

Cross Property Customer 1 Line

Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	SB23106193	S	638 Longfellow AVE	HMB	149	STD	2	\$120,000	3 \$2,225,000	\$1,329.15	1674	1948/ASR	5,294/0.1215	N	2	11/16/23	109/109
2	SB23185503	S	2019 Curtis AVE	REDO	151	TRUS	2	\$0	\$1,565,375	\$871.59	1796	1952/ASR	7,500/0.1722	N	2	11/13/23	2/2
3	PW23191189	S	3201 Orange AVE	SIGH	6	STD	2	\$77,400	\$1,150,000	\$626.70	1835	1950/ASR	6,654/0.1528	N	3	11/14/23	2/2
4	AR23175734	S	2550 S 10th AVE	ARCD	605	STD	2	\$0	\$1,750,000	\$500.72	3495	2014/SLR	9,590/0.2202	N	2	11/16/23	2/2
5	CV23189892	S	4618 Kenmore AVE	BDPK	608	STD	2	\$34,500	\$970,000	\$337.98	2870	1955/ASR	25,331/0.5815	N	4	11/14/23	19/19
6	BB23194795	S	732 E Cedar AVE	BBK	610	STD	2	\$56,400	\$1,079,000	\$750.35	1438	1923/ASR	7,054/0.1619	N	1	11/15/23	0/0
7	23313517	S	531 Burchett ST	GD	626	STD	2		\$1,200,000	\$627.62	1912	1922	6,053/0.13		2	11/17/23	8/8
8	23313572	S	355 W Garfield AVE	GD	628	STD	2		\$1,185,000	\$769.48	1540/A	1923/ASR	5,102/0.11			11/14/23	11/11
9	23319573	S	6155 Stockland AVE	LA	632	STD	2		\$1,075,000	\$736.81	1459/T	1926/ASR	5,269/0.12			11/15/23	12/13
10	CV23178861	S	409 W Lime AVE	MNRO	639	STD	2	\$36,120	\$995,000	\$567.27	1754	1947/ASR	8,030/0.1843	N	2	11/15/23	26/26
11	IG23099897	S	7637 Comstock AVE	WH	670	STD	2	\$4,100	\$650,000	\$417.20	1558	1921/EST	7,000/0.1607	N	2	11/14/23	46/46
12	DW23171999	S	6827 Otis AVE	BELL	699	STD	2		\$700,000	\$560.00	1250	1947/PUB	8,163/0.1874	N	1	11/16/23	2/2
13	PW23180201	S	4629 -31 Eugene ST	LA	699	STD	2	\$0	\$795,000	\$694.93	1144	1928/ASR	6,624/0.1521	N	0	11/16/23	10/10
14	DW23187057	S	3630 Lanfranco ST	LA	BOYH	STD	2	\$58,740	\$799,900	\$527.29	1517	1951/ASR	5,267/0.1209	N	0	11/13/23	9/9
15	23294235	S	6526 6526 Cerritos	LA	C03	STD	2		\$1,675,000	\$732.40	2287/E	1923	6,405/0.14			11/17/23	99/99
16	23315987	S	4618 W 21st ST	LA	C16	STD	2		\$1,298,000	\$531.10	2444	1923	6,375/0.14			11/14/23	32/32
17	PW2315175	S	807 S Curson AVE	LA	C19	STD	2		\$1,849,000	\$572.27	3231/A	1927/ASR	5,499/0.12		3	11/16/23	13/13
18	PW23132857	S	4133 Irving PL	CULV	C28	STD	2	\$151,200	\$2,250,000	\$644.70	3490	1923/ASR	7,699/0.1767	N	3	11/16/23	89/89
19	PW23176599	S	422 E 80th ST	LA	C34	STD	2	\$160	\$640,000	\$290.91	2200	1927/APP	5,210/0.1196	N	2	11/14/23	22/22
20	SR23182251	S	1844 W 21st ST	LA	C34	STD	2	\$66,000	\$695,000	\$329.07	2112	1928/PUB	5,320/0.1221	N	2	11/16/23	21/21
21	PW23163558	S	913 E 88th ST	LA	C34	STD	2	\$0	\$770,000	\$443.55	1736	1925/ASR	5,159/0.1184	N	0	11/16/23	25/25
22	IV23147087	S	2144 W 25th ST	LA	C36	STD	2	\$0	\$1,100,000	\$471.29	2334	2023/ASR	6,744/0.1548	N	2	11/14/23	35/35
23	PW23172751	S	1264 E 87th ST	LA	C37	PRO	2	\$4,700	\$475,000	\$310.05	1532	1948/ASR	4,961/0.1139	N	0	11/13/23	53/53
24	DW23188870	S	920 922 E 91st ST E	LA	C37	PRO	2	\$0	\$590,000	\$250.85	2352	1940/PUB	7,424/0.1704	N	2	11/13/23	21/21
25	DW23179105	S	4323 Denker AVE	LA	C37	STD	2	\$0	\$869,000	\$534.44	1626	1922/ASR	6,179/0.1419	N	0	11/14/23	9/9
26	23318867	S	5551 Denny AVE	NHLW	NHO	STD	2		\$815,000	\$420.10	1940	1936	6,175/0.14			11/13/23	10/10
27	DW23157777	S	2610 W 43rd PL W	LA	PHMT	STD	2	\$0	\$1,200,000	\$391.13	3068	1930/PUB	6,847/0.1572	N	2	11/15/23	6/6
28	SR23182332	S	13367 13367 1/2 Berg ST	SYL	SYL	STD	2	\$7,900	\$1,170,000	\$502.79	2327	1953/ASR	5,997/0.1377	N	2	11/17/23	18/18
29	PW23179857	S	6721 Flora AVE	BELL	T3	STD	2	\$0	\$705,500	\$528.07	1336	1923/ASR	4,410/0.1012	N	2	11/17/23	10/10
30	IV23160527	S	6131 Bear AVE	HNPK	T5	STD	2	\$0	\$815,000	\$503.71	1618	1950/ASR	4,835/0.111	N	0	11/15/23	32/32
31	23287581	S	14243 Sylvan ST	VNS	STD	3			\$900,000	\$545.45	1650	1941	8,751/0.2			11/15/23	81/81
32	23267389	S	5333 W Slauson AVE	LA	103	STD	3		\$1,985,400	\$586.70	3384	1953	7,907/0.18		6	11/16/23	166/166
33	PV23058371	S	1311 W 218th ST	TORR	122	STD	3	\$84,984	\$1,550,000	\$558.96	2773	1959/ASR	18,001/0.4132	N	4	11/13/23	165/165
34	GD23158070	S	10340 Quill AVE	SUNL	659	STD	3	\$0	\$1,200,000	\$486.82	2465	1950/ASR	7,211/0.1655	N	0	11/15/23	70/81
35	SB23154317	S	1727 E 60th ST	LA	699	STD	3	\$28,800	\$600,000	\$303.64	1976	1923/PUB	5,281/0.1212	N	0	11/17/23	11/11
36	SB19046654	S	201 W 46th ST	LA	C34	STD	3	\$12,000	\$732,000	\$206.66	3542	1909/ASR	7,805/0.1792	N	2	11/17/23	6/6
37	23310115	S	10620 La Reina AVE	DOW	D2	STD	3		\$1,035,000	\$520.62	1988	1940	8,988/0.2		2	11/15/23	46/46
38	OC23163956	S	603 N Rockvale AVE	AZU	607	STD	4	\$63,900	\$850,000	\$239.17	3554	1963/ASR	7,419/0.1703	N	0	11/13/23	34/172
39	AR23114012	S	3020 Coswell RD	ELM	619	STD	4	\$50,520	\$1,149,000	\$449.53	2556	1947/ASR	11,092/0.2546	N	2	11/15/23	94/94
40	PW23185558	S	4009 Harmon Way	LA	680	STD	4	\$93,168	\$1,150,000	\$464.46	2476	1928/ASR	8,299/0.1905	N	4	11/14/23	23/23
41	SB23181007	S	1350 W 88th ST	UNIC	699	STD	4	\$102,180	\$1,307,000	\$330.05	3960	1967/ASR	6,921/0.1589	N	8	11/13/23	22/27
42	FR23174871	S	5355 W 8th ST	LA	C19	PRO	4	\$92,628	\$2,200,000	\$364.06	6043	1926/APP	8,776/0.2015	N	4	11/14/23	10/10
43	CV23167401	S	10114 S Broadway	LA	C37	STD	4	\$0	\$2,290,000	\$287.36	7969	2023/BLD	6,300/0.1446	N	4	11/13/23	5/123
44	TR23148819	S	2301 Orange Grove AVE	ALH	601	STD	5	\$60,600	\$1,165,000	\$401.72	2900	1949/ASR	4,880/0.112	N	4	11/13/23	36/36
45	23318755	S	2605 S Rimpau BLVD	LA	C16	STD	5		\$1,020,000	\$219.35	4650	1929	7,557/0.17			11/14/23	13/13
46	SR23144814	S	452 Chatsworth Dr.	SF	SF	STD	5	\$165,876	\$1,975,000	\$337.26	5856	1990/PUB	12,322/0.2829	N	10	11/14/23	70/70
47	23322787	S	6703 Templeton ST	HNPK	T1	STD	5		\$1,117,400	\$326.73	3420/A	1952/ASR	7,507/0.17		5	11/14/23	5/5
48	23280559	S	203 N Avenue 57	LA	632	STD	6		\$1,750,000	\$286.32	6112	1925	15,601/0.35		7	11/17/23	97/97
49	OC23176595	S	1728 W Avenue J15	LNCR	LAC	STD	6	\$120,000	\$1,375,000	\$206.77	6650	1982/ASR	10,447/0.2398	N	6	11/13/23	13/13
50	SR23177634	S	13550 Rye ST	SO	SO	STD	6	\$100,368	\$1,560,000	\$372.67	4186	1956/ASR	6,205/0.1424	N	0	11/17/23	4/4
51	GD23169975	S	14446 Dickens ST	SO	SO	STD	6	\$111,648	\$1,650,000	\$702.73	2348	1938/PUB	6,777/0.1556	N	0	11/17/23	0/0
52	23284897	S	7110 Malabar ST	HNPK	T1	STD	6		\$1,425,000	\$404.71	3521	1921	8,680/0.19			11/17/23	66/66
53	OC23172759	S	7716 California AVE	HNPK	T1	STD	7	\$173,280	\$1,625,000	\$625.00	2600	1938/EST	5,434/0.1247	N	4	11/14/23	28/28
54	SB22249928	S	1316 S Mariposa AVE	LA	699	STD	20	\$291,879	\$3,160,000	\$321.14	9840	1925/PUB	6,498/0.1492	N	0	11/13/23	223/223

Closed

Duplex

638 Longfellow Ave

Hermosa Beach 90254

2 units

\$1,249,500/unit

1,674 sqft

5,294 sqft lot

\$1329.15/sqft

Built in 1948

Between the Greenbelt and Tennyson Place.

List / Sold:

\$2,499,000/\$2,225,000

109 days on the market

Listing ID: SB23106193



Outstandingly situated west of Sepulveda in North Hermosa Beach just a short distance to the beach as well as both downtown Hermosa Beach and Manhattan Beach. So many different options: Live in one and lease the other, lease both and land bank at a 3 CAP with excellent potential for appreciation, build 2 town homes plus ADU (buyer to verify) or upgrade and raise the rents further. Approximate 5,294 square feet lot with an approximate 3,232 square feet backyard. Per the MLS,, it's very rare, there have been less than 5 duplexes with a backyard of this size or more that has traded within the past 10 years. Each unit features all the amazing amenities required to make your life easier and maximize what people want: 1. each has its own garage, 2. each has its own access to the backyard, 3. each has its own laundry, 4. each has its own porch, and 5. each is light-bright throughout each unit with hardwood floors and its own pristine ambiance. Also, it's a corner lot.

Facts & Features

- Sold On 11/16/2023
 - Original List Price of \$2,799,000
 - 1 Buildings
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Assessor)
- Laundry: In Garage, Inside
 - Cap Rate: 3
 - \$120000 Gross Scheduled Income
 - \$84000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: Laundry, Main Floor Bedroom
 - Floor: Wood
- Appliances: Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater
 - Other Interior Features: Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre
 - Security Features: Smoke Detector(s)
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$60,000	\$60,000	\$5,000
2:	1	2	1	1	Unfurnished	\$60,000	\$60,000	\$5,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 149 - Hermosa Bch Valley area
 - Los Angeles County
 - Parcel # 4169031015

Michael Lembeck

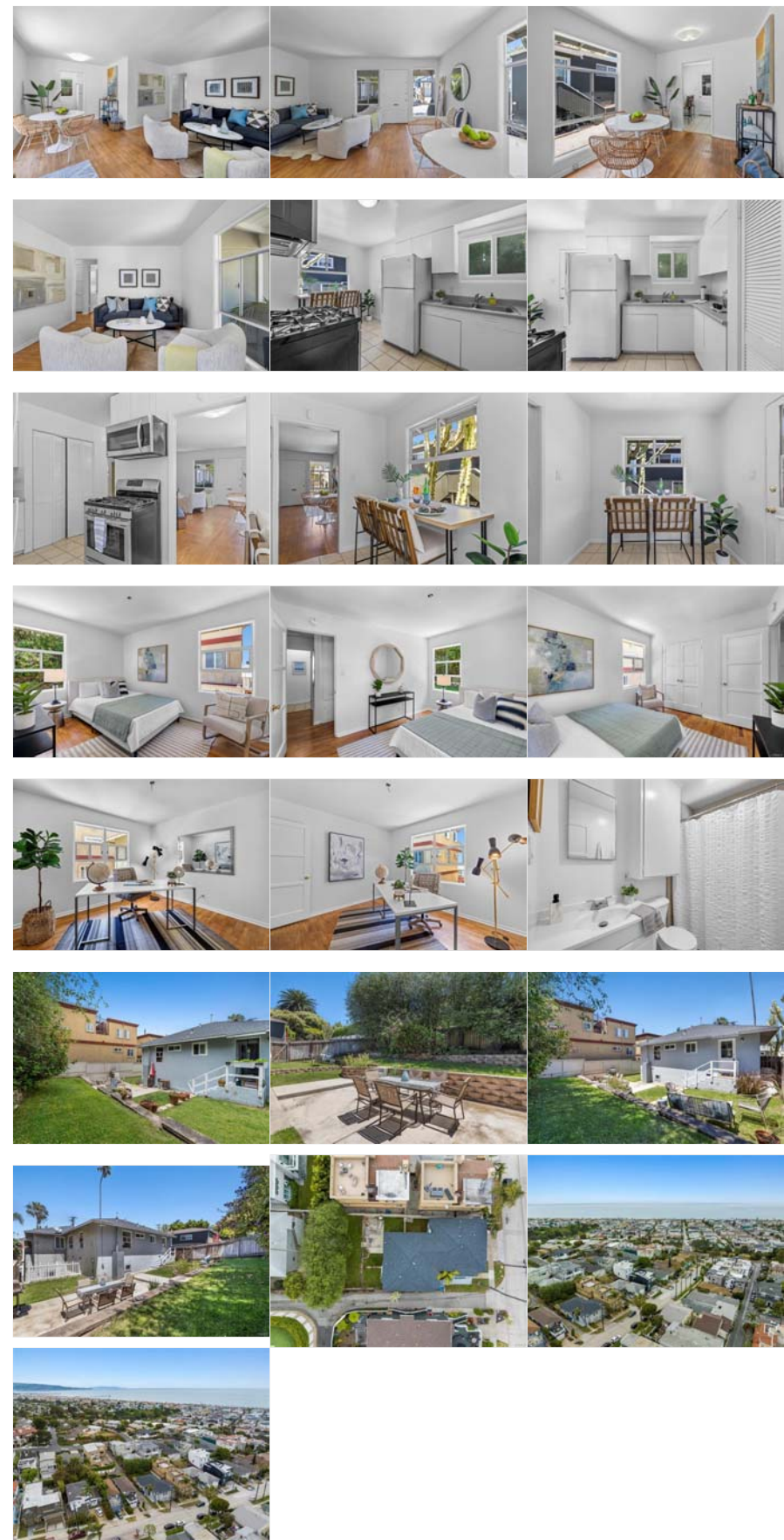
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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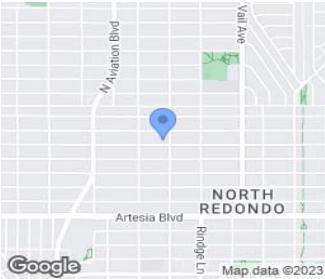




Closed • Duplex

List / Sold:
\$1,585,000/\$1,565,375 ↓
7 days on the market
Listing ID: SB23185503

2019 Curtis Ave • Redondo Beach 90278
2 units • **\$792,500/unit** • **1,796 sqft** • **7,500 sqft lot** • **\$871.59/sqft** •
Built in 1952
Blossom & Curtis



Beautifully updated duplex on a wonderful sought-after block and street. The property consists of two homes and a detached 2-car garage. The front unit A is a 2 bedroom 1 bath tenant occupied home with a large front and private backyard. There's newer carpet and paint, and the kitchen and bathroom were remodeled. A new wall heater was installed last year. The rear unit B, is a 3 bedroom 1 bath home with a large front yard and deck and astro turf yard in the rear. Each bedroom features a large closet. The many recent upgrades include: New kitchen counters, cabinets, appliances and fixtures. New flooring/baseboards, water heater, electric garage door, windows/sliders, fan lights, wall heater and so much more. There a 2 car garage PLUS parking for 2-4 cars between the properties. All roofs were replaced about 5 years ago and the Sewer Lines replaced last years adding 3 new cleanouts. This is a wonderful, sweet property perfect for home and income or rent both for great income potential.

Facts & Features

- Sold On 11/13/2023
- Original List Price of \$1,585,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Kitchen, Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Living Room, Utility Room
- Appliances: Dishwasher, Gas Oven, Gas Range, Water Heater
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$650
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01901202
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$650
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4155011022

Michael Lembeck

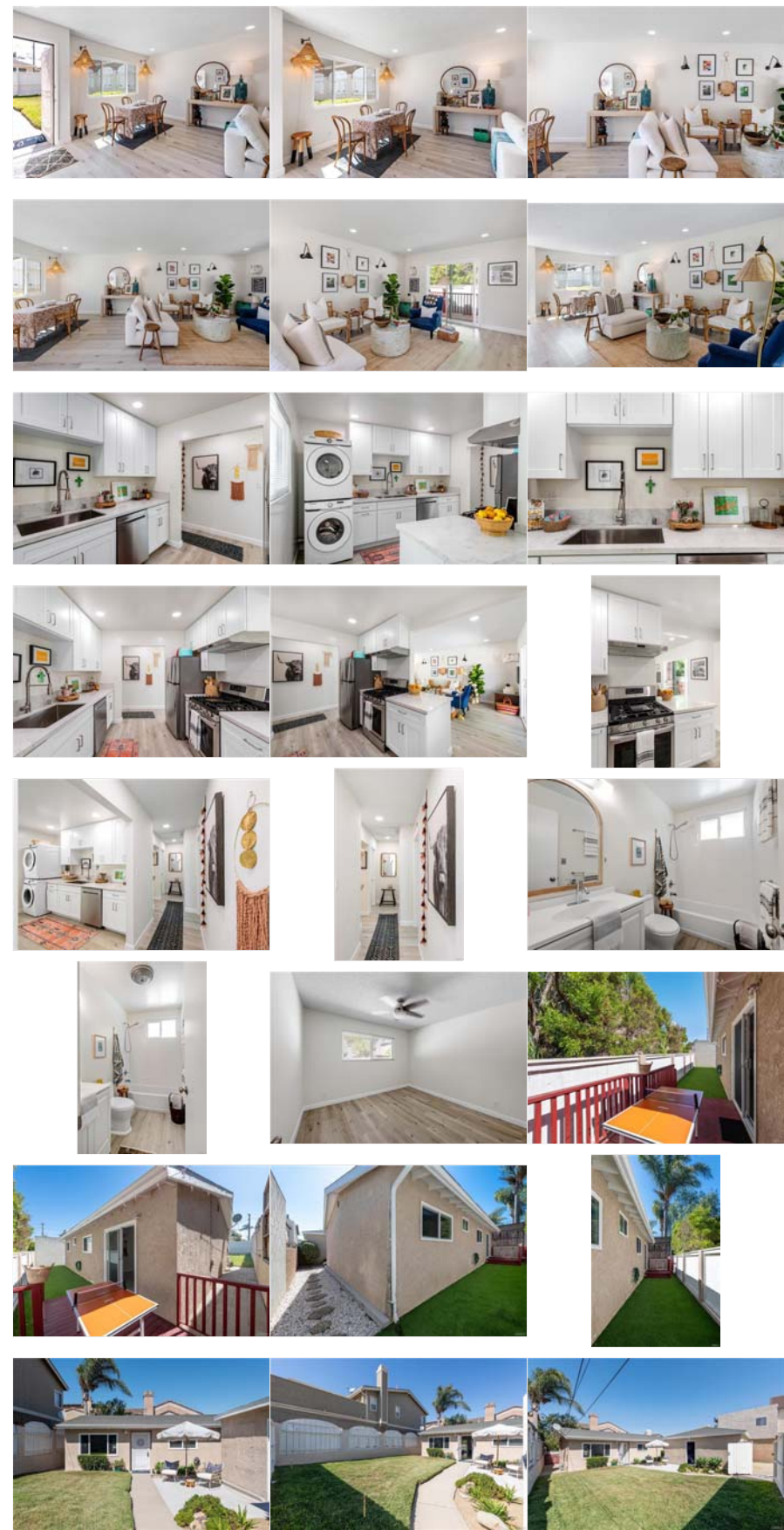
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Cell Phone: 714-742-3700

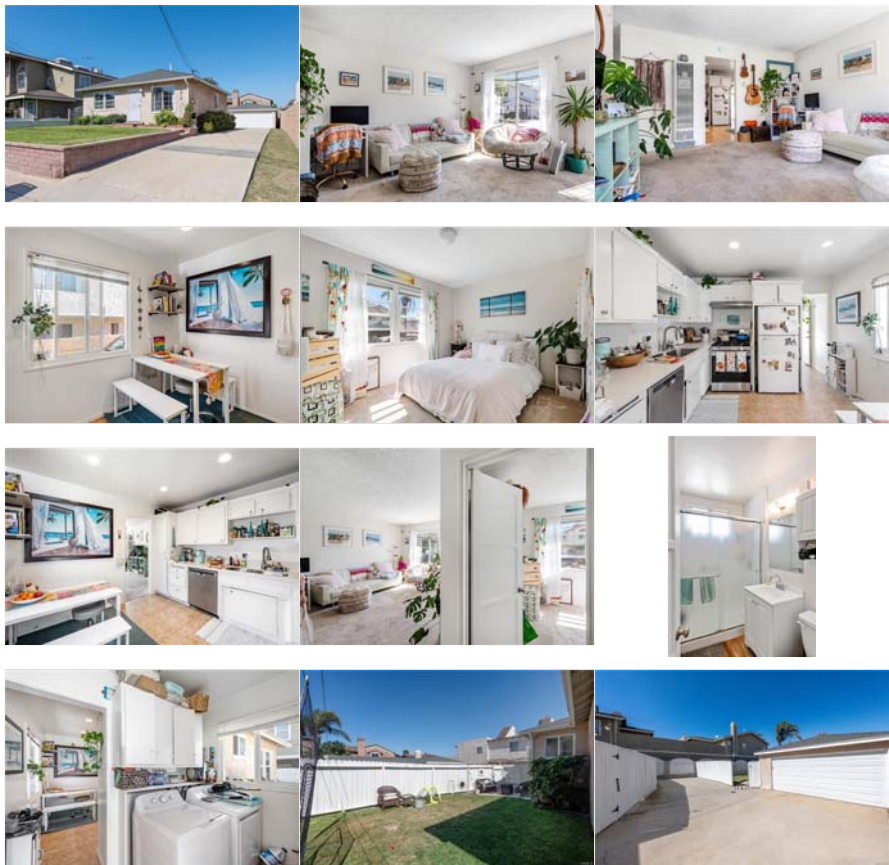
Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: SB23185503

Printed: 11/19/2023 8:19:10 AM

Closed • Duplex

List / Sold:
\$1,175,000/\$1,150,000 ↓
7 days on the market
Listing ID: PW23191189

3201 Orange Ave • Signal Hill 90755
2 units • \$587,500/unit • 1,835 sqft • 6,654 sqft lot • \$626.70/sqft •
Built in 1950
corner of orange and 32nd



Discover an exceptional investment opportunity in the heart of Signal Hill's coveted Cal Heights area. This meticulously upgraded duplex is a true gem, offering versatility for investors or those seeking the ideal live-in-one, rent-the-other scenario. Conveniently situated with easy access to dining, shopping, and major freeways, this property is a prime choice. The entire duplex has received a comprehensive makeover, including fresh paint and exquisite landscaping that enhances its curb appeal. The front unit boasts 3 bedrooms and 1.5 baths, featuring a charmingly remodeled kitchen, updated bathrooms, a state-of-the-art HVAC system with Nest integration, private laundry facilities, and a delightful backyard space. Nestled above the spacious 3-car garage, the back unit enjoys a separate entrance with a private front deck accessed via its own staircase. Inside, you'll find an updated kitchen, a modern bathroom, a new HVAC system also integrated with Nest technology, and a generously sized bedroom. Each unit benefits from individual gas meters and cable systems, simplifying the ownership experience, with expenses primarily encompassing gas, waste removal, and monthly landscaping fees. What sets this property apart is its potential for expansion. The substantial storage and laundry area beneath the upper unit could be develop into an additional unit, subject to permitting and regulations from the city of Signal Hill. This presents an exciting opportunity to increase your investment's properties income further. Don't miss out on the chance to create long-term wealth and financial security through this outstanding investment opportunity. Act now and secure your future in this flourishing Signal Hill duplex.

Facts & Features

- Sold On 11/14/2023
- Original List Price of \$1,175,000
- 2 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$825 (Estimated)
- Laundry: Common Area, Inside
- \$77400 Gross Scheduled Income
- \$73000 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$904
- Cable TV: 01918512
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,080
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$4,250	\$51,000	\$4,500
2:	1	1	1	1	Unfurnished	\$2,250	\$27,000	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7148007048

Michael Lembeck

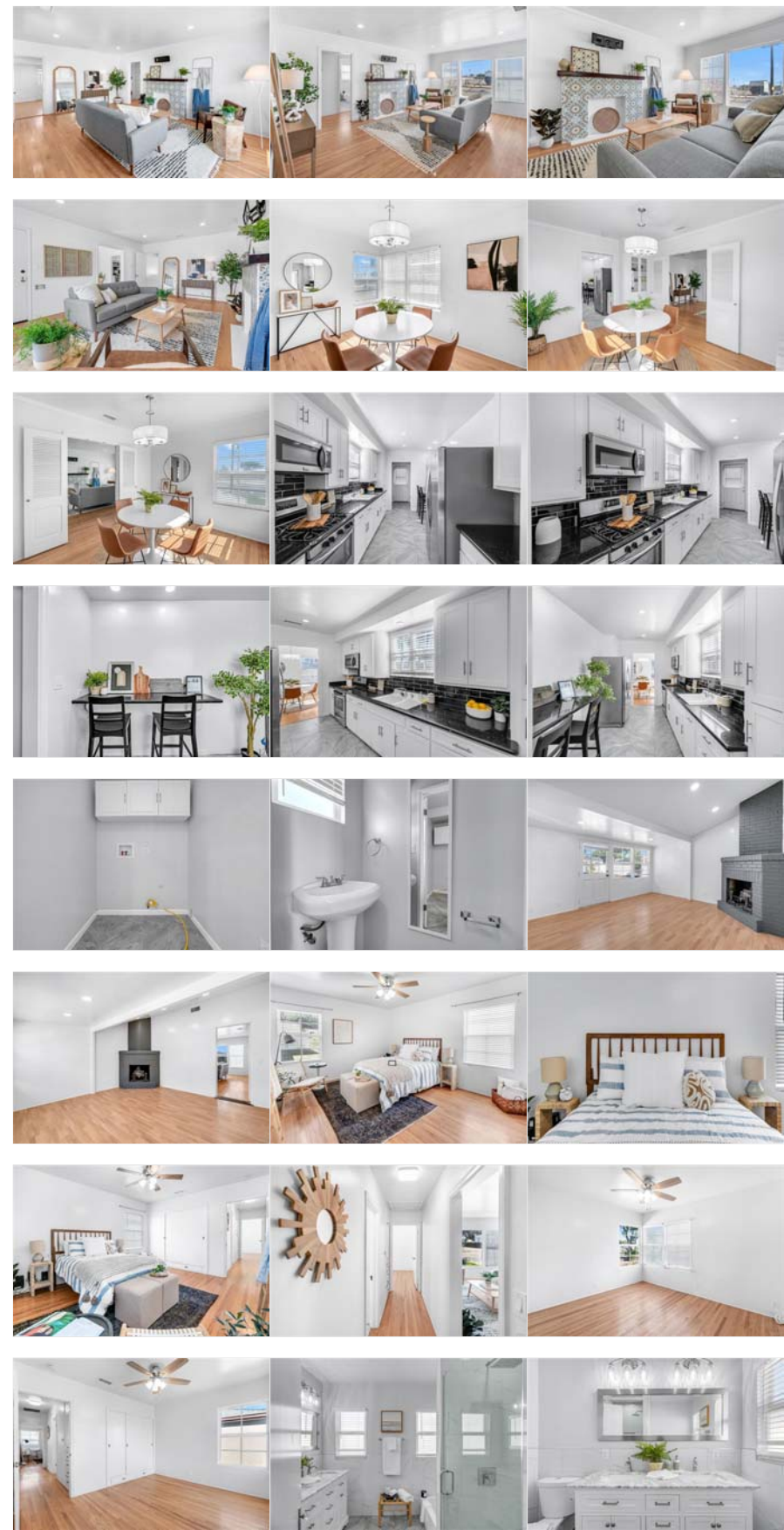
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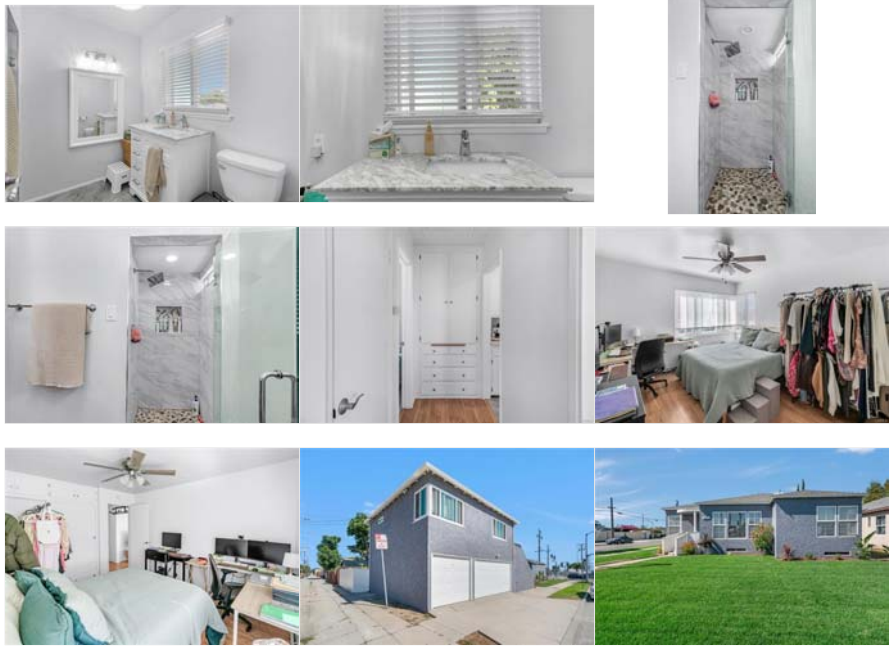
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CUSTOMER FULL: Residential Income LISTING ID: PW23191189

Printed: 11/19/2023 8:19:10 AM

Closed • Duplex

List / Sold:
\$1,799,900/\$1,750,000 ↓
2 days on the market
Listing ID: AR23175734

2550 S 10th Ave • Arcadia 91006
2 units • \$899,950/unit • 3,495 sqft • 9,590 sqft lot • \$500.72/sqft •
Built in 2014
North of Longden and South of Camino Real



Wonderful opportunity to own this 12’ high crown molding ceiling newer rebuild in 2014. Beautiful home in a nice and convenient neighborhood. The front house features 4 suite bedrooms and 4.5 bathrooms with living area 2,496 sq.ft. The front double entry door provides a grand entrance with 12’ high ceiling leads to the large formal and bright living room. The elegant primary suite is on the back left. Custom Crown molding throughout the entire front & back house. Attached 2 car garage. The energy efficient tankless water heater located in the garage is another bonus to this great property. The back house is with 10’ high crown molding ceiling features 3 bedrooms and 2 bathrooms with living area 999 sq.ft. Also it has a 2 car parking spaces. Each house has its own address 2550 and 2552. Large and long driveway with RV access allow plenty of parking. This is a great opportunity, you do not want to miss out on this.

Facts & Features

- Sold On 11/16/2023
- Original List Price of \$1,799,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$826 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Primary Suite
- Floor: Tile, Wood
- Appliances: Dishwasher
- Other Interior Features: Ceiling Fan(s), High Ceilings

Exterior

- Lot Features: Level with Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280398
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	5	2	Unfurnished	\$0	\$0	\$5,900
2:	1	3	2	0	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 605 - Arcadia area
- Los Angeles County
- Parcel # 8511002014

Michael Lembeck

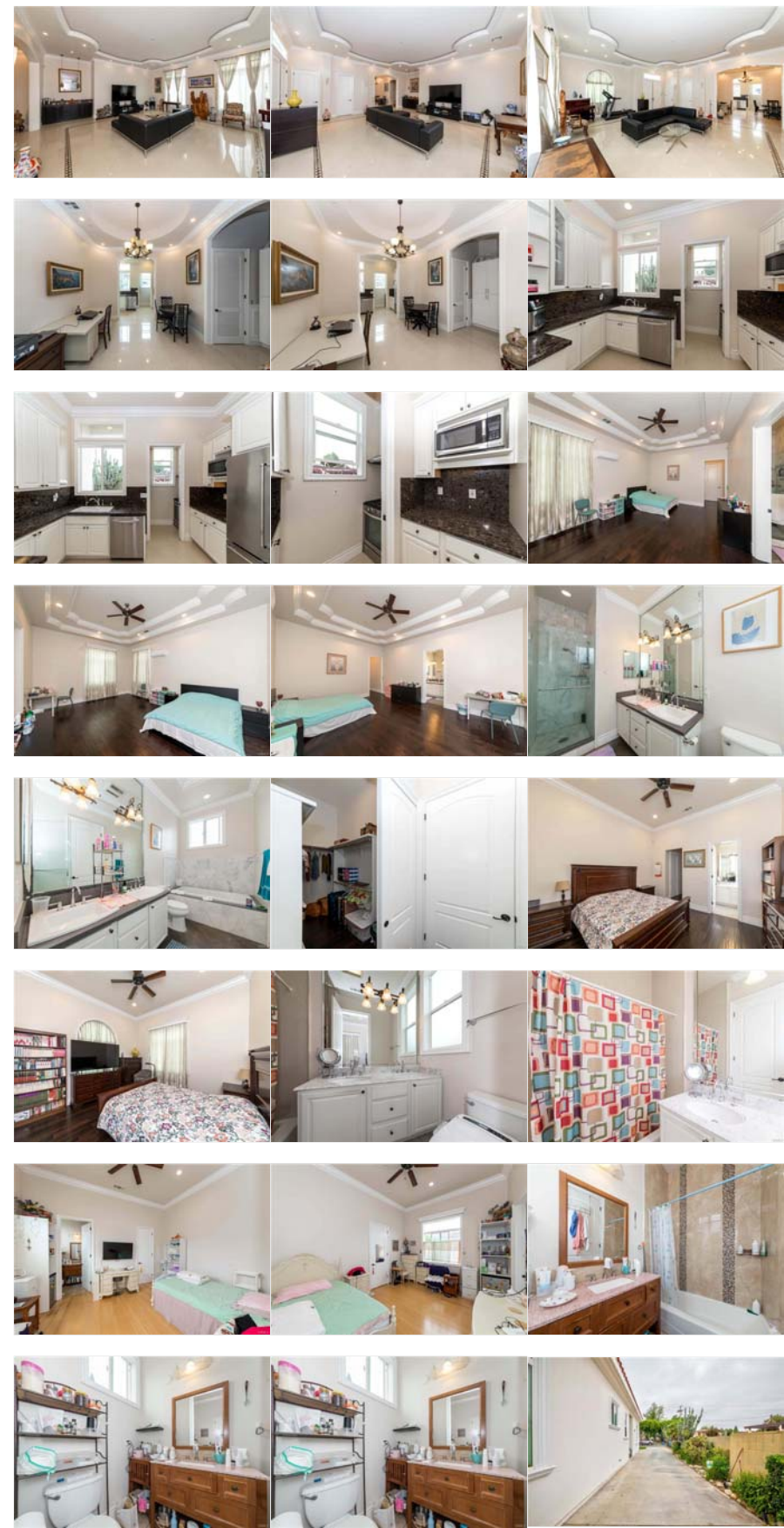
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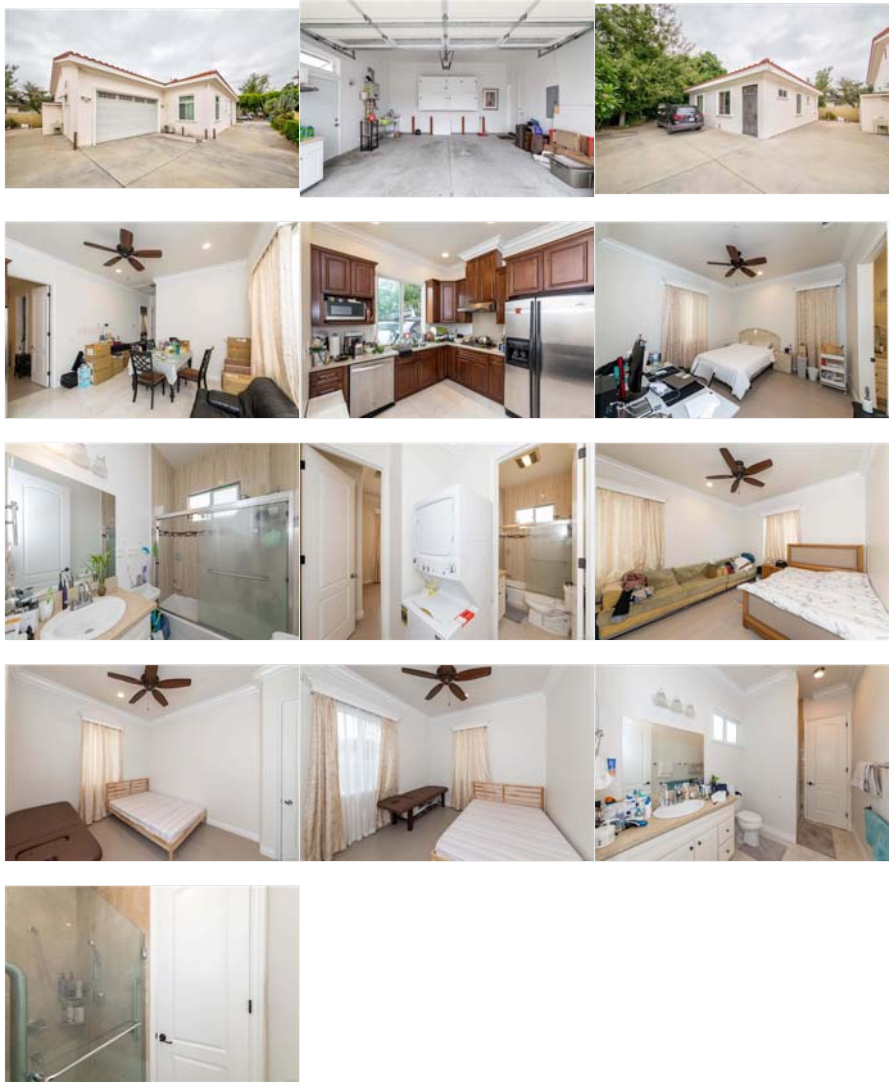
Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: AR23175734

Printed: 11/19/2023 8:19:10 AM

Closed • Duplex

List / Sold: \$929,888/\$970,000

4618 Kenmore Ave • Baldwin Park 91706

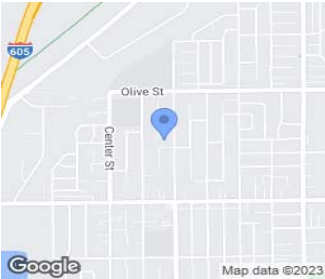
19 days on the market

2 units • \$464,944/unit • 2,870 sqft • 25,331 sqft lot • \$337.98/sqft •

Built in 1955

Listing ID: CV23189892

Intersection: Ohio Street and Merced Avenue



Kenmore beckons discerning investors and developers with a distinctive opportunity to acquire a sprawling duplex on just over half an acre of prime real estate in the coveted San Gabriel Valley. This property boasts a proven track record of offering value-add potential, making it a compelling addition to your portfolio. What sets this property apart is not just its substantial size but also its incredible versatility. The possibilities are boundless, with more than half an acre at your disposal. You could repurpose it by occupying one unit while renting out the other, creating an ideal income stream. Alternatively, you can explore its endless building opportunities, allowing your creativity to flourish. We kindly urge potential buyers to diligently investigate the property's approved uses, zoning regulations, and any constraints with the City of Baldwin Park to ensure alignment with your investment goals. This strategically located gem offers effortless access to major freeways, making travel throughout the vibrant San Gabriel Valley a breeze. Given its unique attributes, this property is poised to generate considerable interest. Act swiftly, as opportunities like this are in high demand and tend to be short-lived. Please extend the courtesy of not disturbing or approaching the existing tenants, and we thank you for your cooperation.

Facts & Features

- Sold On 11/14/2023
 - Original List Price of \$929,888
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$1,165 (Estimated)
- Laundry: See Remarks
 - \$34500 Gross Scheduled Income
 - \$29280 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Lot 20000-39999 Sqft
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$5,220
 - Electric: \$.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$432
 - Cable TV: 01770048
 - Gardener:
 - Licenses:
- Insurance: \$1,044
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$600
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	0	2	Unfurnished	\$1,438	\$1,438	\$2,650
2:	1	3	0	2	Unfurnished	\$1,438	\$1,438	\$2,650

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 3%
- 608 - Baldwin Pk/Irwindale area
 - Los Angeles County
 - Parcel # 8542006028

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





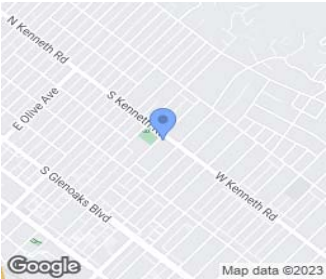
CUSTOMER FULL: Residential Income LISTING ID: CV23189892

Printed: 11/19/2023 8:19:10 AM

Closed • Duplex

List / Sold:
\$1,079,000/\$1,079,000
0 days on the market
Listing ID: BB23194795

732 E Cedar Ave • Burbank 91501
2 units • \$539,500/unit • 1,438 sqft • 7,054 sqft lot • \$750.35/sqft •
Built in 1923
Head east from Glenoaks Blvd. Property located between 6th & Kenneth.



2 homes on 1 lot in a highly desired location on the Burbank Hill. This is a wonderful investment opportunity for the savvy investor or for an owner occupant and maybe even a multi-generational Family. Front home, addressed as 734 E. Cedar, is 2 bedrooms & 1 bath with an attached 1 car garage. Inviting porch entry to a living room and dining area. The Kitchen has an attached laundry/pantry space with convenient access to the private backyard. Rear home, addressed as 732 E. Cedar, is 1 bedroom & 1 bath with a den that can be the 2nd Bedroom. In-unit laundry hookup. Driveway entry and again a private patio and yard space. Separate large Bonus Room and 1 Carport space. Conveniently located to Freeway access, Shops, Schools and local amenities.

Facts & Features

- Sold On 11/15/2023
- Original List Price of \$1,079,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 1 Total carport spaces
- \$0 (Unknown)
- Laundry: Inside
- \$56400 Gross Scheduled Income
- \$40154 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,246
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521876
- Gardener:
- Licenses:
- Insurance: \$1,558
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 610 - Burbank area
- Los Angeles County
- Parcel # 5621020064

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: BB23194795

Printed: 11/19/2023 8:19:10 AM

Closed

List / Sold: \$995,000/\$1,200,000

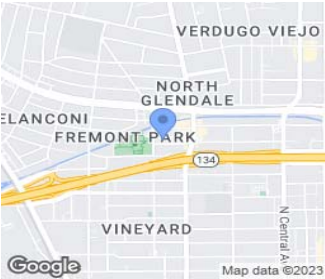
531 Burchett St • Glendale 91203

8 days on the market

2 units • \$497,500/unit • 1,912 sqft • 6,053 sqft lot • \$627.62/sqft • Built in 1922

Listing ID: 23313517

South of Glen Oaks and west of Pacific



Step into a world of endless possibilities with this one-of-a-kind real estate gem! Nestled in a convenient Glendale neighborhood close to restaurants and shops, this unique property offers not one, but two charming fixer upper houses on a lot. What sets this property apart is its ingenious layout: the houses back into each other and face different streets, giving you the feeling of owning two separate single-family homes. Imagine the potential: live in one and rent out the other, or double down on a savvy investment that generates consistent rental income. The choice is yours, and the opportunity is golden. Home #1: The Burchett Street Beauty. As you approach the first home, you're greeted by an adorable California Bungalow that exudes character and charm. Set back from the street, this sanctuary offers the privacy of a single family home. Your eyes are immediately drawn to the stunning period windows and the large front door with intricate accent details that set the tone for the rest of the home. Step inside, and you're enveloped in a light and airy living room, where newly refinished hardwood floors shine and a decorative fireplace beckons. Picture yourself hosting gatherings in the adjacent dining room, complete with built-in shelving that's perfect for showcasing your favorite pieces. The kitchen boasts freshly painted white cabinetry and a cozy breakfast nook that invites morning conversations over coffee. An attached laundry room adds convenience, while the two bedrooms are connected by a Jack-and-Jill bathroom, offering both privacy and connectivity. With newly refinished wood floors and fresh paint, this home is move-in ready for you or a lucky tenant. Home #2: is right behind Burchett at 546 Hahn Street and is a tenant-occupied treasure. This back house mirrors the front in size, with approximately 950 sq ft of living space. Hardwood floors run throughout, leading you from the formal dining room to the two comfortable bedrooms and a shared bath. An attached one-car garage and laundry room provide added utility, making this unit a renter's dream. Investment Don't miss this rare chance to own a dual-property investment that's as versatile as it is charming. Rest assured, opportunities like this are rare. Take advantage of this unique chance to invest in a property that enhances your financial future. This is more than just a home; it's a smart investment for your future.

Facts & Features

- Sold On 11/17/2023
- Original List Price of \$995,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01979135
 - 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	\$3,300
2:	1	2	1		Unfurnished	\$0	\$1,400	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 626 - Glendale-Northwest area
 - Los Angeles County
 - Parcel # 5636016029

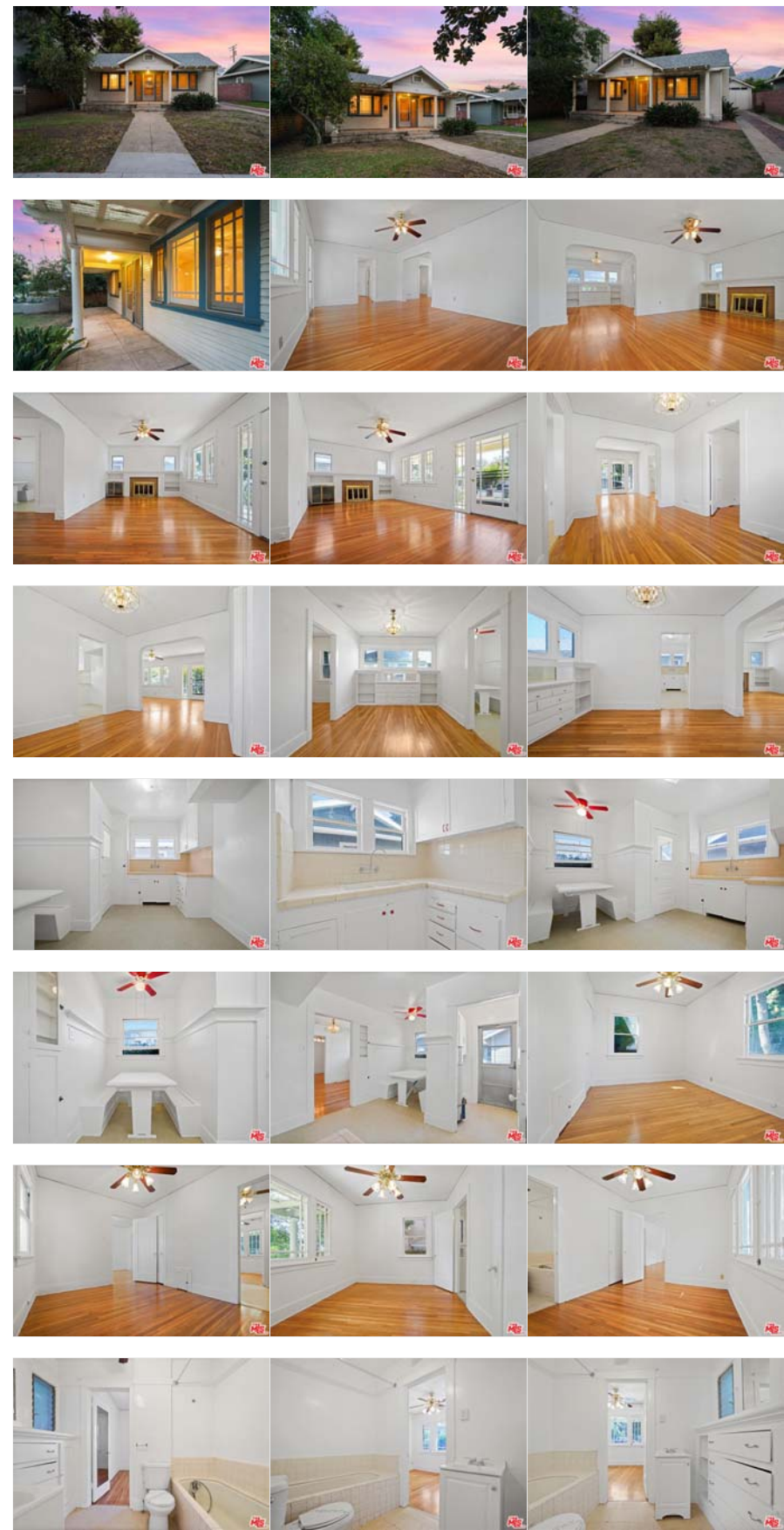
Michael Lembeck

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

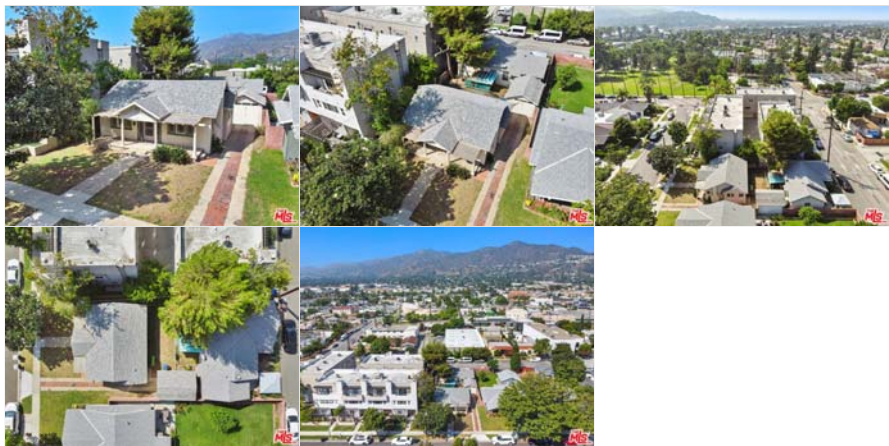
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23313517

Printed: 11/19/2023 8:19:10 AM

Closed •

355 W Garfield Ave • Glendale 91204
2 units • \$574,500/unit • 1,540 sqft • 5,102 sqft lot • \$769.48/sqft •
Built in 1923
West of Central N of Chevy Chase Dr.

List / Sold:
\$1,149,000/\$1,185,000 
11 days on the market
Listing ID: 23313579



TENANT OCCUPIED!!! PLEASE DO NOT DISTURB THE TENANTS Craftsman-style 2 bed, 2 bath house and 1 bed, 1 bath in-law house in back. Both are fully occupied and generate \$5595/mo. Featured on HGTV in 2008, this high-end remodel included NEW copper plumbing, electric rewiring & panels, recessed lights, 30 yr. roof, solid red-oak hardwood flooring, energy-efficient Atrium windows, Lennox HVAC system & attic insulation, Kitchen Aid appliances, granite counters, custom cabinets in front, new baths, Kohler fixtures, tankless Rinnai tankless water heater, restored antique cherry molding, fireplace, crystal door knobs & mortis locks, stackable washer-dryers, garage rebuilt w/automatic door, earthquake retrofit, extensive landscaping w/automatic irrigation

Facts & Features

- Sold On 11/14/2023
- Original List Price of \$1,149,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Washer Included, Dryer Included, Inside
- \$5305 Net Operating Income
- 2 electric meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Microwave, Gas Range, Oven

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$100
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,495	\$3,495	\$3,995
2:	2	1	1		Unfurnished	\$2,100	\$2,100	\$2,695
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5696018014

Michael Lembeck

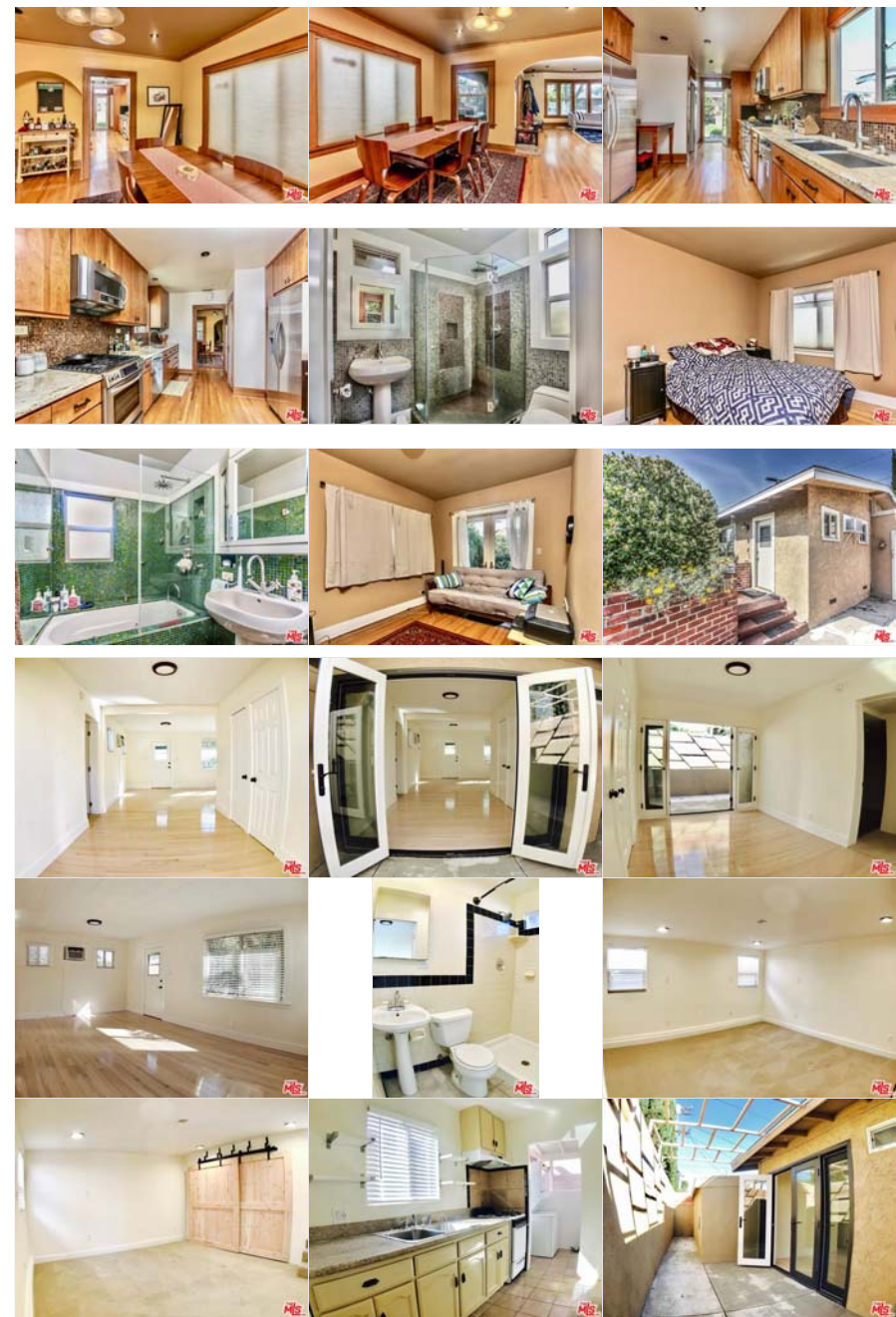
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23313579

Printed: 11/19/2023 8:19:10 AM

Closed

6155 Strickland Ave • Los Angeles 90042

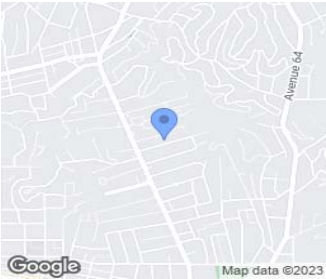
2 units • \$499,500/unit • 1,459 sqft • 5,269 sqft lot • \$736.81/sqft • Built in 1926

East of Figueroa; Google maps

List / Sold: \$999,000/\$1,075,000

13 days on the market

Listing ID: 23319573



This charming duplex, a California Bungalow with two levels - fenced in and set above a cascading, canopied backyard - provides a special blend of private living and income potential, with two units onsite. The two-bedroom, two-bathroom residence on the upper level (delivered vacant) is a true sanctuary, including views from its rear deck and a traditional front porch adorned with warm, wooden touches. The living room is bathed in soft, natural light streaming through the windows. A graceful, beamed archway delineates the dining area and kitchen, subtly defining a relaxing living space. The elongated dining-kitchen area perfectly integrates stylish updates with practicality: lengthy countertops, gleaming appliances (including an ample Bespoke refrigerator with all the bells and whistles), plenty of storage, and concealed laundry. A harmonious flow leads onto the rear deck, with views of the serene outdoor space, welcoming the morning sun. Down the hallway, on the right side of the home, are the personal living quarters, where both bedrooms are located. The front bedroom suite features its own private bathroom, providing a calming and cozy ambience, flexible for many uses. Centered in the hallway is a guest bathroom. At the rear, another bedroom features a large closet and french doors leading to the deck, allowing endless moments of savoring dawn's light or nightcaps overlooking the lush backyard. The lower unit, complete with one-bedroom, one-bathroom, is entered via its own gate, truly feels like a secluded and private residence. Its living room offers a peek-a-boo view of the backyard and connects effortlessly to the cute, two-toned kitchen with ample room for all culinary desires! To the right side, the unit is completed by a spacious bedroom and a bathroom down the hall. The lower unit is currently occupied by exceptional and cooperative tenants who have been a tremendous blessing in helping keep up the special vibe to the property, and it will be available to view only with an accepted offer. Awaiting outside, the shared backyard space captivates with the magic of nature; a large grassy area reaches out in the distance, canopied on both sides and adorned with shade sails, seating, and twinkling lights, forming a truly special oasis. Act fast to capture this charming haven, while making a very sound investment.

- Facts & Features**
 - Sold On 11/15/2023
 - Original List Price of \$999,000
 - 1 Buildings
 - Levels: Two
 - Cooling: Central Air
 - Heating: Central
- Laundry: Washer Included, Dryer Included
- Interior**
 - Appliances: Dishwasher, Microwave, Refrigerator

Exterior

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

Unit Details								
	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$4,000
2:	1	1	1		Unfurnished	\$1,895	\$1,895	\$2,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

- # Of Units With:**
 - Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

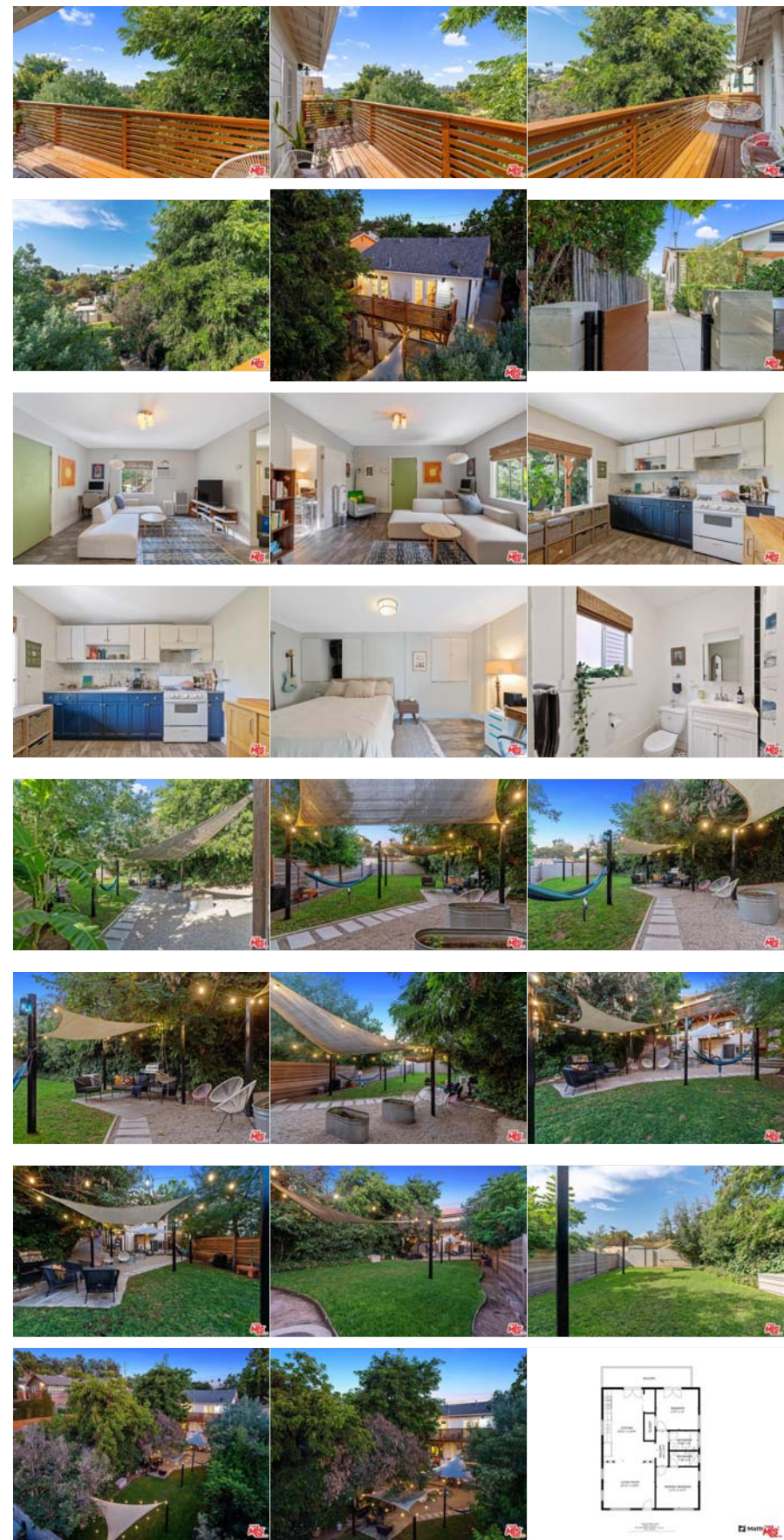
- Additional Information**
 - Standard sale
 - Buyer Agency Compensation: 2.5%
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5482006014

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

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 23319573

Printed: 11/19/2023 8:19:10 AM

Closed

• Duplex

409 W Lime Ave

• Monrovia 91016

2 units

• \$494,500/unit

• 1,754 sqft

• 8,030 sqft lot

• \$567.27/sqft

• Built in 1947

North of Huntington, East of Mayflower

List / Sold:

\$989,000/\$995,000

26 days on the market

Listing ID: CV23178861



If you are in the market for a duplex, this is the one! Located in the desirable and picturesque city of Monrovia, this property features a front house that includes 3 bedrooms and 1 bathroom, a spacious living room, formal dining area, and kitchen with a quaint breakfast nook. The house also boasts a laundry room and central heat and air conditioning. An inviting and generous side yard patio adds to the appeal of this property. A sizeable backyard provides endless possibilities and potential. The charming back house offers convenient private alley access with its own individual outdoor space allowing for privacy. The interior includes 1 bedroom and 1 bathroom as well as an efficient floorplan and a great deal of storage area. This duplex is ideally located within walking distance to Library Park and popular Old Town Monrovia with its many restaurants and unique shops. It is conveniently located near the Metro station and award winning Monroe Elementary School.

- Facts & Features

• Sold On 11/15/2023

• Original List Price of \$989,000

• 2 Buildings

• Levels: One

• 12 Total parking spaces

• 5 Total carport spaces

• Cooling: Central Air, Wall/Window Unit(s)

• Heating: Central, Wall Furnace

• \$742 (Estimated)

• Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup

• \$36120 Gross Scheduled Income

• \$36120 Net Operating Income

• 2 electric meters available

• 2 gas meters available

• 1 water meters available

- Interior

• Rooms: Kitchen, Laundry, Living Room

• Floor: Carpet, Laminate

- Exterior

• Lot Features: Front Yard, Lawn, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Yard

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

- Annual Expenses

• Total Operating Expense: \$4,900

• Electric:

• Gas:

• Furniture Replacement:

• Trash: \$600

• Cable TV: 01861612

• Gardener:

• Licenses:

• Insurance: \$2,500

• Maintenance:

• Workman's Comp:

• Professional Management:

• Water/Sewer: \$1,800

• Other Expense:

• Other Expense Description:

Unit Details								
	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$1,095	\$1,095	\$2,300
2:	1	3	1	0	Unfurnished	\$1,915	\$1,915	\$3,200

- # Of Units With:

• Separate Electric: 2

• Gas Meters: 2

• Water Meters: 1

• Carpet:

• Dishwasher:

• Disposal:

• Drapes:

• Patio:

• Ranges:

• Refrigerator:

• Wall AC: 1

- Additional Information

• Standard sale

• Rent Controlled

• Buyer Agency Compensation: 2%

• 639 - Monrovia area

• Los Angeles County

• Parcel # 8505008029

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

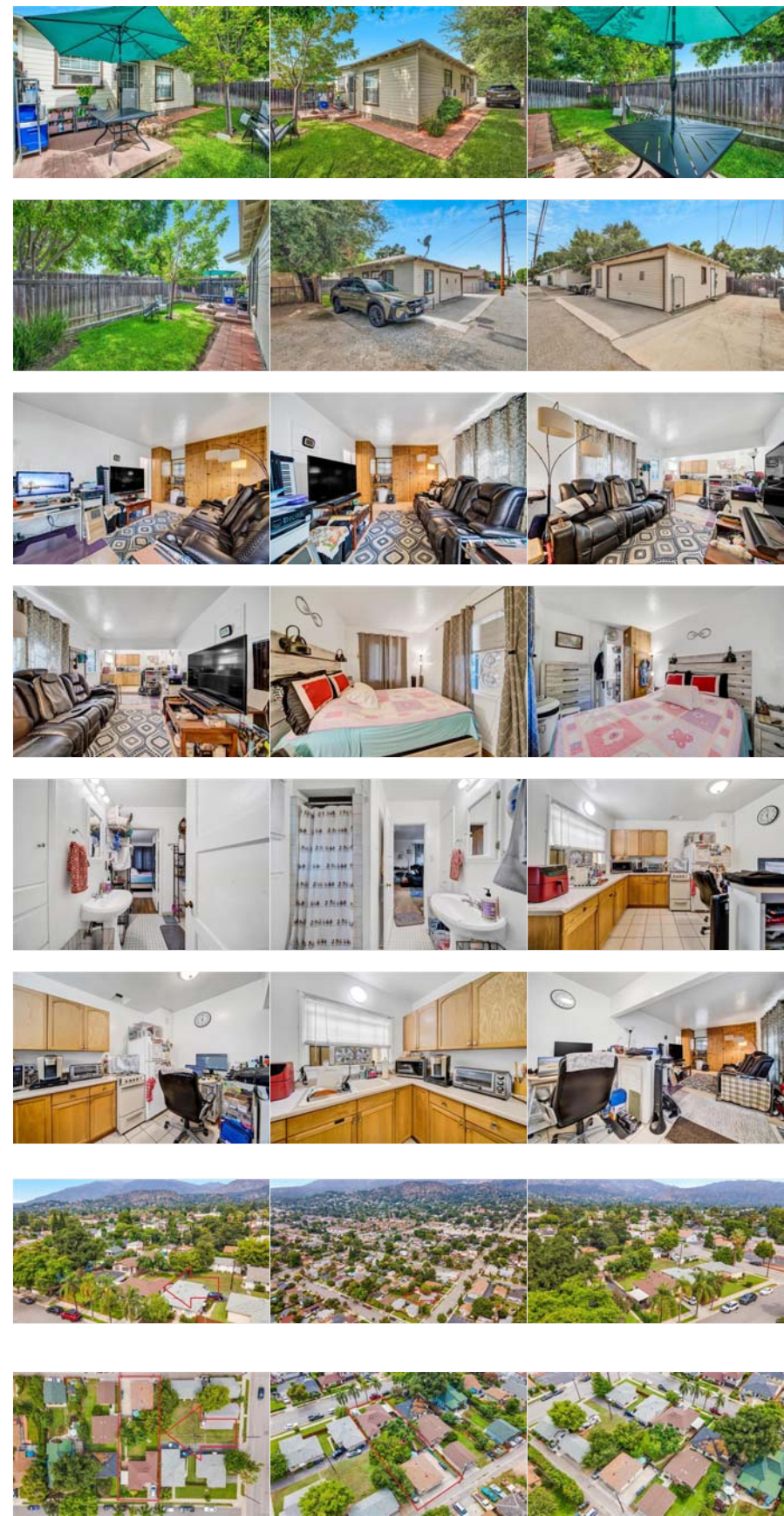
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691









CUSTOMER FULL: Residential Income LISTING ID: CV23178861

Printed: 11/19/2023 8:19:10 AM

Closed

• Duplex

7637 Comstock Ave

• Whittier 90602

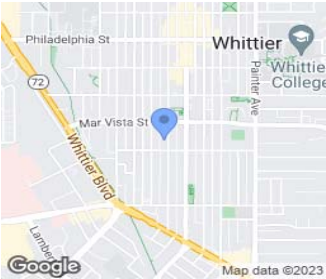
2 units • \$337,500/unit • 1,558 sqft • 7,000 sqft lot • \$417.20/sqft • Built in 1921

Mar Vista and Comstock

List / Sold: \$675,000/\$650,000

46 days on the market

Listing ID: IG23099897



This property presents a fantastic investment opportunity or the ideal solution for multi-generational living. Unit 1: Offers two bedrooms and one bathroom 906 sq ft. Unit 2: Offers 1 bedroom and one bath at 655 sq ft. Property also comes with a 2 car garage with potential ADU conversion. Located in the desirable Whittier neighborhood, this duplex offers easy access to a wide range of amenities. Enjoy proximity to local parks, shopping centers, dining options, and excellent schools. Commuting is a breeze with convenient access to major highways and public transportation. Whether you're looking to invest or seeking a multi-generational living solution, this property has it all. Schedule your showing today and make this duplex your new home!

Facts & Features

- Sold On 11/14/2023
 - Original List Price of \$675,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$914 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - \$4100 Gross Scheduled Income
 - \$3100 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Wood
- Appliances: Gas Cooktop

Exterior

- Lot Features: Yard
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$170
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$100
 - Cable TV: 01902536
 - Gardener:
 - Licenses:
- Insurance: \$70
 - 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	2	Furnished	\$4,100	\$4,100	\$4,100
2:	2	1	1					

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8141014009

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • Duplex

List / Sold: \$675,000/\$700,000

6827 Otis Ave • Bell 90201

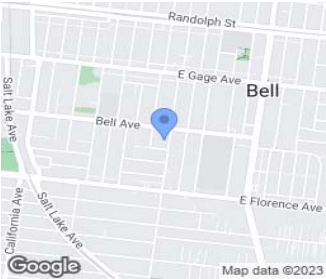
2 units • \$337,500/unit • 1,250 sqft • 8,163 sqft lot • \$560.00/sqft •

Built in 1947

2 days on the market

Listing ID: DW23171999

Otis Ave, Bell CA



Welcome to your new investment opportunity in Bell, CA! Nestled on a 8,163 square foot lot, this duplex offers a blend of comfort, potential, and a prime location. With two separate units, this property presents an excellent chance for both homeowners and investors. The front unit boasts spacious layout, featuring 2 bedrooms and 1 bath. The rear unit offers a layout of 1 bedrooms and 1 bath. Whether you envision it as a rental opportunity or a separate living quarter for extended family members, this unit provides endless possibilities. The property includes a detached garage that, while in need of some TLC, holds immense potential for conversion into an ADU. With the increasing demand for flexible living spaces, transforming the garage into an ADU can offer additional income potential or serve as a private retreat for guests or family members. One of the standout features of this property is its exceptional location. Situated within close proximity to Bell High School, Corona Ave Elementary, Magnolia Science Academy, and Camp Little Bear Park and Lodge, it presents a convenient and family-friendly environment. Plus, Northgate Market and various other local amenities, ensuring easy access to shopping, dining, and entertainment options. Don't miss this opportunity to invest in a duplex with endless potential and a fantastic location.

Facts & Features

- Sold On 11/16/2023
 - Original List Price of \$675,000
 - 2 Buildings
 - Levels: One
 - 1 Total parking spaces
 - \$722 (Estimated)
- Laundry: See Remarks
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01280965
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6325030016

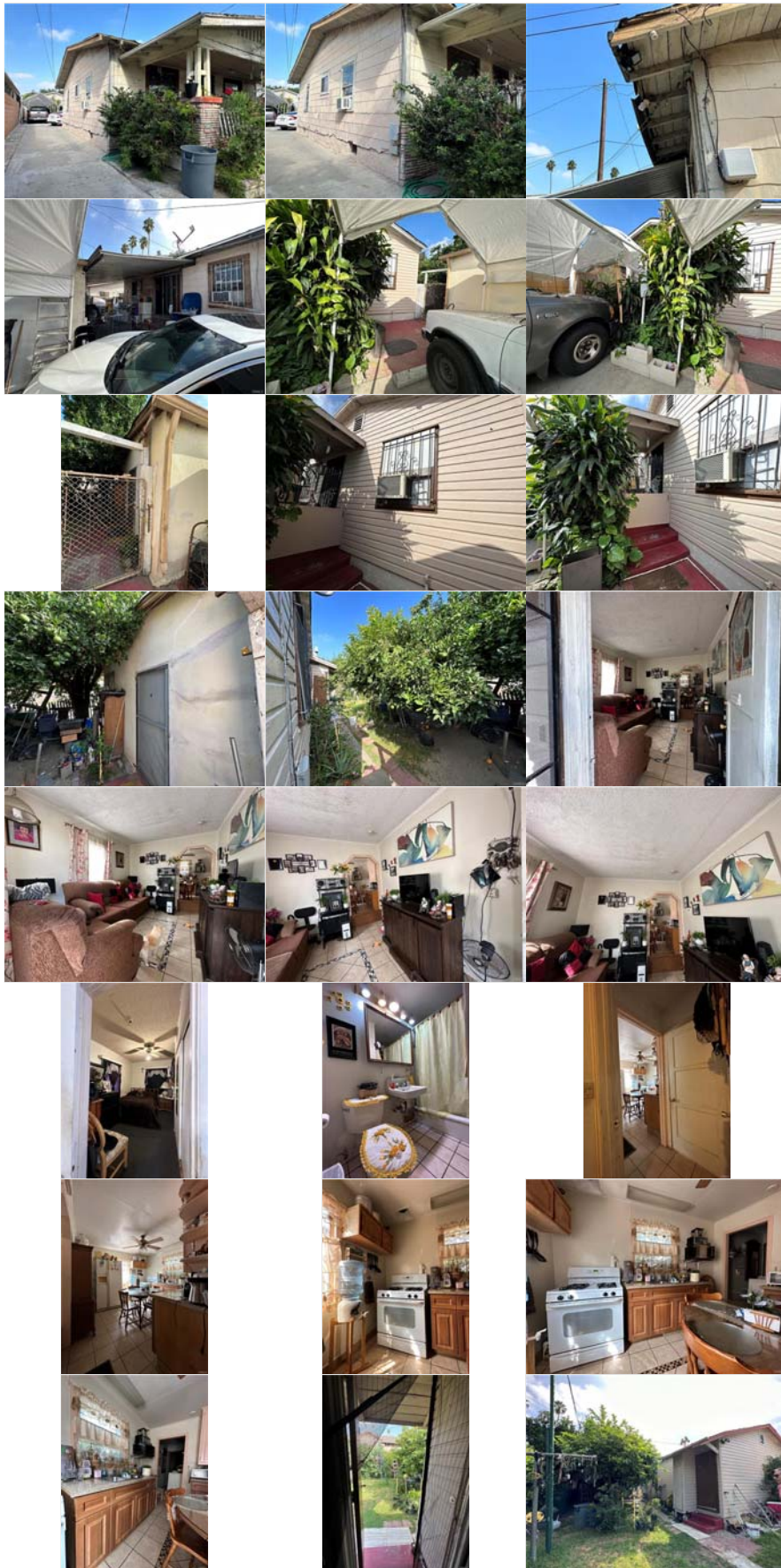
Michael Lembeck

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

Re/Max Property Connection

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







CUSTOMER FULL: Residential Income LISTING ID: DW23171999

Printed: 11/19/2023 8:19:10 AM

Closed

Duplex

4629 -31 Eugene St

Los Angeles 90022

2 units

\$364,950/unit

1,144 sqft

6,624 sqft lot

\$694.93/sqft

Built in 1928

I-5 N,Take exit 130C on the left to merge onto I-710 N toward Pasadena,Take exit 20B toward 3rd St,Turn left onto S Ford Blvd,Turn right onto 1st St,Turn left onto N McDonnell Ave,Turn right onto Eugene St

List / Sold: \$729,900/\$795,000

10 days on the market

Listing ID: DW23180201



Welcome to the exceptional property of 4629 & 4631 Eugene St., two distinct living spaces on a spacious 6,624 sqft. lot. The front unit boasts 1 bedroom and 2 bathrooms, while the back unit provides ample room with 4 bedrooms and 1 bath. The front unit has been entirely remodeled flaunting new floors, paint, bathrooms and more! Recent upgrades include a new water heater in the back unit and newly installed windows, ensuring efficiency and comfort. Each unit features separate utilities, a highly desirable feature for rental income whether you decide to live in one and rent the other or rent both and collect income. Inside both units you will find a well-lit and inviting atmosphere with fans in nearly every room and recessed lighting throughout. Tile floors provide a sleek, modern look in both units, with a blend of tile and wood in the back unit. Ample parking is a wonderful feature on Eugene with space for more than 5+ cars and plenty of room to get in and out without moving everyone around you. Conveniently situated near the 710 and 60 freeways, this property is perfect for commuters. It's also close to East Los Angeles Community College and Cal State LA, making it an ideal location for students or faculty. This detached 2-unit property presents a unique investment opportunity for owner-occupiers and investors alike. It's being delivered vacant, providing flexibility for your preferred use. Don't miss out on this lucrative investment. Schedule a private showing today to explore the potential of this fantastic property! Your future begins here.

Facts & Features

- Sold On 11/16/2023
 - Original List Price of \$729,900
 - 2 Buildings
 - Levels: One
 - 7 Total parking spaces
 - \$0 (Assessor)
- Laundry: Outside
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile, Vinyl, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01280965
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	3	0	Unfurnished	\$0	\$0	\$5,600

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5235022019

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW23180201

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Closed

• Duplex

3630 Lanfranco St

• Los Angeles 90063

2 units • \$399,500/unit • 1,517 sqft • 5,267 sqft lot • \$527.29/sqft • Built in 1951

West Indiana St/ North Whittier Blvd

List / Sold: \$799,000/\$799,900

9 days on the market

Listing ID: DW23187057



Two separate houses on a LOT, Not a house with ADU. The front is a Craftsman home 3bedrooms and 1 bathroom, formal dinning room large laundry room could convert to 2nd bathroom. This beautiful home has been completely remodeled with New Kitchen, New appliances, New bathroom many of its original features and molding cases remodel. The back house is 1 bedroom and 1 bathroom in good condition with its own carport. Large lot with parking for 6-7 cars. too many things to list!!!!

Facts & Features

- Sold On 11/13/2023
 - Original List Price of \$799,000
 - 2 Buildings
 - 0 Total parking spaces
 - \$0 (Unknown)
- Laundry: Individual Room
 - \$58740 Gross Scheduled Income
 - \$55890 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,850
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$200
 - Cable TV: 01952507
 - Gardener:
 - Licenses:
- Insurance: \$2,100
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$300
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$3,500
2:	1	1	1	0	Furnished	\$1,395	\$1,395	\$1,900

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5238011046

Michael Lembeck

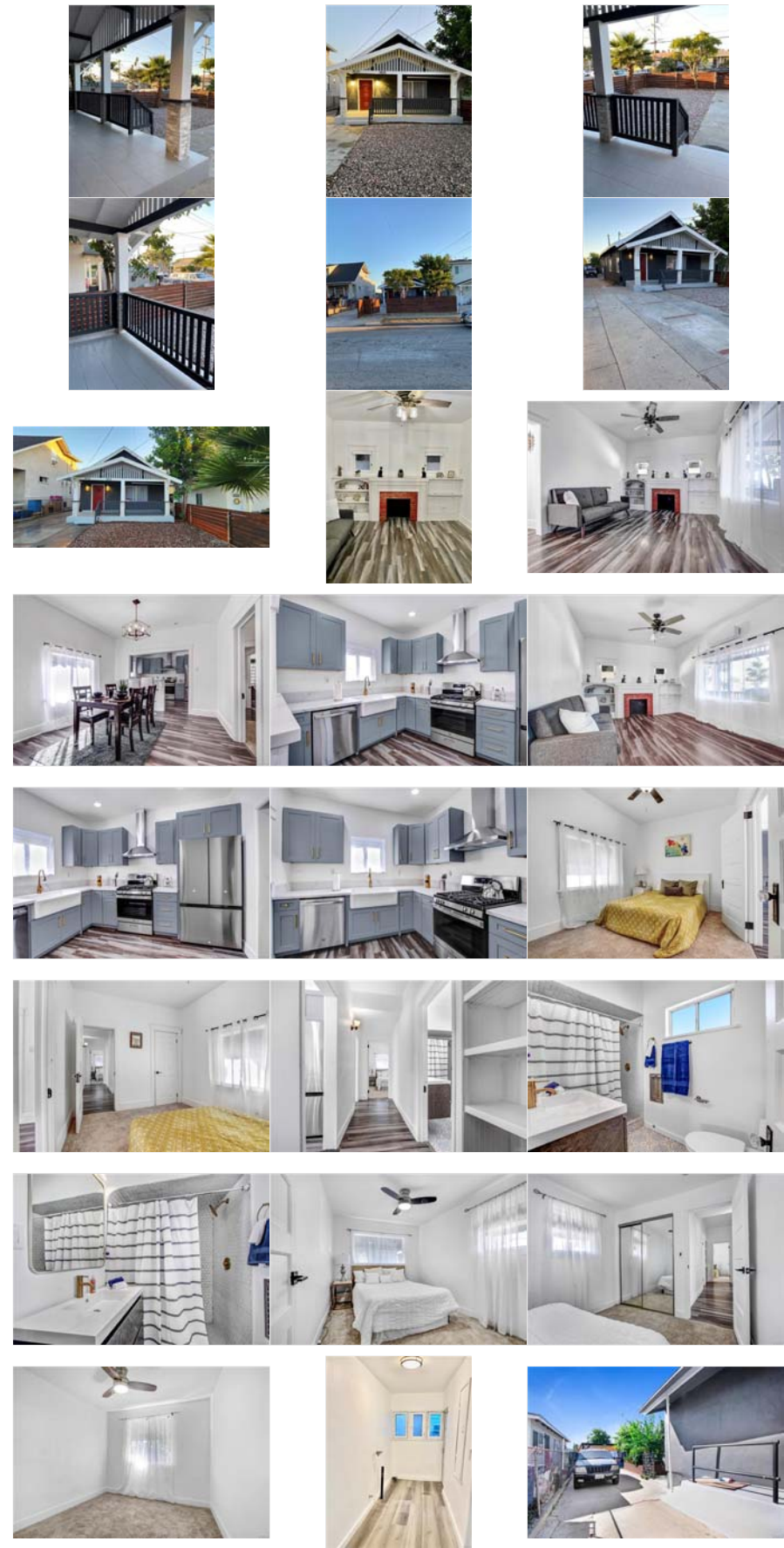
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Cell Phone: 714-742-3700

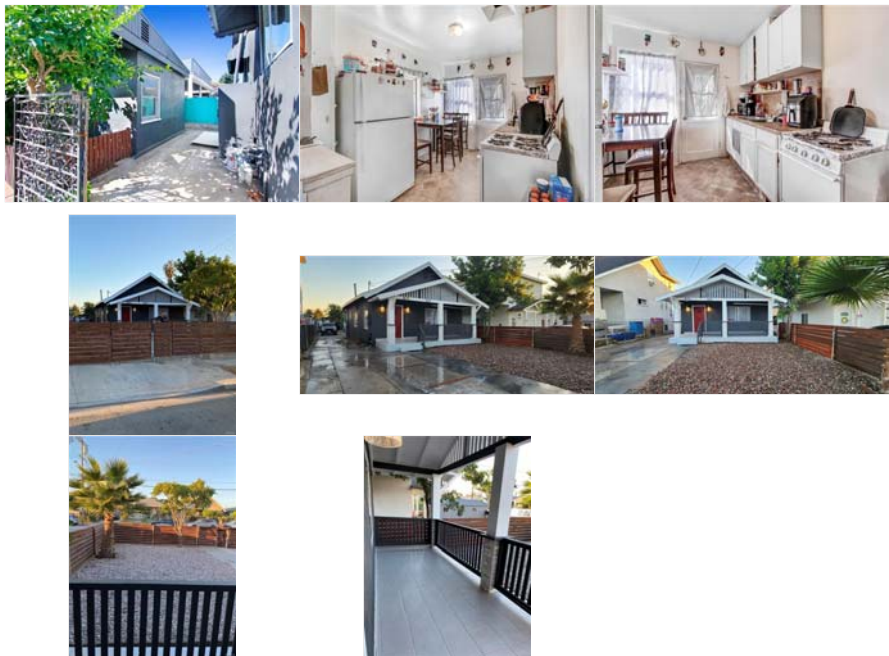
Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW23187057

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Closed •

List / Sold:

\$1,649,000/\$1,675,000 ➡

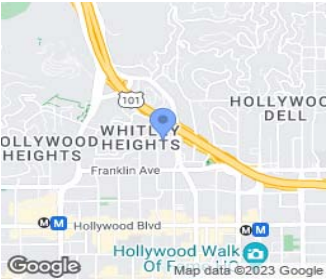
99 days on the market

Listing ID: 23294235

6526 6526 1/2 N Cerritos • Los Angeles 90068

2 units • \$824,500/unit • 2,287 sqft • 6,405 sqft lot • \$732.40/sqft • Built in 1923

North of Sunset Blvd. North Of Franklin Avenue •



Delivered 100 % vacant *** 4.7 Projected CAP *** !!!! *****BEST DEAL IN TOWN ***** TREMENDOUS OPPORTUNITY - Perfect Income-producing property, Collect two rents and live in one !! (Income would be MUCH higher if rented furnished / Airbnb!) Whether you're searching for an ideal home for multi-generational living or a savvy income-generating opportunity, this is the one you've been searching for! Live in the vacant primary residence and collect rent from the ADU, OR, rent BOTH units for Income. Sensational Retreat home! PLUS an ADU to generate rental income or accommodate an extended family. In the main dwelling, discover a unique interior combining the allure of a Classic Hollywood 1928 home and its historic location with ultra-modern upgrades. Contemporary features and amenities but preserving the charm and the integrity of the home. Gorgeous gleaming hardwood floors, recessed lights, open bright, and spacious floor plan.A living room with a Parlor/office provides a versatile area for work or relaxation. A stately fireplace adds warmth and character to the area. From the windows, you can enjoy panoramic views of the Capitol Records building and the downtown skyline, creating a picturesque backdrop. A separate private entrance door leads into a large bonus space with a kitchenette, bathroom with shower, a great room, and office/workspace. Completely remodeled state of the art cooks kitchen with a fine selection of Fisher-Paykel appliances, quartz counters & stunning custom cabinetry. The private terraced backyard features a fountain, SPA with a gazebo, a bar area, and a laundry room, creating a tranquil and inviting space for relaxation and entertainment. A separate entrance leads to an ADU. Charming space with Murphy bed, full bath, brand new kitchenette, and private outdoor porch with views! Laundry room and Spa. All this and a Fabulous location!!! Conveniently located near some of the best shopping and restaurants that Los Angeles has to offer! Come for a tour to see the possibilities that await you!

Facts & Features

- Sold On 11/17/2023
- Original List Price of \$1,649,000
- 2 Buildings
- Levels: Multi/Split
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Washer Included, Inside, Individual Room
- Cap Rate: 4.7
- \$83040 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Art Studio, Bonus Room, Family Room
- Appliances: Dishwasher, Refrigerator

Exterior

- Security Features: Carbon Monoxide Detector(s)

Annual Expenses

- Total Operating Expense: \$20,760
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$6,000	\$0	\$6,000
2:	1	0	0		Unfurnished	\$0	\$0	\$0
3:	2	0	1		Unfurnished	\$2,650	\$0	\$2,650
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 5575002005

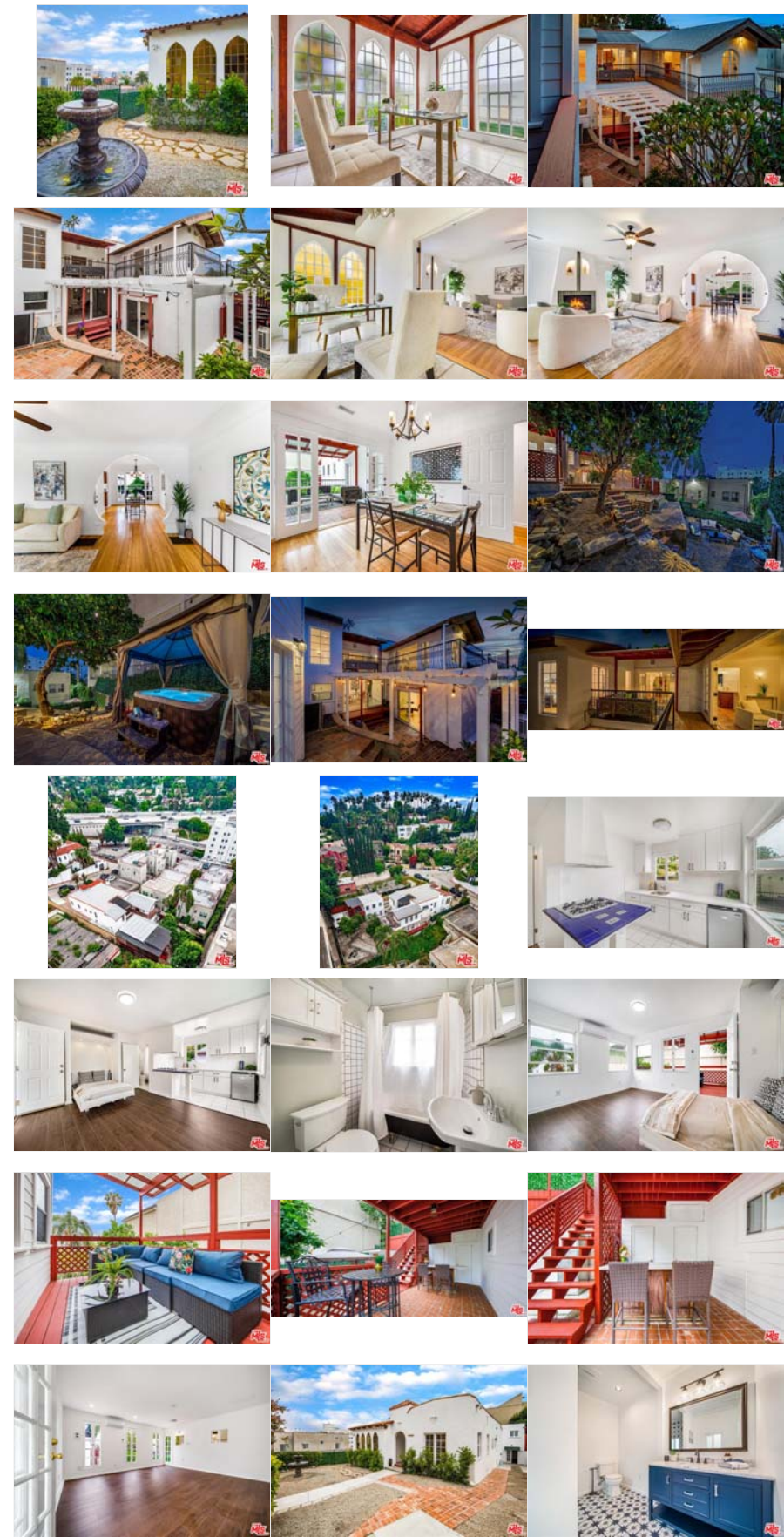
Michael Lembeck

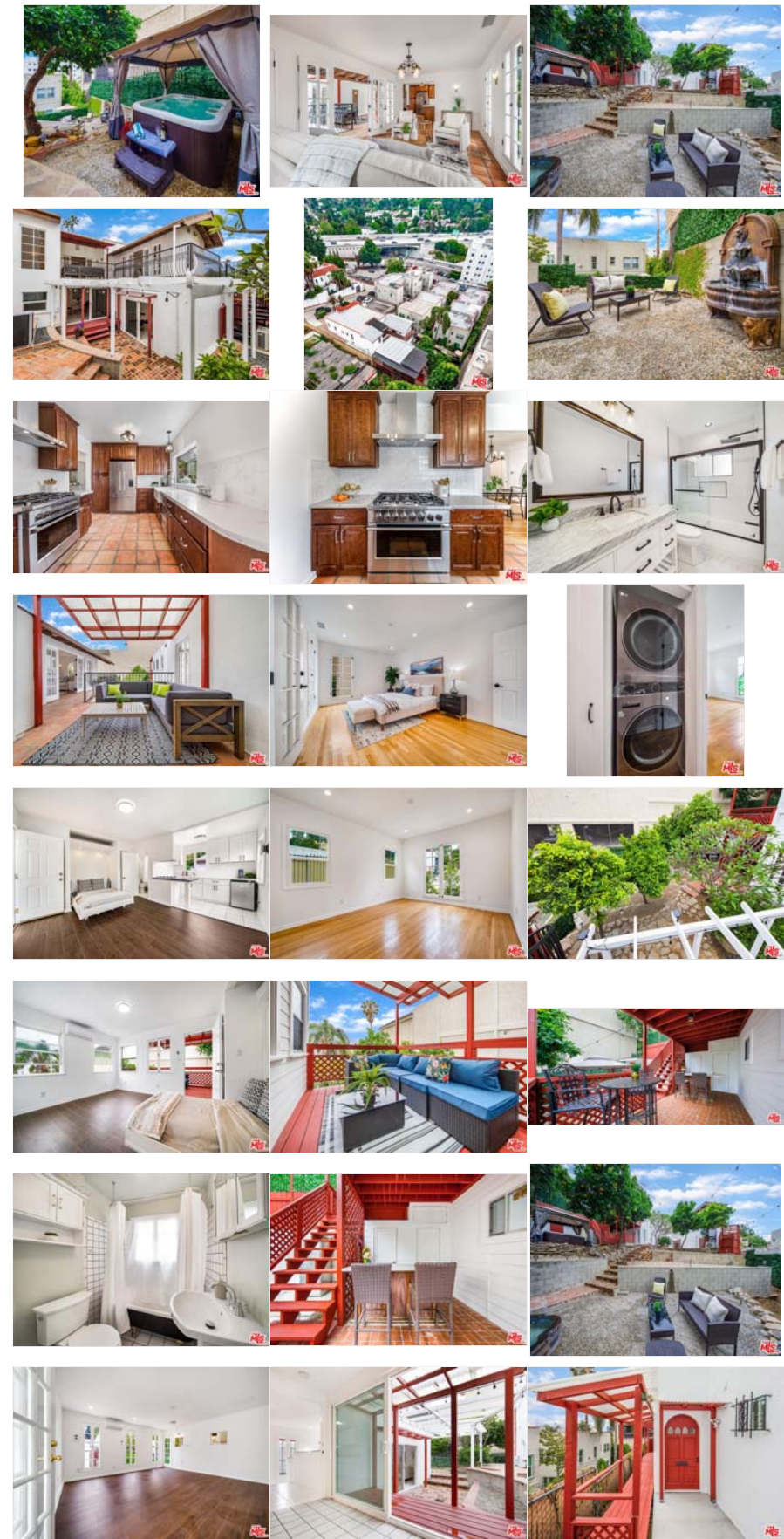
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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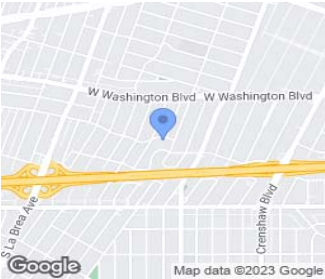
CUSTOMER FULL: Residential Income LISTING ID: 23294235

Printed: 11/19/2023 8:19:10 AM

Closed •

List / Sold:
\$1,298,000/\$1,298,000
32 days on the market
Listing ID: 23315987

4618 W 21st St • Los Angeles 90016
2 units • \$649,000/unit • 2,444 sqft • 6,375 sqft lot • \$531.10/sqft •
Built in 1923
Use Google Maps or Waze.



Welcome to 4618 W 21st St, a 1923 original Spanish multifamily property offering a great opportunity for investors and homeowners alike. This Mid City duplex is located near the vibrant West Adams neighborhood and a short commute to Culver City, providing both convenience and income potential. The identical 2 bed 1 bath units have original hardwood floors which lend character to the interiors. Each unit has a private side patios and backyard for outdoor enjoyment. Each bedroom has walk in closet space and plenty of natural light. The open floor plans include a living room, dining area, updated kitchen, and laundry room. For those looking to maximize value, the 2-car garage, currently used for storage, presents the potential for conversion into an ADU, further increasing rental income or guest space. With a total of 2,444 square feet of living space and a 6,375 square foot lot, this property offers versatility, location, and potential. One unit is tenant occupied, allowing instant income. Don't miss this rare chance to invest in the future while enjoying the present. Contact agent for income details.

Facts & Features

- Sold On 11/14/2023
- Original List Price of \$1,298,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included

Interior

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

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5061024007

Michael Lembeck

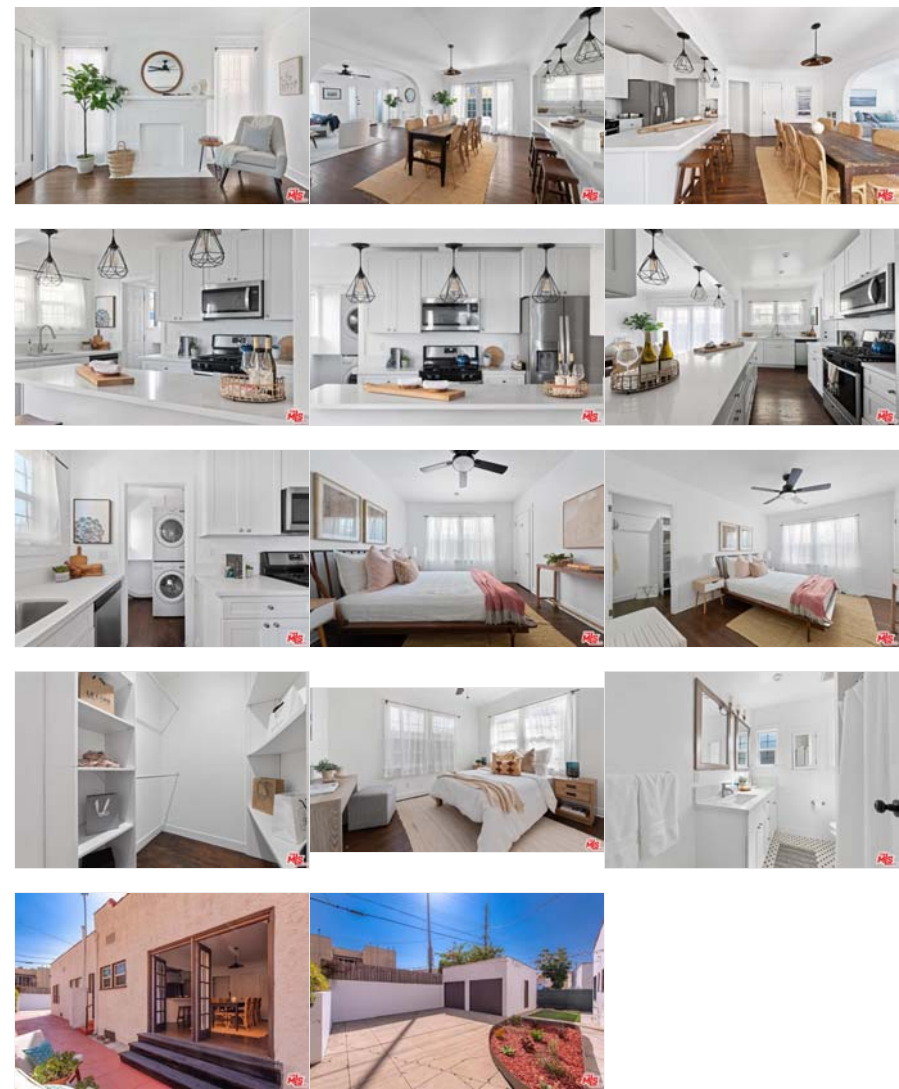
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23315987

Printed: 11/19/2023 8:19:10 AM

Closed •

807 S Curson Ave • Los Angeles 90036
2 units • \$924,500/unit • 3,231 sqft • 5,499 sqft lot • \$572.27/sqft •
Built in 1927
S/WILSHIRE, E/FAIRFAX



List / Sold:
\$1,849,000/\$1,849,000
13 days on the market
Listing ID: 23315175

Handsome Spanish Duplex located in highly coveted Museum Square location gated for privacy and security, lovingly maintained and improved by longtime owners. The upper unit enjoys 3 bed/3 baths and lower unit 2 beds/2 baths; both units are tenant occupied. Upper unit has formal entry, creative & whimsical design throughout, coved ceilings, hardwood floors, antique wall sconces & lighting fixtures, formal dining, remodeled kitchen, orig. art deco tiled main bath. Rear upper balcony provides seating & BBQ. The lower unit has a welcoming eclectic vibe, hardwood floors, coved ceilings, floor to ceiling French windows, formal dining, Chef's kitchen w/breakfast room, charming O'Keefe & Merritt stove, art deco tiled main bath, 2 beds have 1/2 baths en-suite, washer/dryer stacks in both, abundant storage. Exterior yard has multiple entertaining areas, 3 garages (2 tenant occ), 3rd garage is currently a vacant workshop. Explore the opportunities for an ADU. Improvements include: Central A/C & Heat, newer back stairs with IPE decking & iron railings, upper kitchen full remodel, 2023 new roof (main building) & gutter system, upper new wood windows, 2022 new sewer main from building to street, new electric meters & rewire, replaced plumbing (horizontal & some vertical), custom wrought iron gate, plus much more!!! Located in Miracle Mile HPO, this fabulous locale boasts the recently completed Academy of Motion Pictures Museum, LACMA'S newly constructed high profile architectural wing that expands over Wilshire Blvd (David Geffen Galleries) & the Petersen Automotive Museum. A new master plan is forthcoming for the La Brea Tar Pits. The subway @ Fairfax/Wilshire is under construction, slated to open in 2025. Close to Beverly Hills, 3rd Street, Original Farmer's Market & The Grove. This well priced duplex is a wonderful opportunity for Mom & Pop or first time investor, etc. It's an absolute GEM!

Facts & Features

- Sold On 11/16/2023
- Original List Price of \$1,849,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, In Kitchen

Interior

- Floor: Wood
- Appliances: Dishwasher, Refrigerator

Exterior

- Lot Features: Front Yard, Back Yard
- Security Features: Gated Community, Window Bars, Smoke Detector(s), Carbon Monoxide Detector(s)
- Sewer: Sewer Paid

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	3	2		Unfurnished	\$4,000	\$4,000	\$4,500
2:	1	2	2		Unfurnished	\$3,400	\$3,400	\$4,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5089014015

Michael Lembeck

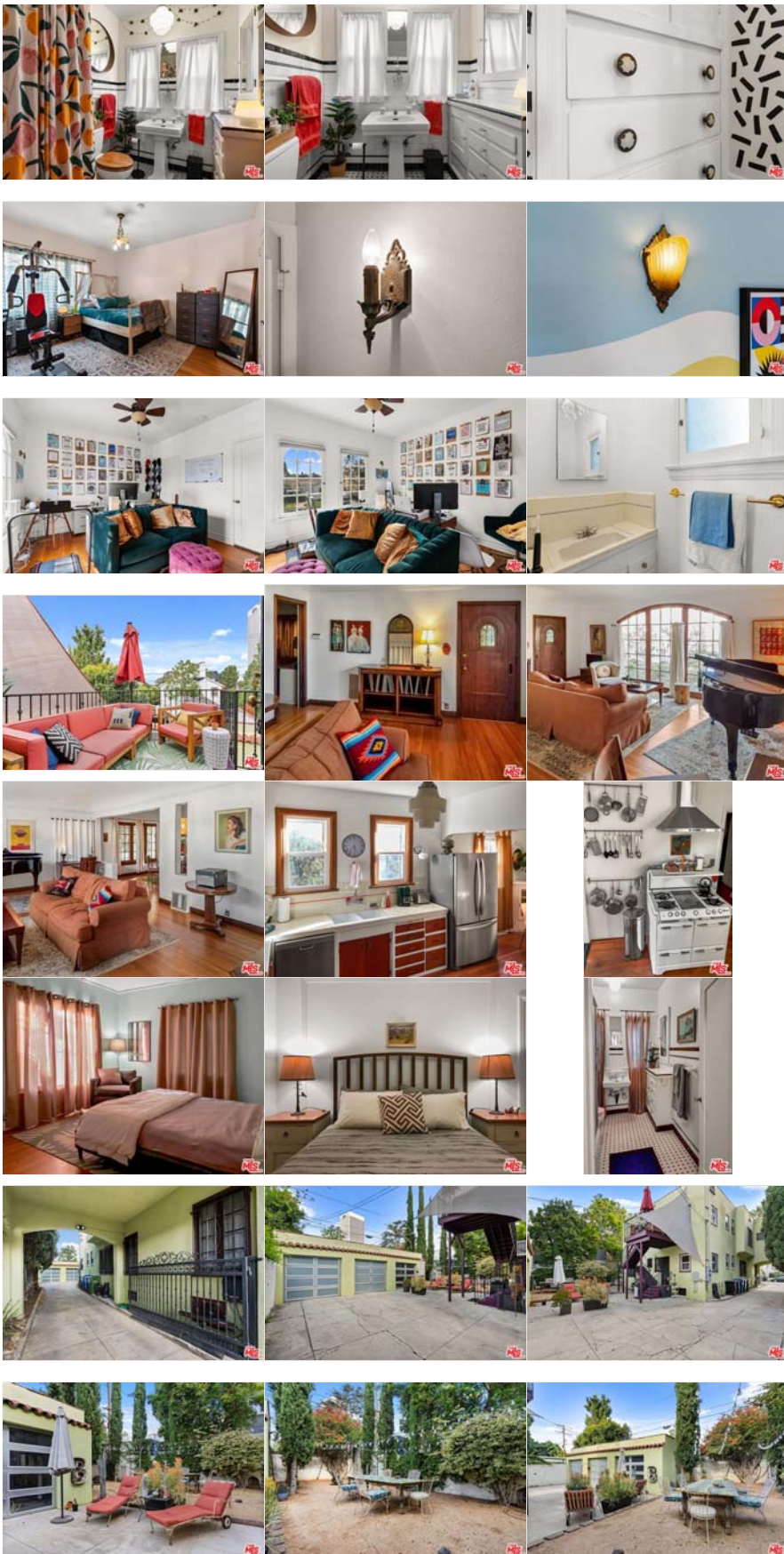
State License #: 01019397
Cell Phone: 714-742-3700

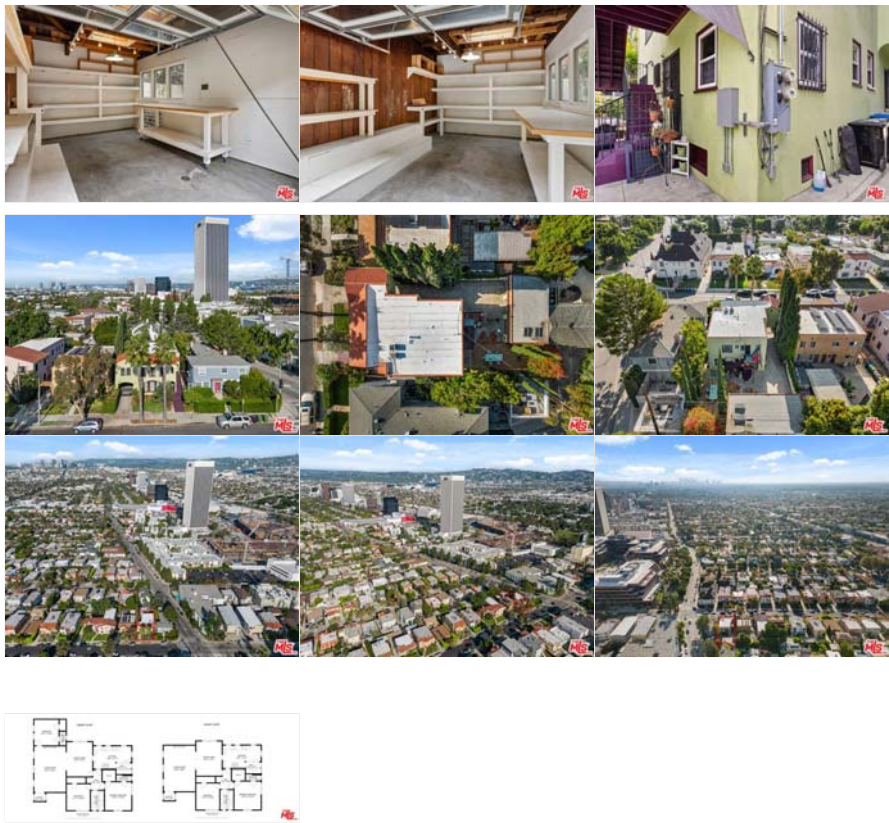
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23315175

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Closed • Quadruplex

List / Sold:
\$2,350,000/\$2,250,000 ↓
89 days on the market
Listing ID: PW23132857

4133 Irving Pl • Culver City 90232
2 units • **\$1,175,000/unit** • **3,490 sqft** • **7,699 sqft lot** • **\$644.70/sqft** •
Built in 1923
6 Lots SW of the intersection of Irving Pl and Braddock Dr



Rare multifamily investment opportunity located in the sought-after Downtown Culver City area. Great proximity to parks, retail, restaurants, and a movie theater. The property is currently set up as two homes on a street-to-alley lot, with an oversized 480 SF tandem garage w/ existing plumbing that would be a great ADU – making the property a proforma 4.5 CAP. The 1,176 SF front house is in shell condition with remodel plans to either change the floor plan and or add a second story. The 2,314 SF rear home has a spacious layout and rents for \$6,750 / month. See supplemental section for the OM, preliminary remodel plans and 3D renderings.

Facts & Features

- Sold On 11/16/2023
- Original List Price of \$2,499,000
- 2 Buildings
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$2,599 (Assessor)
- Laundry: Dryer Included, Individual Room, Washer Included
- Cap Rate: 4.26
- \$151200 Gross Scheduled Income
- \$108042 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Primary Bathroom, Two Primaries
- Appliances: Dishwasher, Gas Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$38,622
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,490
- Maintenance: \$4,536
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$1,600
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$5,850	\$5,850	\$5,850
2:	1	4	5	1	Unfurnished	\$6,750	\$6,750	\$6,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C28 - Culver City area
- Los Angeles County

Michael Lembeck

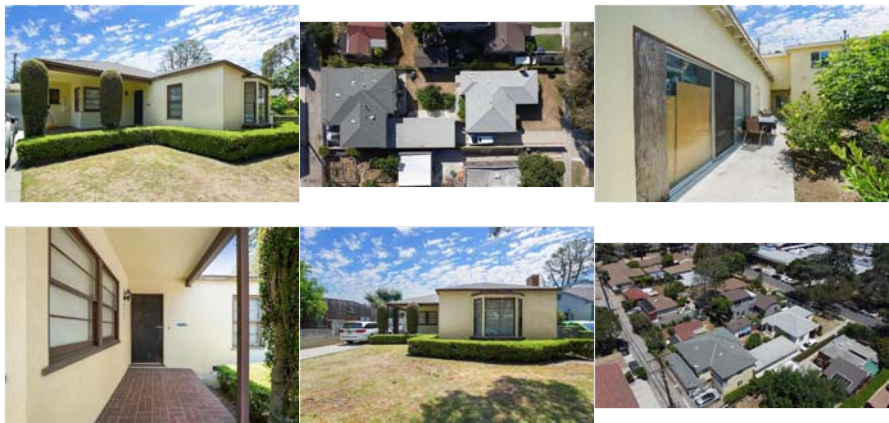
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23132857

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Closed

Duplex

422 E 80th St

Los Angeles 90003

2 units

\$315,000/unit

2,200 sqft

5,210 sqft lot

\$290.91/sqft

Built in 1927

W. Avalon

List / Sold: \$630,000/\$640,000

22 days on the market

Listing ID: PW23176599



Here is your chance to own these 2 homes on a lot. Needs some TLC. Home has a lot of potential to make it your own. 2,200 of square footage in living space. The back unit is the largest unit which consists of 3 bedrooms, 2 baths with 2 car garage direct access. Plenty of parking on the driveway for up to 5 cars. The front unit has 2 bedrooms current tenants have been notified of the sale and willing to vacate with 30 day notice.

Facts & Features

- Sold On 11/14/2023
 - Original List Price of \$630,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$372 (Estimated)
- Laundry: Individual Room, Inside
 - \$160 Gross Scheduled Income
 - \$215 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, No Landscaping, Walkstreet, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$317
 - Electric: \$105.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$90
 - Cable TV: 01834942
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$120
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Unfurnished	\$1,850	\$1,850	\$1,850
2:	1	3	0	2	Unfurnished	\$2,250	\$2,250	\$2,250

Of Units With:

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

Additional Information

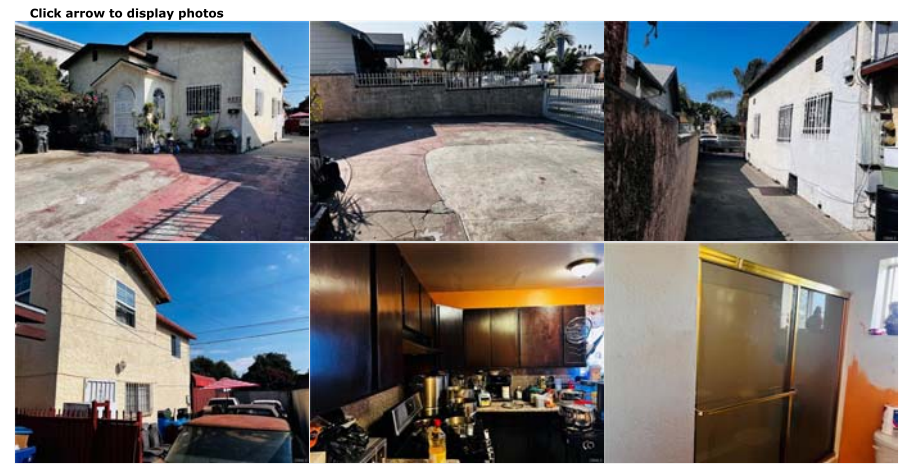
- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6030032024

Michael Lembeck

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

Re/Max Property Connection

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





CUSTOMER FULL: Residential Income LISTING ID: PW23176599

Printed: 11/19/2023 8:19:11 AM

Closed • Duplex

1844 W 71st St • Los Angeles 90047

2 units • \$399,500/unit • 2,112 sqft • 5,320 sqft lot • \$329.07/sqft • Built in 1928

NORTH OF S Florence Ave, WEST OF W WESTERN

List / Sold: \$799,000/\$695,000 ↓

21 days on the market

Listing ID: SR23182251



Attention Investors !! Discover the potential of this charming duplex located in the vibrant Chesterfield Square neighborhood of South Los Angeles. This property offers two separate units - a spacious 2-bedroom, 2-bathroom unit, and a comfortable 3-bedroom, 2-bathroom unit, presenting a fantastic opportunity for homeowners and investors alike. Whether you're looking for a multi-generational living arrangement, rental income, or the chance to live in one unit while earning from the other, this property has you covered. The interior of both units has been freshly painted, giving a bright and inviting atmosphere. The updated wood and laminate flooring adds a touch of warmth to both units, creating a cozy ambiance. This duplex includes a spacious 2-car garage in the back, providing secure storage for your vehicles and additional space for your projects. This property is a "light fixer," allowing you to customize and renovate to your taste while maintaining its excellent bones. A perfect canvas for an ambitious homeowner or investor looking to add value.

Facts & Features

- Sold On 11/16/2023
 - Original List Price of \$799,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$359 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - \$66000 Gross Scheduled Income
 - \$64567 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,433
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02153922
 - Gardener:
 - Licenses:
- Insurance: \$1,433
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6016036012

Michael Lembeck

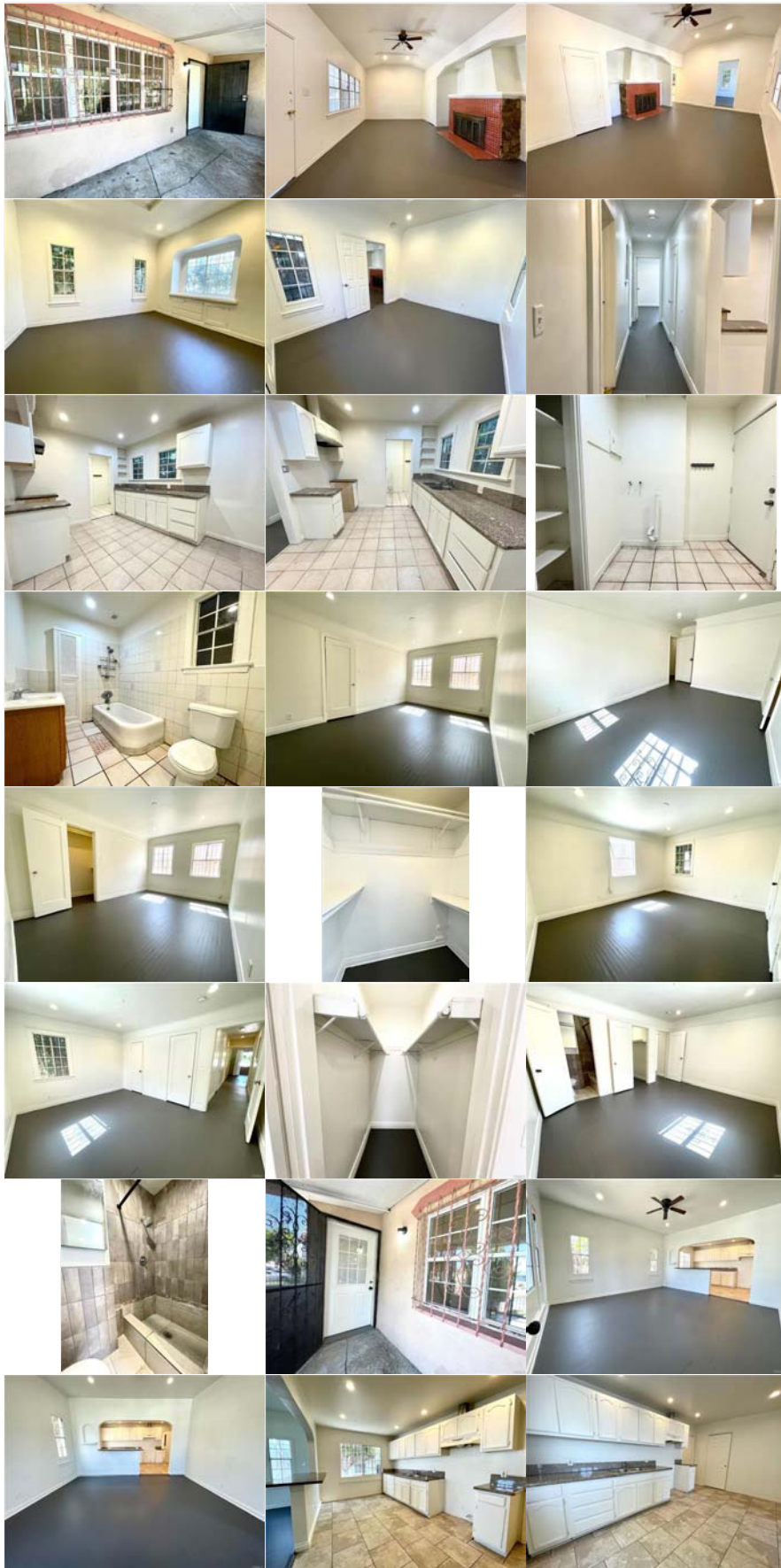
State License #: 01019397
Cell Phone: 714-742-3700

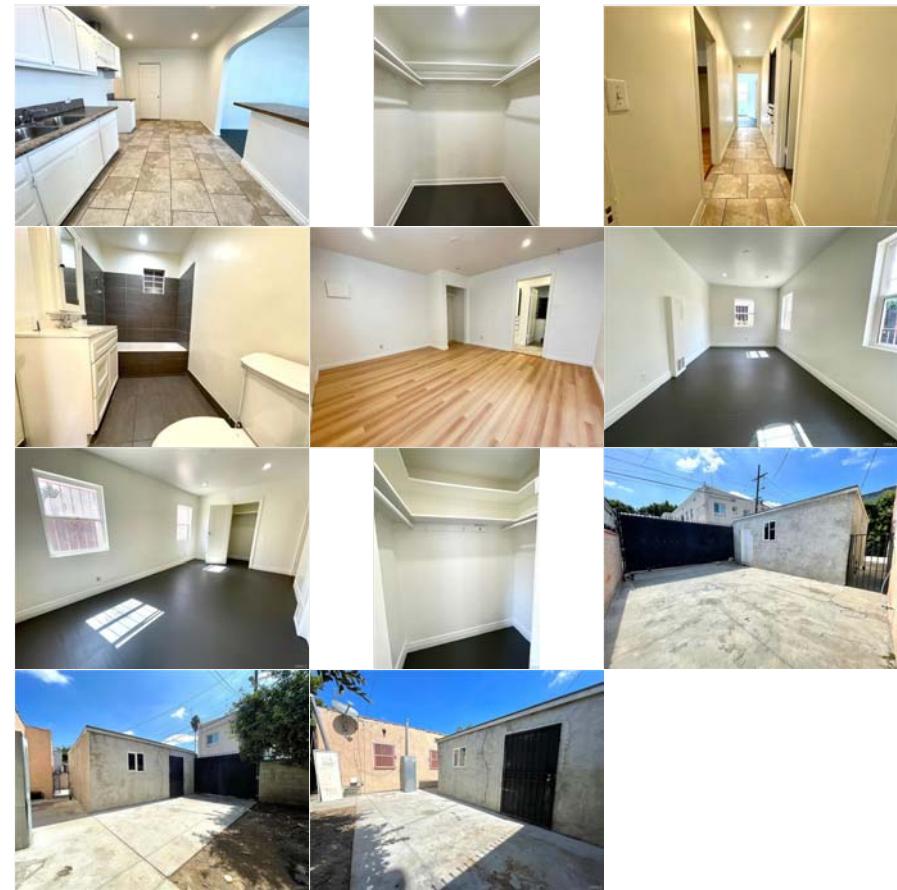
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR23182251

Printed: 11/19/2023 8:19:11 AM

Closed

• Duplex

913 E 88th St

• Los Angeles 90002

2 units • \$374,950/unit • 1,736 sqft • 5,159 sqft lot • \$443.55/sqft • Built in 1925

Central and 88th street

List / Sold: \$749,900/\$770,000

25 days on the market

Listing ID: PW23163558



Fantastic opportunity to own two separate, remodeled homes on one lot. 915 E 88th Street, is the back unit which has 2 bedrooms and 2 bathrooms plus a bonus room used as a 3rd bedroom. This unit is completely remodeled with new kitchen cabinets, quartz countertops, kitchen sink, faucet, new appliances and hood range. Master bedroom room has it's own bathroom, with new subway tile, vanity with quartz countertop, and more. Each bedroom has new ceiling fans. The unit also has brand new windows and laminate flooring though out. There is also a laundry room in the back and ample on-site parking (4 spaces) plus private small back yard. 913 E 88th Street, is the front unit which has 1 bedroom and 1 bathroom. Kitchen has been completely remodeled with new cabinets, quartz counter tops, appliances and hood range. Bathroom has new tub, subtitle, vanity and more. This unit also has new windows and new laminate flooring though out. Plenty of secured parking in the front and back (3 spaces). No need for street parking with all this space!!

Facts & Features

- Sold On 11/16/2023
 - Original List Price of \$749,900
 - 2 Buildings
 - 0 Total parking spaces
 - \$538 (Estimated)
- Laundry: Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$150
 - Electric: \$74.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$40
 - Cable TV: 02059060
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$35
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6042025015

Michael Lembeck

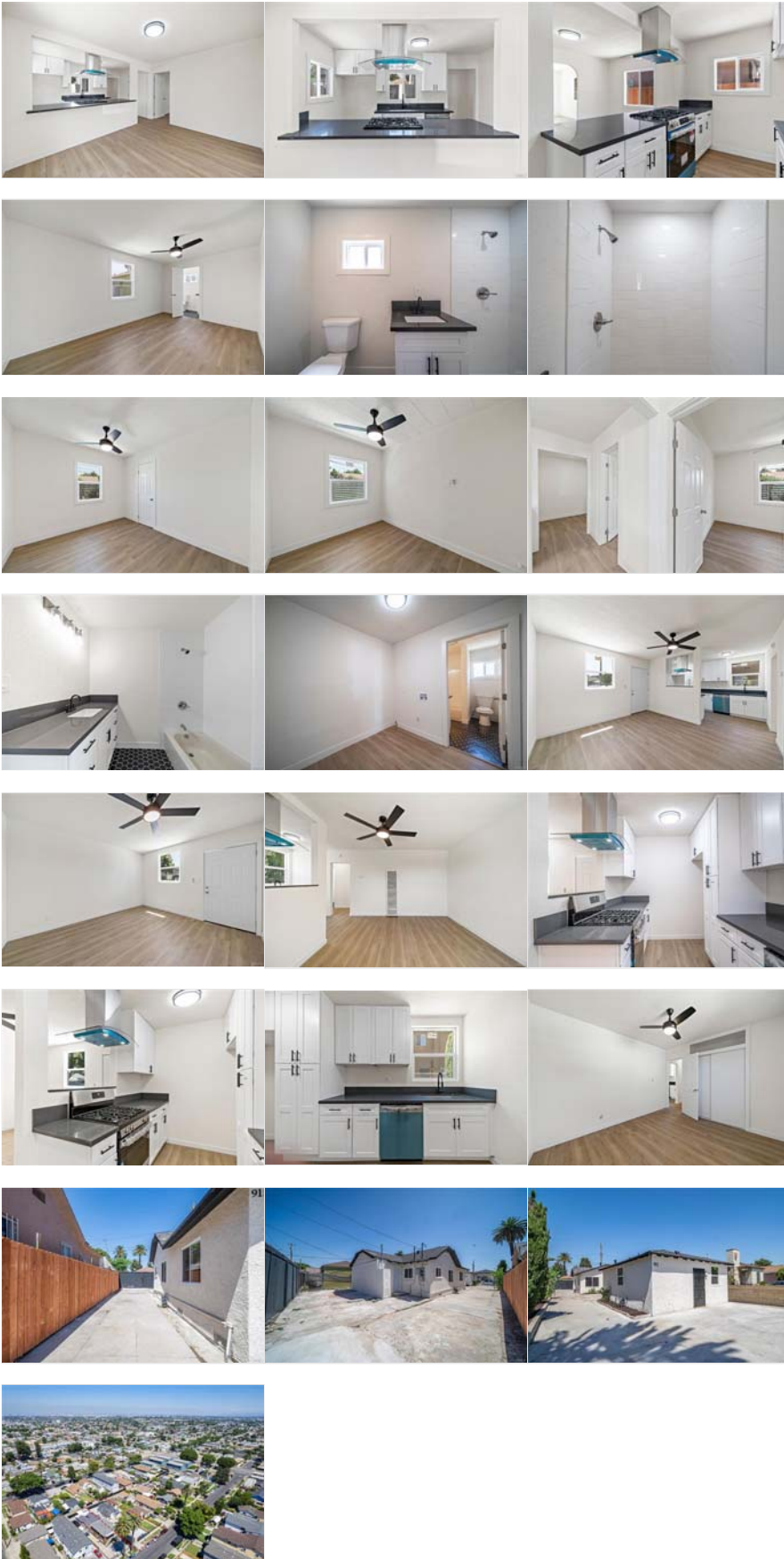
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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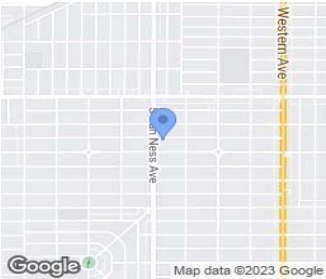




Closed • Duplex

List / Sold:
\$1,190,000/\$1,100,000 ↓
35 days on the market
Listing ID: IV23147087

2144 W 75th St • Los Angeles 90047
2 units • \$595,000/unit • 2,334 sqft • 6,744 sqft lot • \$471.29/sqft •
Built in 2023
Cross street Van Ness



*****Two detached homes on one lot*****. Newly constructed 1050 Sf 3 bedrooms 2 bath home with attached 2 car garage with fully paid solar panels and fully remodeled 1288 SF 3 bedrooms 2 bath home. Total of 2340 Sf. all new plumbing, all new electrical, fresh 2 tone interior and exterior paint, all new stucco, new laminated floor, new tile floor, all new custom-built solid wood kitchen cabinets with granite countertop and beautiful backsplash, living room, family room, new bathrooms with new custom-built vanity, Inside laundry room, new granite countertop, new tub, shower with granite walls, new dual pane windows, new interior doors, new light fixtures, new mirror wardrobes, new concrete driveway. Both homes have central AC and heat and separate gas and electric meters. minutes from school, shopping center and freeway Excellent buy, move-in condition.

Facts & Features

- Sold On 11/14/2023
- Original List Price of \$1,190,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$286 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
- Floor: Laminate, Tile
- Appliances: Disposal, Tankless Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01858196
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6017013010

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: IV23147087

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Closed

• Duplex

1264 E 87th St

• Los Angeles 90002

2 units

• \$270,000/unit

Built in 1948

• 1,532 sqft

• 4,961 sqft lot

• \$310.05/sqft

List / Sold: \$540,000/\$475,000

53 days on the market

Listing ID: PW23172791



Probate sale, no court confirmation required. Two separate 2-bedroom and one-bath homes with a large yard separating both units. The front unit is in very good condition. The second bedroom has its own private access from the exterior. Separate laundry area. The rear home will require repairs. option. Recommended financing is a 203k loan or investor financing.

Facts & Features

- Sold On 11/13/2023
 - Original List Price of \$540,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$0 (Estimated)
- Laundry: Outside, See Remarks
 - \$4700 Gross Scheduled Income
 - \$4700 Net Operating Income
 - 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: \$900
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01849354
 - Gardener:
 - Licenses:
- Insurance: \$900
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

1:	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
	2	2	1	2	Unfurnished	\$0	\$0	\$4,700
# Of Units With:								
• Separate Electric: 1 • Gas Meters: 1 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Probate Listing sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6043015002

Michael Lembeck

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

Re/Max Property Connection

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

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Closed

• Duplex

List / Sold:

\$650,000/\$590,000

↓

920 922 E 91st St E • Los Angeles 90002

21 days on the market

2 units • \$325,000/unit • 2,352 sqft • 7,424 sqft lot • \$250.85/sqft • Built in 1940

Listing ID: DW23188870

from 105 West exit left on El Segundo then right on Central Ave then left on E 91st Street



Back on the market buyer couldn't perform at no fault of seller.Income potential in the Avalon Gardens area of Los Angeles!!! This duplex consists of two 2 bedrooms one bath units. Additional 924 E 91st Street another building on the property. This property needs some TLC and a buyer who is not afraid to roll up their sleeve and bring back this property to its glory days. This property has not been on the market in over four decades. conveniently located just a short drive from downtown Los Angeles, this property location offers urban living with easy access to city amenities. the property lot size is 7424 SQFT which gives the buyer the option of adding more rental structure.Buyers to do their own investigaitons

Facts & Features

- Sold On 11/13/2023
 - Original List Price of \$650,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$7,972 (Estimated)
- Laundry: Outside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen
 - Floor: Laminate, Tile, Wood
- Appliances: 6 Burner Stove, Gas Range
 - Other Interior Features: Storage, Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Good Condition, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$3,052
2:	1	1	1	1	Unfurnished	\$0	\$0	\$3,052
3:	1	0	1	1	Unfurnished	\$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

- Probate Listing sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6042030030

Michael Lembeck

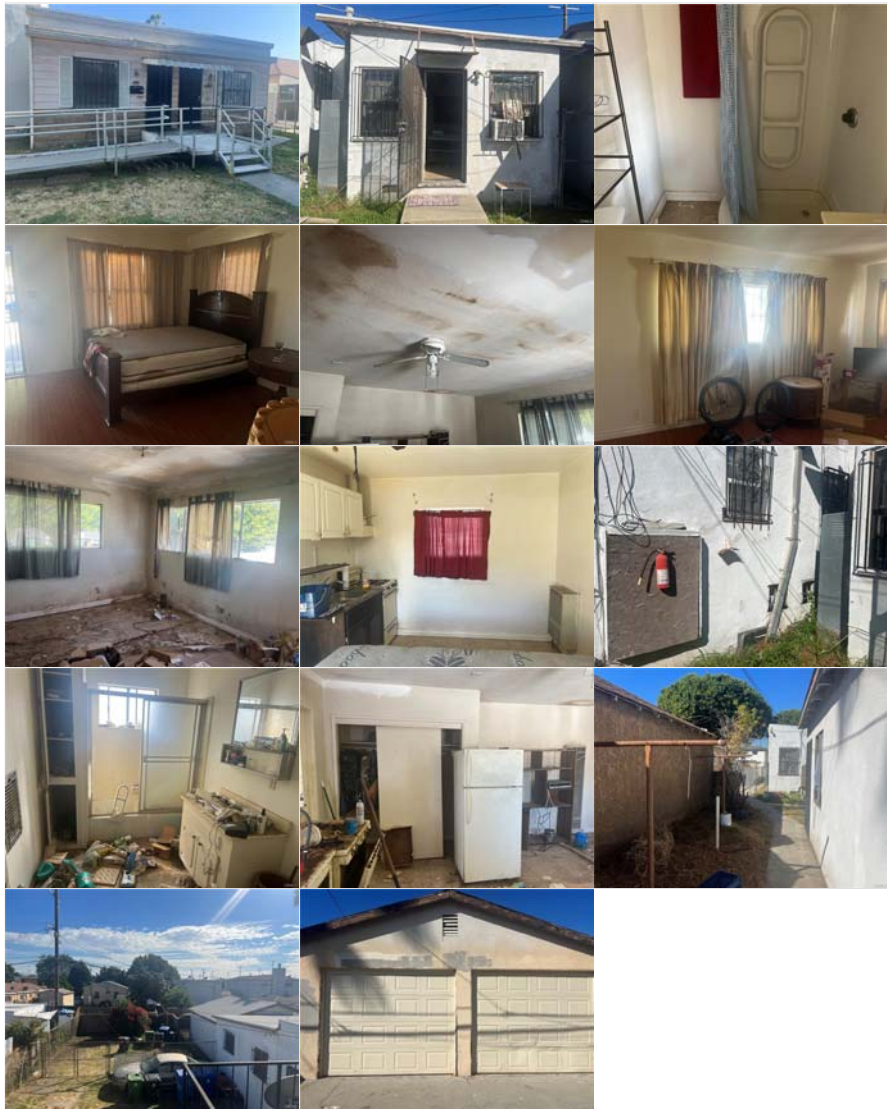
State License #: 01019397
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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW23188870

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Closed

Duplex

4323 Denker Ave

Los Angeles 90062

2 units

\$434,950/unit

Built in 1922

W Vernon Ave / W 42nd Pl

List / Sold:

\$869,900/\$869,000

9 days on the market

Listing ID: DW23179105



Move in ready... 2 Homes on a Lot... Features include: 3 Bedrooms / 2.5 Bathrooms & 2 Bedrooms / 1 Bathroom. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Central Air/Heat Front Unit Only. Uncovered driveway parking. Alarm on property, Freshly painted interior and exterior. On Title subject is 3 Bed/2 Bath. This is a must see!

- Facts & Features

Sold On 11/14/2023

Original List Price of \$869,900

2 Buildings

Levels: One

3 Total parking spaces

Cooling: Central Air

Heating: Central

\$0 (Unknown)

Laundry: Gas Dryer Hookup, Washer Hookup

2 electric meters available

2 gas meters available

1 water meters available

- Interior

Rooms: All Bedrooms Down

Floor: Tile

Appliances: Microwave

- Exterior

Lot Features: Front Yard

Fencing: None

Sewer: Public Sewer

- Annual Expenses

Total Operating Expense: \$0

Electric:

Gas: \$0

Furniture Replacement:

Trash: \$0

Cable TV: 01275057

Gardener:

Licenses:

Insurance: \$0

Maintenance:

Workman's Comp:

Professional Management:

Water/Sewer: \$0

Other Expense:

Other Expense Description:

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

Buyer Agency Compensation: 3%

C37 - Metropolitan South area

Los Angeles County

Parcel # 5021021028

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

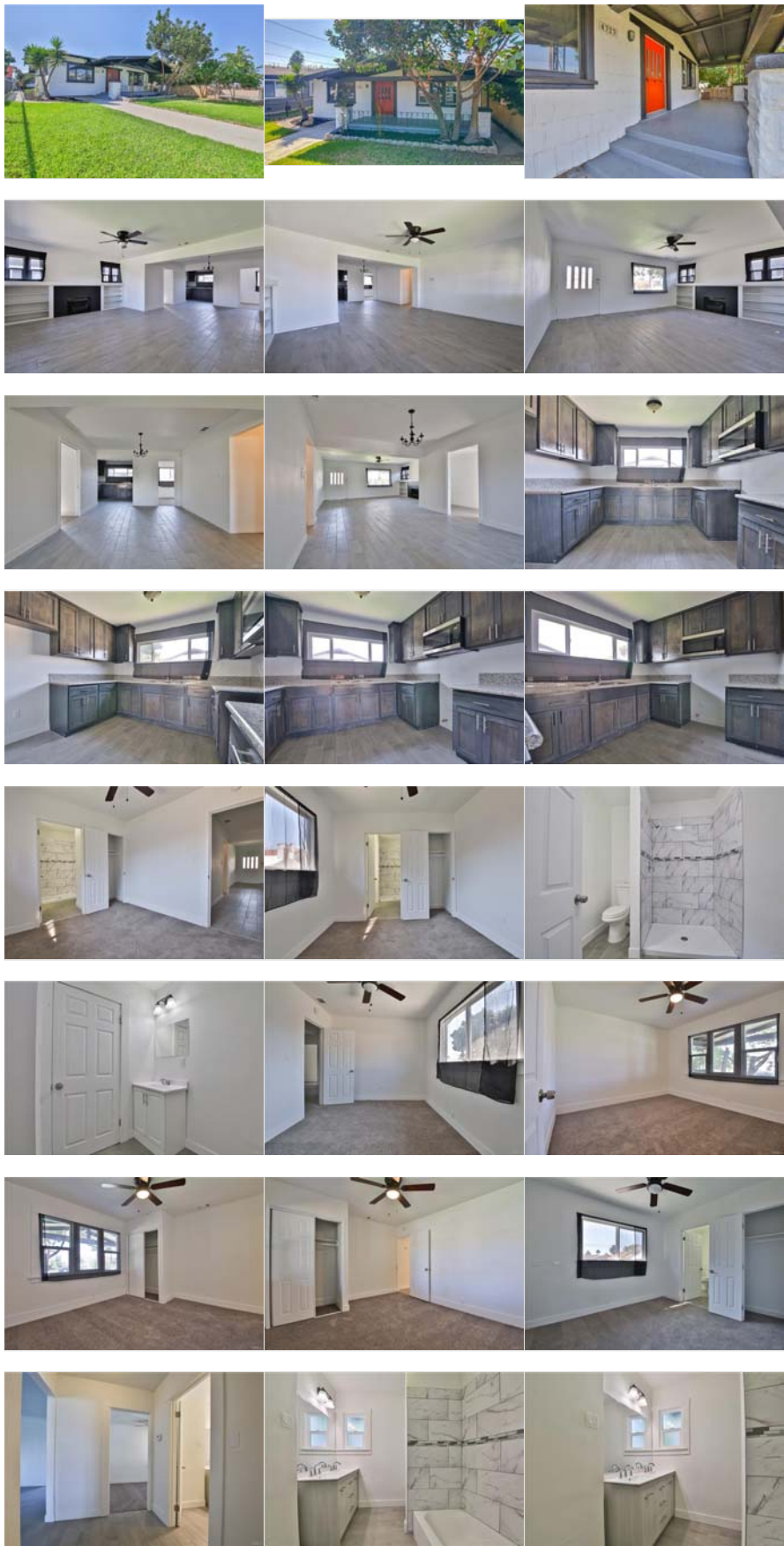
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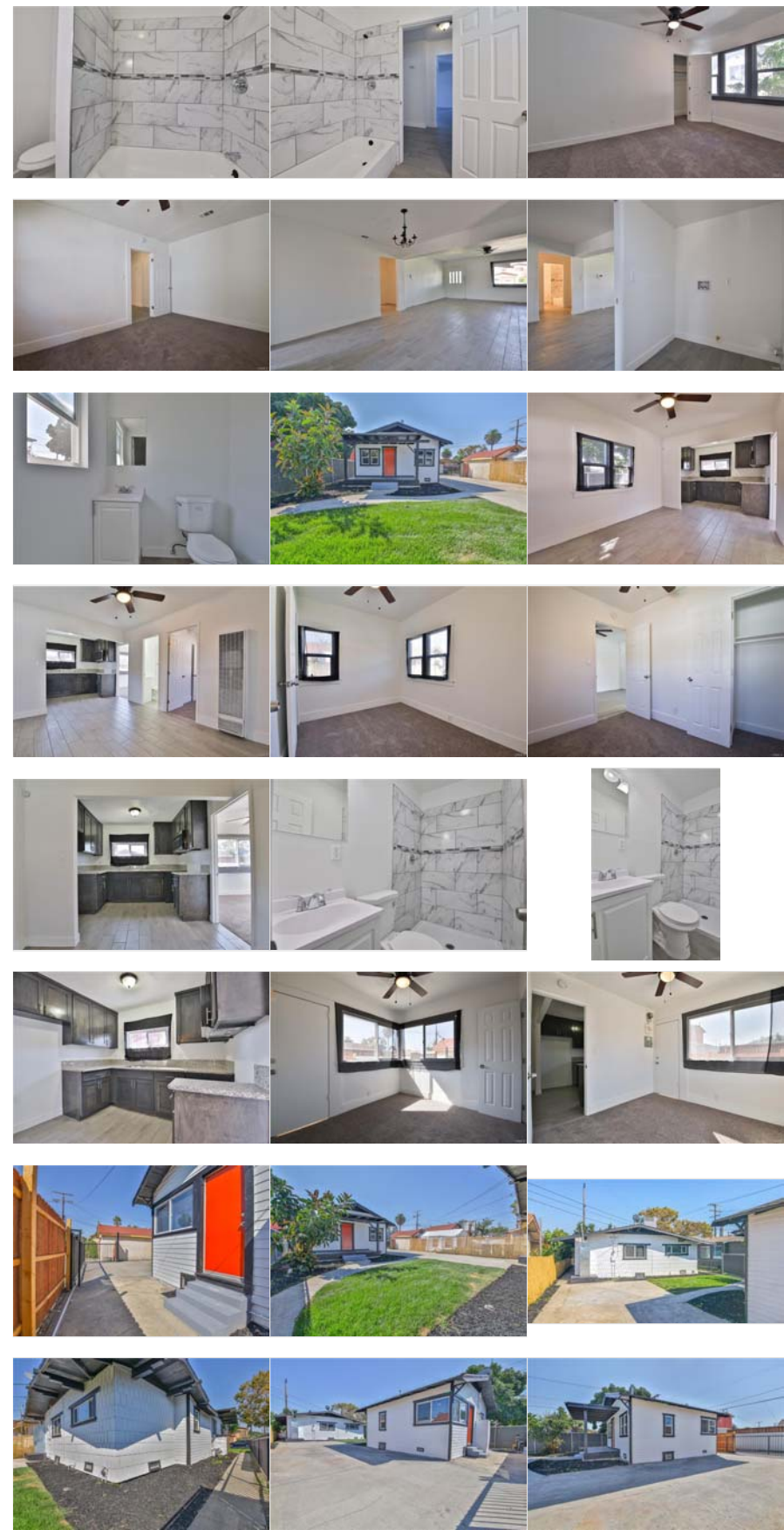
26371 Crown Valley Pkwy, #180

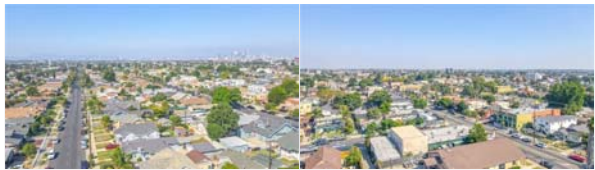
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: DW23179105

Printed: 11/19/2023 8:19:11 AM

Closed •

List / Sold: **\$815,000/\$815,000**
10 days on the market
Listing ID: 23318867

5551 Denny Ave • North Hollywood 91601
2 units • \$407,500/unit • 1,940 sqft • 6,175 sqft lot • \$420.10/sqft •
Built in 1936
Follow your feet to NoHo.



First time on the market in 45 years! Attention income property investors and visionary homeowners: Presenting a rare gem in North Hollywood awaiting your touch of TLC! This duplex stands amid a vibrant neighborhood buzzing with new construction and renovation underway. Just glance across the street for a taste. The property boasts a generous flat lot of nearly 7,000 square feet, complemented by close to 2,000 square feet of living space. The front unit, greeting the street, features two bedrooms and one bath, while the rear offers a similar layout with two bedrooms. A garden enthusiast's delight, the backyard is adorned with mature citrus trees and ample space, perfect for nurturing heirloom tomatoes or cultivating year-round seasonal vegetables. This home has been the backdrop for a lifetime of cherished memories by its sellers. Now, it beckons for your artistic vision to rejuvenate its inherent charm and usher in a new era of stories. Considering the upgrades it may need, we've priced it at a competitive cap rate. We've prepared a comprehensive disclosure package, inclusive of inspection reports, to provide a transparent view of the property's current state. North Hollywood, or "NoHo," is Los Angeles's vibrant artistic heart, blending modern chic with Old Hollywood charm. Bursting with theaters, boutiques, and murals, it's a haven for creatives and history buffs alike. NoHo's streets narrate a tale of diverse cultures, inviting exploration and endless inspiration. We're eager to introduce you to the potential of this NoHo jewel. Join us at the open house.

Facts & Features

- Sold On 11/13/2023
- Original List Price of \$815,000
- 1 Buildings
- Levels: One

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01524519
 - 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	\$2,000
2:	1	2	1		Unfurnished	\$0	\$0	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
 - Los Angeles County
 - Parcel # 2416017012

Michael Lembeck

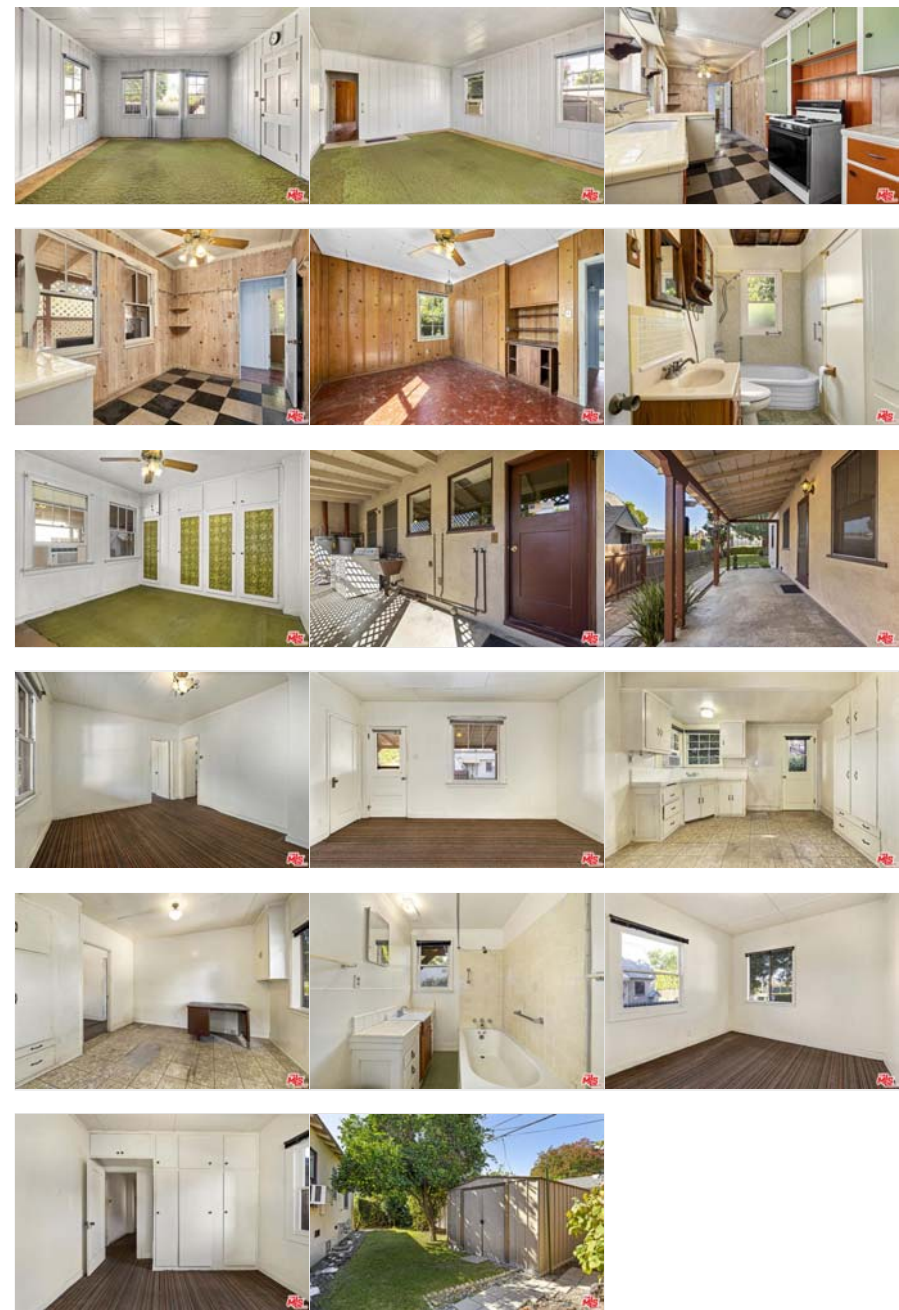
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed • Duplex

List / Sold:
\$1,177,000/\$1,200,000
6 days on the market
Listing ID: DW23157777

2610 W 43rd Pl W • Los Angeles 90008
2 units • \$588,500/unit • 3,068 sqft • 6,847 sqft lot • \$391.13/sqft •
Built in 1930
From 110 North Freeway exit left on Vernon Ave. Make right on 4th Ave then left on 43rd Place.



Opportunity meets location!!! This (2) two-bedroom, two-bath duplex is ideal for a first-time Investor, or a seasoned pro-investor. The buyer could live in one unit and rent out the other for extra income. This Spanish-style home has managed to maintain its original character and charm, thanks to the owner's pride of ownership over the years. Now it's your turn to continue the tradition. This home is the Crown Jewel of the neighborhood. As you pull up to the home you can't help but notice the well-manicured lawn, and the lavish open space courtyard, one of its kind on the block. In this court yard, you are surrounded by well-trimmed trees that includes red and pink roses. As you enter the downstairs main unit you're greeted by an arch-style door entrance. As you proceed into the home, the living room is to your left, and the family room is to your right. This layout is perfect for family and social gatherings. The kitchen and bathroom were recently renovated with granite countertops and newer cabinets. The bathroom comes with a walk-in shower and a built-in linen closet. the roof was replaced a few years ago. There is a laundry room right next to the kitchen that makes cooking and doing laundry effortless. The bedroom floors are hardwood which adds to the home's character and charm. The backyard is like an oasis where you are surrounded by greenery. The upstairs unit is the identical floor plan as the main floor unit. This home is centrally located in the Leimert Park section of Los Angeles and minutes away from Sofi stadium, Crypto.com Arena (formally the staple center) LAX airport, and downtown Los Angeles.

Facts & Features

- Sold On 11/15/2023
- Original List Price of \$1,177,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Fireplace(s), Floor Furnace
- \$0 (Assessor)
- Laundry: Individual Room, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Foyer, Kitchen, Laundry, Living Room, Primary Bathroom, Separate Family Room, Walk-In Closet
- Floor: Laminate, Wood
- Appliances: Gas Oven, Refrigerator, Water Heater
- Other Interior Features: 2 Staircases, Ceiling Fan(s), Granite Counters, Open Floorplan, Storage

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s), Window Bars
- Fencing: Block, Good Condition, Security, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Koi Pond, Lighting, Pier

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5023030030

Michael Lembeck

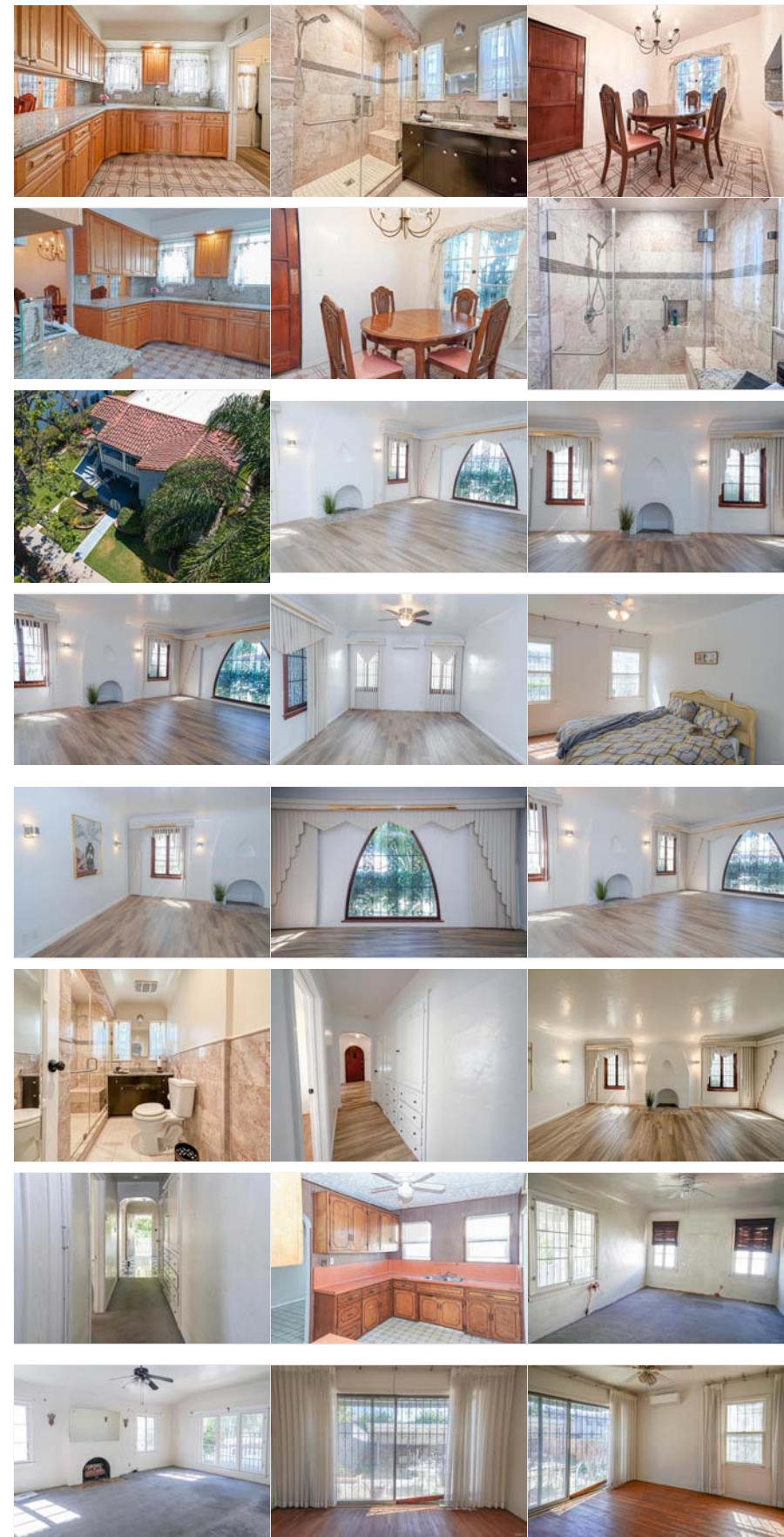
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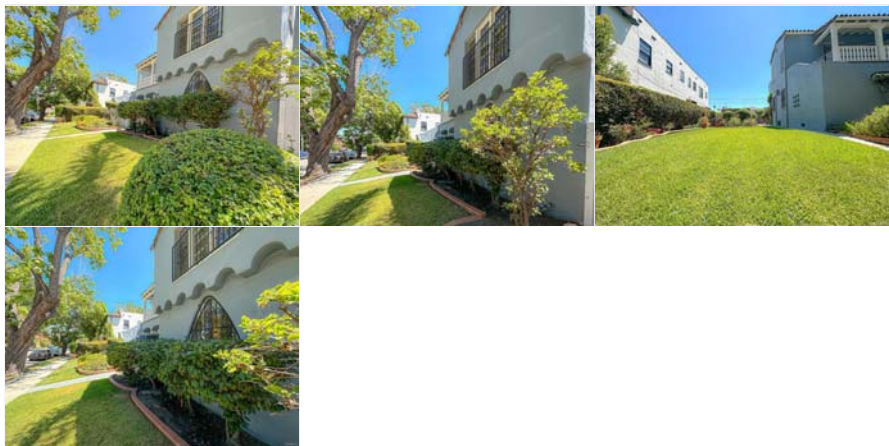
Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW23157777

Printed: 11/19/2023 8:19:11 AM

Closed • Duplex

List / Sold:

\$1,179,876/\$1,170,000 ↓

18 days on the market

13367 13367 1/2 Berg St • Sylmar 91342
2 units • \$589,938/unit • 2,327 sqft • 5,997 sqft lot • \$502.79/sqft •
Built in 1953

Listing ID: SR23182332

Enter to 5 North freeway to the 118 E Freeway to the 210 W Freeway, EXIT Hubbard make a right, make a left on Garrick Ave and right on Berg.



Enjoy the beautiful San Fernando Valley City Lights views. Fantastic Opportunity up in the Sylmar Hills to own 2 detached homes with a 2 car garage still accessible and attached to ADU. 13367 Berg St is a 3 bedroom, 2 bath home which offers 1,186 square feet with a huge master bedroom, completely remodeled shower and bath both included and are separate, jack and jill sink and living space. 13367 1/2 Berg St. is a 3 bedroom, 2 bath newly built permitted ADU with a 1,141 square foot open floor plan. Has a back-alley entrance if you want to put a fence between the houses for more privacy and provides parking at both front and back entrances. Property features: Cement driveway, New electrical double gang panel and wiring throughout both houses, brand new roof, Pex Plumbing and rain shower valves with a handheld sprayer, New Central A/C and heater unit for front and back unit. Both Houses offer New Kitchen quartz countertops, durable stainless-steel sink and New durable Vinyl floors throughout, New Tiled bathrooms, Prewired for Cable and internet, Both properties offer Bluetooth ceiling speakers, LED recessed lights and led under cabinet lighting. Energy efficient dual panel windows will keep the utility bills low and the interior quiet. New roofs, both properties have a separate electrical and gas meters ready for you to live in one and rent the other or enjoy with the family. Also features energy efficient new tank-less water heaters for each unit. Both houses have privacy and great upgrades not found in many homes. Few minutes away from Costco, Lowes, and Best Buy and Mission Hills Community College.

Facts & Features

- Sold On 11/17/2023
- Original List Price of \$1,179,876
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- \$215 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$7900 Gross Scheduled Income
- \$7550 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: \$4,120
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$420
- Cable TV: 01220388
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$4,200	\$50,400	\$4,200
2:	1	3	2	0	Unfurnished	\$3,700	\$44,400	\$3,700

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- SYL - Sylmar area
- Los Angeles County
- Parcel # 2511011018

Michael Lembeck

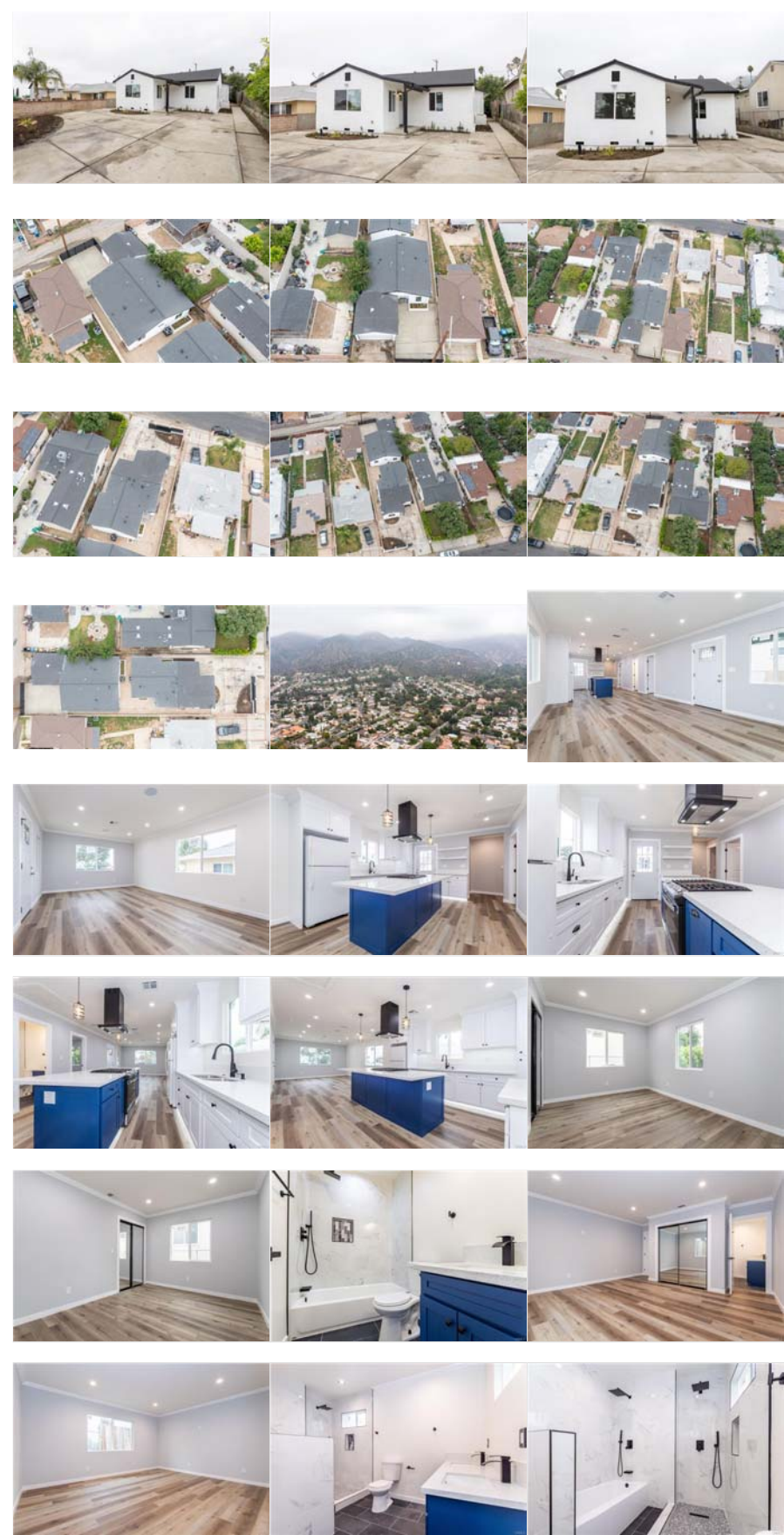
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed

• Duplex

6721 Flora Ave

• Bell 90201

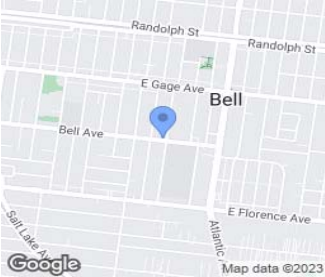
2 units • \$349,500/unit • 1,336 sqft • 4,410 sqft lot • \$528.07/sqft • Built in 1923

west of Atlantic

List / Sold: \$699,000/\$705,500

10 days on the market

Listing ID: PW23179857



Very clean quaint Duplex (two on a corner lot) in the city of Bell . The front house has 2 bed 1 bath with an unpermitted 3rd bedroom in the two car garage, the laundry is in the garage. The separate detached unit in the rear is a bedroom 1 bath. These units are gated lovely fruit trees with a large driveway for parking, Units are on separate gas and electric meters. Will not last!!!!

Facts & Features

- Sold On 11/17/2023
 - Original List Price of \$699,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$667 (Estimated)
- Laundry: In Garage
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	1	Unfurnished	\$0	\$0	\$2,700
2:	1	1	0	0	Unfurnished	\$0	\$0	\$2,250

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 6325014027

Michael Lembeck

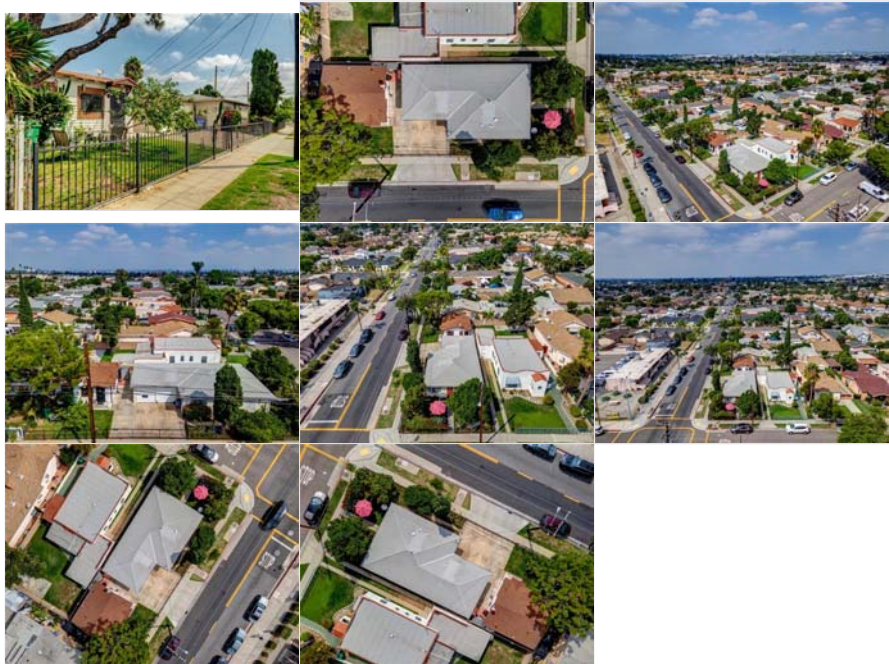
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23179857

Printed: 11/19/2023 8:19:11 AM

Closed • Duplex

6131 Bear Ave • Huntington Park 90255

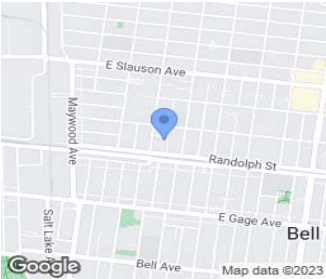
2 units • \$390,000/unit • 1,618 sqft • 4,835 sqft lot • \$503.71/sqft • Built in 1950

West of Randolph St. South of Slauson

List / Sold: \$780,000/\$815,000 ↑

32 days on the market

Listing ID: IV23160527



This beautiful income property offers an excellent investment opportunity located in the highly desirable area of Huntington Park. Front house is currently used as 3 bedroom, 2 bath. Back house is currently used as 3 bedroom, 1 bath. Both units have their own laundry room/area. This property is centrally located near schools, shopping centers and public services. Please contact agent to schedule showings.

- Facts & Features
- Sold On 11/15/2023
 - Original List Price of \$780,000
 - 2 Buildings
 - 0 Total parking spaces
 - Heating: Forced Air
 - \$856 (Estimated)
 - Laundry: Gas Dryer Hookup, In Garage, Individual Room, Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,200
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 01947193
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$6,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	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
 - Buyer Agency Compensation: 2%
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
 - Los Angeles County
 - Parcel # 6318028005

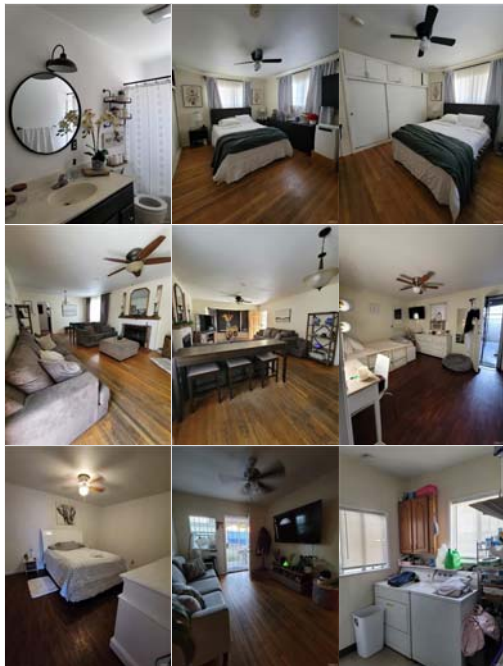
Michael Lembeck

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

Re/Max Property Connection

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





CUSTOMER FULL: Residential Income LISTING ID: IV23160527

Printed: 11/19/2023 8:19:11 AM

Closed •

14243 Sylvan St • Van Nuys 91401

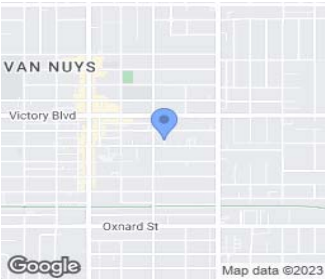
3 units • \$316,665/unit • 1,650 sqft • 8,751 sqft lot • \$545.45/sqft • Built in 1941

East of Van Nuys Blvd North of Oxnard

List / Sold: \$949,995/\$900,000 ↓

81 days on the market

Listing ID: 23287581



Great investment opportunity to add on or develop this 3 separate houses on one large lot with a footprint of 8,751 Sq.Ft of space in prime Van Nuys, TOC Tier 3. Each unit has a separate one car garage and its own laundry area with washer/dryer hook ups. This Triplex is centrally located within close distance to Downtown Van Nuys and the court house. Close to shopping, buses, Metro Station with effortless commute to DTLA and beyond, Also just a few minutes away from the 101 and 405 freeways. Don't miss this unique opportunity to own this income property.

- Facts & Features
- Sold On 11/15/2023
 - Original List Price of \$999,995
 - 3 Buildings
 - Levels: One
 - Heating: Space Heater

Interior

Exterior

- Annual Expenses
- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01923188
 - Gardener:
 - Licenses:
 - Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

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

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

- Additional Information
- Standard sale
 - Buyer Agency Compensation: 2.5%
 - Los Angeles County
 - Parcel # 2240016021

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691



Closed •

List / Sold:
\$2,100,000/\$1,985,400 ↓
166 days on the market
Listing ID: 23267389

5333 W Slauson Ave • Los Angeles 90056
3 units • \$700,000/unit • 3,384 sqft • 7,907 sqft lot • \$586.70/sqft •
Built in 1953
West of La Cienega, North of Slauson, East of Sherbourne



Beautifully maintained Triplex in highly sought after Ladera Heights! All 3 units are spacious and have been updated with each having its own 2 car garage. Close to fwys for easy commuter access and just 10 min. to LAX.This property is a great opportunity for a owner/user or strictly for investment.

Facts & Features

- Sold On 11/16/2023
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- \$500 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal

Exterior

- Lot Features: Front Yard, Back Yard, Lawn
- Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)

Annual Expenses

- Total Operating Expense: \$1,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02084619
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,250	\$3,250	\$4,500
2:	2	2	1		Unfurnished	\$3,100	\$3,100	\$3,700
3:	3	2	1		Unfurnished	\$2,750	\$2,750	\$3,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 103 - Ladera Heights area
- Los Angeles County
- Parcel # 4201011015

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23267389

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Closed • Triplex

List / Sold:
\$1,600,000/\$1,550,000 ↓
165 days on the market
Listing ID: PV23058371

1311 W 218th St • Torrance 90501
3 units • \$533,333/unit • 2,773 sqft • 18,001 sqft lot • \$558.96/sqft •
Built in 1959
West of Normandie- South of Carson



PRIME DEVELOPMENT OPPORTUNITY - 1311 W 218th St, Torrance is a unique opportunity to own a 3-unit residential income property with its 18,001 square foot lot, a transit priority area. ADU bonus rules. This pride of ownership asset is located within walking distance to Harbor-UCLA Medical Center. Amazing investment property! Have cash flow while you get permits with existing 3 homes and a huge 4 car garage that is approximately 1500 square feet! The main home offers 3 bedrooms and 2 bathrooms and has been recently renovated. This home has an updated kitchen and bath as well as central heat/AC. All units have newer roofs, dual pane windows and wood floors. The back homes each offer 2 bedrooms and 1 bathroom and are very nicely equipped. The grounds of the homes offer a park-like setting as each home has its own grass/yard area allowing plenty of space to relax and unwind in the beautiful Southern California sun. The entire perimeter of the property is surrounded by a privacy wall and the front entry is gated, There is also plenty of additional parking on the premises. The property is just a block from Western Ave and W Carson Ave in Torrance. Located in City of Los Angeles - Torrance P.O. Easy access to 110, 405, 710 & 91 freeways. This is truly a once in a lifetime opportunity for an investor or a family looking to share a property.

Facts & Features

- Sold On 11/13/2023
- Original List Price of \$1,698,000
- 4 Buildings
- 4 Total parking spaces
- \$1,157 (Estimated)
- Laundry: In Kitchen, Outside
- \$84984 Gross Scheduled Income
- \$76244 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,740
- Electric: \$1,080.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,920
- Maintenance: \$1,300
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Furnished	\$4,000	\$4,000	\$4,000
2:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,200
3:	1	2	1	0	Unfurnished	\$1,432	\$1,432	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7346001046

Michael Lembeck

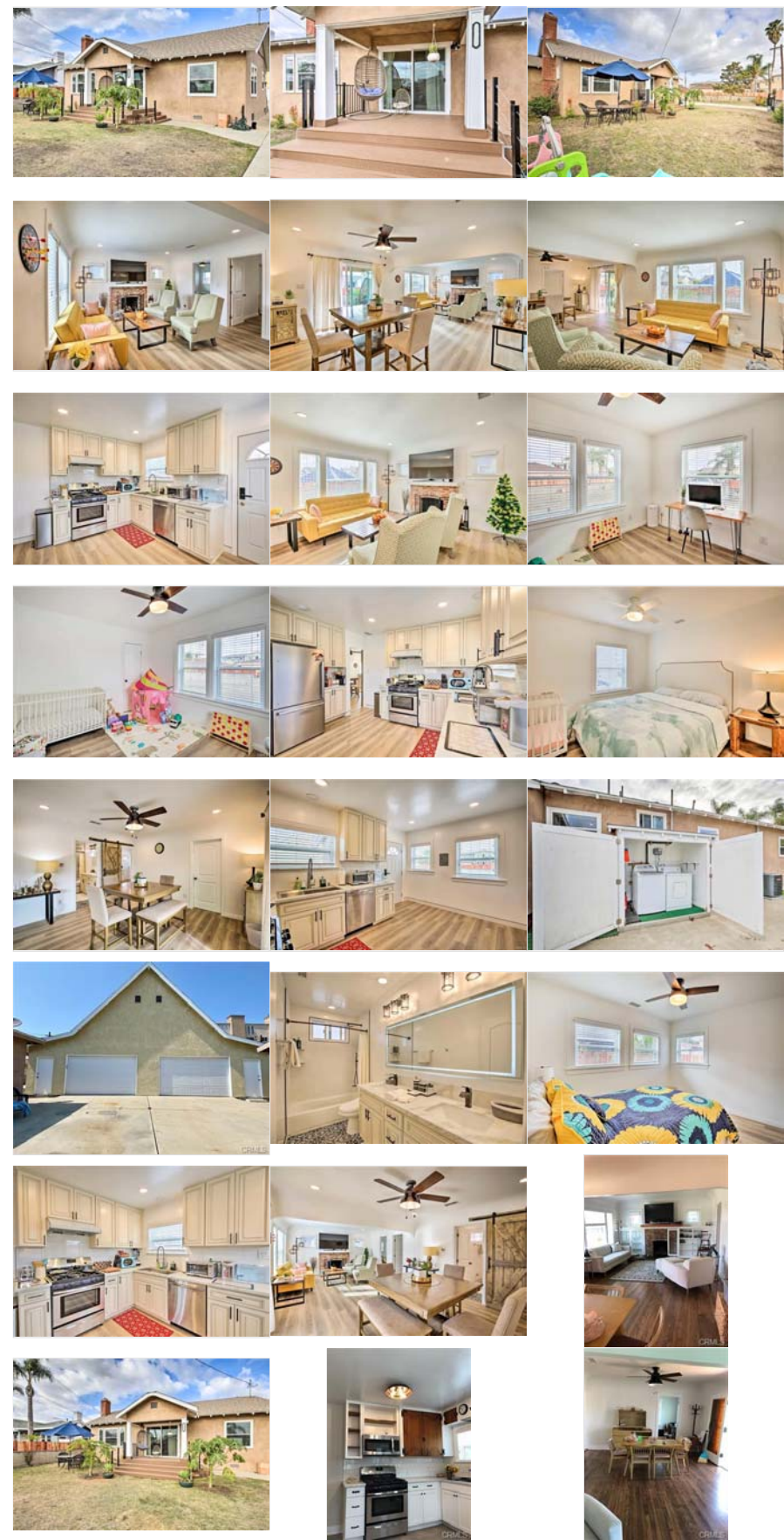
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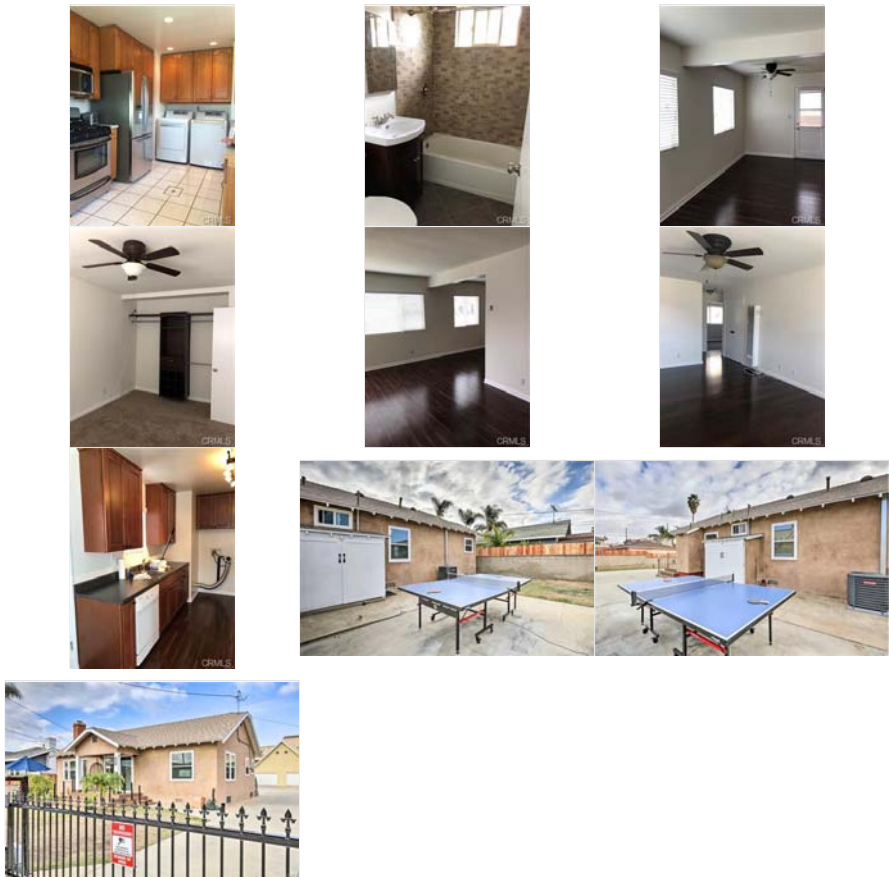
Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PV23058371

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Closed • Triplex

List / Sold:
\$1,360,000/\$1,200,000 ↓
70 days on the market
Listing ID: GD23158070

10340 Quill Ave • Sunland 91040
3 units • \$453,333/unit • 2,465 sqft • 7,211 sqft lot • \$486.82/sqft •
Built in 1950
Head East on Foothill, South on Quill



Welcome to this exceptional remodeled home with two brand new and separate ADU's located in a desirable neighborhood in Sunland. The main house offers Approx. 887 sq ft of living space, featuring 2 bedrooms and 1 bathroom. Adjacent to the main house, the first ADU, offers approx. 378 sq ft with 1 bedroom and 1 bathroom. The second ADU is a spacious 1200 sq ft, presenting 3 bedrooms and 2 bathrooms. This property is ideal for owner user or as an income-generating rental opportunity. With state-of-the-art amenities, bright interiors and high ceilings, these modern units are designed to impress. The craftsmanship and attention to detail are evident throughout, making this property a true gem. The property showcases remarkable landscaping, meticulously planned for low maintenance care, allowing you to enjoy the outdoors without the hassle. With great separation between the main two units, you can enjoy the utmost privacy in your backyard, creating the perfect space for relaxation and outdoor activities. What's more, each unit has its own electrical meter, providing individual control and efficiency. Don't miss this incredible opportunity to own a remodeled property in a sought-after neighborhood. Schedule a viewing today and experience the charm and comfort. Don't miss this incredible opportunity to own a remodeled property in a sought-after neighborhood, offering multiple living options and stunning views. The craftsmanship and attention to detail are evident throughout, making this property a true gem. Schedule a viewing today and experience the charm and comfort.

Facts & Features

- Sold On 11/15/2023
- Original List Price of \$1,499,888
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- \$199 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,900
2:	1	2	1	0	Unfurnished	\$0	\$0	\$3,600
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2560014003

Michael Lembeck

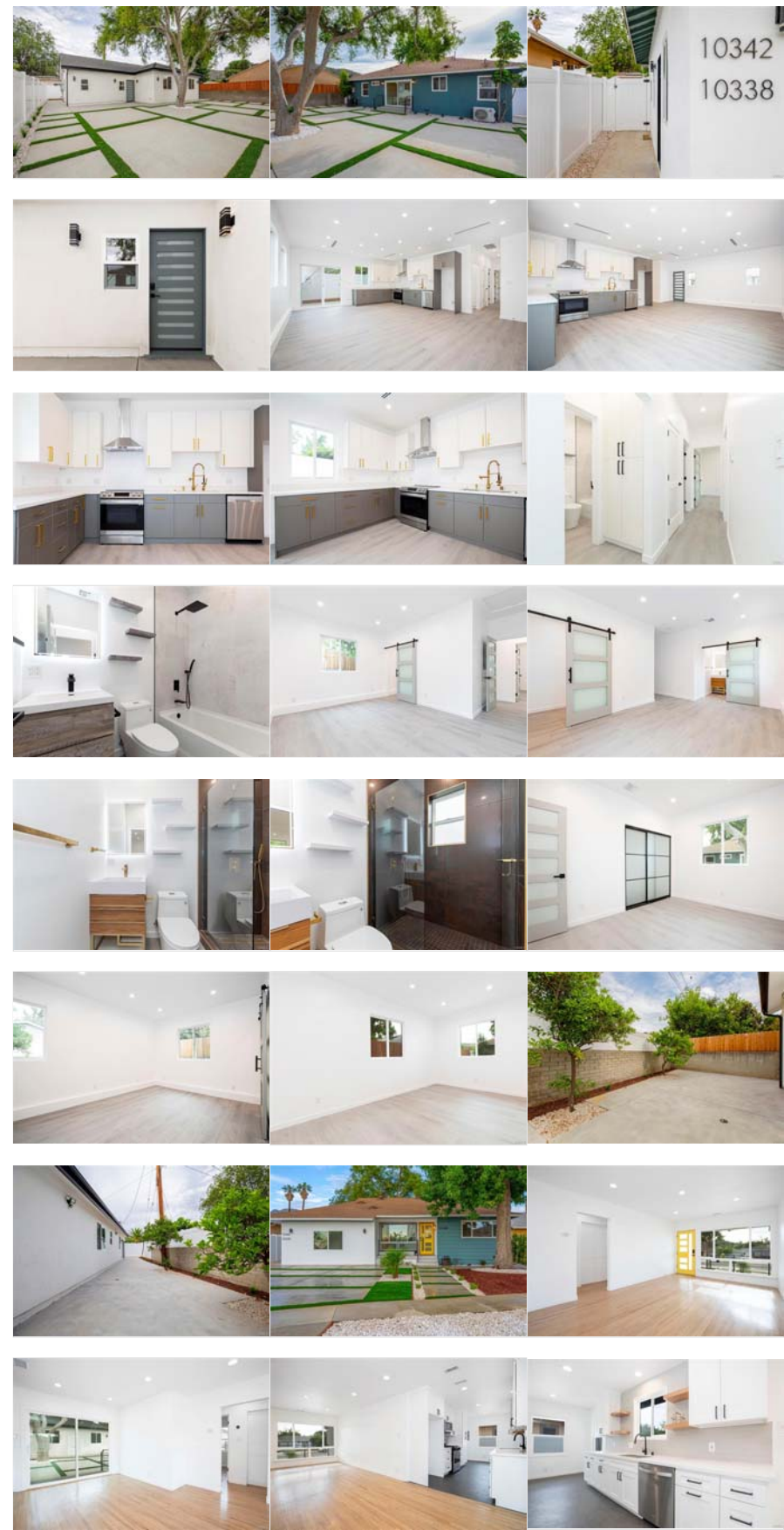
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: GD23158070

Printed: 11/19/2023 8:19:11 AM

Closed

• Triplex

1727 E 60th St

• Los Angeles 90001

3 units

• \$226,667/unit

• 1,976 sqft

• 5,281 sqft lot

• \$303.64/sqft

• Built in 1923

60th st and Junction

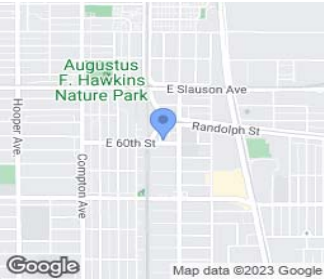
List / Sold:

\$680,000/\$600,000

↓

11 days on the market

Listing ID: SB23154317



Great investment property, 3 units well maintained and remodeled. Newer copper plumbing, newer electrical, double paned windows. Updated kitchens and bathrooms and floors. First building is 1727-1729 60th St, 2nd building is on Junction. 3 units total with separate meters. Close to freeways, 10/110/105, 4 miles from downtown LA, 20 minutes from USC, 21 minutes to SOFI stadium. Close to restaurants, parks, shopping and local transportation,

- Facts & Features

- Sold On 11/17/2023
 - Original List Price of \$680,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - 0 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$1,527 (Estimated)

- Cap Rate: 3.44
 - \$28800 Gross Scheduled Income
 - \$23421 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available
- Interior

- Floor: Laminate, Tile

- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Granite Counters
- Exterior

- Lot Features: 2-5 Units/Acre

- Fencing: Average Condition
 - Sewer: Public Sewer

- Annual Expenses

- Total Operating Expense: \$2,581
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$264
 - Cable TV: 01948605
 - Gardener:
 - Licenses:

- Insurance: \$800
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,764
 - Other Expense:
 - Other Expense Description:

Unit Details

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

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
 - Buyer Agency Compensation: 2.5%

- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6009006001

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

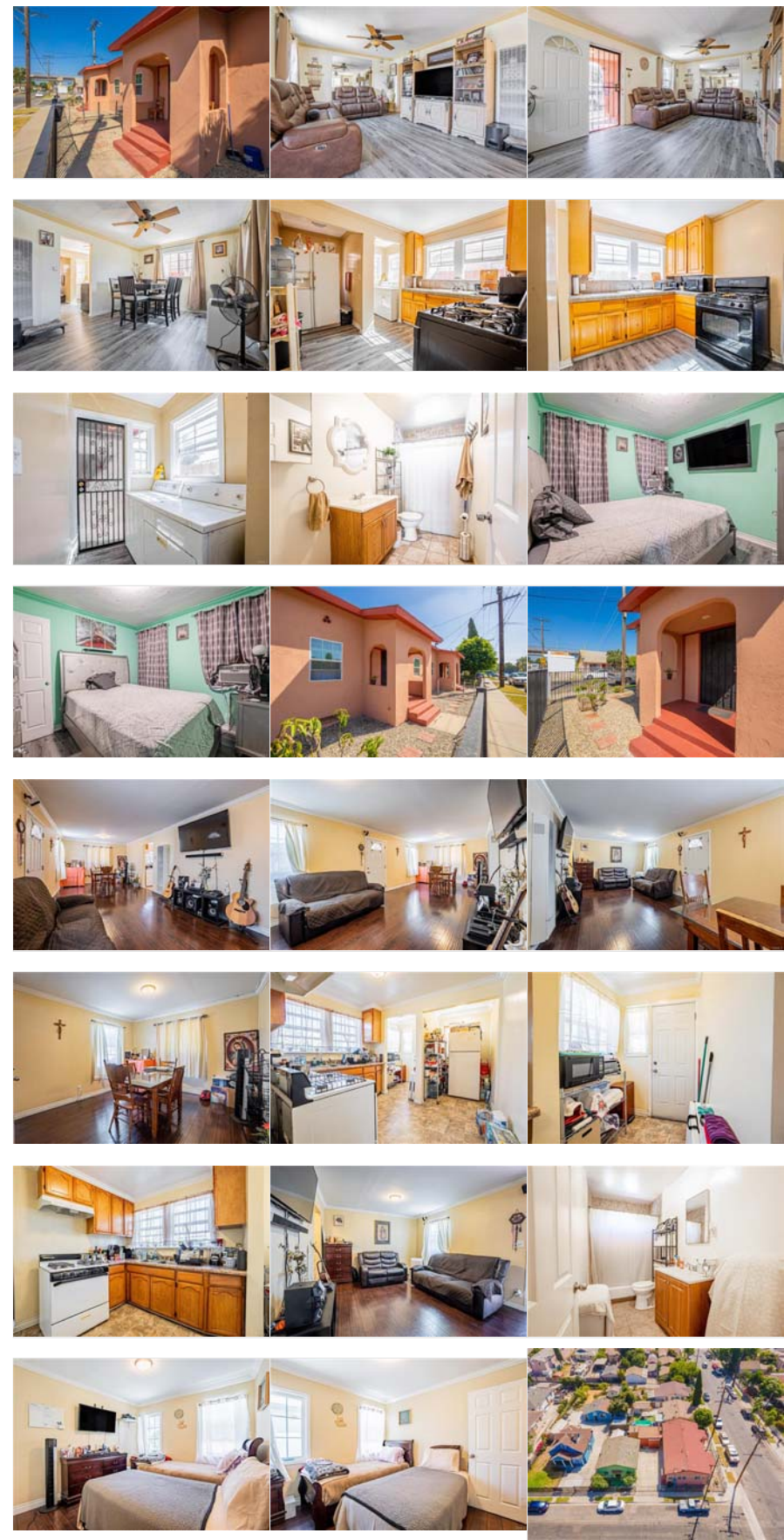
Re/Max Property Connection

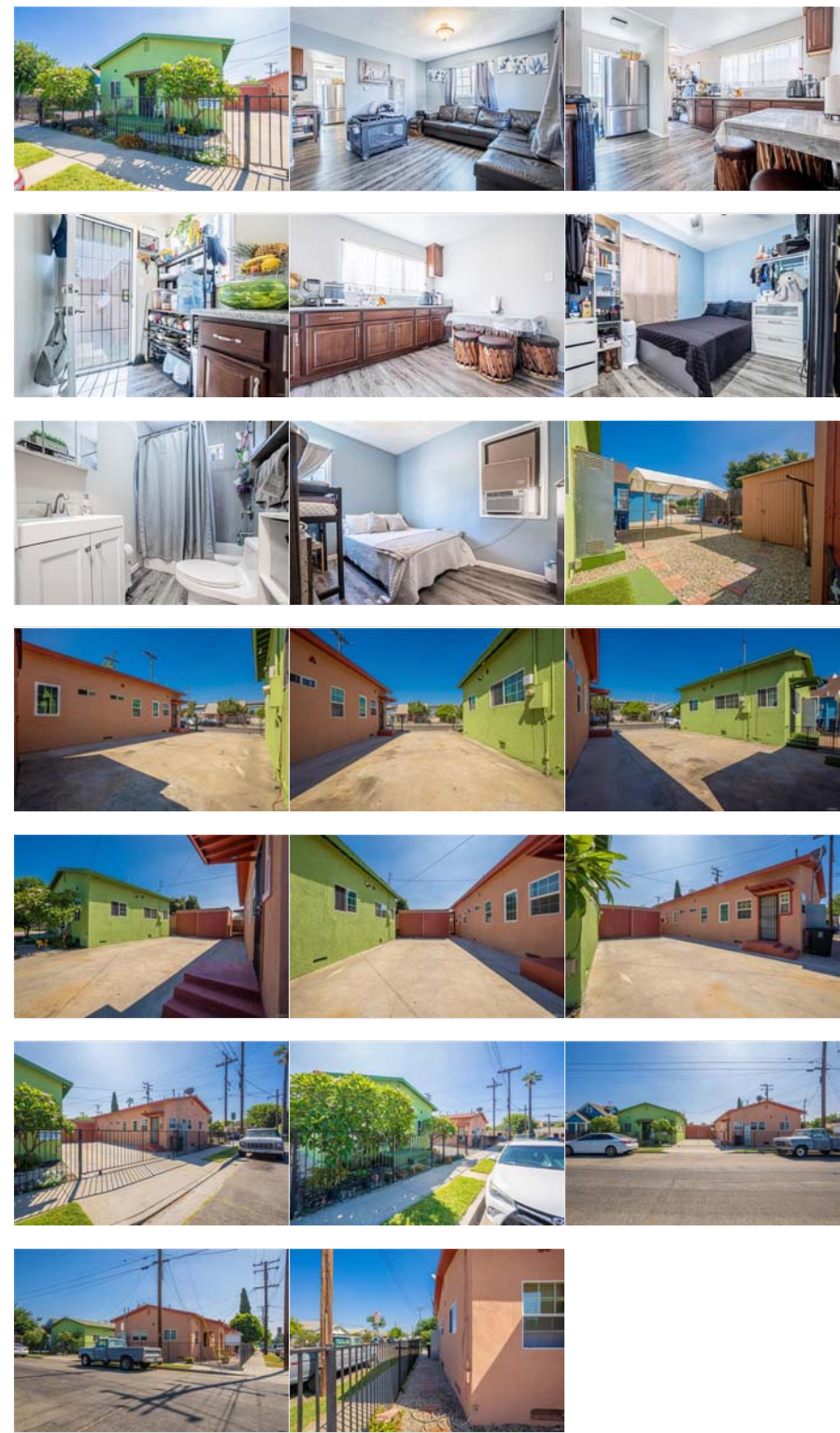
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691







Closed •

List / Sold: **\$689,000/\$732,000** ↗

201 W 46th St • Los Angeles 90037

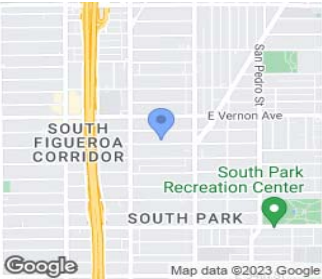
6 days on the market

3 units • **\$229,667/unit** • **3,542 sqft** • **7,805 sqft lot** • **\$206.66/sqft** •

Built in 1909

Listing ID: SB19046654

East of 110 Freeway, South of Main. Main Street & Vernon



DO NOT GO ONTO PROPERTY !!!!! 3 Units : 3 Bed/2 Ba + 2 Bed/ 1 Ba + 1 Bed/ 1 Ba. 3542 Square feet of building on a 7805 Sqft lot. Classic California Craftsman Mansion Estate style property with country feel, huge front covered porch and lush landscape. Enjoy tranquility in the City.The Front building has 2 townhome style units, 3 Bedrooms/2 Bathrooms + 2 Bedrooms 1 Bath. The Rear building has a 1 Bedroom 1 Bathroom townhome. The living, dining, and kitchen are downstairs, the bedroom and bath upstairs. Separate garage Unit 201 Townhome style 3 Bedrooms, 2 Bath unit Spacious open living and dining rooms with architectural detail and fireplace. Large open kitchen. There is 1 Bathroom on each floor. Unit 203 2 Bedrooms , 1 Bathroom. Currently the rear 1 Bedroom 1 bath unit is rented at \$1000, but may be vacated. 2 Car garage + room for 3 vehicle parking off street. Meters: 1 Water, 3 Electric, 3 Gas. The Front 2 units are Owner Occupied. DO NOT GO ONTO PROPERTY !!! "RE/MAX Estate Properties has an established COVID-19 Prevention Plan set forth in form PEAD, which can be found here: <https://rem.ax/2Wu6cF9>. All visitors to the property must review and comply with these guidelines as well as sign a PEAD prior to entry."

Facts & Features

- Sold On 11/17/2023
 - Original List Price of \$689,000
 - 2 Buildings
 - Levels: Two
 - 2 Total parking spaces
- Laundry: Common Area
 - \$12000 Gross Scheduled Income
 - \$10000 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,520
 - Electric: \$100.00
 - Gas: \$100
 - Furniture Replacement:
 - Trash: \$100
 - Cable TV: 01879720
 - Gardener:
 - Licenses:
- Insurance: \$240
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$250
 - 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	\$1,800
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,500
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,250

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
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5110005023

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB19046654

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Closed •

List / Sold:

\$1,150,000/\$1,035,000 ↓

46 days on the market

Listing ID: 23310115

10620 La Reina Ave • Downey 90241
3 units • \$383,333/unit • 1,988 sqft • 8,988 sqft lot • \$520.62/sqft •
Built in 1940

From I-605 N, Exit 10 for Firestone Blvd., Turn right onto CA 42/Firestone Blvd., Turn right onto Brookshire Ave., Turn left onto 7th St., Turn left onto La Reina Ave., Property will be on the left



10620 La Reina Ave. provides an investor the opportunity to acquire (3) detached single-story bungalows on a large 8,988 SF lot. The property includes a unit mix of studio, one- & two-bedroom floor plans and the middle unit has recently undergone renovation.

Facts & Features

- Sold On 11/15/2023
- Original List Price of \$1,150,000
- 4 Buildings
- Levels: One
- 7 Total parking spaces
- \$31908 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$21,715
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01969105
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$843	\$843	\$2,000
2:	1	1	1		Unfurnished	\$2,050	\$2,050	\$2,050
3:	1	2	1		Unfurnished	\$1,714	\$1,714	\$2,650
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- D2 - Northwest Downey, N of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6253001010

Michael Lembeck

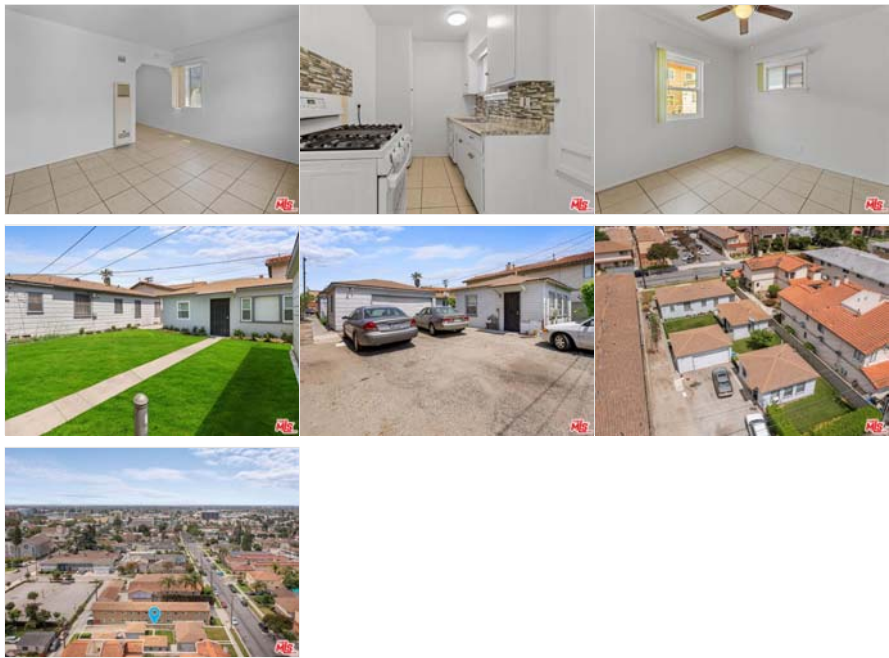
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23310115

Printed: 11/19/2023 8:19:11 AM

Closed

•

Quadruplex

List / Sold:

\$988,000/\$850,000

603 N Rockvale Ave

•

Azusa 91702

4 units

•

\$247,000/unit

•

3,554 sqft

•

7,419 sqft lot

•

\$239.17/sqft

•

Built in 1963

34 days on the market

Listing ID: OC23163956



Great Investment opportunity! 3554 Sq Ft 4Plex on a 7400+ sq ft Lot. Built in 1963. Painted outside in 2011 These 4 units are 2 units Townhouse style with Kitchen, Living room and 1/2 bath downstairs and 2 bedrooms/1 full bath upstairs. One of those units units was completely updated in 2014, New cabinets in the kitchen, granite counter tops, laminate wood flooring, bathroom updated and the popcorn ceiling was removed and the unit was painted. Both of these units have a shared backyard area with block walls. The Block walls were put in 2016 as well as outside lighting. The 2 upper units are each 1 bd /1 bath with Balconies and Mountain Views off to the left. One of these units was completely updated in 2018, with laminate wood flooring, popcorn ceiling removed, painted kitchen cabinets and Gas Range with Microwave. The current owner has had the property nearly 30 years! All units come with a carport. There is an area for coin op Laundry downstairs(currently no machines) This property is within walking distance, just blocks, to Azusa Pacific University and many restaurants, shopping, Starbucks and the revamping of Route 66! Hiking in Azusa Canyon is something else to do in this Majestic Mountain Canyon City!

Facts & Features

- Sold On 11/13/2023
 - Original List Price of \$1,175,000
 - 1 Buildings
 - Levels: One, Two
 - 4 Total parking spaces
 - 4 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$985 (Assessor)
- \$63900 Gross Scheduled Income
 - \$51985 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
 - Floor: Laminat
- Appliances: Disposal, Gas Range, Microwave
 - Other Interior Features: Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,015
 - Electric: \$400.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$2,175
 - Cable TV: 01526567
 - Gardener:
 - Licenses: 300
- Insurance: \$1,500
 - Maintenance: \$700
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Unfurnished	\$1,350	\$1,350	\$2,100
2:	1	1	0	0	Unfurnished	\$1,475	\$1,475	\$1,500
3:	1	1	0	0	Unfurnished	\$1,150	\$1,150	\$1,500
4:	1	2	0	0	Unfurnished	\$1,350	\$1,350	\$2,100

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 607 - Azusa area
 - Los Angeles County
 - Parcel # 8612001030

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Quadruplex

List / Sold:
\$1,199,000/\$1,149,000 ↓
94 days on the market
Listing ID: AR23114012

3020 Cogswell Rd • El Monte 91732
4 units • \$299,750/unit • 2,556 sqft • 11,092 sqft lot • \$449.53/sqft •
Built in 1947
South of Valley Blvd. Cogswell + Denholm Dr.



Location, Location, Location! The 4 units income property in the City of El Monte. It has 3 units of 1 Bed/1bath, and 1 unit of 2 bed / 1 bath. Fully occupied. Great tenants. It is near by Valley Blvd and shopping center. It is easy to access 10 FWY and to all surrounding cities.. It is a great investment property. ADU possibility out of the garage. Many possibilities on this property.

Facts & Features

- Sold On 11/15/2023
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$1,121 (Estimated)
- Cap Rate: 4
- \$50520 Gross Scheduled Income
- \$46857 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile, Vinyl
- Appliances: Gas Range, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,067
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,511
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$1,405
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,151
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,025	\$1,025	\$1,500
2:	1	1	1	0	Unfurnished	\$1,080	\$1,080	\$1,500
3:	1	1	1	0	Unfurnished	\$1,070	\$1,070	\$1,500
4:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 619 - El Monte area
- Los Angeles County
- Parcel # 8106003006

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Apartment

List / Sold: \$999,000/\$1,150,000

4009 Marmion Way • Los Angeles 90065

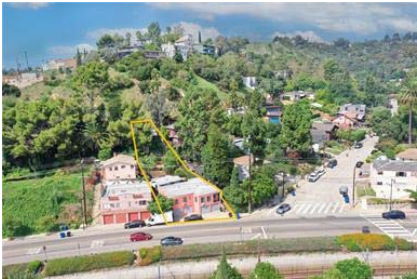
23 days on the market

4 units • \$249,750/unit • 2,476 sqft • 8,299 sqft lot • \$464.46/sqft •

Built in 1928

Listing ID: PW23185558

West of Marmion Way and north of Figueroa Street



4009 Marmion Way is a 4-unit apartment building in the Mount Washington neighborhood of Northeast Los Angeles. The property consists of a duplex above garages – with (1) 1-bedroom unit and (1) 2- bedroom unit – plus (2) detached single-story cottage style units. Residents enjoy abundant outdoor space, with patios and common areas.

Facts & Features

- Sold On 11/14/2023
 - Original List Price of \$999,000
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - \$0 (Other)
- Cap Rate: 6.1
 - \$93168 Gross Scheduled Income
 - \$60884 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Sloped Down
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,489
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$2,324
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,241	\$1,241	\$1,995
2:	1	1	1	1	Unfurnished	\$1,728	\$1,728	\$2,095
3:	1	2	1	1	Unfurnished	\$2,295	\$2,295	\$2,295
4:	1	2	1	1	Unfurnished	\$2,500	\$2,500	\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 680 - Mount Washington area
 - Los Angeles County
 - Parcel # 5451013015

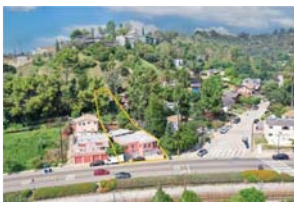
Michael Lembeck

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

Re/Max Property Connection

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

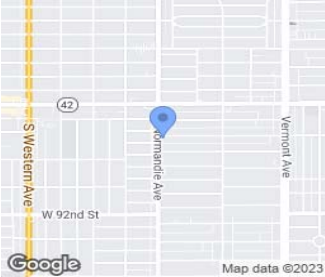
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Closed • **Quadruplex**

List / Sold:
\$1,295,000/\$1,307,000
27 days on the market
Listing ID: SB23181007

1350 W 88th St • Unincorporated 90044
4 units • \$323,750/unit • 3,960 sqft • 6,921 sqft lot • \$330.05/sqft •
Built in 1967
South of Manchester Off Normandie



1350 W 88th St is a renovated 4-Plex comprised of all 2-Bed/1.5-Bath Townhouse style (2-Story) Units and delivered with three units that will vacate by close of escrow. Both LA Planning Department and LA Building department have provided approval stamps and ADU construction is ready to begin day 1. This 4 unit building is located in a rapidly growing submarket of unincorporated Los Angeles with plenty of value for an investor or owner/user looking to increase the value. The subject property is located in the 90044 zip code and currently priced at a 5.57% cap rate! After the addition of the ADU, the subject property will operate at a 8.61% cap rate, including estimated construction costs. With three of four units currently renovated and will vacate by close of escrow, this asset will immediately cash flow and is fit for any investor looking for stable income and the opportunity to add value through the process of ADUs. Located in an unincorporated area of Los Angeles County and NOT in Los Angeles City, the subject property is steps from the new recreational developments nearby. With close proximity to Inglewood's new SoFi Stadium, Intuit Dome as well as, Downtown LA's Crypto.com arena, USC, Los Angeles Memorial Coliseum and BMO Stadium.

Facts & Features

- Sold On 11/13/2023
 - Original List Price of \$1,295,000
 - 1 Buildings
 - 8 Total parking spaces
 - \$2,033 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
 - Cap Rate: 5.59
 - \$102180 Gross Scheduled Income
 - \$72441 Net Operating Income
 - 5 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$102,180
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00616212
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,030	\$1,030	\$2,495
2:	1	2	2	0	Unfurnished	\$0	\$2,495	\$2,495
3:	1	2	2	0	Unfurnished	\$0	\$2,495	\$2,495
4:	1	2	2	0	Unfurnished	\$0	\$2,495	\$2,495
5:	1	3	2			\$0	\$0	\$2,995
6:	1	3	2			\$0	\$0	\$2,995

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6047007015

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: SB23181007

Printed: 11/19/2023 8:19:11 AM

Closed • **Quadruplex**

List / Sold:
\$2,499,000/\$2,200,000 ↓
10 days on the market
Listing ID: FR23174871

5355 W 8th St • Los Angeles 90036
4 units • \$624,750/unit • 6,043 sqft • 8,776 sqft lot • \$364.06/sqft •
Built in 1926
Corner of 8th street and Detroit



Classic Los Angeles Spanish style quadruplex located in the Miracle Mile district. Close proximity to Beverly Hills, West Hollywood, Hancock Park, The Grove and Koreatown. In walking distance to shopping, restaurants, museums, places of worship and public transportation. Each unit features 2 bedrooms, 1.25 bathrooms, bonus office/den. This Spanish architecture highlights tall ceilings, hardwood floors throughout, steel railings, arched doors and passageways, textured plaster walls, garden area/ patio/balconies, separate gas and electric meters, washers and dryers, front and back door, garages and extra storage space. This unique investment opportunity offers rent and development upsides.

Facts & Features

- Sold On 11/14/2023
- Original List Price of \$2,499,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Assessor)
- Laundry: Dryer Included, Washer Included
- Cap Rate: 2.67
- \$92628 Gross Scheduled Income
- \$63738 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Kitchen, Laundry, Living Room
- Floor: Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: 2 Staircases, Balcony, Built-in Features

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,850
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4
- Cable TV: 02054309
- Gardener:
- Licenses:
- Insurance: \$4,152
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	4	Unfurnished	\$7,719	\$92,628	\$163,200

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5089002012

Michael Lembeck

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

Re/Max Property Connection

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

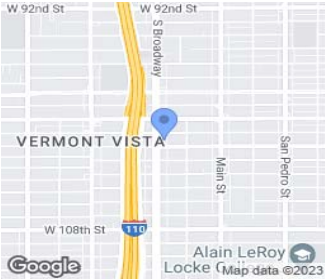
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Closed • Duplex

List / Sold:
\$2,450,000/\$2,290,000 ↓
5 days on the market
Listing ID: CV23167401

10114 S Broadway • Los Angeles 90003
4 units • \$612,500/unit • 7,969 sqft • 6,300 sqft lot • \$287.36/sqft •
Built in 2023
Main and Broadway,Near 110 FRWY



!!!!!! Residential Income Property !!!!!. 2 brand new 3 Story duplexes , approximately 7,900 Sqft living space. with plenty parking area. Front Duplex is a 4 Bed/5 Bath & 5 bed/5 bath Rear Duplex. All units have a fabulous open floor plan to the living room and kitchen area with great natural light. Custom kitchen Cabinets throughout and beautiful quartz countertops. The floors are anti scratch waterproof vinyl. Reset lighting throughout the property and all the units include a HVAC system. Water, Electric and gas meters for each unit. Easy access to freeways and Downtown LA.

Facts & Features

- Sold On 11/13/2023
- Original List Price of \$2,450,000
- 2 Buildings
- 4 Total parking spaces
- \$866 (Estimated)
- Laundry: Common Area
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02197571
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6053025011

Michael Lembeck

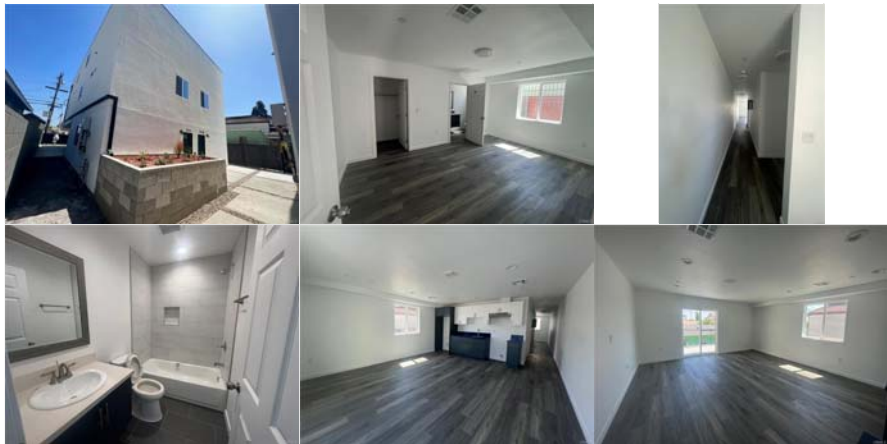
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV23167401

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Closed • Apartment

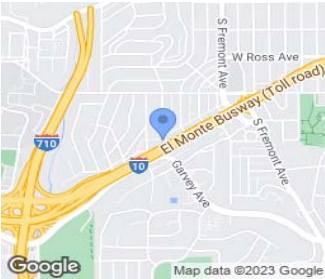
List / Sold:

\$1,298,000/\$1,165,000 ↓

36 days on the market

Listing ID: TR23148819

2301 Orange Grove Ave • Alhambra 91803
5 units • \$259,600/unit • 2,900 sqft • 4,880 sqft lot • \$401.72/sqft •
Built in 1949
Ramona Rd & Orange Grove



Great location on a CORNER LOT in a residential area of Alhambra! 5 units! 4 of the units are 1 bed / 1 bath and the 5th unit is a 2 bed / 1 bath. LONG TERM TENANTS with LOW RENTS. 4 car garage! Great for investor looking for upside potential. PLEASE DO NOT DISTURB TENANTS OR WALK ON THE PROPERTY. Drive by ONLY subject to interior inspection.

Facts & Features

- Sold On 11/13/2023
- Original List Price of \$1,688,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- \$60600 Gross Scheduled Income
- \$52291 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,309
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,232
- Cable TV: 01858263
- Gardener:
- Licenses:
- Insurance: \$2,213
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,864
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,600
2:	1	1	1	1	Unfurnished	\$900	\$900	\$1,600
3:	1	1	1	1	Unfurnished	\$900	\$900	\$1,600
4:	1	1	1	1	Unfurnished	\$900	\$900	\$1,600
5:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,900

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
- Buyer Agency Compensation: 2%
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5352019001

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





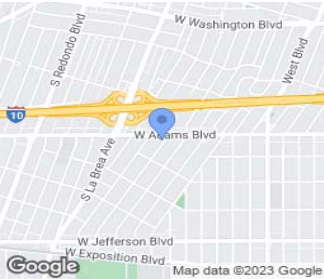
CUSTOMER FULL: Residential Income LISTING ID: TR23148819

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Closed •

List / Sold:
\$1,150,000/\$1,020,000 ↓
13 days on the market
Listing ID: 23318753

2605 S Rimpau Blvd • Los Angeles 90016
5 units • \$230,000/unit • 4,650 sqft • 7,557 sqft lot • \$219.35/sqft •
Built in 1929
S. West of Adams Blvd. & La Brea Ave.



2605-2619 S. Rimpau, a 5-unit multifamily investment opportunity + EXCESS LAND (Priced Separately at \$150,000) located in the supply constrained 90016 zip code of Los Angeles. The property features 4,650 square feet of rentable area situated on a 4,060-square foot lot. Adjacent to the rental property lies a 3,537 square foot plot of land with potential to develop a small single family home. The 5 - unit building is comprised of four two-bedroom/one-bathroom units and one studio. All Two-Bedroom Units have Washer/Dryer hookups. The building is well-maintained and offers easily accessible street parking and laundry hook-ups for tenants. The property is situated in one of the trendiest locations in Los Angeles, sitting just South of West Adams Blvd, and just east of La Brea.

Facts & Features

- Sold On 11/14/2023
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: Multi/Split
- Heating: Natural Gas
- Cap Rate: 4.5
- \$52561 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$31,577
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01874204
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1		Unfurnished	\$1,485	\$5,941	\$2,450
2:	1	1	1		Unfurnished	\$1,250	\$1,250	\$1,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5049002008

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 23318753

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Closed • Townhouse

List / Sold:
\$2,100,000/\$1,975,000 ↓
70 days on the market
Listing ID: SR23144814

452 Chatsworth Dr. • San Fernando 91340
5 units • \$420,000/unit • 5,856 sqft • 12,322 sqft lot • \$337.26/sqft •
Built in 1990
452-470 Chatsworth Dr. San Fernando, CA 91340



We are proud to present a rare investment opportunity to acquire The Collection, located in the highly coveted city of San Fernando. The Collection is an adjacent two-parcel corner lot property located at 452 and 470 Chatsworth Drive wrapping around the corner down Coronel Street to include an SFR located at 750 Coronel for a total of 5 spacious units comprised of 4 (3+2.5) townhomes and 1 (3+2) single family residence. This unique value-added investment represents an attractive price per square foot, rental upside potential, and best in place Cap Rate currently offered for sale in the City of San Fernando at 5.51% and a pro-forma Cap Rate of 6.99%! In addition, all units are currently eligible for annual rental increases at a maximum of 8.8% under AB 1482. This allows for an investor to capitalize on a great year one cash on cash return after implementing rent increase and drive the Cap Rate up to just under 6% without the need for any major capital investment or expense. The 452 Chatsworth Drive address and APN includes a townhome style duplex + single-family residence located at 750 Coronel Street! 470 Chatsworth Drive is a near identical duplex to 452 Chatsworth Dr. The properties feature Spanish inspired architecture, attached two-car garages with additional driveway parking, full-size laundry rooms, spacious private yards and patios, central HVAC units, modern finishes, stainless steel appliances and creative bay / alcove space in 2 select units perfect for office, nursery, or den usage. The construction is of a wood frame, flat roof and painted stucco exterior, built in 1990 totaling +/- 5,856 square feet on a +/- 12,322 square foot lot. It is rare for investment properties to trade in the City of San Fernando and this particular asset has not traded hands in over 33 years. The pride of ownership is evident as soon as you pull up to the properties in their curb appeal and how they have been diligently maintained. The units provide separate hot water heaters and are individually metered for gas and electricity, with the owner paying for water and landscaping. All units are due for rental increases which the Seller has left for the new owner to determine. Overall, the City of San Fernando offers a range of opportunities for those interested in real estate, whether as homeowners, investors, or business owners.

Facts & Features

- Sold On 11/14/2023
- Original List Price of \$2,100,000
- 3 Buildings
- 10 Total parking spaces
- \$0 (Public Records)
- Laundry: See Remarks
- \$165876 Gross Scheduled Income
- \$115707 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$45,193
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01872625
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	3	3	0	Unfurnished	\$2,534	\$2,534	\$3,250
2:	1	3	2	0	Unfurnished	\$2,570	\$2,570	\$3,495

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
- Buyer Agency Compensation: 2%
- SF - San Fernando area
- Los Angeles County
- Parcel # 2522021030

Michael Lembeck

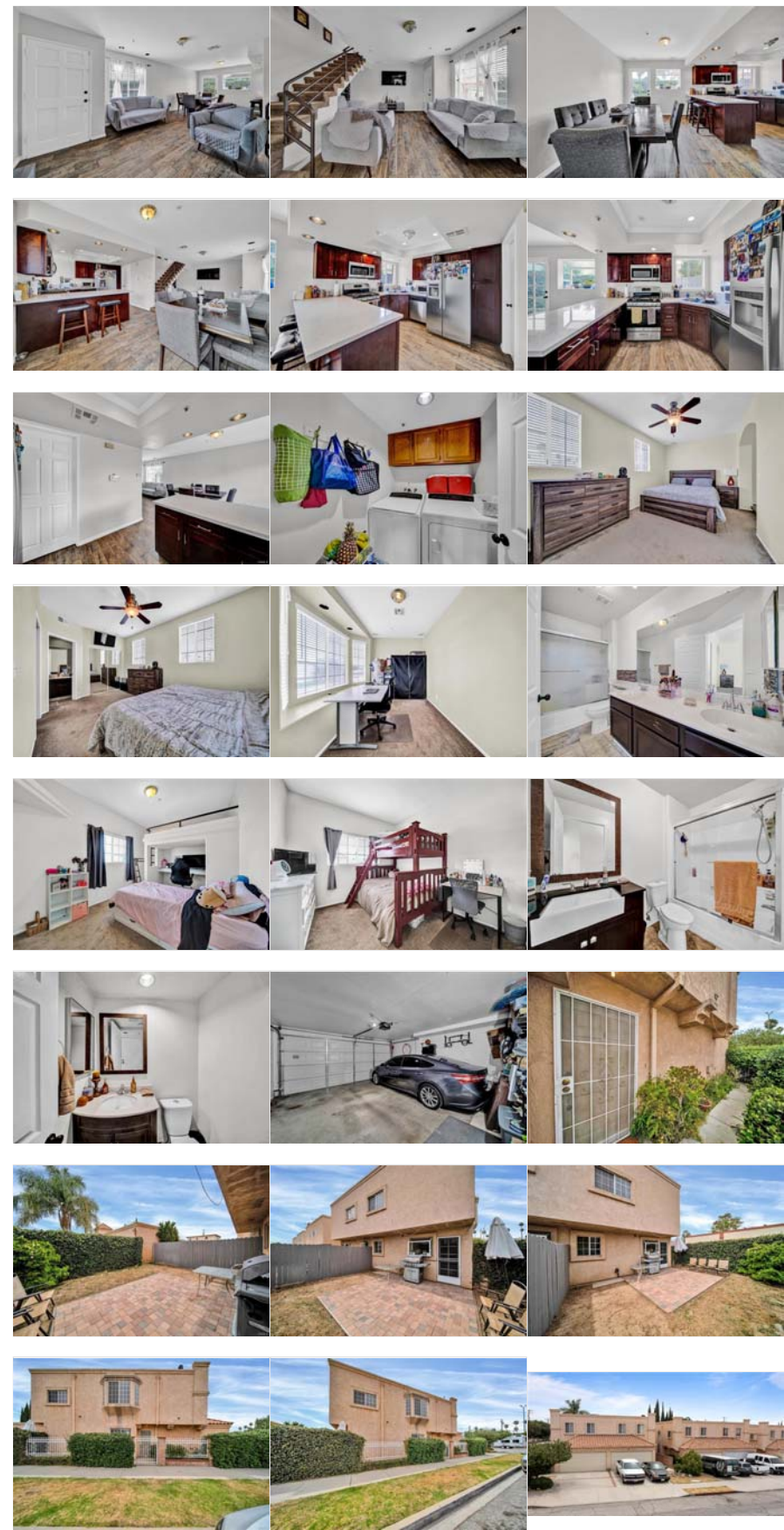
State License #: 01019397
Cell Phone: 714-742-3700

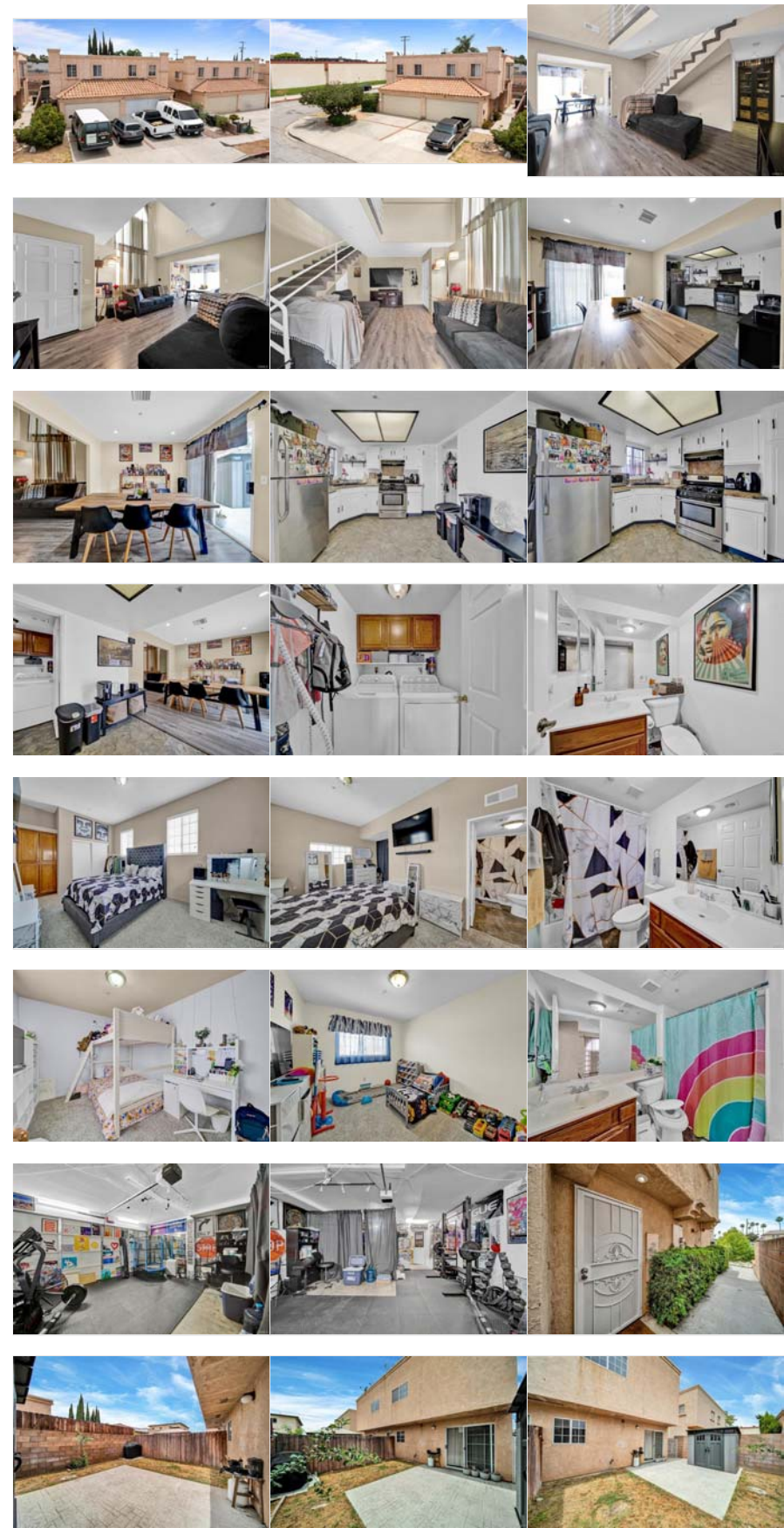
Re/Max Property Connection

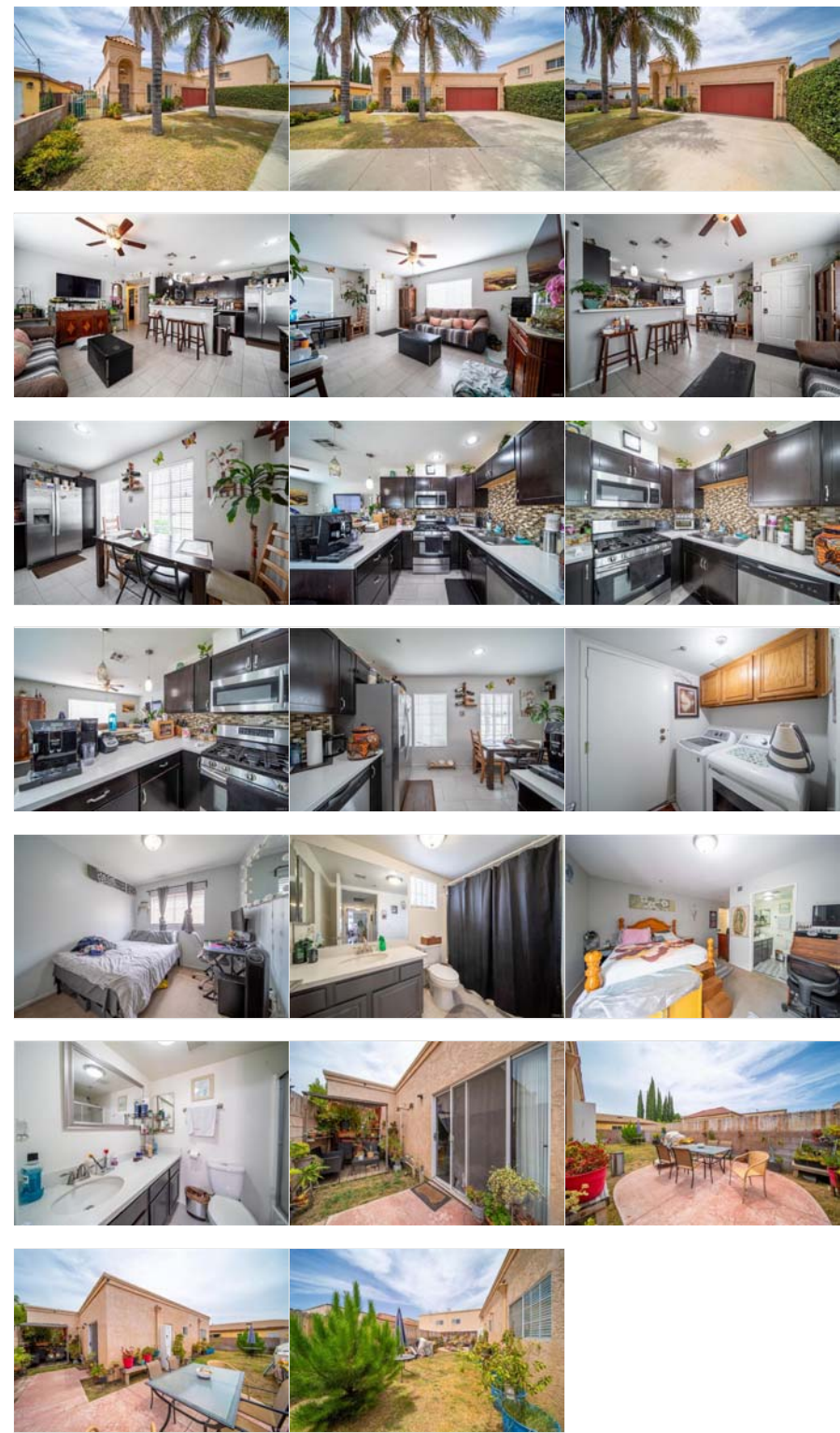
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos









Closed •

List / Sold:

\$1,150,000/\$1,117,400 ↓

5 days on the market

Listing ID: 23322787

6703 Templeton St • Huntington Park 90255
5 units • \$230,000/unit • 3,420 sqft • 7,507 sqft lot • \$326.73/sqft •
Built in 1952
North of Florence Avenue and East of Pacific Blvd



Drive by only. Do not contact tenants.

Facts & Features

- Sold On 11/14/2023
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Individual Room
- Cap Rate: 4.77
- \$54860 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$37,714
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,000	\$1,000	\$1,595
2:	3	1	1		Unfurnished	\$1,283	\$3,850	\$5,250
3:	1	3	2		Unfurnished	\$3,000	\$3,000	\$3,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6322013025

Michael Lembeck

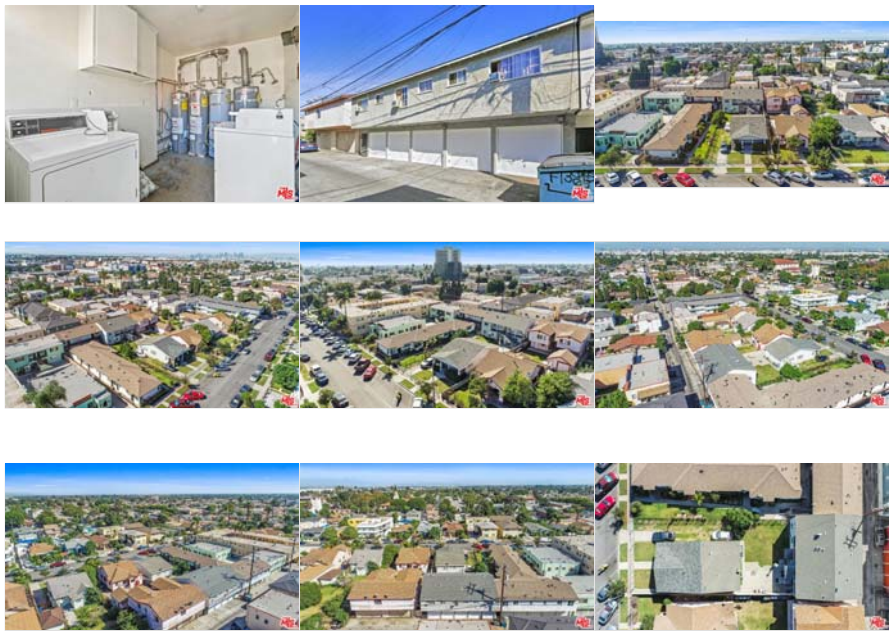
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

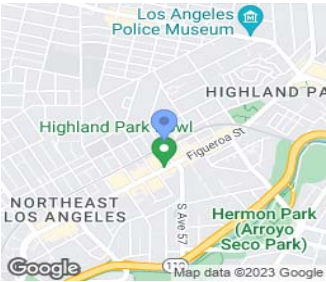
\$1,825,000/\$1,750,000 ↓

97 days on the market

203 N Avenue 57 • Los Angeles 90042
6 units • \$304,167/unit • 6,112 sqft • 15,601 sqft lot • \$286.32/sqft •
Built in 1925

Listing ID: 23280559

From North Figueroa Street-North on Avenue 57- Corner of Marmion Way & N Avenue 57 - Property located on right.



TRUST SALE-Fantastic Highland Park income property! Consists of 6 units; 2 single-family houses, 2 duplex/ 2-story buildings, Garage w/ Private Driveway + onsite Parking. Large-Flat 15,000 sq. ft. corner lot. This property is part of the Highland Park Historic Preservation Overlay Zone (HPOZ). Such designation helps preserve the architectural character and historic charm of the neighborhood. Walking distance to Downtown Highland Park & adj. to the METRO Gold Line station.

Facts & Features

- Sold On 11/17/2023
- Original List Price of \$199,500,000
- 4 Buildings
- Levels: Multi/Split
- 11 Total parking spaces
- Laundry: See Remarks
- Cap Rate: 4.76
- \$88420 Net Operating Income

Interior

- Rooms: Living Room, Workshop

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$9,920
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01852438
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,100	\$1,100	\$2,650
2:	2	2	1		Unfurnished	\$817	\$1,635	\$4,450
3:	2	1	1		Unfurnished	\$1,125	\$2,250	\$3,700
4:	1	2	2		Unfurnished	\$0	\$0	\$3,200
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5484037014

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23280559

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Closed • Commercial/Residential

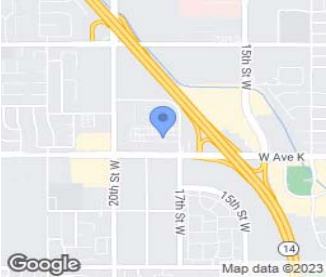
List / Sold:

\$1,395,000/\$1,375,000 ↓

13 days on the market

Listing ID: OC23176595

1728 W Avenue J15 • Lancaster 93534
6 units • \$232,500/unit • 6,650 sqft • 10,447 sqft lot • \$206.77/sqft •
Built in 1982
W Ave K and 14



More doors, more money. Huge potential with these 6 doors to increase rents. All 2 story / townhome style units, 2 bedroom, 1.5 bath, with a garage each. Currently all long term tenants, close to freeway and shopping. Units are always occupied. Desirable area of Lancaster.

Facts & Features

- Sold On 11/13/2023
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Forced Air
- \$15,500 (Estimated)
- Laundry: Inside
- \$120000 Gross Scheduled Income
- \$114000 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

Exterior

- Lot Features: Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management: 12000
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$1,900
2:	1	2	2	1	Unfurnished	\$1,650	\$1,650	\$1,900
3:	1	2	2	1	Unfurnished	\$1,650	\$1,650	\$1,900
4:	1	2	2	1	Unfurnished	\$1,625	\$1,625	\$1,900
5:	1	2	2	1	Unfurnished	\$1,650	\$1,650	\$1,900
6:	1	2	2	1	Unfurnished	\$1,825	\$1,825	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3129020015

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





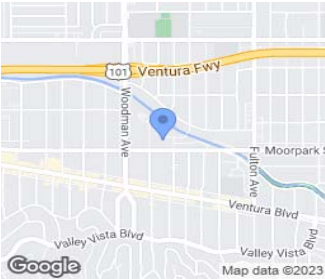
CUSTOMER FULL: Residential Income LISTING ID: OC23176595

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Closed • Commercial/Residential

List / Sold:
\$1,599,900/\$1,560,000 ↓
4 days on the market
Listing ID: SR23177634

13550 Rye St • Sherman Oaks 91423
6 units • \$266,650/unit • 4,186 sqft • 6,205 sqft lot • \$372.67/sqft •
Built in 1956
Major cross streets are Woodman and Moorpark.



We proudly introduce 13550 Rye St, Sherman oaks CA – A clean cut low maintenance investment property. This Apartment building has a great unit mix with 6 units comprised of (4) 2 Beds + 1 Baths & (2) 1 bed + 1 baths. Total building square feet are 4,186 sqft &, the lot size is 6,205 sqft. This property is cost effective with low monthly expenses with no gardener expenses necessary, separately metered for electricity and gas & overall low maintenance characteristics. The Laundry is owner owned and operated which makes roughly \$160 per month for added income. The combined monthly income for the units is \$8,733. The Sherman Oaks neighborhood is known for its high-end residential atmosphere with an affluent resident population, many entertainment options on Ventura Blvd, chic restaurants & lively night life. This building is close to high end shopping malls, entertainment centers, & the 101 & 405 freeways which make it a hot spot for renter desirability. Enjoy low vacancy rates & a long lasting income stream for generations.

Facts & Features

- Sold On 11/17/2023
- Original List Price of \$1,599,900
- 1 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$966 (Estimated)
- Laundry: Common Area
- \$100368 Gross Scheduled Income
- \$88582 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,706
- Electric: \$5,075.00
- Gas: \$584
- Furniture Replacement: \$0
- Trash: \$3,548
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$4,499
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description: LADWP

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$2,000
2:	1	1	1	1	Unfurnished	\$1,240	\$1,240	\$1,800
3:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$2,000
4:	1	2	1	1	Unfurnished	\$1,125	\$1,125	\$2,000
5:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,800
6:	1	2	1	1	Unfurnished	\$1,799	\$1,799	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2360004018

Michael Lembeck

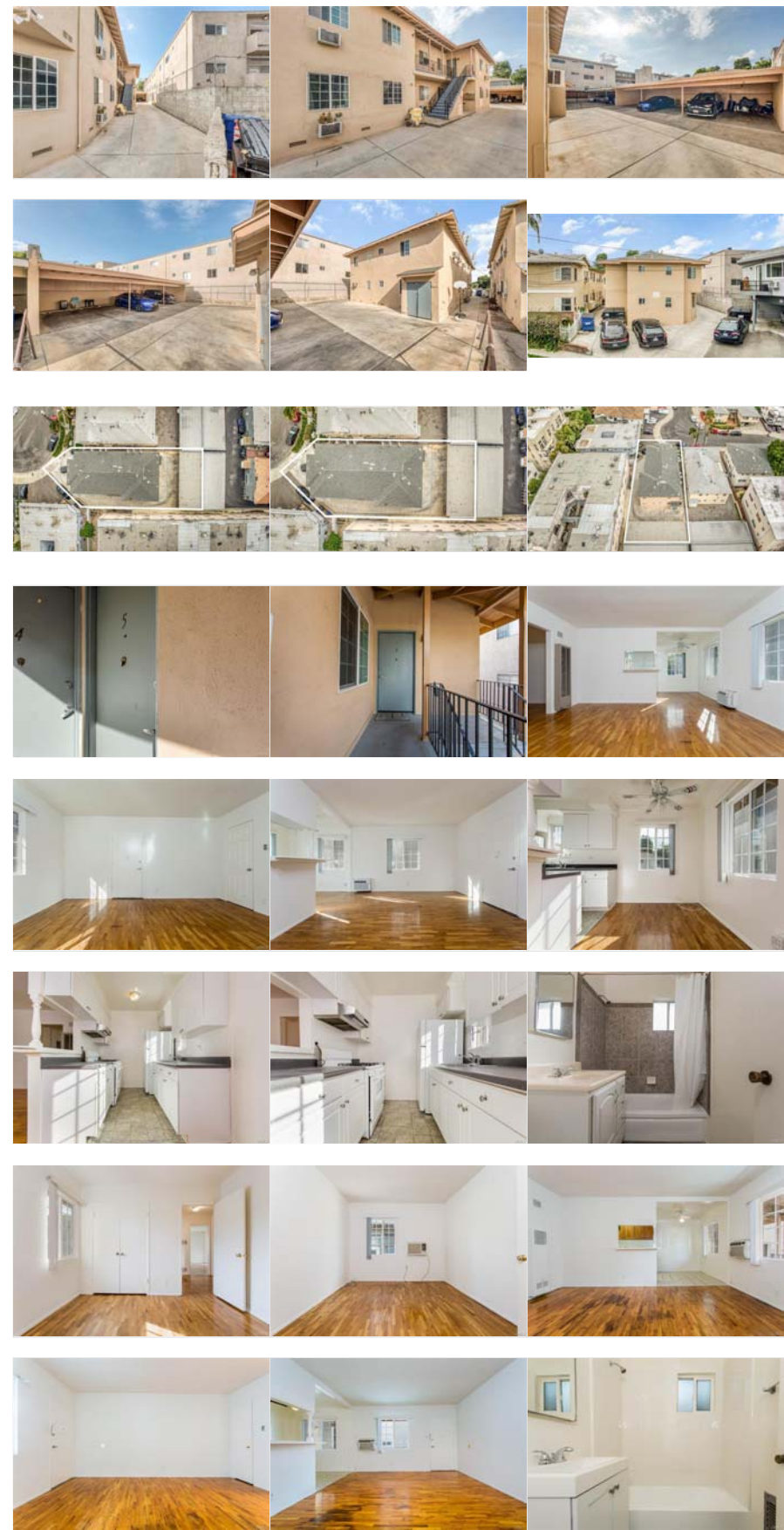
State License #: 01019397
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Re/Max Property Connection

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

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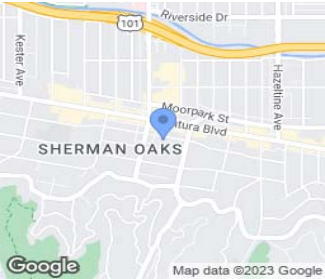
CUSTOMER FULL: Residential Income LISTING ID: SR23177634

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Closed • Apartment

List / Sold:
\$1,695,000/\$1,650,000 ↓
0 days on the market
Listing ID: GD23169975

14446 Dickens St • Sherman Oaks 91423
6 units • \$282,500/unit • 2,348 sqft • 6,777 sqft lot • \$702.73/sqft •
Built in 1938
South of Ventura Blvd, Between Van Nuys and Hazeltine



Specialized Realty proudly presents the sale of 14446 Dickens Street in Sherman Oaks, CA. It is an amazing investment opportunity to acquire a 6-unit trophy asset with future upside centrally located in Sherman Oaks south of Ventura Blvd. The property is subject to RSO (Rent Stabilization Ordinance) and is comprised of an excellent mix of 6 bungalow style units: four (4) studio/1bath and two (2) 1bed/1bath units. Zoned LARD1.5-1, the offering is comprised of 2 separate buildings situated on a 6,802 SF lot with 2,348 SF of gross rentable area and features 2 remodeled studio units and individual meters for gas & electricity. Current gross rents total \$5,314/mo, with a potential projected gross income of \$12,970/mo. This is a tremendous opportunity to acquire a property in a highly affluent and desirable neighborhood for only \$282,500 a door not to mention the potential for future development.

Facts & Features

- Sold On 11/17/2023
- Original List Price of \$1,695,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$918 (Estimated)
- Cap Rate: 4.8
- \$111648 Gross Scheduled Income
- \$81323 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,325
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01275825
- Gardener:
- Licenses:
- Insurance: \$3,175
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,800
- Other Expense: \$1,610
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	1	Unfurnished	\$1,995	\$1,995	\$1,995
2:	1	0	1	1	Unfurnished	\$1,095	\$1,095	\$1,995
3:	1	0	1	1	Unfurnished	\$1,089	\$1,089	\$1,995
4:	1	0	1	1	Unfurnished	\$1,995	\$1,995	\$1,995
5:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$2,495
6:	1	1	1	1	Unfurnished	\$1,180	\$1,180	\$2,495

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2266006024

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: GD23169975

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Closed •

List / Sold:

\$1,449,000/\$1,425,000 ↓

66 days on the market

Listing ID: 23284897

7110 Malabar St • Huntington Park 90255

6 units • \$241,500/unit • 3,521 sqft • 8,680 sqft lot • \$404.71/sqft • Built in 1921

The subject property is located in the City of Huntington Park. The property is situated south of Randolph Street, North of Florence Avenue, West of Pacific Boulevard and East of Santa Fe Avenue.



We are pleased to offer this six unit investment opportunity, located in the City of Huntington Park. The unit mix consists of two 1+1, three 2+1, and one 3+1 units. The investment consists of approximately 3,521 of rentable square feet and is situated on an approximately 8,680 square foot parcel. Recent property upgrades include new exterior paint, new exterior lighting, and new exterior building and unit numbers.. The building amenities include a large parking area with six total spaces, a secured gated entry, and the property is separately metered for both gas & electricity.

Facts & Features

- Sold On 11/17/2023
- Original List Price of \$1,595,000
- 5 Buildings
- Levels: One

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,747	\$1,747	\$2,452
2:	1	3	1		Unfurnished	\$3,378	\$3,378	\$3,400
3:	1	2	1		Unfurnished	\$1,781	\$1,781	\$2,452
4:	1	1	1		Unfurnished	\$1,924	\$1,924	\$1,925
5:	1	1	1		Unfurnished	\$1,924	\$1,924	\$1,925
6:	1	2	1		Unfurnished	\$2,364	\$2,364	\$2,452
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
 - Los Angeles County
 - Parcel # 6322022013

Michael Lembeck

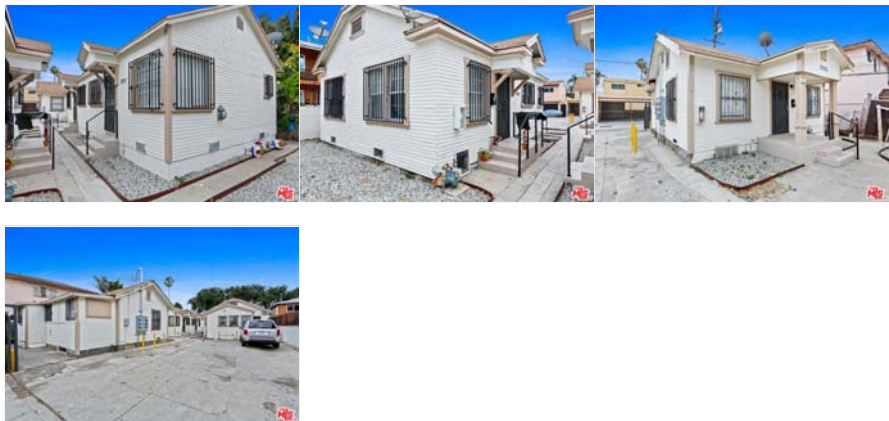
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Commercial/Residential

List / Sold:
\$1,699,000/\$1,625,000 ↓
28 days on the market
Listing ID: OC23172759

7716 California Ave • Huntington Park 90255
7 units • \$242,714/unit • 2,600 sqft • 5,434 sqft lot • \$625.00/sqft •
Built in 1938
On California Street



We are pleased to present this 7-unit building in the city of Huntington Park. The property is on a raised foundation for easy access to maintenance. The property consists of 3 One-bedrooms and 4 Studios all individually metered. All units have been upgraded with luxury flooring, white wood cabinets, and white quartz countertops(See Pictures). The Property is 100% occupied with an annual gross income of \$173,280. The property also has 4 car garage spaces.

Facts & Features

- Sold On 11/14/2023
- Original List Price of \$1,699,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- \$2,234 (Estimated)
- Laundry: In Garage
- Cap Rate: 8.05
- \$173280 Gross Scheduled Income
- \$158080 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,200
- Electric: \$0.00
- Gas: \$5,000
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$2,100	\$2,100	\$2,200
2:	1	1	1	0	Unfurnished	\$2,100	\$2,100	\$2,200
3:	1	0	1	0	Unfurnished	\$1,860	\$1,860	\$1,950
4:	1	0	1	0	Unfurnished	\$1,860	\$1,860	\$1,950
5:	1	0	1	0	Unfurnished	\$1,860	\$1,860	\$1,950
6:	1	0	1	0	Unfurnished	\$1,860	\$1,860	\$1,950
7:	1	1	1	0	Unfurnished	\$2,100	\$2,100	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6214009023

Michael Lembeck

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

Re/Max Property Connection

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

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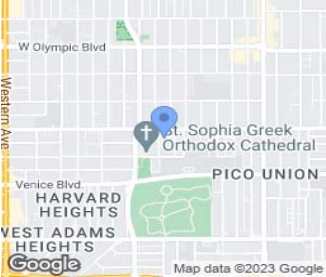
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Closed • Commercial/Residential

List / Sold:
\$3,300,000/\$3,160,000 ↓
223 days on the market
Listing ID: SB22249928

1316 S Mariposa Ave • Los Angeles 90006
20 units • **\$165,000/unit** • **9,840 sqft** • **6,498 sqft lot** • **\$321.14/sqft** •
Built in 1925
Near Pico



Price just reduced \$100,000! 1316 South Mariposa Avenue is a 20 unit apartment complex residing between exciting Koreatown to the North and the popular West Adams neighborhood just blocks to the South. Combining the appreciation of lively Pico-Union area properties with an estimated 22% rental upside will let the buyer take advantage of this attractive investment opportunity. Additionally, there is very attractive assumable financing available at 70% LTV, 3.00% interest, amortizing. Maturity date of 3/1/26. This property features all well-laid out studio apartments averaging just under 500 square feet each (Buyer to verify) with good sized bathrooms, ample closet space, and full kitchens! The units are individually metered for electricity, and the building is master metered for gas. Many of the units have been turned already, allowing the new owner to step into an already-performing investment operating at a current 5% Cap Rate! The common area hallways have also been enhanced. 1316 Mariposa is surrounded by great neighborhoods like Harvard Heights, Pico-Union, and is in close proximity to Koreatown, West Adams, and most of Los Angeles! With a walk score of 90, tenants will be delighted in their ability to accomplish most (if not all) daily errands on foot. In addition, the area is flooded with trendy dining and entertainment options, and Pico Boulevard has an abundance of unique shops and boutiques to explore.

Facts & Features

- Sold On 11/13/2023
- Original List Price of \$3,500,000
- 1 Buildings
- 0 Total parking spaces
- \$1,443 (Estimated)
- Laundry: Common Area
- Cap Rate: 5.39
- \$291879 Gross Scheduled Income
- \$177891 Net Operating Income
- 20 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$108,150
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$108,150
- Other Expense Description: Contact

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	20	0	1	0	Unfurnished	\$24,328	\$24,328	\$29,900

Of Units With:

- Separate Electric: 20
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5075008006

Michael Lembeck

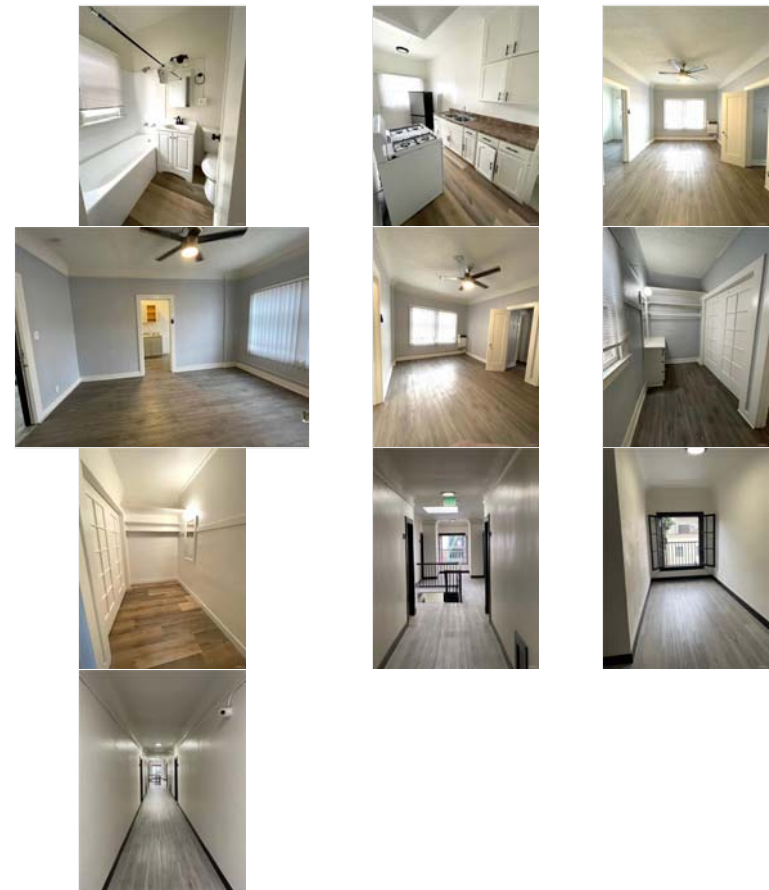
State License #: 01019397
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Re/Max Property Connection

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