South Gate near the Metro Green Line, State Street Park, South Gate Park, and within walking distance to shopping, schools, transportation, Tweedy Blvd shops and more! A little TLC is needed, so bring your vision for the possibilities and make this your investment or home! Schedule appointments for showings.

Facts & Features

- Sold On 10/07/2024
- Original List Price of \$619,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$691 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room
- Floor: Carpet, Tile
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01779144
- 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	\$1,900
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6209017046

Michael Lembeck

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

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State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: DW24123694

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Closed • Triplex

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

908 Mcfarland Ave • Wilmington 90744

13 days on the market

3 units • \$249,983/unit • 1,600 sqft • 6,974 sqft lot • \$468.75/sqft • Built in 1923

Listing ID: DW24161344

North of Anaheim St



Great investment opportunity -- 3 individual units for sale! The front unit has 2 bedrooms & 1 bathroom. The middle unit is 1 bedroom and 1 bathroom and the back unit is 2 bedrooms, 1 bathroom. The property is situated on a 7,013 sq. ft. lot and has ample parking for tenants.

Facts & Features

- Sold On 10/07/2024
- Original List Price of \$749,950
- 3 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$473 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$59400 Gross Scheduled Income
- \$43625 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,775
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01220332
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,300
2:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,700
3:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7425010008

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: DW24161344

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Closed • Triplex

List / Sold:
\$1,200,000/\$1,200,000
5 days on the market
Listing ID: SR24169427

2231 N NIAGARA St N • Burbank 91504
3 units • **\$400,000/unit** • **2,029 sqft** • **6,701 sqft lot** • **\$591.42/sqft** •
Built in 1941
East of Hollywood Way, North of Empire, South of Thornton Ave



Don't miss out on this excellent investment! Earn income while living on site! OR lease all three! This triplex is conveniently located near the Hollywood Burbank Airport, as well as multiple employment opportunities. Shopping and Entertainment are all nearby! The property is comprised of one single family home in the front and a duplex in the rear. The front home features hardwood floors, 2 bedrooms, 1-bathroom, spacious living room and a dining area. Nice size kitchen with large pantry leads to enclosed patio, which, in addition to offering extra usable space also features hook-ups for washer & dryer. The water wise gated front yard is great for pets and includes a drip watering system. Each unit of the duplex offers 1 bedroom, 1 bathroom, kitchen and living area; one with front patio, and the other with a small front yard. All windows were replaced with dual-paned Milgard vinyl windows, installed approx. 5 years ago. The extra wide detached garage features a single garage door and a pedestrian door to access the common washer, dryer and utility sink. The water heater for the duplex is housed in the garage and is accessed by an exterior door. The driveway was repaved approx. 2 years ago and leads to extra parking between the duplex and the main house. Property to be delivered with tenants in place.

Facts & Features

- Sold On 10/09/2024
- Original List Price of \$1,200,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$61020 Gross Scheduled Income
- \$54020 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen
- Floor: See Remarks, Vinyl, Wood
- Appliances: Disposal, Gas Range, Gas Water Heater, Water Heater Central, Water Heater
- Other Interior Features: Ceiling Fan(s), Ceramic Counters, Pantry

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Rectangular Lot, Sprinklers Drip System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01079007
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,985	\$2,985	\$3,100
2:	2	1	1	0	Unfurnished	\$1,050	\$2,100	\$3,000

Of Units With:

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

Additional Information

- Trust sale
- 610 - Burbank area
- Los Angeles County
- Parcel # 2464006010

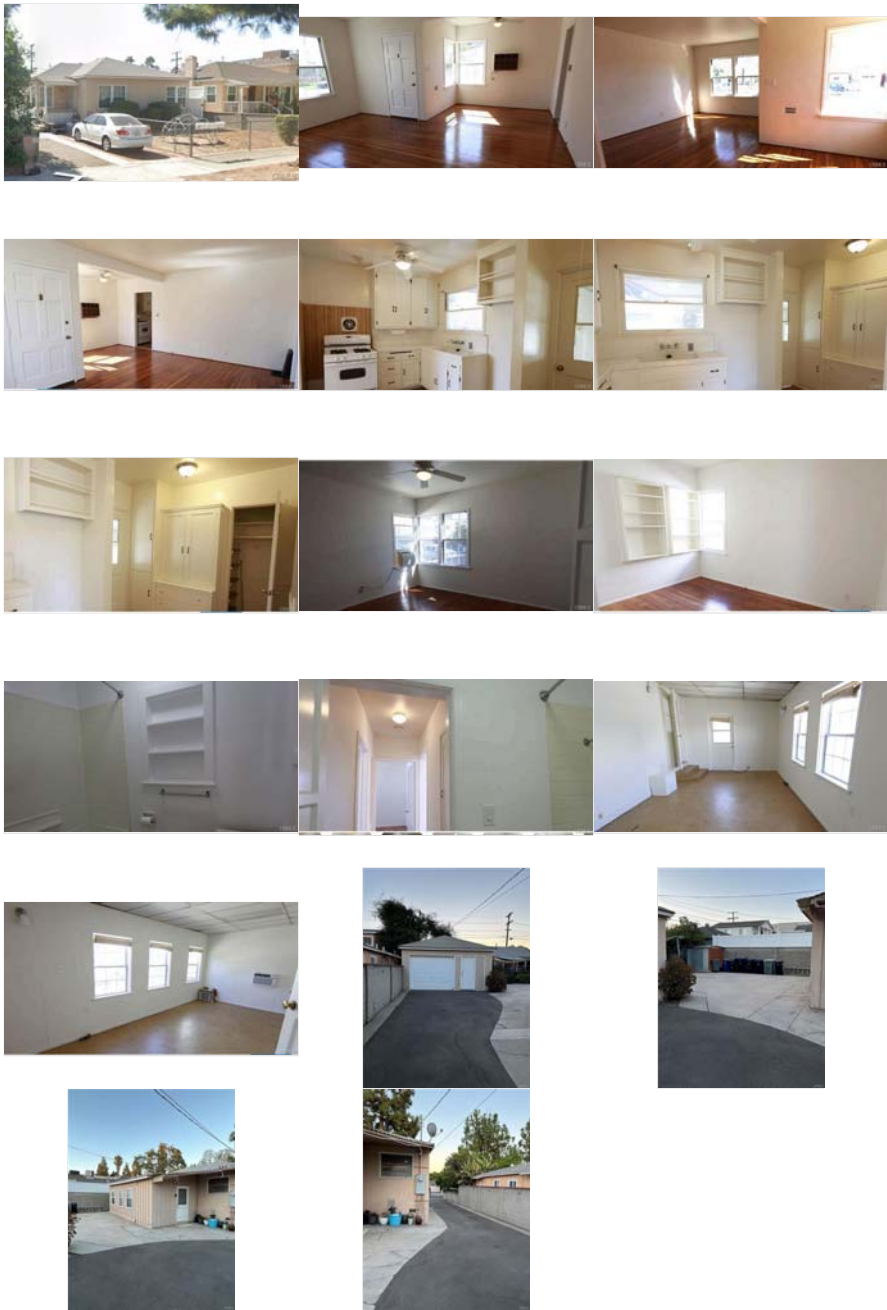
Michael Lembeck

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Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: SR24169427

Printed: 10/13/2024 7:50:20 AM

Closed • Commercial/Residential

List / Sold: \$850,000/\$790,000 ↓

657 655 N Mentor Ave • Pasadena 91106

219 days on the market

3 units • \$283,333/unit • 1,442 sqft • 3,028 sqft lot • \$547.85/sqft • Built in 1948

Listing ID: P1-16700

From 210 freeway, head north on Lake Ave. Turn right on Orange Grove Blvd. Turn right on N Mentor Ave. Property will be on your right.



Welcome to this mixed-use commercial and residential building in Pasadena. The front is a 2-unit commercial building that was built in 1948, and attached behind it is an 1892 built 2 bed/1 bath residence. 655 N Mentor is a commercial studio with a bath measured at 210 sf. 657 N Mentor is a commercial studio with a bath measured at 377 sf. The rear home measures 855 sf. Total square footage measured is 1442 sf (tax indicates 1340 sf). The flat lot is 3000 sqft, 50 ft wide, and 60 ft deep. There is a rear yard, driveway with gate, and garage. Fantastic location: 1 block from Lake Avenue, and just below Bungalow Heaven Landmark District. Zoned CL SP-1E (Limited Commercial). Bring your hammer. Sold as-is.

Facts & Features

- Sold On 10/07/2024
- Original List Price of \$999,000
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- SellerConsiderConcessionYN:
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Den, Entry, Kitchen, Living Room, Main Floor Bedroom, Office
- Appliances: None
- Other Interior Features: Open Floorplan, Storage, Unfurnished

Exterior

- Lot Features: Back Yard, Level with Street, Level, Near Public Transit, Sprinklers None, Yard
- 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:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5732015014

Michael Lembeck

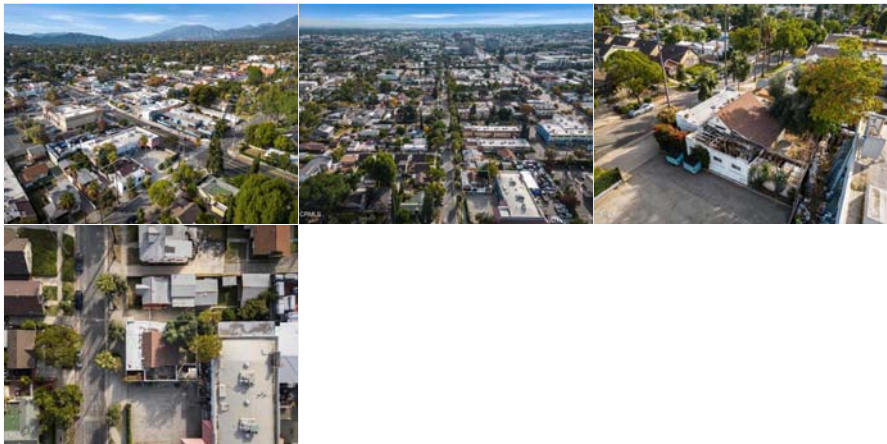
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CUSTOMER FULL: Residential Income LISTING ID: P1-16700

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Closed • Triplex

List / Sold:

\$2,228,000/\$2,125,000 ↓

41 days on the market

Listing ID: WS24097882

70 Auburn Ave • Sierra Madre 91024

3 units • \$742,667/unit • 3,078 sqft • 10,536 sqft lot • \$690.38/sqft • Built in 1940

North Baldwin Ave, West on Sierra Madre Blvd, North on Auburn to property.



Located in a highly desirable area, 70 Auburn stands out as a premier multi-family property offering significant investment potential. This property boasts two well-maintained units with stable, communicative tenants, ensuring consistent rental income from the get-go. The landlord's meticulous attention to maintenance and tenant relations exemplifies the property's excellent management. Nestled between these dwellings are charming courtyards adorned with citrus and lemon trees, providing a peaceful oasis for relaxation and outdoor enjoyment. The third unit presents a wealth of possibilities, either to be expanded or simply refined with minor touch-ups. An array of supplies for these enhancements is already provided by the current owner, further reducing initial costs for the new investor. Each unit benefits from a fully prepared laundry facility, adding to the convenience for residents and enhancing the property's appeal. Positioned for both residential and entrepreneurial uses thanks to its zoning with an entrepreneurial overlay, 70 Auburn offers numerous development opportunities. Whether looking to capitalize on the existing structure or to explore more extensive redevelopment options, this property caters to a broad spectrum of investment strategies. With its strategic location and versatile potential, 70 Auburn represents a rare opportunity to invest in a property that promises both immediate returns and long-term growth.

Facts & Features

- Sold On 10/09/2024
 - Original List Price of \$2,228,000
 - 3 Buildings
 - Levels: Three Or More
 - 4 Total parking spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central, Wall Furnace
 - \$791 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Garage
 - 3 electric meters available
 - 3 gas meters available
 - 2 water meters available

Interior

- Rooms: Attic, Family Room
 - Floor: Tile, Wood
- Appliances: Water Heater
 - Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Lot 10000-19999 Sqft
 - Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System
- Fencing: Wood
 - Sewer: Public Sewer
 - Other Exterior Features: Balcony, Rain Gutters

Annual Expenses

- Total Operating Expense: \$4,800
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02099529
 - 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	\$3,225	\$3,225	\$3,225
2:	1	1	1	2	Unfurnished	\$1,935	\$1,935	\$1,935
3:	1	3	3	3	Unfurnished	\$0	\$0	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- 656 - Sierra Madre area
 - Los Angeles County
 - Parcel # 5767020026

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: WS24097882

Printed: 10/13/2024 7:50:20 AM

Closed • Triplex

List / Sold: \$798,000/\$850,000

2727 Eagle St • Los Angeles 90033

8 days on the market

3 units • \$266,000/unit • 2,790 sqft • 4,803 sqft lot • \$304.66/sqft •

Listing ID: CV24188202

Built in 1913

Eagle Street



Live in One, Rent the Others: Your Boyle Heights Income Adventure Awaits! Ready to mix home sweet home with a sweet stream of income? Welcome to your next big adventure in Boyle Heights! This charming three-unit property is more than just a place to live—it's a golden opportunity to live in one unit while the other two do the heavy lifting for you. With two front units (each boasting 2 beds + 1 bath) waiting for your personal flair and a cozy back unit (1 bed + 1 bath) already rented out, you've got a recipe for instant cashflow. The front units are a blank canvas, clean and ready, so roll up your sleeves and let your creativity shine! Perfectly placed in the buzzing, ever-evolving Boyle Heights neighborhood, you're just a hop, skip, and jump away from downtown Los Angeles, LA Live, and all the major freeways (10, 101, 5, and 60). This isn't just a home; it's a lifestyle upgrade with an income stream on the side. Don't let this gem slip away—grab your piece of Boyle Heights and start living the dream!

Facts & Features

- Sold On 10/10/2024
- Original List Price of \$798,000
- 2 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Heating: Wall Furnace
- \$430 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room
- Floor: Carpet, Laminate, See Remarks, Tile
- Appliances: Gas Range, Range Hood
- Other Interior Features: Storage

Exterior

- Lot Features: Front Yard
- Fencing: Partial, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

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

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
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5185008017

Michael Lembeck

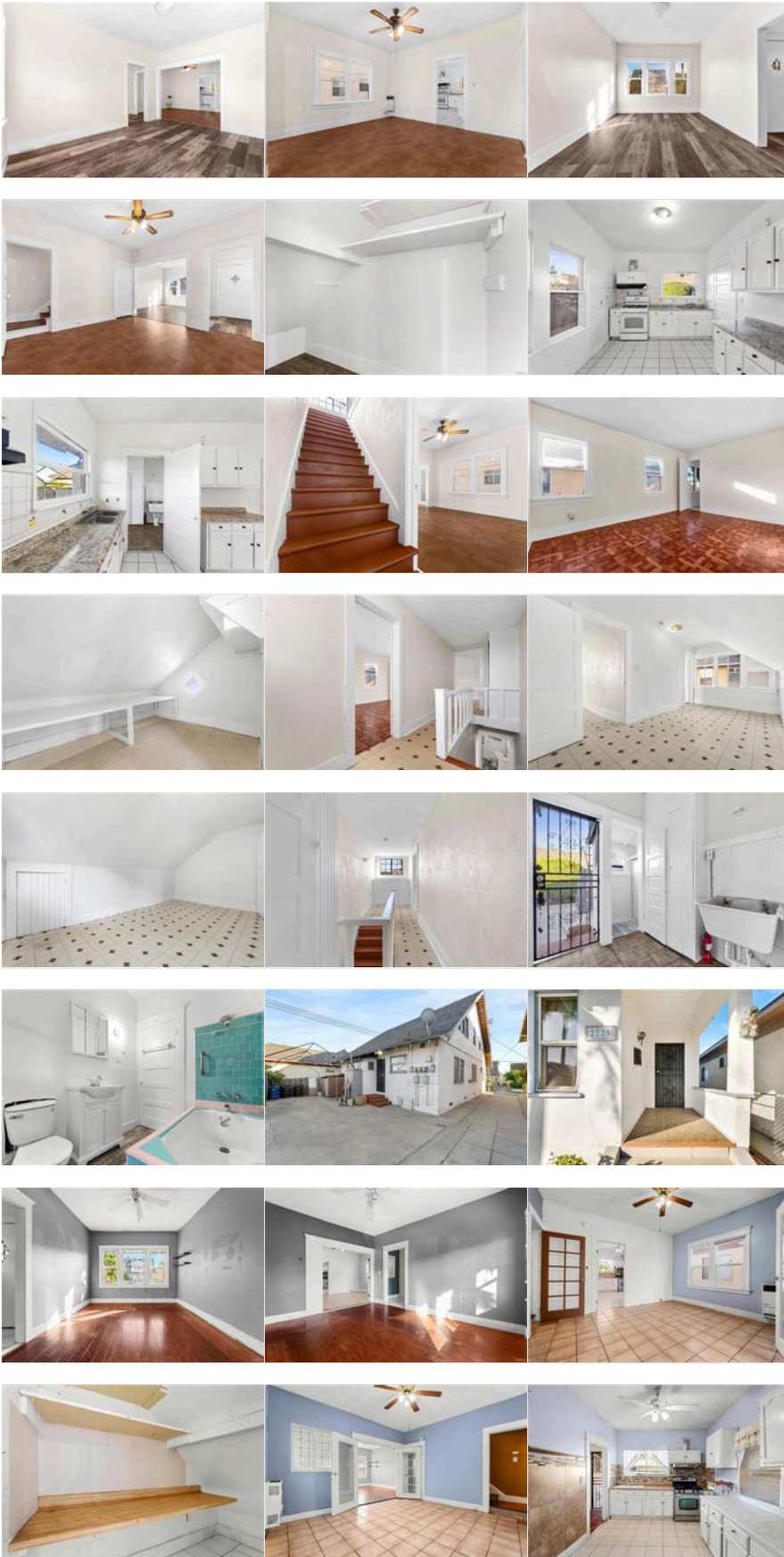
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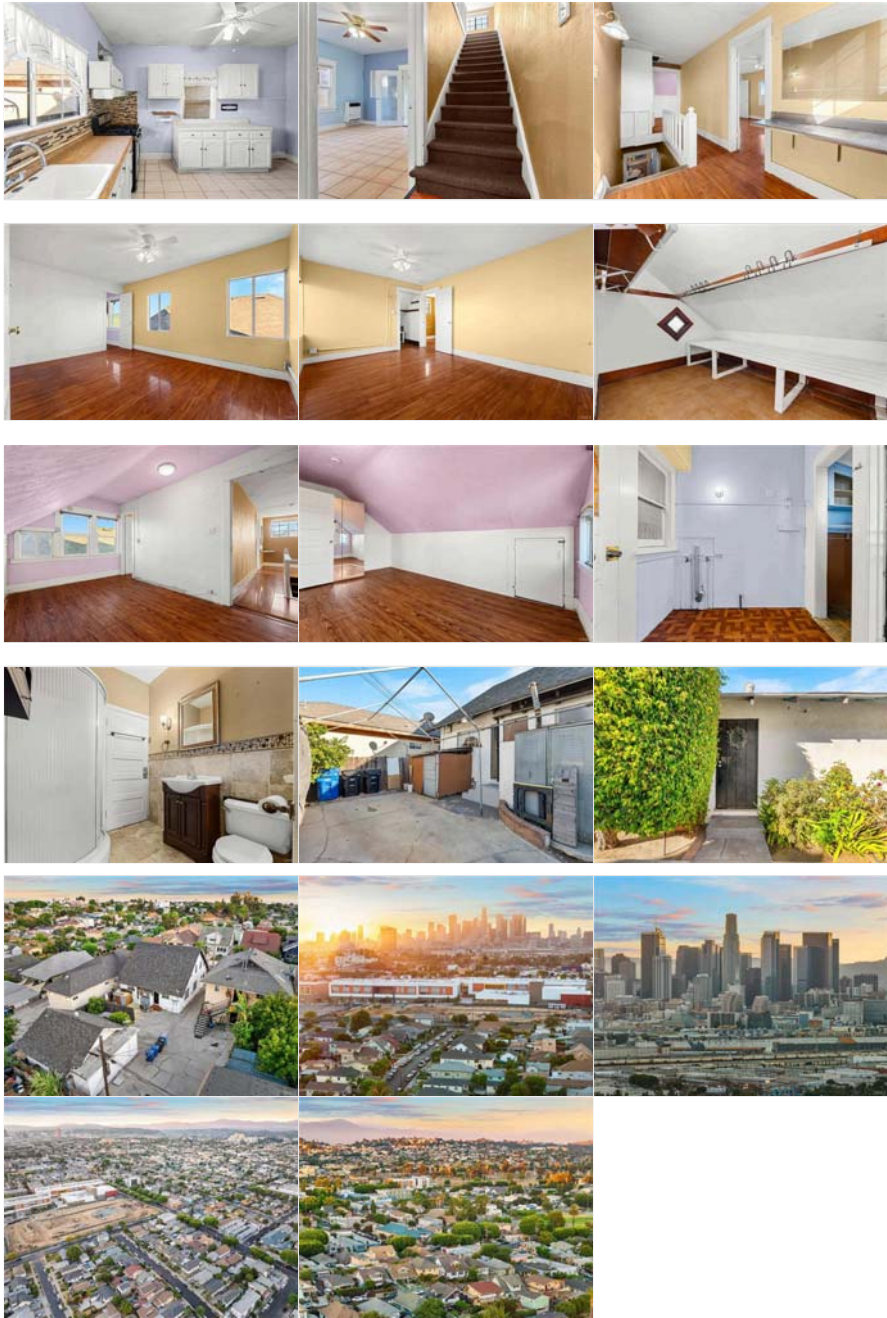
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Closed •

110 Driftwood St • Marina del Rey 90292
3 units • \$816,667/unit • 2,407 sqft • 2,836 sqft lot • \$976.32/sqft •
Built in 1953
South on Pacific Ave. East on Driftwood St.

List / Sold:
\$2,450,000/\$2,350,000 ↓
123 days on the market
Listing ID: 24396593



Incredible opportunity to own a legal 3-unit property on the Marina Peninsula just steps to the beach! All 3 units are vacant and can generate great income. The building consists of two 1 bed + 1 bath units on the ground floor, each with private outdoor space & a 1 bed loft + 1.5 bath in the rear. All units have A/C & heat and in-unit laundry. The two front units have been completely remodeled with brand new appliances and finishes. The rear unit is in great shape and features a fireplace, tons of natural light, sauna, & enclosed deck. 3 car parking. Great investment property or owner user opportunity. This property is subject to LARSO/LA City Rent Control.

Facts & Features

- Sold On 10/09/2024
- Original List Price of \$2,450,000
- 1 Buildings
- Levels: Multi/Split
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01426508
- 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	\$3,700
2:	1	1	1		Unfurnished	\$0	\$0	\$3,500
3:	1	1	1		Unfurnished	\$0	\$0	\$4,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4225007010

Michael Lembeck

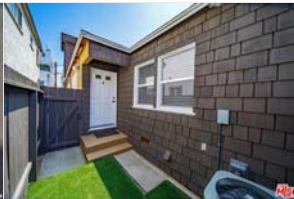
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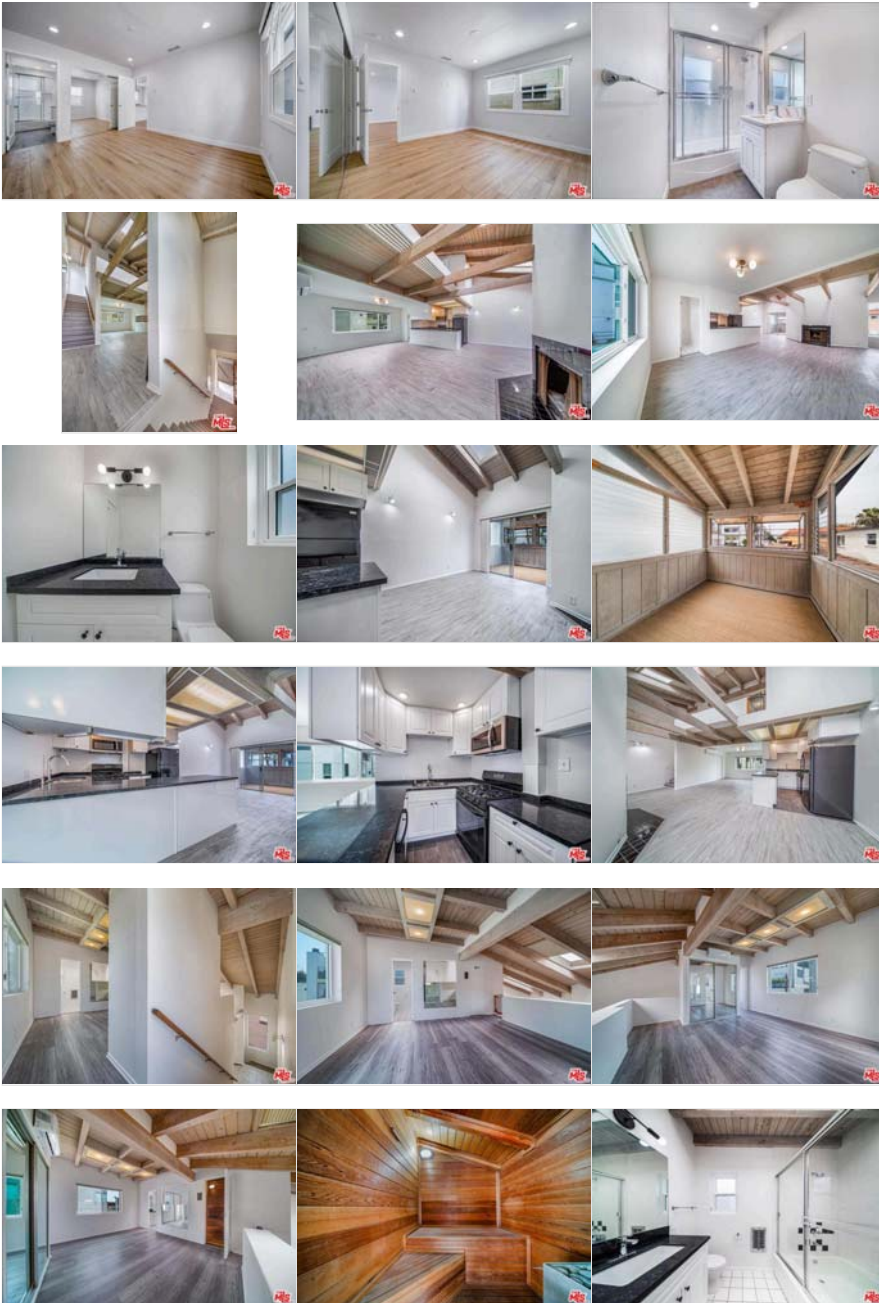
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CUSTOMER FULL: Residential Income LISTING ID: 24396593

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Closed •

List / Sold:

\$2,315,000/\$2,315,000

191 days on the market

Listing ID: 24372327

857 4th St • Santa Monica 90403
3 units • \$771,667/unit • 2,484 sqft • 4,615 sqft lot • \$931.96/sqft •
Built in 1922

North of Wilshire; one block South of Montana; West of Lincoln; East of Ocean Ave.



Do not miss the amazing opportunity to own this charming triplex in prime Santa Monica neighborhood, one block south of Montana Avenue. On a corner lot with rare enclosed yard, the property consists of a 2-story, 2bedroom, 1+ bath townhouse style unit (2-car parking); a 1-bedroom downstairs unit (2-car parking) and a 1-bedroom upstairs unit (no assigned parking). Laundry inside each unit. Fully occupied with potential upside for future rents and/or opportunity for owner occupancy of one unit while continuing rental income on remaining units. Building well maintained. Unbeatable location, great school district. Excellent investment potential. Buyer to conduct their own due diligence. All information in this listing, including square footage, lot size, income, expenses, features, permits, schools, are approximate and shall be verified by Buyer.

Facts & Features

- Sold On 10/10/2024
- Original List Price of \$2,315,000
- 1 Buildings
- Levels: Two, Multi/Split
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN: Yes
- Laundry: Dryer Included, Washer Included
- \$90368 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

- Lot Features: Front Yard, Lawn

Annual Expenses

- Total Operating Expense: \$29,236
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,229	\$3,229	\$6,000
2:	2	1	1		Unfurnished	\$2,129	\$2,129	\$2,800
3:	3	1	1		Unfurnished	\$2,610	\$2,610	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4292016014

Michael Lembeck

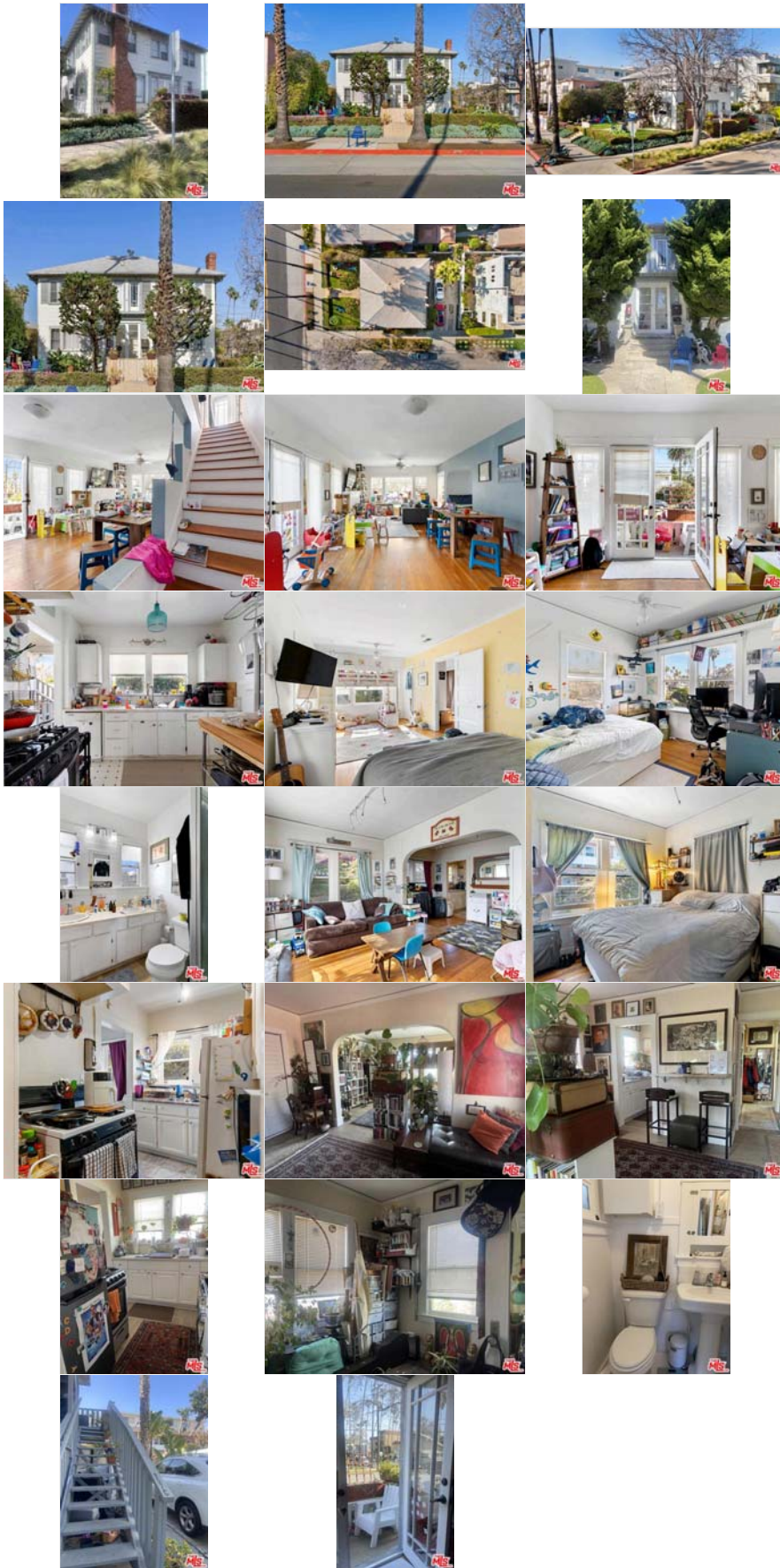
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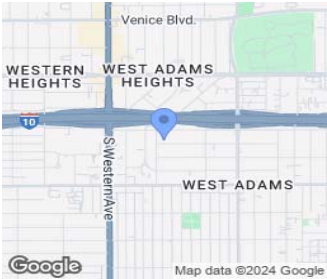
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Closed •

List / Sold: **\$975,000/\$725,000** ↓

1969 W 23rd St • Los Angeles 90018
3 units • **\$325,000/unit** • **3,562 sqft** • **6,650 sqft lot** • **\$203.54/sqft** •
Built in 1908
Southbound on Normandie Ave., right on 23rd. St.

91 days on the market
Listing ID: 24384423



NEW REDUCED PRICE! Great triplex in desirable Los Angeles location. Perfect for investors. Minutes from DTLA, USC, Freeways and shopping centers. Property consists of 2 (3 bed, 1 bath) and 1 (3 bed, 2 baths). Fully occupied , very low maintenance building.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$1,049,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$43100 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$30,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870534
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	1		Unfurnished	\$2,030	\$4,060	\$6,000
2:	1	3	2		Unfurnished	\$1,900	\$1,913	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5058023019

Michael Lembeck

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

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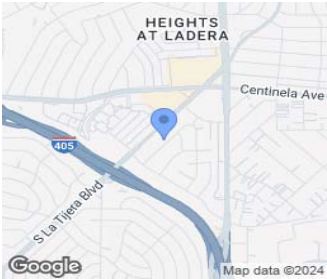
CUSTOMER FULL: Residential Income LISTING ID: 24384423

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Closed •

7027 Kittyhawk Ave • Los Angeles 90045
3 units • \$399,667/unit • 2,070 sqft • 6,874 sqft lot • \$531.40/sqft •
Built in 1947
East of 405, West of LA

List / Sold:
\$1,199,000/\$1,100,000 ↓
57 days on the market
Listing ID: 24419845



Beautiful Triplex in quiet neighborhood! Great for owner user! The pictures tell all! Beautiful separate covered entrances to each spacious unit each with beautiful wrought iron railings. One will be delivered vacant!! Vacant unit is ready to rent. Each unit has a laundry room and back door to a lovely shared backyard. The backyard comes equipped with a patio and dining table. Also each tenant has a one car garage access of the alley. Very well maintained!!

Facts & Features

- Sold On 10/11/2024
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Floor Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$33823 Net Operating Income

Interior

- Appliances: Gas Cooktop

Exterior

Annual Expenses

- Total Operating Expense: \$33,796
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,643	\$1,643	\$2,300
2:	1	1	1		Unfurnished	\$0	\$0	\$2,300
3:	1	1	1		Unfurnished	\$1,692	\$1,692	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- C29 - Westchester area
- Los Angeles County
- Parcel # 4103009026

Michael Lembeck

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

Citivest Realty Services, Inc

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Closed •

List / Sold:

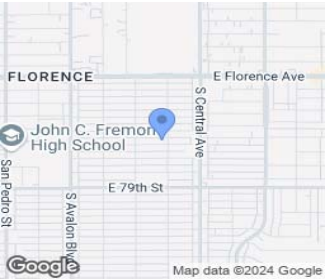
\$1,649,500/\$1,600,000 ↓

28 days on the market

Listing ID: 24389093

851 E E 76th Pl • Los Angeles 90001
3 units • \$549,833/unit • 4,515 sqft • 5,105 sqft lot • \$354.37/sqft •
Built in 2024

Heading south on Central Ave - Turn right on E 76th Pl - Destination is on the right



Welcome to this brand new 2024 Construction triplex located on 76th pl. and central! This three unit property consists of a spacious duplex with two (1600 sq ft) 5 bed 3 bath units and a stand alone (1300 sq ft) 3 bed 2 bath unit. All three units are open floor plans and come with tandem parking. The property will be delivered vacant so buyer can capitalize on market rents. Projected cap of 6.77%

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$1,649,500
- 2 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Stackable
- Cap Rate: 6.78
- \$111804 Net Operating Income

Interior

- Appliances: Vented Exhaust Fan

Exterior

Annual Expenses

- Total Operating Expense: \$33,396
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01939139
- 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	3		Unfurnished	\$4,200	\$0	\$4,200
2:	1	5	3		Unfurnished	\$4,200	\$0	\$4,200
3:	1	3	2		Unfurnished	\$3,700	\$0	\$3,700

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6023019019

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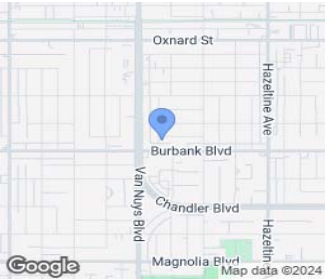
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Closed • Triplex

14418 Martha St • Sherman Oaks 91401
3 units • \$466,333/unit • 2,441 sqft • 7,238 sqft lot • \$528.47/sqft •
Built in 1950
In between Van Nuys Blvd and Tyrone Ave, off of Burbank Blvd

List / Sold:
\$1,399,000/\$1,290,000 ↓
107 days on the market
Listing ID: SR24106056



Explore this stunning triplex nestled in Van Nuys, boasting 4 bedrooms, 4 baths, and a generous 2,541 SqFt of living space. Each unit offers its own distinct charm, featuring a family room, laundry facilities, and a bedroom. The first unit welcomes you with a spacious, well-lit kitchen adorned with white tile counters and backsplashes, accompanied by ample storage. Its expansive family room exudes warmth with its wooden floors, complemented by a full bath equipped with a three-panel mirror and additional storage. Moving on to the second unit, you'll discover a sleek kitchen boasting black laminated granite countertops and a white tile backsplash, offering plenty of storage solutions. The kitchen bar seamlessly connects to the spacious family room, transitioning from tiled flooring to elegant wooden panels. The unit's polished ¾ bathroom features a stylish grey tile backsplash, while the bedroom offers comfort and brightness, complete with a ceiling fan. The final unit boasts an open floor plan, where a spacious family room seamlessly blends with a stylish kitchen, adorned with decorative walls and ample storage. Its bathroom boasts dual sinks, illuminated by LED mirrors, and offers the luxury of a separate bath and shower. The generously sized bedroom radiates brightness, while an additional room has been transformed into a functional workspace, conveniently housing the laundry within the building. Don't let this exceptional investment opportunity pass you by. Schedule your viewing today and seize the chance to own this remarkable property.

Facts & Features

- Sold On 10/10/2024
- Original List Price of \$1,500,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Individual Room, Inside
- \$106800 Gross Scheduled Income
- \$98800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
- Floor: Tile, Wood
- Appliances: Free-Standing Range, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Bar, Ceiling Fan(s), Laminate Counters, Recessed Lighting, Storage, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Lot 6500-9999
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,900
- Electric: \$3,600.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2245010001

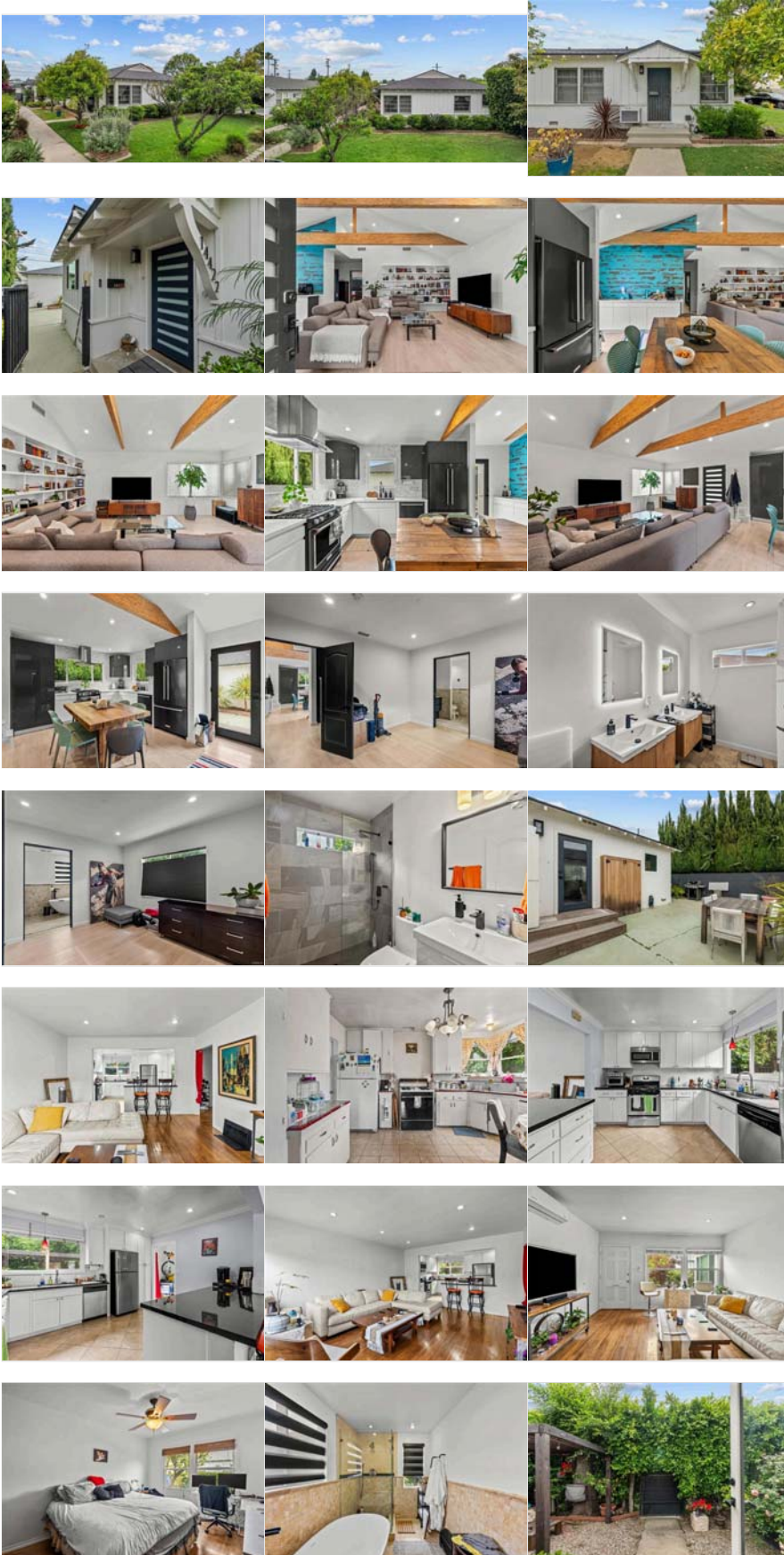
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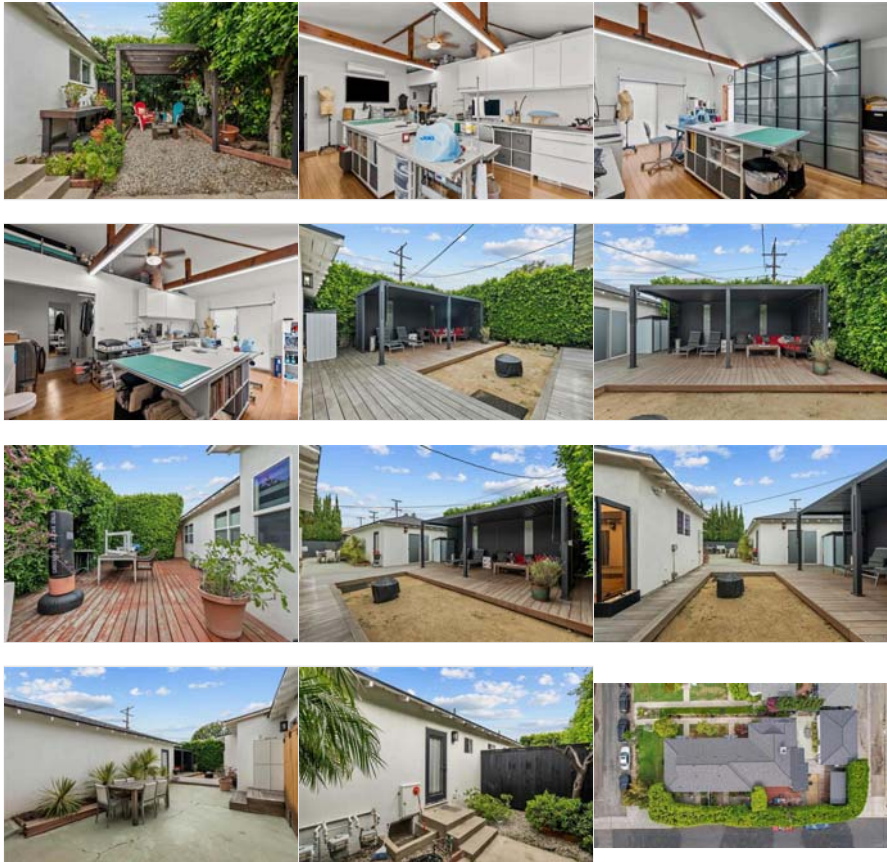
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Closed • Quadruplex

List / Sold:
\$1,500,000/\$1,415,000 ↓

45 days on the market

Listing ID: SB24149403

9725 Crenshaw Blvd • Inglewood 90305
4 units • \$375,000/unit • 4,073 sqft • 7,192 sqft lot • \$347.41/sqft •
Built in 1955

Drive east on Manchester from the 405 and turn right on Crenshaw. Turn right on Hardy St and an immediate left onto Crenshaw Blvd local access road.



Discover a stylish and profitable investment opportunity with this fully leased fourplex in Inglewood. Recently updated, this property combines modern comfort with prime urban living, making it an attractive option for investors and tenants alike. Located on a local access-only road, it offers privacy and tranquility, while also benefiting from the convenience of its Crenshaw Boulevard address. Enjoy stunning balcony views of the iconic SoFi Stadium, the Hollywood Park development, and the ongoing revitalization of Inglewood. The property is just moments away from multiple shopping, dining, and entertainment options. Each 2-bedroom, 1-bath unit is designed with inviting social areas, spacious bedrooms, a full kitchen, and outdoor living space. Tenants will appreciate the on-site laundry facilities, ample storage, and high-speed internet connectivity. With separate meters for gas and electricity, each tenant is responsible for utility bills, ensuring hassle-free management for landlords. This well-maintained property is located in a prime area, surrounded by upscale amenities and offering easy access to major transportation hubs, including LAX, making it ideal for both travelers and commuters. This is your chance to own a piece of "The City of Champions." The seller also has two additional multi-family income properties available in Inglewood: SB24149409 110 S Eucalyptus Avenue (7 townhome-style units) and SB24148750 2614 W Manchester Blvd. (Mixed-use with a storefront and two 1-bed/1-bath residential units). Purchasing these three properties together could offer cost savings or increased investment returns. Schedule your private showing today and seize this exceptional investment opportunity!

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: Dryer Included, Individual Room, Washer Included
- Cap Rate: 6
- \$112800 Gross Scheduled Income
- \$91086 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Entry, Galley Kitchen, Living Room, Main Floor Bedroom
- Floor: Vinyl
- Appliances: Freezer, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: Balcony, Partially Furnished, Quartz Counters, Storage, Wired for Data

Exterior

- Lot Features: Near Public Transit, Yard
- Security Features: Carbon Monoxide Detector(s), Card/Code Access, Smoke Detector(s)
- Fencing: Average Condition, Wood
- Sewer: Public Sewer
- Other Exterior Features: Balcony, Lighting

Annual Expenses

- Total Operating Expense: \$16,074
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01220871
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description: Remarks

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Partially	\$58,800	\$2,450	\$2,450
2:	1	2	1	0	Furnished	\$26,400	\$2,200	\$2,200
3:	1	2	1	0	Furnished	\$27,600	\$2,300	\$2,450

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4025015009

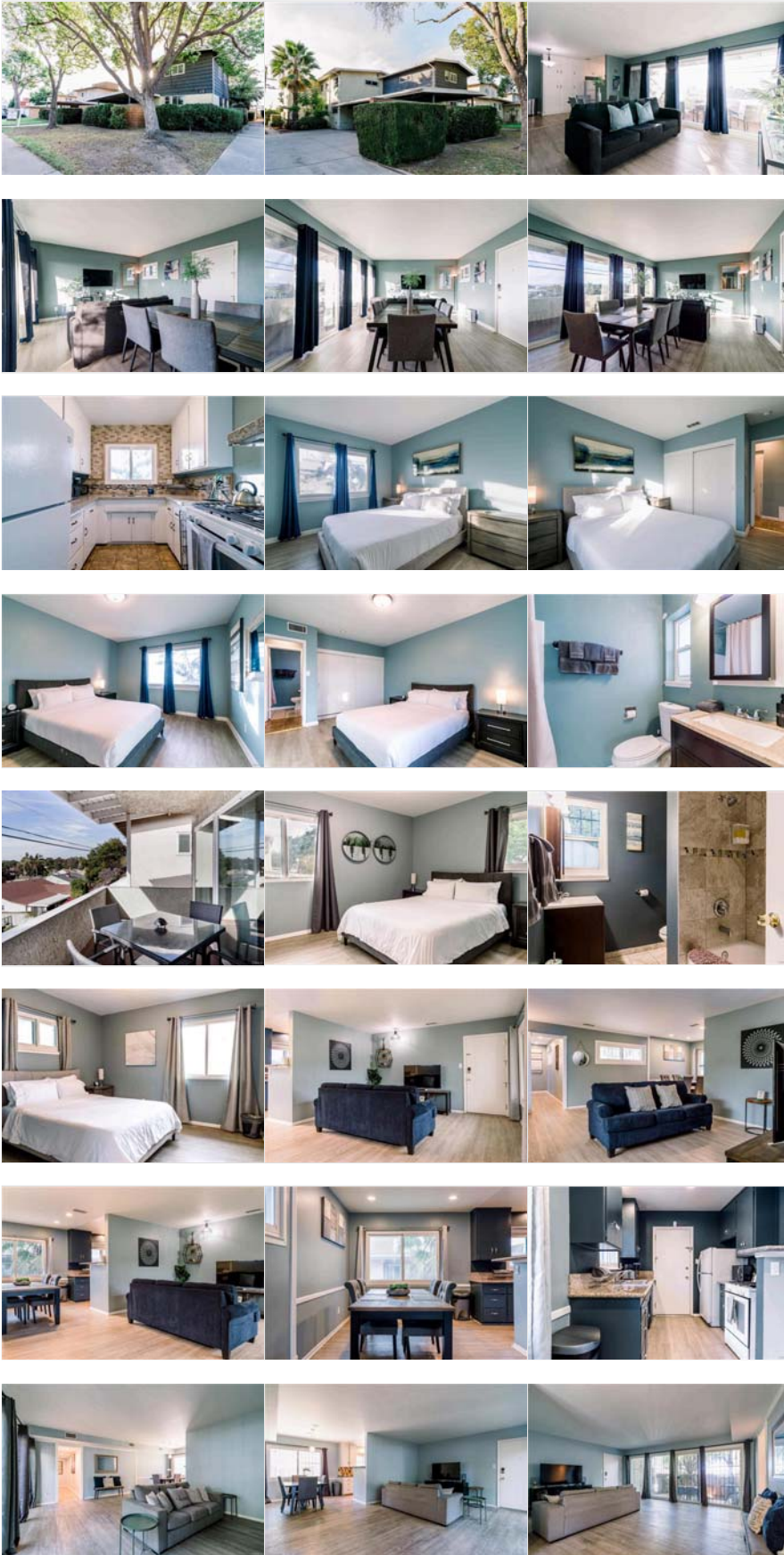
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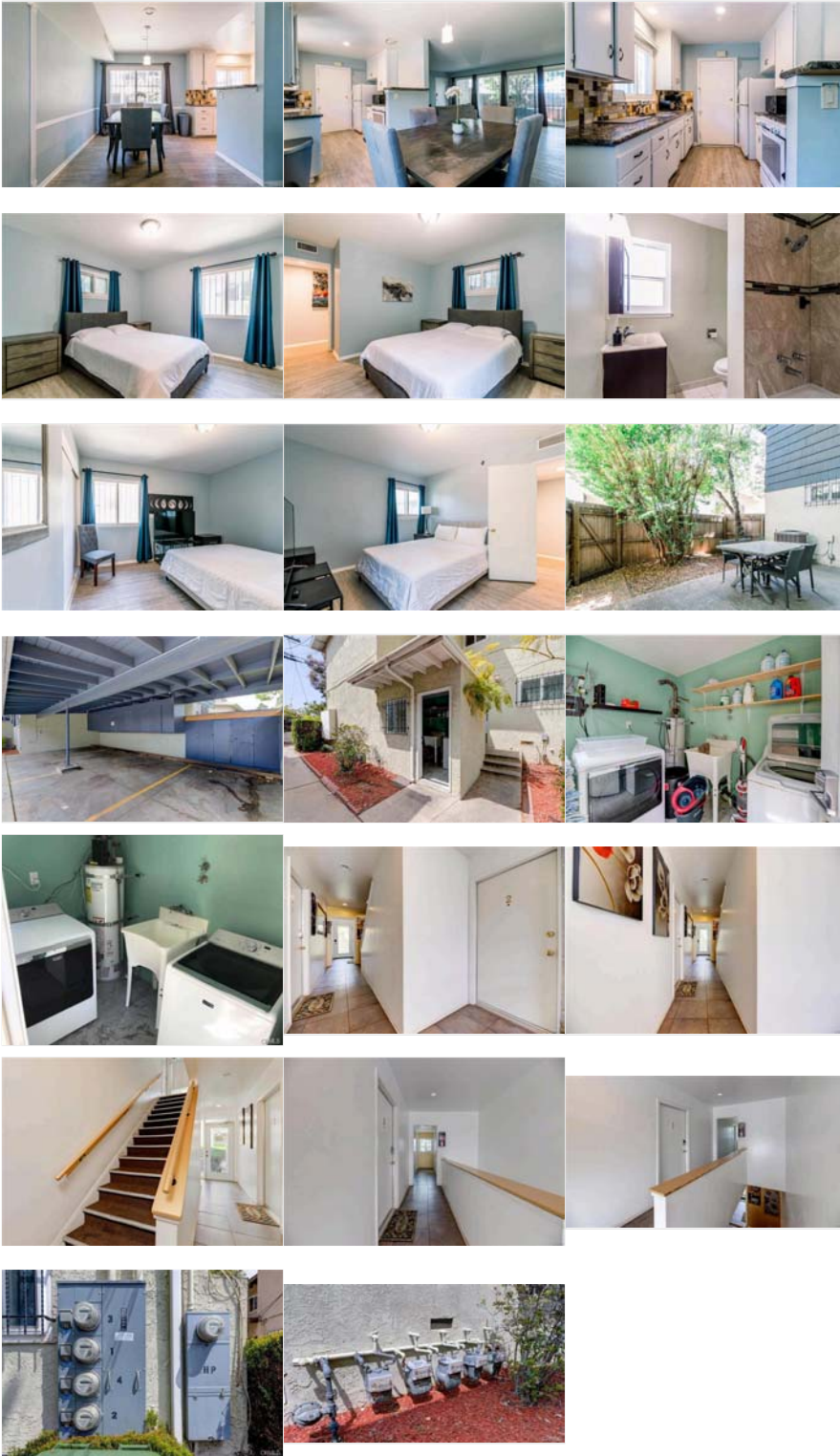
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Closed • Quadruplex

List / Sold: \$799,999/\$700,000 ↓

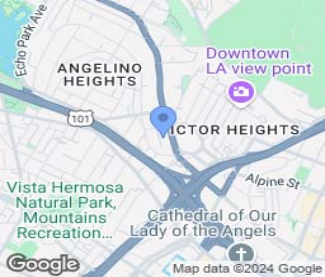
1137 Sunvue Pl • Los Angeles 90012

28 days on the market

4 units • \$200,000/unit • 3,048 sqft • 4,485 sqft lot • \$229.66/sqft • Built in 1939

Listing ID: WS24133819

Sunset Blvd and Boylston St



Location Location Location Echo Park Neighborhood. This unique multi-family 4-unit property is ideally situated near Downtown Los Angeles, Chinatown, Silver Lake and Dodger Stadium. It offers excellent connectivity with convenient access to the #2, #5, #10, #101, and #110 freeways, the Gold Line, and multiple bus routes. Unit Details: Each unit featuring 1 bedroom, 1 full bath, a dining area, living room, kitchen, laundry room, and detached 1-car garage. Amenities: Spacious floor plans, individual water heaters, and separate gas and electricity meters for each unit. Occupancy: 3 out of 4 units are occupied by long-term tenants on month-to-month leases. 1 unit is move-in ready with new paint, new lights, and nice wood flooring, perfect for owner occupancy or immediate rental. Investment Opportunity: Current rents of 3 units are below market value due to unadjusted rents, presenting a significant upside potential for market rental incomes. This property offers a superb opportunity for investors or owner-occupants to capitalize on the rental market while enjoying a prime location in vibrant LA.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$799,999
- 1 Buildings
- 4 Total parking spaces
- \$427 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$45360 Gross Scheduled Income
- \$57936 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,828
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$1,288
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,540
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$650	\$650	\$1,800
2:	1	1	1	1	Unfurnished	\$650	\$650	\$1,800
3:	1	1	1	1	Unfurnished	\$680	\$680	\$1,800
4:	1	1	1	1	Unfurnished	\$0	\$0	\$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
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5405028022

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed • **Quadruplex**

List / Sold: **\$725,000/\$630,000** ↓

205 W Indigo St • Compton 90220

11 days on the market

4 units • **\$181,250/unit** • **2,482 sqft** • **5,402 sqft lot** • **\$253.83/sqft** •

Listing ID: WS24110203

Built in 1929

Major cross streets are N Alameda St. and W Alondra Blvd.



Profitable 4 unit complex in the City of Compton. Unit A - 1 bed / 1 bath. Unit B - 1 bed / 1 bath. Unit C - 2 bed / 1 bath. Unit D - 1 bath / 1 bath. Each unit has 1 car garage. All units are fully occupied with long term tenants on a month to month lease. All units are permitted. Minutes away from the 710, 105, and 91 freeway. Walking distance to Compton Sheriff's Station.

Facts & Features

- Sold On 10/11/2024
 - Original List Price of \$725,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - \$997 (Estimated)
 - SellerConsiderConcessionYN:
- \$45960 Gross Scheduled Income
 - \$31986 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,974
 - Electric: \$420.00
 - Gas: \$1,212
 - Furniture Replacement:
 - Trash: \$2,808
 - Cable TV: 01252060
 - Gardener:
 - Licenses:
- Insurance: \$1,600
 - 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	\$975	\$975	\$1,700
2:	1	1	1	1	Unfurnished	\$975	\$975	\$1,700
3:	1	2	1	1	Unfurnished	\$1,150	\$1,150	\$2,200
4:	1	1	1	1	Unfurnished	\$730	\$730	\$1,700

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
 - Buyer Agency Compensation: 2%
- RP - Compton S of Rosecrans, E of Central,W of Ala area
 - Los Angeles County
 - Parcel # 6160010023

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: WS24110203

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Closed •

List / Sold:

\$1,795,000/\$1,620,000 ↓

0 days on the market

Listing ID: 24450281

5454 Hermitage Ave • Valley Village 91607
4 units • \$448,750/unit • 3,990 sqft • 6,770 sqft lot • \$406.02/sqft •
Built in 1954
North of Chandler, West of Laurel Canyon



Sold before processing.

Facts & Features

- Sold On 10/11/2024
 - Original List Price of \$1,795,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - SellerConsiderConcessionYN:
- Laundry: Individual Room
 - \$74045 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$26,109
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01503129
 - 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	\$2,500	\$2,500	\$2,500
2:	1	2	1		Unfurnished	\$2,236	\$2,236	\$2,500
3:	1	2	1		Unfurnished	\$2,080	\$2,080	\$2,500
4:	1	2	1		Unfurnished	\$1,500	\$1,500	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- VVL - Valley Village area
 - Los Angeles County
 - Parcel # 2347013018

Michael Lembeck

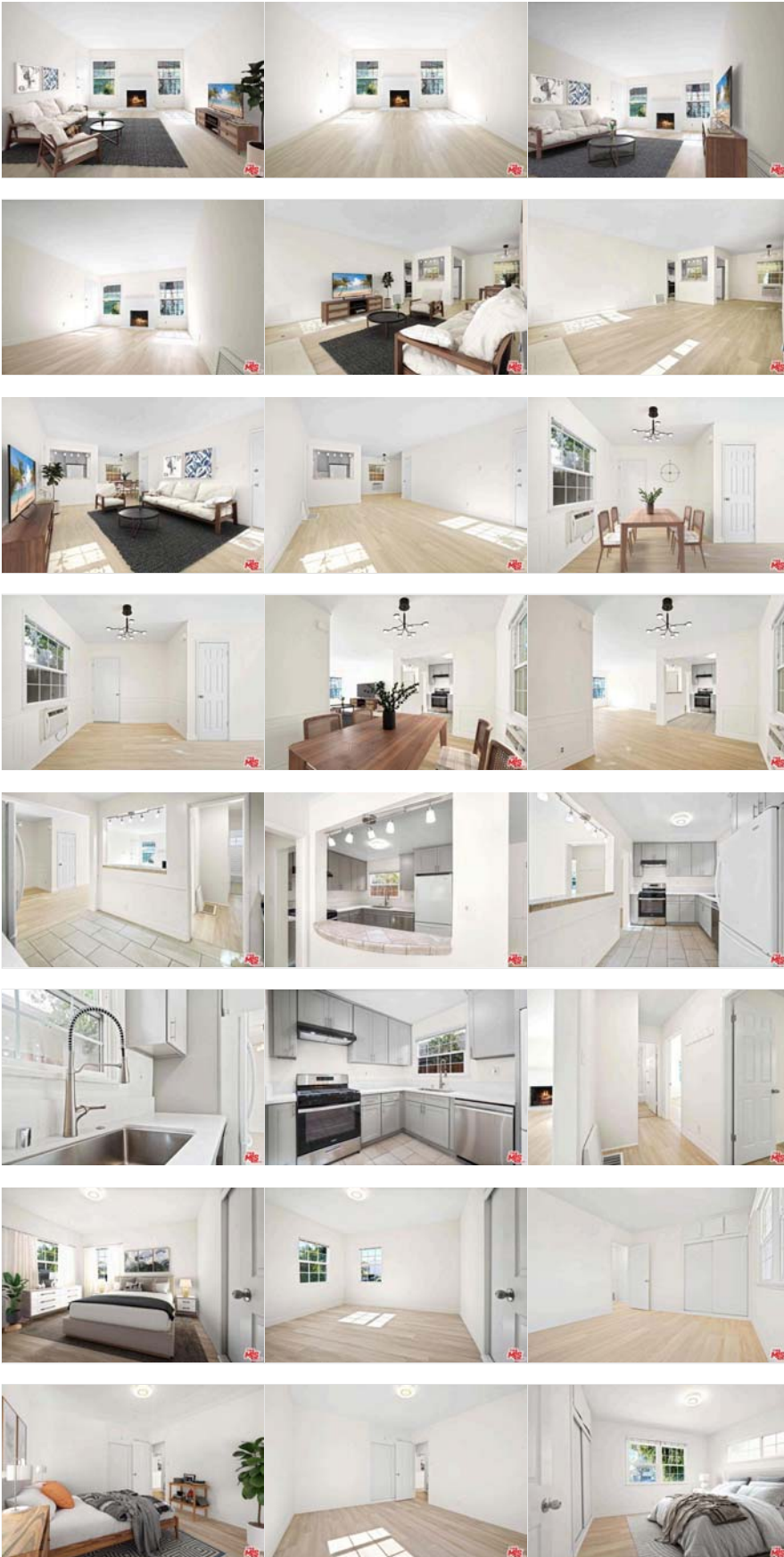
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Cell Phone: 714-742-3700

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

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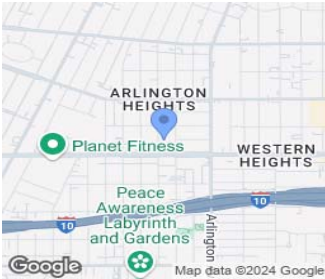
CUSTOMER FULL: Residential Income LISTING ID: 24450281

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Closed • **Quadruplex**

1734 4th Ave • Los Angeles 90019
4 units • **\$323,750/unit** • **4,624 sqft** • **7,003 sqft lot** • **\$247.62/sqft** •
Built in 1922
Washington and 4th

List / Sold:
\$1,295,000/\$1,145,000 ↓
30 days on the market
Listing ID: PW24144240



PRIME LOCATION! PRIME INVESTMENT OPPORTUNITY IN ARLINGTON HEIGHTS! Take advantage of this rare opportunity with one unit available for immediate occupancy! This spacious 4-unit fourplex on a tranquil tree-lined street promises exceptional investment potential. All units are over 1,000 sqft of living space 1-bedroom, 1-bath residences with a bonus room used as a second bedroom, each equipped with private laundry rooms for added convenience. Tenants manage their own electricity and gas expenses with individual meters. Featuring four distinct addresses, ample parking, and promising long-term profitability, this property is ideally situated near schools, popular shops, and dining spots, adjacent to Koreatown and just blocks from I-10. Enjoy exclusive entry and a charming front garden perfect for outdoor leisure. Don't miss out—seize this outstanding investment opportunity today! Contact us now to schedule a showing and secure your future in this sought-after location.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$678 (Estimated)
- SellerConsiderConcessionYN:
- \$78864 Gross Scheduled Income
- \$73954 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,910
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02061367
- Gardener:
- Licenses:
- Insurance: \$1,370
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,540
- 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	\$2,400
2:	1	1	1	1	Unfurnished	\$1,692	\$1,692	\$2,400
3:	1	1	1	1	Unfurnished	\$1,720	\$1,720	\$2,400
4:	1	1	1	1	Unfurnished	\$1,026	\$1,026	\$2,400

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
- Rent Controlled
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 5072029020

Michael Lembeck

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

Citivist Realty Services, Inc

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

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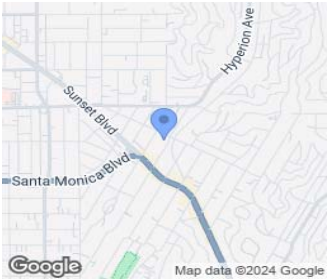
CUSTOMER FULL: Residential Income LISTING ID: PW24144240

Printed: 10/13/2024 7:50:21 AM

Closed •

1163 Hyperion Ave • Los Angeles 90029
5 units • **\$230,000/unit** • **2,677 sqft** • **6,463 sqft lot** • **\$448.26/sqft** •
Built in 1923
North of Sunset

List / Sold:
\$1,150,000/\$1,200,000 
14 days on the market
Listing ID: 24438581



We are pleased to present a unique investment opportunity: a 5-unit multi-family property located in the heart of Silver Lake, just steps from the iconic Sunset Blvd and Sunset Junction. This property offers investors strong returns with significant upside potential. Built in 1924/1923, the property features three single-story detached buildings. The total square footage is approximately 2,677, situated on a 6,461 SF lot. Located in a residentially zoned area with permit street parking for residents (Buyer to Verify), the property also offers tenants (4) Garage parking spaces. One unit will be delivered vacant. For the savvy investor, there is substantial value-add potential, including the possibility of adding one ADU unit, with an estimated upside of approximately 51% (buyer to verify feasibility). The property is zoned RD2-1VL. Strategically positioned in the vibrant core of Silver Lake with a walk score of 94 ("Walker's Paradise"), tenants will enjoy close proximity to premier retail corridors on Sunset Blvd, as well as convenient access Hollywood & Los Feliz. ****Disclosure:**** Buyers are advised to conduct thorough due diligence, including verification of building square footage, lot size, legal bedroom/bathroom count, parking count, unit mix, year built, zoning, market rents, soft-story compliance, and the feasibility of constructing ADUs or additional units. ****DO NOT DISTURB TENANTS OR WALK ON PROPERTY-DRIVE BY ONLY****

Facts & Features

- Sold On 10/11/2024
- Original List Price of \$1,150,000
- 3 Buildings
- Levels: Two
- 4 Total parking spaces
- SellerConsiderConcessionYN: No

Interior

Exterior

Annual Expenses

- | | |
|--|---|
| <ul style="list-style-type: none">• Total Operating Expense: \$0• Electric:• Gas:• Furniture Replacement:• Trash:• Cable TV: 01873088• Gardener:• Licenses: | <ul style="list-style-type: none">• Insurance:• Maintenance:• Workman's Comp:• Professional Management:• Water/Sewer:• Other Expense:• Other Expense Description: |
|--|---|

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1		Unfurnished	\$0	\$0	\$0
2:	1	3	2		Unfurnished	\$3,000	\$3,000	\$3,000
3:	1	2	1		Unfurnished	\$1,667	\$1,667	\$2,500

Of Units With:

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

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none">• Standard sale• Rent Controlled | <ul style="list-style-type: none">• Los Angeles County• Parcel # 5429013018 |
|---|--|

Michael Lembeck

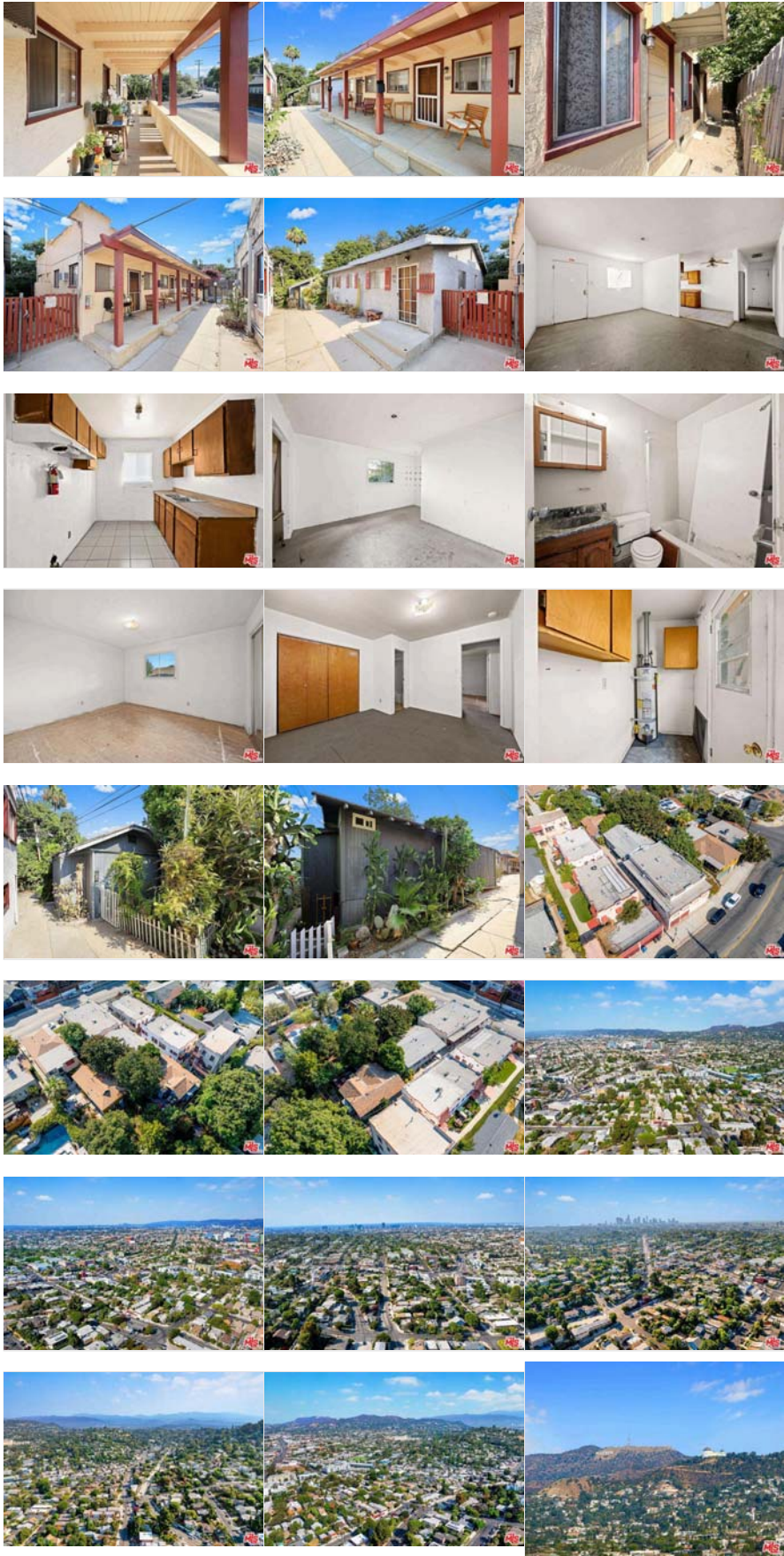
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State License #: 01875823
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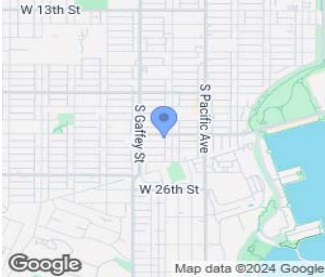




Closed • Apartment

List / Sold:
\$1,295,000/\$1,230,000 ↓
85 days on the market
Listing ID: PV24086608

623 W 22nd St • San Pedro 90731
5 units • \$259,000/unit • 4,216 sqft • 4,986 sqft lot • \$291.75/sqft •
Built in 1962
Between Gaffey and Grand



FANTASTIC INVESTMENT OPPORTUNITY THREE BLOCKS FROM THE SAN PEDRO WATERFRONT, MARINAS , AND CABRILLO BEACH. THIS BUILDING HAS BEEN WELL CARED FOR BY ITS LONG TERM OWNERS. UNIT #3 (SEE PHOTOS) HAS BEEN RECENTLY REMODELED WITH NEW KITCHEN CABINETS, COUNTER TOPS, UPDATED BATHROOM AND LAMINATE FLOORING. ALL UNITS HAVE INTERIOR LAUNDRY., SOFT STORY RETROFIT HAS BEEN COMPLETED. THE OWNER IS CURRENTLY USING ONE GARAGE AND IT CAN BE RENTED SEPARATLY WHEN VACATED. THERE IS A SEPARATE STORAGE ROOM ALSO.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- \$945 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen, Inside
- Cap Rate: 5.12
- \$97980 Gross Scheduled Income
- \$66258 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen
- Floor: Laminate, Wood
- Appliances: Electric Oven, Gas Range
- Other Interior Features: Block Walls, Copper Plumbing Partial

Exterior

- Lot Features: 0-1 Unit/Acre
- Waterfront Features: Marina in Community, Ocean Access
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,211	\$1,211	\$2,350
2:	1	2	1	1	Unfurnished	\$1,320	\$1,320	\$2,350
3:	1	2	1	1	Unfurnished	\$2,350	\$2,350	\$2,350
4:	1	2	1	1	Unfurnished	\$1,356	\$1,356	\$2,350
5:	1	2	1	1	Unfurnished	\$1,928	\$1,928	\$2,350

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 185 - Plaza area
- Los Angeles County
- Parcel # 7465001011

Michael Lembeck

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

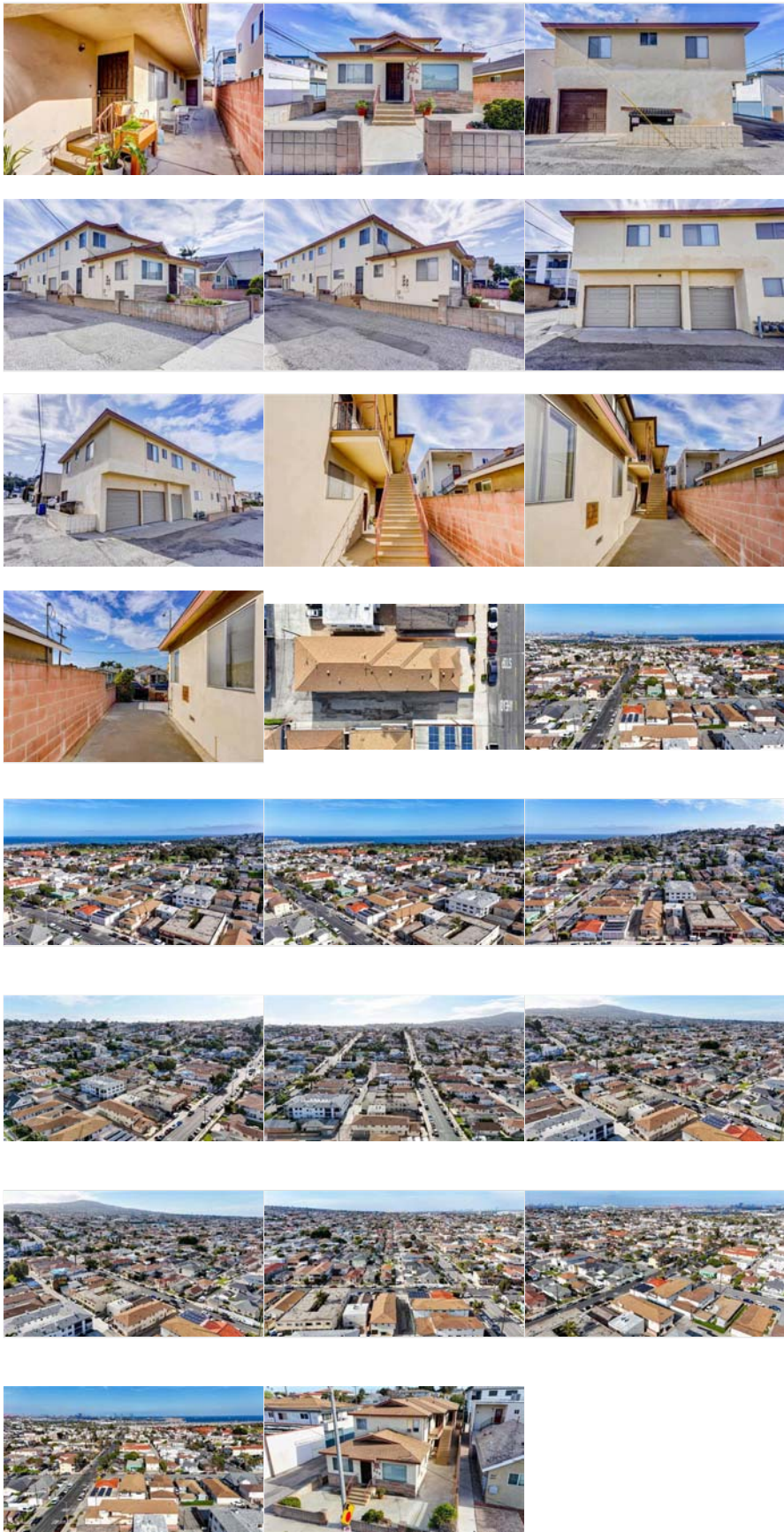
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Apartment

List / Sold:

\$1,995,000/\$1,900,000 ↓

14 days on the market

Listing ID: AR24158010

412 W Newmark Ave • Monterey Park 91754
5 units • \$399,000/unit • 4,983 sqft • 16,923 sqft lot • \$381.30/sqft •
Built in 1961
Ramona Ave. & McPherrin Ave.



Discover a rare investment opportunity in the heart of Monterey Park with this exceptional property, which features a charming 3-bedroom, 2-bathroom single-family home alongside four single-story rental units, all situated on a sprawling 16,918 sq. ft. lot. With a total of 4,983 sq. ft. of living space, this versatile property offers significant upside potential, making it ideal for investors or those seeking a multi-functional residential setup. The main house, with 1,204 sq. ft., is perfect for owner occupancy, while the four rental units, totaling 3,779 sq. ft., each come with private yards (four out of five units) and individual water heaters. The property includes 10 tandem parking spaces—five carport and five open parking—as well as ample street parking. With the potential to add up to three Accessory Dwelling Units (ADUs), this property presents an excellent opportunity for increased rental income or additional living space. The single-story layout of all units and the durable pitched roof add to the overall appeal. Situated in a residential neighborhood, this property is within walking distance of City Hall, Atlantic Blvd and Garvey Ave., as well as shopping, restaurants, and Barnes Parks.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$1,995,000
- 2 Buildings
- Levels: One
- 12 Total parking spaces
- 5 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$1,861 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 2.01
- \$83300 Gross Scheduled Income
- \$40178 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$40,683
- Electric: \$246.00
- Gas: \$246
- Furniture Replacement:
- Trash: \$1,442
- Cable TV: 01818693
- Gardener:
- Licenses:
- Insurance: \$2,669
- Maintenance: \$8,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,442
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$2,400
2:	1	2	1	0	Unfurnished	\$925	\$925	\$2,400
3:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$2,400
4:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$2,400
5:	1	3	2	2	Unfurnished	\$2,000	\$2,000	\$2,850

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
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5257008014

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed • Apartment

List / Sold: \$998,000/\$850,000 ↓

6120 Wilton • Los Angeles 90047
5 units • \$199,600/unit • 3,272 sqft • 8,307 sqft lot • \$259.78/sqft •
Built in 1950

50 days on the market

Listing ID: SR24154058

6120 S. Wilton Place, Los Angeles CA 90047



SOLD.

Facts & Features

- Sold On 10/09/2024
- Original List Price of \$998,000
- 2 Buildings
- 5 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area
- \$10000 Gross Scheduled Income
- \$9775 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01479541
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$810	\$810	\$2,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,000
3:	1	1	1	1	Unfurnished	\$540	\$540	\$2,000
4:	1	1	1	1	Unfurnished	\$0	\$0	\$2,000
5:	1	0	1	1	Unfurnished	\$390	\$390	\$1,500

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6001012014

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: SR24154058

Printed: 10/13/2024 7:50:21 AM

Closed • Apartment

List / Sold:
\$1,200,000/\$1,200,000 ↓
169 days on the market
Listing ID: DW24014239

3130 Arvia St • Los Angeles 90065
5 units • \$240,000/unit • 3,032 sqft • 10,401 sqft lot • \$395.78/sqft •
Built in 1910
East of Cypress Ave and West of Isabel Street



VERY COMPETITIVE PRICE IMPROVEMENT!! ATTENTION AGENTS & developers - Seller is motivated and ready to entertain your offer!! Incredible and rare opportunity to acquire income property in a highly sought-after neighborhood. Cypress Park, named one of LA's hottest real estate neighborhoods by The LA Times and LA Weekly. Every unit within this five-unit property has its unique style and character. The front 2-bedroom, 1-bath home is spacious, quaint, and offers a sense of privacy. Surrounded by manicured gardens and separate fencing, it creates a tranquil and independent residence. The remaining four units consist of two separate duplexes, all featuring one-bedroom, one-bath units. Every unit is comfortable and comes with its own front porch and rear access. Step outside to find cozy sitting areas and shady trees with paths that lead you around the property. All units are well-maintained, providing residents with a clean and functional living experience. Each unit is also individually metered for gas and electricity, ensuring efficiency in operating costs. The generously sized lot of 10,401 sq ft offers countless possibilities for developers or investors focused on long-term returns. The backyard includes a detached outbuilding that could be converted into additional living space, presenting great potential to increase the property's value (Buyer to verify with the City of LABS for feasibility). These units are located in a high-demand rental area and have significant upside rent potential. Beyond the property, residents can explore the thriving neighborhood with great shops like Golden Poppy Market, Loquat Coffee, or tasty originals like the first-ever King Taco! Nearby is Rio de Los Angeles State Park with easy access to the LA River Bike Path. Whether you're an artist, a food enthusiast, or someone who appreciates a lively community, this property invites you to experience the best of it all. Located close to public transportation, Downtown Los Angeles, and Dodger Stadium. Come envision the untapped potential of this remarkable investment property!

Facts & Features

- Sold On 10/10/2024
- Original List Price of \$1,500,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Natural Gas, Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside
- \$54408 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Jack & Jill, Kitchen, Laundry, Living Room
- Floor: Laminate, Tile, Vinyl, Wood
- Appliances: Gas Water Heater
- Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Level with Street, Lot 10000-19999 Sqft, Near Public Transit, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,735
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01081741
- Gardener:
- Licenses:
- Insurance: \$1,650
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,262
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$624	\$624	\$2,500
2:	1	1	1	0	Unfurnished	\$842	\$842	\$1,800
3:	1	1	1	0	Unfurnished	\$1,040	\$1,040	\$1,800
4:	1	1	1	0	Unfurnished	\$988	\$988	\$1,800
5:	1	1	1	0	Unfurnished	\$1,040	\$1,040	\$1,800

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- CYPK - Cypress Park area
- Los Angeles County
- Parcel # 5454028030

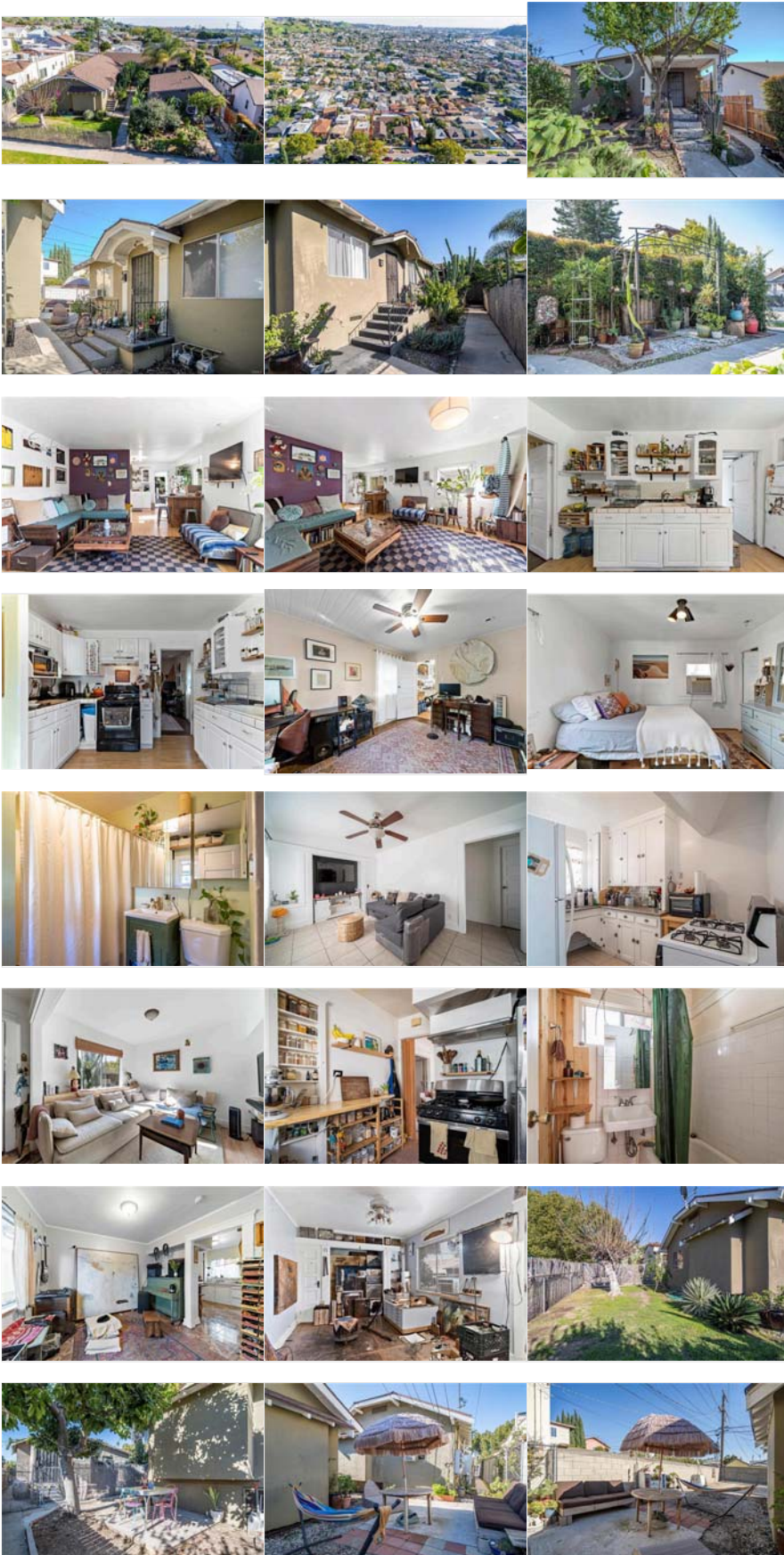
Michael Lembeck

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

Citivist Realty Services, Inc

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

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Closed • Apartment

List / Sold:
\$1,550,000/\$1,450,000 ↓
16 days on the market
Listing ID: PW24183188

9539 Oak St • Bellflower 90706
5 units • \$310,000/unit • 5,532 sqft • 9,828 sqft lot • \$262.11/sqft •
Built in 1980
North of 91 Fwy, west of Bellflower Blvd and south of Alondra



We are proud to present this is a value-add opportunity for the savvy investor looking to create value. With 5 units, separately metered for electricity and gas. Currently rented below market with an opportunity to raise rents in a highly sought after rental area. This is the best priced property on the market. With a unit mix of 1-3 bedroom, 2 bath unit, and 4-2 bedroom, 2bath units, on a large 9,828 sf lot and 5 garages. Possible ADU conversions for garages. Bellflower boasts a range of amenities and attractions that cater to residents and visitors alike. The historic downtown area is lined with charming storefronts, local eateries, and community gathering spaces, providing a quaint backdrop for leisurely strolls and casual outings. Nearby parks and recreation facilities offer ample opportunities for outdoor activities, while cultural events and festivals showcase the city's vibrant arts scene and rich heritage. The property is located close to the 91 fwy and 605 fwy., within 10 minutes to Long Beach Airport.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$1,550,000
- 1 Buildings
- 5 Total parking spaces
- \$2,014 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$94380 Gross Scheduled Income
- \$50410 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Level with Street, Near Public Transit, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$39,251
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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:	4	2	2	4	Unfurnished	\$1,591	\$6,365	\$2,700
2:	1	3	2	1	Unfurnished	\$1,500	\$1,500	\$3,400

Of Units With:

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

Additional Information

- Standard sale
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7106005023

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed • Apartment

List / Sold:
\$1,695,000/\$1,655,000 ↓
25 days on the market
Listing ID: CV24171372

4443 W 130th St • Hawthorne 90250
6 units • **\$282,500/unit** • **5,224 sqft** • **7,532 sqft lot** • **\$316.81/sqft** •
Built in 1960
East of I-405, South of I-105; Near the Intersection of Hawthorne Blvd & W 130th St



We are pleased to offer for sale this 6 unit multi-family investment property for sale in the city of Hawthorne. This asset comprises large 2-bedroom/1-bath units, collectively encompassing 5,224 square feet of rental space situated on a 7,532 square foot lot. Each unit reflects meticulous care with various interior upgrades over time, enhancing tenant satisfaction and retention. Tenants benefit from convenient onsite carport parking and a communal laundry facility, adding great value and ease to their daily living. Located in close proximity to Manhattan Beach, Sofi Stadium, and LAX Airport, this property is ideally situated to attract and retain high-quality tenants who appreciate the blend of residential comfort and accessibility to major attractions and transportation hubs. An attractive aspect of this investment is the significant 25% upside in rental income (a new buyer can take advantage of the fact all units, with the exception of one, are scheduled for their annual rental increase), providing a lucrative opportunity for investors to capitalize on the property's potential in a highly desirable area. This investment is perfect for those seeking a well-maintained property with strong growth potential and steady cash flow.

Facts & Features

- Sold On 10/09/2024
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- \$1,845 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, Inside
- \$126600 Gross Scheduled Income
- \$85962 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,840
- Electric: \$398.00
- Gas: \$1,251
- Furniture Replacement:
- Trash: \$2,595
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,500
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,625
- Other Expense: \$900
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,895	\$1,895	\$2,150
2:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$2,150
3:	1	2	1	0	Unfurnished	\$1,775	\$1,775	\$2,150
4:	1	2	1	0	Unfurnished	\$1,725	\$1,725	\$2,150
5:	1	2	1	0	Unfurnished	\$1,625	\$1,625	\$2,150
6:	1	2	1	0	Unfurnished	\$1,570	\$1,570	\$2,150

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 # 4042030010

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: CV24171372

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Closed •

1256 Princeton St • Santa Monica 90404
6 units • \$216,667/unit • 3,105 sqft • 6,405 sqft lot • \$579.71/sqft •
Built in 1937
One 1/2 block of Wilshire Blvd, corner of Arizona Ave.

List / Sold:
\$1,300,000/\$1,800,000 
30 days on the market
Listing ID: 24437729



1256 Princeton represents a great opportunity to rehab the existing 6 vacant units, or scrape and rebuild multiple units. Currently, there are five one-bedroom + one-bath units and one single in approximately 3,105 square feet of improvements. The buildings need to be completely rehabbed. Four of the units have been vacant for approximately 28 years or more, one has been vacant since approximately 2004 and one since about 2016. This is the first time the property is being sold in over 65 years! Situated in a fabulous area of Santa Monica - just block from Wilshire Blvd and a few blocks from Douglas Park, Erewhon market, CVS, McKinley Elementary School and St. John's Medical Center - the R2-zoned lot measures 6,403 square feet and has an alley in back. AGENTS: PLEASE READ AGENT REMARKS FOR AGENT INSTRUCTIONS & OM.

Facts & Features

- Sold On 10/10/2024
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- SellerConsiderConcessionYN: No

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C14 - Santa Monica area
 - Los Angeles County
 - Parcel # 4267007017

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed •

3278 -84 Casitas Ave • Los Angeles 90039
7 units • **\$328,571/unit** • **3,080 sqft** • **12,966 sqft lot** • **\$706.17/sqft** •
Built in 1923

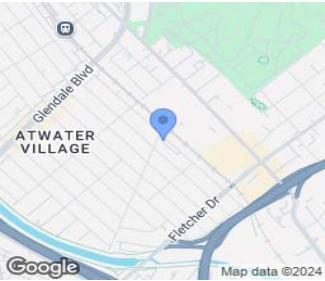
The subject property is situated in a prime Atwater Village Location, west of N San Fernando Road and south of Glendale Boulevard.

List / Sold:

\$2,300,000/\$2,175,000 ↓

57 days on the market

Listing ID: 24428315



We are pleased to present a seven (7) unit apartment building located at 3278-3284 Casitas Avenue in Los Angeles, California. The subject property is situated in a prime Atwater Village Location, west of N San Fernando Road and south of Glendale Boulevard. Built in 1923, this property contains a streamlined unit mix of seven (7) one-bedroom / one-bathroom units. One (1) unit will be delivered vacant. This rare, Spanish bungalow style asset has wonderful landscaping with a center courtyard and spacious front and rear patios. This is the first apartment deal in Atwater Village to hit the market in nearly twelve months. There are seven (7) garage parking spaces available that can potentially be converted into multiple ADU unit(s). The units are also spread across four (4) detached buildings offering tenants a strong sense of privacy. Tenants will love being within a few miles of many trendy restaurants, nightlife, and entertainment options such as Atwater Village Theatre, Cerritos Park, Ganbatte Fitness, Viet on Fletcher, and Proof Bakery. Positioned in a prime Atwater Village location, this offering presents an exceptional opportunity for an investor to capitalize on a one-of-a-kind Spanish style asset with two separate parcels and exceptional ADU potential on nearly 13,000 square feet of land.

Facts & Features

- Sold On 10/11/2024
- Original List Price of \$2,300,000
- 4 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 4.69
- \$107804 Net Operating Income

Interior

Exterior

- Lot Features: Irregular Lot
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$53,049
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1		Unfurnished	\$1,763	\$1,763	\$2,400
2:	2	1	1		Unfurnished	\$2,450	\$2,450	\$2,800

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 # 5436008020

Michael Lembeck

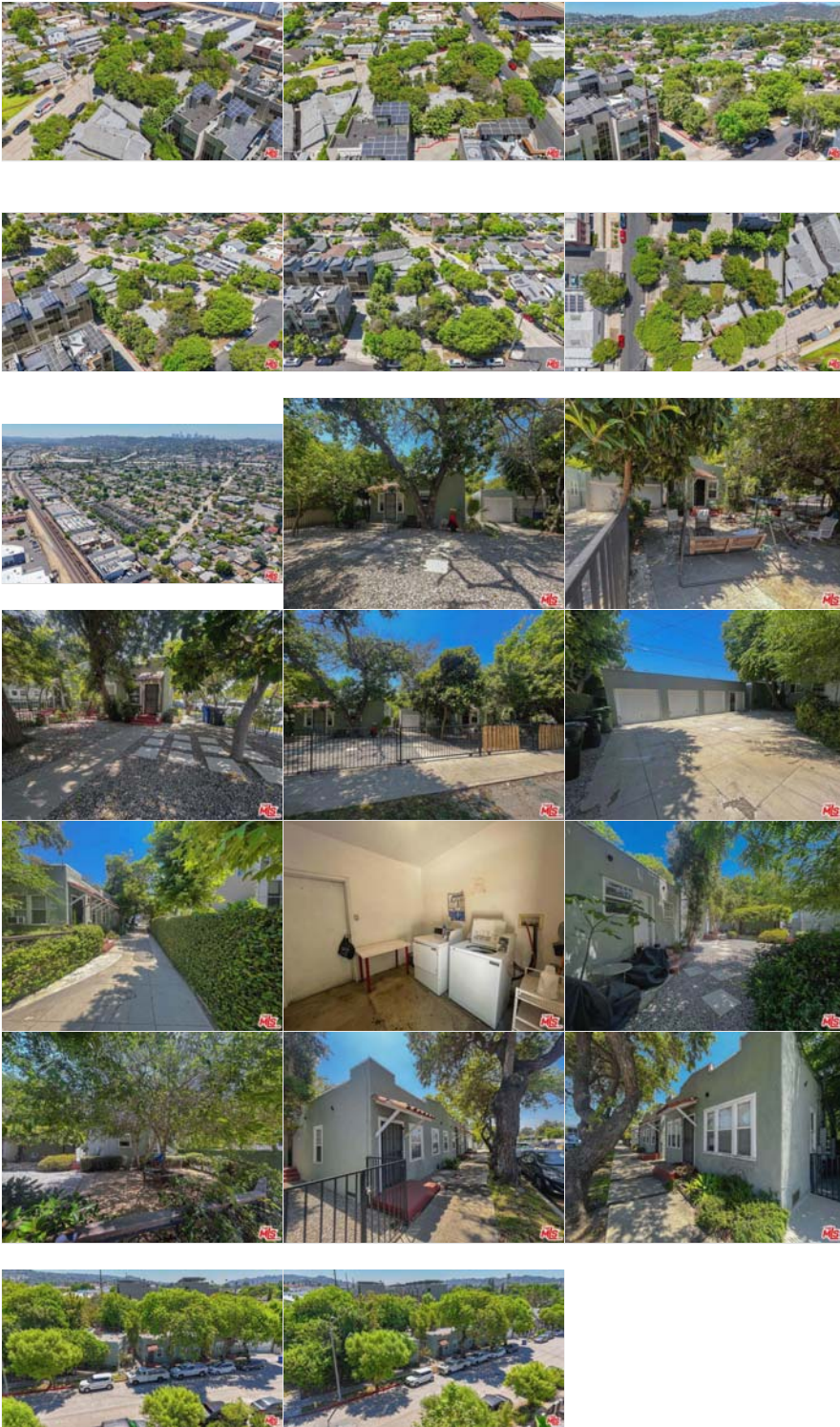
State License #: 01019397
Cell Phone: 714-742-3700

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State License #: 01875823
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Closed •

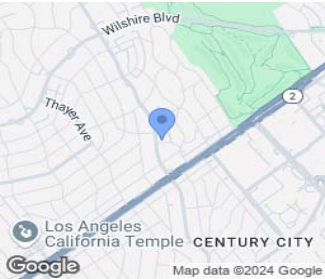
List / Sold:

\$2,585,000/\$2,500,000 ↓

287 days on the market

Listing ID: 23334873

1556 S Beverly Glen Blvd • Los Angeles 90024
7 units • \$369,286/unit • 6,104 sqft • 7,065 sqft lot • \$409.57/sqft •
Built in 1941
North of Santa Monica Boulevard and South of Wilshire Boulevard



This is part of "The Six Building Trophy Portfolio" Properties can be sold individually or as a Portfolio. We are pleased to present the exclusive listing of a seven (7) unit apartment building located at 1556-1562 South Beverly Glen Boulevard in West Los Angeles, California. The subject property is situated in a prime location bordering Westwood and Century City, just North of Santa Monica Boulevard and South of Wilshire Boulevard. Built in 1941, the South Beverly Glen Apartments have been well maintained by the same ownership for over the last 50 years. The building has a great unit mix consisting of four (4) 1 bed/1 bath units, two (2) 2 bed/1 bath units, and one (1) 1 bed/1 bath and bonus room, single family home. Each unit features hardwood & hardwood style floors, most with beautiful bay windows, spacious kitchens with quartz countertops, stainless steel appliances, refrigerator, stove, microwave, and dishwasher. Tenants also have the luxury of a shared on-site laundry. The total size of the building is approximately 6,104 square feet and sits on a 7,063 square foot lot, zoned LAR3. The Subject Property is bordering Century City & Westwood. The area offers a unique blend of urban living and a vibrant community in a highly desirable rental pocket on the Westside. Tenants will enjoy having very close proximity to the Westfield Century City Mall, just on the other side of Santa Monica Blvd. This neighborhood offers high-end shopping, dining, and entertainment all stemming from the Westwood Village central hub. There are also well-maintained parks, green spaces, and LA Country Club nearby, providing opportunities for outdoor recreation. Commuters will appreciate this property's central location in Century City/Westwood provides easy access to popular public transit options and major arterial thoroughfares like the 10 and 405 freeways. An experienced investor looking to target rental upside in a highly-sought-after neighborhood will capitalize on strong opportunity in the South Beverly Glen Apartments.

Facts & Features

- Sold On 10/10/2024
- Original List Price of \$2,995,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 3.26
- \$84235 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$84,235
- 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:	4	1	1		Unfurnished	\$1,700	\$6,800	\$11,200
2:	2	2	1		Unfurnished	\$1,878	\$3,756	\$7,000
3:	1	1	1		Unfurnished	\$2,088	\$2,088	\$3,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

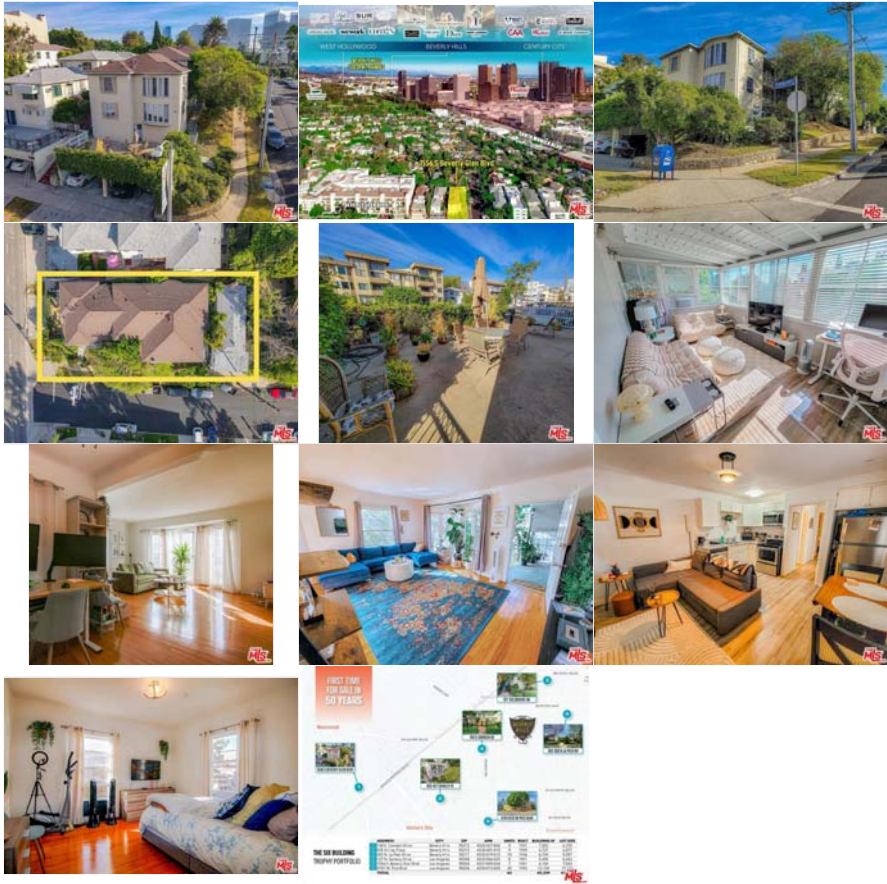
Additional Information

- Standard sale
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4327009034

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

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

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

33 days on the market

Listing ID: 24427897

3215 W 18th St • Los Angeles 90019
7 units • \$150,000/unit • 5,133 sqft • 6,631 sqft lot • \$204.56/sqft •
Built in 1961
W 18th St at 3rd Ave



\$150,000 PER UNIT FOR ALMOST ALL 2-BEDROOM UNITS! We are pleased to present the exclusive opportunity to purchase a 7-unit income property in the burgeoning Mid-City / Arlington Heights neighborhood of Los Angeles. 3215 W 18th St was built in 1961 and added on to the original single family home that was built on the property in 1908. The legal 7-unit building is comprised of (6) 2-bedroom, 1-bathroom units and (1) studio* unit. There is carport and surface parking for 6 vehicles and the required soft story retrofit work was completed in 2020. The property is fully gated including the parking area. There is also a large shared outdoor space that can be used by tenants. Arlington Heights and its neighbors, West Adams and Jefferson Park, have seen a dramatic resurgence over the past several years. Many new businesses, restaurants, coffee shops, and even art galleries have entered the market to serve residents. The area is densely populated with about 20,000 people living in roughly 1 square mile. Public schools score above average, for the most part. 3215 W 18th offers the savvy investor a unique opportunity to purchase a quality multifamily asset at an attractive cost basis with significant remaining upside potential.

Facts & Features

- Sold On 10/10/2024
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- SellerConsiderConcessionYN: No
- Cap Rate: 4.65
- \$48808 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$40,104
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1		Unfurnished	\$1,087	\$6,522	\$11,970
2:	1	0	1		Unfurnished	\$998	\$998	\$1,695

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5072031012

Michael Lembeck

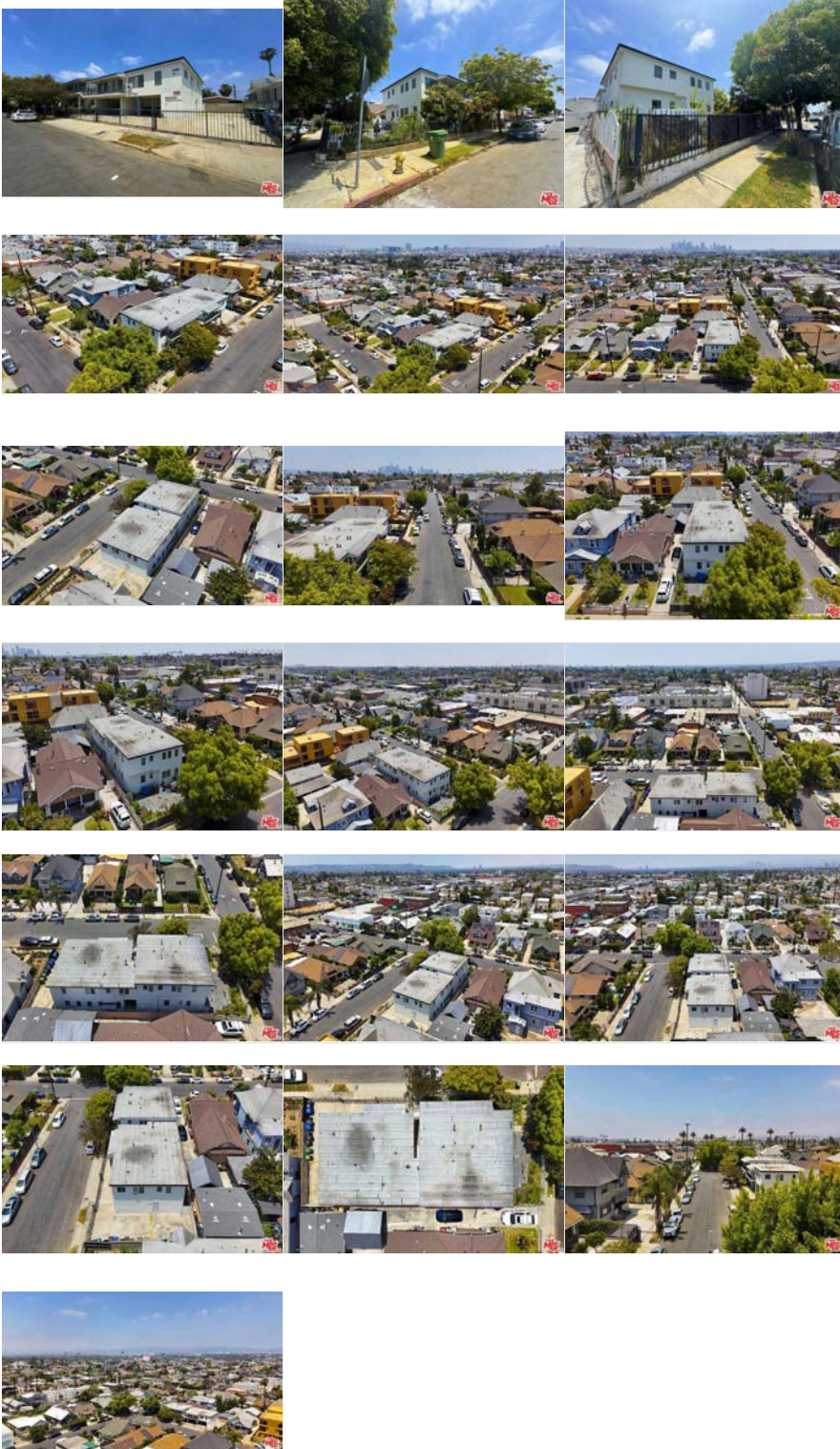
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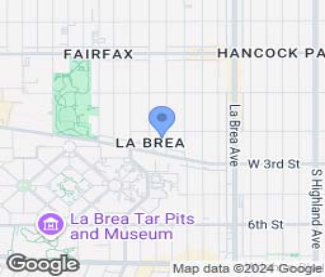
List / Sold:

\$5,475,000/\$5,020,000 ↓

217 days on the market

Listing ID: 24365621

211 S Poinsettia Pl • Los Angeles 90036
7 units • **\$782,143/unit** • **12,976 sqft** • **7,419 sqft lot** • **\$386.87/sqft** •
Built in 1989
North of 3rd st. West Of La Brea



Price Reduction!!! Manhattan Living in Los Angeles!! A once in a life time opportunity to acquire a four story building with a top 2 story Penthouse over 4000 sq ft with 360 Ariel views of all of Los Angeles. The Penthouse will be delivered vacant. Built in 1989, this apartment complex features six 2 bedroom 2 bathroom units, all with washer and dryer units. Units are not subject to Los Angeles rent control and 5 out 6 units are due for immediate increases. Located in the desirable Miracle Mile /Hancock Park rental market area Near the Grove, Pan Pacific Park, Beverly Center, Cedar Sinai and Melrose shopping. Underground parking ample for 2 cars per unit. Being sold by original developer. There is no Property like this one. Shown with accepted offer only. Please do not disturb tenants.

Facts & Features

- Sold On 10/09/2024
- Original List Price of \$5,950,000
- 1 Buildings
- Levels: Three Or More
- 14 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN: Yes
- Laundry: Dryer Included, Inside
- Cap Rate: 4.12
- \$245412 Net Operating Income

Interior

- Floor: Carpet, Wood
- Appliances: Disposal, Gas Range, Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Fire and Smoke Detection System

Annual Expenses

- Total Operating Expense: \$117,464
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01476685
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	2		Unfurnished	\$3,195	\$19,175	\$3,600
2:	1	4	5		Unfurnished	\$10,000	\$10,000	\$10,000

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5512019020

Michael Lembeck

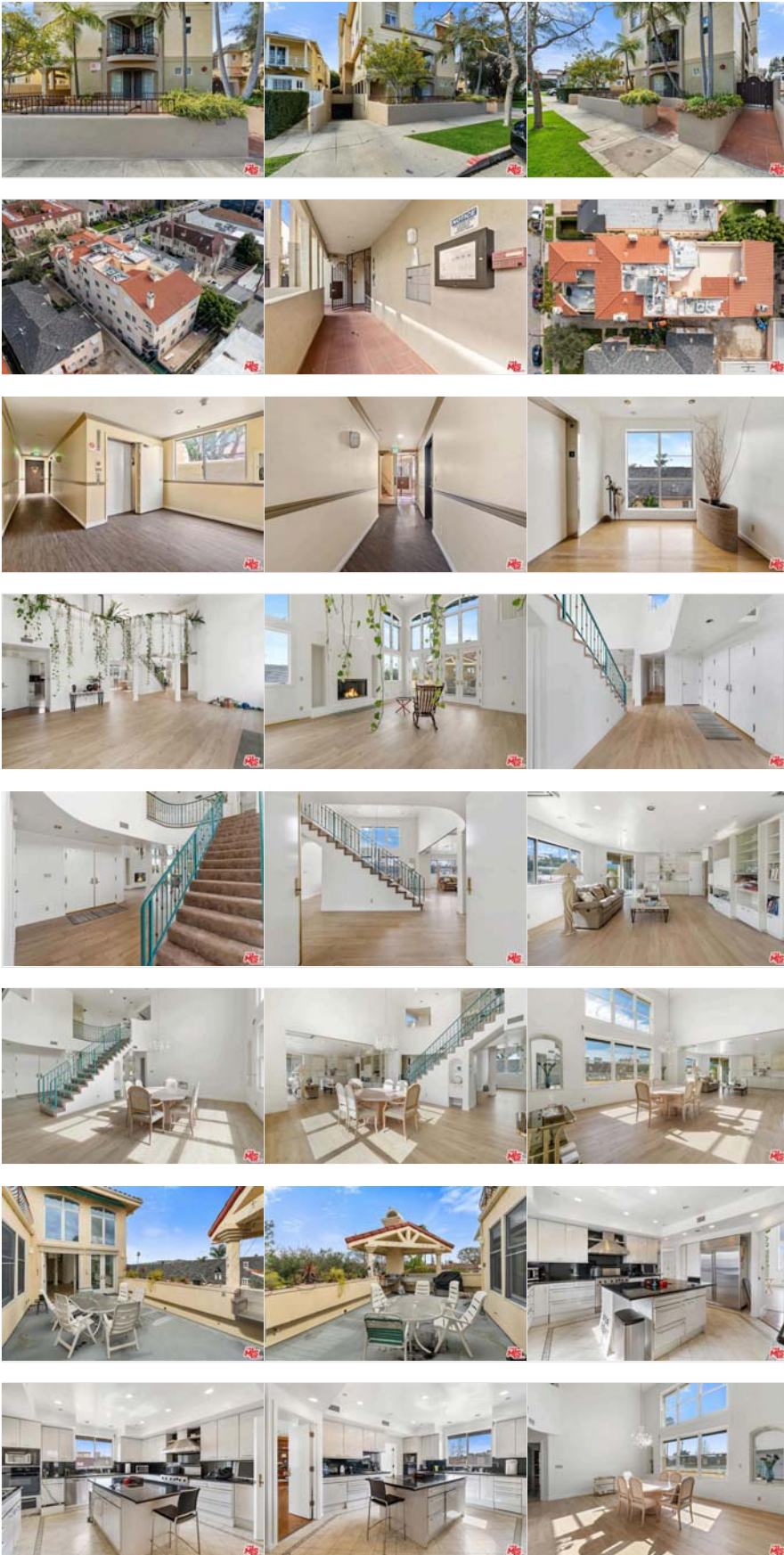
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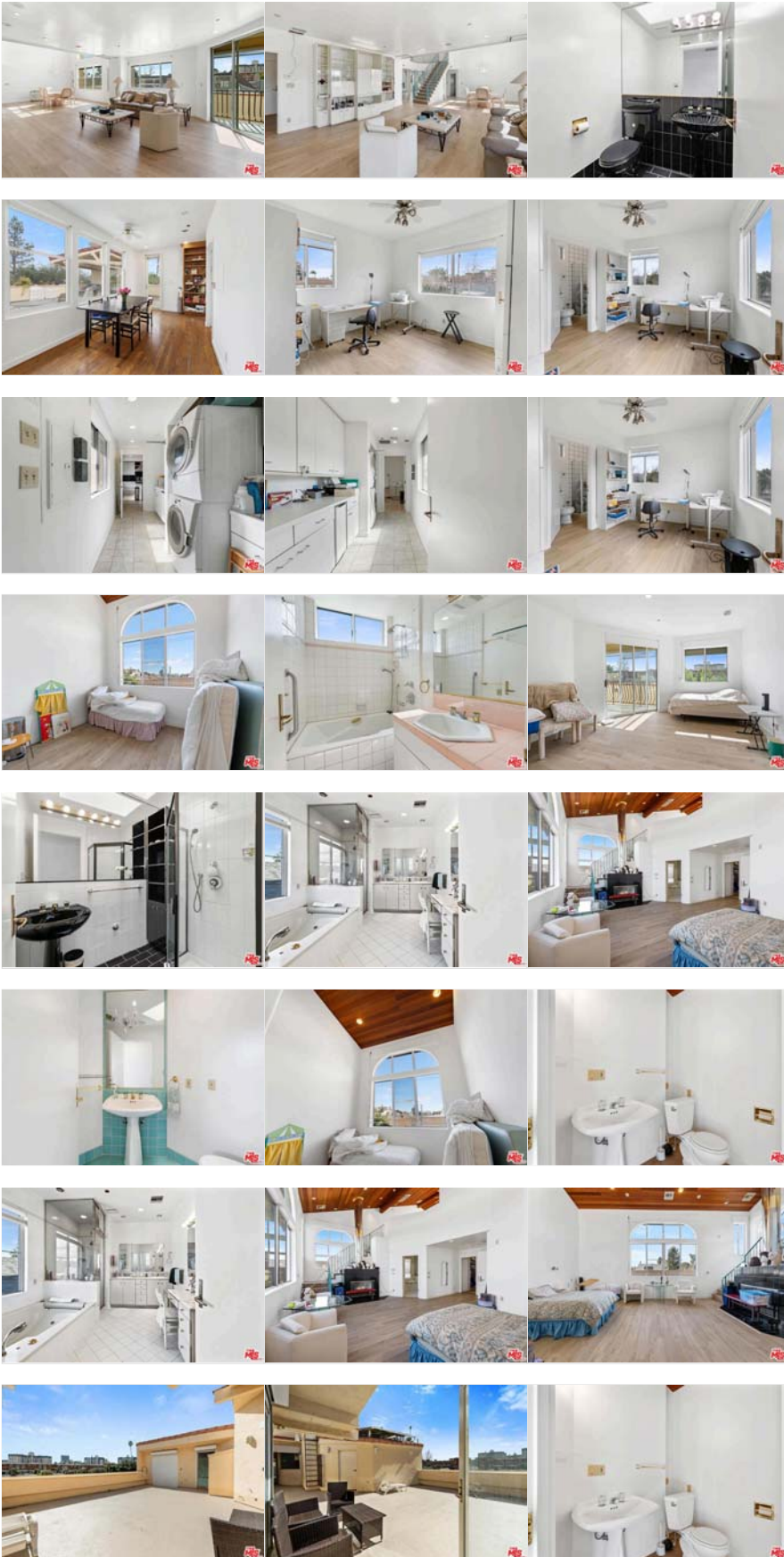
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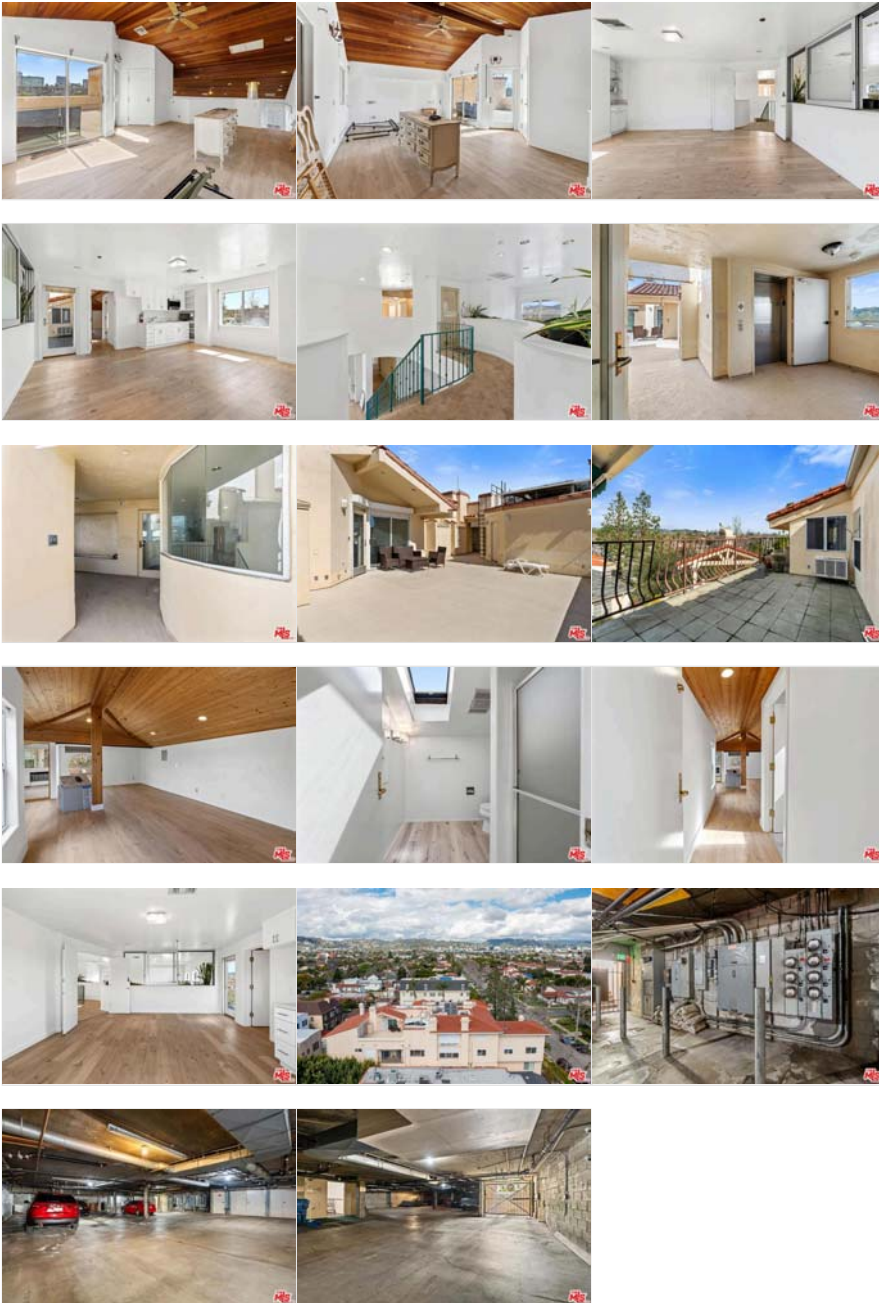
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CUSTOMER FULL: Residential Income LISTING ID: 24365621

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Closed •

List / Sold:

\$2,695,000/\$2,400,000 ↓

98 days on the market

Listing ID: 24410749

2436 Echo Park Ave • Los Angeles 90026
8 units • \$336,875/unit • 5,354 sqft • 5,623 sqft lot • \$448.26/sqft •
Built in 1930

The property is situated in a prime Echo Park location at the top of a hill in Elysian Heights, south of Riverside Drive and west of Stadium Way.



We are pleased to present an eight (8) unit multifamily property located at 2436 Echo Park Avenue in Los Angeles, California. The property is situated in a prime Echo Park location at the top of a hill in Elysian Heights, south of Riverside Drive and west of Stadium Way. Originally built in 1930, this turn-key multi-layered apartment building contains a great unit mix of six (6) one-bedroom / one-bathroom units, one (1) two-bedroom / one-bathroom unit, and one (1) three-bedroom / one-and-a-half-bathroom unit across two (2) detached buildings. The property is positioned on a quiet residential hillside between two (2) streets, boasting panoramic views of surrounding cities and the Los Angeles National Forest mountain range from all the cottage style units. The building is fully turn-key including a new foundation in the main structure. Preliminary plans are included to build a two-story one-bedroom / one-bathroom ADU unit out of one (1) of the garages. Buyer has the option to redo ADU plans for up to eight (8) ADUs if SB 1211 is signed into law (the bill was engrossed June 12, 2024). Select units feature outdoor decks with incredible views. In addition, the property features on-site laundry, four (4) garage parking spaces, and three (3) additional open parking spaces. Situated in a prime Echo Park location, this offering presents an excellent opportunity for any investor to acquire turn-key, high cash flowing cottage style units on a rare hillside property in a core market of Los Angeles.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$2,695,000
- 2 Buildings
- Levels: Multi/Split
- 7 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 6.33
- \$170566 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

- Lot Features: Landscaped, Secluded

Annual Expenses

- Total Operating Expense: \$72,369
- 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:	6	1	1		Unfurnished	\$2,461	\$2,461	\$2,749
2:	1	2	1		Unfurnished	\$1,588	\$1,588	\$3,500
3:	1	3	1		Unfurnished	\$4,395	\$4,395	\$4,395

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 # 5443014004

Michael Lembeck

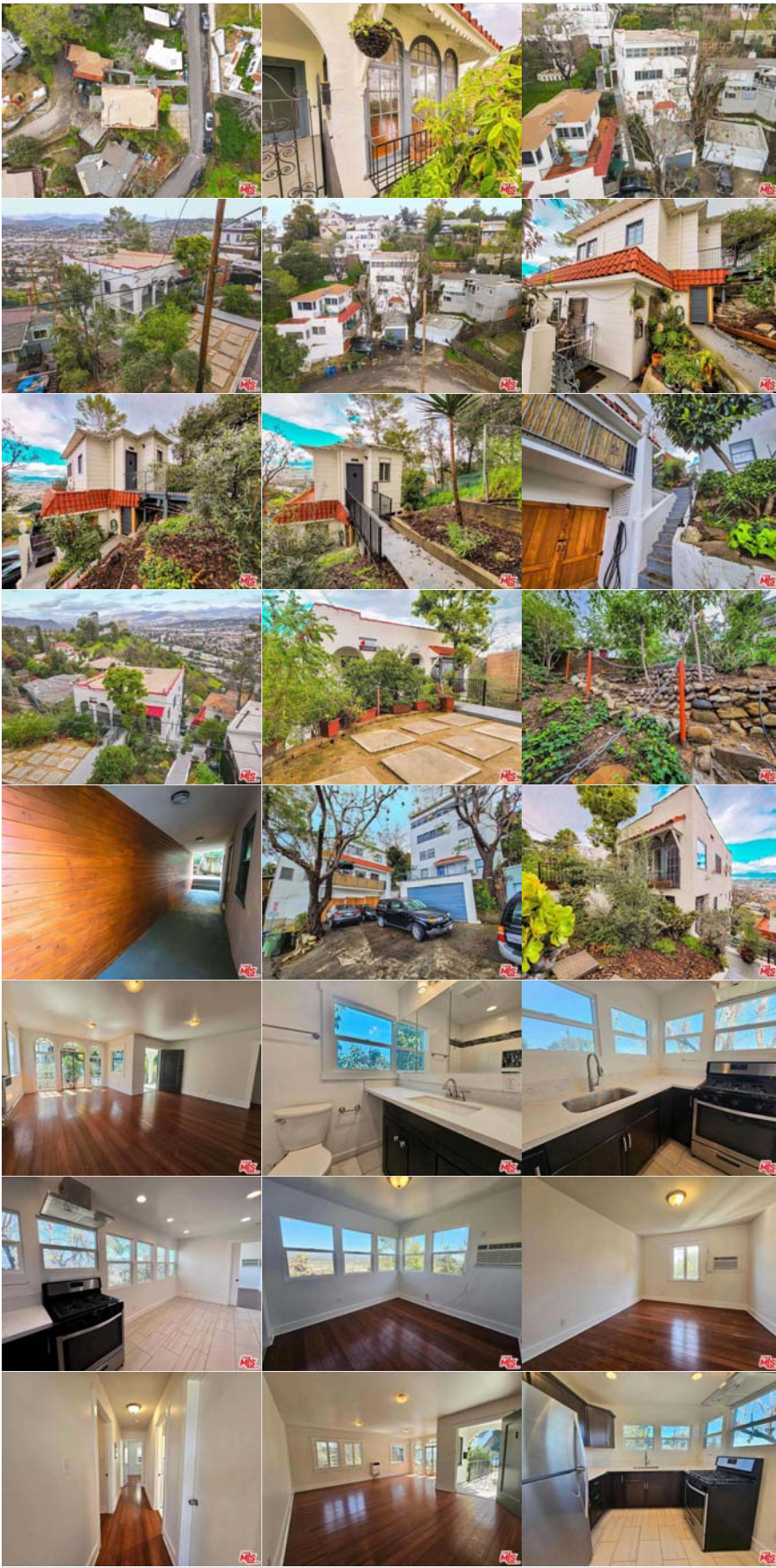
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CUSTOMER FULL: Residential Income LISTING ID: 24410749

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Closed • Apartment

List / Sold:

\$2,200,000/\$2,000,000 ↓

41 days on the market

Listing ID: SB24086084

229 E 219th St • Carson 90745
8 units • \$275,000/unit • 5,416 sqft • 19,846 sqft lot • \$369.28/sqft •
Built in 1952
Off of Main St and Carson St



Offers due by May 17th! 8 homes on a large 19,846 sqft corner lot. 229 E 219th St can be delivered fully vacant at close of escrow for a buyer to either renovate the existing homes, demolish and rebuild townhomes, apartments, or create a small lot subdivision for homes. The unit mix is comprised of (4) 2-Bed/1- Bath and (4) 1-Bed/1-Bath units. Each unit has a private yard. 229 E 219th St is located off Main St and Carson St, which is conveniently situated near the 110 and 405 freeways giving any tenants or future owners easy access to get around the city. Upon stabilization, the property will operate at a 8.00% CAP and 8.86 GRM.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$2,200,000
- 8 Buildings
- 6 Total parking spaces
- \$5,095 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 8
- \$248400 Gross Scheduled Income
- \$176004 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$59,976
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- 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	1	1			\$2,300	\$2,300	\$2,300
2:	1	1	1			\$2,300	\$2,300	\$2,300
3:	1	1	1			\$2,300	\$2,300	\$2,300
4:	1	1	1			\$2,300	\$2,300	\$2,300
5:	1	2	1			\$2,875	\$2,875	\$2,875
6:	1	2	1			\$2,875	\$2,875	\$2,875
7:	1	2	1			\$2,875	\$2,875	\$2,875
8:	1	2	1			\$2,875	\$2,875	\$2,875

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7335003034

Michael Lembeck

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

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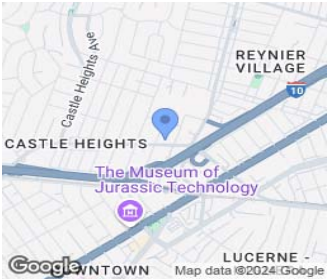
List / Sold:

\$2,595,000/\$2,478,400 ↓

84 days on the market

Listing ID: 24389685

9117 National Blvd • Los Angeles 90034
8 units • \$324,375/unit • **6,734 sqft** • **6,831 sqft lot** • **\$368.04/sqft** •
Built in 1964
West of Robertson, East of Castle Heights Ave.



Prime Investment Opportunity with lots of Potential for Growth. Cap: 4.67, Gross 14X. Lot 6,850 SF, Living Area 6,734 SF. Excellent unit mix of 2 (2+2) 4 (1+1) 2 (2+1.5). Large spacious units, (4) with Balconies, all with fireplaces, which are decorative. Located only minutes to Metro Station, easy access to freeways, UCLA, Downtown Culver City, and Santa Monica Beach. The building also has plenty of rental upside, presenting an opportunity to capture additional income for the next investor. With this prime West Los Angeles locations and the potential for rent increase, the building presents an outstanding opportunity for investors looking to expand their real estate investment portfolio in West Los Angeles. Must assume current loan, \$1,444,000 IS ASSUMABLE for 1% + \$2,000. This building is a fantastic candidate for assumption since there is about 4.5 years remaining on the 3.47% rate. SEISMIC WORK COMPLETED. Call for more details. Trust Sale, No Court Confirmation Required. Please look under "DOCS" for more information.

Facts & Features

- Sold On 10/07/2024
- Original List Price of \$2,595,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.67
- \$123002 Net Operating Income

Interior

- Appliances: Gas Cooktop

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$62,350
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$5,200
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance: \$8,900
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,850
- Other Expense: \$853
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,184	\$2,184	\$0
2:	1	1	1		Unfurnished	\$1,639	\$1,639	\$0
3:	1	2	2		Unfurnished	\$2,235	\$2,235	\$0
4:	1	2	1		Unfurnished	\$2,116	\$2,116	\$0
5:	1	1	1		Unfurnished	\$2,150	\$2,150	\$0
6:	1	2	2		Unfurnished	\$2,132	\$2,132	\$0
7:	1	1	1		Unfurnished	\$1,872	\$1,872	\$0
8:	1	1	1		Unfurnished	\$1,018	\$1,018	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4311027017

Michael Lembeck

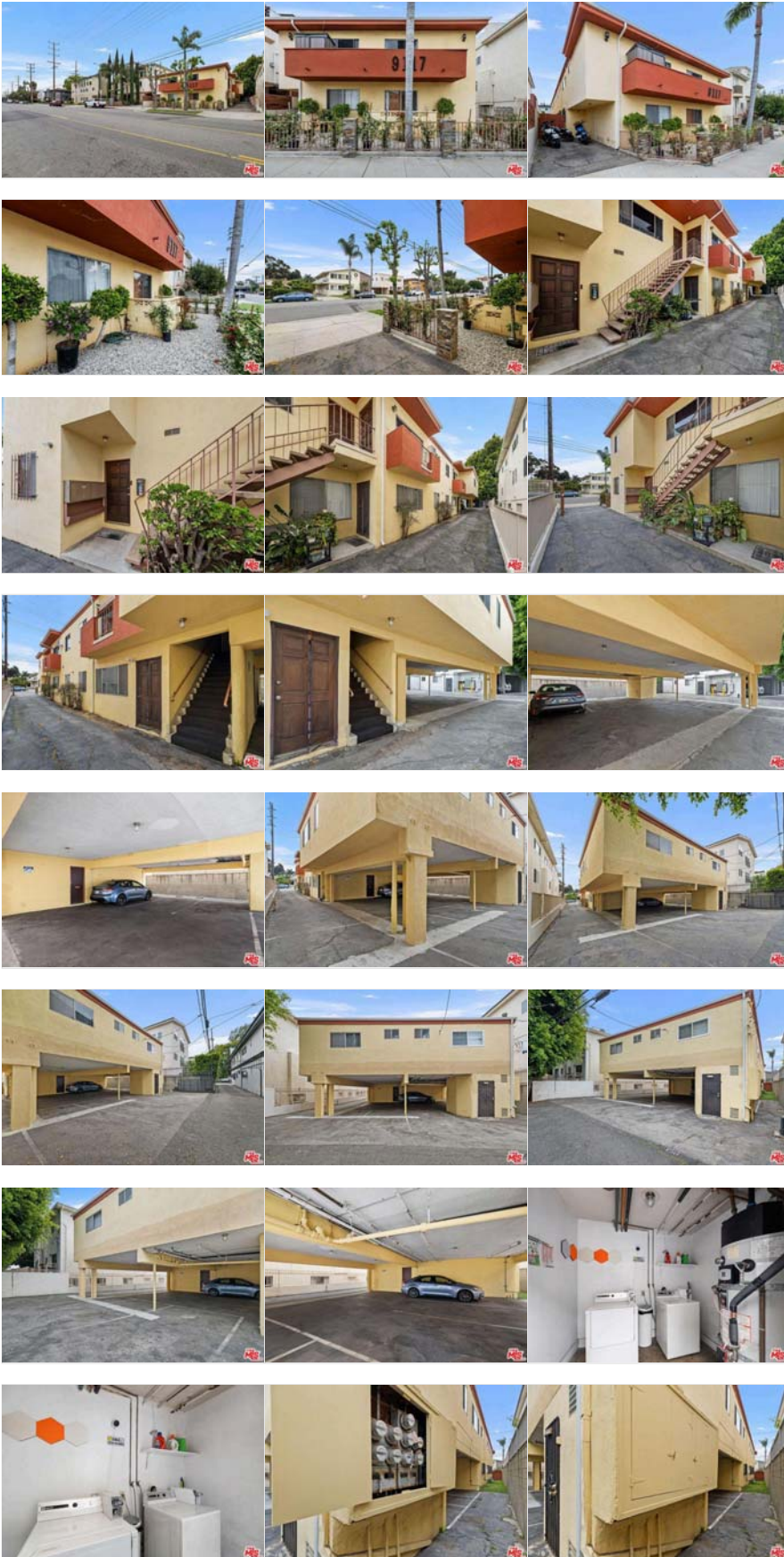
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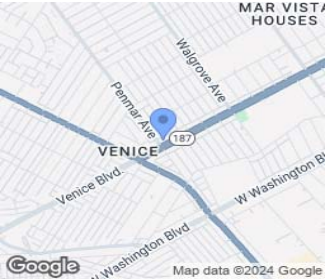
List / Sold:

\$1,800,000/\$1,700,000 ↓

93 days on the market

Listing ID: 24389117

1201 Venice Blvd • Venice 90291
8 units • \$225,000/unit • 5,857 sqft • 6,111 sqft lot • \$290.25/sqft •
Built in 1956
East side of street, 1 1/2 blocks east of Lincoln Blvd



Back on Market! Huge Price Reduction! Take another look! Great "bread and butter" apartment on Venice Blvd just east of Lincoln. HUGE upside potential. Soft story remediation has already been done with Certificate of Completion available. Excellent unit mix. Some units have been updated. Buyer to cooperate in Sellers 1031 exchange at no cost to buyer.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- \$34790 Net Operating Income

Interior

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$101,446
- 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	1		Unfurnished	\$1,349	\$1,349	\$3,200
2:	2	1	1		Unfurnished	\$1,151	\$1,151	\$3,000
3:	3	0	1		Unfurnished	\$1,508	\$1,508	\$1,800
4:	4	1	1		Unfurnished	\$1,618	\$1,618	\$2,500
5:	5	2	1		Unfurnished	\$1,301	\$1,301	\$3,200
6:	6	1	1		Unfurnished	\$1,485	\$1,485	\$2,500
7:	7	1	1		Unfurnished	\$1,191	\$1,191	\$2,500
8:	8	2	1		Unfurnished	\$1,750	\$1,750	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C11 - Venice area
- Los Angeles County
- Parcel # 4242030002

Michael Lembeck

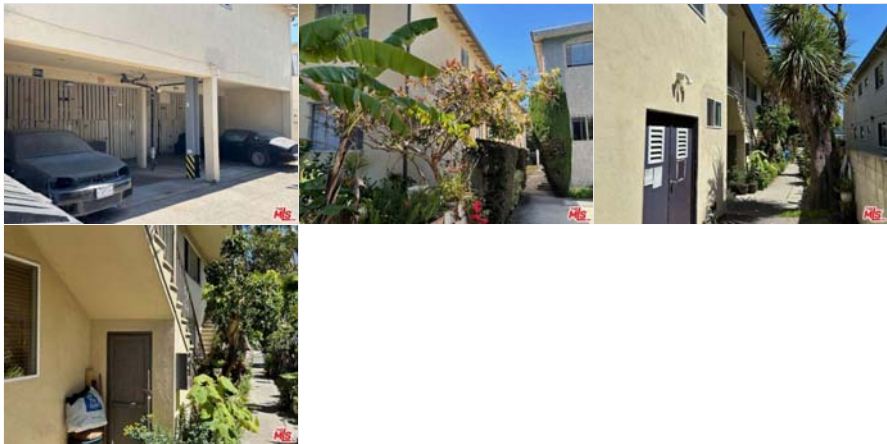
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CUSTOMER FULL: Residential Income LISTING ID: 24389117

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Closed • Commercial/Residential

List / Sold:
\$2,895,000/\$2,900,000 
4 days on the market
Listing ID: SR24158738

13445 Vanowen St • Valley Glen 91405
9 units • **\$321,667/unit** • **7,726 sqft** • **10,625 sqft lot** • **\$375.36/sqft** •
Built in 1972
Fulton & Vanowen



We are proud to present this 9-unit apartment building in Valley Glen. The property has an excellent unit mix consisting of (1) 5+3 unit, (1) 2+2 unit, (2) 3+1 units, (3) 2+1 units, and (2) 1+1 units with a lot size of 10625 square feet, the property has a total of 7726 rentable square feet. The unit composition allows for healthy long term stays and projected lower turnover times. Currently there is 1 vacant unit which is a 5 bed/3bath (featured in photos) ready to be rented out! The complex has been renovated in its entirety from exterior smooth coating, updated windows, to complete unit make overs. The property maintains close access to the 405, 101, and 170 freeways. Ventura Blvd. Just minutes away with all of its restaurants and shopping while the metro link transportation service allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and downtown Los Angeles. The property is separately metered.

Facts & Features

- Sold On 10/09/2024
 - Original List Price of \$2,895,000
 - 1 Buildings
 - 11 Total parking spaces
 - \$1,484 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - Cap Rate: 8.8
 - \$310272 Gross Scheduled Income
 - \$256136 Net Operating Income
 - 9 electric meters available
 - 9 gas meters available
 - 9 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$54,136
 - Electric: \$11,880.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$9,410
 - Cable TV: 01484826
 - Gardener:
 - Licenses:
- Insurance: \$9,410
 - Maintenance: \$1,800
 - 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	5	3	2	Unfurnished	\$5,000	\$3,800	\$4,800
2:	1	1	1	1	Unfurnished	\$1,925	\$1,925	\$2,100
3:	1	1	1	1	Unfurnished	\$2,028	\$2,000	\$2,100
4:	1	2	1	1	Unfurnished	\$2,600	\$2,700	\$2,700
5:	1	2	1	1	Unfurnished	\$3,500	\$2,700	\$3,500
6:	1	2	1	1	Unfurnished	\$2,503	\$2,700	\$2,700
7:	1	2	2	1	Unfurnished	\$2,600	\$0	\$2,700
8:	1	3	1	1	Unfurnished	\$3,000	\$0	\$3,300
9:	1	3	1	2	Unfurnished	\$2,700	\$2,700	\$3,300

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- VG - Valley Glen area
 - Los Angeles County
 - Parcel # 2328031006

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: SR24158738

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Closed •

11755 Nebraska Ave • Los Angeles 90025
10 units • \$280,000/unit • 7,014 sqft • 7,377 sqft lot • \$377.82/sqft •
Built in 1962
South of Santa Monica Blvd / West of Barrington.

List / Sold:
\$2,800,000/\$2,650,000 ↓
49 days on the market
Listing ID: 24408061



Great investment in the heart of one of the fastest developing areas of Los Angeles. Just drive down Santa Monica Blvd (3 blocks North) or Olympic Blvd (3 blocks South) and check out the level of investment in this neighborhood. The hot restaurant area of Sawtelle is just blocks away and the spectacular Santa Monica beaches are a 12 minute drive. Close to UCLA, 3 regional medical centers (employing 1000's of doctors, nurses & staff) and adjacent to pricey Brentwood. The building has a mix of units including Bachelor Apartments, Studios, 1 bedroom and 2 bedroom units, all currently under market rents. Huge value add potential by modernizing the units and sprucing up the exterior. Even without investing capital, this is an excellent investment. Location is directly across from the beautiful Open Space of Stoner Park which has a huge lap pool for swimming workouts, 6 championship tennis courts and more.

Facts & Features

- Sold On 10/11/2024
- Original List Price of \$2,800,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN: Yes
- Laundry: Community
- Cap Rate: 4.18
- \$116988 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$74,207
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,413	\$1,413	\$1,895
2:	1	0	1		Unfurnished	\$1,371	\$1,371	\$1,895
3:	1	0	1		Unfurnished	\$1,133	\$1,133	\$1,750
4:	1	1	1		Unfurnished	\$1,795	\$1,795	\$2,495
5:	1	2	1		Unfurnished	\$2,021	\$2,021	\$2,995
6:	1	2	1		Unfurnished	\$1,705	\$1,705	\$2,495
7:	1	0	1		Unfurnished	\$1,313	\$1,313	\$1,750
8:	1	1	1		Unfurnished	\$1,900	\$1,900	\$2,495
9:	1	1	1		Unfurnished	\$1,595	\$1,595	\$2,495
10:	1	2	1		Unfurnished	\$1,687	\$1,687	\$2,995

Of Units With:

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

Additional Information

- Standard sale
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4262016012

Michael Lembeck

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

Citivist Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: 24408061

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Closed • Commercial/Residential

418 W 6th St • San Pedro 90731
13 units • \$176,846/unit • 7,450 sqft • 6,252 sqft lot • \$268.46/sqft •
Built in 1912
South on Gaffey, left on W. 6th Street

List / Sold:
\$2,299,000/\$2,000,000 ↓
144 days on the market
Listing ID: SB24032227



Back on Market! New roof on main and back house, updated electrical, sewer line clear to the street and many more upgrades. Rare opportunity to own a mixed-use property in prime downtown San Pedro! This property features 12 updated studios, 2 retail stores, and a detached single family 2 bedroom house with private alley access. Enjoy the tranquil setting of the private courtyard with lemon and peach trees, as well as the convenience of on-site laundry and walking distance to shopping and dining. Only three blocks to the new re-developed Ports O Call and one block to San Pedro Brewing Co. The studios are spacious and bright, with updated kitchen cabinets, new windows, low flow toilets, pedestal sinks, classic claw foot tubs, and copper plumbing. The studios have had seismic work improvements along with updated alarm/fire systems for safety and peace of mind. All units individually metered, tenants pay electricity and gas. Retail stores are located on the ground floor of the main building, facing a busy street with high visibility and foot traffic. Don't miss this chance to own a one-of-a-kind property in a prime location!

Facts & Features

- Sold On 10/10/2024
- Original List Price of \$2,499,000
- 2 Buildings
- Levels: Three Or More
- 0 Total parking spaces
- Heating: Wall Furnace
- \$3,351 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$164652 Gross Scheduled Income
- \$140200 Net Operating Income
- 14 electric meters available
- 14 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Other Interior Features: 2 Staircases, Balcony, Copper Plumbing Full

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,000
- Electric: \$1,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$12,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$8,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$760	\$760	\$1,200
2:	1	0	1	0	Unfurnished	\$1,050	\$1,050	\$1,200
3:	1	0	1	0	Unfurnished	\$1,050	\$1,050	\$1,200
4:	1	0	1	0	Unfurnished	\$884	\$884	\$1,200
5:	1	0	1	0	Unfurnished	\$930	\$930	\$1,200
6:	1	0	1	0	Unfurnished	\$1,200	\$1,200	\$1,200
7:	1	0	1	0	Unfurnished	\$799	\$799	\$1,200
8:	1	0	1	0	Unfurnished	\$1,050	\$1,050	\$1,200
9:	1	0	1	0	Unfurnished	\$957	\$957	\$1,200
10:	1	0	1	0	Unfurnished	\$0	\$0	\$1,200
11:	1	0	1	0	Unfurnished	\$1,175	\$1,175	\$1,200
12:	1	0	1	0	Unfurnished	\$760	\$760	\$1,200
13:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$2,300

Of Units With:

- Separate Electric: 14
- Gas Meters: 14
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 189 - Barton Hill area
- Los Angeles County
- Parcel # 7455004016

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: SB24032227

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Closed •

List / Sold:
\$2,895,000/\$2,650,000 ↓

145 days on the market

Listing ID: 24401211

10700 Louise Ave • Granada Hills 91344
13 units • **\$222,692/unit** • **12,689 sqft** • **13,615 sqft lot** • **\$208.84/sqft** •
Built in 1961
On the corner of Chatsworth St. and Louise Ave



We are delighted to present an exclusive opportunity to purchase 10700 Louise Avenue, a beautiful thirteen-unit apartment building that was constructed in 1961. This well-maintained property with a mix of four one-bedroom, one-bathroom units, and nine spacious two bedroom, two-bathroom units. The property's close proximity to Porter Ranch and Northridge positions it within a vibrant community with convenient access to various amenities. The neighborhood boasts a blend of residential charm and urban convenience, making it an attractive location for potential renters. This exclusive offer presents a unique chance for investors seeking to capitalize on a robust and steady income stream generated by this property. Possessing both historical charm and modern appeal, 10700 Louise Avenue stands as a prime investment opportunity within a desirable community.

Facts & Features

- Sold On 10/07/2024
- Original List Price of \$2,895,000
- 1 Buildings
- Levels: Two
- 13 Total parking spaces
- SellerConsiderConcessionYN:
- \$151324 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$119,193
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$1,590	\$6,358	\$7,400
2:	9	2	2		Unfurnished	\$1,859	\$16,732	\$21,150

Of Units With:

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

Additional Information

- Standard sale
- GH - Granada Hills area
- Los Angeles County
- Parcel # 2696027023

Michael Lembeck

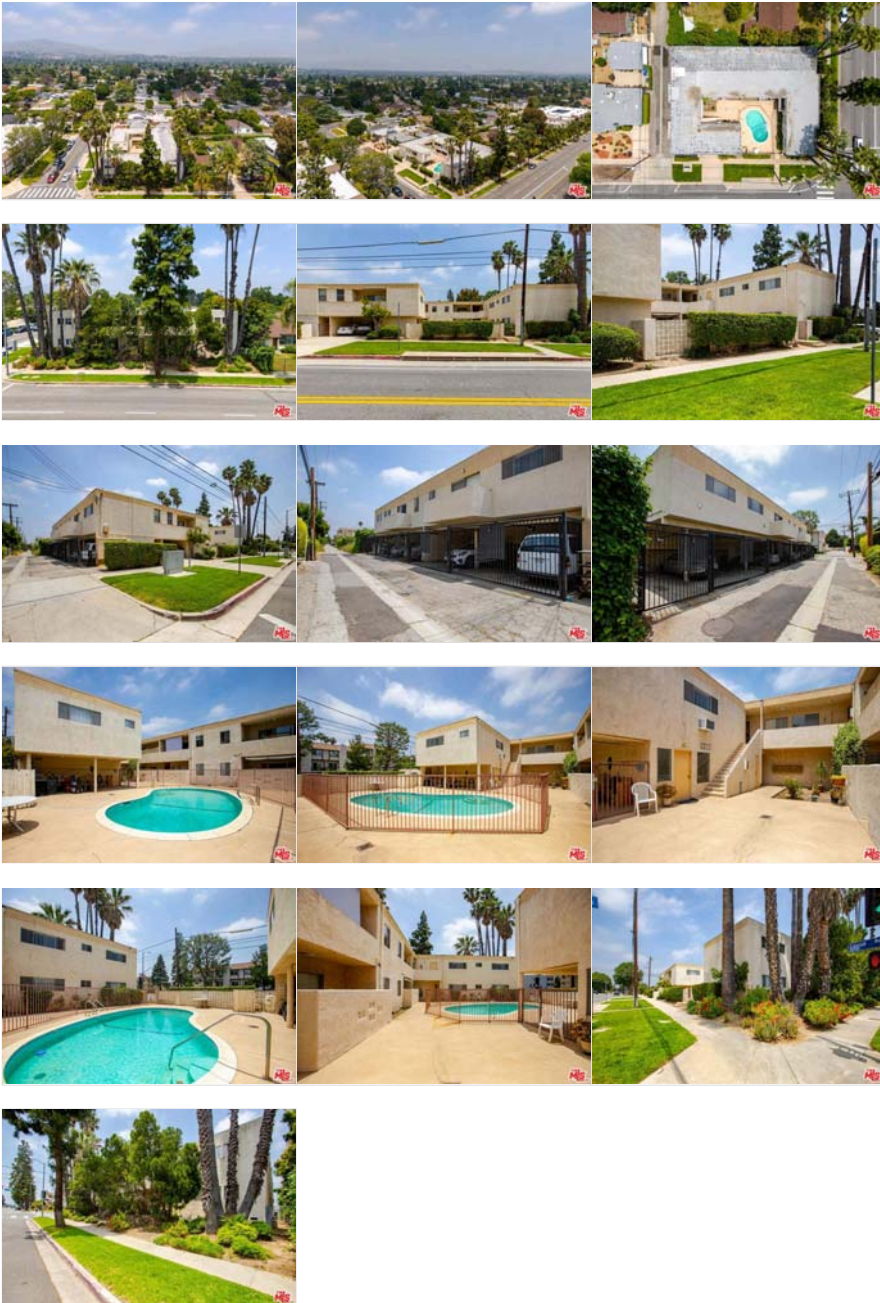
State License #: 01019397
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24401211

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Closed • Apartment

List / Sold:
\$3,600,000/\$3,400,000 ↓

14 days on the market

Listing ID: SB24177205

1144 S Palos Verdes St • San Pedro 90731
14 units • \$257,143/unit • 7,297 sqft • 11,816 sqft lot • \$465.94/sqft •
Built in 1984
Near waterfront redevelopment



We are proud to present our latest multifamily apartment available for sale, The Villa Cinisi Apartments. Located at 1144 South Palos Verdes Street in San Pedro, this outstanding investment opportunity overlooks the brand new, West Harbor redevelopment with stunning views of the port! Built in 1984, this investment is not subject to City of LA RSO, only State rent control laws! The fourteen units are all one bedroom units, and four of the units are larger and face the port, and will command a premium compared to other one bedroom units nearby. Property amenities feature balconies (all units), twenty two covered, secure parking spaces (which includes two, two car garages), and onsite laundry (leased). There are several small storage areas available for rent, and units have dishwashers! The immediate area in San Pedro is undergoing a renaissance, and residents all eagerly await the completion of the West Harbor Redevelopment, just a very brief walk away! West Harbor will include exciting new tenants such as Yamashiro Japanese Restaurant, Mike Hess Brewing, Mario's Butcher Shop, and several more! There will also be an immersive art gallery, an off-leash dog park, and many to-be-announced retail shops.

Facts & Features

- Sold On 10/07/2024
- Original List Price of \$3,600,000
- 1 Buildings
- 4 Total parking spaces
- \$1,614 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 5.76
- \$293380 Gross Scheduled Income
- \$207341 Net Operating Income
- 15 electric meters available
- 15 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$96,990
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521637
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$96,990
- Other Expense Description: Contact

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	14	1	1	0	Unfurnished	\$24,448	\$24,448	\$27,400

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
- Rent Controlled
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7456004023

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: SB24177205

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Closed • Apartment

List / Sold:

\$7,900,000/\$6,000,000 ↓

38 days on the market

Listing ID: CV24108781

609 W Sierra Madre Blvd • Sierra Madre 91024
18 units • \$438,889/unit • 18,922 sqft • 32,736 sqft lot • \$317.09/sqft •
Built in 1956
Sierra Madre Blvd and Sunnyside



RARE FIND! NORTH SIERRA MADRE 18 UNIT BUILDING FIRST TIME ON THE MARKET IN 47 YEARS! Nestled near the foothill mountains and close to the Sierra Madre Village. This property has been very well maintained and ready to purchase. Investors can appreciate the location and condition. There are 18 total units, 8 large 1 bedroom 1 bath and 10 large 2 bedroom and 1 bath with either a private patio or balcony. 12 of the 18 units have been remodeled with new baths/kitchen, flooring, painting, new appliances, new window a/c's, new windows and sliding doors. Seller has made improvements with newer fencing for downstairs patios, 2 concrete upstairs balconies were redone and all individual electrical boxes were recently upgraded. Roof is a 30 yr and was replaced around 15 yrs ago. CCTV security camera system for the carport area installed by a professional. There is a pool which was remodeled approximately 10 years ago, a community laundry room and carports with storage for the tenants. Close to Pasadena, freeways, schools and shopping. Also for sale is the adjacent 12 unit building at 595 W. Sierra Madre Blvd. for \$5.9 Million.

Facts & Features

- Sold On 10/09/2024
- Original List Price of \$8,900,000
- 1 Buildings
- Levels: Two
- 18 Total parking spaces
- 18 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$4,632 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community, Individual Room
- Cap Rate: 3.4
- \$449236 Gross Scheduled Income
- \$382401 Net Operating Income
- 18 electric meters available
- 18 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Vinyl
- Other Interior Features: Ceiling Fan(s), Corian Counters, Granite Counters, Living Room Balcony, Living Room Deck Attached, Recessed Lighting

Exterior

- Lot Features: Front Yard, Landscaped, Lot 20000-39999 Sqft, Park Nearby, Sprinkler System, Walkstreet, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$66,835
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$15,000
- Cable TV: 02063191
- Gardener:
- Licenses:
- Insurance: \$10,812
- Maintenance:
- Workman's Comp:
- Professional Management: 23781
- Water/Sewer: \$10,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,750
2:	1	2	1	0	Unfurnished	\$2,300	\$2,300	\$2,750
3:	1	2	1	0	Unfurnished	\$2,750	\$2,750	\$2,750
4:	1	2	1	0	Unfurnished	\$1,760	\$1,760	\$2,750
5:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$2,750
6:	1	1	1	0	Unfurnished	\$1,966	\$1,966	\$2,100
7:	1	1	1	0	Unfurnished	\$1,980	\$1,980	\$2,100
8:	3	2	1	0	Unfurnished	\$6,964	\$6,964	\$8,250
9:	3	1	1	0	Unfurnished	\$5,950	\$5,950	\$6,300
10:	3	1	1	0	Unfurnished	\$4,925	\$4,925	\$6,300
11:	2	2	1	0	Unfurnished	\$4,384	\$4,384	\$5,500

Of Units With:

- Separate Electric: 18
- Gas Meters: 18
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- 656 - Sierra Madre area
- Los Angeles County
- Parcel # 5768015020

Michael Lembeck

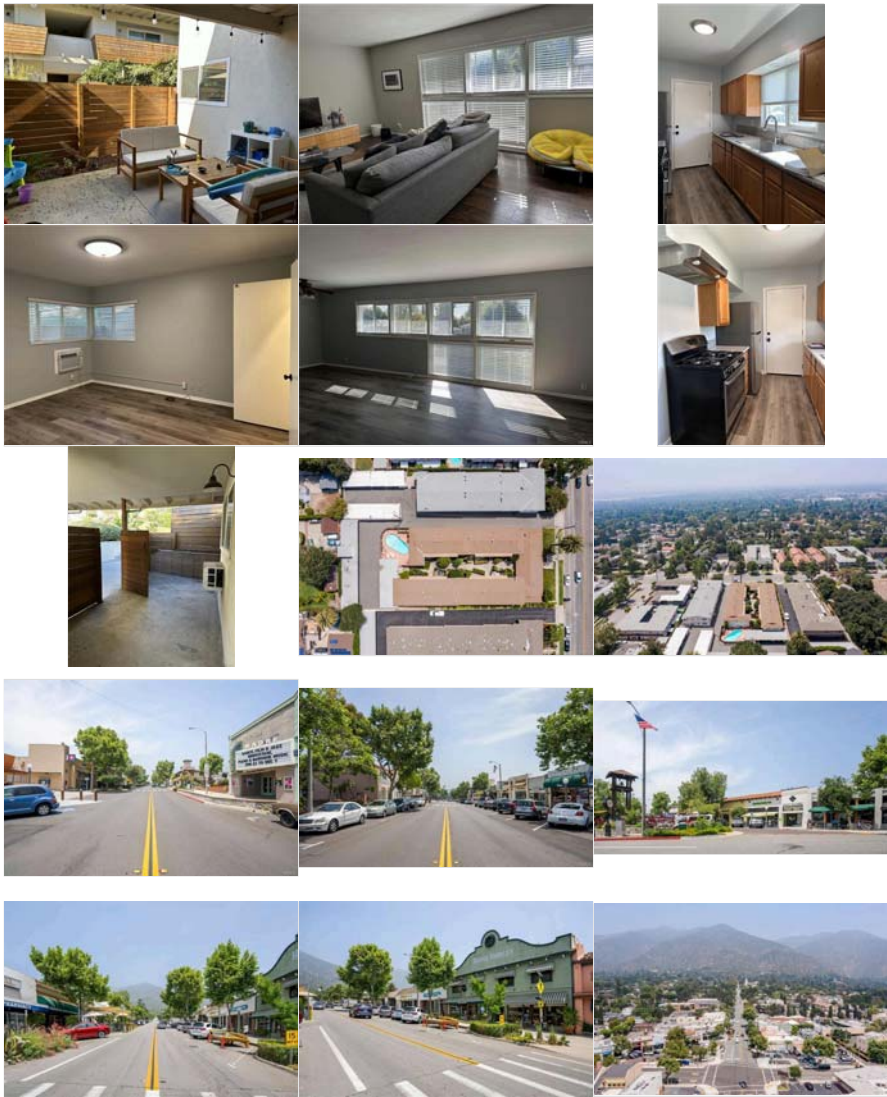
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

937 2nd St • Santa Monica 90403
20 units • \$379,750/unit • 14,544 sqft • 15,017 sqft lot • \$516.36/sqft •
Built in 1955
1 block away from the Ocean and 1 block away from Montana Avenue

List / Sold:
\$7,595,000/\$7,510,000 ↓
153 days on the market
Listing ID: 24370305



BEST opportunity in BEST part of Santa Monica. HUGE \$1,600,000 REDUCTION FROM ORIGINAL LIST PRICE!!! Bring all offers! We are pleased to offer for sale rare multifamily assets at 937 & 943 2nd Street in the coveted beachside community of Santa Monica. These side by side properties each have their own APN and share a beautiful stone paved courtyard. The properties boasts a great unit mix of 1 & 2 bedrooms, all with significant rental upside. Just a block to Montana Avenue and a block to the beach, these properties truly reflect the Santa Monica beachside vibe. 937 & 943 2nd Street puts residents in the center of everything Santa Monica has to offer. Additionally, the property has on-site parking, an on-site laundry room (machines owned by Seller) and lushly landscaped grounds.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$8,695,000
- 2 Buildings
- Levels: Two
- 16 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN: No
- Cap Rate: 4.52
- \$343594 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$157,459
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01836728
- 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	\$1,637	\$6,549	\$14,780
2:	16	1	1		Unfurnished	\$2,265	\$36,239	\$51,120

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4292023013

Michael Lembeck

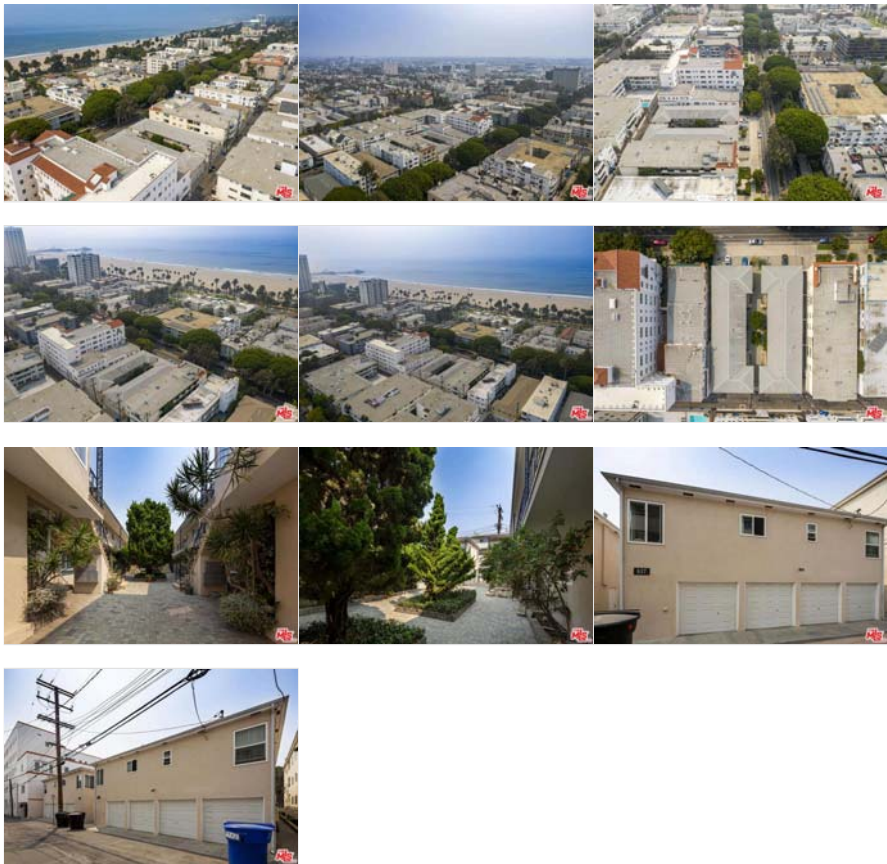
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State License #: 01875823
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Closed •

943 2nd St • Santa Monica 90403
20 units • \$379,750/unit • 14,544 sqft • 15,017 sqft lot • \$516.36/sqft •
Built in 1955
Just South of Idaho Avenue, and 1 block East of Ocean Avenue

List / Sold:
\$7,595,000/\$7,510,000 ↓
187 days on the market
Listing ID: 24358269



BEST opportunity in BEST part of Santa Monica. HUGE \$1,600,000 REDUCTION FROM ORIGINAL LIST PRICE!!! Bring all offers. We are pleased to offer for sale rare multifamily assets at 937 & 943 2nd Street in the coveted beachside community of Santa Monica. These side by side properties each have their own APN and share a beautiful stone paved courtyard. The properties boasts a great unit mix of 1 & 2 bedrooms, all with significant rental upside. Just a block to Montana Avenue and a block to the beach, these properties truly reflect the Santa Monica beachside vibe. 937 & 943 2nd Street puts residents in the center of everything Santa Monica has to offer. Additionally, the property has on-site parking, an on-site laundry room (machines owned by Seller) and lushly landscaped grounds.

Facts & Features

- Sold On 10/08/2024
- Original List Price of \$9,195,000
- 2 Buildings
- Levels: Multi/Split
- 16 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN: No
- Cap Rate: 4.52
- \$343594 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$157,459
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01836728
- 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	\$1,637	\$6,549	\$14,780
2:	16	1	1		Unfurnished	\$2,265	\$36,239	\$51,120

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4292023012

Michael Lembeck

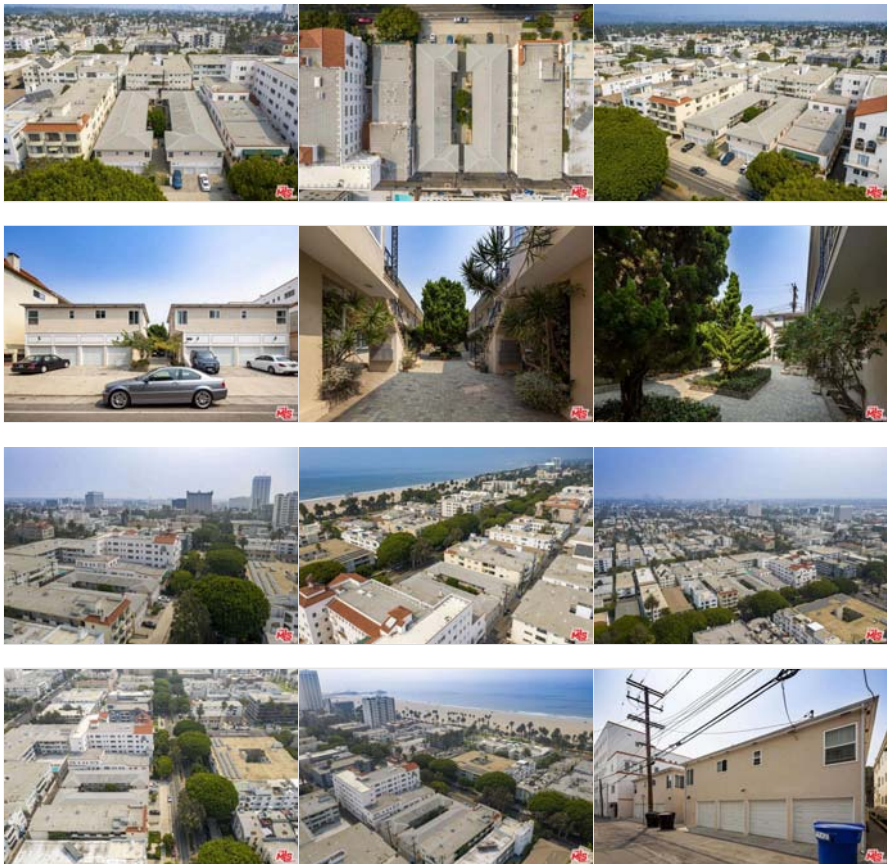
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CUSTOMER FULL: Residential Income LISTING ID: 24358269

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