

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Soft	YrBuilt	L Sqft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	24443713	S	1309 N Coronado ST	LA		STD	2			\$1,104,172	828.96	1332	1922	4,587/0.1053			11/12/24	49/49
2	24427055	S	4337 W 106th ST	ING	105	STD	2			\$630,000	488.75	1289/AP	1941/ASR	6,046/0.1388		0	11/15/24	58/58
3	SB24120752	S	15227 Condon AVE	LAWN	112	STD	2	52,500		\$925,000	597.16	1549	1954/ASR	4,640/0.1065	N	2	11/13/24	103/103
4	24442027	S	90 18th ST	HMB	148	STD	2			\$3,600,000	1,611.46	2234	1949	2,864/0.0657			11/13/24	50/50
5	DW24187920	S	926 W Oliver ST	SP	187	PRO	2	3,058		\$825,000	328.82	2509	1920/ASR	4,874/0.1119	N	0	11/14/24	15/15
6	SB24193263	S	325 Descanso AVE	AVAL	1C	STD,TRUS	2	37,200		\$1,000,000	634.92	1575	1928/ASR	1,419/0.0326	N	0	11/12/24	25/25
7	DW24165754	S	2221 S Meridian AVE #A	ALH	601	STD	2	0		\$1,025,000	504.93	2030	1947/ASR	7,455/0.1711	N	3	11/13/24	52/52
8	TR24211634	S	14727 Olive ST	BDPK	608	STD	2	0		\$800,000	554.40	1443	1927/PUB	5,256/0.1207	N	0	11/15/24	2/2
9	SB24179633	S	307 Venice WAY	VEN	C11	STD,TRUS	2	111,600		\$1,581,000	881.76	1793	1947/ASR	4,153/0.0953	N	2	11/13/24	32/32
10	24414452	S	4006 W 1st ST	LA	C16	STD	2			\$830,000	286.21	2900	1923	6,100/0.14		3	11/14/24	122/122
11	24440592	S	1146 S Stanley AVE	LA	C19	STD	2			\$2,480,000	580.12	4275/A	1934/ASR	9,392/0.2156	N		11/12/24	52/52
12	PF24109875	S	1732 W 1st ST	LA	C34	TRUS	2	0		\$685,000	416.16	1646	1924/PUB	7,971/0.183	N	2	11/14/24	32/32
13	SR24159155	S	128 130 W Gage AVE W	LA	C37	STD	2	67,200		\$745,000	442.40	1684	1952/PUB	5,080/0.1166	N	2	11/14/24	30/30
14	DW24192248	S	216 -218 E66th ST	LA	C42	STD	2	0		\$850,000	515.15	1650	1908/ASR	5,400/0.124	N	1	11/12/24	17/17
15	CV24163368	S	4118 W 2nd ST	LA	KREA	STD	2	0		\$1,200,000	685.71	1750	1979/EST	5,001/0.1148	N	2	11/15/24	93/93
16	DW24205751	S	10302 Trabuco ST	BF	RG	STD	2	21,600		\$810,000	670.53	1208	1938/ASR	7,822/0.1796	N	2	11/14/24	5/5
17	DW24182062	S	7933 Garfield AVE	BG	T3	STD	2	38,000		\$6,675,000	3,492.94	1911	1955/APP	7,480/0.1717	N	4	11/14/24	3/3
18	240022309SD	S	341 345 E Avenue OZ	PDL			3	67,200		\$525,000			1967				11/13/24	16/16
19	24417649	S	4325 Gateway AVE	LA		STD	3		5	\$1,100,500	538.41	2044	1922	5,011/0.115		2	11/12/24	101/101
20	24448617	S	1018 Manzanita ST	LA		STD	3			\$1,381,000	444.34	3108	1922	7,501/0.1722			11/12/24	7/7
21	SB24102806	S	1621 w 224th st	TORR	122	STD	3	72,156		\$1,200,000	325.56	3686	1988/ASR	7,200/0.1653	N	3	11/15/24	114/114
22	24409767	S	3148 Madera AVE	LA	606	STD	3		6	\$1,010,000	558.63	1808	1937	5,407/0.1241		3	11/13/24	97/97
23	WS24192828	S	531 N Ynez AVE	MP	641	STD	3	0		\$1,598,000	562.28	2842	1921/ASR	9,894/0.2271	N	3	11/15/24	31/31
24	24444573	S	186 Carlton AVE	PAS	645	STD	3			\$1,428,000	473.95	3013/A	1952/ASR	10,736/0.2465	N	3	11/15/24	52/52
25	DW24189246	S	8905 Nopal	WH	670	STD	3	28,800		\$1,165,000	568.29	2050	1956/ASR	20,059/0.4605	N	3	11/13/24	10/10
26	MB24076779	S	3611 El Sereno AVE	LA	699	STD	3	37,302		\$875,000	363.52	2407	1925/ASR	7,499/0.1722	N	0	11/15/24	143/143
27	SR24217058	S	5922 La Tijera BLVD	LA	699	TRUS	3	6,200		\$1,250,000	336.75	3712	1952/ASR	7,510/0.1724	N	3	11/15/24	18/18
28	DW24198089	S	1492 W 35th PL	LA	C34	STD	3	85,000	6	\$1,100,000	326.41	3370	1940/ASR	6,802/0.1562	N	4	11/15/24	26/26
29	RS24200458	S	726 Leonard AVE	ELA	ELA	STD	3	0		\$845,000	481.21	1756	1924/ASR	6,262/0.1438	N	2	11/15/24	5/5
30	DW24184942	S	1056 S Hicks AVE	ELA	ELA	STD	3	28,258		\$850,000	403.42	2107	1909/ASR	6,503/0.1493	N	0	11/13/24	5/5
31	24448881	S	16306 Chatsworth ST	GH	GH	STD	3			\$1,603,000	434.65	3688/E	1963	9,186/0.2109			11/13/24	12/12
32	SR24218980	S	11239 Emelita ST	NHLW	NHO	STD	3	44,964		\$1,040,000	421.39	2468	1950/PUB	6,998/0.1607	N	0	11/15/24	2/2
33	24424659	S	5548 Gage AVE	BG	T3	STD	3		4	\$715,000	357.14	2002/A	1950/ASR	11,358/0.2607			11/13/24	56/56
34	WS24185306	S	123 S Marquerita AVE #Unit A-B	ALH	601	STD	4	0		\$2,388,800	597.20	4000	2024/ASR	7,502/0.1722	N	0	11/13/24	40/40
35	24424417	S	16 W Newman AVE	ARCD	605	STD	4		3	\$1,800,000	535.55	3361	1953	8,597/0.1974			11/15/24	102/102
36	WS24178459	S	3524 Maxson RD	ELM	619	STD	4	87,492		\$1,320,000	424.71	3108	1963/ASR	7,590/0.1742	N	0	11/12/24	12/12
37	PI-19473	S	1119 Hacienda PL	WHO	C10	PRO	4	151,680		\$2,120,000	526.84	4024	1925/ASR	7,617/0.1749	N	2	11/14/24	43/43
38	24422805	S	111 N Kenmore AVE	LA	C17	STD	4			\$1,300,000	217.68	5972	1924	7,586/0.1742			11/15/24	99/99
39	24441033	S	1363 Hauser BLVD	LA	C19	STD	4			\$1,400,000	417.66	3352	1947/OTH	4,923/0.113	N		11/12/24	56/56
40	24430801	S	130 E 29th ST	LA	C42	STD	4		6	\$2,185,000	279.84	7808	2020	6,252/0.1435			11/14/24	85/85
41	BB24165092	S	11650 Blix ST	NHLW	NHO	STD	4	96,444		\$1,315,000	343.52	3828	1953/ASR	9,233/0.212	N	4	11/11/24	56/206
42	PW24177039	S	935 W 3rd ST	POM	687	STD	5	75,312		\$975,000	223.21	4368	1951/ASR	13,650/0.3134	N	4	11/10/24	50/50
43	24420349	S	6255 Holly Mont DR	LA	C30	STD	5			\$1,830,000	500.55	3656	1929/OTH	9,107/0.2091			11/11/24	102/102
44	TR24201947	S	51 S Allen AVE	PAS	648	STD	6	148,200	4	\$2,700,000	524.27	5150	1979/ASR	8,604/0.1975	N	0	11/15/24	32/117
45	SB24049689	S	349 Virginia ST	ES	141	STD	7	246,262	4	\$3,500,000	527.11	6640	1978/ASR	7,155/0.1643	N	9	11/14/24	21/21
46	PW24193373	S	1237 Amherst AVE	LA	WLA	STD	9	270,780	5	\$3,426,000	492.31	6959	1966/PUB	7,004/0.1608	N	8	11/12/24	51/51
47	PF24202427	S	331 N Montebello BLVD	MTB	674	STD	11	238,416	5	\$2,900,000	276.74	10479	1950/ASR	19,474/0.4471	N	4	11/15/24	22/22
48	24444783	S	9214 Beverly BLVD	BEVH	C01	STD	14			\$6,300,000	617.04	10210	1949	13,144/0.3017			11/15/24	60/60

Closed •

List / Sold:

\$1,245,000/\$1,104,172 ↓

49 days on the market

Listing ID: 24443713

1309 N Coronado St • Los Angeles 90026
2 units • \$622,500/unit • 1,332 sqft • 4,587 sqft lot • \$828.96/sqft •
Built in 1922

101 Fwy, exit Benton Way. North to Sunset, Right on Coronado St., make Left. 1309 and 1311 two on one lot.



New Price and one unit to be delivered vacant! Fantastic Owner/Investor Opportunity! Take over two circa 1922 Spanish cottages currently bringing in more than \$80,000 a year, or collect income from one while you live in the other. Situated on a beautiful tree-lined street, there are no shared walls, separate private entrances and separate gated yards. Each home has 1 bed and 1 bath, hardwood floors, original built in hutches, buffets and linen closets; tiled bathroom with clawfoot tub and shower; ample closet space; restored kitchens with abundant space; stoves, refrigerators and individual washers and dryers for each unit. Central heat and air conditioning. Newer roofs, electrical, plumbing and hot water heaters. Former home of rock and roll guitar legend Tom Waits. Steps from hot spots like Pijja Palace, Mohawk Bend, Bodega Park, and a quick drive to Courage Bagels. Plenty of parking on street and a shared parking space.

Facts & Features

- Sold On 11/12/2024
- Original List Price of \$1,245,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Floor: Wood
- Appliances: 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	1	1		Unfurnished	\$3,500	\$3,500	\$3,500
2:	2	1	1		Unfurnished	\$3,275	\$3,275	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Los Angeles County
- Parcel # 5424018026

Michael Lembeck

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Citivest Realty Services, Inc

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

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Closed •

List / Sold: \$615,000/\$630,000 ↓

4337 W 106th St • Inglewood 90304

58 days on the market

2 units • \$307,500/unit • 1,289 sqft • 6,046 sqft lot • \$488.75/sqft •
Built in 1941

Listing ID: 24427055

Hawthorne Blvd to the west, 104th Street to the north, Prairie Ave to the east and Lennox Blvd to the south.



Rare opportunity, lowest price in the market to own in the Lennox/Inglewood area, this 2 bedroom/ 1 bath single family home and a cozy 1-bedroom, 1-bath rear unit with a bonus room that can easily serve as a second bedroom, situated on a deep R3 lot, such zoning allows multiple residences, just minutes from SoFi Stadium, the Clippers' Intuit Dome, The Forum, and conveniently located near major freeways, LAX airport, and beach cities. There is also an additional third structure, a 2-bedroom/1-bath unit at the rear of the lot, presenting a unique opportunity for expansion or conversion into an ADU (Accessory Dwelling Unit), buyer to verify with city. The property also offers a long driveway with ample parking, adding convenience and value. This property is a prime investment opportunity, whether you're an investor looking for income-generating potential or an owner-user seeking to capitalize on the booming market. With close proximity to the 405, 105, and 110 freeways, as well as local amenities like restaurants, breweries, parks, SpaceX, and the Lennox Mathematics, Science, and Technology Academy, this location is hard to beat. . Don't miss out on this exceptional opportunity!

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$649,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 0 Total carport spaces
- SellerConsiderConcessionYN:
- \$100 Net Operating Income

Interior

- Floor: Tile

Exterior

Annual Expenses

- Total Operating Expense: \$926
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02200120
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,400	\$1,100	\$2,400
2:	1	1	1		Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 105 - Lennox area
- Los Angeles County
- Parcel # 4034024010

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CUSTOMER FULL: Residential Income LISTING ID: 24427055

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Closed • Duplex

List / Sold: \$950,000/\$925,000 ↓

15227 Condon Ave • Lawndale 90260
2 units • \$475,000/unit • 1,549 sqft • 4,640 sqft lot • \$597.16/sqft •
Built in 1954
Condon Ave. & Marine Ave.

103 days on the market
Listing ID: SB24120752



The Front Unit will be vacant in early November. This is a great opportunity for an owner-user to purchase or for an investor to set a new lease amount. This sought-after corner lot duplex offers two 2-bedroom, 1-bathroom units. Each unit comes with its own single-car garage, individual laundry, spacious kitchens, and outdoor spaces.

Facts & Features

- Sold On 11/13/2024
- Original List Price of \$975,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$742 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup, In Closet, In Garage, Outside, Washer Hookup
- \$52500 Gross Scheduled Income
- \$46252 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Gas Range

Exterior

- Lot Features: Corner Lot, Front Yard
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$6,248
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,196
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$1,592
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,075	\$2,075	\$2,450
2:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,450

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4079008025

Michael Lembeck

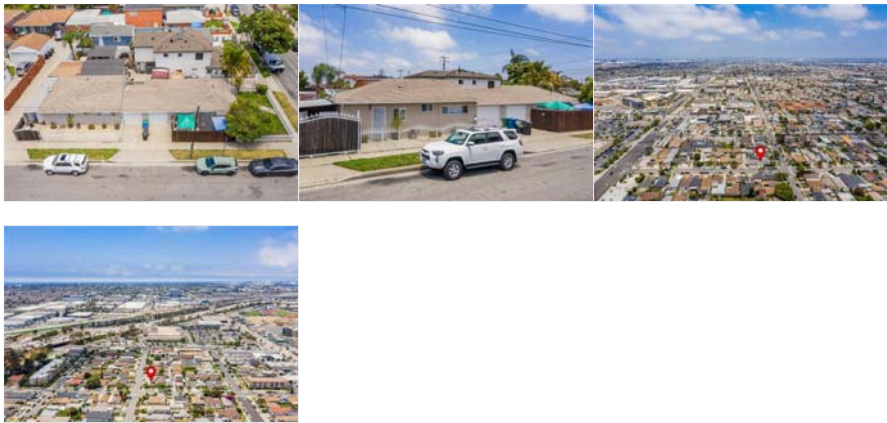
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CUSTOMER FULL: Residential Income LISTING ID: SB24120752

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Closed •

List / Sold:

\$3,800,000/\$3,600,000 ↓

50 days on the market

Listing ID: 24442027

90 18th St • Hermosa Beach 90254
2 units • \$1,900,000/unit • 2,234 sqft • 2,864 sqft lot • \$1611.46/sqft •
Built in 1949
Manhattan Ave



Less than a block from the sandy shores of Hermosa Beach and moments away from fine dining and designer boutiques, this charming duplex is a Southern California paradise. Ideal for investors, developers, or someone looking to create their dream beach home, 90 18th Street is one of the best opportunities available in the city! This exquisite address is an idyllic combination of California comfort and the convenience of living moments from Hermosa Beach's best offering. Both units showcase hardwood flooring while the lower level/s amenities have been upgraded.

Facts & Features

- Sold On 11/13/2024
- Original List Price of \$3,800,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4183007014

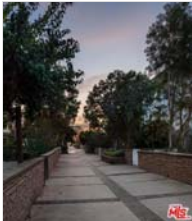
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Closed • Duplex

List / Sold: \$810,000/\$825,000

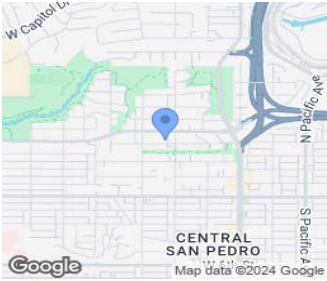
926 W Oliver St • San Pedro 90731

15 days on the market

2 units • \$405,000/unit • 2,509 sqft • 4,874 sqft lot • \$328.82/sqft • Built in 1920

Listing ID: DW24187920

Bandini St to Oliver St



Investors Welcome! Well maintained DUPLEX in the desirable Holy Trinity area. Front unit: Single level 2 bedroom 1 bathroom, living room, dining room, kitchen and laundry room as well as front yard space, patio space off of the laundry area & a gated drive way. Back Unit: Two level, 4 bedroom 2.5 bathroom, living room, dining room, laundry closet, renovated kitchen, updated tile flooring throughout, and sliding doors to the back yard oasis with built in bbq. Back unit also has a long extended driveway, that could easily fit an RV. Tenants pay electric and gas. Property is located near 110 freeway, 710 freeway, Vincent Thomas Bridge as well as major shopping centers, international Cruise Ship Terminals, and the San Pedro Waterfront development.

Facts & Features

- Sold On 11/14/2024
- Original List Price of \$810,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Wall Furnace
- \$332 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Closet, Individual Room, See Remarks
- \$3058 Gross Scheduled Income
- \$3058 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$1,200.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- 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	4	3	0	Unfurnished	\$1,717		\$3,500
2:	1	2	1	0	Unfurnished	\$1,341		\$2,400

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7447007029

Michael Lembeck

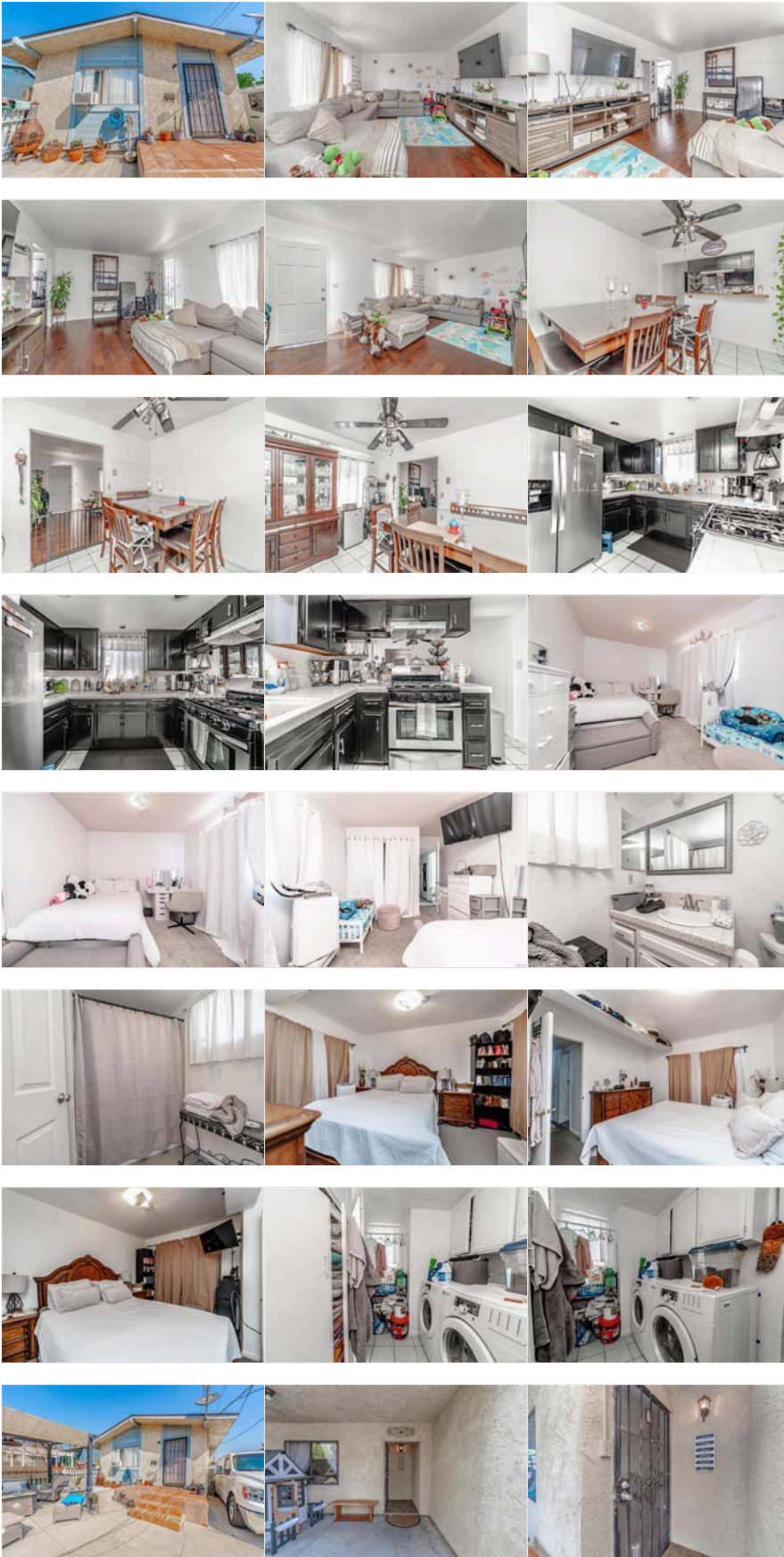
State License #: 01019397
Cell Phone: 714-742-3700

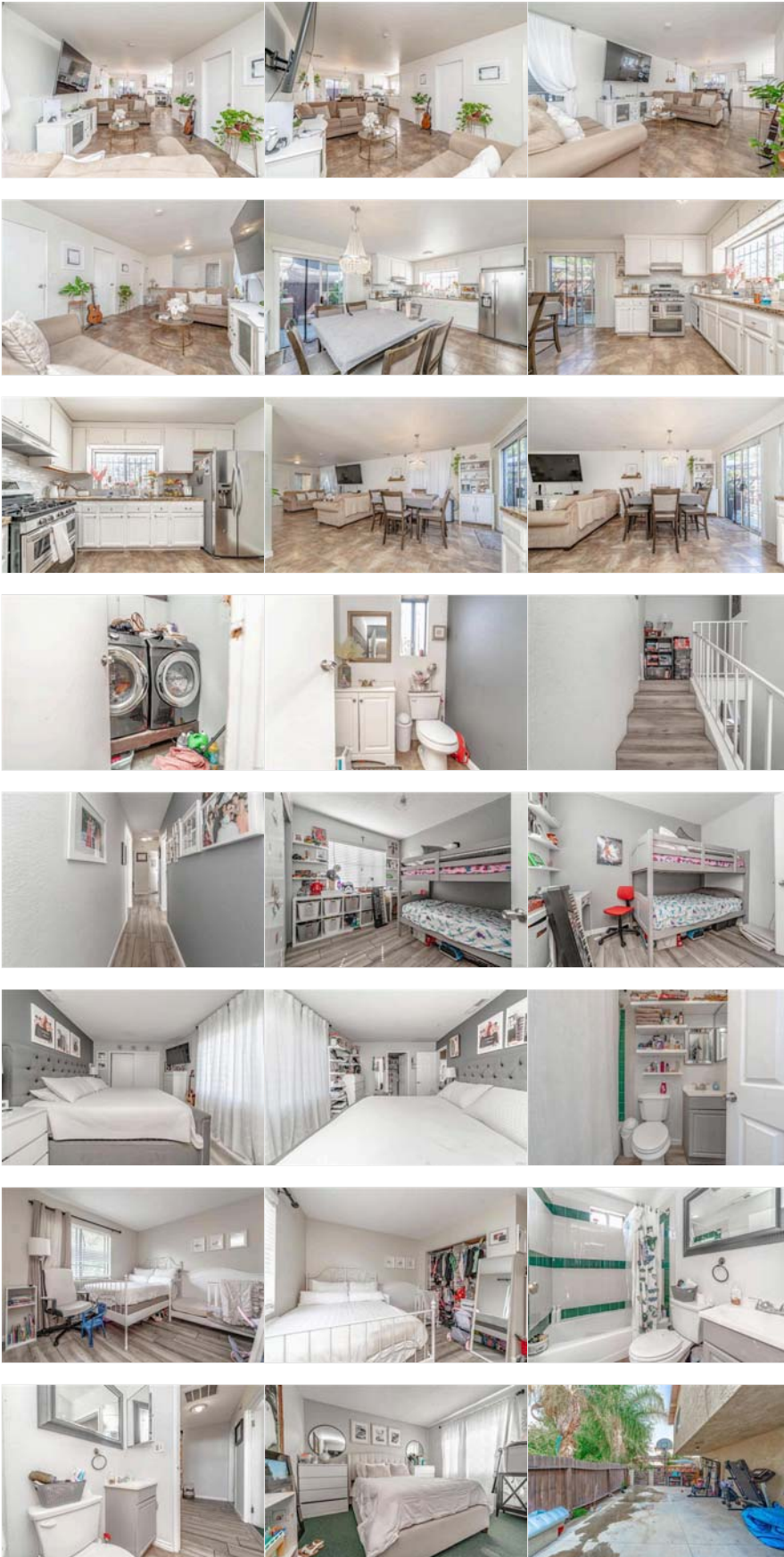
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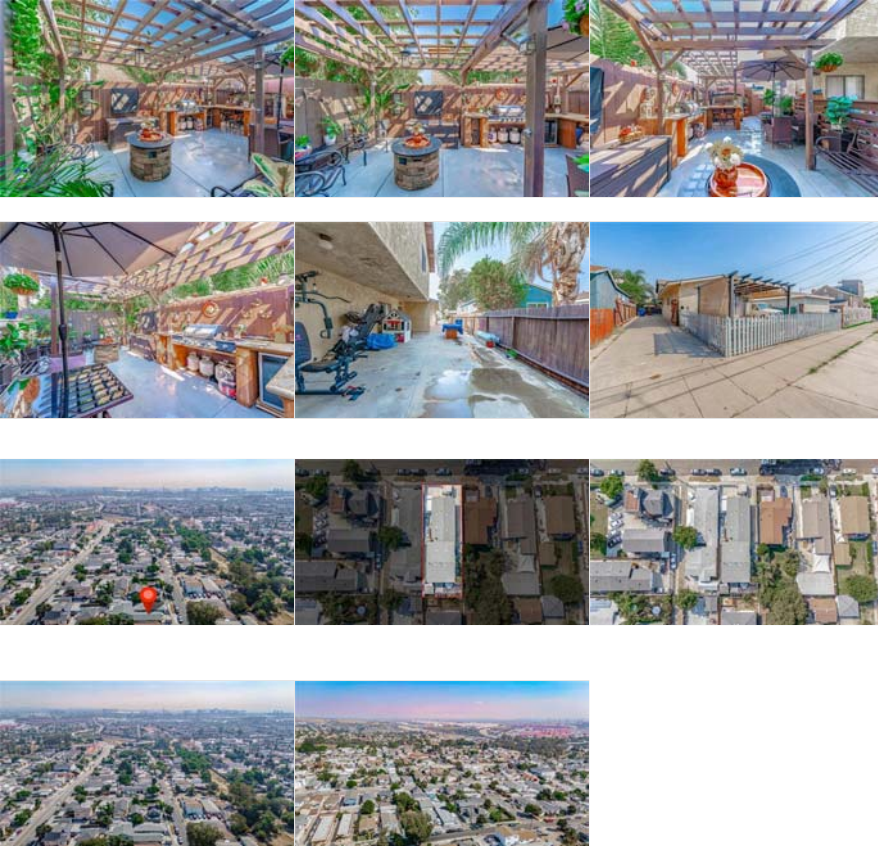
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CUSTOMER FULL: Residential Income LISTING ID: DW24187920

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Closed • Duplex

List / Sold:
\$1,125,000/\$1,000,000 ↓

25 days on the market

Listing ID: SB24193263

325 Descanso Ave • Avalon 90704
2 units • \$562,500/unit • 1,575 sqft • 1,419 sqft lot • \$634.92/sqft •
Built in 1928

Catalina Island ~ Take Pebbly Beach Rd to Claressa Ave. turn left, turn right on Beacon St., left on Descanso Ave.



Catalina Island ~ DUPLEX is located in my opinion the best street to own on "The Flats". Descanso Ave. and especially upper Descanso Ave. is highly desirable because of the low amount of vehicle traffic. The street dead ends into the back of the Pavillion Hotel, so it is not a main route to reach other destinations around town. Built in 1928 this 1,575 sq. ft. +/- single-family home was converted into two units. Separately metered for electricity only the lower unit is a 2-bedroom, 1 bathroom unit, and the upstairs is a 1 bedroom, 1 bathroom unit with a large deck attached to the living room for additional living space. The property sits on a larger than average lot for the flats at 1,419 sq. ft. +/- . Only 3 short blocks to the front beaches, shops, and restaurants. The resort town of Avalon is an amazing place to call home, visit, and work remotely. Seize the opportunity to own this great piece of property in a great location and your slice of paradise!

Facts & Features

- Sold On 11/12/2024
- Original List Price of \$1,125,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Electric, Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: Individual Room, Upper Level, Outside
- \$37200 Gross Scheduled Income
- \$23971 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Laminate, Tile
- Appliances: Free-Standing Range, Disposal, Refrigerator, Water Heater
- Other Interior Features: Balcony, Bar, Ceiling Fan(s), Living Room Deck Attached, Open Floorplan

Exterior

- Lot Features: Rectangular Lot, No Landscaping, Value In Land
- Waterfront Features: Fishing in Community
- Fencing: Average Condition
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$2,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01953692
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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	0	Unfurnished	\$1,900	\$1,900	\$3,000
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$2,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 1C - Catalina area
- Los Angeles County
- Parcel # 7480035027

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: SB24193263

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Closed • Duplex

List / Sold:
\$1,100,000/\$1,025,000 ↓
57 days on the market
Listing ID: DW24165754

2221 S Meridian Ave # A • Alhambra 91803
2 units • **\$550,000/unit** • **2,030 sqft** • **7,455 sqft lot** • **\$504.93/sqft** •
Built in 1947
10 Freeway/Freemont Ave



LOCATION, LOCATION, LOCATION!!!! Wonderful opportunity to own a large duplex in beautiful Alhambra, California. Just a 10-minute drive to Downtown LA makes this property the perfect Investment and the perfect place to call home. 2 separate units with their own utilities. Front unit is 2221 S. Meridian Ave 2 bedrooms 2 baths kitchen and living room with laundry area. Second Unit is 2223 S. Meridian Ave 2 bedrooms 2 bathrooms with a second-floor attic that serves as a 3rd bedroom and 2nd bathroom. in this unit you also have a large open kitchen that overlooks the living room and dining area. There are 3 individual garage spaces in the rear of the property as a separate building that can possibly be converted into an ADU, it has a private driveway and alley access. Centrally located within walking distance to award winning schools, shopping centers, parks, theaters and easy access to all major freeways.

Facts & Features

- Sold On 11/13/2024
- Original List Price of \$1,100,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- \$797 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,260
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- 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	\$3,000
2:	1	3	2	2	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5352020016

Michael Lembeck

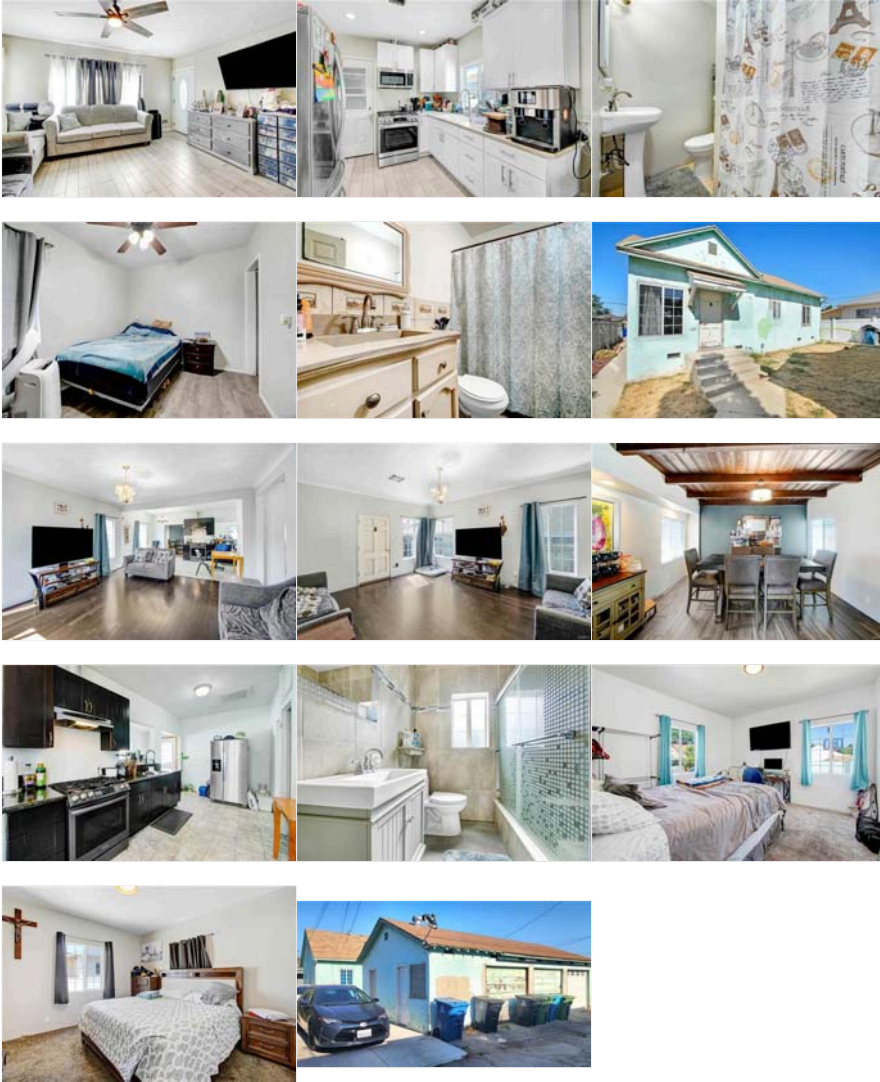
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Closed

• Single Family Residence

14727 Olive St • Baldwin Park 91706

2 units • \$399,500/unit • 1,443 sqft • 5,256 sqft lot • \$554.40/sqft • Built in 1927

From 605 exit Live Oak, go south, South on Bleecker to Olive

List / Sold: \$799,000/\$800,000 ↗

2 days on the market

Listing ID: TR24211634



Discover the perfect blend of comfort and potential with this beautifully renovated multi-unit property. Offering a combined living space of 1,443 sqft, the main home features 2 bedrooms and 1 bath, complete with modern appliances and central AC for year-round comfort. The approved ADU adds 468 sqft of charm, ideal for guests or rental income. Extensive upgrades include new electrical wiring/panels , plumbing, roofing, flooring, and tankless water heater for enhanced efficiency. Each unit has its own electrical and gas meters, allowing you to live in one while renting out the other. The back unit is a legally permitted addition. Both set on an expansive 5,256 sqft corner lot, enjoy a spacious backyard perfect for entertaining, gardening, or other activities, along with a generous front yard. Nestled near the San Gabriel Mountains, this home provides a serene suburban atmosphere just 45 minutes from the beach, Downtown Los Angeles, and Disneyland. With schools, freeways, and shopping nearby, this property is a rare find. Don't miss your chance to make it yours!

Facts & Features

- Sold On 11/15/2024
 - Original List Price of \$799,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Cooling: Central Air
 - \$600 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 0 water meters available

Interior

- Rooms: Den, Kitchen, Living Room
 - Floor: Tile
- Appliances: Dishwasher, Disposal, Gas Range, Tankless Water Heater
 - Other Interior Features: Ceramic Counters, Copper Plumbing Full, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Rocks, Sprinklers Drip System
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$100
 - 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: \$0
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 608 - Baldwin Pk/Irwindale area
 - Los Angeles County
 - Parcel # 8414019077

Michael Lembeck

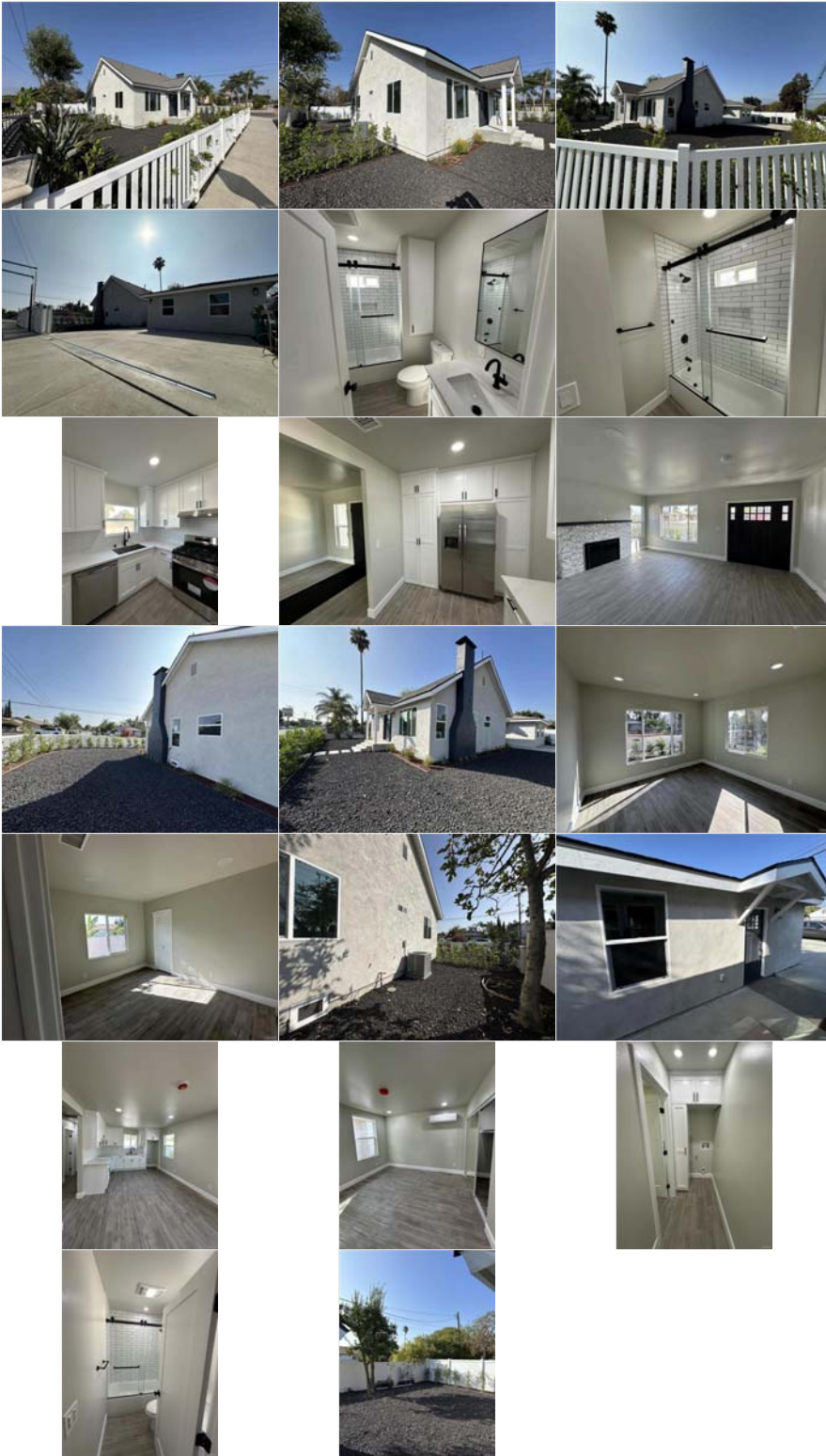
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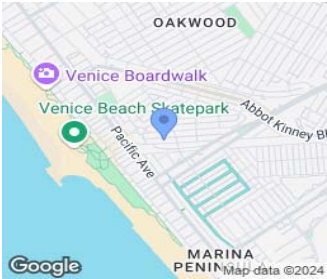
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Closed • Duplex

List / Sold:
\$1,895,000/\$1,581,000 ↓
32 days on the market
Listing ID: SB24179633

307 Venice Way • Venice 90291
2 units • \$947,500/unit • 1,793 sqft • 4,153 sqft lot • \$881.76/sqft •
Built in 1947
N Venice Blvd to Venice Way



Welcome to this prime duplex in the heart of Venice where modern elegance meets coastal charm. Both units have been recently updated featuring open floor plans, beautiful wood floors, and abundant natural light. Additionally each boasts its own private outdoor yard space - a rare find due to the large lot size. The rear unit stands out with a soon to be completed new rooftop deck, offering panoramic views of the neighborhood and a large outdoor space for relaxation or entertaining. The property sits on a spacious lot with fantastic development potential, making it a savvy investment choice. Additional highlights include a 2-car garage (offering parking for each unit), convenient in-unit washer/dryer, central heat and A/C in the rear unit, and a secure, gated entrance that creates a serene, private oasis. Located just blocks from Erewhon, Great White, Gjusta Grocer, and other beloved local spots, this duplex embodies the ultimate Venice lifestyle. With one unit currently available, there's a unique opportunity for owner occupancy or to maximize rental income. Don't miss out on this exceptional property—an ideal addition to any investment portfolio or a perfect place to call home.

Facts & Features

- Sold On 11/13/2024
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Combination, Wall Furnace
- \$319 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, In Kitchen, Washer Included
- \$111600 Gross Scheduled Income
- \$99650 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Living Room
- Floor: Wood
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s), Granite Counters, Living Room Deck Attached, Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,950
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,350
- Other Expense: \$9,000
- Other Expense Description: Gardener

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$5,300	\$5,300	\$6,000
2:	1	1	1	1	Unfurnished	\$0	\$0	\$4,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- C11 - Venice area
- Los Angeles County
- Parcel # 4238021019

Michael Lembeck

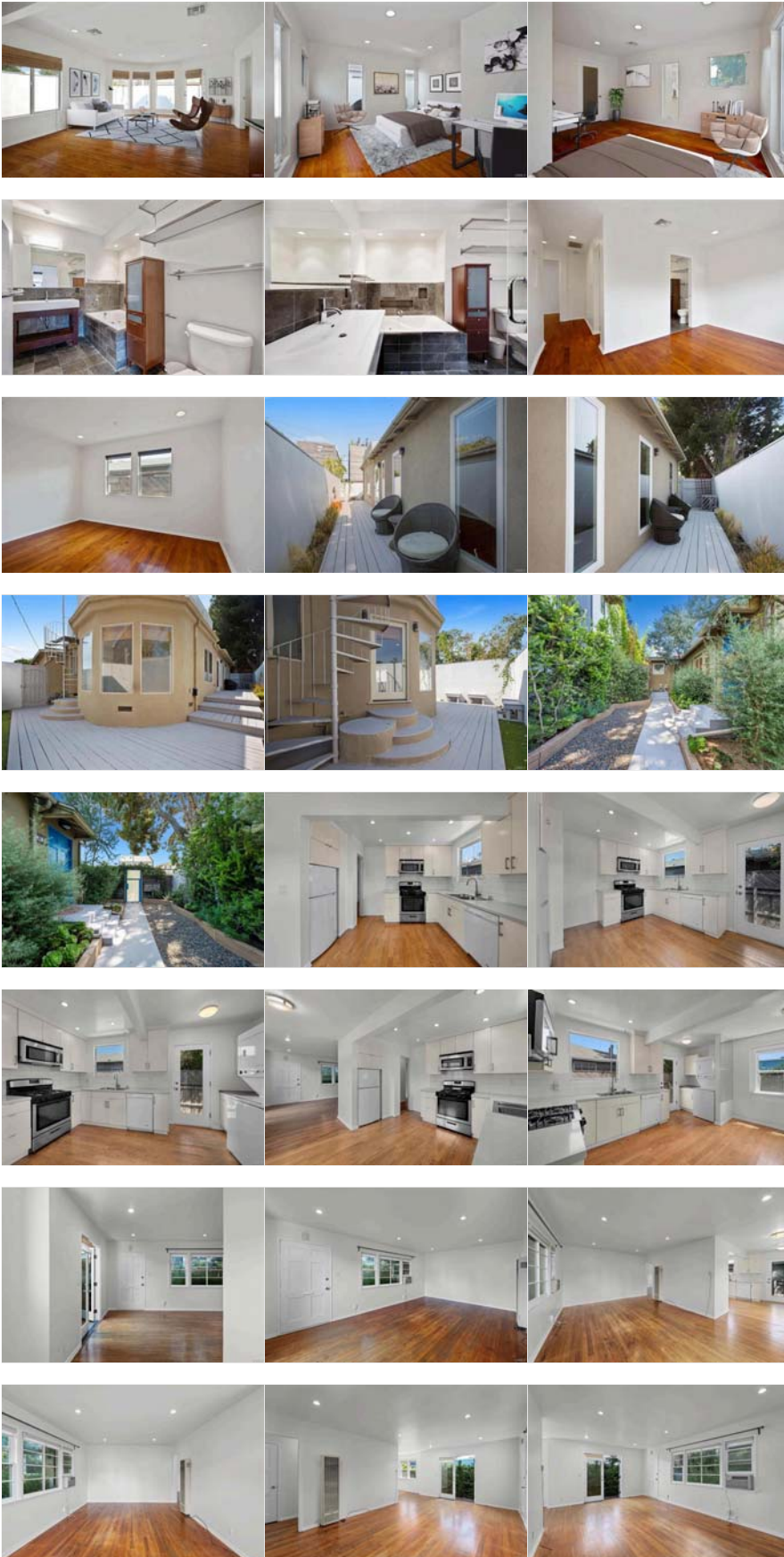
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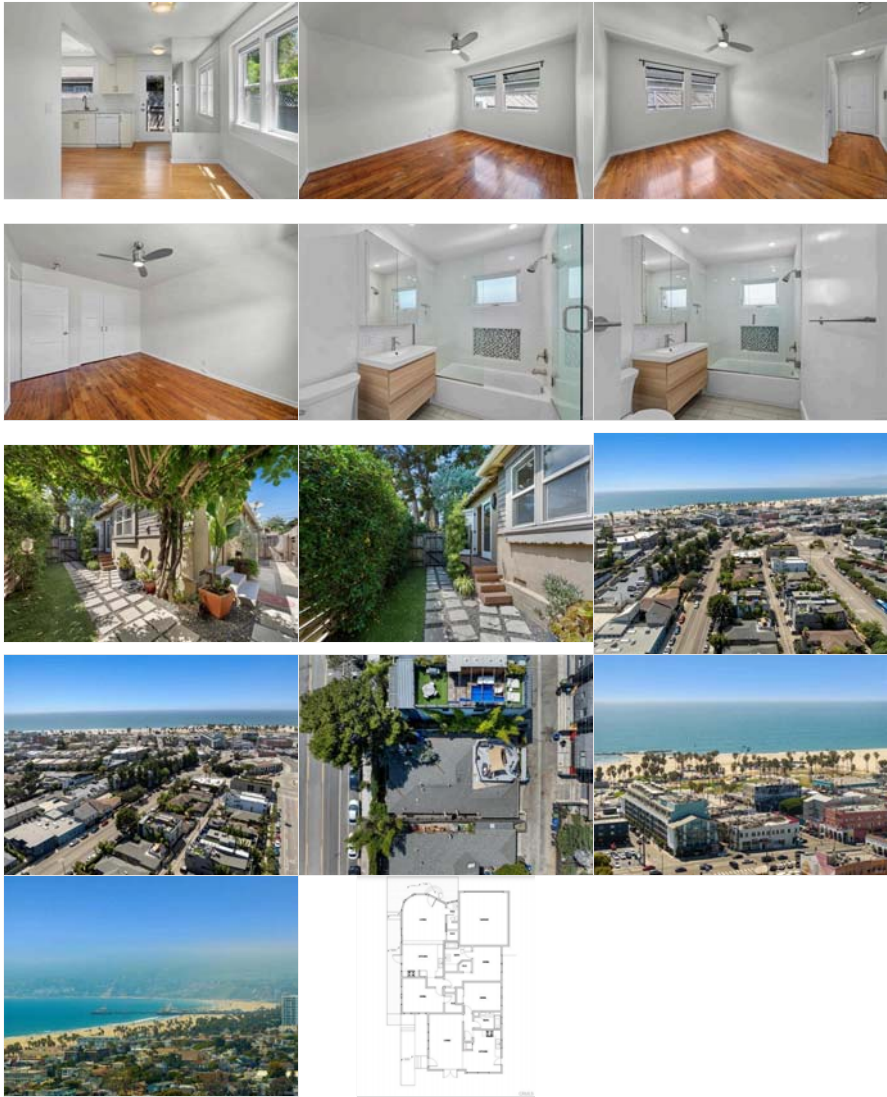
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Closed •

List / Sold: **\$899,900/\$830,000** ↓
122 days on the market
Listing ID: 24414457

4006 W 21st St • Los Angeles 90018
2 units • \$449,950/unit • 2,900 sqft • 6,100 sqft lot • \$286.21/sqft •
Built in 1923
North of the 10 Fwy / South of W. Washington Blvd / East of Crenshaw Blvd / West of 10th Ave



Motivated Seller! Reduced Price on tenant-occupied Duplex in Desirable Arlington Heights. Exceptional investment opportunity near Country Club Park, Western Heights, Koreatown, and West Adams. This two-story Spanish Colonial duplex, built in 1923, is now listed at a significantly reduced price because property will be sold tenant-occupied. Property features two nearly identical units, each with 2 bedrooms, 1 bathroom, a spacious living room, formal dining room, kitchen, and laundry room, each approximately 1,450 sq. ft. The property includes (3) 1-car garages with potential for ADU conversion to increase rental income. With 2,900 sq. ft. of living space on a 6,098 sq. ft. LARD2 zoned TOC Tier 2 lot, this property offers versatility and significant upside potential at market rents or upon redevelopment. Listing price improved because existing rents are below market and subject to Los Angeles City Rent Stabilization Ordinance (RSO). Buyer must take the property AS-IS, tenant occupied, subject to tenant rights. No exceptions. Conveniently located near the 10 and 405 freeways, the property provides easy access to DTLA, LAX, employment centers, restaurants, shopping, museums, and Westside beaches. Arlington Heights is a growing community with historic landmarks and beautiful architecture, making it an ideal place for multifamily investment. Don't miss out on this motivated seller and reduced price opportunity! Submit offers subject to interior inspection today!

Facts & Features

- Sold On 11/14/2024
- Original List Price of \$899,900
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Fireplace(s), Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Individual Room

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02062675
- 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	\$1,336	\$1,336	\$2,500
2:	1	2	1		Unfurnished	\$1,440	\$1,440	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5060010022

Michael Lembeck

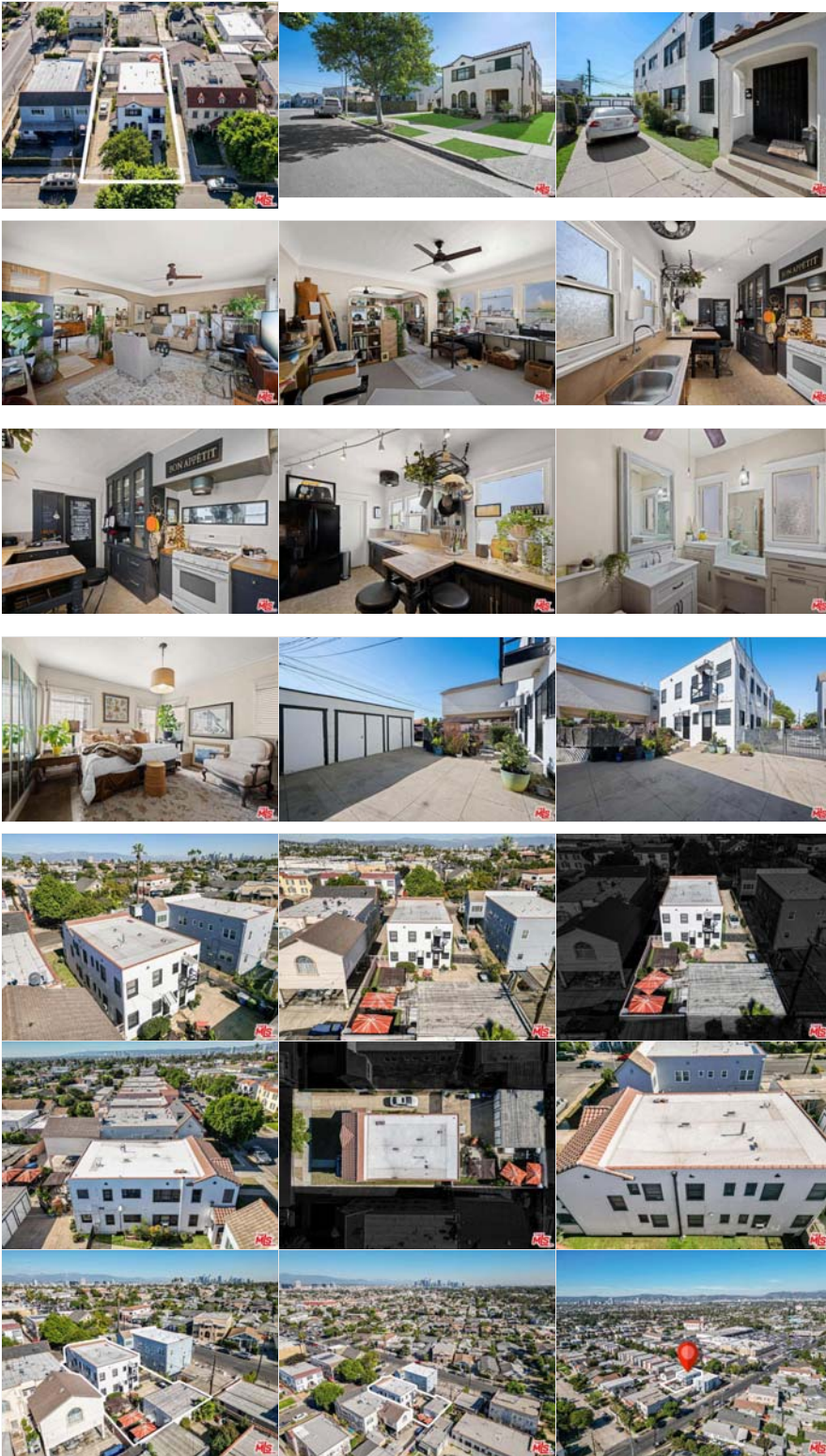
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CUSTOMER FULL: Residential Income LISTING ID: 24414457

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Closed •

List / Sold:

\$2,389,000/\$2,480,000 ⬆

57 days on the market

Listing ID: 24440592

1146 S Stanley Ave • Los Angeles 90019
2 units • \$1,194,500/unit • 4,275 sqft • 9,392 sqft lot • \$580.12/sqft •
Built in 1934
Whitworth/Stanley



Rare and Phenomenal Offering on an Expansive Corner Lot. This elegantly updated Spanish-style 8 bedroom, 6 bath duplex, *delivered completely vacant*, presents an unparalleled opportunity. From the moment you step onto the expansive front porches, you are welcomed into a residence that marries timeless architectural charm with modern sophistication. Sunlight streams through oversized picture windows, illuminating the thoughtfully designed interiors. Both units feature sunken living rooms, formal dining spaces, and meticulously updated kitchens and bathrooms. The kitchens, appointed with quartz countertops, custom shaker style cabinetry, and premium appliances, offer ample counter space and cozy breakfast nooks overlooking the lush garden. Each residence boasts generously proportioned bedrooms, with the versatile fourth bedrooms serving as ideal offices or creative spaces. The primary suites are private sanctuaries, with en-suite baths offering separate tubs and showers adorned with Carrera marble, quartz, dogbone marble flooring and designer finishes creating serene retreats. Step outside into a tranquil, large secluded oasis enveloped by mature foliage, perfect for al fresco dining, relaxation, or sophisticated entertaining. Additional conveniences include in-unit laundry, central air and heating, and private garages that offer ample space for a car and additional storage or two smaller vehicles with supplemental driveway parking. Situated moments from world-class destinations such as LACMA, The Grove, The Beverly Center, Cedars-Sinai and Century City this property offers both a serene retreat and access to the vibrant cultural and dining scene of Los Angeles. An exceptional blend of character, luxury, and location don't miss this rare opportunity to acquire a distinguished residence in one of the city's most coveted areas. Fireplaces should be considered decorative. Broker and agents do not represent or guarantee the accuracy of the square footage, income, expenses, condition, development potential, bedroom/ bathroom count, rent potential, lot size or lot lines, dimensions, permitted or non-permitted spaces, or school eligibility. Buyer is advised to independently verify the accuracy of all information via research and with appropriate professionals. There are no warranties or guarantees, buyer is to rely solely on his/her/their own findings. Some rooms have been virtually staged. Trust sale.

Facts & Features

- Sold On 11/12/2024
- Original List Price of \$2,389,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Stackable, Washer Included

Interior

- Rooms: Entry, Primary Bathroom, Walk-In Closet
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Microwave

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5085023010

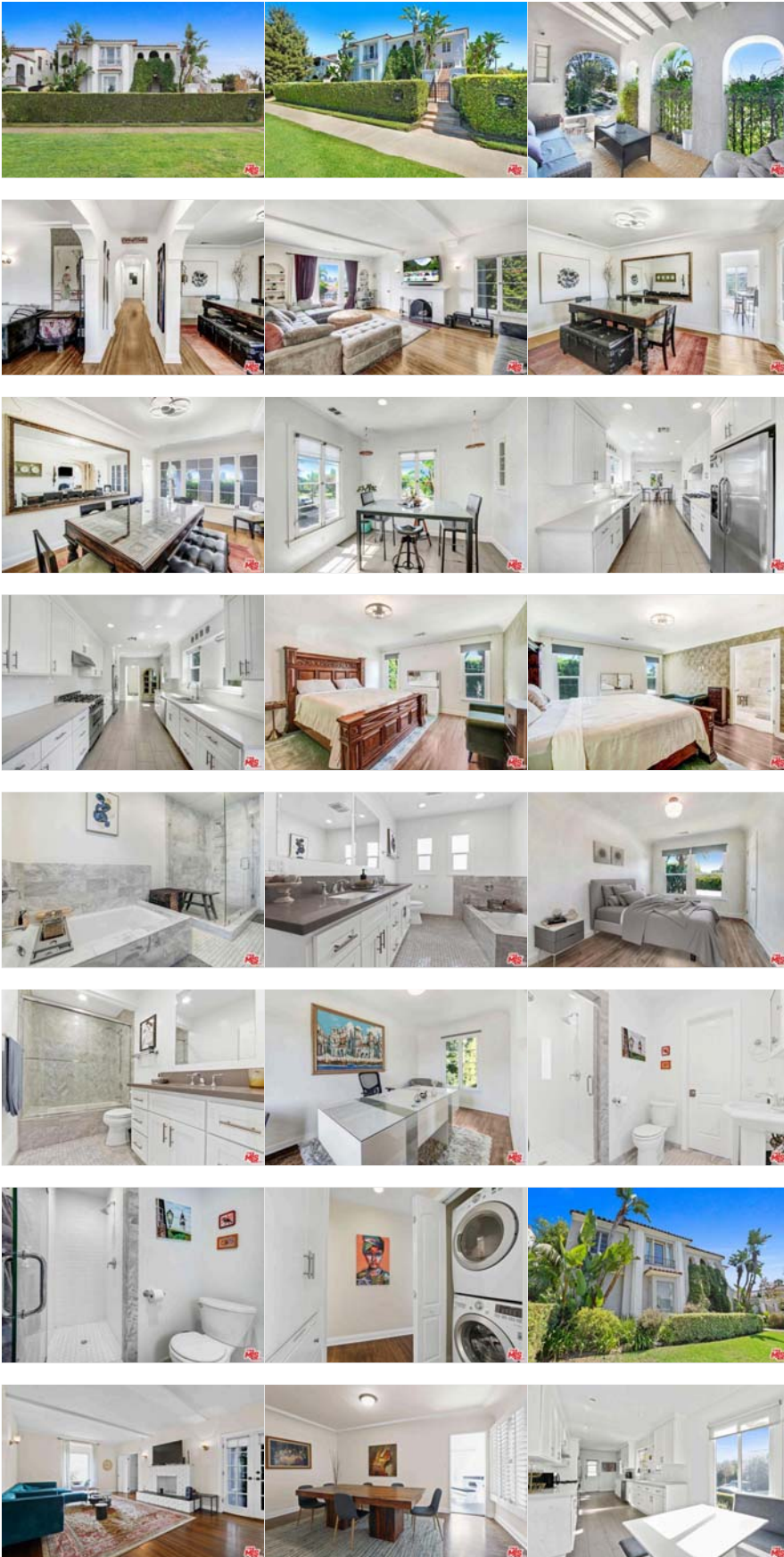
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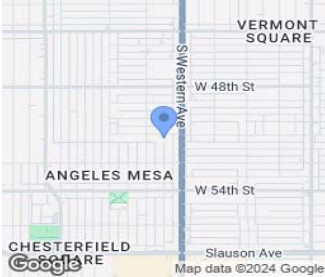
Closed • Duplex

List / Sold: \$685,000/\$685,000 ↓

1732 W 51st St • Los Angeles 90062
2 units • \$342,500/unit • 1,646 sqft • 7,971 sqft lot • \$416.16/sqft •
Built in 1924

32 days on the market
Listing ID: PF24109875

Cross Street- Western Ave



Take advantage of this unique investment opportunity in the heart of Los Angeles! These charming two detached units each consists of 2 bedrooms and 1 bathroom are located just minutes from iconic landmarks such as the LA Coliseum, Natural History Museum, California Science Center, BMO Stadium, DTLA, Crypto.com Arena, and SoFi Stadium. This prime location is ideal for both residents and tourists. Expand the second unit and/or add an ADU. The possibilities are endless. Contact us today to schedule your exclusive viewing and start achieving your real estate dreams in the City of Angels before it's gone!

Facts & Features

- Sold On 11/14/2024
- Original List Price of \$720,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Whole House Fan
- Heating: Floor Furnace
- \$389 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947727
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp: \$0
- Professional Management:
- Water/Sewer: \$2,900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$1,273		
2:	1	2	1			\$0		

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5005028007

Michael Lembeck

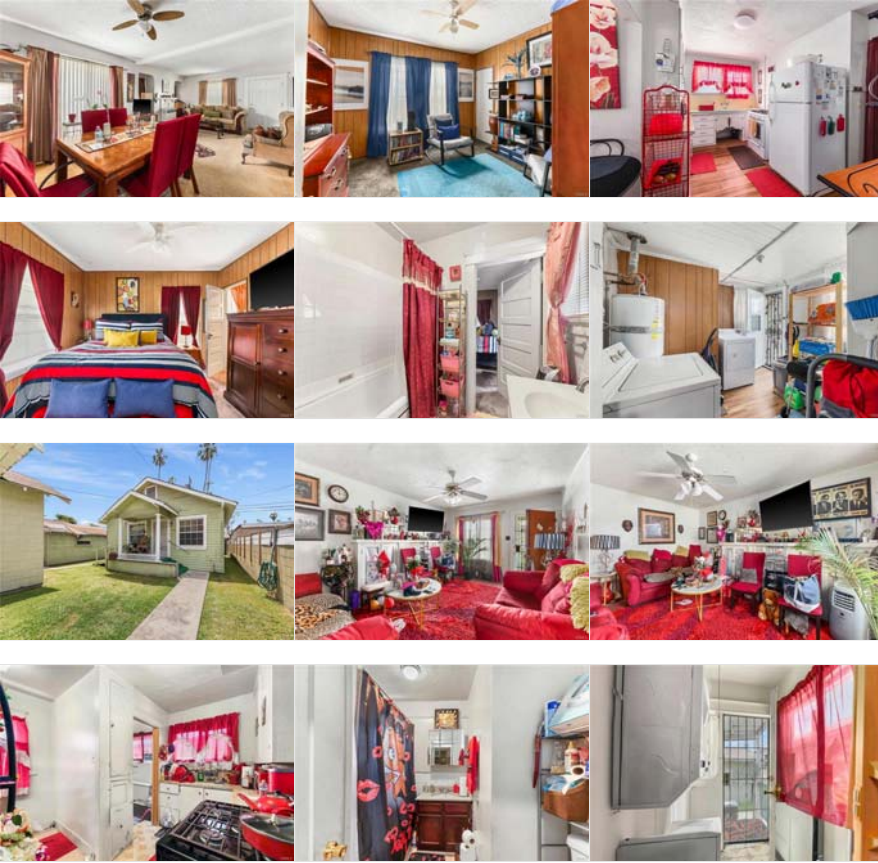
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Closed • Duplex

List / Sold: \$739,000/\$745,000

128 130 W Gage Ave W • Los Angeles 90003

30 days on the market

2 units • \$369,500/unit • 1,684 sqft • 5,080 sqft lot • \$442.40/sqft • Built in 1952

Listing ID: SR24159155

Headed south on 110 exit gate and head east. Arrive at the destination on right.



Attention real estate investors and portfolio builders! Introducing 128 W Gage Ave, a duplex property with huge potential for expansion. This property includes a tenant-occupied unit featuring a generously sized 1 bedroom, 1 bathroom layout, complete with convenient laundry hookups. The owner-occupied unit boasts a larger 3 bedrooms and 2 bathrooms, equipped with a mini-split A/C system and a dedicated laundry room. Significant property upgrades have been made, including an upgraded electrical panel, tankless water heaters, and durable copper plumbing. The duplex offers ample parking space to accommodate multiple vehicles. Located just moments from the 110 Freeway, USC, and Downtown Los Angeles (DTLA). This property is a rare find and a perfect addition to any real estate portfolio. Don't miss out on the opportunity to own a piece of prime real estate with significant expansion possibilities. Act now to secure this gem at 128 W Gage Ave!

Facts & Features

- Sold On 11/14/2024
- Original List Price of \$739,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$343 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Washer Hookup
- \$67200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry
- Floor: Tile

Exterior

- Lot Features: Paved
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01993359
- 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	0	Unfurnished	\$2,200	\$2,200	\$2,200
2:	1	3	2	0	Unfurnished	\$3,400	\$3,400	\$3,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6005023008

Michael Lembeck

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

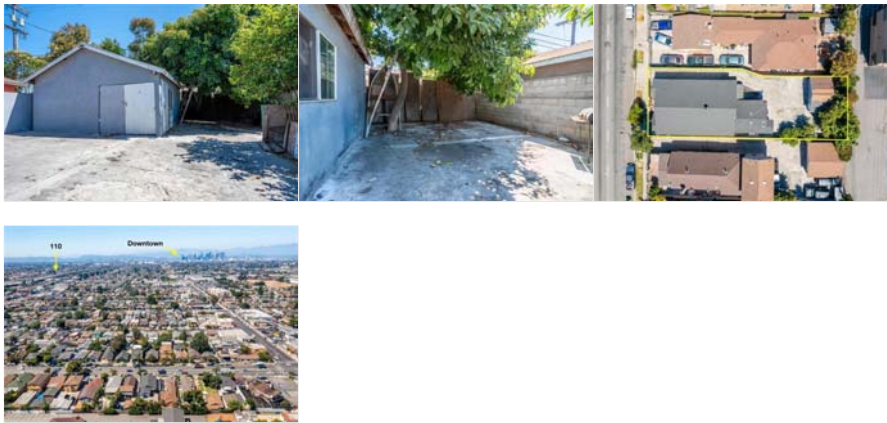
Citivist Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SR24159155

Printed: 11/17/2024 10:35:22 AM

Closed • Duplex

List / Sold: \$859,900/\$850,000 ↓

216 -218 E 66th St • Los Angeles 90003

17 days on the market

2 units • \$429,950/unit • 1,650 sqft • 5,400 sqft lot • \$515.15/sqft • Built in 1908

Listing ID: DW24192248

Main St / San Pedro St



2 Units on a LOT....Move in Ready....Features include: 3 Bedrooms / 2 Bathrooms + 2 Bedrooms / 2 Bathrooms. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, uncovered driveway parking + 1 Car Detached Garage. Alarm on property, Freshly painted interior and exterior. This is a must see!

Facts & Features

- Sold On 11/12/2024
- Original List Price of \$859,900
- 2 Buildings
- 7 Total parking spaces
- \$306 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: Microwave

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01913485
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$0
2:	1	2	2	0	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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6011002021

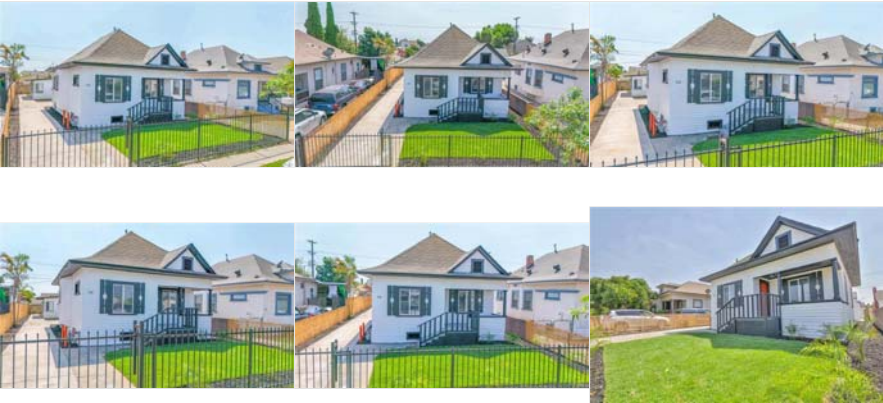
Michael Lembeck

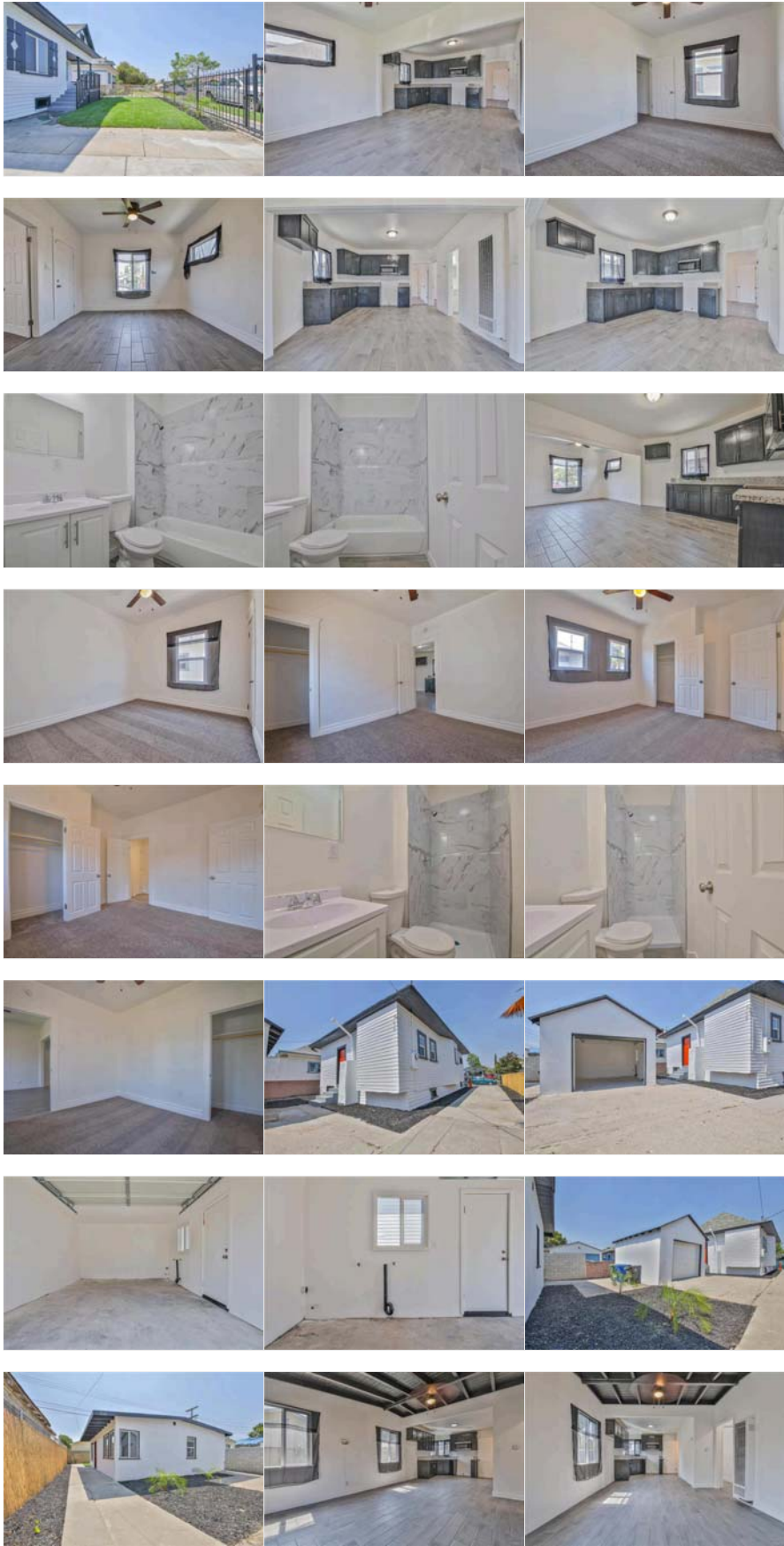
State License #: 01019397
Cell Phone: 714-742-3700

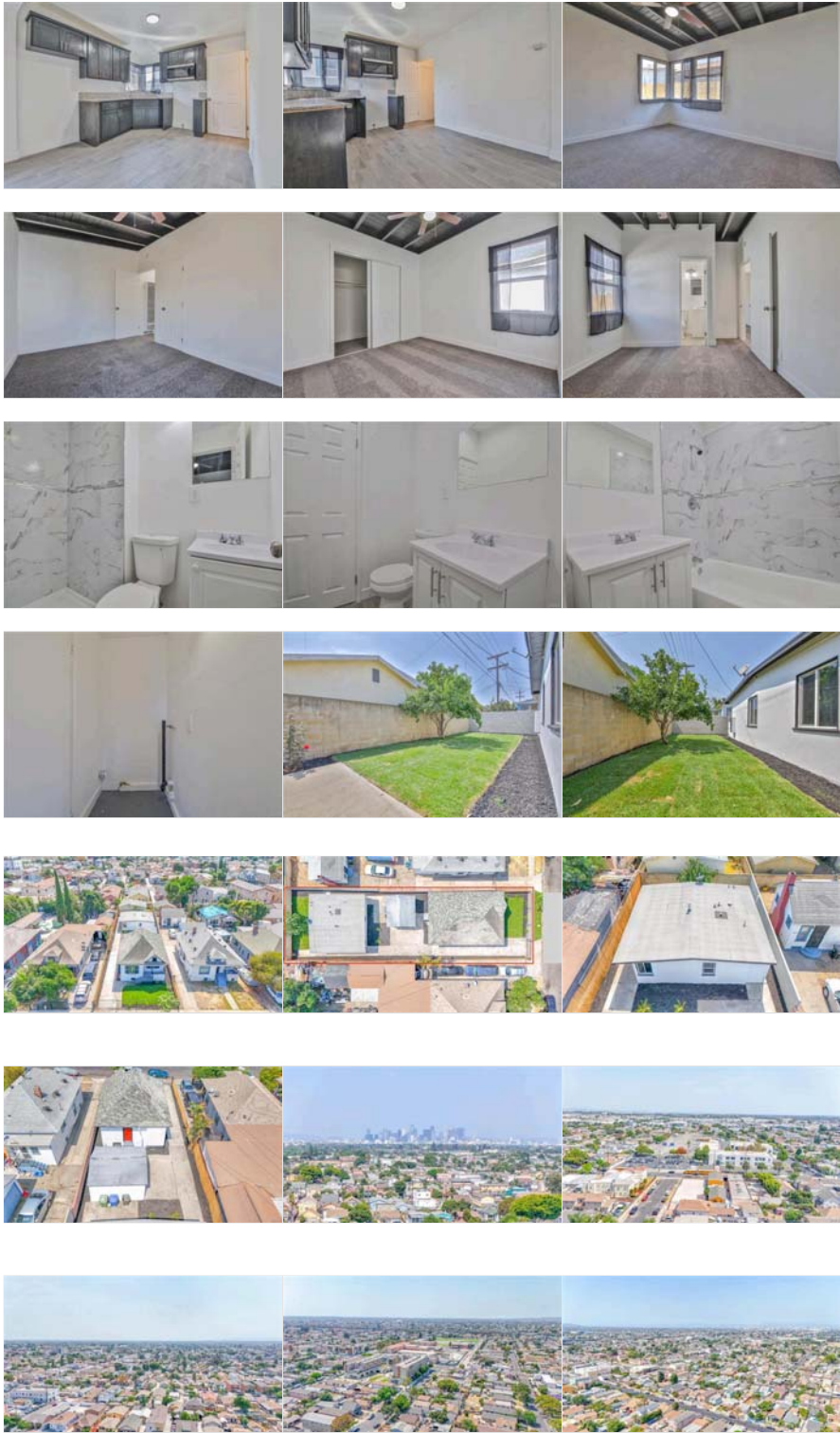
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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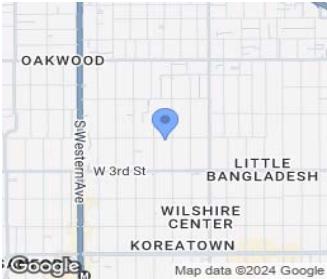




Closed • Duplex

List / Sold:
\$1,249,000/\$1,200,000 ↓
93 days on the market
Listing ID: CV24163368

4118 W 2nd St • Los Angeles 90004
2 units • **\$624,500/unit** • **1,750 sqft** • **5,001 sqft lot** • **\$685.71/sqft** •
Built in 1979
3rd



Welcome to 4118 W 2nd St. This turnkey property boasts a 3 bedroom, 2 bathroom main house plus a brand new ADU. The main house interior has been completely remodeled with an open floor plan, new kitchen, bathrooms, new HVAC system, and new flooring and windows throughout. Enjoy using your updated kitchen featuring new quartz counters, shaker cabinets, and a beautiful farm-style sink. Outside, the property is secured by a new wood fence on the side and back. Out front, you have an automatic gated driveway leading into the new two-car garage, allowing up to 4 cars to park inside the gate. The newly built Accessory Dwelling Unit (ADU) has a kitchenette with a full bathroom. Use as a guest house, an in-law suite or ideal for an investor looking to rent for extra income. Come check out this gorgeous property that is located near Hancock Park, Hollywood, and Downtown LA.

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$322 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

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
- KREA - Koreatown area
- Los Angeles County
- Parcel # 5517019031

Michael Lembeck

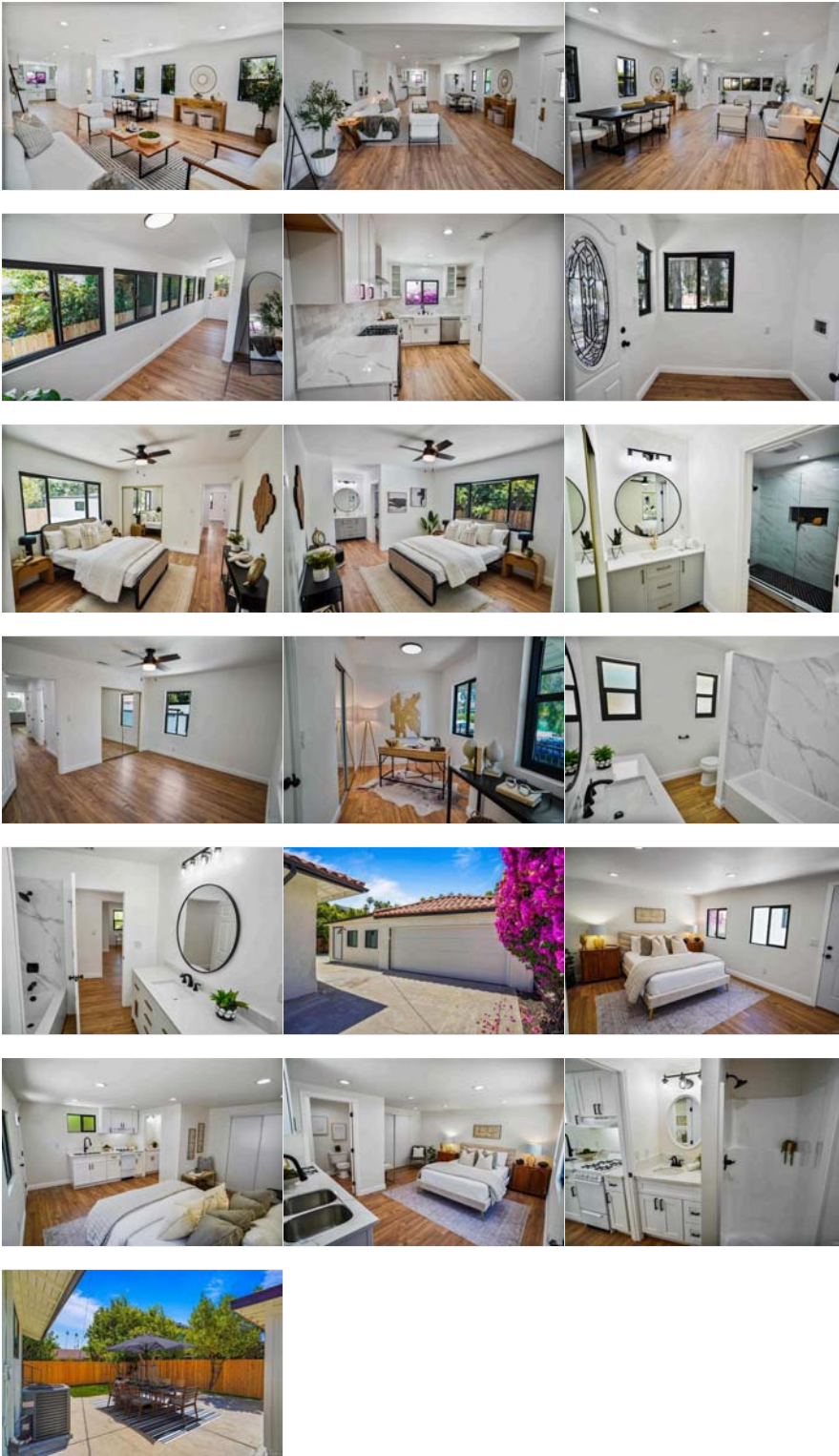
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: CV24163368

Printed: 11/17/2024 10:35:22 AM

Closed • Duplex

List / Sold: \$764,900/\$810,000

10302 Trabuco St • Bellflower 90706

5 days on the market

2 units • \$382,450/unit • 1,208 sqft • 7,822 sqft lot • \$670.53/sqft •

Listing ID: DW24205751

Built in 1938

S.Alondra



2 units in the beautiful City of Bellflower. Corner lot with 7822sqft lot. 2 car garage with potential to convert into an Adu. Ample Rv parking. Front unit has an extra bedroom.

Facts & Features

- Sold On 11/14/2024
- Original List Price of \$764,900
- 2 Buildings
- 2 Total parking spaces
- \$708 (Estimated)
- SellerConsiderConcessionYN:
- \$21600 Gross Scheduled Income
- \$1200 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,401
- Electric: \$500.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01917184
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	1	1	2	Unfurnished	\$1,800	\$1,800	\$2,400
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7017008001

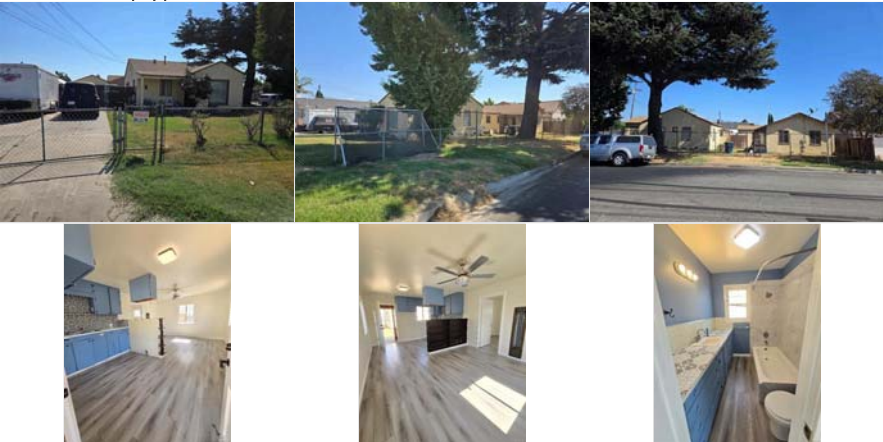
Michael Lembeck

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

Citivist Realty Services, Inc

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

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Closed • Duplex

List / Sold: \$649,999/\$6,675,000

7933 Garfield Ave • Bell Gardens 90201
2 units • \$325,000/unit • 1,911 sqft • 7,480 sqft lot • \$3492.94/sqft •
Built in 1955
Garfield and Ira

3 days on the market
Listing ID: DW24182062



Welcome Home! This property features 2 detached houses. Each house is 2 bedrooms 1 bathroom with their own 2 car detached garage. Ideal for an accessory dwelling unit ADU. Perfect for one family to live in one and rent out the other! Great location, centrally located to schools, shopping and all major transportation. Hurry now before it's too late!

Facts & Features

- Sold On 11/14/2024
- Original List Price of \$649,999
- 4 Buildings
- 4 Total parking spaces
- \$1,719 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage, In Kitchen
- \$38000 Gross Scheduled Income
- \$34000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01182091
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6230013010

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: DW24182062

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Closed •

List / Sold: **\$529,999/\$525,000** ↓

341 345 E Avenue Q7 • Palmdale 93550

16 days on the market

3 units • **\$176,666/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** • **Built in 1967**

Listing ID: 240022309SD

CrossStreet: 5th street East; Palmdale Blvd



Discover this three-unit income property featuring a charming front house with 2 bedrooms and 1 bathroom, alongside a duplex with two 1-bedroom, 1-bathroom units in the back. This property is Section 8 approved, ensuring a steady stream of rental income from reliable tenants. Currently undergoing upgrades, the front house is getting brand new flooring to enhance its appeal. Located in a desirable Palmdale neighborhood, the property offers convenient access to local amenities and public transportation. Each unit has an ideal layout, catering to tenant needs. Don't miss this opportunity to invest in a well-maintained property with strong income potential!

Facts & Features

- Sold On 11/13/2024
 - Original List Price of \$529,999
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating:
 - SellerConsiderConcessionYN:
- Cap Rate: 5.8
 - \$67200 Gross Scheduled Income
 - \$49200 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02168226
 - 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			\$1,700		\$2,200
2:	1	1	1			\$0		\$1,700
3:	1	1	1			\$0		\$1,700
4:			0					

Of Units With:

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

Additional Information

- Los Angeles County
- Parcel # 3008016036

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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Closed •

List / Sold: **\$998,000/\$1,100,500** ↓

4325 Gateway Ave • Los Angeles 90029

101 days on the market

3 units • **\$332,667/unit** • **2,044 sqft** • **5,011 sqft lot** • **\$538.41/sqft** • **Built in 1922**

Listing ID: 24417649

North side of Gateway between Hoover and Bates.



Huge Reduction! Imagine living on a quiet side street in the heart of Sunset Junction, where an exceptional property awaits you. This unique opportunity features three charming Craftsman-style units, each with original details that exude character and charm, updated with seismic bolting. At the front of the property, two spacious one-bedroom, one-bath units sit side by side. Each offers a formal dining room with delightful vintage built-ins, rich hardwood floors, nine-light windows, private gardens, and private garages that can be used as studios, offices, or storage spaces. You'll feel right at home in the available unit, which perfectly matches the inviting layout shown in the photos. Additionally, a standalone structure houses a cozy two-room studio apartment with a private patio, providing versatility and income. The unbeatable location is just moments away from a variety of delicious restaurants, unique shops, Erewhon Market, and some of the city's best coffee spots, like Intelligentsia and Dinosaur Coffee. This property is not just a place to live it's a place to thrive. Embrace the vibrant Sunset Junction lifestyle and make this charming haven your own.

Facts & Features

- Sold On 11/12/2024
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Gravity
- SellerConsiderConcessionYN:
- Cap Rate: 5.3
- \$65067.2 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$5,992
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,496	\$2,496	\$2,500
2:	1	1	1		Unfurnished	\$0	\$0	\$2,500
3:	1	0	1		Unfurnished	\$926	\$926	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Los Angeles County
- Parcel # 5429006016

Michael Lembeck

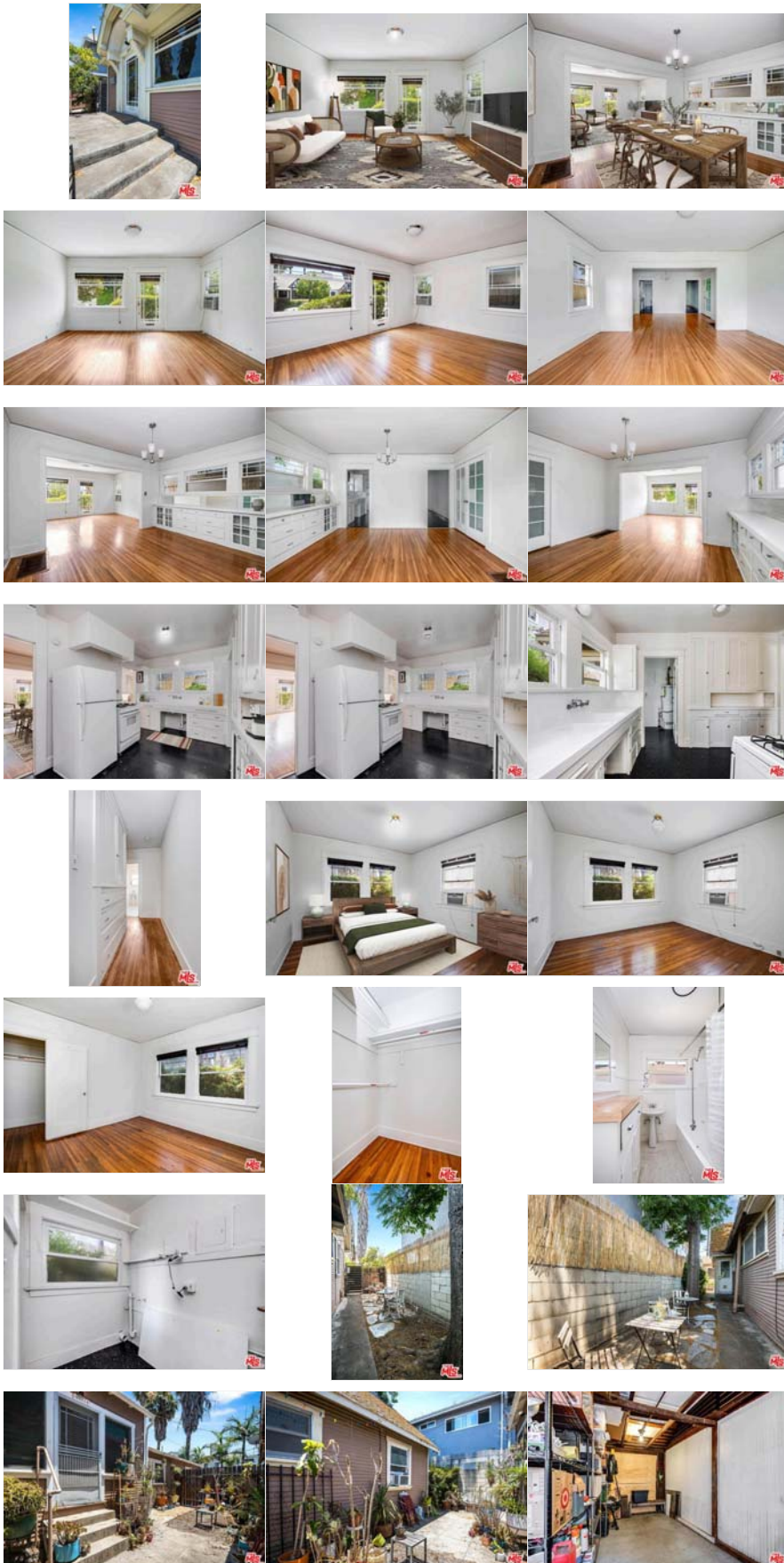
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24417649

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Closed •

List / Sold:

\$1,095,000/\$1,381,000 ⬆

7 days on the market

Listing ID: 24448617

1018 Manzanita St • Los Angeles 90029
3 units • \$365,000/unit • 3,108 sqft • 7,501 sqft lot • \$444.34/sqft •
Built in 1922
South of Sunset Boulevard, East of Hoover Street



FIXER ALERT! Offered for the first time in over 40 years is this Silver Lake Triplex fixer with tremendous upside potential. All units are vacant and include a large, two-story, duplex and cozy rear unit. The duplex units each offer two bedrooms, one bathroom, eat-in kitchen, generous living & dining room spaces, high ceilings and westerly views. The rear unit consists of one bedroom, one bathroom, kitchen and living room. A long driveway leads to two 1-car garages as well as a rear parking pad. Outdoor spaces includes a flat, front yard and private rear yard. The location is a tenant's dream, being in close proximity to Erewhon, Courage Bagels and Sqirl, as well as Sunset Junction & Los Feliz Village shops & eateries. Not for the faint of heart so bring your hard hat and vision! Opportunity is knocking!

Facts & Features

- Sold On 11/12/2024
- Original List Price of \$1,095,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01317331
 - 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	\$3,500
2:	1	2	1		Unfurnished	\$0	\$0	\$3,500
3:	1	1	1		Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
 - Parcel # 5427006023

Michael Lembeck

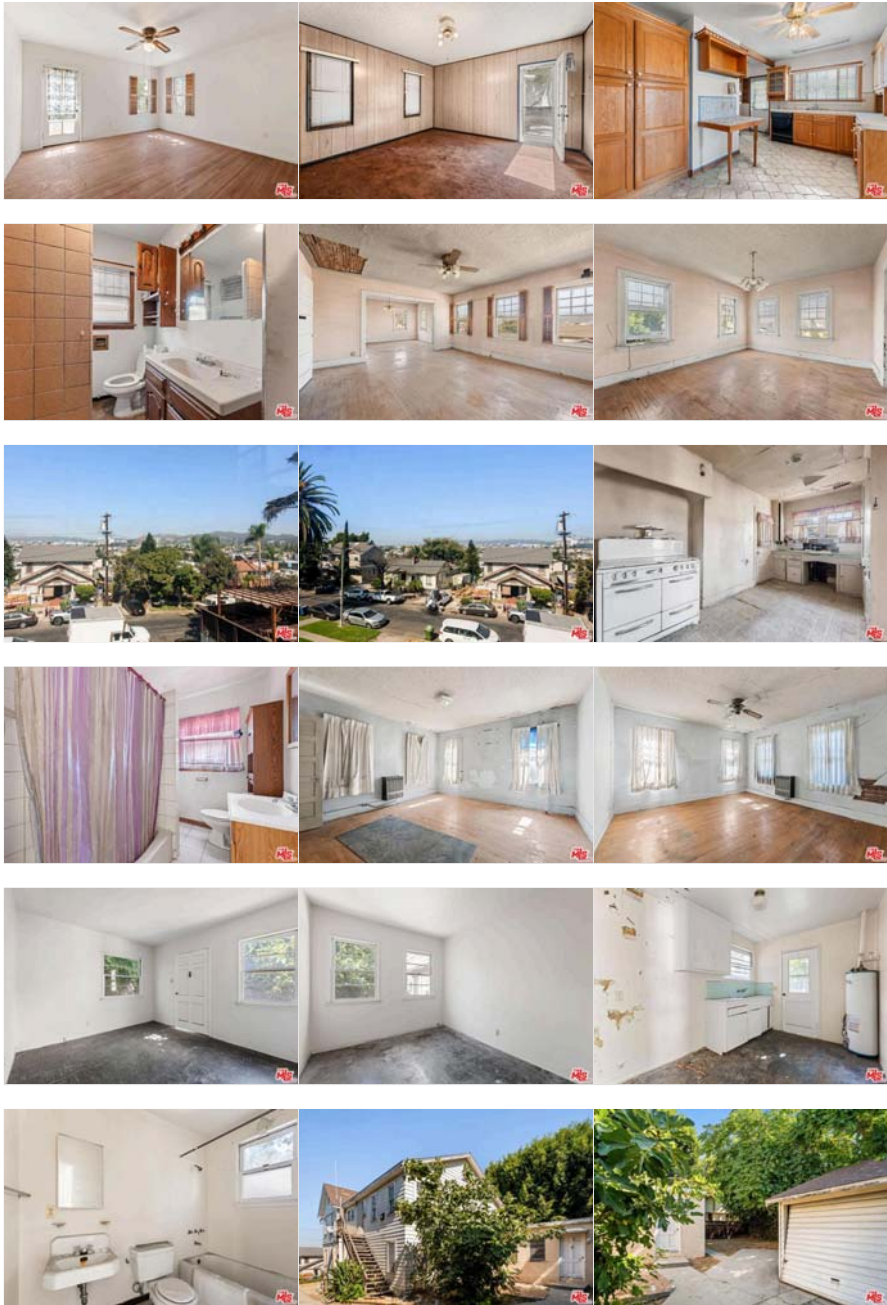
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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24448617

Printed: 11/17/2024 10:35:22 AM

Closed • Triplex

List / Sold:
\$1,350,000/\$1,200,000 ↓
114 days on the market
Listing ID: SB24102806

1621 w 224th st • Torrance 90501
3 units • **\$450,000/unit** • **3,686 sqft** • **7,200 sqft lot** • **\$325.56/sqft** •
Built in 1988
Westrne turn right to 224th st



Torrance with three units !!! All three units have three bedrooms each, with the front stacked units featuring two full baths. The house at the back, which originally stood on the property, also has three bedrooms but with one bath. Notably, the stacked units A and B were constructed in 1988, indicating they aren't subject to rent control, while the house at the back falls under rent control regulations. Additionally, the seller intends to carry out a 1031 exchange in out of california. This information should provide a comprehensive overview for potential buyers or investors interested in the property.

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- \$800 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, In Closet
- \$72156 Gross Scheduled Income
- \$56081 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,910
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$5,054
- Maintenance:
- Workman's Comp:
- Professional Management: 3456
- Water/Sewer: \$5,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,154	\$2,154	\$3,200
2:	1	3	2	1	Unfurnished	\$2,075	\$2,075	\$3,200
3:	1	3	2	1	Unfurnished	\$1,784	\$1,784	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7347001023

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: SB24102806

Printed: 11/17/2024 10:35:22 AM

Closed •

3148 Madera Ave • Los Angeles 90039
3 units • \$365,000/unit • 1,808 sqft • 5,407 sqft lot • \$558.63/sqft •
Built in 1937
Hyperion Ave to Glendale Blvd rt turn on Madera Ave.

List / Sold:
\$1,095,000/\$1,010,000 ↓
97 days on the market
Listing ID: 24409767



Triplex in Atwater.Fabulous neighborhood. Nr. Shopping,Restaurants,Market Rents 2(1BD/1BA)units Spanish in front building+SFR(1BA/1BD+ Bonus Room) at rear w/small backyard. All new Roofs, Remote Gated Entry detached 3CarGarage.New Copper Plumbing, Wood&tile floors.Sep.Elec.Meters, All new Windows. Termite work completed. Coin Operated W/D.Tile Patio at front of Bldg. One of the units is vacant. Property sold as-is.

Facts & Features

- Sold On 11/13/2024
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Outside
- Cap Rate: 5.7
- \$62880 Net Operating Income
- 3 gas meters available

Interior

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

Exterior

- Lot Features: Back Yard
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$6,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01079007
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,060	\$2,060	\$2,500
2:	1	1	1		Unfurnished	\$1,910	\$1,910	\$2,500
3:	1	1	1		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 606 - Atwater area
- Los Angeles County
- Parcel # 5437012015

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24409767

Printed: 11/17/2024 10:35:22 AM

Closed • Triplex

List / Sold:
\$1,598,000/\$1,598,000
31 days on the market
Listing ID: WS24192828

531 N Ynez Ave • Monterey Park 91754
3 units • **\$532,667/unit** • **2,842 sqft** • **9,894 sqft lot** • **\$562.28/sqft** •
Built in 1921
N. Garvey



Investment opportunity in a prime location in Monterey Park with the potential to add ADU! This property features three units spread across two separate buildings. The front building includes: First Unit: 3 bedrooms, 1 bathroom, and 1 detached car garage. Second Unit: 3 bedrooms, 1 bathroom, and 1 detached car garage. Third Unit: 2 bedrooms, 1 bathroom, plus a bonus room, and 1 detached car garage. All units have central A/C and heating, and separate electrical and gas meters. All units are on a month-to-month lease. The property is conveniently close to restaurants, banks, supermarkets, schools, and parks, with easy access to the 10 and 710 freeways. "DRIVE BY ONLY. DO NOT DISTURB TENANTS". "DRIVE BY ONLY, DO NOT DISTURB TENANTS".

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$1,598,000
- 2 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- 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	1	Unfurnished	\$2,200	\$2,200	\$3,500
2:	1	3	1	1	Unfurnished	\$2,500	\$2,500	\$3,500
3:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$2,800

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
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5256010038

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed •

List / Sold:

\$1,295,000/\$1,428,000 ⬆

52 days on the market

Listing ID: 24444573

186 Carlton Ave • Pasadena 91103
3 units • \$431,667/unit • 3,013 sqft • 10,736 sqft lot • \$473.95/sqft •
Built in 1952
Orange Grove; left on Lincoln; right on Carlton



FIRST TIME ON THE MARKET EVER! This FANTASTIC TRIPLEX is available for the first time and is a once-in-a-lifetime opportunity. Set on an expansive flat parcel with mature trees are the following: a 1906 California Craftsman house in front, a large carport for four vehicles which separates the two structures, plus two 2-Bedroom + 1-Bath side-by-side units built in 1952. All delivered VACANT. The front craftsman home has a lot to offer, warm and welcoming with a front porch perfect for relaxing, the well laid out floorplan has three spacious bedrooms, a light filled sunroom, two full bathrooms and a quarter bath off the laundry room, an updated kitchen, a large dining room and a living room. There is a large fenced in backyard for the front house. Down the long driveway, there is a carport for at least 4 vehicles, beyond that are the back two units. Built in 1952, these two side-by-side mirrored units include a spacious living room/dining area, 2 bedrooms with nice closet space, an updated full bath, an updated kitchen with white cabinetry and granite counter tops, plus a large laundry room, catch-all space which leads out to a shared yard space. These units are move-in ready and can generate excellent income to offset your mortgage. This wide tree-lined street is quiet with speed bumps and other architecturally beautiful homes. Moments away from Old Town Pasadena with wonderful restaurants and shops. Close to public transportation and freeways. Come see for yourself how wonderful this property is.

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Floor: Laminate
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5726018018

Michael Lembeck

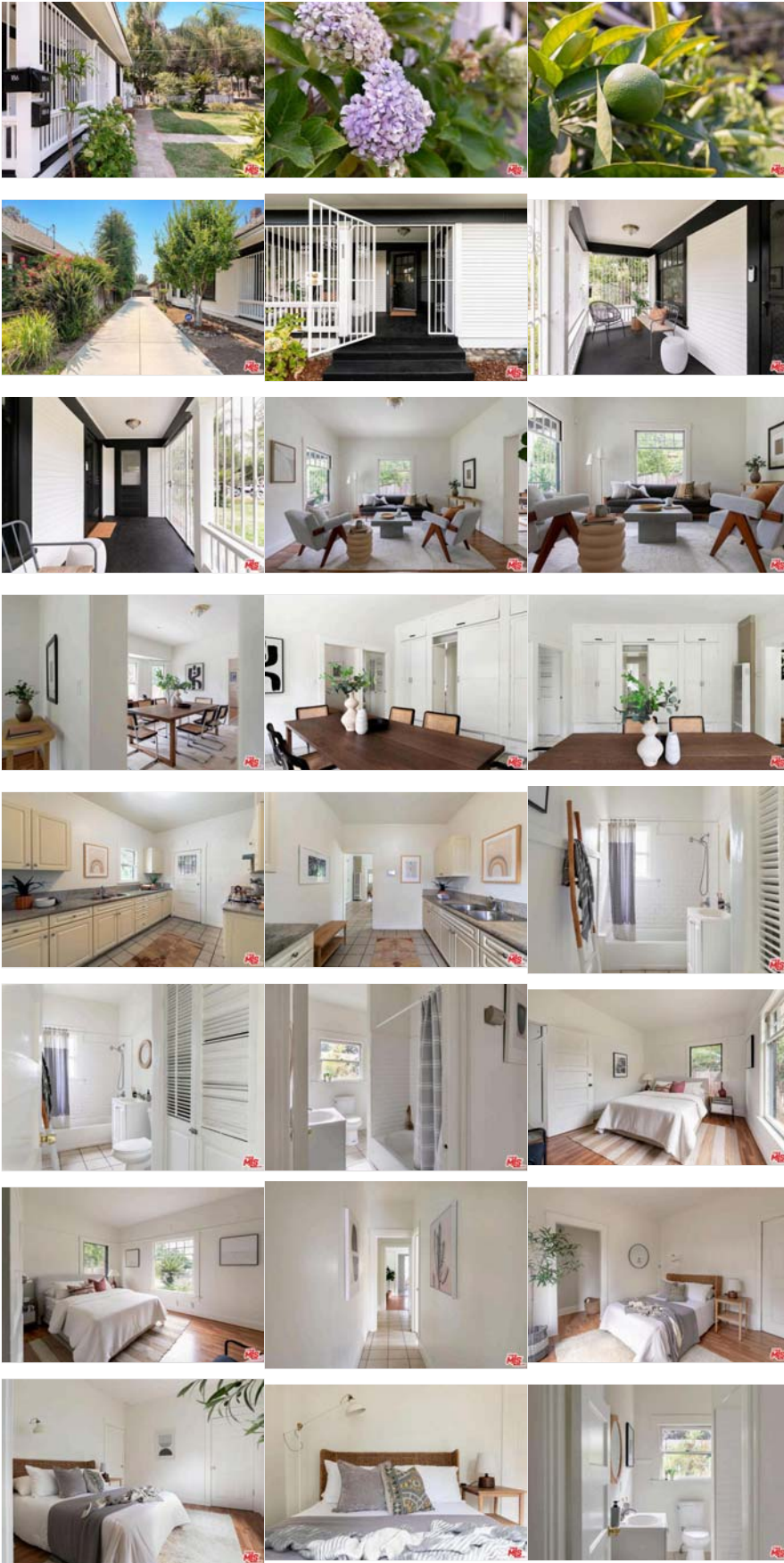
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Cell Phone: 714-742-3700

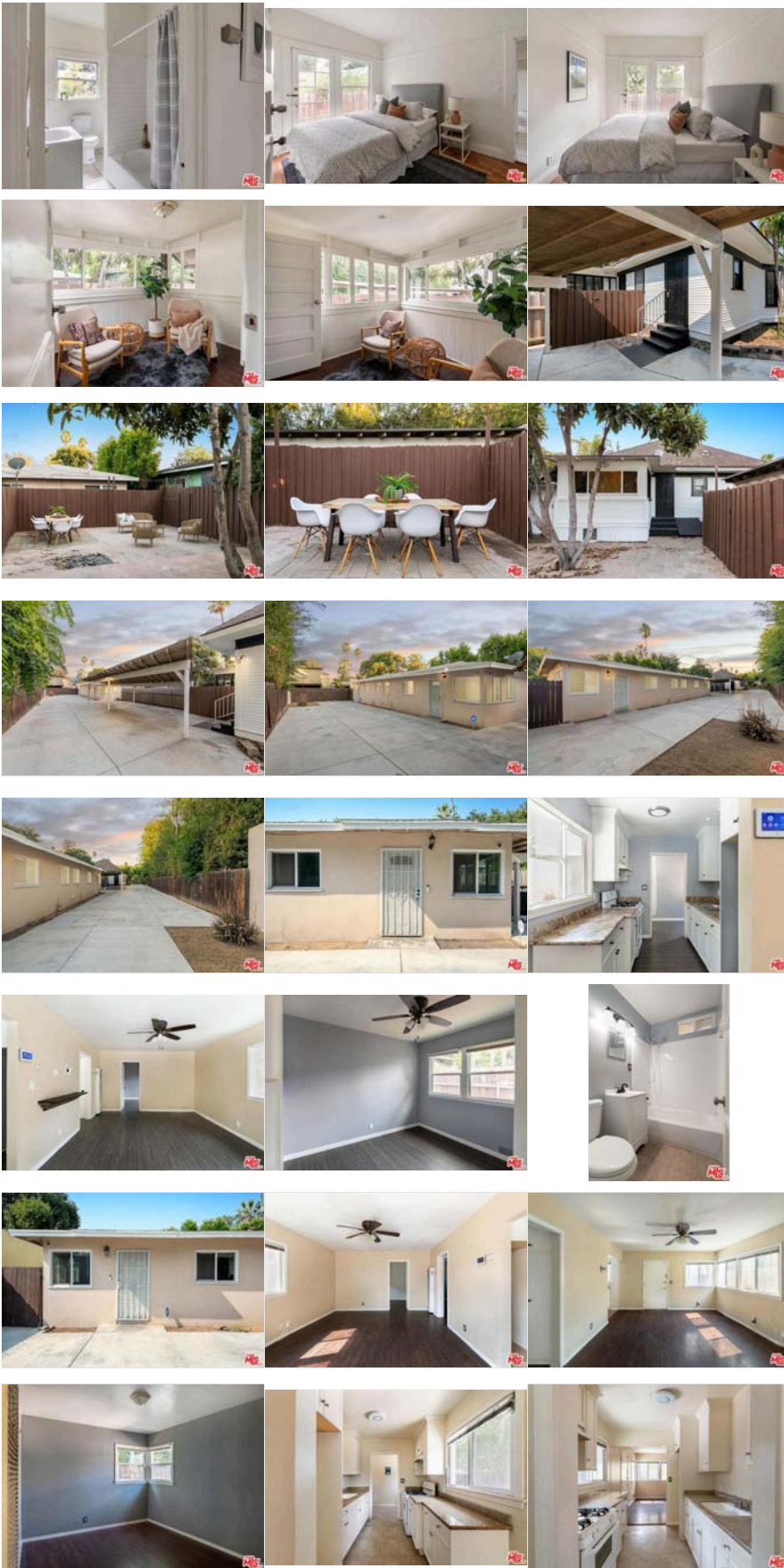
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24444573

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Closed • Triplex

List / Sold:
\$1,200,000/\$1,165,000 ↓
10 days on the market
Listing ID: DW24189246

8905 Nogal • Whittier 90606
3 units • \$400,000/unit • 2,050 sqft • 20,059 sqft lot • \$568.29/sqft •
Built in 1956
South on Santa Fe Springs, right on Nogal



LOT SIZE 20,059 SQ. FT. TRIPLEX ON TITLE - Front Unit, FRESHLY PAINTED INTERIOR AND EXTERIOR 2 bedroom, one bath and 1 bedroom, One bath. Back house FRESHLY PAINTED EXTEIOR, is Two Bedrooms, one bath, Inside Laundry. Upgrades to the front unit include NEW LAMINATE FLOORING, new kitchen countertop, new backsplash, new range hood, new baseboards, new screens, new cabinet and sinks, new gutters, new fence and new gates. Separate Laundry Room. Re-roofed patio and painted. Two Car Attached Garage to Front Unit. Back unit has a One Car Garage with new fascia. This property has a lovely grassy-park-like feel with automatic sprinklers back and front. All trees have been recently trimmed. This property is Ready to Go!

Facts & Features

- Sold On 11/13/2024
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen, Individual Room
- \$28800 Gross Scheduled Income
- \$16177 Net Operating Income
- 0 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Laminate, Wood
- Appliances: Free-Standing Range, Disposal
- Other Interior Features: Beamed Ceilings, Formica Counters, Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Lot 20000-39999 Sqft, Sprinklers In Front, Sprinklers In Rear
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$12,623
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$1,260
- Cable TV: 00616212
- Gardener:
- Licenses: 78
- Insurance: \$2,049
- Maintenance: \$2,000
- Workman's Comp: \$0
- Professional Management: 0
- 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	\$2,400	\$2,400	\$2,400
2:	1	2	1	2	Unfurnished	\$0	\$0	\$0
3:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8168020002

Michael Lembeck

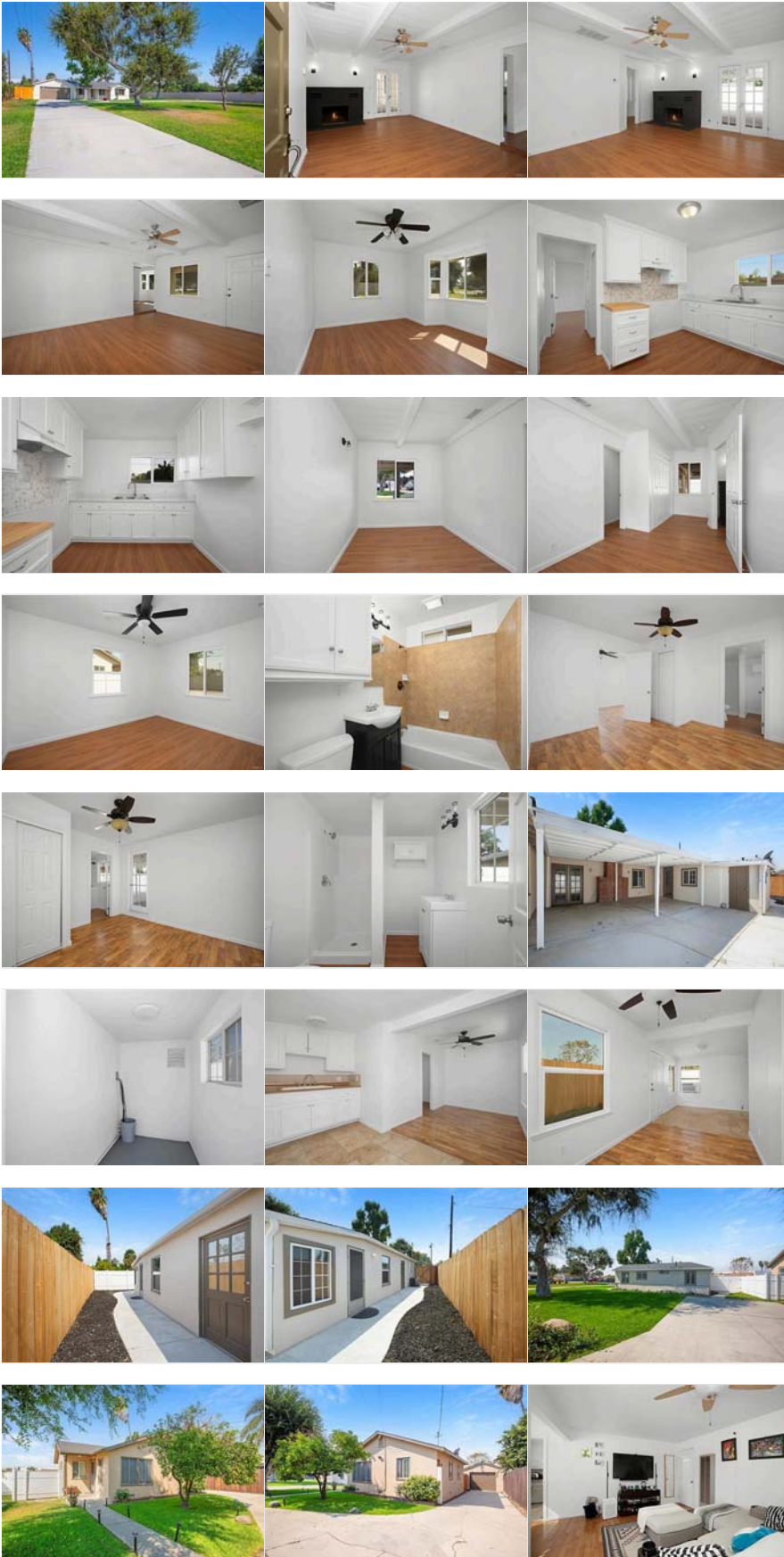
State License #: 01019397
Cell Phone: 714-742-3700

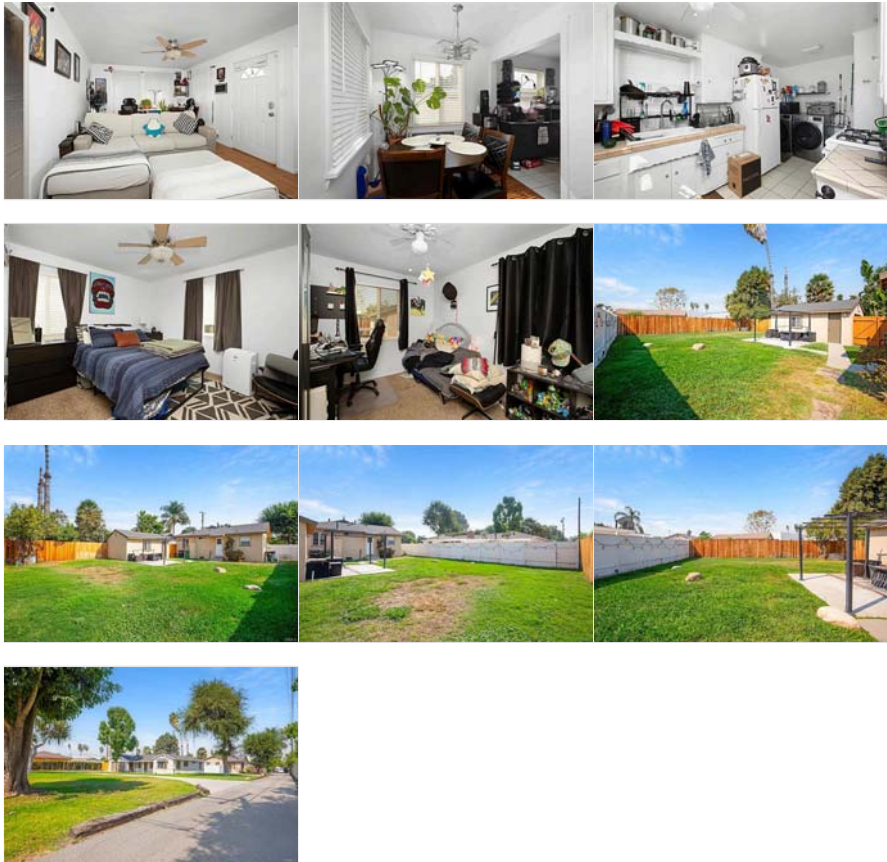
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: DW24189246

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Closed • Triplex

List / Sold: \$895,000/\$875,000 ↓

3611 El Sereno Ave • Los Angeles 90032

143 days on the market

3 units • \$298,333/unit • 2,407 sqft • 7,499 sqft lot • \$363.52/sqft • Built in 1925

Listing ID: MB24076779

Left on Valley Blvd right on Eastern past Huntington Dr to EL Sereno Ave



Welcome to 3611 El Sereno Dr, a charming and spacious home nestled in the heart of Los Angeles, CA. This beautifully maintained property has an ADU. ADU was recently built and in move-in condition. 3611 EL Sereno is a 2bed 2bath 1040 sq feet. 3613 El Sereno is a 2bed 2bath 897 sq feet. 3611 1/4 El Sereno middle unit ADU is 1bed 1bath 470 square feet. Conveniently located in the desirable neighborhood of Los Angeles, this home offers easy access to shopping, dining, entertainment, and major transportation routes. With its prime location and impeccable features, 3311 El Sereno Dr presents an incredible opportunity to experience the best of Southern California living. Don't miss out on the chance to make this exceptional property your new home sweet home!

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$990,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$419 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- \$37302 Gross Scheduled Income
- \$23055 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,247
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$412
- Cable TV: 01838262
- Gardener:
- Licenses:
- Insurance: \$990
- 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	2	0	Unfurnished	\$0	\$0	\$3,200
2:	1	2	2	0	Unfurnished	\$0	\$0	\$3,200
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5306012003

Michael Lembeck

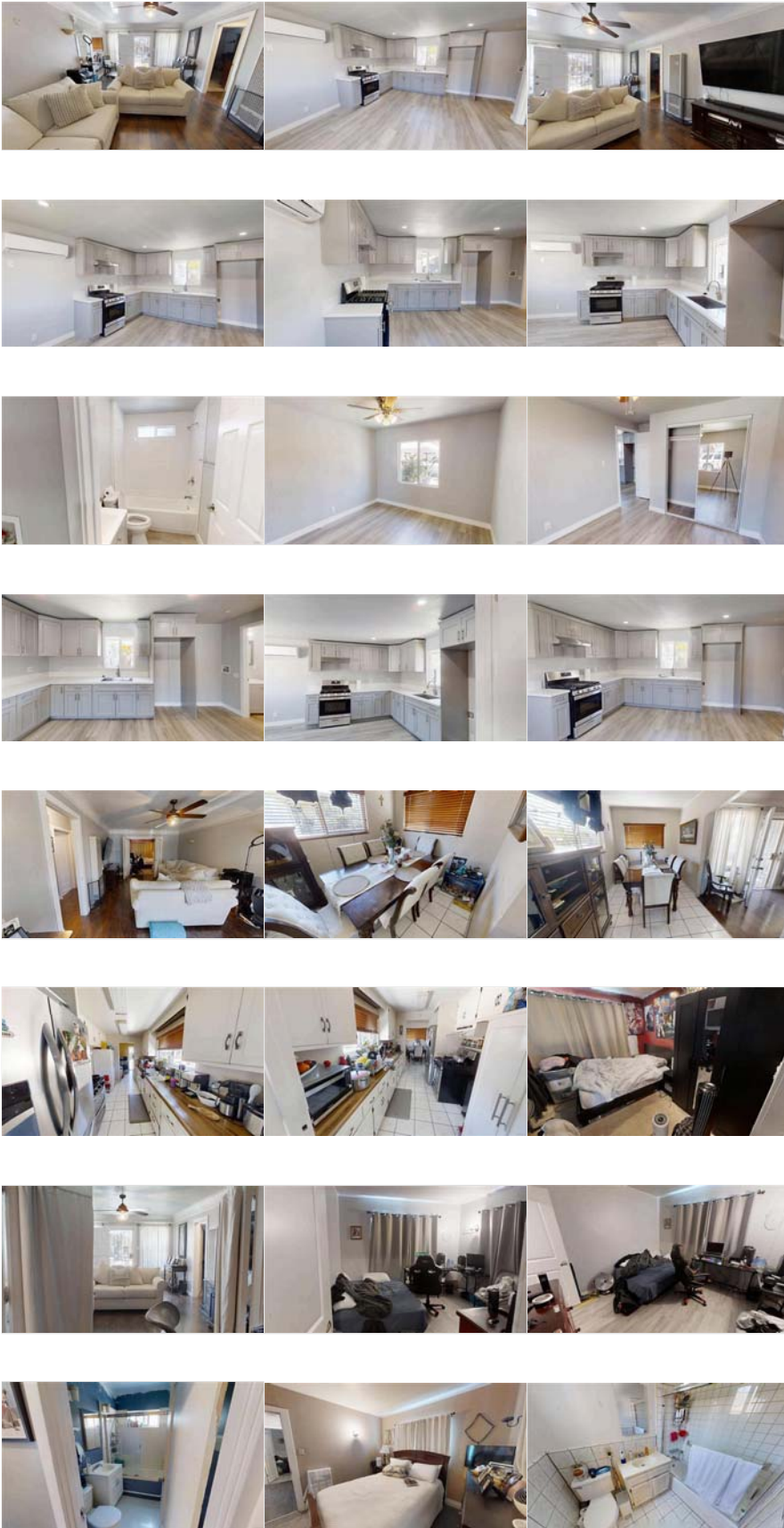
State License #: 01019397
Cell Phone: 714-742-3700

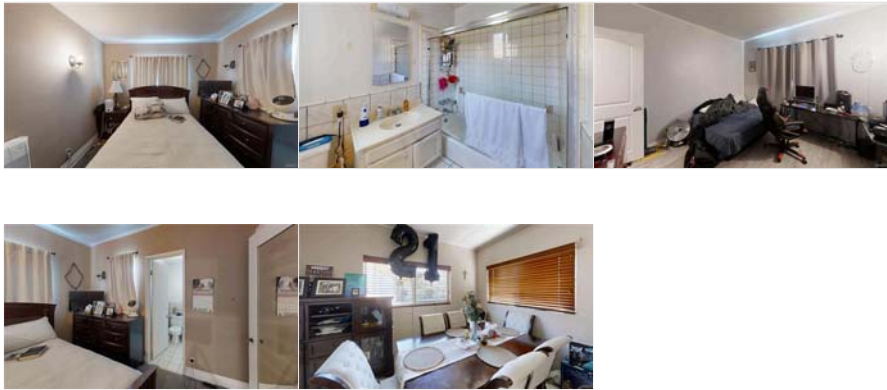
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: MB24076779

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Closed • Triplex

List / Sold: \$959,000/\$1,250,000

5922 La Tijera Blvd • Los Angeles 90056

18 days on the market

3 units • \$319,667/unit • 3,712 sqft • 7,510 sqft lot • \$336.75/sqft • Built in 1952

Listing ID: SR24217058

5922 La Tijera Blvd, Los Angeles, CA 90056



SOLD.

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$959,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$1,772 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Individual Room, Inside
- \$6200 Gross Scheduled Income
- \$5200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$1,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00965808
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4001030006

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed • Triplex

List / Sold: \$999,999/\$1,100,000

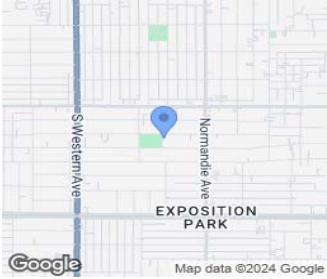
1492 W 35th Pl • Los Angeles 90018

26 days on the market

3 units • \$333,333/unit • 3,370 sqft • 6,802 sqft lot • \$326.41/sqft • Built in 1940

Listing ID: DW24198089

West Jefferson Blvd. & S Western Ave.



Here's your chance to own a prime 3-unit income property, ideally situated within walking distance to the University of Southern California (USC). With its unbeatable location and diverse floor plans, this property offers tremendous earning potential. Perfect for both savvy investors and buyers looking to capitalize on the high demand while offering flexibility and appeal to a diverse tenant base. This property stands out with ample parking – featuring 4 individual-1 car garages and 6 additional uncovered parking spaces – a rare find in this sought-after neighborhood. The units flexible layout of 2, 3 & 4 bedroom options cater to both long-term renters and short-term leasing opportunities, maximizing your return on investment. Properties in this location don't stay on the market long, especially with such an unbelievable list price. Whether you're looking to expand your portfolio or secure a high-demand rental, this is a rare opportunity that promises both value and strong cash flow. Act fast and don't miss out on this one!

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$999,999
- 2 Buildings
- Levels: Multi/Split
- 10 Total parking spaces
- \$530 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- Cap Rate: 6
- \$85000 Gross Scheduled Income
- \$62345 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Multi-Level Bedroom

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,155
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,277
- 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			\$1,478	\$1,478	\$2,500
2:	1	3	1			\$1,383	\$1,383	\$3,000
3:	1	4	2			\$3,330	\$3,330	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5041011037

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: DW24198089

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Closed • Triplex

List / Sold: \$850,000/\$845,000

726 Leonard Ave • East Los Angeles 90022

5 days on the market

3 units • \$283,333/unit • 1,756 sqft • 6,262 sqft lot • \$481.21/sqft • Built in 1924

Listing ID: RS24200458

FROM WHITTIER BLVD HEAD NORTH ON LEONARD



OWN THIS REALLY NICE TRIPLEX!!! Great Investment for a Home Buyer looking to have the Income from the other 2 Units to Help make the Payment or Great Investment for an Investor who wants Residual Income! This property consists of a 2 Bedroom 1.5 Bath Stand Alone Front House with a 2 Car Garage and 2 Separate 1 Bedroom 1 Bath Homes that share a 2 Car Carport with each unit getting 1 Parking Space under the Carport. This Property also has a Super Long Driveway that 4 or More Cars can Park On! Currently one of the 1 Bedroom Units is getting Freshly Painted and New Flooring Installed. This property would be a Great Purchase for an Owner to Live In because the Income from the other 2 Units will help you Qualify for the Mortgage and also Help make the Monthly Payment! Walking Distance to Shopping & Restaurants and Joseph Gascon Elementary School & Eastmont Intermediate School! Close to James A. Garfield High School & Schurr High School & Montebello Intermediate School! This Property has 3 Gas Meters, 3 Electric Meters, 1 Water Meter and a very Fruitful Mango Tree!

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$799,999
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$576
- Cable TV: 01103269
- Gardener:
- Licenses: 75
- Insurance: \$1,037
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,831
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,750	\$1,750	\$2,600
2:	1	1	1	0	Unfurnished	\$1,450	\$1,450	\$1,800
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6342034006

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: RS24200458

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Closed • Triplex

List / Sold: \$899,000/\$850,000 ↓

1056 S Hicks Ave • East Los Angeles 90023

5 days on the market

3 units • \$299,667/unit • 2,107 sqft • 6,503 sqft lot • \$403.42/sqft • Built in 1909

Listing ID: DW24184942

Whittier Blvd to Ditman to Dennison to Hicks



3 Houses on one lot, two with front yards and one with side yard. Each house is 2-bedroom 1 bath, end of Cul de sac is Salazar Park. Each house has its own storage unit. Sliding front chain link gate, cement driveway. Two front houses have newer roofs. 1056 1/2: Back house has been remodeled and has bonus room which can be used as an office, new kitchen cabinets, counter-top and sink, garbage disposal, also new laminate flooring, paint, split unit, front door. All units have inside laundry rooms.

Facts & Features

- Sold On 11/13/2024
- Original List Price of \$899,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,572 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: Individual Room, Inside
- \$28258 Gross Scheduled Income
- \$28258 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: See Remarks

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00855937
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,378	\$1,378	\$2,000
2:	1	2	1	0	Unfurnished	\$977	\$977	\$2,000
3:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5239004050

Michael Lembeck

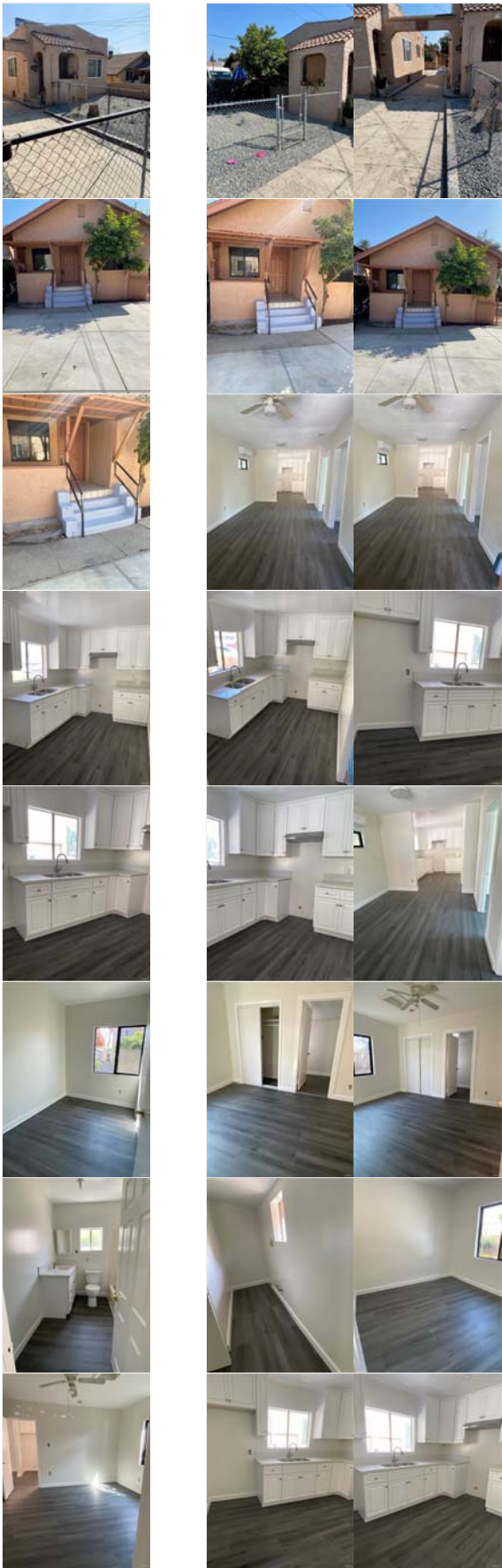
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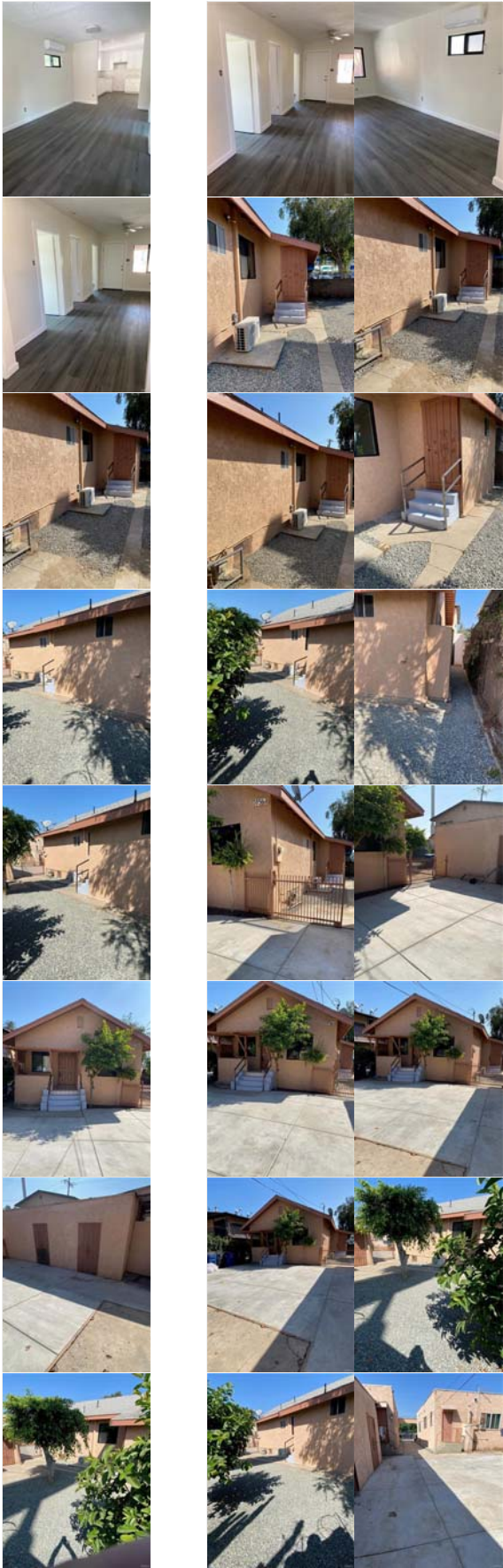
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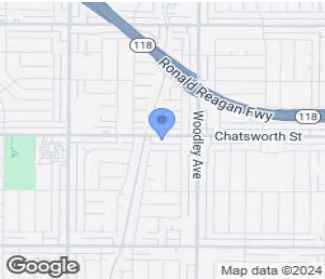
CUSTOMER FULL: Residential Income LISTING ID: DW24184942

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Closed •

16306 Chatsworth St • Granada Hills 91344
3 units • \$516,333/unit • 3,688 sqft • 9,186 sqft lot • \$434.65/sqft •
Built in 1963
East of Woodley.

List / Sold:
\$1,549,000/\$1,603,000 
12 days on the market
Listing ID: 24448881



Looking for an income property that can help cover your mortgage? This fantastic triplex in Granada Hills features TWO VACANT UNITS, making it a great opportunity for owner-users and investors alike. The front SINGLE FAMILY RESIDENCE is a 4-bed, 2.5-bath with a large office or potential 5th bedroom. The 3-bed/3-bath, NEWLY CONSTRUCTED ADU is a two-story home that has never been lived in with lovely views from the upstairs deck, and PAID solar panels. While the 1-bed/1-bath JUNIOR ADU is already rented for \$1,800/month. The main home offers large rooms, an open floor plan, and a sunroom overlooking the serene backyard. The property has been updated with a new roof, new windows and doors, a tankless water heater, HVAC, and a newer sewer line. Both the ADU and Junior ADU come equipped with central heating and air, tankless water heaters, and all new appliances, including washers and dryers. The backyard is spacious, with alley access with automatic gate entry allowing parking for up to four additional cars. Nestled in Granada Hills, this property is located for its proximity to scenic parks and hiking trails. It's the perfect mix of modern convenience and suburban living, making this an ideal home/ investment!

Facts & Features

- Sold On 11/13/2024
 - Original List Price of \$1,549,000
 - 3 Buildings
 - Levels: Multi/Split
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central, Solar
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Rooms: Entry, Family Room, Formal Entry, Guest/Maid's Quarters, Library, Living Room, Primary Bathroom, Recreation, Two Primaries
- Appliances: Dishwasher, Disposal, Refrigerator, Vented Exhaust Fan
 - Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01327139
 - 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	\$4,200
2:	1	3	3		Unfurnished	\$0	\$0	\$3,700
3:	1	1	1		Unfurnished	\$1,800	\$1,800	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- GH - Granada Hills area
 - Los Angeles County
 - Parcel # 2679018013

Michael Lembeck

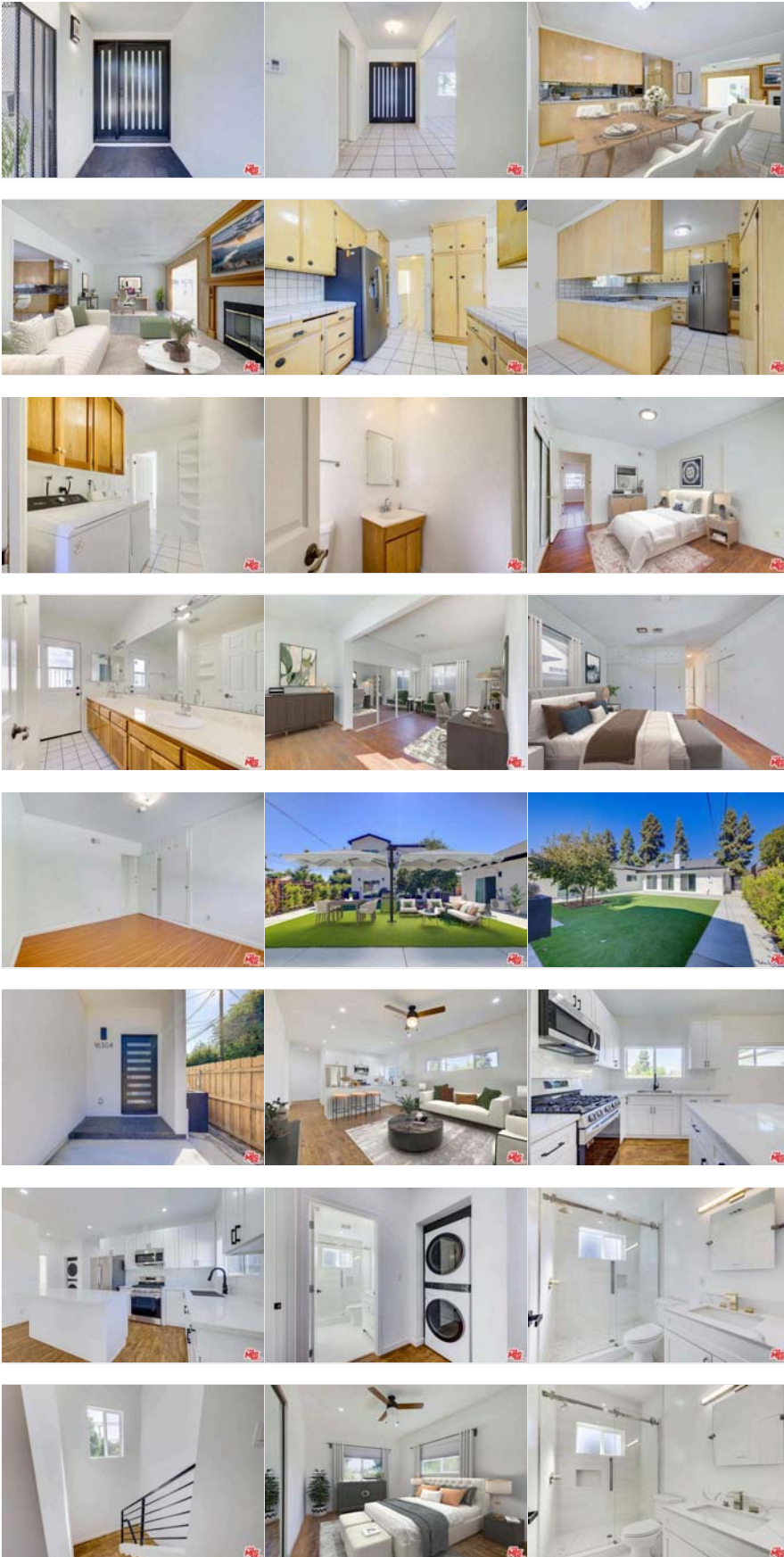
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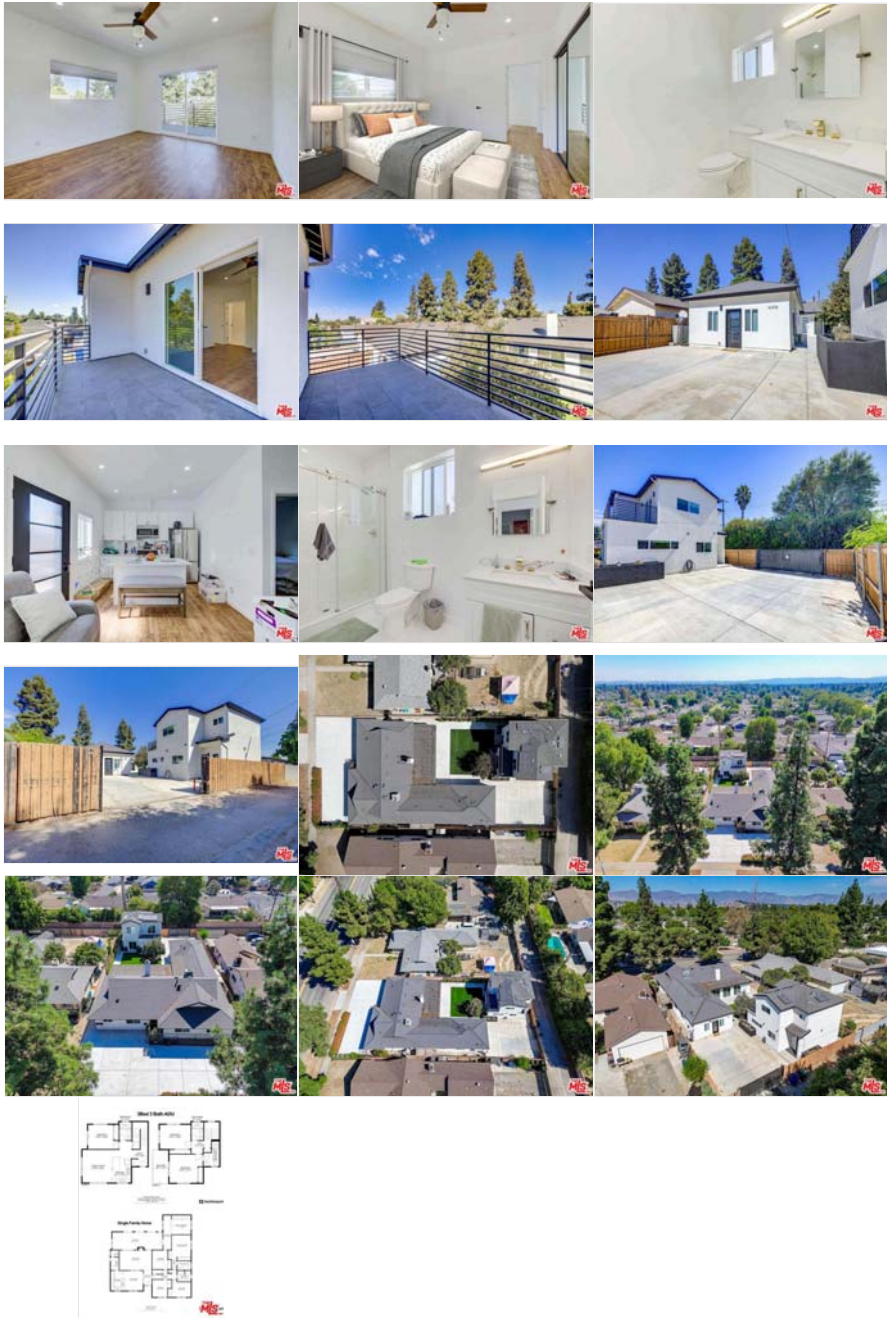
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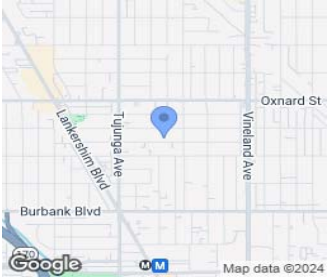
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Closed • Triplex

List / Sold: \$985,000/\$1,040,000

11239 Emelita St • North Hollywood 91601
3 units • \$328,333/unit • 2,468 sqft • 6,998 sqft lot • \$421.39/sqft •
Built in 1950
South of Oxnard, East of Tujunga

7 days on the market
Listing ID: SR24218980



Well maintained triplex in Prime North Hollywood Location. Situated near the vibrant NoHo Arts District, this triplex offers an exceptional investment opportunity. Two units are tenant-occupied, while the 3rd back unit is newly renovated and vacant. The property features mostly updated windows and a mix of hardwood, laminate, and ceramic flooring throughout the kitchens. A spacious storage shed in the rear provides additional convenience, and the gated lot offers ample open parking for tenants. Ideal for investors seeking a well-located, income-generating property in a high-demand area. According to architect, you can build over 30 affordable units on this lot!

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$985,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$417 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$44964 Gross Scheduled Income
- \$44589 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$380
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01523748
- Gardener:
- Licenses:
- Insurance: \$155
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$225
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,039	\$1,039	\$1,395
2:	1	1	1	0	Unfurnished	\$1,017	\$1,017	\$1,295
3:	1	3	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2337015021

Michael Lembeck

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

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Closed •

List / Sold: **\$725,000/\$715,000** ↓

5548 Gage Ave • Bell Gardens 90201

56 days on the market

3 units • **\$241,667/unit** • **2,002 sqft** • **11,358 sqft lot** • **\$357.14/sqft** • **Built in 1950**

Listing ID: 24424659

East of the 710 Freeway and West of Eastern Avenue



We are pleased to present 5548 Gage Avenue in Bell Gardens - a prime 3-unit investment opportunity. The property includes a well-balanced mix of units: one 3-bedroom/2-bath, one 2-bedroom/1-bath, and one studio/1-bath. It offers ample open space parking along with a 2-car detached garage. Each unit is separately metered for gas and electricity. The property has significant potential for increasing rental income and may offer opportunities for adding multiple ADUs (subject to city verification). Zoned for Commercial Manufacturing, this property presents a versatile investment. Buyer to verify zoning and use, year built, square footage, unit mix, and number of units with the City of Bell Gardens.

Facts & Features

- Sold On 11/13/2024
- Original List Price of \$930,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 3.81
- \$27647 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$22,114
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01257782
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,575	\$1,575	\$2,750
2:	1	2	1		Unfurnished	\$1,715	\$1,715	\$2,250
3:	1	0	1		Unfurnished	\$985	\$985	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6328004030

Michael Lembeck

State License #: 01019397
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Closed • Townhouse

List / Sold:

\$2,480,000/\$2,388,800 ↓

40 days on the market

Listing ID: WS24185306

123 S Marguerita Ave # Unit A-B • Alhambra 91801
4 units • \$620,000/unit • 4,000 sqft • 7,502 sqft lot • \$597.20/sqft •
Built in 2024
na



Facts & Features

- Sold On 11/13/2024
- Original List Price of \$2,480,000
- 2 Buildings
- 0 Total parking spaces
- \$656 (Estimated)
- SellerConsiderConcessionYN:
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02125613
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5343010016

Michael Lembeck

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

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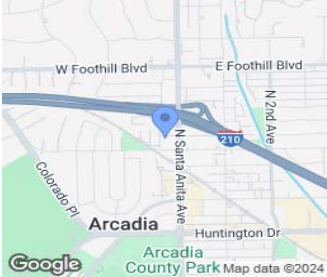
List / Sold:

\$1,850,000/\$1,800,000 ↓

102 days on the market

Listing ID: 24424417

16 W Newman Ave • Arcadia 91007
4 units • \$462,500/unit • 3,361 sqft • 8,597 sqft lot • \$535.55/sqft •
Built in 1953
West on W. Newman Ave from Santa Anita Avenue



We are pleased to present the sale of 16 W Newman Avenue, an exquisite fourplex nestled in the heart of Arcadia. This property comprises of all two-bedroom, one-bath units, offering a unique opportunity for a buyer to live in one unit while having the other three tenants help pay your mortgage!! With a generous 3,361 square feet of living space on an expansive 8,597 square foot corner lot (R3 Zoning), the meticulously maintained lawn and landscaping enhance the property's curb appeal. There are a total of 5 parking spaces on property, including one uncovered spot and four garage spaces. Tenants benefit from the convenience of an on-site laundry facility, and there exists potential for additional income by converting some garages into Accessory Dwelling Units (ADUs) prospective buyers are advised to verify this possibility with the City. Immerse yourself in the charm of Arcadia living with this extraordinary property, a perfect combination of luxury, convenience, and investment potential.

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: One, Multi/Split
- 5 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 3.14
- \$58099 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$37,931
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,100	\$2,100	\$2,300
2:	2	2	1		Unfurnished	\$1,800	\$1,800	\$2,300
3:	3	2	1		Unfurnished	\$2,000	\$2,000	\$2,300
4:	4	2	1		Unfurnished	\$2,300	\$2,300	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5775027020

Michael Lembeck

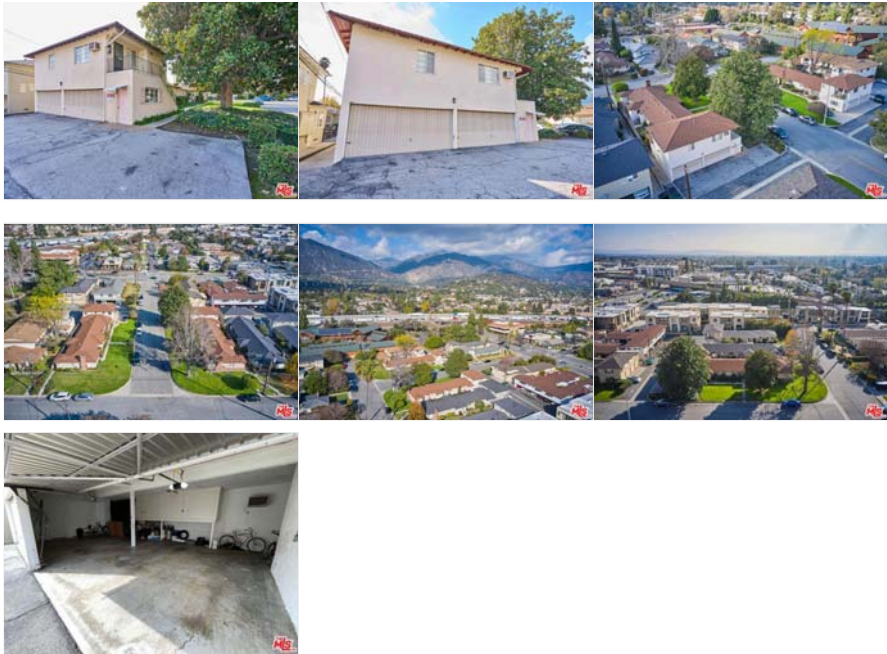
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CUSTOMER FULL: Residential Income LISTING ID: 24424417

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Closed • **Quadruplex**

3524 Maxson Rd • El Monte 91732
4 units • \$337,500/unit • 3,108 sqft • 7,590 sqft lot • \$424.71/sqft •
Built in 1963
North of 10FWY and South of Ramona Blvd

List / Sold:
\$1,350,000/\$1,320,000 ↓
12 days on the market
Listing ID: WS24178459



Four-unit income property nestled in heart of North El Monte conveniently positioned between the 10 Freeway & 605 Freeway. Just remodeled over 2 years ago. Features a main house 2 Bedrooms, 1 bathroom with washer and dryer hook-up, front yard and individual mini - split cooling unit. The 2, 3 and 4 units have 2 bedrooms and 1.5 bathrooms, washer and dryer hook-up, individual mini - split cooling unit. TENANTS PAY ALL UTILITIES All units seeking a well- maintained. PLEASE DO NOT DISTURB THE TENANTS as THIS IS DRIVE BY ONLY . SUBJECT TO INTERIOR INSPECTION.

Facts & Features

- Sold On 11/12/2024
- Original List Price of \$1,350,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$0 (Assessor)
- SellerConsiderConcessionYN: No
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$87492 Gross Scheduled Income
- \$82492 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Appliances: Disposal, Gas Oven, Gas Range, Gas Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$2,600
2:	1	2	2	0	Unfurnished	\$1,800	\$1,800	\$2,600
3:	1	2	2	0	Unfurnished	\$2,200	\$2,200	\$2,600
4:	1	2	2	0	Unfurnished	\$1,441	\$1,441	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8549013002

Michael Lembeck

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

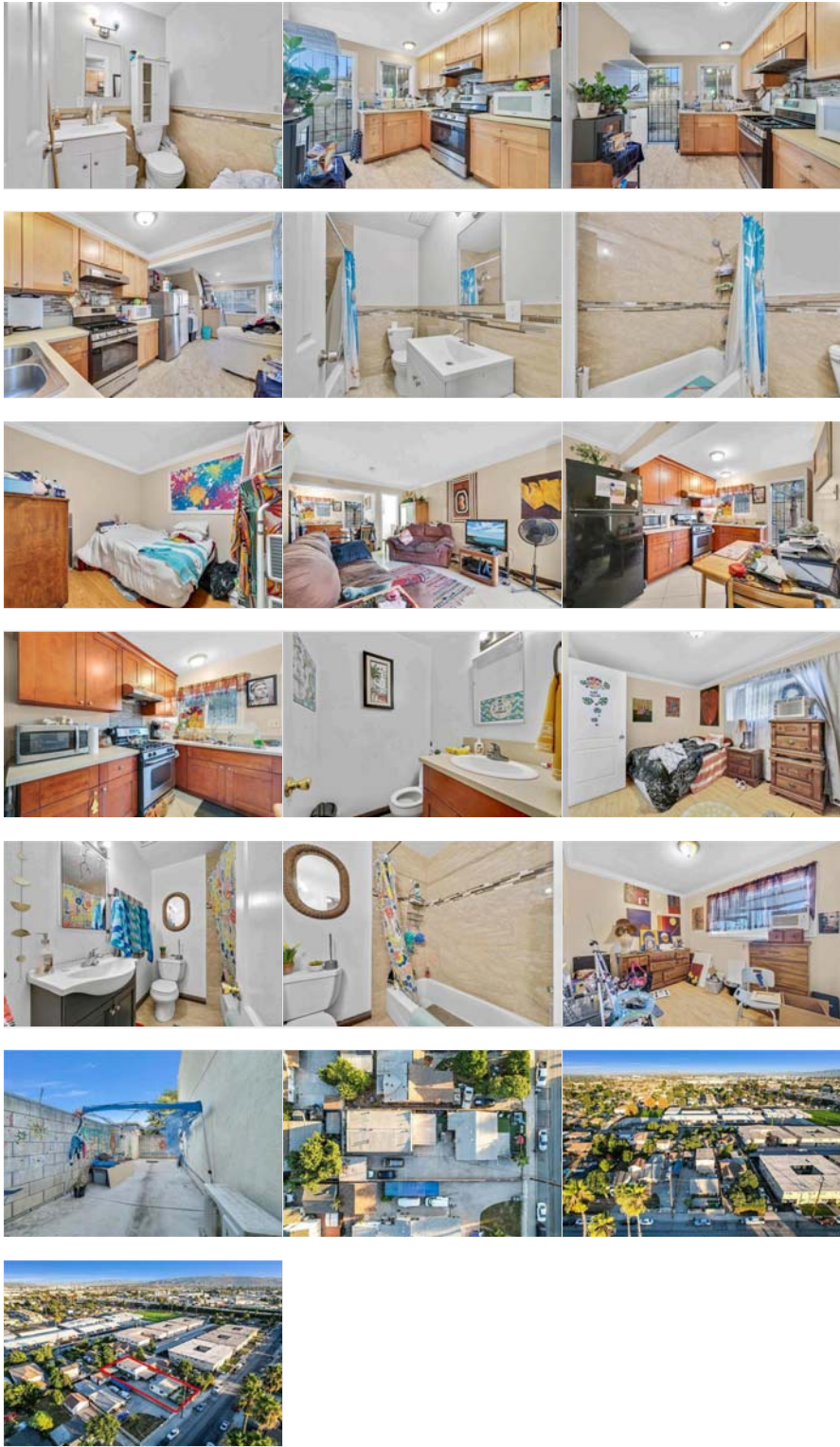
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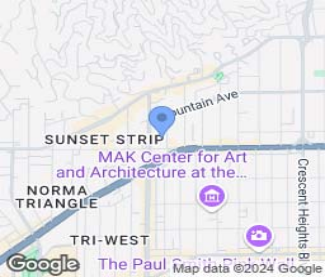
List / Sold:

\$2,350,000/\$2,120,000 ↓

43 days on the market

Listing ID: P1-19473

1119 Hacienda Pl • West Hollywood 90069
4 units • \$587,500/unit • 4,024 sqft • 7,617 sqft lot • \$526.84/sqft •
Built in 1925
Between Holloway Dr and Fountain Ave, just east of La Cienega Blvd. One minute walk to Barney's Beanery.



PRIME LOCATION. Located on a quiet street in the heart of West Hollywood, this well-maintained 1920s two-story Tuscan-Style Villa features four bright and airy 2 BD / 1 BR units, each spanning around 1,000 sqft. Nestled between Fountain and Santa Monica, just east of La Cienega, the property is incredibly central, yet offers surprising serenity. Period details such as original hardwood floors, floor-to-ceiling French windows, coved ceilings, stained glass panels and faux fireplaces are paired with modern amenities, including central air and heat, individually metered utilities, and in-unit hot water heaters. All units share a similar layout: light-filled living room facing the street, updated kitchen with new appliances, renovated full bathroom with a tub and long hallway leading to the two bedrooms with built-in storage at the rear of the units. Gated tenant entrance. Upstairs units are accessed by a private staircase, while the private garden patios are enjoyed by all tenants. Secure, gated parking provides 8 assigned spots. The property currently yields a monthly income of over \$12,600. All units are tenant-occupied, with three rented at market value and one below market value. This is a very charming, well looked-after property in a highly desirable neighborhood, presenting a wonderful investment opportunity for the savvy investor.

Facts & Features

- Sold On 11/14/2024
- Original List Price of \$2,350,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 3 Total carport spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Stackable, Washer Included
- \$151680 Gross Scheduled Income
- \$139625 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Appliances: Dishwasher, Free-Standing Range, Refrigerator, Water Heater

Exterior

Annual Expenses

- Total Operating Expense: \$10,488
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$29,871
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	2		Unfurnished	\$12,534	\$3,295	\$0
2:	2	1	2				\$3,496	
3:	2	1	1				\$2,393	
4:	2	1	2				\$3,456	

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5555004070

Michael Lembeck

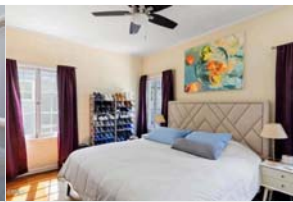
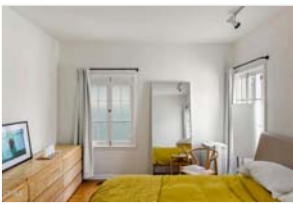
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Closed •

111 N Kenmore Ave • Los Angeles 90004
4 units • **\$337,500/unit** • **5,972 sqft** • **7,586 sqft lot** • **\$217.68/sqft** •
Built in 1924
Google maps.

List / Sold:
\$1,350,000/\$1,300,000 ↓
99 days on the market
Listing ID: 24422805



Exceptional Investment Opportunity in Prime L.A. Location. Discover this well maintained property, perfectly positioned near all the conveniences of Los Angeles. This stately building boasts nearly 6,000 sq. ft. of expansive living space, featuring spacious units that offer incredible potential. Rarely found, this property includes a large parking court and four garages, providing ample space for residents and guests alike. Built in the pre-Depression era, this investment is a testament to enduring quality and design, featuring oversized windows, a balcony, a tiled roof, and exquisite 1920s ornate details that exude charm and character. The curb appeal is simply unmatched, showcasing the timeless beauty of a bygone era. Properties of this caliber are a rarity in today's market. Situated in the heart of Los Angeles, this property is located in a rapidly expanding, high-demand area, offering significant growth potential. Whether you're an investor seeking a buy-and-hold opportunity or considering an owner-user investment, this property offers incredible flexibility. Brand new plumbing throughout. All units are currently month-to-month, providing new owners with the opportunity to increase rents by 3% per unit upon lease renewal. This is a straightforward sale, not subject to 1031 exchange but willing to work with buyer on exchange if necessary. Please do not disturb tenants. We appreciate your interest and look forward to helping you explore this exceptional investment opportunity. Thank you for considering this remarkable property for your investment portfolio.

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$54644 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$21,964
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,205	\$1,205	\$2,950
2:	1	2	1		Unfurnished	\$1,568	\$1,568	\$2,950
3:	1	2	1		Unfurnished	\$2,272	\$2,272	\$2,950
4:	1	2	1		Unfurnished	\$1,339	\$1,339	\$2,950

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5518016023

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed •

List / Sold:

\$1,399,000/\$1,400,000 ⬆

56 days on the market

Listing ID: 24441033

1363 Hauser Blvd • Los Angeles 90019
4 units • \$349,750/unit • **3,352 sqft** • **4,923 sqft lot** • \$417.66/sqft •
Built in 1947
North of PICO. West of LA BREA AVE



Close to UCLA (about 6 miles) , 3 units out of 4 units will be deliver VACANT. 2units out of 4 units remodeled.Close to West LA & Down Town. Close to shops. Close to public transportations. Any statement regarding sq ft or lot size are approximations only and have not been verified by Seller or Broker. Advise Buyer to investigate all aspects of the property for condition and suitability. Property selling "AS IS" , No credit, No repair.

Facts & Features

- Sold On 11/12/2024
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: See Remarks

Interior

- Appliances: Dishwasher, Gas Range

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5085031015

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24441033

Printed: 11/17/2024 10:35:23 AM

Closed •

130 E 29th St • Los Angeles 90011
4 units • \$550,000/unit • 7,808 sqft • 6,252 sqft lot • \$279.84/sqft •
Built in 2020
On 29th Street between Main Street and Maple Ave.

List / Sold:
\$2,200,000/\$2,185,000 ↓
85 days on the market
Listing ID: 24430801



\$300,000 PRICE REDUCTIONWe are pleased to present 130 E. 29th Street, 4-townhome style units (two-duplexes) constructed in 2020, located just south of Downtown Los Angeles. Each unit is a large three-story, four-bedroom/four-bathroom townhome with an average size of 1,635 sf. Units feature balconies, central heat and air-conditioning, recessed lighting, luxury laminate flooring and kitchens with white shaker cabinets, modern subway tiles and modern appliance packages. The units are excellent for large families or co-living tenants as they are spread over three floors and feature massive kitchen/living areas with open floor plans, en-suite bathrooms for three of the four bedrooms, private garages and laundry rooms. The two buildings on the property consist of a total of 7,808 square feet and sits on a 6,250 square foot lot that is LARD1.5 zoned and in an opportunity zone. 130 E. 29th Street has a Walk Score of 78 (very walkable) and a Bike Score of 90 (biker's paradise). The property is approximately 1-mile from Downtown Los Angeles allowing easy access to grocery stores, entertainment, retail and some of the most popular restaurants and nightlife options in the city. The property is also just under 1-mile from the University of Southern California (USC) offering a viable housing option for its students and employees. The property is conveniently located near the 110 and 10 freeways and just a 0.8 mile walk to the Jefferson/USC Metro E Station providing easy westbound access to Culver City, West LA and Santa Monica and northbound access to Downtown LA and beyond.

Facts & Features

- Sold On 11/14/2024
- Original List Price of \$2,500,000
- 2 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Cap Rate: 6.07
- \$133485 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$41,115
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063235
- 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	3		Unfurnished	\$3,713	\$7,425	\$8,200
2:	2	4	4		Unfurnished	\$3,788	\$7,575	\$8,200

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5128004006

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: 24430801

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Closed • **Quadruplex**

11650 Blix St • North Hollywood 91602
4 units • \$337,250/unit • 3,828 sqft • 9,233 sqft lot • \$343.52/sqft •
Built in 1953
South of Riverside, East of Colfax

List / Sold:
\$1,349,000/\$1,315,000 ↓
56 days on the market
Listing ID: BB24165092



Great Investment. Over 9,200 sqft corner with ingress/egress residential income - fixer. 3 units down & 1 up. 3+2 (townhouse style) unit 1+1 and 2+1. All units have front & back doors except 1 with upstairs. Oversized garage can equip 4 small cars. Laundry unit accessible. Building is being sold 'as-is' present condition w/ no warranties. All inspections to be completed prior to opening escrow.

Facts & Features

- Sold On 11/11/2024
- Original List Price of \$1,349,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$614 (Estimated)
- SellerConsiderConcessionYN:
- \$96444 Gross Scheduled Income
- \$85444 Net Operating Income
- 1 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,000
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01484826
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,066	\$2,066	\$2,148
2:	1	2	1	1	Unfurnished	\$2,650	\$2,650	\$2,756
3:	1	1	1	1	Unfurnished	\$1,321	\$1,321	\$1,373
4:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,080

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2354017001

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: BB24165092

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Closed • Commercial/Residential

List / Sold: \$999,988/\$975,000 ↓

935 W 3rd St • Pomona 91766

50 days on the market

5 units • \$199,998/unit • 4,368 sqft • 13,650 sqft lot • \$223.21/sqft •

Listing ID: PW24177039

Built in 1951

Off of White Ave



Prime Investment Opportunity in Pomona, California Discover the perfect blend of residential and commercial real estate in this exceptional property located in the heart of Pomona. This investor's dream features four well-appointed residential units, each offering 1 bedroom and 1 bathroom. Convenience is at the forefront with four one car garages, ensuring hassle-free access for residents. In addition to the residential units, the property includes a versatile commercial building with three spacious storage units at the rear. The building and storage units, accessible via the alley behind the property, offer endless possibilities for additional income or business expansion. Whether you're looking to expand your real estate portfolio or seeking a lucrative investment with multiple revenue streams, this property is a rare find. With its prime location in a thriving community and potential for growth, this is an opportunity you don't want to miss!

Facts & Features

- Sold On 11/10/2024
- Original List Price of \$1,129,999
- 6 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$1,159 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: See Remarks
- \$75312 Gross Scheduled Income
- \$54048 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: See Remarks
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,264
- Electric: \$6,900.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$344
- Cable TV: 01526842
- Gardener:
- Licenses:
- Insurance: \$3,360
- Maintenance:
- Workman's Comp:
- Professional Management: 4600
- Water/Sewer: \$6,060
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,648	\$1,648	\$1,850
2:	1	1	1	1	Unfurnished	\$1,081	\$1,081	\$1,850
3:	1	0	1	1	Unfurnished	\$800	\$800	\$2,800
4:	1	1	1	1	Unfurnished	\$1,162	\$1,162	\$1,850
5:	1	1	1	1	Unfurnished	\$1,585	\$1,585	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 687 - Pomona area
- Los Angeles County
- Parcel # 8342005016

Michael Lembeck

State License #: 01019397
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Citivist Realty Services, Inc

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24177039

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Closed •

List / Sold:

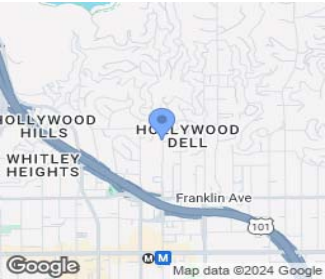
\$1,900,000/\$1,830,000 ↓

107 days on the market

Listing ID: 24420349

6255 Holly Mont Dr • Los Angeles 90068
5 units • \$380,000/unit • 3,656 sqft • 9,107 sqft lot • \$500.55/sqft •
Built in 1929

From 101 fwy, exit Gower, turn onto Franklin Ave. to Argyle, straight up the hill to Holly Mont Dr.



REDUCED \$900,000, MOTIVATED SELLER. AMAZING OPPORTUNITY TO RESTORE OR BUILD. Near Hollywood Bowl, Capital Records, Best Hollywood Restaurants and Clubs. AUTHENTIC 1929 SPANISH BEAUTY PERCHED ON A HILL WITH JETLINER VIEWS. THE MAIN HOUSE HAS THREE BEDROOM AND TWO BATHS, plus bonus of four singles, 2 are vacant & 2 occupied ones. See private remarks & call for further information.

Facts & Features

- Sold On 11/11/2024
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: Three Or More
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Evaporative Cooling
- Heating: Forced Air
- SellerConsiderConcessionYN:

Interior

- Rooms: Basement
- Appliances: Disposal, Oven

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870534
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	2		Unfurnished	\$525	\$525	\$1,000
2:	1	3	2		Unfurnished	\$0	\$0	\$6,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 5586001034

Michael Lembeck

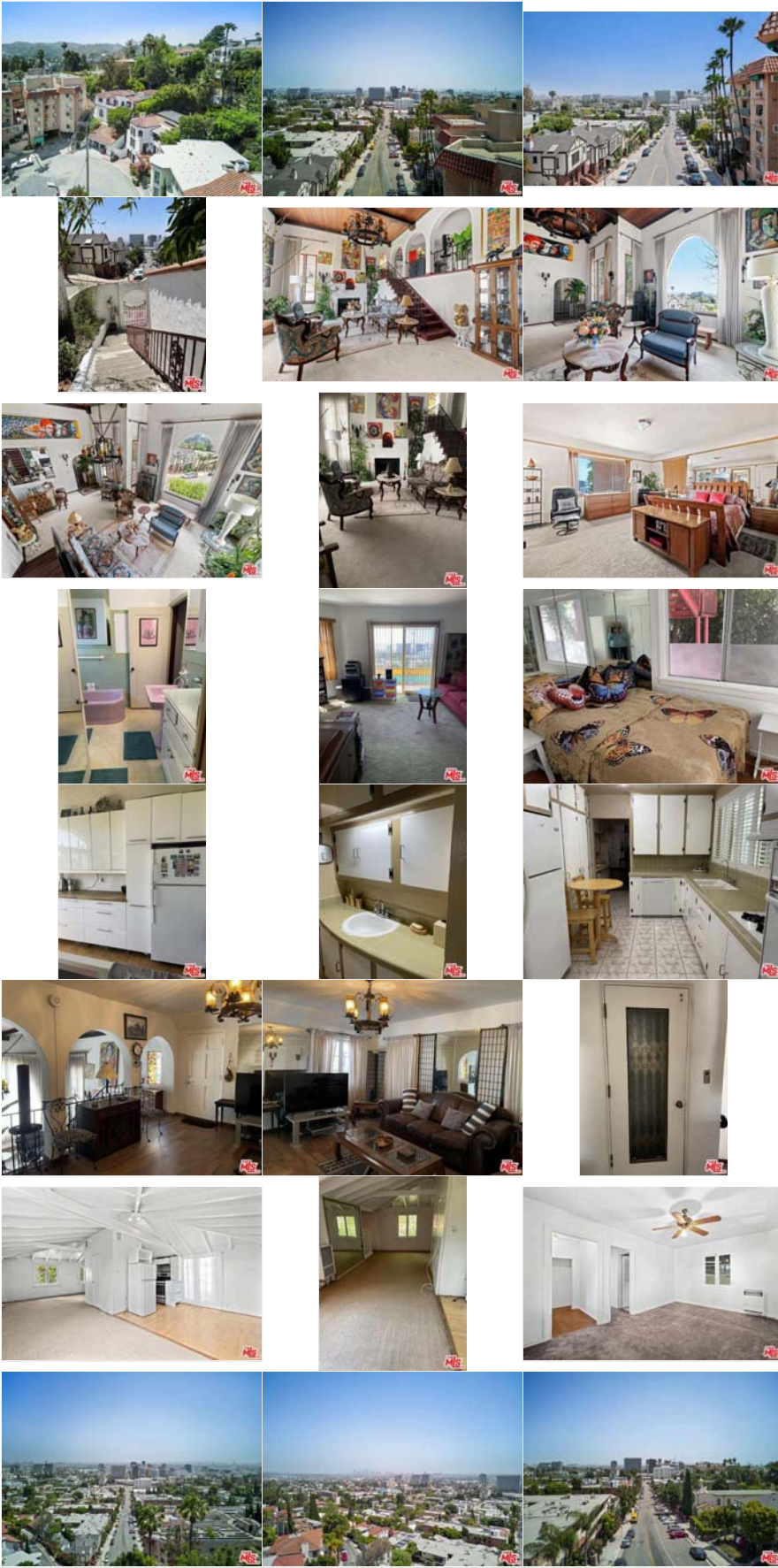
State License #: 01019397
Cell Phone: 714-742-3700

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

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CUSTOMER FULL: Residential Income LISTING ID: 24420349

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Closed • Apartment

List / Sold:

\$2,750,000/\$2,700,000 ↓

37 days on the market

Listing ID: TR24201947

51 S Allen Ave • Pasadena 91106
6 units • \$458,333/unit • 5,150 sqft • 8,604 sqft lot • \$524.27/sqft •
Built in 1979
East of Hill Ave, South of Colorado Blvd.



This unique 6-unit apartment building in the heart of Pasadena offers a compelling investment opportunity with a diverse unit mix: one three-bedroom unit with 2.5 baths, three two-bedroom units with 1.75 baths each, and two one-bedroom units with 1 bath each, all fully occupied by reliable tenants. Managed efficiently, the property is well-maintained and has undergone significant remodeling, with five units renovated between 2010 and 2019, and one unit newly remodeled in 2023. It features individual metering for gas and electricity, while the owner covers water, gardening, trash, and common area electricity costs. Parking is ample with 9 tuck-under spaces. Recent updates include a new roof installed in 2023 and new electric sub-panels for each unit. Additional amenities include private balconies for four units, a laundry area with new metered washer and dryers for added income. Located near Pasadena City College (PCC), CalTech University, and various dining options. This property not only offers residential attractiveness but also promising income potential, making it a solid investment choice.

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$2,750,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- 9 Total carport spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, In Carport, Washer Included
- Cap Rate: 4.35
- \$148200 Gross Scheduled Income
- \$119761 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Level, Sprinkler System, Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,430
- Electric: \$589.00
- Gas: \$2,173
- Furniture Replacement:
- Trash: \$860
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance: \$2,660
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	0	Unfurnished	\$2,550	\$2,550	\$3,800
2:	1	2	2	0	Unfurnished	\$2,350	\$2,350	\$2,600
3:	1	2	2	0	Unfurnished	\$2,500	\$2,500	\$2,600
4:	1	2	2	0	Unfurnished	\$1,800	\$1,800	\$2,600
5:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$2,000
6:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$2,000

Of Units With:

- Separate Electric: 7
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher: 6
- Disposal: 6
- Drapes:
- Patio:
- Ranges: 6
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 648 - Pasadena (SE) area
- Los Angeles County
- Parcel # 5736025030

Michael Lembeck

State License #: 01019397
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Citivist Realty Services, Inc

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

Click arrow to display photos



Closed • Apartment

List / Sold:

\$3,695,000/\$3,500,000 ↓

71 days on the market

Listing ID: SB24049689

349 Virginia St • El Segundo 90245
7 units • \$527,857/unit • 6,640 sqft • 7,155 sqft lot • \$527.11/sqft •
Built in 1978
Vista del Mar to Grand, east to Virginia, north to address



Located on a beautiful, tree-lined street in an idyllic location, this 7-unit walk-up apartment building is surrounded by well maintained apartments, townhomes, condominiums and single family homes, and offers an amazing opportunity for investment in one of the most highly sought after suburbs in Los Angeles. Built in 1978 by the family that still owns it, and meticulously maintains it, this is the first time this building has been on the market. There is 6,640 square feet of living space on a 50 X 143 Street to alley lot with 9 private garages (garages have been earthquake retrofit) and an additional 4 tandem parking spaces. This location in El Segundo is ideal, because it's far away from any detrimental factors yet in close proximity to the downtown restaurants, the beach, employment hubs and transportation. All of the units offer two bedrooms, and most offer more than one bath. All but one of the units have been substantially refurbished, and the building itself has been lovingly maintained, including lush landscaping that gives the courtyard a welcoming, homey feel. 5 of the units are flats, and two are townhome style. 6 of the 7 units have fireplaces! All units have individual hot water heaters. There is a spacious on-site laundry for the units to share, and the building has been recently painted, replumbed, reroofed, and has new windows. The rents are mostly balanced, but there is still some upside. The building is professionally managed by First Light Property Management, a trusted name in local management for over 15 years. This is a property that you will be proud to own.

Facts & Features

- Sold On 11/14/2024
- Original List Price of \$3,800,000
- 1 Buildings
- Levels: Three Or More
- 9 Total parking spaces
- Heating: Forced Air
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.09
- \$246262 Gross Scheduled Income
- \$151014 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$90,323
- Electric: \$400.00
- Gas: \$657
- Furniture Replacement:
- Trash: \$6,516
- Cable TV: 01929140
- Gardener:
- Licenses: 250
- Insurance: \$7,600
- Maintenance: \$12,313
- Workman's Comp:
- Professional Management: 12313
- Water/Sewer: \$3,030
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,695	\$2,695	\$2,800
2:	1	2	1	1	Unfurnished	\$2,495	\$2,495	\$2,800
3:	1	2	2	1	Unfurnished	\$2,995	\$2,995	\$3,400
4:	1	2	1	1	Unfurnished	\$2,495	\$2,495	\$2,800
5:	1	2	1	1	Unfurnished	\$2,495	\$2,495	\$2,800
6:	1	2	2	1	Unfurnished	\$2,335	\$2,335	\$2,800
7:	1	2	2	1	Unfurnished	\$2,695	\$2,695	\$3,000

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet: 1
- Dishwasher: 7
- Disposal: 7
- Drapes:
- Patio:
- Ranges: 7
- Refrigerator: 7
- Wall AC: 0

Additional Information

- Standard sale
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4136018050

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Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: SB24049689

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Closed • Commercial/Residential

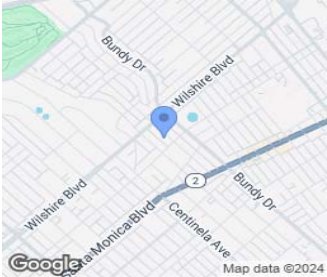
List / Sold:

\$3,600,000/\$3,426,000 ↓

51 days on the market

Listing ID: PW24193373

1237 Amherst Ave • Los Angeles 90025
9 units • \$400,000/unit • 6,959 sqft • 7,004 sqft lot • \$492.31/sqft •
Built in 1966
West of Bundy. South of Wilshire Blvd.



1237 Amherst Avenue is an incredibly clean and well-maintained 9-unit 'bread-and-butter' multifamily opportunity situated on a quiet side street in coveted West Los Angeles offered at a 5.1% cap rate! The property is currently generating excellent rental income with the average rent of \$2,507/month per unit. There is additional upside of approximately 15-20% from current to market which may be achieved with upgraded in-unit renovations such as modernized and renovated kitchens and bathrooms. The property offers a diverse unit mix of six (6) one-bedroom units and three (3) two-bedroom units (one of which is a spacious Owner's Unit facing Amherst). Many of the units feature private balconies or patios. 1237 Amherst has completed the LA Seismic Retrofit (CofC dated 5/1/2020).

Facts & Features

- Sold On 11/12/2024
- Original List Price of \$3,600,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- \$1,233 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 5.1
- \$270780 Gross Scheduled Income
- \$184409 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$80,136
- Electric: \$0.00
- Gas: \$1,052
- Furniture Replacement:
- Trash: \$4,637
- Cable TV: 01984315
- Gardener:
- Licenses:
- Insurance: \$7,928
- Maintenance:
- Workman's Comp:
- Professional Management: 10542
- Water/Sewer: \$3,382
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,241	\$2,241	\$2,550
2:	1	1	1	1	Unfurnished	\$2,219	\$2,219	\$2,550
3:	1	1	1	1	Unfurnished	\$2,250	\$2,250	\$2,550
4:	1	1	1	1	Unfurnished	\$2,444	\$2,444	\$2,550
5:	1	2	2	3	Unfurnished	\$3,115	\$3,115	\$3,450
6:	1	2	2	1	Unfurnished	\$2,860	\$2,860	\$3,450
7:	1	1	1	1	Unfurnished	\$2,132	\$2,132	\$2,550
8:	1	1	1	1	Unfurnished	\$2,184	\$2,184	\$2,550
9:	1	2	1	1	Unfurnished	\$3,120	\$3,120	\$3,450

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4263001008

Michael Lembeck

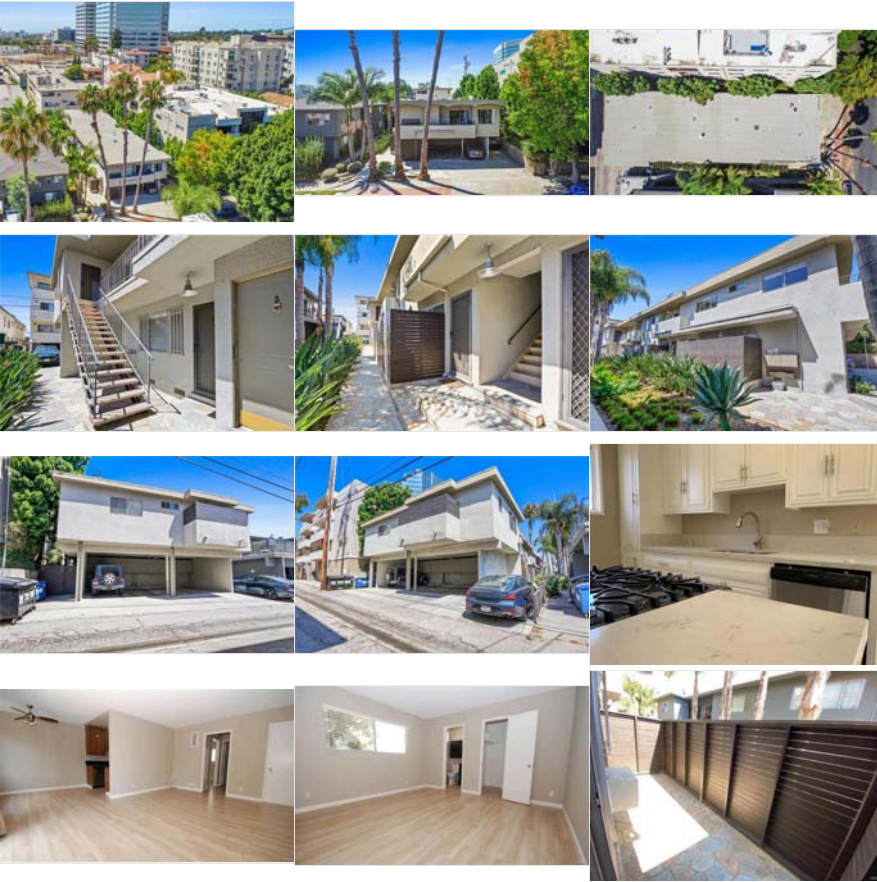
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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Closed • Apartment

List / Sold:

\$3,250,000/\$2,900,000 ↓

22 days on the market

Listing ID: PF24202427

331 N Montebello Blvd • Montebello 90640

11 units • \$295,455/unit • 10,479 sqft • 19,474 sqft lot • \$276.74/sqft • Built in 1950

60 Freeway, Exit Paramount toward Montebello Blvd, Go South past Beverly Blvd two blocks and it is on your right hand side. Main Cross Street is off of Montebello Blvd and Beverly Blvd.



329-331 North Montebello Boulevard is being offered for sale for the first time in over two decades. It comprises a large House and 10 units on one parcel. It is a generational asset that has been well-maintained and self-managed within the same family during this time. The property consists of one 3bdr/1.75bath house (estimated 1,600 sf), one 2bdr/1.5bath unit, five 2bdr/1bath units, and four 1bdr/1bath units. The total building square footage is 10,479 estimated square feet and the lot size is 19,468 estimated square feet. It is zoned R-3. The house is a single-story building (with a patio) attached, by a garage, to a two-story building which comprises two units (bottom unit has a patio). The bigger two-story building in the back has 8 units. There are 18 parking spaces total: four one-car garages, seven tuck-under spaces, and seven surface spaces. Seismic retrofit for tuck-under parking is not mandated for the city of Montebello. The buildings are of wood & stucco composition and have pitched roofs. There is an on-site washer (replaced in 2024) and dryer owned by the building. Units utilize wall air-conditioning units and forced air for heating. The house uses a 40-gallon water heater, the two units in the front uses a 40-gallon water heater, and the eight units in the back use a 100-gallon water heater. Plumbing is cast-iron/galvanized and electrical panels are likely original. The building is separately metered for gas and electricity. The owner pays for water, sewer, trash and common area electricity and gas. It is desirably located about one block south of Montebello Boulevard and West Beverly Boulevard, which is one of Montebello's most retail-rich intersections anchored by Vons, Marshalls, Starbucks, and Chase Bank. The asset has an 84 "Walk Score," which means most errands can be accomplished on foot. The asset is also strategically located with convenient access to the 60, 5, and 605 Freeways. 329-331 North Montebello Boulevard represents a rare opportunity to acquire a generational asset with a large house, attractive and spacious unit mixes, on a sizable R-3 zoned lot, with ample parking. The asset yields strong-in place rental income and future rental upside in a dense, strategically located San Gabriel Valley submarket.

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$3,250,000
- 2 Buildings
- Levels: Two
- 18 Total parking spaces
- 7 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- \$2,850 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 4.5
- \$238416 Gross Scheduled Income
- \$146308 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$86,275
- Electric: \$1,014.00
- Gas: \$21,788
- Furniture Replacement:
- Trash: \$3,786
- Cable TV: 01522426
- Gardener:
- Licenses:
- Insurance: \$7,700
- Maintenance:
- Workman's Comp:
- Professional Management: 8140
- Water/Sewer: \$5,421
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	4	Unfurnished	\$1,306	\$5,223	\$7,800
2:	5	2	1	0	Unfurnished	\$1,749	\$9,445	\$12,250
3:	1	2	2	0	Unfurnished	\$2,100	\$2,100	\$2,550
4:	1	3	2	0	Unfurnished	\$3,100	\$3,100	\$3,550

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 674 - Montebello area
- Los Angeles County
- Parcel # 6345006008

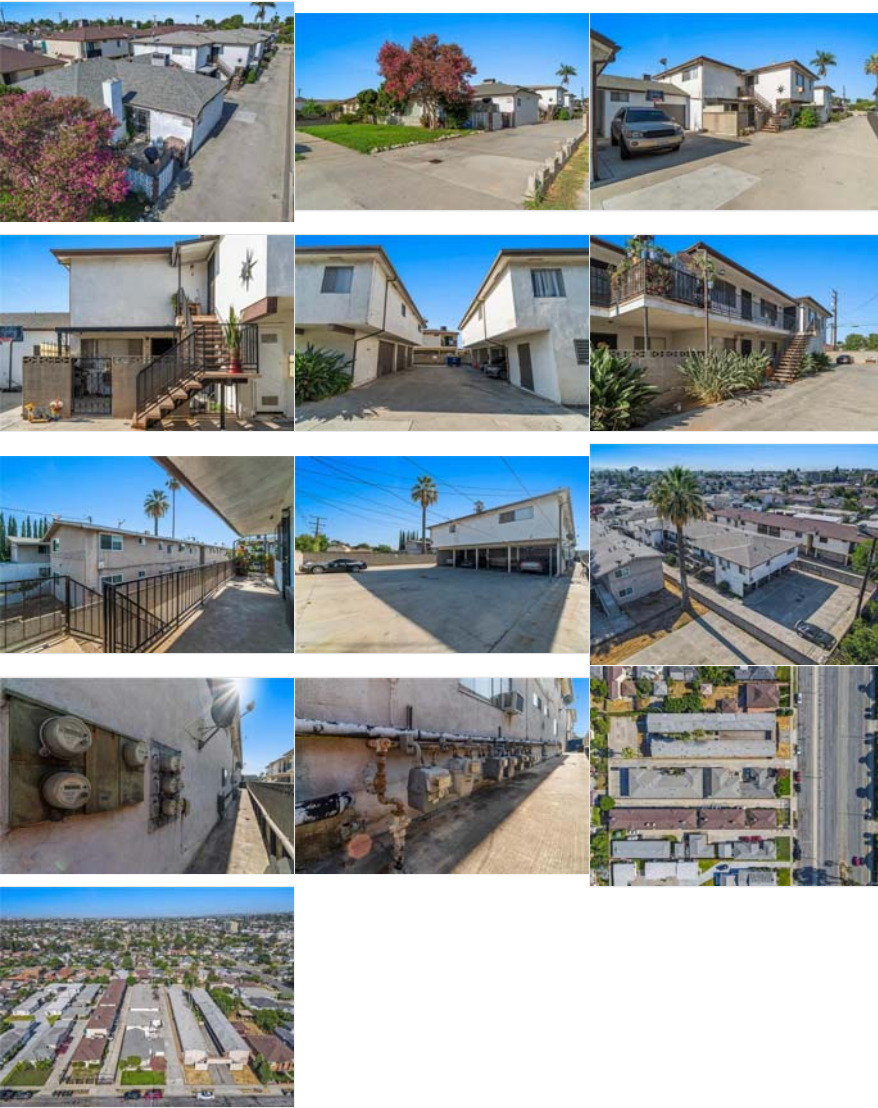
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

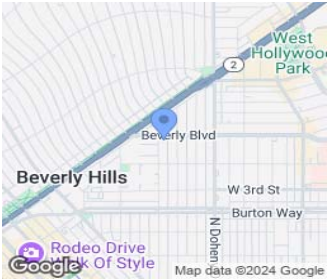
List / Sold:

\$6,495,000/\$6,300,000 ↓

60 days on the market

Listing ID: 24444783

9214 Beverly Blvd • Beverly Hills 90210
14 units • \$463,929/unit • 10,210 sqft • 13,144 sqft lot • \$617.04/sqft •
Built in 1949
At the Corner of Beverly Blvd and Maple



The property built in 1949, consists of fourteen units, totaling 10,210 rentable square feet on a 13,140 square foot lot. This 14-unit apartment building features a well-balanced mix of 2 two-bedroom, one-bathroom units and 12 one-bedroom, one-bathroom units (two currently vacant, with one including a balcony). The property includes on-site laundry facilities, 14 parking spots, and beautifully maintained landscaping. The unit interiors are designed with a combination of carpet, hardwood, and tile flooring, painted drywall, and aluminum-frame windows. Kitchens are equipped with hardwood cabinets, tile countertops, a four-burner gas range/oven, and dual-basin sinks, while bathrooms feature laminate and tile flooring, shower tiling, vanity sinks, cabinetry, and wall mirrors. Units include central gas heating and window-mounted air conditioning units. The Beverly Hills location adds significant value, as the area is known for its luxury real estate and high rental demand. is strategically located in a highly desirable area within Beverly Hills, offering a blend of residential and commercial advantages. The property is situated in a neighborhood characterized by a mix of low to medium-density multifamily residences, with nearby streets such as Maple Drive and Palm featuring apartment buildings from the mid-20th century. This area has experienced substantial redevelopment over the past three decades, including the construction of modern 3-4 story apartment and condominium properties, indicating a trend toward upscale living. Directly northeast of the property, stands a newly developed ve-story condominium, adding to the area's growing appeal. 425 Palm is a limited collection of 20 timeless residences in Beverly Hills that have been commissioned as individual works of art. These luxury residences feature open floor plans with one, two, or three bedrooms, all appointed with exquisite finishes. To the west, on Maple Drive, a 175,000 SF office complex built in 2003 houses prestigious tenants like Fandango Media LLC, Mosaic Media, and the Wall Street Journal, offering Class A office space that enhances the area's professional and commercial profile. Additionally, Cedars-Sinai Medical Center, a major healthcare facility located approximately 0.70 miles east, further boosts the area's attractiveness by providing essential services and employment opportunities. Approximately 0.50 miles southwest, the renowned Beverly Hills "Golden Triangle" centers on Rodeo Drive, a luxury shopping destination featuring high-end retailers such as Tom Ford, Fendi, Valentino, and Cartier. This proximity to elite shopping and dining options underscores the property's location in a high-value, high-demand area. Overall, 9214 Beverly Blvd. benefits from its position within a vibrant and evolving neighborhood, combining residential charm with access to commercial amenities and luxury attractions.

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$6,495,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- Heating: Forced Air
- SellerConsiderConcessionYN:
- \$195280 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$125,289
- 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:	9	1	1		Unfurnished	\$1,584	\$15,255	\$24,255
2:	1	1	1		Unfurnished	\$1,900	\$1,900	\$2,895
3:	2	1	1		Unfurnished	\$2,695	\$5,390	\$5,390
4:	2	2	1		Unfurnished	\$2,750	\$5,500	\$7,200

Of Units With:

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

Additional Information

- Standard sale
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4342006013

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