

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg	Spcs	Date	DOM/CDOM
1	SB23143472	S	4160 W 167th ST	LAWN	113	TRUS	2	\$0		\$1,310,000↓	\$358.41	3655	1944/ASR	7,001/0.1607	N		2	10/13/23	6/6
2	SB23163195	S	1716 Marshallfield LN	REDO	152	STD	2	\$106,800	4	\$1,600,000↓	\$813.01	1968	1947/PUB	7,492/0.172	N		2	10/09/23	15/15
3	QC23088038	S	12260 211th ST	HG	54	STD	2	\$0		\$950,000↓	\$491.97	1931	1956/ASR	5,257/0.1207	N		0	10/12/23	109/109
4	WS23146461	S	9614 E Camino Real AVE	ARCD	605	STD	2	\$48,180		\$1,350,000↑	\$605.65	2229	1940/ASR	10,947/0.2513	N		2	10/09/23	14/14
5	SR23179265	S	206 S Rose ST	BBK	610	STD	2	\$60,000		\$1,360,000	\$813.40	1672	1945/ASR	5,153/0.1183	N		1	10/10/23	0/408
6	AR23146755	S	209 N Encinitas AVE	MNRO	639	STD	2	\$57,600		\$1,010,000↑	\$695.11	1453	1907/ASR	7,131/0.1637	N		2	10/12/23	13/13
7	CV23155011	S	624 W 10th ST	CLAR	683	STD	2	\$0		\$1,215,000↓	\$486.00	2500	1951/PUB	10,984/0.2522	Y		0	10/13/23	40/40
8	PW23085652	S	3128 E 1st ST	LA	699	TRUS	2	\$0		\$740,000↓	\$461.06	1605	1924/ASR	5,694/0.1307	N		0	10/12/23	121/121
9	23306515	S	2207 23rd ST	SM	C14	STD	2			\$1,930,000↑	\$828.68	2329	1928	6,091/0.13				10/10/23	17/17
10	23294749	S	2461 California AVE	SM	C14	STD	2			\$2,800,000↓	\$1,400.00	2000/AP	1946	5,296/0.12			2	10/12/23	49/49
11	SB23058058	S	1560 S Orange Grove AVE	LA	C16	TRUS	2	\$0		\$1,230,000↓	\$387.77	3172	1930/PUB	6,885/0.1581	N		2	10/13/23	130/130
12	CV23156775	S	611 Belmont AVE	LA	671	STD	2	\$0		\$873,400↓	\$588.54	1484	1924/ASR	6,493/0.1491	N		0	10/09/23	29/29
13	SR23109408	S	1130 W 52nd ST	LA	C34	STD	2	\$27,960		\$760,000↓	\$409.48	1856	1912/ASR	5,359/0.123	N		4	10/11/23	65/65
14	PW23101860	S	904 E 42nd PL	LA	C42	STD	2	\$37,476		\$710,000↑	\$464.05	1530	1907/ASR	5,160/0.1185	N		0	10/09/23	63/63
15	CV23101330	S	3562 Ellison ST	ELA	ELA	STD	2	\$0		\$840,000↓	\$419.16	2004	1992/ASR	3,968/0.0911	N		0	10/11/23	90/90
16	DW23153991	S	1213 E Arlington ST	CMP	RN	STD	2	\$0		\$805,000↓	\$524.09	1536	1950/ASR	5,929/0.1361	N		2	10/12/23	21/21
17	DW23131751	S	709 E Cocoa ST	CMP	RO	REO	2	\$0		\$593,250↓	\$327.94	1809	1948/ASR	8,832/0.2028	N		2	10/12/23	51/51
18	23293680	S	1522 Wellesley AVE	LA	WLA	STD	2			\$2,800,000↓	\$725.39	3860	2021/BLD	5,999/0.13	N		4	10/11/23	25/25
19	23313869	S	4208 W 136th ST	HAWT	109	STD	3		7	\$1,680,000↓	\$418.22	4017/T	1965	8,711/0.2				10/10/23	15/15
20	SR23163105	S	7106 7108 Valmont ST	TUJ	659	STD	3	\$85,200	6	\$1,115,000↑	\$786.32	1418	1922/PUB	4,510/0.1035	N		0	10/13/23	7/7
21	PW23086234	S	8808 W Orchard AVE	LA	C34	STD	3	\$34,584		\$725,000↓	\$242.47	2990	1947/ASR	5,726/0.1315	N		3	10/11/23	62/62
22	SB23161513	S	1206 Amethyst ST	REDO	155	STD,TRUS	4	\$90,900	3	\$2,112,000↓	\$475.46	4442	1963/ASR	5,491/0.1261	N		5	10/13/23	6/6
23	SR23166906	S	7035 Greeley ST	TUJ	659	STD,TRUS	4	\$45,300	3	\$1,050,000↓	\$489.74	2144	1942/ASR	14,110/0.3239	N		4	10/11/23	4/4
24	AR23156662	S	916 N Beaudry AVE	LA	C03	STD	4	\$0		\$1,075,000↓	\$518.82	2072	1926/ASR	7,000/0.1607	N		1	10/10/23	31/31
25	QC23010391	S	3414 S Bronson AVE	LA	C16	STD	4	\$0	0	\$950,000↑	\$424.11	2240	1938/ASR	5,301/0.1217	N		4	10/12/23	90/90
26	QC23064711	S	1536 4th AVE	LA	C16	STD	4	\$108,000		\$1,750,000↓	\$418.26	4184	1921/PUB	7,000/0.1607	N		0	10/12/23	129/129
27	23285805	S	1807 S New Hampshire AVE	LA	C16	STD	4		6	\$2,590,000↓	\$338.61	7649	2021/BLD	6,548/0.15	N		8	10/10/23	95/95
28	23295991	S	604 N Juanita AVE	LA	671	STD	4			\$1,360,000↓	\$418.72	3248	1949	7,501/0.17	N			10/13/23	27/27
29	23249015	S	3933 Tilden AVE	CULV	C28	STD	4		3	\$1,542,500↓	\$381.24	4046/A	1944/ASR	7,784/0.17				10/11/23	174/174
30	23281791	S	9521 Laurel ST	LA	C37	PRO	4			\$550,000↓	\$231.87	2372	1921	10,028/0.23	N		0	10/12/23	37/37
31	SB23076612	S	240 E 84th ST	LA	C37	STD	4	\$0		\$702,000↑	\$344.29	2039	1923/ASR	5,200/0.1194	N		0	10/11/23	68/68
32	AR23189500	S	918 N Beaudry AVE	LA	C42	STD	4	\$0		\$1,075,000↓	\$518.82	2072	1921/ASR	7,000/0.1607	N		1	10/10/23	0/31
33	23250357	S	9116 Hall RD	DOW	D4	STD	4		5	\$1,948,000↓	\$422.74	4608	1950	9,348/0.21			1	10/10/23	185/185
34	SB23157693	S	4315 Dozier ST	ELA	ELA	STD	4	\$72,840	6	\$810,000↑	\$234.92	3448	1902/ASR	21,001/0.4821	N		0	10/13/23	27/27
35	23301801	S	935 N San Vicente BLVD	WHO	C10	STD	7		4	\$9,250,000↓	\$774.45	11944	2018/ASR	6,704/0.15				10/13/23	55/55
36	23285527	S	7634 Hampton AVE	WHO	C10	STD	8		6	\$3,300,000↓	\$536.24	6154	1955	6,667/0.15				10/11/23	44/44
37	SR23040243	S	1646 N Harvard BLVD	HLW	C20	STD	10	\$191,064	5	\$2,300,000↓	\$339.93	6766	1949/PUB	8,488/0.1949	N		6	10/13/23	164/164
38	23310565	S	6703 Miles AVE	HNPk	T1	STD	10		5	\$1,380,000↑	\$335.60	4112/A	1923	11,021/0.25				10/10/23	2/2
39	GD23170551	S	6022 Fulton AVE	VNS	VN	STD	12	\$216,001	5	\$2,300,000↓	\$224.65	10238	1953/PUB	12,401/0.2847	N		0	10/10/23	16/16

Closed • Duplex

List / Sold:

\$1,399,000/\$1,310,000 ↓

6 days on the market

Listing ID: SB23143472

4160 W 167th St • Lawndale 90260

2 units • \$699,500/unit • 3,655 sqft • 7,001 sqft lot • \$358.41/sqft • Built in 1944

East on 167th from Hawthorne Blvd, past Freeman Ave



Welcome to 4160 & 4162 W 167th Street, the unicorn you've been waiting for! There are 2 separate homes on a large lot, including a bonus suite that feels like a triplex in one of the best areas in Lawndale! This property has 3 kitchens and a whopping 3,655 sq ft of living space. An excellent investment opportunity to live in one and rent out the other, or start a compound with your friends and loved ones. The front house is one story with 3 bedrooms, 1 bathroom, living and family rooms and indoor laundry area. The two-story back house includes 2 bedrooms, 1 bath, living room and kitchen downstairs with laundry area in the attached garage, plus a 1 bedroom, 1 bathroom bonus suite upstairs with its own kitchenette, living room with fireplace and balcony. Both houses have been extensively remodeled including new appliances, flooring, quartz countertops, bathrooms, garage door, landscaping and fresh paint inside and out. Enjoy air conditioning in the back house and central heat in both houses. The 2 car garage is oversized and there is a long driveway with plenty of parking on the property, even for an RV. With so much space inside and out, the possibilities are endless! Close to freeways, beaches, shopping, restaurants and the Galleria Redevelopment, this property is a great investment now and for the future! Don't miss this chance to own your dream homes in this wonderful neighborhood!

Facts & Features

- Sold On 10/13/2023
- Original List Price of \$1,399,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: In Garage, In Kitchen
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet
- Appliances: Built-In Range, Dishwasher, Disposal, Microwave

Exterior

- Lot Features: Lot 6500-9999, Sprinklers In Front
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0				

2: 1 3 2 2

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4075002053

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos







Closed • Duplex

List / Sold:

\$1,799,000/\$1,600,000 ↓

15 days on the market

Listing ID: SB23163195

1716 Marshallfield Ln • Redondo Beach 90278

2 units • \$899,500/unit • 1,968 sqft • 7,492 sqft lot • \$813.01/sqft • Built in 1947

Aviation to south on Ford, left on Marshallfield



Duplex (1716 Marshallfield + 1107 Harkness) on the southwest corner of Marshallfield and Harkness. Two homes totaling 1,968 sf on a 7,492 sf lot zoned RBR-2 and located in the Jefferson Elementary, Parras Middle, and Redondo Union High area of the Redondo Beach School District. 1716 Marshallfield is a 2 bed/1 bath home with enclosed front yard and mature lush landscaping with an avocado and Japanese persimmon tree. Spacious living room and breezy kitchen leading to a sloped pathway to the front yard and shared patio with lots of sun and pergola for shade. Rental income estimated in the \$3,500.00/month range. 1107 Harkness is a 3 bedroom/2 full bath home surrounded by beautiful palms, aloe vera, trees, flowers and bamboo making for a serene natural setting. Rental income estimated in the \$5,400.00/month range. Both units will be delivered vacant and come take a look!

Facts & Features

- Sold On 10/09/2023
- Original List Price of \$1,799,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- 3 Total carport spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Dryer Included
- Cap Rate: 4.4
- \$106800 Gross Scheduled Income
- \$78302 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Living Room
- Floor: Bamboo, Laminate, Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range

Exterior

- Lot Features: Corner Lot, Front Yard, Rectangular Lot
- Fencing: Average Condition
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$28,498
- Insurance: \$1,458
- Electric:
- Maintenance: \$2,400
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$611
- Water/Sewer: \$900
- Cable TV: 01845055
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$3,500
2:	1	3	2	2	Unfurnished	\$0	\$0	\$5,400

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet:
- Dishwasher: 1
- Disposal: 2

- Drapes:
- Patio: 1
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4161009001

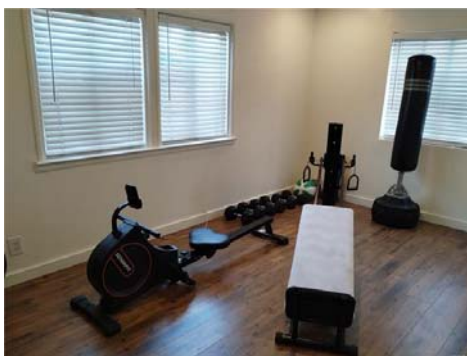
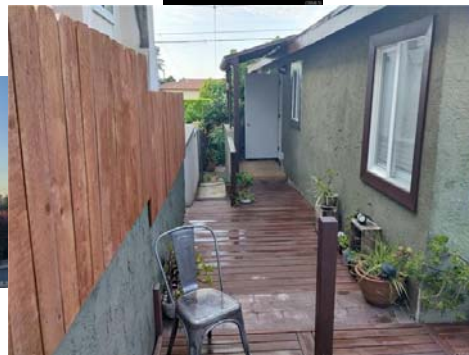
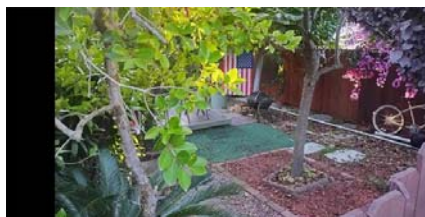
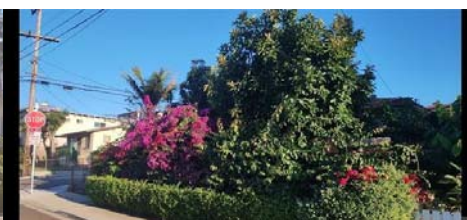
Michael Lembeck

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Re/Max Property Connection

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

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Closed • **Single Family Residence**

List / Sold: **\$989,900/\$950,000** ↓

12260 211th St • Hawaiian Gardens 90716

109 days on the market

2 units • \$494,950/unit • 1,931 sqft • 5,257 sqft lot • \$491.97/sqft • Built in 1956

Listing ID: OC23088038

Off Norwalk Blvd



Great investment opportunity. The property is on the market ready to be sold quickly. The sellers are currently accepting back up offers. This is a Two Unit property with solar panels installed in the front unit. The property is a Single-Family Residence with newly permitted/built 3 bedrooms, 2 baths Independent ADU located at the rear of the property. Both units are move in ready, fully upgraded with a modern look and feel. The front unit has 3 bedrooms and 1 bath with a fully upgraded kitchen and bathroom. The kitchen has granite counter tops, new stainless-steel appliances with new flooring throughout the unit. Fresh interior and exterior paint. The newly built unit ADU is located at the rear of the property with 3 bedrooms, 2 baths, new kitchen cabinets with granite countertops and stainless-steel appliances. The bathrooms are fully upgraded with glass shower doors. The property has recessed lighting and vinyl windows. Newly installed HVAC. The property is located at the border of Hawaiian Gardens and Lakewood. ABC School District. Close to all major freeways, markets, and shopping centers. This sale is be a 1031 Exchange

Facts & Features

- Sold On 10/12/2023
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$537 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$560
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 02004320
- Gardener:
- Licenses:
- Insurance: \$200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 54 - Hawaiian Gardens area
- Los Angeles County
- Parcel # 7066026016

Michael Lembeck

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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: OC23088038

Printed: 10/15/2023 8:21:44 AM

Closed • Duplex

List / Sold:

\$1,300,000/\$1,350,000 ↑

14 days on the market

Listing ID: WS23146461

9614 E Camino Real Ave • Arcadia 91007

2 units • \$650,000/unit • 2,229 sqft • 10,947 sqft lot • \$605.65/sqft •
Built in 1940

South of Duarte East of Temple City Blvd.



LOVELY TWO SEPARATE HOUSES ON ALMOST 11,000 SQFT LOT. JUST AROUND THE CORNER FROM TEMPLE CITY HIGH SCHOOL. EACH UNIT IS TWO BEDROOMS AND MULTIPLE BATHS. PLEASE DO NOT DISTURB THE TENANTS. DRIVE BY ONLY. THE PRICE IS COMPETITIVE AND READY TO SELL!!!!

Facts & Features

- Sold On 10/09/2023
- Original List Price of \$1,300,000
- 2 Buildings
- 2 Total parking spaces
- \$4,292 (Assessor)
- \$48180 Gross Scheduled Income
- \$46208 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,972
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$1,072
- Cable TV: 00754932
- Gardener:
- Licenses: 0
- Insurance: \$1,200
- Maintenance: \$0
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	0	2	Unfurnished	\$4,015	\$4,015	\$4,015

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%
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5383010026

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: WS23146461

Printed: 10/15/2023 8:21:44 AM

Closed • Duplex

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

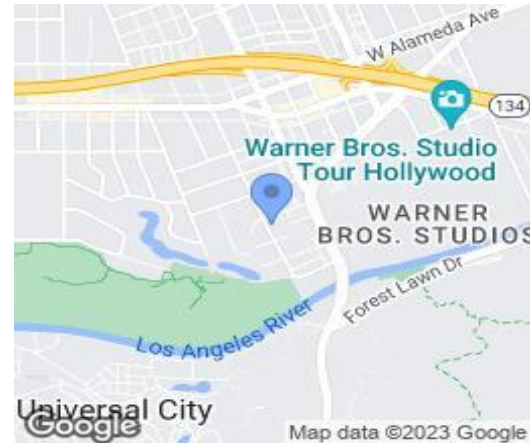
206 S Rose St • Burbank 91505

0 days on the market

2 units • \$680,000/unit • 1,672 sqft • 5,153 sqft lot • \$813.40/sqft • Built in 1945

Listing ID: SR23179265

Off of riverside dr



This gorgeous duplex is on the Burbank side of Toluca Lake and near all of the quaint shops and restaurants in The Village. It features 2 one bed/one bath units with hardwood floors, crown moldings, and updated kitchens and bathrooms. The rear yard has a patio and is very private. There is a shared 2 car garage which includes a shared laundry. Note the large size of the units!

Facts & Features

- Sold On 10/10/2023
- Original List Price of \$1,360,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$227 (Estimated)
- Laundry: Common Area, Dryer Included, In Garage, Washer Included
- \$60000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Wood

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Sprinkler System
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- 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	1	1	1	Unfurnished	\$2,500	\$2,500	\$2,600
2:	1	1	1	1	Unfurnished	\$2,600	\$2,600	\$2,600

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2485019015

Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SR23179265

Printed: 10/15/2023 8:21:44 AM

Closed • Duplex

List / Sold: **\$998,000/\$1,010,000** ↑

209 N Encinitas Ave • Monrovia 91016

13 days on the market

2 units • \$499,000/unit • 1,453 sqft • 7,131 sqft lot • \$695.11/sqft • Built in 1907

Listing ID: AR23146755

Above Foothill Blvd



Charming Craftsman single story Duplex located in the beautiful North Encinitas Historical District. Front unit – 853 Sqft, features 2 Bedroom 1.75 Bathrooms, and a full kitchen, which has lots of counter space opens to the Living Room. Laundry area inside the Kitchen. Back unit - 600 sqft, features 1 Bedroom, 1 full bathroom, and a full kitchen. There is a private entrance for the back unit. Central A/C, both units have control panels. HAVC is about 5 years old. Attic is newly insulated. Brand new luxury vinyl floor in front unit, and newer pergo in back unit. New recessed lighting in living room in the front unit. Fresh interior paint for both units. Exterior painted in Year 2021. Two separate laundry hookups, one inside the front unit, one in carport for the back unit. One set gas, water, and electricity meters for both units. Large basement. Detached 2 car Garage, and 2 car carport. Within walking distance to everything Old Town Monrovia has to offer to, great restaurants, bars, shopping, central park, library, theater, and Pavilions Market.

Facts & Features

- Sold On 10/12/2023
- Original List Price of \$998,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$745 (Estimated)
- Laundry: Inside
- \$57600 Gross Scheduled Income
- \$42600 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: \$16,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 639 - Monrovia area
- Los Angeles County
- Parcel # 8519025036

Michael Lembeck

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

Re/Max Property Connection

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

☐ Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: AR23146755

Printed: 10/15/2023 8:21:46 AM

Closed • Duplex

List / Sold:

\$1,225,000/\$1,215,000 ↓

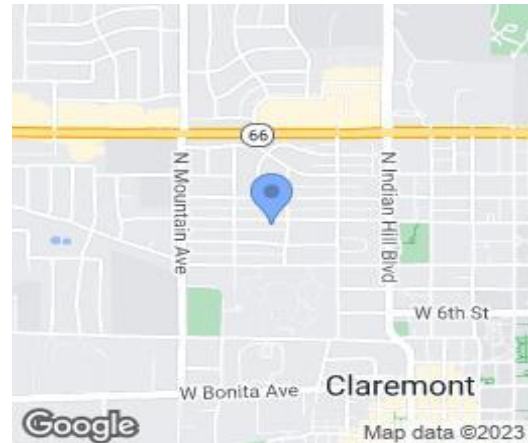
40 days on the market

Listing ID: CV23155011

624 W 10th St • Claremont 91711

**2 units • \$612,500/unit • 2,500 sqft • 10,984 sqft lot • \$486.00/sqft •
Built in 1951**

East of Mountain, South of Foothill



CLAREMONT VILLAGE "2 HOUSES ON A LOT". Picturesque lush colorful garden setting on a coveted block in the friendly neighborhood. 624 & 626 W. 10th Street. "Former Claremont Garden Tour House". Quality built Mid Century residence by Harold Caldwell, circa 1951, features unique thick block wall construction. Spacious grounds are adorned with drought-tolerant landscaping. The main house includes a generous sized living/family/dining room with picture rail molding, 3 potential bedrooms & 2 baths. One room features a wood burning fireplace leading to a private secluded patio. Cheerful sunlit kitchen offers garden views. The newer dual-pane picture and awning-style windows plus slider bring in light plus beautiful vistas of the gardens. Recent upgrades include a freshly painted interior, some newer flooring, roof, and smart home systems. The inviting, customized serene courtyard has an "endless" pool/spa for exercise and enjoyment. The pool is surrounded by imported, hand-made Mexican tile which continue throughout the inviting patio, all nicely illuminated with well-placed light fixtures. A separate studio guest house features an open floor plan and vaulted ceiling with its own separate entrance. Other highlights include a kitchen area with recently upgraded appliances and a walk-in accessible shower in the bathroom. The property has a convenient rear alley access with remote controlled gate and an abundance of parking. A great location on a tree-lined street convenient to Sycamore Elementary School. Prime locale near Colleges, downtown Village, Memorial Park, health food markets, shopping, & desirable K-12 schools. Seller will provide Buyer a 1-year Home Warranty Plan.

Facts & Features

- Sold On 10/13/2023
- Original List Price of \$1,225,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Fireplace(s), Wall Furnace
- \$874 (Estimated)
- Laundry: Inside, Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Main Floor Bedroom, Primary Bathroom
- Floor: Laminate
- Appliances: Dishwasher, Gas Range, Microwave, Recirculated Exhaust Fan, Refrigerator
- Other Interior Features: Block Walls, Built-in Features, Recessed Lighting, Storage, Wired for Sound, Wood Product Walls

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Garden, Landscaped, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Level, Paved, Sprinkler System, Sprinklers Timer, Yard
- Security Features: Carbon Monoxide Detector(s), Security Lights, Security System, Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

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

- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947727
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 683 - Claremont area
- Los Angeles County
- Parcel # 8310011008

Michael Lembeck

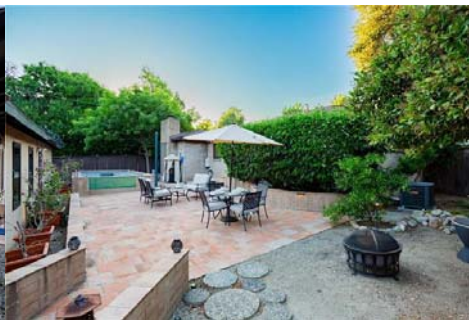
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: CV23155011

Printed: 10/15/2023 8:21:48 AM

Closed • Duplex

List / Sold: **\$798,000/\$740,000** ↓

3128 E 1st St • Los Angeles 90063

121 days on the market

2 units • **\$399,000/unit** • **1,605 sqft** • **5,694 sqft lot** • **\$461.06/sqft** •
Built in 1924

Listing ID: PW23085652

Off of Lorena and 1st St



Large Price Reduction! DO NOT MISS OUT! Location! Location! Location! Do not miss out on this updated 2 unit property that will be delivered completely vacant. The front house has 1 bedroom and 1 bath and the rear unit has 3 bedrooms and 1 bath with a carport. Live in 1 and rent the other. Close to proximity to 5 Freeway, 10 Freeway, 710 Freeway and 60 freeway. Just minutes from Downtown Los Angeles. Updated electrical in front home with newly renovated covered washer and dryer set up for front house. Great opportunity do not miss out.

Facts & Features

- Sold On 10/12/2023
- Original List Price of \$849,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Closet, Outside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00848848
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$36,000	\$36,000
2:	2	1	1		Unfurnished		\$24,000	\$24,000

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5179006026

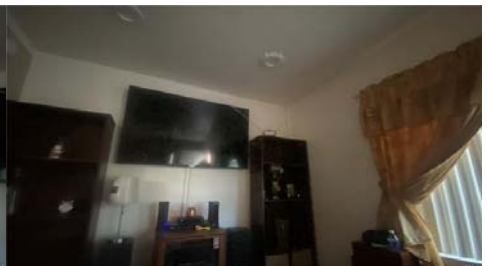
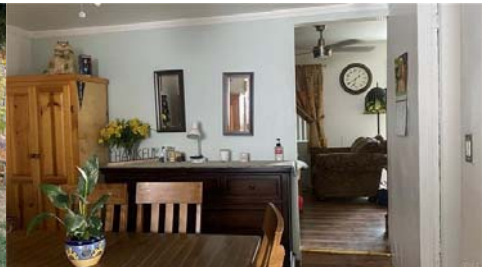
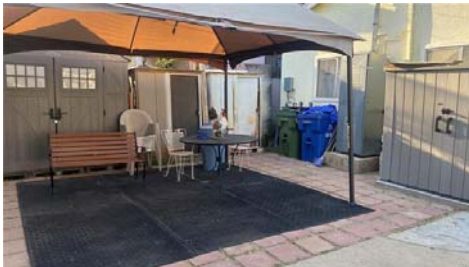
Michael Lembeck

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

Re/Max Property Connection

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

▼ Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PW23085652

Printed: 10/15/2023 8:21:49 AM

Closed •

List / Sold:

\$1,895,000/\$1,930,000 ↑

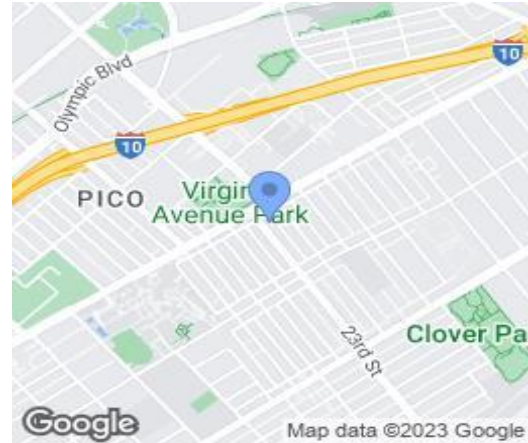
17 days on the market

Listing ID: 23306515

2207 23rd St • Santa Monica 90405

**2 units • \$947,500/unit • 2,329 sqft • 6,091 sqft lot • \$828.68/sqft •
Built in 1928**

1 block west of Cloverfield, south of Pico Blvd



Beautiful Sunset Park VACANT two on a lot, located west of Cloverfield and south of Pico Blvd. The front house is a Spanish style single story home. The back unit is a free standing, 2-story structure with its own parking. Each unit has its own private entrances, parking and backyards with the feel of a home. Both units are move in ready. This is an excellent opportunity to live in one of the units and rent out the other at a market rent. If one of the units in owner occupied, the other unit is not subject to Santa Monica Rent Control. The main house is 1,488 square feet and has 2 bedrooms + 2 baths + bonus room. It has a small private front yard/porch and backyard. There is a large kitchen, living room, dining room and private porch off the kitchen. The large master bedroom has its own full bathroom, a walk-in closet plus a bonus room off of it. Hardwood floors throughout and recessed lighting. High-end stainless-steel appliances in the kitchen including a dishwasher and stone countertops. New roof and skylight in 2022. Upgraded electrical panel about 5 years ago. A/C with forced air heat. New water heater. Washer and dryer in the unit. Back unit consists of 1 bedroom + 1 bath + office/bonus room downstairs. New stainless steel kitchen appliances with dishwasher, new kitchen cabinets, new kitchen floors and Quartz countertops. Hardwood floors. Water heater is less than 3 years old. Washer & dryer. Both units are separately metered for gas and electricity with individual water heaters and laundry. New sewer line. Both structures are retrofitted. New 1" gas line from the meter to the main house. Large storage room that can be rented out for extra income. The location is unbeatable, minutes away from the beach, Santa Monica Pier, popular restaurants, coffee shops, boutiques on Ocean Park Blvd, 3rd Street Promenade, corporate campuses, Santa Monica City College, Whole Foods, Trader's Joe, Virginia Park and a mile to the Bergamont expo line station. Located in the highly desirable Santa Monica School district, close to Grant Elementary School and John Adams Middle School, Santa Monica Police and Fire. Easy freeway access.

Facts & Features

- Sold On 10/10/2023
- Original List Price of \$1,895,000
- 2 Buildings
- Levels: Multi/Split
- Laundry: Washer Included, Dryer Included, Outside
- 2 electric meters available
- 2 gas meters available

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$27,214
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$6,500

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
 - Los Angeles County
 - Parcel # 4273006007

Michael Lembeck

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

Re/Max Property Connection

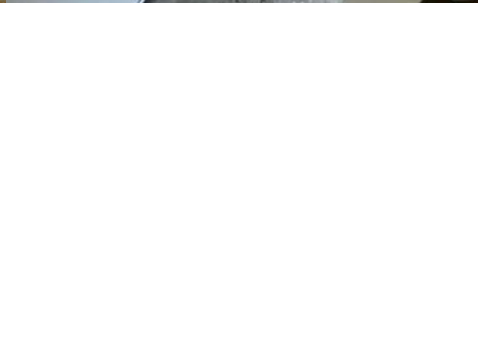
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$2,995,000/\$2,800,000 ↓

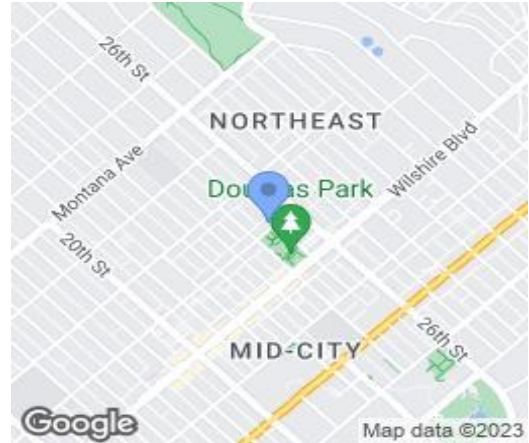
49 days on the market

Listing ID: 23294749

2461 California Ave • Santa Monica 90403

2 units • \$1,497,500/unit • 2,000 sqft • 5,296 sqft lot • \$1400.00/sqft • Built in 1946

North of Wilshire Blvd | South of Montana Avenue



Beautifully remodeled luxury duplex in the north of Wilshire neighborhood consisting of two completely remodeled 2 bedroom homes each with their own laundry and professionally landscaped private yards. There is a separate large office for the 1054 25th Street home. The location is fantastic - walking distance to Douglas Park, Erewhon, Trader Joes, Whole Foods, Montana Avenue, the Brentwood Country Mart, and Franklin Elementary! Create your own magical compound with this stunning one of a kind property as a home, vacation home, work or rental investment in one of Santa Monica's best locations. Brand new high end kitchen and baths each with a unique design, custom cabinets, and built-ins. Spacious primary bedrooms. Large new windows with wonderful sunlight. New fencing. New systems throughout. This duplex is truly a unique and special opportunity to own two homes north of Wilshire on a corner lot with a separate office, garage and 2 additional open parking spaces.

Facts & Features

- Sold On 10/12/2023
- Original List Price of \$2,995,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

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

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$6,000
2:	1	2	1		Unfurnished	\$0	\$0	\$6,500
3:								
4:								
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4277019006

Michael Lembeck

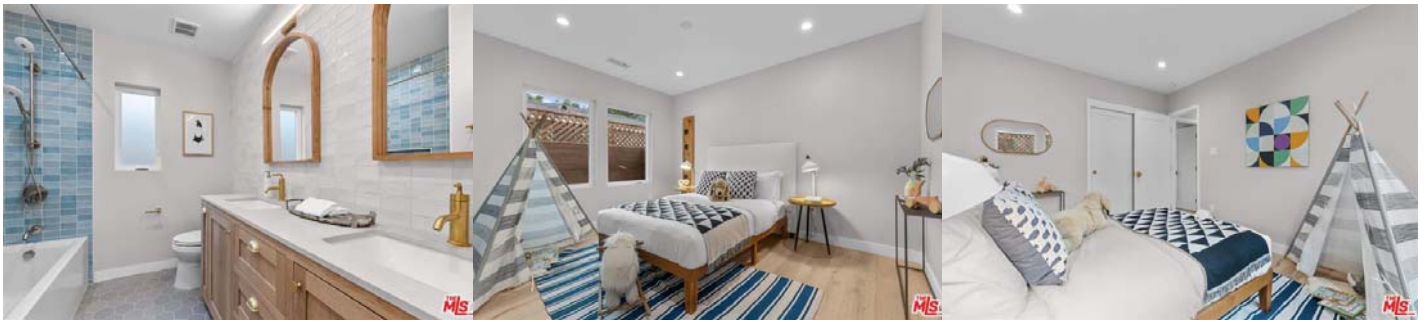
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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MLS

MLS

CUSTOMER FULL: Residential Income LISTING ID: 23294749

Printed: 10/15/2023 8:21:52 AM

Closed • Duplex

List / Sold:

\$1,349,000/\$1,230,000 ↓

130 days on the market

Listing ID: SB23058058

1560 S Orange Grove Ave • Los Angeles 90019

2 units • **\$674,500/unit** • **3,172 sqft** • **6,885 sqft lot** • **\$387.77/sqft** •
Built in 1930

Pico Boulevard East Up To Orange Grove Ave Right Turn & West Pico Up To Orangegrove Left Turn Between Saturn & Pickford



Another Call For Investors With Tender Cash & First Time Buyers With Unique Dream This Duplex Is For You To Realized Your Future Apartments Development Or Family Nest Lot Size 6888 Square Feet Approximately And Living Space 3172 Square Feet Approximately Second Story With An Aglow View Surrounded By Day Light Location!! Location!! Near Everything As An Example Santa Monica Beaches, The Grove Shopping Center, Farmers Market, Third Street Beverly Hills Downtown, Lily Pond, The Wallis Center For Performing Arts, Saban Building, Metro Yellow Line Station Jefferson & La Cienega Boulevard Take You Straight To Ocean Park Avenue & Colorado Street, Ethiopian District, Academy Museum, Petersen Auto Museum At Fairfax Ave & Wilshire Boulevard, Kaiser Permanente Hospital Next To 10 East & West Free Way And More To Discover

Facts & Features

- Sold On 10/13/2023
- Original List Price of \$1,799,999
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, In Kitchen, Inside, Upper Level
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Garden, Level with Street, Lot 6500-9999, Near Public Transit, Walkstreet
- Sewer: Public Sewer, Unknown

Annual Expenses

- Total Operating Expense: \$2,000
- Electric: \$500.00
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5068026013

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23058058

Printed: 10/15/2023 8:21:54 AM

Closed • Duplex

List / Sold: **\$899,988/\$873,400** ↓

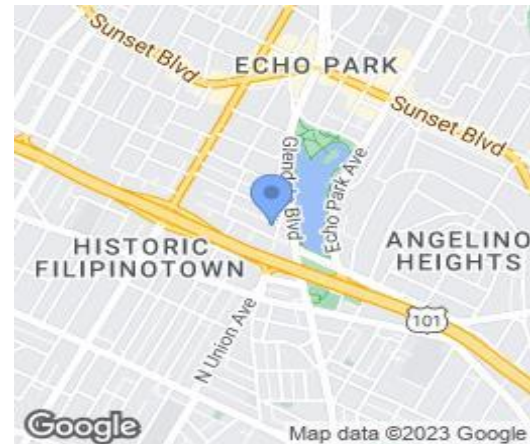
611 Belmont Ave • Los Angeles 90026

29 days on the market

2 units • **\$449,994/unit** • **1,484 sqft** • **6,493 sqft lot** • **\$588.54/sqft** •
Built in 1924

Listing ID: CV23156775

WEST OF ECHO PARK



Investors delight! It is the perfect property for your next investment in the vibrant neighborhood of Echo Park/Silver Lake, Los Angeles area. It is a perfect distance to Sunset Blvd and Dodgers Stadium. This opportunity gives you the freedom to tailor the property and create a great long-term investment or a precious flip project. Don't miss out on owning a piece of this thriving community. It doesn't get better than this... zoned LARD1.5. 2 GAS METERS & 2 LIGHT METERS. Rear unit can has it's own independent entrance and drive-way for parking.

Facts & Features

- Sold On 10/09/2023
- Original List Price of \$998,800
- 2 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01856188
- 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:	1	1	1					

Of Units With:

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

Additional Information

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

• Buyer Agency Compensation: 2.25%

• Parcel # 5404010031

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos



CUSTOMER FULL: Residential Income **LISTING ID:** CV23156775

Printed: 10/15/2023 8:21:54 AM

Closed • Duplex

List / Sold: **\$799,000/\$760,000** ↓

1130 W 52nd St • Los Angeles 90037

65 days on the market

2 units • **\$399,500/unit** • **1,856 sqft** • **5,359 sqft lot** • **\$409.48/sqft** •
Built in 1912

Listing ID: SR23109408

Located near W 52nd St and S Vermont Ave



Vinco Vinco Realty Group is proud to present an investment opportunity in the heart of Los Angeles! Located in the vibrant neighborhood of Southwest Los Angeles (Vermont Square neighborhood), this duplex offers a unique opportunity to live in a gentrifying market of South Los Angeles. With combined bedrooms of 4 and 2 bathrooms (per assessor) and living space of 1,856 square feet on a generously sized 5,359 square foot lot, this duplex presents an ideal opportunity for a homeowner or investor. The front yard offers ample parking space with an electrical V2 home charging station. Each unit offers a private and relaxing area at the rear of the lot to unwind and enjoy the outdoors and weekend gatherings. Located with a convenient alley at the back providing enough parking space, ensuring convenience for residents and ADU possibilities with private entrances. Situated near local markets, shopping destinations, and with easy access to freeways, this location offers the perfect blend of convenience and accessibility for any tenant and homeowner.

Facts & Features

- Sold On 10/11/2023
- Original List Price of \$799,000
- 1 Buildings
- 8 Total parking spaces
- \$0 (Assessor)
- Laundry: Individual Room
- \$27960 Gross Scheduled Income
- \$25360 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$880	\$880	\$1,900
2:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5002028023
-

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





Closed • Duplex

List / Sold: **\$625,000/\$710,000** ↑

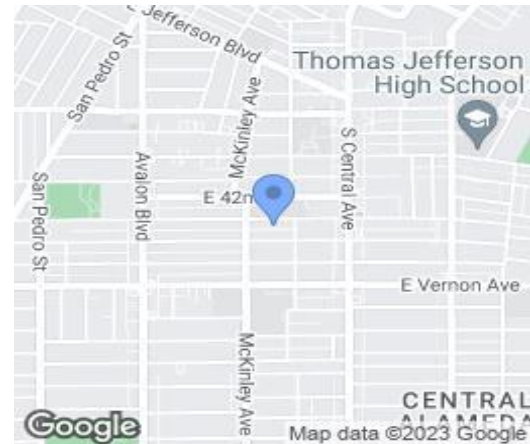
904 E 42nd Pl • Los Angeles 90011

63 days on the market

**2 units • \$312,500/unit • 1,530 sqft • 5,160 sqft lot • \$464.05/sqft •
Built in 1907**

Listing ID: PW23101860

1 1/2 Blocks West of S. Central Ave and 3 Blocks North of E. Vernon Ave



PRICE TO SELL!!! Very Good Opportunity for Investors!!! Duplex with Two Separate buildings. Plenty of Parking Space To accommodate up to 6 Vehicles. This property features 2 separate Units with the front unit consisting of 3 Bedrooms 1 Bath, the rear Unit is a 1 1/2 Bedroom 1 Bath. New Foundation, Large Storage Shed In Rear Yard Between Both Units. This property is located near the Historic South Central & 27 Street District. Also Centrally located within minutes of University of Southern California, Coliseum, Exposition Park, Natural History Museum, Crypto.com Arena, LA Fashion District, Thomas Jefferson High School, Downtown Los Angeles & Less than 10 Miles of Sofi Stadium. Easy Access to 5,10, 110, 710 & 60 Freeways to give you many options to reach your desired destinations. Don't Miss This Opportunity to own this duplex in great location to generate Income!

Facts & Features

- Sold On 10/09/2023
- Original List Price of \$625,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$5,579 (Assessor)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$37476 Gross Scheduled Income
- \$28600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Jack & Jill, Kitchen, Laundry, Living Room
- Appliances: Gas Water Heater, Tankless Water Heater, Vented Exhaust Fan
- Floor: Carpet, Laminate, Tile
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Rectangular Lot, Level
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,100
- Insurance: \$1,200
- Electric: \$0.00
- Maintenance:
- Gas: \$0
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$2,100
- Cable TV: 01913081
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,548	\$1,548	\$3,250
2:	1	1	1	0	Unfurnished	\$1,575	\$1,575	\$2,055

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5115017007

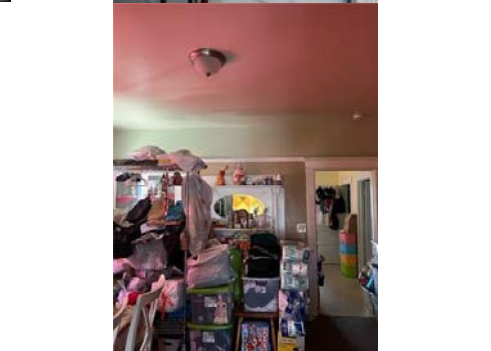
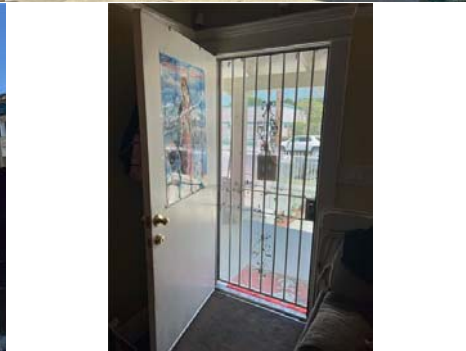
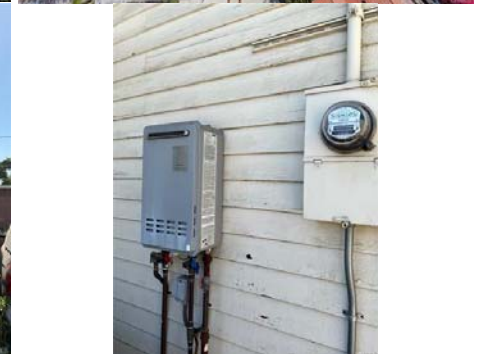
Michael Lembeck

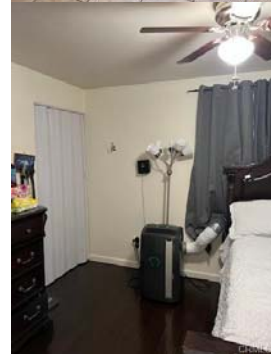
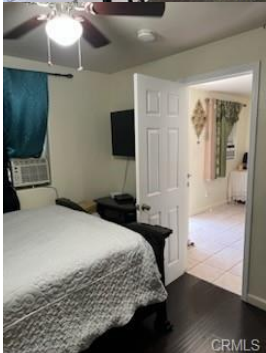
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

▼ Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PW23101860

Printed: 10/15/2023 8:21:55 AM

Closed • Duplex

List / Sold: **\$865,000/\$840,000** ↓

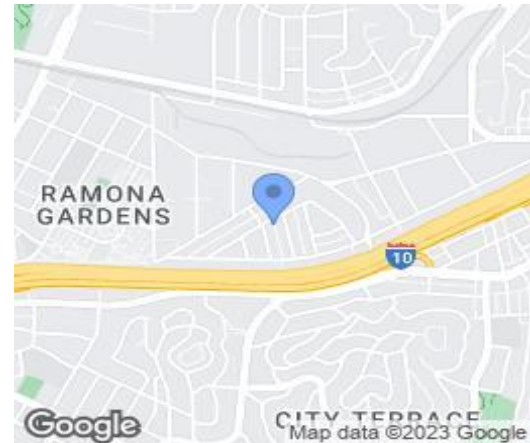
3562 Ellison St • East Los Angeles 90063

90 days on the market

2 units • **\$432,500/unit** • **2,004 sqft** • **3,968 sqft lot** • **\$419.16/sqft** •
Built in 1992

Listing ID: CV23101330

From Hebert Ave (near 10 FWY) go north to Fowler St. and turn left. Turn right on Addisison Ave. Turn left on Ellison. 3562 is black & white 2 story on the right.



Two, beautifully remodeled, separate houses. This is a proper duplex, not a house with ADU. The front house is 1564 sq. ft. with 4 bedrooms and 2 bathrooms. It has central air and heat and a laundry. The back house is 440 sq. ft. and has 1 bedroom and 1 bathroom. It has a laundry room. Both houses have granite countertops, new flooring, new stoves, new paint inside and out, new fixtures, recessed lighting and ceiling fans. The parking is between the two houses. The carport can hold up to 4 cars. There is more concrete area, uncovered, which can handle more parking. There are distant mountain views from the upstairs windows. This property is impressive from its street appeal to its finest details. See it right away.

Facts & Features

- Sold On 10/11/2023
- Original List Price of \$939,000
- 2 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: In Kitchen, Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01160663
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5224019017

Michael Lembeck

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

Re/Max Property Connection

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

▼ Click arrow to display photos







Closed • Duplex

List / Sold: **\$789,900/\$805,000** ↑

1213 E Arlington St • Compton 90221

21 days on the market

2 units • \$394,950/unit • 1,536 sqft • 5,929 sqft lot • \$524.09/sqft • Built in 1950

Listing ID: DW23153991

N Long Beach Blvd / N Short Ave



Move in ready... 2 On A Lot... Features include: 2 Bedrooms / 2 Bathrooms & 1 Bedroom / 1 Bathroom. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking & 2 Car Detached Garage. Alarm on property, Freshly painted interior and exterior. This is a must see!

Facts & Features

- Sold On 10/12/2023
- Original List Price of \$789,900
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$766 (Estimated)
- 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: 01885684
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%

- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6176016022

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos







Closed • Duplex

List / Sold: **\$619,900/\$593,250** ↓

709 E Cocoa St • Compton 90221

51 days on the market

2 units • **\$309,950/unit** • **1,809 sqft** • **8,832 sqft lot** • **\$327.94/sqft** •
Built in 1948

Listing ID: DW23131751

South of Rosecrans, East of Alameda Ave



This is a fantastic chance to acquire an investment property in the City of Compton. Situated on a peaceful cul-de-sac, this two-unit property offers ample parking, featuring a long driveway capable of accommodating up to six vehicles. Additionally, there's a separate two-car garage, detached from the main structure, which can be utilized as an ADU (Accessory Dwelling Unit) providing an opportunity for extra income. The spacious backyard provides abundant room for hosting gatherings with loved ones. Don't miss out on this excellent investment opportunity!

Facts & Features

- Sold On 10/12/2023
- Original List Price of \$619,900
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$775 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978349
- 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	\$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

- Real Estate Owned sale
- RO - Compton S of Rosecrans, E of Alameda area

• Buyer Agency Compensation: 2.5%

• Los Angeles County
• Parcel # 6179006039

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$2,950,000/\$2,800,000 ↓

25 days on the market

Listing ID: 23293680

1522 Wellesley Ave • Los Angeles 90025

**2 units • \$1,475,000/unit • 3,860 sqft • 5,999 sqft lot • \$725.39/sqft •
Built in 2021**

Sawtelle - South of Santa Monica Blvd and West of Bundy



2021 construction modern duplex in Sawtelle bordering Santa Monica and Brentwood! Built by TJH, this duplex features two 3 bedroom / 2.5 bathroom townhome units. Both units are rented on lease terms until 2024 and provide strong and stable rental income. Offered at a 5.19% cap rate and at \$764/ft, this opportunity is perfect for a seasoned investor to acquire in one of the best locations in all of LA. The units offer top of the line finishes throughout and there was no stone unturned during construction. Throughout units, you will find wide plank vinyl flooring, recessed lighting, polished chrome plumbing, white shaker cabinets and white quartz countertops. The kitchen features brand new stainless steel appliances, including a Bertazzoni gas range and Frigidaire refrigerator, dishwasher and microwave. Each unit also includes a 2 car garage and 1 outdoor space. The garage is wired for an electric vehicle charging station and each unit also enjoys in-unit laundry. Tenants pay all utilities! Sawtelle is a very popular destination for renters as its in close proximity to Brentwood, Santa Monica, Century City, Venice and Beverly Hills!

Facts & Features

- Sold On 10/11/2023
- Original List Price of \$2,950,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$153193 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$41,788
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02188471
- 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	3		Unfurnished	\$8,290	\$16,580	\$16,590
2:								
3:								
4:								
5:								
6:								

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4263039017

Michael Lembeck

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

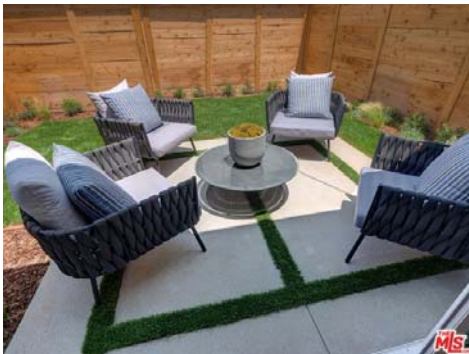
Re/Max Property Connection

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

▼ Click arrow to display photos







Closed •

List / Sold:

\$1,695,000/\$1,680,000 ↓

15 days on the market

Listing ID: 23313869

4208 W 136th St • Hawthorne 90250

3 units • \$565,000/unit • 4,017 sqft • 8,711 sqft lot • \$418.22/sqft • Built in 1965

E. of Hawthorne Blvd./ N. of El Segundo Blvd



Welcome to this TURN-KEY & ALL VACANT Multifamily Compound consisting of a detached Single Family Residence, Jr ADU/Mother-in-Law Suite, Detached Duplex, and 5-Car Carport in a great area of Hawthorne! . Perfect for multi-generational living, owner/user, 1031 exchange, or add the entire property to your investment portfolio (\$13k/mo projected rents w/ a 6.9% Cap Rate). Front structure is a stunning 2-story 3bd 2ba residence w/ a 1bd1ba Mother-In-Law Suite. The front residence comes w/ a tankless water heater, surveillance cameras, in-ceiling speakers, a low-maintenance private front yard w/ avocado tree and a vegetable garden. Each unit in the detached duplex offers 2bd2b, master bedroom w/ ensuite, central hvac, and built-in laundry. All units have been extensively remodeled with new floors, recess lights, ultra modern kitchens w/ quartz countertops, luxurious modern bathrooms, and include stainless steel kitchen appliances. Just about everything on this property has been upgraded; roof, windows, central hvac, plumbing, electrical, electrical panels, exterior paint, and new sewer lines in front house. No Detail has been missed! There is a 5-Car Detached Carport w/ newly poured concrete that can potentially be converted into a detached ADU for even more cashflow. Prime location, close access to LAX, 405 & 105 Fwys, offering easy commute access. Close to Westside, Southbay and Eastside Communities. Close proximity to SoFi stadium, Kia Forum, & SpaceX. Quick drive to major entertainment and dining centers in Manhattan, Hermosa, and Redondo Beach.

Facts & Features

- Sold On 10/10/2023
- Original List Price of \$1,695,000
- 2 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- 5 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Stackable
- Cap Rate: 6.9
- \$117000 Net Operating Income

Interior

- Appliances: Disposal, Microwave, Refrigerator
- Other Interior Features: Recessed Lighting

Exterior

Annual Expenses

- Total Operating Expense: \$39,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01305116
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3		Unfurnished	\$0	\$0	\$7,000

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 109 - Ramona/Burleigh area
 - Los Angeles County
 - Parcel # 4045015007

Michael Lembeck

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

Re/Max Property Connection

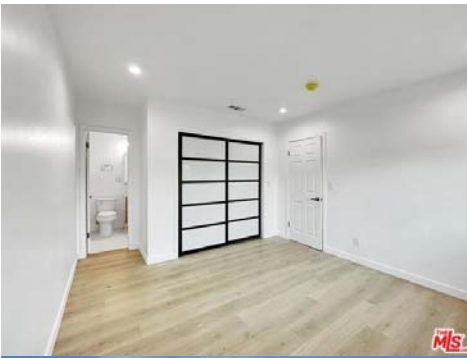
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 23313869

Printed: 10/15/2023 8:22:00 AM

Closed • **Triplex**

List / Sold:

\$1,095,000/\$1,115,000 ↑

7 days on the market

Listing ID: SR23163105

7106 7108 Valmont St • Tujunga 91042

**3 units • \$365,000/unit • 1,418 sqft • 4,510 sqft lot • \$786.32/sqft •
Built in 1922**

Foothill to Pinewood go north, to Valmont turn left.



Welcome to this beautifully remodeled triplex located in Tujunga, Ca. This exceptional property presents a rare opportunity for both investors and homeowners looking for a versatile and income-generating real estate asset. Market rents of \$7,100 per month support a strong 5.8% cap rate for your portfolio. Each unit of this triplex has been meticulously renovated to offer modern comforts and stylish living spaces. All units are 1 bed, 1 bath and have undergone a complete renovation, providing a comfortable and chic living space that stands out in today's rental market. Each unit includes in-unit laundry hook ups, mini-split AC/Heater, and their own individual private yards. The back unit, the jewel of this triplex, is a detached single family home showcasing privacy, a spacious layout, plenty of storage space and a large backyard making it a standout option for renters seeking both style and convenience. As you step inside, you'll be greeted by thoughtfully designed interiors that seamlessly blend contemporary aesthetics with functionality. The open-concept layouts of each unit offer spacious living areas, abundant natural light, and a sense of connectedness. Modern kitchens equipped with new custom cabinets, quartz counters, and stainless steel appliances, elegant bathrooms featuring tile showers, and new stylish vanities complete the picture of refined living. The exterior boasts a new driveway, new concrete walkways and patios, all new fencing, a fresh coat of paint, and updated landscaping, exuding curb appeal that instantly captures attention. There are (3) off-street parking spaces each with their own 50-amp EV chargers. The 2023 remodel also included a brand-new sewer lateral in the street, sewer line, copper plumbing, new drain lines, electrical panels, electrical wiring throughout, recessed lighting, roof, Milgard windows, doors and custom handrails. 3 separate electric and gas meters, 1 water meter. The turn-key condition of this triplex provides security and peace of mind for years to come. Whether you're a seasoned investor looking for a property with strong rental potential or a homeowner seeking supplemental income, this remodeled triplex offers the perfect blend of luxury, practicality, and opportunity.

Facts & Features

- Sold On 10/13/2023
- Original List Price of \$1,095,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$272 (Estimated)
- Cap Rate: 5.8
- \$85200 Gross Scheduled Income
- \$63900 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Vinyl
- Appliances: Gas Range, Microwave
- Other Interior Features: Copper Plumbing Full, Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,342
- Electric:
- Gas:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash: \$0
- Cable TV: 02108711
- Gardener:
- Licenses:

- Professional Management:
- Water/Sewer: \$342
- 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	\$2,350
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,300
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,450

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
- Buyer Agency Compensation: 2.5%
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2568006003

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos











CUSTOMER FULL: Residential Income LISTING ID: SR23163105

Printed: 10/15/2023 8:22:00 AM

Closed • **Triplex**

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

8808 W Orchard Ave • Los Angeles 90044

62 days on the market

3 units • **\$241,667/unit** • **2,990 sqft** • **5,726 sqft lot** • **\$242.47/sqft** •
Built in 1947

Listing ID: PW23086234

W. 88th St. and Orchard Ave



Price Reduction! From \$850,000 to \$725,000, Fixer, Triplex, 2Bedroom, 1Bath each unit, being sold "As Is", property comes with a rear detached garage with three parking spaces that's currently not being used by tenants and under the control of the owner as the owner's personal storage area. A perfect ADU opportunity.

Facts & Features

- Sold On 10/11/2023
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$460 (Estimated)
- Laundry: See Remarks
- \$34584 Gross Scheduled Income
- \$28584 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01327139
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$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	\$1,282	\$1,282	\$2,600
2:	2	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,600
3:	3	2	1	1	Unfurnished			\$2,666

Of Units With:

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

Additional Information

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

• Buyer Agency Compensation: 2.5%

• Parcel # 6038015003

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PW23086234

Printed: 10/15/2023 8:22:00 AM

Closed • **Quadruplex**

List / Sold:

\$2,150,000/\$2,112,000 ↓

6 days on the market

Listing ID: SB23161513

1206 Amethyst St • Redondo Beach 90277

4 units • \$537,500/unit • 4,442 sqft • 5,491 sqft lot • \$475.46/sqft • Built in 1963

From 190th, turn south onto Harkness Ln, then turn right on Amethyst St



This South Redondo Beach residential 4-plex is located only blocks away from Beryl Heights Elementary, Vons grocery and its complementary shops, a huge park with playground equipment and baseball diamonds, a dog park, and the Sun, Surf, Sand & The Strand in Hermosa Beach! Unit mix: (1) 3-bed, 2.5 bath 2-story front unit; (2) 2-bed, 1.5 bath units; (1) 2-bed, 1.75 bath rear unit over the garages in the alley. 4,442 total interior sq ft. 5,491 sf lot. The "Owner's Unit" includes a front yard, in-unit laundry, a side patio with a pergola, a driveway that can fit a car and a trailer, and (2) 1-car garages. The remaining 3 units each have an assigned 1-car garage in the alley. There is a coin-op laundry room accessible to all tenants. All units are electric with radiant heat. Current gross income is 45% under market at \$90,900/yr and 2.64% CAP. This is a value-add opportunity, with pro forma gross income of ~\$162,000/yr and 5.94% CAP. See Supplements for Property Income Analysis.

Facts & Features

- Sold On 10/13/2023
- Original List Price of \$2,150,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Radiant
- \$0 (Estimated)
- Laundry: Common Area, Dryer Included, Individual Room, Inside, Washer Included
- Cap Rate: 2.64
- \$90900 Gross Scheduled Income
- \$56677 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Electric Cooktop, Refrigerator, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,223
- Electric: \$984.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,504
- Cable TV: 01885684
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,800	\$1,800	\$2,900
2:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$2,900
3:	1	2	2	1	Unfurnished	\$2,050	\$2,050	\$3,200
4:	1	3	3	2	Unfurnished	\$1,975	\$1,975	\$3,900

Of Units With:

- Separate Electric: 4
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%

- 155 - S Redondo Bch N of Torrance Bl area
- Los Angeles County
- Parcel # 7502010051

Michael Lembeck

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

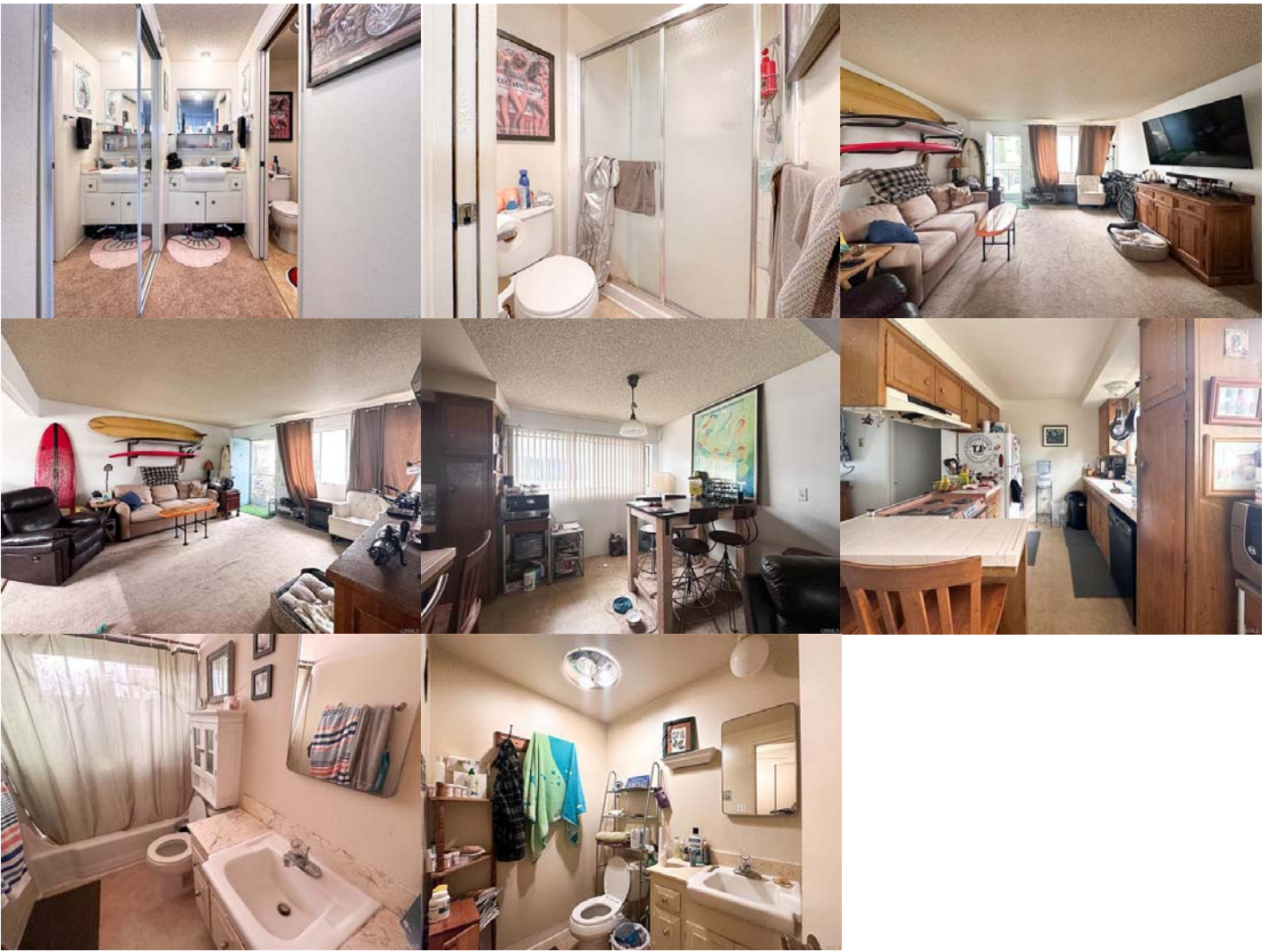
Re/Max Property Connection

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

▼ Click arrow to display photos







Closed • **Quadruplex**

List / Sold:

\$1,200,000/\$1,050,000 ↓

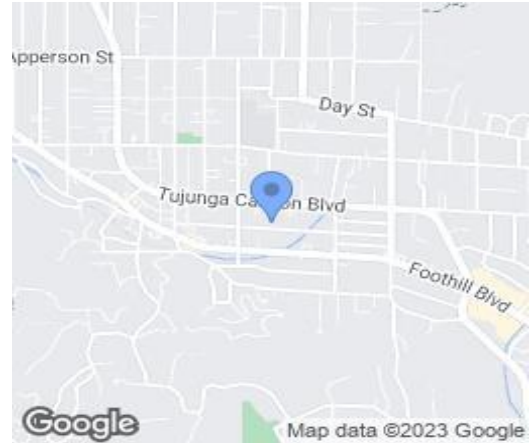
4 days on the market

Listing ID: SR23166906

7035 Greeley St • Tujunga 91042

4 units • \$300,000/unit • 2,144 sqft • 14,110 sqft lot • \$489.74/sqft • Built in 1942

East On Foothill, Left on Pinewood, Right on Greeley, Property on the Left



PRIME real estate in the heart of Tujunga on just over a third of an acre! (14,100 sq. ft. lot) Unique multi family investment property with 4 detached cottages * All four units feature 1 Bed + 1 Bath + living room, kitchen, and laundry room * Three units are approximately 464 sq ft. - One unit with approximately 752 sq. ft. with large family room and larger bedroom * Each unit has it's own numeric street address, enclosed yard spaces, and individual electric and gas meters * Four car garage with four single overhead doors and walled bays * Plenty of parking with two parking pads plus spaces in front of garage. Two additional enclosed community yard spaces. Unlike anything on the market!

Facts & Features

- Sold On 10/11/2023
- Original List Price of \$1,200,000
- 4 Buildings
- Levels: One
- 13 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$606 (Estimated)
- Laundry: Individual Room, Inside
- Cap Rate: 2.7
- \$45300 Gross Scheduled Income
- \$32175 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Fencing: Block, Chain Link, Wood
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$11,325
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02034657
- Gardener:
- Licenses:
- Insurance: \$3,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,050	\$1,050	\$1,600
2:	1	1	1	1	Unfurnished	\$1,050	\$1,050	\$1,600
3:	1	1	1	1	Unfurnished	\$850	\$850	\$1,600
4:	1	1	1	1	Unfurnished	\$825	\$825	\$1,600

Of Units With:

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

- Drapes: 4
- Patio: 4
- Ranges: 4
- Refrigerator:
- Wall AC: 4

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2568015014

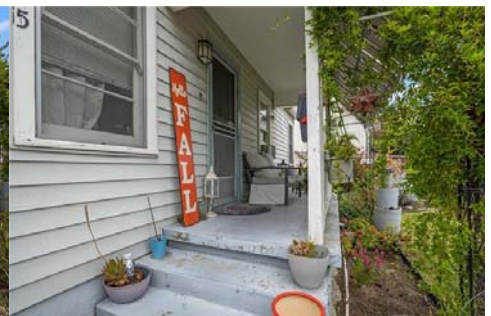
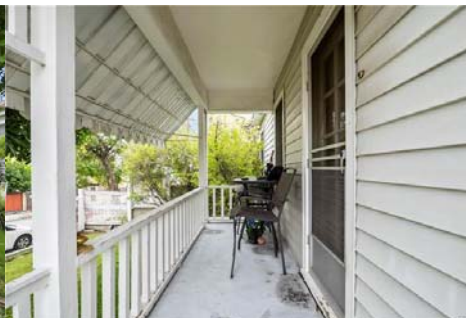
Michael Lembeck

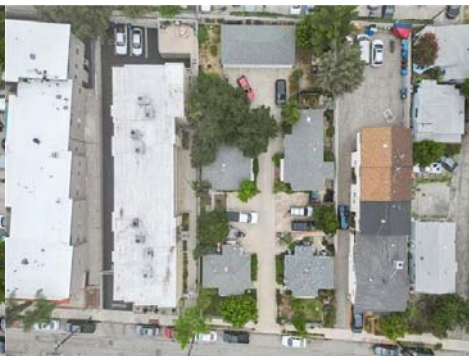
State License #: 01019397
Cell Phone: 714-742-3700

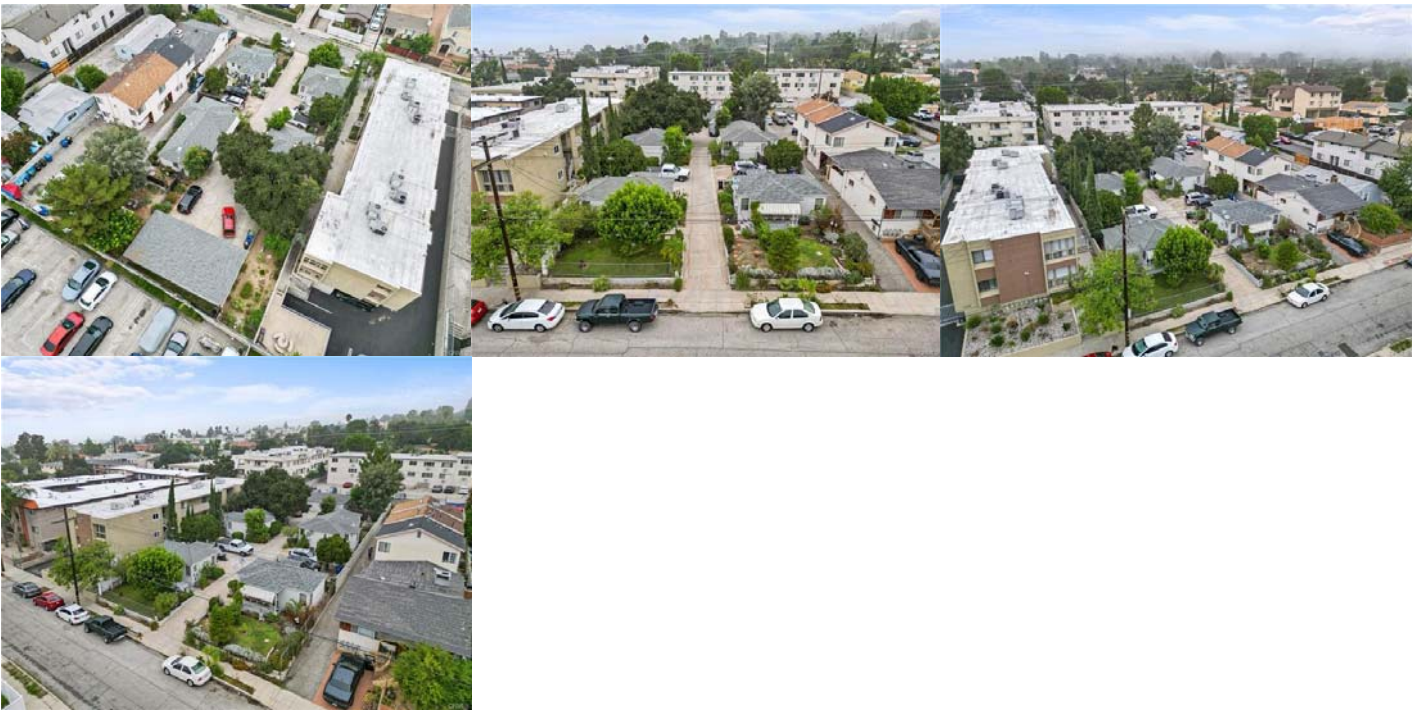
Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: SR23166906

Printed: 10/15/2023 8:22:02 AM

Closed • **Quadruplex**

List / Sold:

\$1,100,000/\$1,075,000 ↓

31 days on the market

Listing ID: AR23156662

916 N Beaudry Ave • Los Angeles 90012

4 units • **\$275,000/unit** • **2,072 sqft** • **7,000 sqft lot** • **\$518.82/sqft** •
Built in 1926

North of Sunset, Figueroa Terrace and College Street



Stunning DTLA Skyline City Views! Calling all investors, this is a rare development opportunity in desirable neighbor of Victor Heights, DTLA. Current property is an exceptional 4 units (916-Occupied, 918, 918 ½ & 918 ¼-Vacant), with 2 of the 4 units recently remodeled. This area is active with residential and commercial development, with neighbors like Chinatown, Dodger Stadium, Echo Park, Silver Lake and Angelino Heights, strong housing demands are surging.

Facts & Features

- Sold On 10/10/2023
- Original List Price of \$1,100,000
- 3 Buildings
- Levels: Two
- 1 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02012110
- 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	2	Unfurnished	\$1,600	\$19,200	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0
3:	1	1	1	0	Unfurnished	\$0	\$0	\$0
4:	1	0	1	0	Unfurnished	\$0	\$0	\$0

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%

- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 5406026010

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: AR23156662

Printed: 10/15/2023 8:22:02 AM

Closed • **Quadruplex**

List / Sold: **\$975,000/\$950,000** ↑

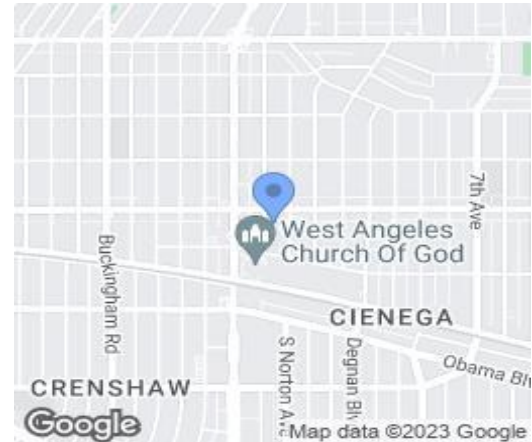
3414 S Bronson Ave • Los Angeles 90018

90 days on the market

4 units • **\$243,750/unit** • **2,240 sqft** • **5,301 sqft lot** • **\$424.11/sqft** •
Built in 1938

Listing ID: OC23010391

Off 10 fwy, south on crenshaw, east on Jefferson, south on Bronson.



This well maintained 4 unit property was built in 1938 and totals 2,240 SF in size with all 1bd/1bth units and a large detached garage that can fit up to 4 parking spaces. Half the garage structure is already vacant and offers an excellent opportunity for 1-2 potential ADU's in the future. All of the existing tenants are month to month at below market rents and two units are now vacant and in rent ready condition. The entire property has a brand new roof, new paint, new plumbing, and drought tolerant landscaping with a drip system for easy maintenance. The entire lot size is 5,301sf on a RD 1.5 zoned land in a designated Opportunity Zone within the city of Los Angeles in a strong rental location between Jefferson Park and the West Adams neighborhood, near USC, Downtown LA, Culver City, Mid City, Leimert Park, 10 freeway, Metro Expo Line, and major new developments.

Facts & Features

- Sold On 10/12/2023
- Original List Price of \$949,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$388 (Estimated)
- Cap Rate: 0
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: Gas Range, Microwave
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Landscaped, Lawn, Sprinklers Drip System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02098059
- 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	\$2,100
2:	1	1	1	1	Unfurnished	\$849	\$0	\$2,100
3:	1	1	1	1	Unfurnished	\$833	\$0	\$2,100
4:	1	1	1	1	Unfurnished	\$0	\$0	\$2,100

Of Units With:

- Separate Electric: 4
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5044005005

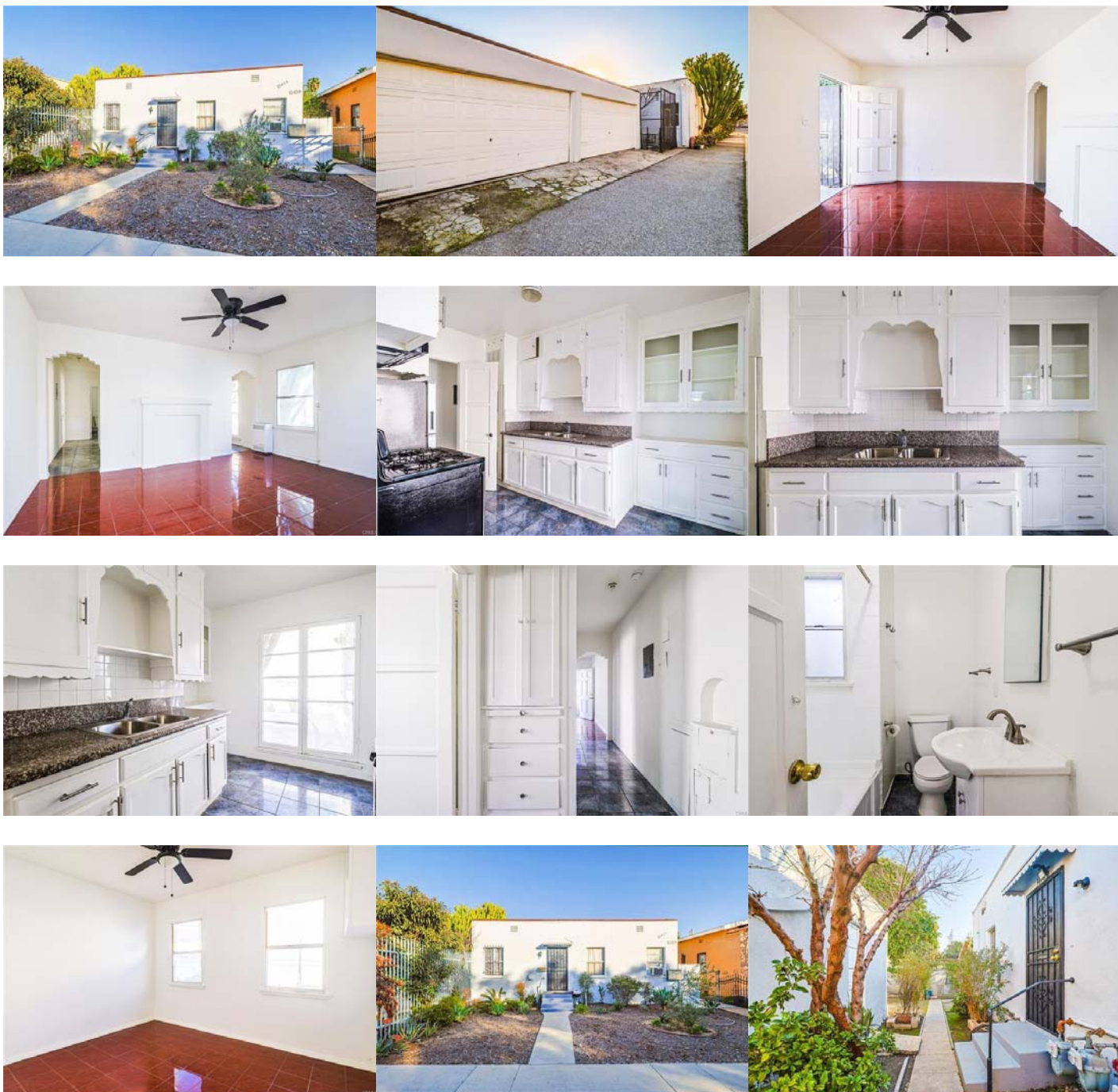
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,850,000/\$1,750,000 ↓

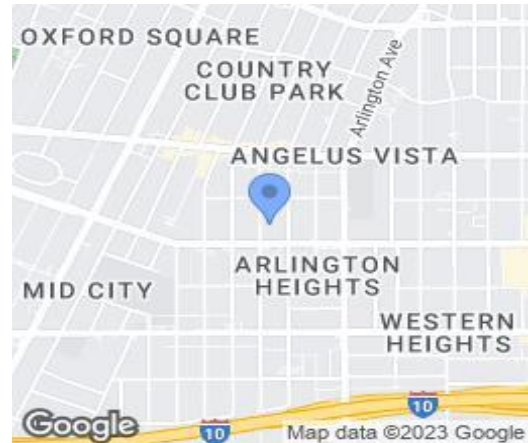
129 days on the market

Listing ID: OC23064711

1536 4th Ave • Los Angeles 90019

4 units • **\$462,500/unit** • **4,184 sqft** • **7,000 sqft lot** • **\$418.26/sqft** •
Built in 1921

North of Venice and West of Arlington



Pride of Ownership Luxury Four Unit Property located in highly sought after Mid Los Angeles location. Close proximity to K-Town, Downtown LA, and Mid Wilshire. Near the Metro Purple Line to LAX. Great Long Term Investment for buyer to add to their portfolio or Perfect for owner to live in one unit and have the extra income from the other units. Very large units, Front lower unit has 3 bedrooms and 3 bathrooms and all the rest of the units have 2 bedrooms and 2 bathrooms. Actual rents are \$2600, \$2200, \$2200, and \$2000. Building is 4184 square feet. 8 parking spaces. Granite Countertops, Vinyl Windows, Copper plumbing, Tiled baths, Wood floors, Separate water submeters installed for new owner, Mini Split Air Conditioning, Recent Sewer line replacement, Gorgeous Early 1900's Architecture, Add an ADU for extra income. Check with the City. Quiet Street, PLEASE DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 10/12/2023
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: High Efficiency
- Heating: Heat Pump
- \$0 (Other)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$108000 Gross Scheduled Income
- \$78140 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,860
- Electric: \$500.00
- Gas:
- Furniture Replacement:
- Trash: \$2,060
- Cable TV: 01096925
- Gardener:
- Licenses:
- Insurance: \$4,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	0	Unfurnished	\$2,600	\$2,600	\$3,500
2:	1	2	2	0	Unfurnished	\$2,200	\$2,200	\$2,800
3:	1	2	2	0	Unfurnished	\$2,200	\$2,200	\$2,800
4:	1	2	2	0	Unfurnished	\$2,000	\$2,000	\$2,800

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5072027018

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$2,595,000/\$2,590,000 ↓

95 days on the market

Listing ID: 23285805

1807 S New Hampshire Ave • Los Angeles 90006

**4 units • \$648,750/unit • 7,649 sqft • 6,548 sqft lot • \$338.61/sqft •
Built in 2021**

The subject property is located in a good Pico Union location north of W Washington Boulevard and west of Vermont Avenue.



We are pleased to present a four (4) unit apartment building located at 1807 S New Hampshire Avenue in Los Angeles, California. The subject property is located in a good Pico Union location north of W Washington Boulevard and west of Vermont Avenue. Built in 2021, this property contains a truly incredible unit mix of four (4) four-bedroom / four-bathroom units. This offering was beautifully designed with two (2) duplexes going up three (3) stories on a 6,548 SF lot with low-maintenance landscaping. The property is gated & secure with garage parking, and on-site surface parking available. Each unit is large at an average of 1,912 SF, and each unit has a 2-car tandem garage. Tenants will appreciate being only a mile and a half away from the University of Southern California (USC). The property is nestled between prime Koreatown and West Adams, both seeing an influx of new development and demand for the overall submarket. This allows the residents dominant access to incredible retail, restaurant, and entertainment amenities all located within close proximity to the campus. Situated in a good Pico Union location, this offering presents an excellent opportunity for any investor to capitalize on a new construction asset that is free from rent control in a core market of Los Angeles adjacent to Koreatown, West Adams, and USC.

Facts & Features

- Sold On 10/10/2023
- Original List Price of \$2,695,000
- 2 Buildings
- Levels: Three Or More
- 10 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 5.68
- \$147391 Net Operating Income

Interior

Exterior

- Lot Features: Landscaped
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$37,685
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01520317
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	4		Unfurnished	\$4,200	\$4,200	\$4,300
2:	1	4	4		Unfurnished	\$4,200	\$4,200	\$4,300
3:	1	4	4		Unfurnished	\$3,750	\$3,750	\$3,900

4:	1	4	4	Unfurnished	\$3,750	\$3,750	\$3,900
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
 - Buyer Agency Compensation: 3%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5075019009

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 23285805

Printed: 10/15/2023 8:22:05 AM

Closed •

List / Sold:

\$1,999,999/\$1,360,000 ↓

27 days on the market

Listing ID: 23295991

604 N Juanita Ave • Los Angeles 90004

**4 units • \$500,000/unit • 3,248 sqft • 7,501 sqft lot • \$418.72/sqft •
Built in 1949**

Corner lot starts at the intersection of Juanita and Clinton



This is a rare opportunity to add a piece of this Virgil Village compound to your portfolio, to invest in a great neighborhood or bring the whole family for generational wealth. This address has a 4 bed/2bath (2 kitchens) front house (2 units-3 bed/1bath and Full Studio in the back) and a duplex behind it with 2-2bed/1bath units. It also has private parking and two 1 car garages attached to the front house. A private entrance to the back studio, and even a small patio area to enjoy your morning coffee! A great opportunity to live in the front house and rent out the back to help out with your monthly payments! The possibilities are endless. The lot is approximately 7500 SqFt. This home has been cared for throughout the years (roofing, plumbing, electrical). Insides of homes are cared with Pride of Ownership. A 17 unit building was just approved across the street, and a new building has just been completed a few doors down with over 15 units as well, if you're looking for a development opportunity. Property is zone R3-1. Minutes from everything Silverlake has to offer, Bars and Restaurants (The Virgil, Marco Polo, The Black Cat, Bar Stella, Jays Bar, Bowery Bungalow, Courage Bagels, and so much more), Grocery Stores (Vons, Erewhon, Albertsons, Whole Foods, etc.), easy access to the Santa Monica/Vermont train stop, LA City College, the list goes on and on.

Facts & Features

- Sold On 10/13/2023
- Original List Price of \$4,700,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Appliances: Disposal, Vented Exhaust Fan, Oven, Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Lawn
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947727
- 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	4	2		Unfurnished	\$0	\$0	\$6,000
2:	2	4	2		Unfurnished	\$2,000	\$4,000	\$5,000
3:								

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5539023013

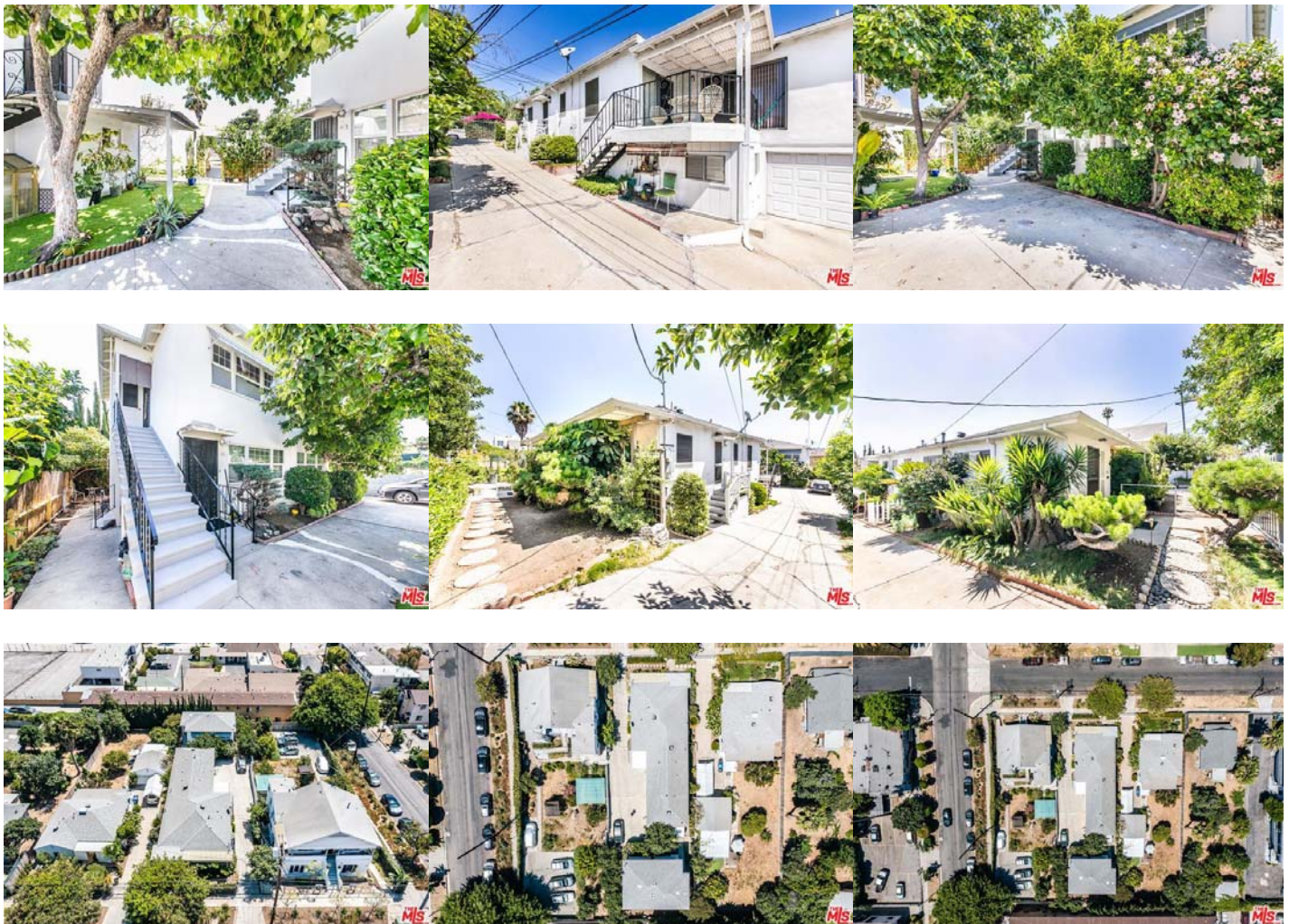
Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





Closed •

List / Sold:

\$1,800,000/\$1,542,500 ↓

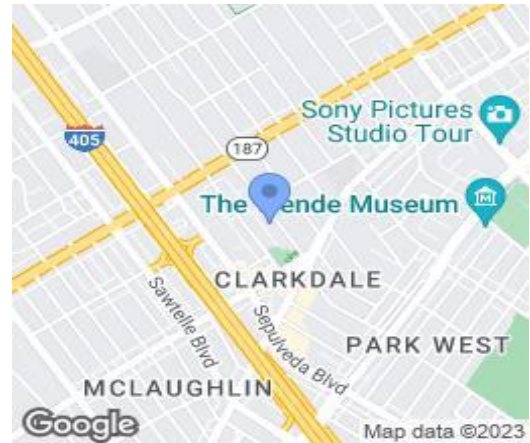
174 days on the market

Listing ID: 23249015

3933 Tilden Ave • Culver City 90232

**4 units • \$450,000/unit • 4,046 sqft • 7,784 sqft lot • \$381.24/sqft •
Built in 1944**

**North of Washington Blvd where it meets Washington Place, South of Venice, East of the 405 freeway and
West of Sony studios.**



\$200,000 PRICE REDUCTION* | BRING ALL OFFERS ***Please contact us for an OM** Unique 4 Unit property situated in the highly soughtafter"A" location of Culver City. The property features 4 spaciousunits, including one 4+2, one 3+2 and two 2+1 units. One of the 3+2units is perfect to add a fourth bedroom and would be an excellent owner-occupy opportunity. The property also offers the potential to add two 2+2 detached ADUs, each with an additional 850 sq ft of living space, adding even more value to the property. With the addition of the two ADUs immediately add \$700,000+ in added value (Buyer to verify).

Facts & Features

- Sold On 10/11/2023
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 3.06
- \$55071 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$34,091
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C28 - Culver City area
- Los Angeles County
- Parcel # 4213006041

Michael Lembeck

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

Re/Max Property Connection

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

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Unit D Floor Plan / Owners Unit

Existing 3+2

Modified - Kitchen Opened
Den/Bedroom Added 4+2





Closed •

List / Sold: **\$638,800/\$550,000** ↓

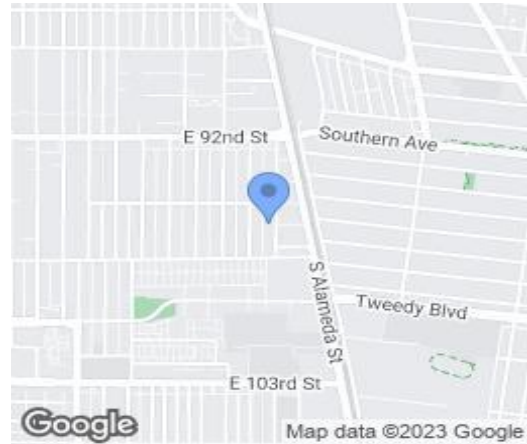
9521 Laurel St • Los Angeles 90002

37 days on the market

4 units • **\$159,700/unit** • **2,372 sqft** • **10,028 sqft lot** • **\$231.87/sqft** •
Built in 1921

Listing ID: 23281791

Century Blvd to Alameda, left to 96th St right on Laurel



This FIXER income property consists of a medium size separate single family house 9523 Laurel St, with 3 rentals units, next door at 9521 Laurel, all on the same large lot. It is located in the county of Los Angeles zoned LCM1. The single family house is vacant. The 3 rental units are occupied with non paying tenants. PLEASE DO A DRIVE BY FIRST BEFORE YOU CALL FOR AN APPOINTMENT TO SEE THE PROPERTY!! NO BLIND OFFERS ACCEPTED. Probate, NO court confirmation required. Looking for a cash investor that will accept the property AS-IS condition with the tenants , call me if you have questions.

Facts & Features

- Sold On 10/12/2023
- Original List Price of \$638,800
- 2 Buildings
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 4 water meters available

Interior

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01928561
- 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	\$700
2:	1	1	1		Unfurnished	\$0	\$0	\$700
3:	1	1	1		Unfurnished	\$0	\$0	\$700
4:	1	3	1		Unfurnished	\$0	\$0	\$1,550

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

Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6046010022

Michael Lembeck

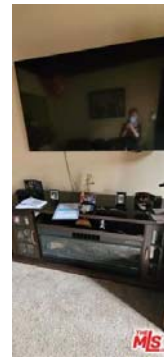
State License #: 01019397
 Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed • **Quadruplex**

List / Sold: **\$700,000/\$702,000** ↑

240 E 84th St • Los Angeles 90003

68 days on the market

4 units • **\$175,000/unit** • **2,039 sqft** • **5,200 sqft lot** • **\$344.29/sqft** •
Built in 1923

Listing ID: SB23076612

Exit (110) Harbor Fwy at Manchester, east to Main St left on Main to 84th right to 240-242



Don't miss this opportunity to own a four unit property with all 1 bedroom 1bath units. The property is ideally situated near located shopping, bus lines and freeway access for easy commuting. The demand for affordable housing is high, making these 1 bedroom units desirable for tenants seeking comfortable living spaces within a convenient neighborhood.

Facts & Features

- Sold On 10/11/2023
- Original List Price of \$700,000
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Heating: Wall Furnace
- \$423 (Estimated)
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Appliances: None
- Floor: Carpet

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard
- Fencing: Chain Link, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,242
- Insurance: \$0
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$0
- Cable TV: 01206776
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

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

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%

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6030014010

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23076612

Printed: 10/15/2023 8:22:07 AM

Closed • **Quadruplex**

List / Sold:

\$1,100,000/\$1,075,000 ↓

0 days on the market

Listing ID: AR23189500

918 N Beaudry Ave • **Los Angeles 90012**

4 units • **\$275,000/unit** • **2,072 sqft** • **7,000 sqft lot** • **\$518.82/sqft** •
Built in 1921

College St and Figueroa Terrace



Stunning DTLA Skyline City Views! Calling all investors, this is a rare development opportunity in desirable neighbor of Victor Heights, DTLA.

Facts & Features

- Sold On 10/10/2023
- Original List Price of \$1,100,000
- 3 Buildings
- Levels: One, Two
- 1 Total parking spaces
- \$0 (Unknown)
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02012110
- 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	\$0
2:	1	1	0	0	Unfurnished	\$0	\$0	\$0
3:	1	1	0	0	Unfurnished	\$0	\$0	\$0
4:	1	0	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area

- Rent Controlled
- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 5406026010

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income **LISTING ID:** AR23189500

Printed: 10/15/2023 8:22:07 AM

Closed •

List / Sold:

\$1,950,000/\$1,948,000 ↓

185 days on the market

Listing ID: 23250357

9116 Hall Rd • Downey 90241

**4 units • \$487,500/unit • 4,608 sqft • 9,348 sqft lot • \$422.74/sqft •
Built in 1950**

North of Stewart and Gray Rd, east of Lakewood Blvd



9116 Hall Rd is a huge fourplex located in the highly desirable city of Downey. With a highly desirable unit mix of (1) 3 bed/1 bath front house, (1) 2 bed/2 bath, and (2) 3 bed/2 bath units, the property is generating stellar income. One of the 3 bed/2 bath units is extra large with two family rooms and two entrances that's currently being used by the tenants as a divided 3 bed/1 bath and a studio/1 bath units, connected by a door. Tenants pay for their own electric, gas, and trash. The property also provides a laundry room with one washer and dryer that generates enough additional income to cover water and common area utility expenses. The property is not subject to any local rent control ordinance. Current ownership has proactively managed and maintained the property. The main roof was replaced six years ago. Copper plumbing to the main line, 2 new water heaters, and upgraded electrical panel in Unit D have all been installed within the last 5 years. All units have tile floors, granite countertops and updated kitchen and bathroom cabinets. Eight carports, one garage, and additional driveway parking service the tenants' vehicles. Located on a quiet residential street within the borders of downtown Downey, tenants enjoy the benefits of both worlds. Just blocks away are Lakewood Blvd and Firestone Blvd, lined with restaurants, shops and service providers. If that's not enough, Downey Landing is around the corner, which includes several restaurants, a movie theater, LA Fitness, Staples, Walmart Supercenter, and much more. Just a few minutes in the car will put you on the 105, 605, 5 of 710 Freeways.

Facts & Features

- Sold On 10/10/2023
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Two
- 13 Total parking spaces
- 8 Total carport spaces
- Heating: Wall Furnace
- Cap Rate: 5.04
- \$98282 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,420
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01978196
- 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	1		Unfurnished	\$2,860	\$2,860	\$2,995
2:	1	2	2		Unfurnished	\$2,110	\$2,110	\$2,295
3:	1	3	2		Unfurnished	\$2,900	\$2,900	\$3,095

4:	1	3	2	Unfurnished	\$3,045	\$3,045	\$3,495
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
 - Buyer Agency Compensation: 2.5%
- D4 - Southeast Downey, S of Firestone, E of Downey area
 - Los Angeles County
 - Parcel # 6284016007

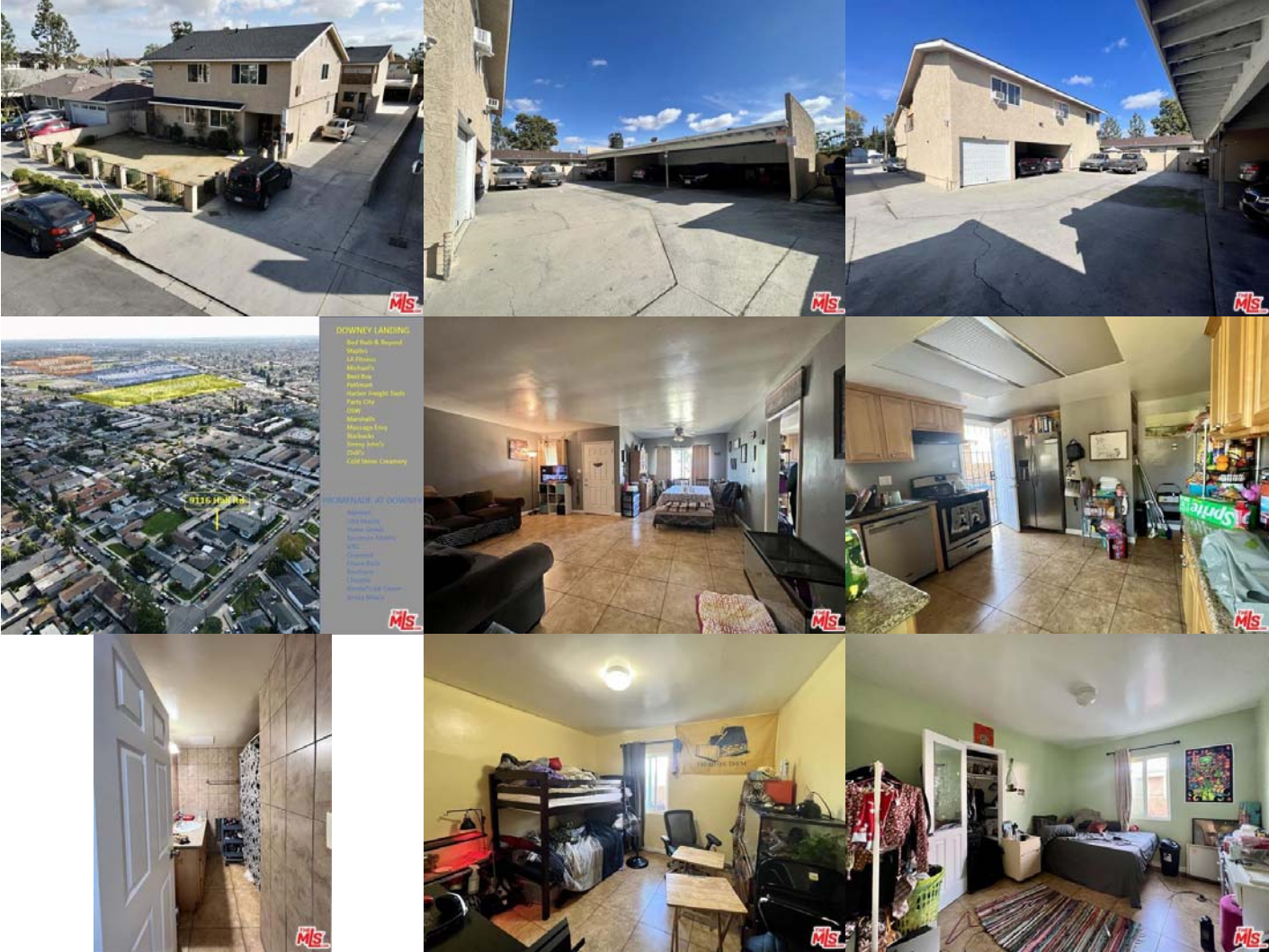
Michael Lembeck

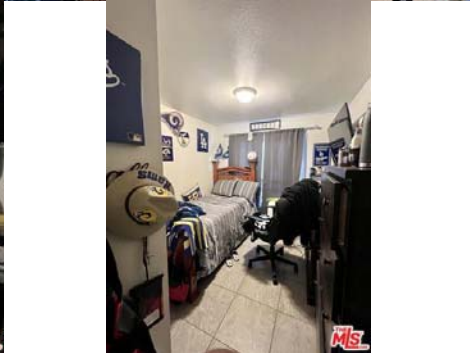
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold: **\$800,000/\$810,000** ↑

4315 Dozier St • East Los Angeles 90022

27 days on the market

4 units • \$200,000/unit • 3,448 sqft • 21,001 sqft lot • \$234.92/sqft • Built in 1902

Listing ID: SB23157693

NW of E Caesar E Chavez Ave and N Eastern Ave



The subject property is a 4-plex located on a very large 21,000 SF parcel that is zoned R2. The improvements consist of 4 separate California Bungalows, built between 1902 and 1922 with a Los Angeles county use code of (4 units) Quadruplex. The 4 units are grandfathered in, and there is an additional 5th unit (4317 ½) in the front structure that is not permitted. A buyer can add up to 2 detached ADU's on this large lot, and might be able to use the ADU process to submit an application to make the unpermitted unit, permitted. (Buyer to verify the feasibility and determine the potential of the ADU permitting process during its due diligence period as broker and seller make no representations as to any of the above proposed ADU's). The property is being offered as a 4 unit with 1 additional, non-permitted unit. The units are all significantly below market and are all due for a rent increase. Unincorporated LA County allows up to an 8% rent increase in any 1 year, and in 2023 the allowable increase is 3%. The property is in a densely populated area of East Los Angeles which has a strong rental market with a lot of demand. The seller has not given any rent increases, and will leave that as upside for the buyer after the close of escrow!

Facts & Features

- Sold On 10/13/2023
- Original List Price of \$800,000
- 4 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Unknown)
- Cap Rate: 6.09
- \$72840 Gross Scheduled Income
- \$45563 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft, Rectangular Lot, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,958
- Electric: \$800.00
- Gas: \$800
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance: \$866
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$1,288
2:	1	3	2	0	Unfurnished	\$2,078	\$2,078	\$2,140
3:	1	1	1	0	Unfurnished	\$1,975	\$1,975	\$2,034
4:	1	1	1	0	Unfurnished	\$767	\$767	\$790

Of Units With:

- Separate Electric: 4
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5234011055

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23157693

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Closed •

List / Sold:

\$9,600,000/\$9,250,000 ↓

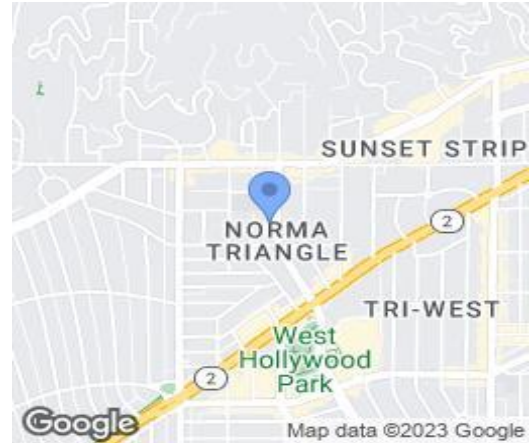
55 days on the market

Listing ID: 23301801

935 N San Vicente Blvd • West Hollywood 90069

**7 units • \$1,371,429/unit • 11,944 sqft • 6,704 sqft lot • \$774.45/sqft •
Built in 2018**

North of Santa Monica Blvd. & South of Sunset Blvd. On San Vicente Blvd.



We are pleased to present a stunning award-winning 7-Luxury Unit apartment complex, designed by the locally based architecture firm, Lorcan O'Herlihy Architects, a masterpiece of architectural excellence. Built in 2018, the property is exempt from rent-control. The coveted unit combination includes three split-level 2+2.5 and four 2+2 flat units, each boasting upscale, condo-grade finishes. The rooftop deck is an urban haven, complete with gym equipment, a lounging area, dining space, and a fire pit perfect for soaking in the mesmerizing panoramic views. Notably, an already recorded tentative tract map gives potential buyers an edge in fast-tracking the condo conversion process, paving the way for individual unit sales. This is a golden opportunity for investors to own an emblematic property that radiates unmatched city elegance.

Facts & Features

- Sold On 10/13/2023
- Original List Price of \$9,600,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 4.37
- \$419531 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$172,945
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$8,000	\$8,000	\$8,000
2:	1	2	2		Unfurnished	\$7,150	\$7,150	\$8,000
3:	1	2	2		Unfurnished	\$7,150	\$7,150	\$8,000
4:	1	2	2		Unfurnished	\$6,000	\$6,000	\$7,500
5:	1	2	2		Unfurnished	\$7,750	\$7,750	\$7,500
6:	1	2	2		Unfurnished	\$7,425	\$7,425	\$7,500
7:	1	2	2		Unfurnished	\$7,425	\$7,425	\$7,500
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
- Buyer Agency Compensation: 1%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4340004016

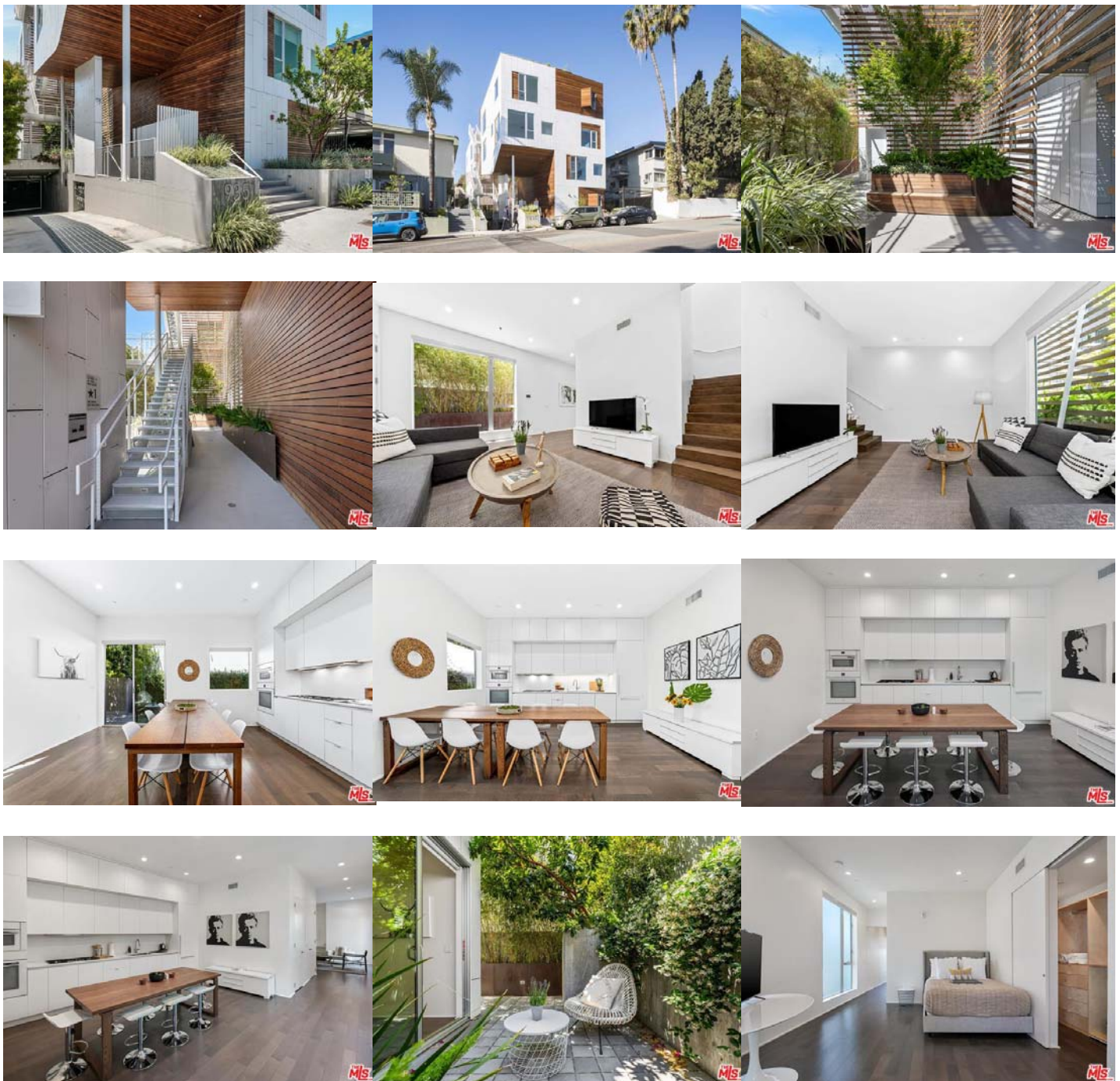
Michael Lembeck

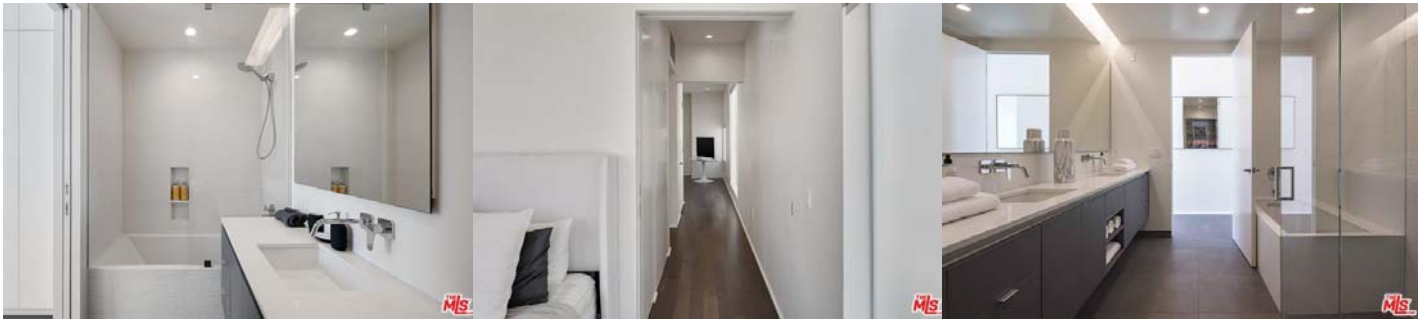
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

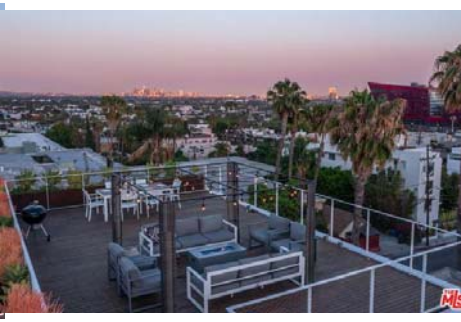
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos









Closed •

List / Sold:

\$3,400,000/\$3,300,000 ↓

44 days on the market

Listing ID: 23285527

7634 Hampton Ave • West Hollywood 90046

**8 units • \$425,000/unit • 6,154 sqft • 6,667 sqft lot • \$536.24/sqft •
Built in 1955**

South of Fountain Ave., North of Santa Monica Blvd., West of Curson Ave., and East of Spaulding Ave.



Huge 500k Price Reduction! 8 Unit building with 5 fully renovated units (3 vacant) in prime West Hollywood cash flowing at an amazing 5.5% Cap Rate and 12.9 GRM from day 1! 1 Attached (1bed/1bath) RTI ADU under construction which will improve the current financials to an incredible Current 6.2% Cap Rate, 11.6 GRM and only 377k/door after completion. Additional 24% upside to 7.2% Cap Rate and 10.4 GRM on the proforma. Diverse Unit Mix of 2 (2bed/1bath), 3 (1bed/1bath+den) and 3 (1bed/1bath) units. Individually metered for Gas & Electricity. RTI Plans for 1 Attached ADU in the storage area (Under Construction) + Prelim Plans for 2 Detached ADUs over the carport. All 5 units have been completely renovated and boast a high-end aesthetic with new modern cabinets, flooring, recessed lighting, new bathrooms, stainless steel appliances, washer/dryer inside, as well as major exterior capital improvements. This property is located in the heart of West Hollywood just minutes away from the iconic Sunset Strip, Beverly Hills, and within close proximity to many hip neighborhood attractions, restaurants, bars, and shops such as Delilah, Laurel Hardware, Employees Only, Bar Lubitsch, Formosa Cafe, and more popping up all around the area.

Facts & Features

- Sold On 10/11/2023
- Original List Price of \$3,750,000
- 1 Buildings
- Levels: Two
- Cap Rate: 5.5
- \$186977 Net Operating Income
- 8 electric meters available

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$66,969
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01872625
- 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		Furnished	\$3,995	\$3,995	\$3,995
2:	1	1	1		Furnished	\$3,395	\$0	\$3,395
3:	1	1	1		Furnished	\$3,395	\$0	\$3,395
4:	1	1	1		Furnished	\$3,395	\$1,297	\$3,395
5:	1	2	1		Furnished	\$3,995	\$3,995	\$3,995
6:	1	1	1		Furnished	\$3,395	\$0	\$3,395
7:	1	1	1		Furnished	\$2,995	\$613	\$2,995

8:	1	1	1	Furnished	\$2,995	\$1,731	\$2,995
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 5530007016

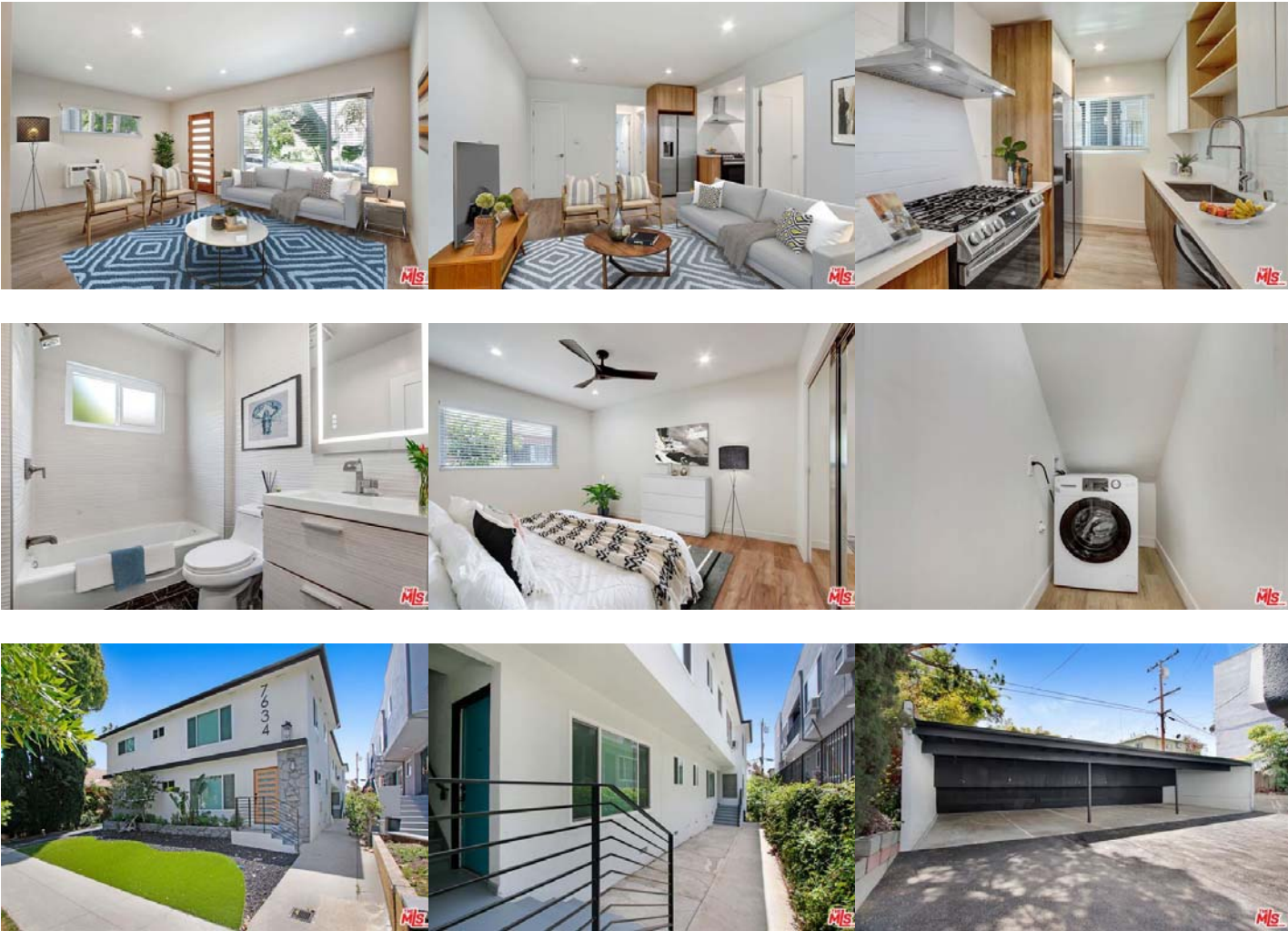
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Apartment**

List / Sold:

\$2,600,000/\$2,300,000 ↓

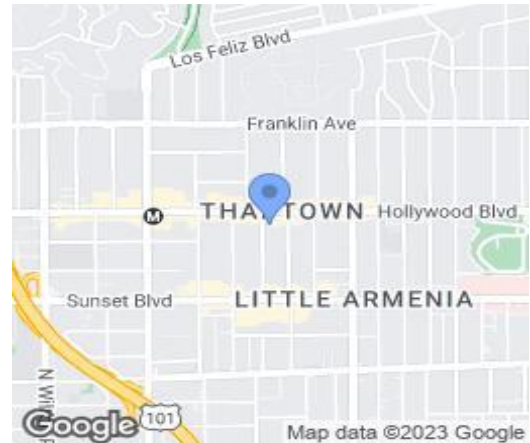
164 days on the market

Listing ID: SR23040243

1646 N Harvard Blvd • Hollywood 90027

10 units • **\$260,000/unit** • **6,766 sqft** • **8,488 sqft lot** • **\$339.93/sqft** •
Built in 1949

Subject property located on the east side of Harvard Blvd. just south of Hollywood Blvd.



This property is a prime investment opportunity located at the gateway to Hollywood and Downtown LA, nestled at the base of Griffith Observatory in the vibrant East Hollywood/Los Feliz Area. The asset consists of 10 units, all of which are 1 bedroom and 1 bathroom. Built in 1949, the property is approximately 6,766 square feet and has no story-story construction. Additionally, the property includes a detached ±6-car carport with an attached laundry facility. The location of this property is excellent, as it is only three city blocks or a six-minute walk from the Metro B Line (Red) at the Hollywood/Western Station stop. The area is known for being one of Los Angeles's strongest rental markets, and the location scores a 92 via Walker's Paradise. There are also many retail destinations, eateries, and entertainment options in the immediate vicinity. The property offers significant potential for upside and value-add. The property is well-maintained and professionally managed. Additionally, seller financing is available. Buyer to verify all info.

Facts & Features

- Sold On 10/13/2023
- Original List Price of \$2,850,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,324 (Estimated)
- Laundry: In Carport
- Cap Rate: 5.23
- \$191064 Gross Scheduled Income
- \$136027 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 10 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$65,587
- Electric: \$6,246.00
- Gas:
- Furniture Replacement:
- Trash: \$5,274
- Cable TV: 01218447
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$7,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,246
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	10	10	6	Unfurnished	\$15,262	\$15,262	\$21,000

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5544016012

Michael Lembeck

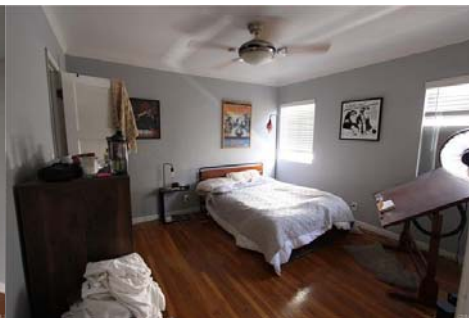
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

▼ Click arrow to display photos





Closed •

List / Sold:

\$1,100,000/\$1,380,000 ↑

2 days on the market

Listing ID: 23310565

6703 Miles Ave • Huntington Park 90255

**10 units • \$110,000/unit • 4,112 sqft • 11,021 sqft lot • \$335.60/sqft •
Built in 1923**

Located in Huntington Park, 6703-07 Miles Avenue is in a low density suburban neighborhood surrounded by single family homes and low-density multifamily communities with seamless access.



We are pleased to present the opportunity to acquire 6703-07 Miles Avenue, a 10-unit value-add opportunity in Huntington Park. The property is situated on two parcels spanning approximately ~11,021 square feet and is comprised of two one-story bungalow style buildings that totaling ~4,112 gross square feet. Combined, these two buildings consist of (10) 1 Bedroom + 1 Bathroom units with a carport parking structure at the rear of the property. Over the years, 6703-07 Miles has remained largely untouched presenting a subsequent buyer to achieve significant upside though curing deferred maintenance and renovating unit interior and exteriors to the modern taste of the a 90255 Zip Code Renter. Given that the area is predominately made up of single-family residences, there is a growing demand for renovated affordable housing in Huntington Park. Beyond the 6703-07 Miles physical plant, the Huntington Park submarket is experiencing a rapid revitalization. With its current untouched state and substantial potential for increased rental income, 6703-07 Miles Avenue stands as an attractive investment opportunity in an area poised for growth.

Facts & Features

- Sold On 10/10/2023
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- Heating: Wall Furnace
- Cap Rate: 5.02
- \$55193 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$45,901
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01858487
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	1	1		Unfurnished	\$873	\$8,730	\$16,500
2:								
3:								
4:								
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6322012024

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • **Commercial/Residential**

List / Sold:

\$2,800,000/\$2,300,000 ↓

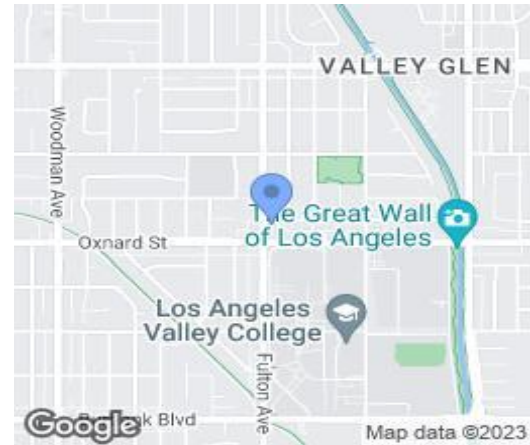
16 days on the market

Listing ID: GD23170551

6022 Fulton Ave • Van Nuys 91401

**12 units • \$233,333/unit • 10,238 sqft • 12,401 sqft lot • \$224.65/sqft •
Built in 1953**

North of Oxnard Blvd.



Pacific West Business Properties, Inc is pleased to present 6022-6028 Fulton Avenue, two adjacent 6-unit multifamily properties located in Van Nuys. The property boasts lush landscaping and covered parking with alleyway access. All units are 2 bed 1 bath and share a common courtyard with newly installed coin operated speed queen washers and dryers. Proforma rents are approximately 54% higher than the current rent roll providing excellent upside and a great opportunity for value add. With an in place 4.73% cap rate and 14.63 GRM there is a ton of potential. Ownership has already obtained permits and is in the process of upgrading the power for both buildings with their own 600 amp services and 7 different meters - one for each unit and a house meter. Please be advised LADWP currently has a spike on the properties until the electric panels are upgraded.

Facts & Features

- Sold On 10/10/2023
- Original List Price of \$2,800,000
- 2 Buildings
- Levels: Two
- 12 Total parking spaces
- 12 Total carport spaces
- Cooling: Gas
- Heating: Ductless, Natural Gas
- \$2,171 (Other)
- Laundry: Common Area, Gas & Electric Dryer Hookup, In Carport
- Cap Rate: 4.73
- \$216001 Gross Scheduled Income
- \$150490 Net Operating Income
- 14 electric meters available
- 14 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Landscaped, Lot 10000-19999
- Sewer: Public Sewer
- Sqft, Sprinklers In Front, Sprinklers Timer

Annual Expenses

- Total Operating Expense: \$59,031
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$6,927
- Cable TV: 01444805
- Gardener:
- Licenses:
- Insurance: \$13,141
- Maintenance: \$9,629
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,886
- Other Expense: \$41,781
- Other Expense Description: Other

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Partially	\$1,192	\$1,192	\$2,050
2:	1	2	1	0	Partially	\$1,061	\$1,061	\$2,050
3:	1	2	1	0	Partially	\$1,650	\$1,650	\$2,050
4:	1	2	1	0	Partially	\$1,697	\$1,697	\$2,050
5:	1	2	1	0	Partially	\$1,750	\$1,750	\$2,050

6:	1	2	1	0	Partially	\$1,750	\$1,750	\$2,050
7:	1	2	1	0	Partially	\$1,257	\$1,257	\$2,050
8:	1	2	1	0	Partially	\$1,648	\$1,648	\$2,050
9:	1	2	1	0	Partially	\$1,257	\$1,257	\$2,050
10:	1	2	1	0	Partially	\$1,192	\$1,192	\$2,050
11:	1	2	1	0	Partially	\$1,274	\$1,274	\$2,050
12:	1	2	1	0	Partially	\$0	\$0	\$2,050

Of Units With:

- Separate Electric: 14
- Gas Meters: 14
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 12

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2331029015

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: GD23170551

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