

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	GD22166474	S	2002 W Victory BLVD	BBK	610	STD	2	\$42,540		\$835,000	\$648.29	1288	1939/ASR	5,722/0.1314	N	2	10/14/22	27/27
2	AR22197833	S	510 W Main ST	SGAB	654	TRUS	2	\$0		\$1,450,000	\$496.92	2918	1946/PUB	14,076/0.3231	N	4	10/13/22	5/5
3	P1-11051	S	135 E Avenue 36	LA	677	STD	2	\$69,000		\$1,066,000	\$556.37	1916	1920	7,492/0.17	N	0	10/13/22	11/11
4	SR22145515	S	1672 W 36th ST	LA	699	STD,TRUS	2	\$0		\$885,000	\$354.00	2500	1991/PUB	7,598/0.1744	N	0	10/11/22	6/6
5	SR22145232	S	1664 W 36th ST	LA	699	STD,TRUS	2	\$39,816		\$985,000	\$394.00	2500	1991/PUB	7,619/0.1749	N	0	10/11/22	7/7
6	22181779	S	4852 S Centinela AVE	LA	C13	STD	2			\$1,280,000	\$937.73	1365	1953	2,992/0.06	N		10/13/22	12/12
7	SR22183418	S	801 S Stanley AVE	LA	C19	STD	2	\$12,000		\$1,450,000	\$442.61	3276	1940/ASR	4,332/0.0994	N	2	10/12/22	4/4
8	DW22157527	S	2319 2321 Raymond AVE	LA	C34	STD	2	\$0		\$1,190,000	\$416.08	2860	1923/PUB	6,750/0.155	N	0	10/11/22	16/16
9	22189093	S	327 W 70th ST	LA	C42	REO	2			\$395,000	\$230.05	1717	1921	5,168/0.11			10/14/22	34/69
10	CV22205878	S	1517 N Eastern AVE	ELA	ELA	STD,TRUS	2	\$42,000		\$630,000	\$310.96	2026	1940/ASR	4,791/0.11	N	2	10/11/22	13/13
11	SR22170412	S	3119 Los Flores BLVD	LNWD	RM	STD	2	\$48,300		\$875,000	\$452.43	1934	1952/PUB	7,595/0.1744	N	2	10/11/22	15/15
12	MB22204719	S	730 W Cressey ST	CMP	RN	STD	2	\$0		\$360,000	\$344.17	1046	1946/EST	4,992/0.1146	N	2	10/14/22	0/0
13	CV22092776	S	10329 San Miguel AVE	SOG	T2	STD	2	\$50,400		\$700,000	\$368.42	1900	1940/PUB	7,300/0.1676	N	2	10/14/22	110/110
14	RS22181061	S	4114 Bell AVE	BELL	T6	STD	2	\$0		\$955,000	\$616.93	1548	1951/ASR	9,375/0.2152	N	2	10/12/22	12/12
15	SN22183205	S	524 E Palm AVE	ES	141	STD	3	\$15,000		\$2,100,000	\$668.36	3142	1957/PUB	16,265/0.3734	N	4	10/12/22	22/22
16	22198387	S	1827 E 63rd ST	LA	C42	STD	3			\$700,000	\$327.10	2140	1923	5,342/0.12	N	1	10/14/22	10/10
17	AR22075273	S	6940 Ben AVE	NHLW	NHO	STD	3	\$36,312		\$800,000	\$389.86	2052	1939/ASR	7,797/0.179	N	0	10/14/22	126/126
18	SR22134127	S	558 E Avenue Q12	PDL	PLM	STD	3	\$3,350		\$715,000	\$229.02	3122	1949/ASR	21,967/0.5043	N	2	10/13/22	49/49
19	22188313	S	7417 Fountain AVE	LA	C20	STD	4		6	\$1,825,000	\$532.69	3426	1937	6,850/0.15			10/12/22	7/7
20	SR22121698	S	4224 Gentry AVE	STUD	STUD	STD	4	\$101,556	4	\$1,781,000	\$640.65	2780	1948/PUB	6,919/0.1588	N	4	10/13/22	99/99
21	PW22178290	S	1210 Magnolia Ave	LA	C17	STD	5	\$0		\$1,200,000	\$305.50	3928	1902/PUB	7,001/0.1607	N	1	10/13/22	0/0
22	22180225	S	2489 N Gower ST	LA	C30	PRO	5			\$1,500,000	\$471.11	3184	1942	8,051/0.18			10/12/22	17/17
23	SR22176512	S	1717 S Bonnie Brae ST	LA	C42	STD	6	\$62,196		\$900,000	\$306.54	2936	1961/ASR	6,383/0.1465	N	0	10/12/22	34/131
24	SB22068369	S	13406 S Vermont AVE	GR	116	STD	8	\$185,000		\$2,264,000	\$252.68	8960	1962/ASR	9,277/0.213	N	8	10/14/22	85/85
25	22187663	S	1528 10th ST	SM	C14	STD	8		4	\$3,350,000	\$517.06	6479	1956	7,479/0.17			10/12/22	7/7
26	SR22171023	S	6056 Craner AVE	NHLW	NHO	STD	8	\$422,400	5	\$5,790,000	\$388.07	14920	2022/SLR	13,163/0.3022	N	16	10/12/22	0/0
27	SR22125808	S	12722 S Figueroa ST	LA	122	STD	9	\$190,920	7	\$1,750,000	\$187.45	9336	1939/PUB	12,090/0.2775	N	0	10/14/22	31/31
28	22185473	S	8010 Owensmouth AVE	CNGA	CP	STD	20		3	\$3,600,000	\$242.13	14868/OT	1959	19,166/0.44			10/13/22	8/8

Closed • Duplex

List / Sold: **\$899,000/\$835,000** ↑

2002 W Victory Blvd • Burbank 91506

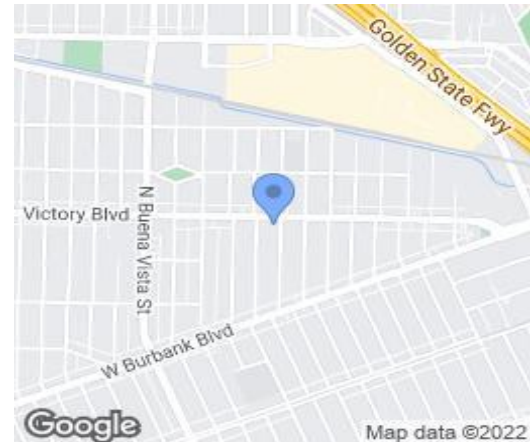
27 days on the market

2 units • **\$449,500/unit** • **1,288 sqft** • **5,722 sqft lot** • **\$648.29/sqft** •

Listing ID: GD22166474

Built in 1939

W Victory between N Lamer St and Keystone St



Duplex in prime Burbank location near Costco, studios, Downtown Burbank, Magnolia Park and 134 and 5 freeways. Each 1 bed 1 bath unit has their own washer and dryer, hardwood floors, living room and bedroom. Two 1 car garages and separate yards with grass.

Facts & Features

- Sold On 10/14/2022
- Original List Price of \$94,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$192 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- \$42540 Gross Scheduled Income
- \$34009 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Appliances: Disposal, Gas Range, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,531
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$605
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,046
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,795	\$1,795	\$1,800
2:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 610 - Burbank area

- Los Angeles County
- Parcel # 2438020024

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: GD22166474

Printed: 10/16/2022 9:07:41 AM

Closed • Duplex

List / Sold:

\$1,388,000/\$1,450,000 ↑

5 days on the market

Listing ID: AR22197833

510 W Main St • San Gabriel 91776

2 units • \$694,000/unit • 2,918 sqft • 14,076 sqft lot • \$496.92/sqft • Built in 1946

w/Del Mar Ave. Eastside of Ramona St. S/ Mission Dr.



This property includes 2 addresses. 510 W. Main St., San Gabariel & 524 S. Ramona St., San Gabaraiel. Two separate houses on a very large lot of 14,076 sq. ft. First time on the market in 58 years. Living Trust Sale, no curt confirmation required. Property being sold "AS IS" by the successor trustee of the trust. House on 510 W. Main St, built in 1990 is a 3 bedroom, 1.75 bath home with 1,651 sq. ft., features step-down living room with high ceiling, tile entry, plantation shutters. Kitchen has granite counter, tile floor, drop-in gas stove with hood, stainless steel dishwasher, and leads to the patio. Separate den has laminate floor, high ceiling and trac lighting. Main bedroom has laminate floor, ceiling fan, mirror wardrobe closet & 2nd small closet. Bathroom off main bedroom has walk-in Whirlpool tub, stall shower tiled, granite counters, tile floor & sky light. Bedroom #2 has laminate wood floors and mirrored wardrobe closet. Bedroom #3 has laminate wood floor & mirrored wardrobe closet. Second bathroom is .75 bath off den with granite counter sand tile floor. Hallway has small closet & laminate floor. There is a two-car attached garage with washer/dryer hook-ups and automatic door opener. The house located at 524 S. Ramona St. is the original house built in 1946. Features 1,267 sq. ft., 3 bedrooms, and 1.7t baths with a two-car garage which has washer and dryer hook-ups. Living room has hardwood floor, panel ceiling and fireplace. Kitchen has tile floor, ceiling fan, tile counters, custom stove hood and dishwasher. Main bedroom has laminate floors & .75 bath with shower. 2nd bedroom has hardwood floors, mirrored wardrobe closet and ceiling fan. 3rd bedroom has hardwood floors and ceiling fan. 2nd .75 bath with tile floor off hallway. Older large patio in rear yard, property is in R-2 zone. Located on San Gabriel Village border, truly a rare find. No persons to our knowledge deceased in property.

Facts & Features

- Sold On 10/13/2022
- Original List Price of \$1,388,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- \$848 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Dishwasher, Gas Water Heater, Range Hood
- Other Interior Features: Granite Counters, High Ceilings

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00790958
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5361022009

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: AR22197833

Printed: 10/16/2022 9:07:41 AM

Closed • Duplex

List / Sold:

\$1,049,000/\$1,066,000 ↑

11 days on the market

Listing ID: P1-11051

135 E Avenue 36 • Los Angeles 90031

2 units • **\$524,500/unit** • **1,916 sqft** • **7,492 sqft lot** • **\$556.37/sqft** •
Built in 1920

Located between Pasadena Avenue and Carlota. Exit on Avenue 43 from the 110 and take Carlota to the West.



Move in ready duplex property in Highland Park near Heritage Square Metro Station. Investors in the neighborhood will recognize an uncommon find in the area with both homes available to move in as a primary residence or rent for income. Built in 1920 as a legal duplex with two structures, the front house has 4 bedrooms and 2 bathrooms while the rear home is currently built as a spacious 1 bedroom, 1 bath but shows on public records as 2 bedrooms. Total square footage of the property is 1,916 and the lot size is 7,492. Skip the hassle and cost of permitting, designing and building an ADU, this home and guest house is ready to live in today. The main house has numerous updates including newer cabinets with quartz countertops, central air conditioning, engineered wood flooring and 2 updated bathrooms. A large bedroom suite at the rear of the home is light filled with Southern exposure. The rear house, used for many years as a music studio, has a spacious bedroom, full bathroom, large kitchen and private access to a fully fenced backyard filled with citrus trees and a raised-bed garden. Wrought iron electric gate at the front of the property provides privacy and security and there are numerous areas for entertaining family and friends in the fully fenced property. Easy access to parks, shopping, metro train station and some of the absolute best new restaurants in town. Come see this delightful home at one of our open house showings and make it your own. Also listed as a single family home, MLS #P1-11050 Offer deadline of Tuesday, Sept 6 at 12pm

Facts & Features

- Sold On 10/13/2022
- Original List Price of \$1,049,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- Laundry: Inside, In Kitchen
- \$69000 Gross Scheduled Income
- \$49750 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Water Heater, Microwave, Free-Standing Range, Vented Exhaust Fan

Exterior

- Lot Features: Utilities - Overhead
- Security Features: Automatic Gate, Smoke Detector(s), Carbon Monoxide Detector(s)
- Fencing: Good Condition, Wrought Iron, Wood, Privacy, Masonry
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$19,250
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$4,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		4	2	0	Unfurnished	\$0	\$0	\$3,750
2:		1	1	0	Unfurnished	\$0	\$0	\$2,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5446027014

Michael Lembeck

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

Re/Max Property Connection

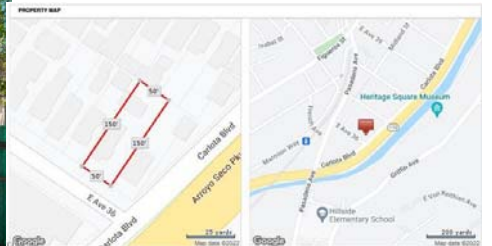
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

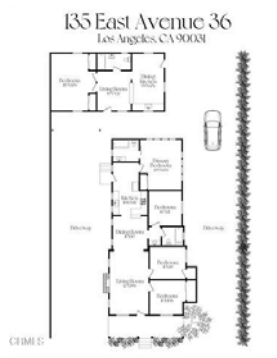
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CUSTOMER FULL: Residential Income **LISTING ID:** P1-11051

Printed: 10/16/2022 9:07:44 AM

Closed •

List / Sold: **\$925,000/\$885,000** ↓

1672 W 36th St • Los Angeles 90018

6 days on the market

**2 units • \$462,500/unit • 2,500 sqft • 7,598 sqft lot • \$354.00/sqft •
Built in 1991**

Listing ID: SR22145515

East of Western, West of Normandie, North of Exposition and South of Jefferson Blvd.



This property sits on a large lot with room for growth. Close to USC, Expo Rail Line, 10 and 110 Freeways with easy access to Downtown Los Angeles, Culver City, Santa Monica, Hollywood, Exposition Park, the Coliseum, Banc Of California Stadium, shops and many other amenities. Each unit is 4 bedrooms and 2 bath with plenty of space. Seller would prefer to have this building sold along with 1664 W. 36th. They are across the shared driveway from each other and both sellers are related. This could be an investor's dream. No sign on property.

Facts & Features

- Sold On 10/11/2022
- Original List Price of \$925,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 2 Total carport spaces
- \$471 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,796
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$696
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- 699 - Not Defined area

- Rent Controlled

- Los Angeles County
- Parcel # 5041015032

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: SR22145515

Printed: 10/16/2022 9:07:45 AM

Closed •

List / Sold: **\$1,050,000/\$985,000** ↓

1664 W 36th St • Los Angeles 90018

7 days on the market

**2 units • \$525,000/unit • 2,500 sqft • 7,619 sqft lot • \$394.00/sqft •
Built in 1991**

Listing ID: SR22145232

East of Western, West of Normandie, North of Exposition and South of Jefferson



This property sits on a large lot with room for growth. Close to USC, Expo Rail Line, 10 and 110 Freeways with easy access to Downtown Los Angeles, Culver City, Santa Monica, Hollywood, Exposition Park, the Coliseum, Banc Of California Stadium, shops and many other amenities. Each unit is 4 bedrooms and 2 bath with plenty of space. Seller would prefer to have this building sold along with 1672 W. 36th. They are across the shared driveway from each other and both sellers are related. This could be an investor's dream. No sign on property.

Facts & Features

- Sold On 10/11/2022
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 2 Total carport spaces
- \$441 (Estimated)
- \$39816 Gross Scheduled Income
- \$30584 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,232
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$1,980	\$1,980	\$3,500
2:	1	4	2	2	Unfurnished	\$1,338	\$1,338	\$3,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- 699 - Not Defined area

- Rent Controlled

- Los Angeles County
- Parcel # 5041015031

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: SR22145232

Printed: 10/16/2022 9:07:45 AM

Closed •

List / Sold:

\$1,199,000/\$1,280,000 ↑

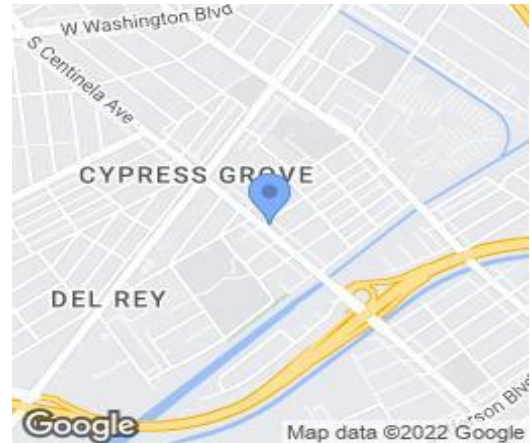
12 days on the market

Listing ID: 22181779

4852 S Centinela Ave • Los Angeles 90066

2 units • **\$599,500/unit** • **1,365 sqft** • **2,992 sqft lot** • **\$937.73/sqft** •
Built in 1953

East of S Centinela Ave, South of Marshall St, North of Allin St, West of W Wagner St



OFFER DEADLINE - THURSDAY (9/1) AT 5:00PM. Please submit all offers. Amazing multi-unit rental income opportunity for investors or first time home buyers in Mar Vista! Conveniently located moments away from dining and shopping, this two-unit corner lot features highly desirable amenities such as in-unit laundry hookups, central A/C, on-site parking, and privacy shrubbery enclosing a cozy patio perfect for outdoor entertaining. Modernized with elegant design touches, the front 2BR/2BA unit features dual entry doors, an open concept floor plan, neutral color palette, stylish wood flooring, tons of natural light, ample cabinetry, stainless steel appliances, gas range/oven, dishwasher, and adjoining dining area. Each bedroom includes ample closet space for added convenience. The second unit offers a 1BR/1BA residence with the same elegant designs and features of the front unit as well as a flowing floorplan that is perfect for configuring your ideal living space. Whether you're looking to invest or make this your home, this almost 3,000 square foot lot offers you tons of possibilities and appeal in a highly sought-after rental area close to schools, entertainment, cafes, and more. Schedule your private tour today!

Facts & Features

- Sold On 10/13/2022
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Stackable, See Remarks
- \$6000 Net Operating Income

Interior

- Rooms: Living Room, Master Bathroom
- Floor: Tile
- Appliances: Dishwasher, Microwave, Refrigerator, Gas Range
- Other Interior Features: Recessed Lighting, Open Floorplan

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$4,000	\$0	\$4,000
2:	1	1	1		Unfurnished	\$3,000	\$0	\$3,000
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
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4221019001

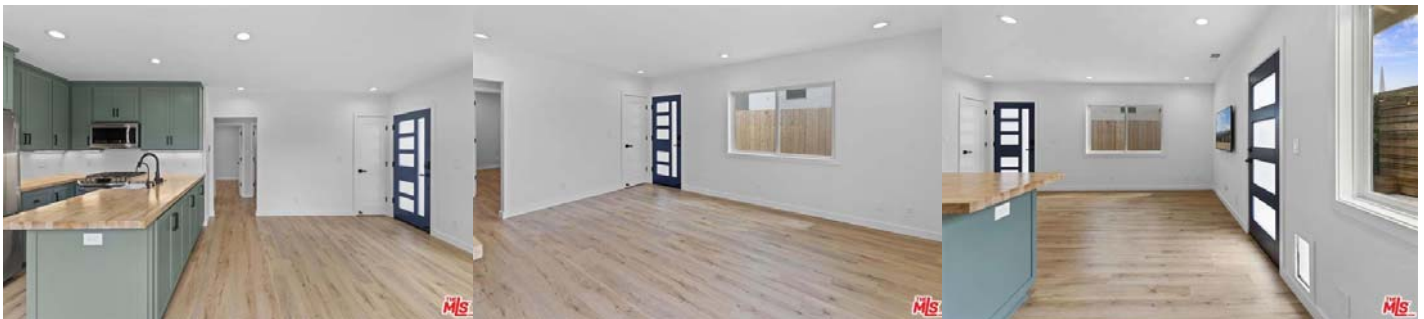
Michael Lembeck

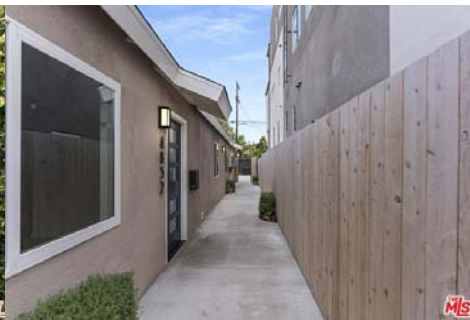
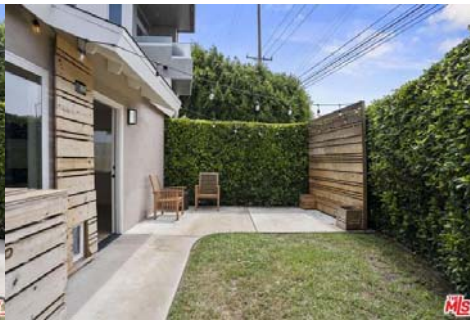
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos







Closed • Duplex

List / Sold:

\$1,375,000/\$1,450,000 ↑

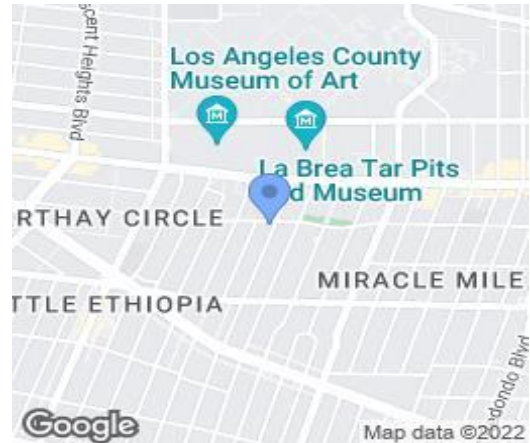
4 days on the market

Listing ID: SR22183418

801 S Stanley Ave • Los Angeles 90036

2 units • \$687,500/unit • 3,276 sqft • 4,332 sqft lot • \$442.61/sqft •
Built in 1940

CORNER OF 8TH ST AND Stanley AVE- East of FAIRFAX AND SOUTH OF WILSHIRE



Rare opportunity to purchase a traditional Duplex SITUATED IN CENTRAL MIRACLE MILE AREA. Endless Possibilities are an investors hidden treasure Both are 2 bedroom 1 1/2 bath units and spacious townhouse style with formal dining rooms & huge living rooms with fireplace, hi ceilings, spacious bedrooms, walk in closets and separate dressing areas. The property needs some updating but was maintained. There are 2 detached one car garages. Ideally located on a quiet street just blocks to LACMA, La Brea Tar Pits and the new PURPLE line Metro Station.

Facts & Features

- Sold On 10/12/2022
- Original List Price of \$1,375,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Forced Air
- \$441 (Estimated)
- Laundry: Individual Room
- \$12000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Center Hall, Dressing Area, Foyer, Jack & Jill, Kitchen, Living Room, Two Masters, Walk-In Closet
- Appliances: Gas Range, Refrigerator
- Other Interior Features: Crown Molding, Tile Counters
- Floor: Carpet, See Remarks

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,306
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$2,306
- 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	1	Unfurnished	\$1,000	\$1,000	\$4,000
2:	1	2	2	1	Unfurnished	\$0	\$0	\$4,000

Of Units With:

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

- Disposal: 2

Additional Information

- Standard sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5089013017

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: SR22183418

Printed: 10/16/2022 9:07:46 AM

Closed • Duplex

List / Sold:

\$1,190,000/\$1,190,000 ↓

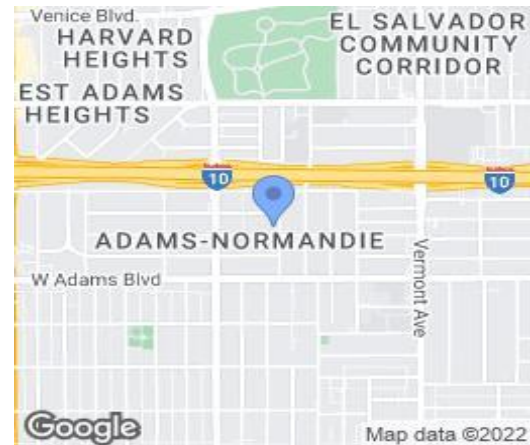
16 days on the market

Listing ID: DW22157527

2319 2321 Raymond Ave • Los Angeles 90007

2 units • **\$595,000/unit** • **2,860 sqft** • **6,750 sqft lot** • **\$416.08/sqft** •
Built in 1923

Normandie Ave and Adams.



Beautiful, restored Craftsman Victorian Duplex, Main two-story House features 4Bedrooms,3Baths, build -in master Walk in Closet, double vanity in master bathroom, new kitchen, update electrical wiring, upgrade HVAC, new ducting, decorative Fireplace with an elegant mantel, new gas and water main lines, new water heater, new paint inside and out. back House 1Bedroom, 1 Bath (HPOZ) This Beautiful Duplex offers residents a highly Desirable location close distance to USC campus, in the heart of ADAMS-NORMANDIE District, close to crypto arena, Memorial coliseum, Convention center, LA live and downtown. Most see in person Move-in Ready.

Facts & Features

- Sold On 10/11/2022
- Original List Price of \$1,275,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$489 (Estimated)
- Laundry: Inside
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Walk-In Closet
- Appliances: 6 Burner Stove, Dishwasher, Disposal, Microwave

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Closed Circuit Camera(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02049892
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Dishwasher: 2
- Disposal:

- Wall AC: 1

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5054002003

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: **\$415,500/\$395,000** ↓

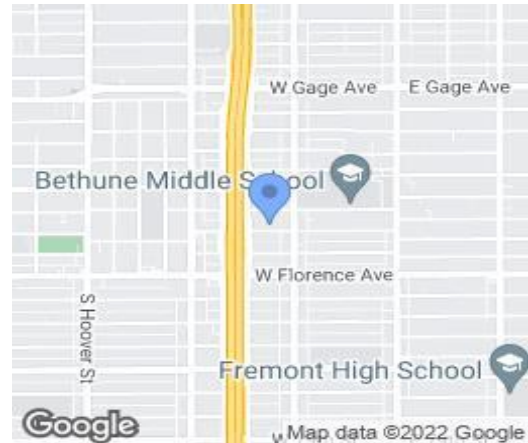
327 W 70th St • Los Angeles 90003

34 days on the market

**2 units • \$207,750/unit • 1,717 sqft • 5,168 sqft lot • \$230.05/sqft •
Built in 1921**

Listing ID: 22189093

Property located in Southeast LA. East of the 110 Freeway. W Florence Ave to S Grand Avenue to W 70th Street, or, W Florance Avenue to S Broadway to W 70th Street.



Looking for the perfect investment opportunity? Well, look no further! This is your chance to purchase a fully occupied duplex in Southeast LA ideal for the ambitious end-user or investor/developer. 2 detached units each with 2 bedrooms and 1 bathroom with separate gas/electric meters. Off-street/gated driveway parking. Conveniently located to public schools, public transportation, and freeway access. No showings, please do not disturb occupants.

Facts & Features

- Sold On 10/14/2022
- Original List Price of \$415,500
- 2 Buildings
- Heating: Wall Furnace

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Real Estate Owned sale

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6012008028

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: 22189093

Printed: 10/16/2022 9:07:46 AM

Closed • Duplex

List / Sold: **\$645,000/\$630,000** ↓

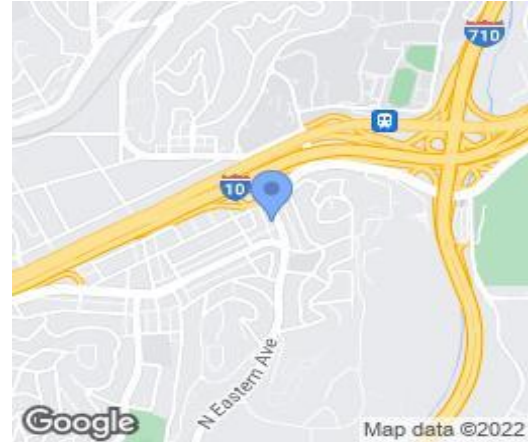
1517 N Eastern Ave • East Los Angeles 90063

13 days on the market

2 units • **\$322,500/unit** • **2,026 sqft** • **4,791 sqft lot** • **\$310.96/sqft** •
Built in 1940

Listing ID: CV22205878

S/Ramona Blvd.



WOW*Wonderful Opportunity to Own Duplex at Great Price*2 Spacious Units each with 2 Bedrooms and 1 Bath*Large Basement and Workshop Area*2 Car Garage*Nice Backyard to Enjoy for Entertainment and Relaxing*Bay Window off Living Room with Hardwood Floors*Great Access to Freeway and Commute to Downtown*Close to Cal State Los Angeles*Adjacent to Monterey Park**Needs Work but Ideal for Owner Occupant or Investor*Zoned LCR3*Rents are forecasted in Listing*

Facts & Features

- Sold On 10/11/2022
- Original List Price of \$645,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$1,117 (Estimated)
- Laundry: Individual Room
- \$42000 Gross Scheduled Income
- \$41984 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$10,062
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01079262
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- ELA - East Los Angeles area
- Los Angeles County

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: **\$845,000/\$875,000** ↑

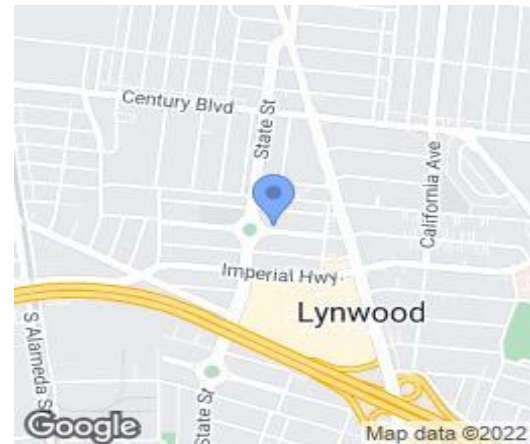
3119 Los Flores Blvd • Lynwood 90262

15 days on the market

**2 units • \$422,500/unit • 1,934 sqft • 7,595 sqft lot • \$452.43/sqft •
Built in 1952**

Listing ID: SR22170412

Off the 105W exit Long Beach Blvd, exit right, Las Flores Blvd turn left



Welcome to this Duplex! Pride of ownership - Move in ready! Two Newly Renovated Free Standing Homes in one spacious lot, with more space to build. Both units have new flooring all throughout. The front unit is a 3 bedroom 2 bathroom. Back unit has 2 bedrooms and 1 bath custom window treatments. Every inch of this 2 bedroom and 1 bath has been meticulously renovated using the greatest care, craftsmanship, and interior design aesthetic. The walls and ceilings have been skim coated. Both units have their own electric & gas meters. Each unit has its own laundry area within the unit. A lovely investment property to enjoy for years to come!

Facts & Features

- Sold On 10/11/2022
- Original List Price of \$845,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$797 (Public Records)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$48300 Gross Scheduled Income
- \$44550 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,750
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$750
- Cable TV: 01434210
- Gardener:
- Licenses:
- Insurance: \$450
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,350
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$2,150	\$25,800	\$25,800
2:	1	2	1	0	Unfurnished	\$1,875	\$22,500	\$22,500

Of Units With:

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

Additional Information

- Standard sale

- RM - Lynwood area
- Los Angeles County
- Parcel # 6170036005

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: SR22170412

Printed: 10/16/2022 9:07:46 AM

Closed • Duplex

List / Sold: **\$395,000/\$360,000** ↓

730 W Cressey St • Compton 90222

0 days on the market

**2 units • \$197,500/unit • 1,046 sqft • 4,992 sqft lot • \$344.17/sqft •
Built in 1946**

Listing ID: MB22204719

Rosecrans & Wilmington



**** Fixer Property**** Needs Extensive work and Sold with Tenants, drive by only, Subject to Inspection. No Access to property, Tenants are Uncooperative. Property needs a lot of work. Cash only

Facts & Features

- Sold On 10/14/2022
- Original List Price of \$395,000
- 2 Buildings
- 2 Total parking spaces
- \$634 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Value In Land
- Sewer: Private Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

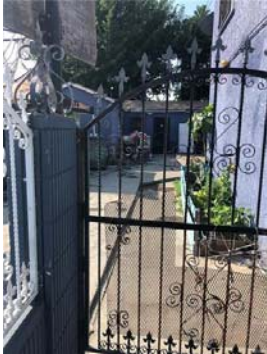
Additional Information

- Standard sale
- Rent Controlled
- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6153002011

Michael Lembeck

Re/Max Property Connection

 Click arrow to display photos



Closed • Duplex

List / Sold: **\$705,000/\$700,000** ↑

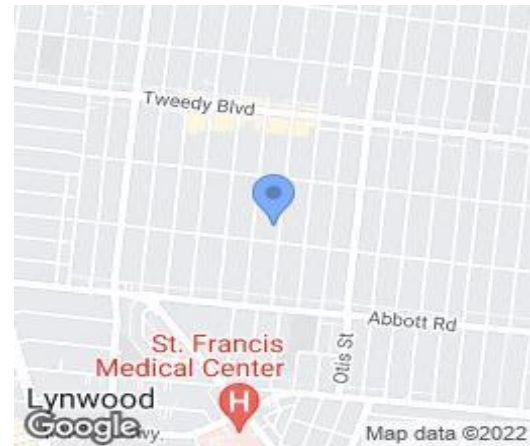
10329 San Miguel Ave • South Gate 90280

110 days on the market

2 units • **\$352,500/unit** • **1,900 sqft** • **7,300 sqft lot** • **\$368.42/sqft** •
Built in 1940

Listing ID: CV22092776

w of downey



Income property!

Facts & Features

- Sold On 10/14/2022
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$752 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$50400 Gross Scheduled Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Carpet, Tile
- Appliances: None

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,980
- Electric:
- Gas: \$1,440
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,280
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6223017015

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: CV22092776

Printed: 10/16/2022 9:07:48 AM

Closed • Duplex

List / Sold: **\$889,000/\$955,000** ↑

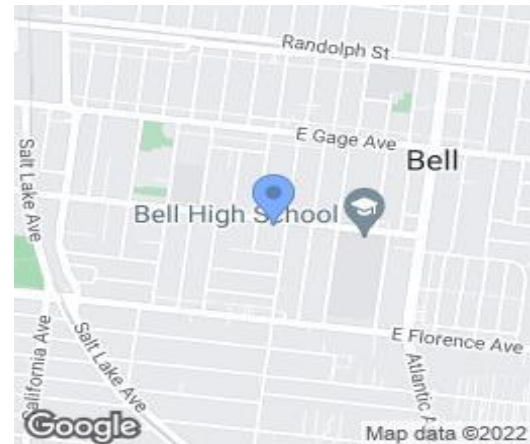
4114 Bell Ave • Bell 90201

12 days on the market

2 units • **\$444,500/unit** • **1,548 sqft** • **9,375 sqft lot** • **\$616.93/sqft** •
Built in 1951

Listing ID: RS22181061

West of the 710 fwy, the cross street is Otis Ave south of Gage and north of Florence



BELL, CALIFORNIA 90201 - FIRST TIME ON THE MARKET SINCE 1968. This is an amazing opportunity for builders or for those that have been looking to buy in the nice centrally located city of Bell. These two units are located within a few blocks of Corona Avenue Elementary School and Bell High School. The property is near markets, restaurants and within minutes from the 5 and 710 freeways. It features: Two - 2 bedroom, 1 Bath duplex style units that measure 1,548 sq ft, 2 car detached garage with a separate laundry room, Extra Large R3 lot of 9,375 sq ft with dimensions of 75' X 125', Check with the city about building additional units and or ADUs. The possibilities are endless.

Facts & Features

- Sold On 10/12/2022
- Original List Price of \$889,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$802 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$700
- Cable TV: 01067683
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale

- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6325030010

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

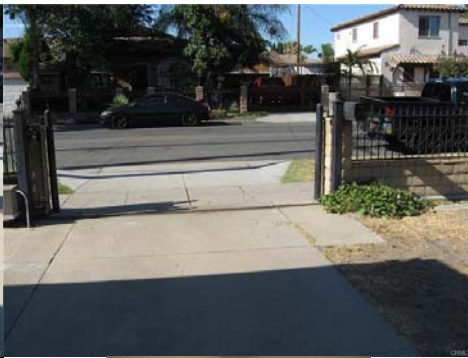
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: RS22181061

Printed: 10/16/2022 9:07:50 AM

Closed • **Triplex**

List / Sold:

\$2,345,000/\$2,100,000 ↓

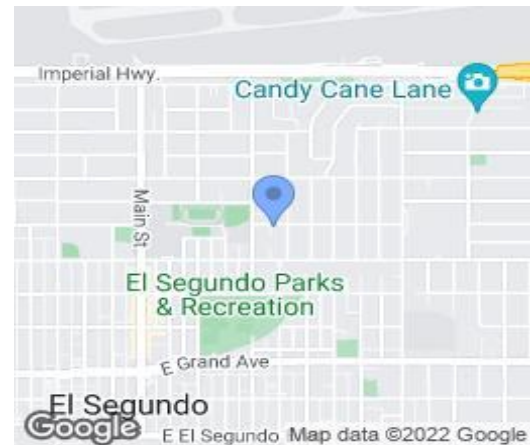
524 E Palm Ave • El Segundo 90245

22 days on the market

3 units • **\$781,667/unit** • **3,142 sqft** • **16,265 sqft lot** • **\$668.36/sqft** •
Built in 1957

Listing ID: SN22183205

I-105 to Imperial Hwy, exit California St., right E. Imperial Ave, left Center, Right on E. Palm



LOCATION, LOCATION, LOCATION on this unique property zoned R2! One of the highest elevations in El Segundo! Enjoy unobstructed views from the front home picture window! ½ block to El Segundo High School, rated in the top 2.5% of CA High Schools! 2 ½ blocks to an outstanding Recreation Park! 1.7 miles to the ocean to watch a sunset and less than 7 miles to SoFi Stadium, home of the L.A. Rams! Front home is a 1957 built 2-bedroom 1.5-bath home with bonus room, game room and approx. 1,592 sq. ft. on the 67 wide by 242 deep lot (16,265 sq. ft) with up-slope to the back of the property. Large living room with brick/rock fireplace over 2-car garage. Pool in back yard is filled in. Concrete driveway on side of lot leads to the Duplex, 2nd detached 2-car garage and storage room on back half of the lot. Duplex units are 2 bedrooms, 1 bath with approx. 775 sq. ft. each. Shared laundry room with fenced back yard. Lots of work needed here but a great opportunity for investor, contractor or DIY for an income property, personal residence with additional income or what best fits your vision for this unique property in a safe and prosperous city with quality Police and Fire Departments. Don't let this opportunity slip by!

Facts & Features

- Sold On 10/12/2022
- Original List Price of \$2,512,000
- 4 Buildings
- Levels: One
- 9 Total parking spaces
- 0 Total carport spaces
- Heating: Fireplace(s), Forced Air, Natural Gas, See Remarks, Wood
- \$600 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$15000 Gross Scheduled Income
- \$12200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Entry, Game Room, Kitchen, Living Room, Main Floor Bedroom, Utility Room
- Floor: Carpet, Vinyl
- Appliances: Double Oven, Electric Cooktop, Gas Water Heater, Range Hood, Vented Exhaust Fan
- Other Interior Features: Tile Counters, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Gentle Sloping, Lot 10000-19999 Sqft, Rectangular Lot, Paved, Sprinklers In Front, Sprinklers Timer, Up Slope from Street, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Chain Link, Masonry, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,800
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	4	Unfurnished	\$15,000	\$15,000	\$15,000
# Of Units With:								
• Separate Electric: 3 • Gas Meters: 3 • Water Meters: 2 • Carpet: 2 • Dishwasher: 0 • Disposal: 1					• Drapes: 2 • Patio: 3 • Ranges: 0 • Refrigerator: 0 • Wall AC: 0			

Additional Information

- Standard sale
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4133008026

Michael Lembeck

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

Re/Max Property Connection

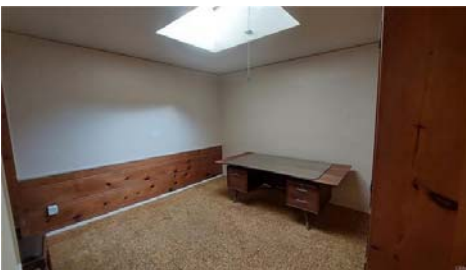
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos













Closed •

List / Sold: **\$669,000/\$700,000** ↑

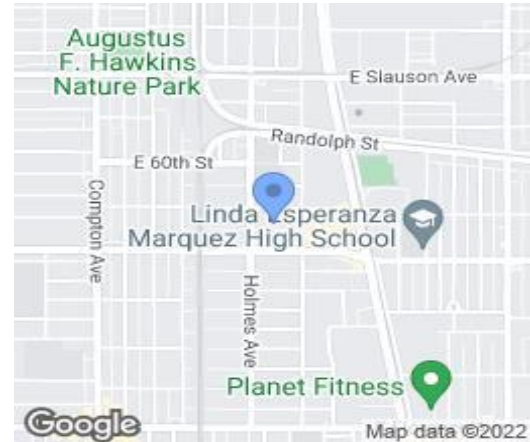
1827 E 63rd St • Los Angeles 90001

10 days on the market

**3 units • \$223,000/unit • 2,140 sqft • 5,342 sqft lot • \$327.10/sqft •
Built in 1923**

Listing ID: 22198387

Holmes Avenue to E 63rd Street



Highest and Best offers to be submitted by Sept. 15th at 12pm (noon). Calling all investors and owner-users! This is your opportunity to purchase a tri-plex with 2 occupied units and 1 vacant unit. This would be the ideal property for those investors looking for a live-in investment property. The front unit (3BR/1BA) and middle unit (2BR/1BA) are both occupied and the rear unit (1BR/1BA) is vacant. The charming rear unit is located above the detached 1-car garage. Light and bright living room with adjoining kitchen as well as an ample sized bedroom. Don't miss this fantastic investment property!

Facts & Features

- Sold On 10/14/2022
- Original List Price of \$669,000
- 3 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace

Interior

- Appliances: Microwave

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,957	\$1,957	\$0
2:	1	2	1		Unfurnished	\$1,863	\$1,863	\$0
3:	1	1	1		Unfurnished	\$0	\$0	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6009013018

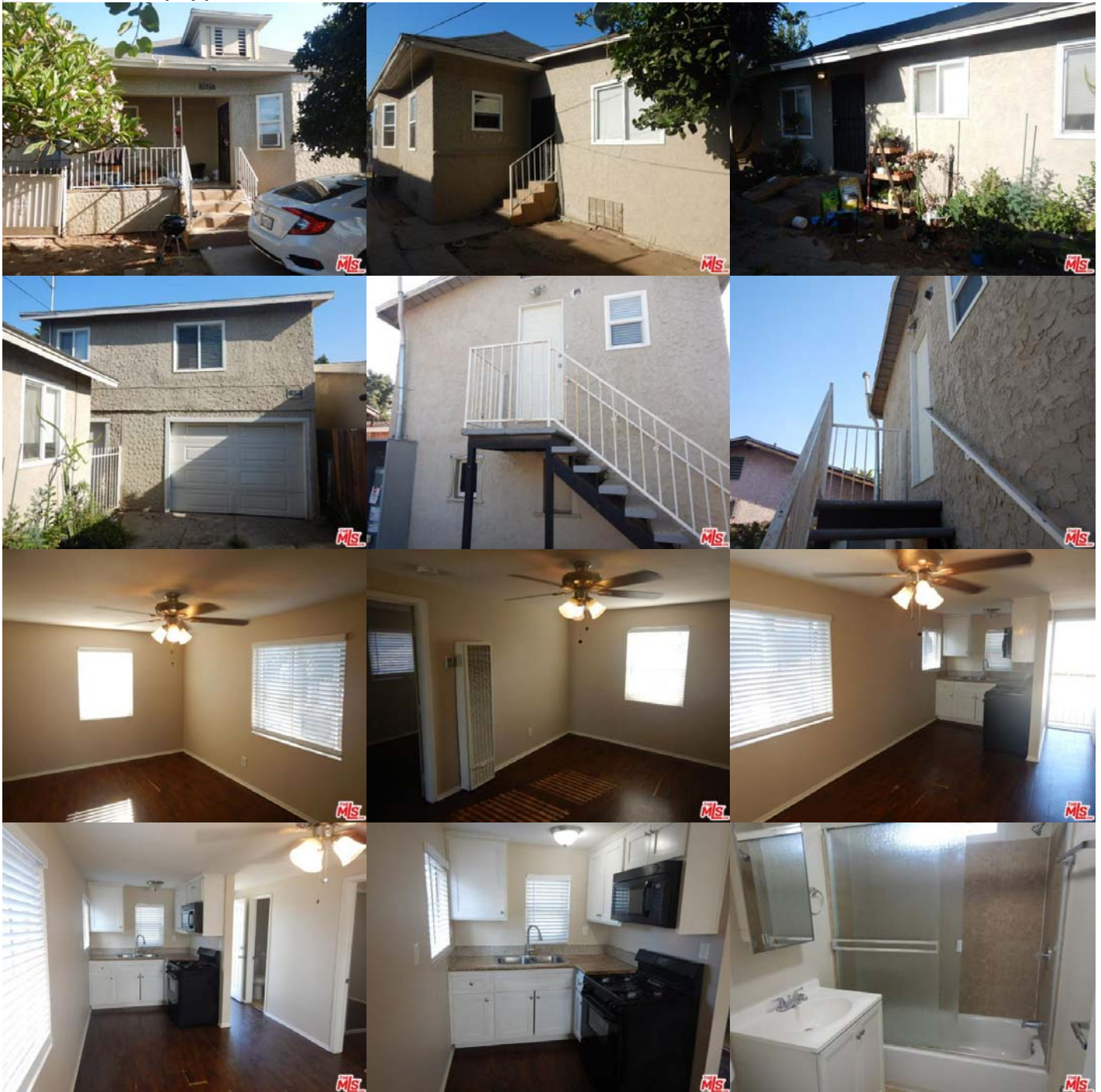
Michael Lembeck

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: 22198387

Printed: 10/16/2022 9:07:51 AM

Closed • **Triplex**

List / Sold: **\$835,000/\$800,000** ↓

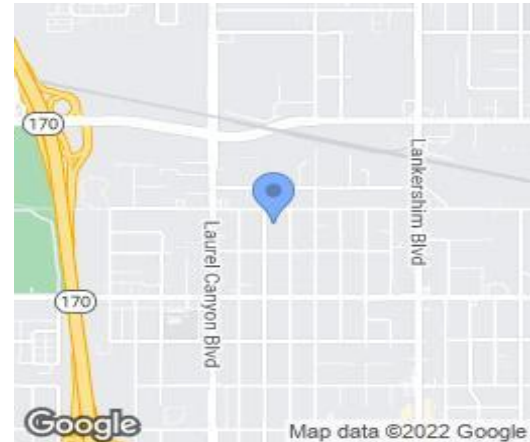
6940 Ben Ave • North Hollywood 91605

126 days on the market

3 units • **\$278,333/unit** • **2,052 sqft** • **7,797 sqft lot** • **\$389.86/sqft** •
Built in 1939

Listing ID: AR22075273

One block East of Laurel Canyon Blvd. - Cross Street Hart Street



Charming Triplex located in the heart of North Hollywood. Very low maintenance Triplex with excellent long term tenant which have each been at the property for over 15 years. Tenants are paying well below market rent. Potential to increase rent by 45% from current rent. Super Hot Area for new development opportunity in one of L.A.'s Hottest Neighborhood. Close proximity to shopping, restaurants, schools, parks, public transportation, and freeway. THIS PROPERTY WILL NOT LAST.

Facts & Features

- Sold On 10/14/2022
- Original List Price of \$850,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- 3 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Space Heater, Wall Furnace
- \$400 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$36312 Gross Scheduled Income
- \$23372 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Appliances: Gas Range
- Floor: Laminate, Vinyl

Exterior

- Lot Features: Back Yard, Front Yard, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense: \$12,940
- Insurance: \$890
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$634
- Water/Sewer: \$3,669
- Cable TV: 01499010
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,265	\$1,265	\$2,500
2:	1	1	1	2	Unfurnished	\$788	\$788	\$1,500
3:	1	2	1	2	Unfurnished	\$973	\$973	\$1,800

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 2
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC: 3

Additional Information

- Standard sale
- Rent Controlled

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2321012019

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: AR22075273

Printed: 10/16/2022 9:07:53 AM

Closed • Triplex

List / Sold: **\$715,000/\$715,000** ↓

558 E Avenue Q12 • Palmdale 93550

49 days on the market

3 units • **\$238,333/unit** • **3,122 sqft** • **21,967 sqft lot** • **\$229.02/sqft** •
Built in 1949

Listing ID: SR22134127

Heading East on Palmdale Blvd. South on 5th East on Q12 complex will be on the South side of the street.



Great location! Great rents! if you are interested in extending or starting your property portfolio this Triplex would make a great addition. The complex has a couple of long term tenants on a mo. to mo. lease the 3rd unit is currently vacant, each unit has it's own garage and a private back yard, parking available on street or in front of the units. great curb appeal. two back units have a newer Roof and New copper pipe was also added to the back vacant unit, the occupied back unit has a newer back splash in kitchen and a bar counter in both back units, the front unit is much larger in size, the garage has also been converted to make it an unpermitted 3rd bedroom with kitchen and bath. This is a well cared for complex and a very desirable area for commuters, Freeway, Train and Hwy close along with shopping near by. Tenants Want to Stay and we have many inquires for back vacant unit.

Facts & Features

- Sold On 10/13/2022
- Original List Price of \$745,000
- 3 Buildings
- 2 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$1,943 (Estimated)
- \$3350 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Living Room, See Remarks
- Appliances: None
- Floor: Tile

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Insurance: \$0
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer:
- Cable TV: 01908011
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$1,400	\$1,400	\$0
2:	2	2	1	1	Unfurnished	\$1,200		

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- PLM - Palmdale area
- Los Angeles County
- Parcel # 3009011014

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:

\$1,850,000/\$1,825,000 ↓

7 days on the market

Listing ID: 22188313

7417 Fountain Ave • Los Angeles 90046

**4 units • \$462,500/unit • 3,426 sqft • 6,850 sqft lot • \$532.69/sqft •
Built in 1937**

Fountain/Gardner



(AMAZING DEAL!!) Great income generating 4 unit property (R3 Zoned) on two separate parcels. This property includes both parcels and each unit has its own individual address. 3 of the 4 units will be delivered fully vacant to the new owner. Light, bright, spacious with a special charm to it. The main unit contains a two bedroom with distinctive style as well as a great size living room and kitchen. Each unit has its own kitchen and living space. Ample amount of gated parking for all units included. Located in one of the most desirable areas in Los Angeles and minutes away from some of the best restaurants, bars and boutiques. Don't miss this rare and amazing opportunity to own this beautiful 4 unit property. This is perfect for a investor, owner user or anyone looking to generate rental income. (PRICED TO SELL)

Facts & Features

- Sold On 10/12/2022
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Laundry: Dryer Included
- Cap Rate: 5.6
- \$103680 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$25,920
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$3,000
2:	2	1	1		Unfurnished	\$0	\$0	\$2,700
3:	3	1	1		Unfurnished	\$0	\$0	\$2,400
4:	4	1	1		Unfurnished	\$836	\$836	\$2,700
5:								
6:								
7:								
8:								
9:								
10:								
11:								

12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5550023005

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: 22188313

Printed: 10/16/2022 9:07:55 AM

Closed • **Quadruplex**

List / Sold:

\$1,899,999/\$1,781,000 ↓

99 days on the market

Listing ID: SR22121698

4224 Gentry Ave • Studio City 91604

**4 units • \$475,000/unit • 2,780 sqft • 6,919 sqft lot • \$640.65/sqft •
Built in 1948**

Laurel Canyon to Woodbridge



Charming 4-unit property in an A++ Location, prime Studio City. So rarely does a multi-unit asset become available in this area. The only one of its kind on the market! Located in quiet and private pocket of mostly multi-million dollar single family homes. The neighborhood is insulated from noise and traffic by the river but still walking distance to Studio City Farmer's Market and all the nearby restaurants and shops on Ventura. Walk Score of 85! There are 2 buildings on the property, one in the front and one in the back. There are two (2) units in the front building and two (2) in the back building above the garages. All units are 1 bed and 1 bath units. Due to the layout of the units, there is no one above or below any of the units! The front building has two (2) large 1bd/1ba units with private rear outdoor patios. The rear building has two (2) additional 1bd/1ba units above the four garages. All units are occupied. Consistently strong rental demand due to the combination of privacy afforded by the river and proximity to the activity on Ventura Pl/Blvd. A Listing of this quality is a rare find in Studio City. Carpenter school district, excellent opportunity to own a unique character asset in a prime location!

Facts & Features

- Sold On 10/13/2022
- Original List Price of \$1,899,999
- 2 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$23,370 (Seller)
- Laundry: Common Area
- Cap Rate: 3.61
- \$101556 Gross Scheduled Income
- \$68671 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$32,885
- Electric: \$750.00
- Gas:
- Furniture Replacement:
- Trash: \$3,010
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,555
- Maintenance: \$800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	1	Unfurnished	\$2,350	\$2,350	\$2,950
2:	1	1	0	1	Unfurnished	\$2,356	\$2,356	\$2,950
3:	1	1	0	1	Unfurnished	\$1,502	\$1,502	\$2,350
4:	1	1	0	1	Unfurnished	\$1,995	\$1,995	\$2,350

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

- STUD - Studio City area
- Los Angeles County
- Parcel # 2368016033

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 • **Single Family Residence**

List / Sold:

\$1,250,000/\$1,200,000 ↓

0 days on the market

1210 Magnolia Ave • **Los Angeles 90006**

5 units • **\$250,000/unit** • **3,928 sqft** • **7,001 sqft lot** • **\$305.50/sqft** •
Built in 1902

Los Angeles

Listing ID: PW22178290



1210 Magnolia Ave is a 3,298 SF property with a 7,001 SF lot sitting on the corner of the Pico-Union neighborhood with R-3 Zoning.

Facts & Features

- Sold On 10/13/2022
- Original List Price of \$1,250,000
- 1 Buildings
- 1 Total parking spaces
- \$320,303 (Public Records)
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Up

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: 01267826
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1	1	Negotiable	\$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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5076601006

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: PW22178290

Printed: 10/16/2022 9:07:59 AM

Closed •

List / Sold:

\$1,495,000/\$1,500,000 ↑

17 days on the market

Listing ID: 22180225

2489 N Gower St • Los Angeles 90068

**5 units • \$299,000/unit • 3,184 sqft • 8,051 sqft lot • \$471.11/sqft •
Built in 1942**

Take Beachwood Dr North of Franklin and turn left on Gower.



This unique, multi-unit property in Beachwood Canyon is being offered for the first time in over 40 years. The five units (per tax assessor) include a duplex, consisting of 2 one-bedroom units; 2 studio apartments; and a private, cabin-like, single-family home at the top of a hill. The home at the top of the property features a fireplace, wood floors, beamed ceilings, a large kitchen with dining area, and a covered rear patio/deck. Below the woodsy home is a studio "guest unit" with a kitchen and bath that has previously been rented separately; a laundry room; two storage areas; and a private yard. The home is vacant, and it has not been occupied for several years. The two one-bedroom units and two studio apartments are closer to the street, but are also relatively private. Long-term tenants are paying below-market-value rents. The property includes wonderful grounds with walkways, trees, native plants, and a level patio for BBQs and outdoor dining between the four units below and the single-family home above. The property has excellent parking, including a double-car garage with potential parking in the driveway, and an additional 4-car parking pad in front of the studio apartments. This is a PROBATE sale, not subject to court approval, being sold in as-is condition. Do not walk on the property. Drive-by only. Offers are subject to interior inspection. ALL OFFERS DUE BY 5PM ON THURSDAY, JULY 28, 2022.

Facts & Features

- Sold On 10/12/2022
- Original List Price of \$1,495,000
- 3 Buildings
- 4 Total parking spaces

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$0
2:	1	1	1		Unfurnished	\$1,600	\$0	\$0
3:	1	1	1		Unfurnished	\$1,400	\$0	\$0
4:	1	0	1		Unfurnished	\$995	\$0	\$0
5:	1	0	1		Unfurnished	\$521	\$0	\$0
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 5585010019

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 • **Apartment**

List / Sold: **\$1,095,000/\$900,000** ↓

1717 S Bonnie Brae St • Los Angeles 90006

34 days on the market

6 units • **\$182,500/unit** • **2,936 sqft** • **6,383 sqft lot** • **\$306.54/sqft** •
Built in 1961

Listing ID: SR22176512

East of Hoover, South of Venice



Excellent 6 unit (6-1+1's) investment opportunity with huge rental upside! The property was built in the '60's and consists of two buildings, one 4-unit building in the front and a 2-unit building in the rear. The property offers convenient alley access, ample surface parking for tenants and guests, and is gated on both sides. Rents are heavily below market (70%+) due to a long-term owner. Opportunity to capture the rental upside and add value. Tenants are currently using back structure for storage at no cost. New owner has the potential to charge tenants for storage income. Great central location with easy freeway access and within minutes from USC, LA Live, the Convention Center, Crypto arena and Koreatown.

Facts & Features

- Sold On 10/12/2022
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$913 (Estimated)
- \$62196 Gross Scheduled Income
- \$34257 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,939
- Electric: \$1,500.00
- Gas:
- Furniture Replacement:
- Trash: \$3,761
- Cable TV: 01885471
- Gardener:
- Licenses: 300
- Insurance: \$2,000
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,238
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$758	\$758	\$1,750
2:	1	1	1	0	Unfurnished	\$881	\$881	\$1,750
3:	1	1	1	0	Unfurnished	\$851	\$851	\$1,750
4:	1	1	1	0	Unfurnished	\$658	\$658	\$1,750
5:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,750
6:	1	1	1	0	Unfurnished	\$835	\$835	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5135010011

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: SR22176512

Printed: 10/16/2022 9:08:02 AM

Closed • **Apartment**

List / Sold:

\$2,695,000/\$2,264,000 ↓

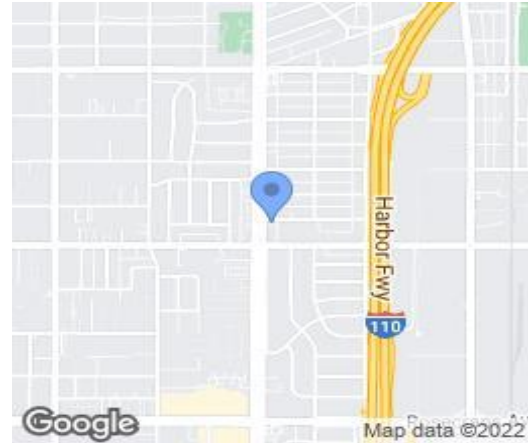
85 days on the market

Listing ID: SB22068369

13406 S Vermont Ave • Gardena 90247

8 units • **\$336,875/unit** • **8,960 sqft** • **9,277 sqft lot** • **\$252.68/sqft** •
Built in 1962

1 Block North at Vermont and W 135th



Seller Financing available with favorable terms - call for details! 8 units in Gardena, all 3 Bedroom / 1.5 Bath and updated within the past 10 years. Last unit in January 2022 rented for \$2,800 per month. Gross income currently \$185,000 per year, upside pro forma to \$270,000 per year. See supplements for P&L / Rent Roll.

Facts & Features

- Sold On 10/14/2022
- Original List Price of \$2,895,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$0 (Unknown)
- Laundry: Community
- \$185000 Gross Scheduled Income
- \$185000 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Front Yard, Near Public Transit, • Sewer: Public Sewer
- Park Nearby

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,518	\$1,518	\$2,800
2:	1	3	2	1	Unfurnished	\$1,685	\$1,685	\$2,800
3:	1	3	2	1	Unfurnished	\$1,700	\$1,700	\$2,800
4:	1	3	2	1	Unfurnished	\$1,890	\$1,890	\$2,800
5:	1	3	2	1	Unfurnished	\$1,890	\$1,890	\$2,800
6:	1	3	2	1	Unfurnished	\$1,940	\$1,940	\$2,800
7:	1	3	2	1	Unfurnished	\$1,940	\$1,940	\$2,800
8:	1	3	2	1	Unfurnished	\$2,800	\$2,800	\$2,800

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 116 - North Gateway area
- Los Angeles County
- Parcel # 6117033004

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

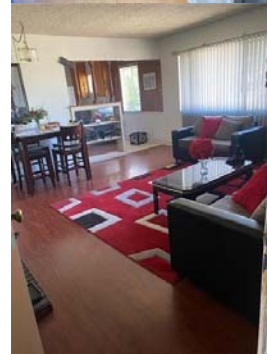
Re/Max Property Connection

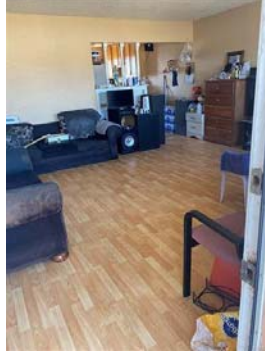
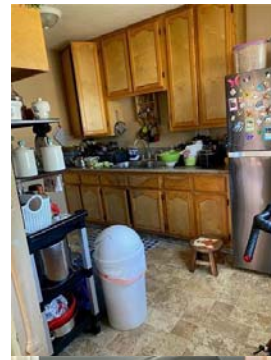
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

▼ Click arrow to display photos





Closed •

List / Sold:

\$3,500,000/\$3,350,000 ↓

7 days on the market

Listing ID: 22187663

1528 10th St • Santa Monica 90401

**8 units • \$437,500/unit • 6,479 sqft • 7,479 sqft lot • \$517.06/sqft •
Built in 1956**

Colorado & Lincoln



We are pleased to present this 8 unit multifamily property situated at 1528 10th St, Santa Monica, CA 90401. The property is subject to state and local laws and regulations relating to rent control and tenant protections during the pandemic emergency. Ideally located within walking distance to the Metro Line (0.5 miles), Trader Joe's Market (0.5 miles), Third Street Promenade (0.7 miles), and the world famous Santa Monica Pier (0.9 miles), as well as an endless array of shopping, dining, and nightlife options that Santa Monica has to offer. Also, the property is at the end of a dead-end road meaning there is no through traffic, creating a quiet and peaceful setting in an otherwise bustling city center. Comprised of all 2 bed / 1 bath units, this 6,479 square foot building was built in 1956 and it sits on a 0.17 acre lot which has access to the property from the both the street and alleyway behind. The property offers 7 on-site parking spots with 5 surface spots in the back alley and 2 more covered spots in the front, and each tenant can get a street permit parking pass. Also, there is a communal laundry room for the tenants to use. The building has been very well maintained during the 11 years of current ownership. The building was fully re-roofed in 2018, and the roof carries a 10-year guarantee. Several units have been upgraded with improvements such as new kitchen cabinets, quartz countertops, stainless steel appliances, hardwood or laminate floors and double-pane windows. The main water supply line, all horizontal water lines and some vertical lines have been replaced with copper. With an estimated 55% upside in rents, this easy to manage property is perfect for the value-add buyer who wants to get rents up over time without the hassle of dealing with deferred maintenance. The starting CAP rate of over 4% gives the buyer strong and reliable cash flow right away, and if they are able to get the three low-paying legacy tenants to leave, they would be able to get the CAP rate above 7%! For an added bonus, there are zero COVID delinquent rents at this property because all of the tenants have paid in full and on time throughout the entirety of the pandemic.

Facts & Features

- Sold On 10/12/2022
- Original List Price of \$3,500,000
- 1 Buildings
- Cap Rate: 4.02
- \$140768 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$66,527
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1		Unfurnished	\$2,218	\$17,744	\$27,600
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
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4282029005

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: 22187663

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Closed • **Apartment**

List / Sold:

\$6,500,000/\$5,790,000 ↓

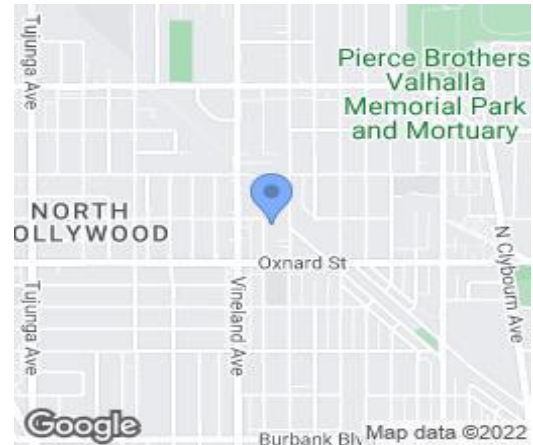
0 days on the market

Listing ID: SR22171023

6056 Craner Ave • North Hollywood 91606

8 units • **\$812,500/unit** • **14,920 sqft** • **13,163 sqft lot** • **\$388.07/sqft** •
Built in 2022

North of Oxnard and East of Vineland



SOLD BEFORE PROCESSING.

Facts & Features

- Sold On 10/12/2022
- Original List Price of \$6,500,000
- 4 Buildings
- Levels: Three Or More
- 16 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,336 (Estimated)
- Laundry: Inside
- Cap Rate: 4.53
- \$422400 Gross Scheduled Income
- \$294787 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$127,613
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$127,613
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	4	4	2	Unfurnished	\$4,400	\$35,200	\$35,200

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2414004020

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: SR22171023

Printed: 10/16/2022 9:08:06 AM

Closed • **Apartment**

List / Sold:

\$1,800,000/\$1,750,000 ↓

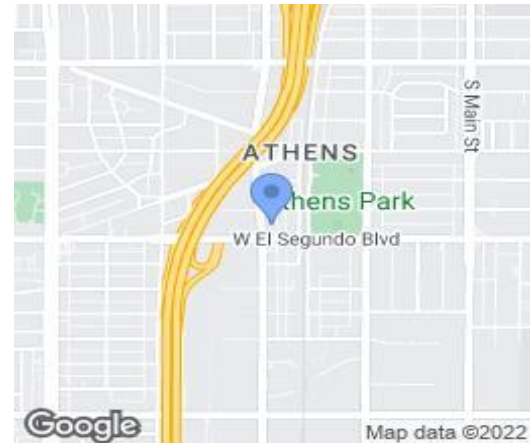
31 days on the market

Listing ID: SR22125808

12722 S Figueroa St • Los Angeles 90061

9 units • **\$200,000/unit** • **9,336 sqft** • **12,090 sqft lot** • **\$187.45/sqft** •
Built in 1939

12722 S Figueroa St. Los Angeles, CA 90061



Casa Figueroa is a multifamily asset totaling 9 units located at 12722 S Figueroa St. Los Angeles, CA 90061. This spacious 9-unit apartment building was built in 1939. The apartment building is 2 stories and offers 1 single unit, 2 one-bedroom units, 5 two-bedroom/one-bath units, and 1 three-bedroom/two-bath unit. The building construction is of wood frame with a pitched roof and painted stucco exterior. The total building square feet is ±9,336 on a large ±12,090 square foot lot zoned LAC2. This investment opportunity presents an ideal income property for an investor looking to acquire a value-add asset with significant rental upside potential. Common area amenities include a laundry room and plenty of on-site parking. Aesthetically, the property grounds and building are reasonably kept and maintained. The building has gated entry from both Figueroa St. as well as the rear alley. 12722 S Figueroa St is located in South Los Angeles, a highly urbanized community within Los Angeles County in a community among other apartment buildings and retail stores on the main thoroughfare. It is roughly 15 minutes driving due south of downtown LA. Nearby destinations include Athens Park which is approximately a half mile away for residents to enjoy some recreation time. The property itself is walking distance to many stores and restaurants. The property is also just minutes driving from the 105 and 110 freeways. Property Highlights + ±39% rental upside + Attractive cost per sf + Excellent unit mix + Spacious units + Attracting financing + Gated entry from street & alley + Value-add opportunity + Strong rental market + Central location + Excellent freeway access

Facts & Features

- Sold On 10/14/2022
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 13 Total parking spaces
- \$0 (Public Records)
- Laundry: Common Area
- Cap Rate: 7.42
- \$190920 Gross Scheduled Income
- \$133520 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$51,673
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$0	\$0	\$1,150
2:	2	1	1	0	Unfurnished	\$0	\$0	\$1,495
3:	5	2	1	0	Unfurnished	\$0	\$0	\$1,895

4: 1 3 2 0 Unfurnished \$0 \$0 \$2,295

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 6132019049

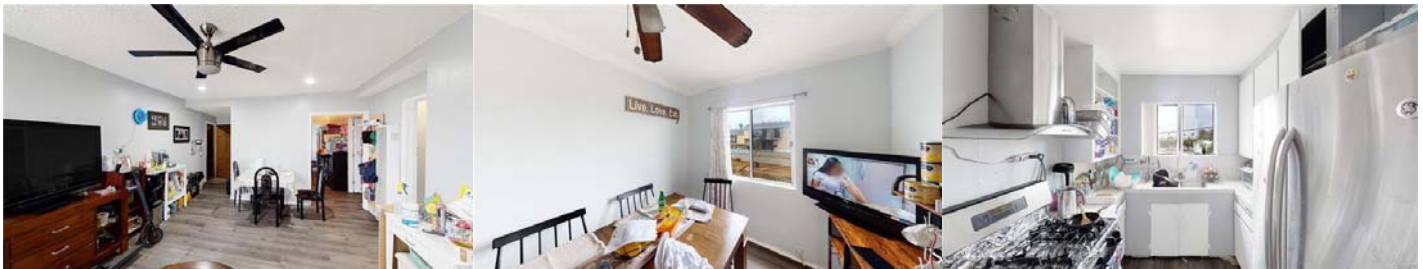
Michael Lembeck

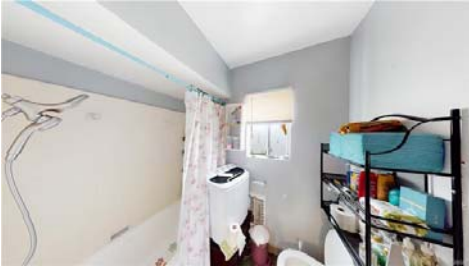
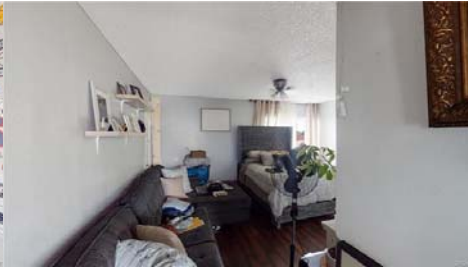
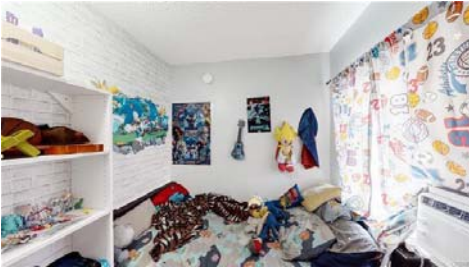
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$3,900,000/\$3,600,000 ↓

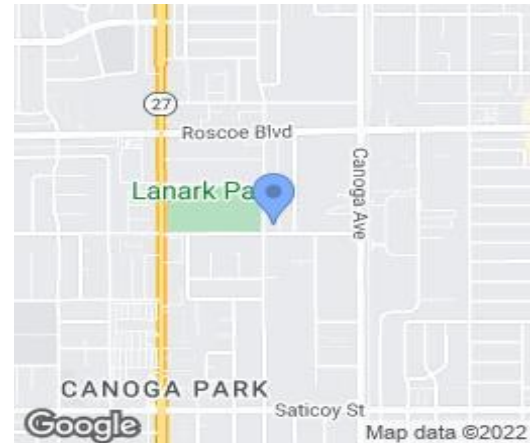
8 days on the market

Listing ID: 22185473

8010 Owensmouth Ave • Canoga Park 91304

**20 units • \$195,000/unit • 14,868 sqft • 19,166 sqft lot • \$242.13/sqft •
Built in 1959**

North of Saticoy St; South of Roscoe Blvd



8010-16 Owensmouth Ave is a two-story, 20-unit apartment building located in Canoga Park, CA. Built in 1959, the property boasts a unique unit mix of (16) One Bedroom units, (4) Two Bedroom units. The property has been well maintained with lush landscaping and offers tenants gated carport parking. Additionally, there is an on-site laundry facility which investors can capitalize on for additional income. The property does not require a Soft-Story Retrofit per City of Los Angeles. Property has the ability to add ADU units at the rear of the property. Buyer to perform their own investigations. The property is situated adjacent to Lanark Recreation Center and has close proximity to Topanga Canyon Blvd. Tenants also benefit from shopping, dining and entertainment that surrounds the main street area. There are many nearby coffee shops and eateries that line Topanga Canyon Blvd.

Facts & Features

- Sold On 10/13/2022
- Original List Price of \$3,900,000
- 2 Buildings
- Cap Rate: 3.14
- \$122422 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$152,919
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972189
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	16	1	1		Unfurnished	\$1,095	\$17,516	\$26,400
2:	4	2	1		Unfurnished	\$1,356	\$5,424	\$8,200

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

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

Additional Information

- Standard sale

- CP - Canoga Park area
- Los Angeles County
- Parcel # 2110018002

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: 22185473

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