

Cross Property Customer 1 Line

	<u>Listing ID</u>	<u>S</u>	<u>St# St Name</u>	<u>City</u>	<u>Area</u>	<u>SLC</u>	<u>Units</u>	<u>GSI</u>	<u>Cap</u>	<u>L/C Price</u>	<u>\$/Sqft</u>	<u>Sqft</u>	<u>YrBuilt</u>	<u>LSqft/Ac</u>	<u>PrvPool</u>	<u>Grg Spcs</u>	<u>Date</u>	<u>DOM/CDOM</u>
1	22197855	S	10052 Tujunga Canyon BLVD	TUJ		STD	2			\$736,000↑	\$481.05	1530	1966	3,360/0.07	N		11/16/22	15/105
2	SB22214953	S	25333 Walnut ST	LOM	121	STD	2	\$48,480		\$777,000↑	\$674.48	1152	1949/ASR	5,366/0.1232	N	2	11/15/22	10/10
3	PF22199218	S	1529 E Elizabeth ST	PAS	646	STD	2	\$0		\$868,000↓	\$645.83	1344	1923/ASR	8,015/0.184	N	0	11/17/22	21/21
4	PF22185349	S	1447 E Elizabeth ST	PAS	646	STD	2	\$0		\$920,000↓	\$477.67	1926	1924/ASR	8,039/0.1846	N	2	11/14/22	22/22
5	CV22173451	S	2557 Paljay AVE	RSMD	651	TRUS	2	\$45,600		\$1,050,000↑	\$410.00	2561	1940/ASR	7,407/0.17	N	0	11/16/22	26/26
6	MB22145500	S	2321 Stockwell ST E	CMP	699	STD	2	\$38,400		\$710,000↓	\$292.06	2431	1910/ASR	6,135/0.1408	N	0	11/14/22	82/82
7	DW22121744	S	1375 E 46th ST	LA	699	STD	2	\$20,400		\$720,000↑	\$399.33	1803	1909/PUB	5,363/0.1231	N	0	11/16/22	79/79
8	WS22166508	S	3156 Fairmount ST	LA	BOYH	STD	2	\$0		\$664,500↓	\$374.37	1775	1950/ASR	5,200/0.1194	N	3	11/17/22	74/74
9	22178407	S	1481 W 25th ST	LA	C16	STD	2			\$1,050,000↓	\$516.99	2031	1922	6,776/0.15			11/18/22	103/103
10	22178373	S	1329 W 29th ST	LA	C16	STD	2			\$1,900,000	\$763.05	2490/AP	1913	4,100/0.09			11/18/22	103/103
11	22185377	S	838 N Citrus AVE	LA	C20	STD	2			\$1,200,000	\$610.38	1966	1925	6,000/0.13		2	11/17/22	50/50
12	22196885	S	2331 Teviot ST	LA	671	STD	2			\$1,760,000↓	\$621.03	2834/A	1961/ASR	7,988/0.18			11/16/22	49/49
13	22167638	S	10402 S MAIN ST	LA	C37	STD	2			\$784,000↓	\$303.76	2581/AP	2002	3,780/0.08	N		11/15/22	77/77
14	22202743	S	1949 Adair ST	LA	C42	STD	2			\$805,350↓	\$240.62	3347/A	1912/ASR	7,192/0.16		2	11/17/22	24/24
15	CV21215931	S	3134 Fairmount ST	CO	CO	PRO	2	\$7,800		\$250,000↓	\$164.26	1522	1922/ASR	5,200/0.1194	N	1	11/15/22	0/0
16	22196027	S	2706 W 36th ST	LA	PHHT	STD	2			\$670,000↓	\$558.33	1200	1923	4,283/0.09			11/15/22	44/44
17	AR22219597	S	2616 S 10th AVE	ARCD	605	STD	3	\$73,800		\$1,500,000↓	\$520.47	2882	1937/ASR	22,651/0.52	N	3	11/14/22	3/3
18	AR22219456	S	1969 Denton AVE	SGAB	654	STD	3	\$0		\$1,250,000	\$507.10	2465	1942/ASR	10,844/0.2489	N	2	11/16/22	8/38
19	WS22221459	S	537 539 W Sierra Madre BLVD	SMAD	656	STD	3	\$103,423		\$1,800,000↑	\$581.96	3093	1986/ASR	11,205/0.2572	N	0	11/18/22	15/15
20	22174075	S	2303 Alta ST	LA	677	STD	3		3	\$720,000↓	\$265.68	2710	1953	8,138/0.18	N		11/15/22	13/13
21	DW22185464	S	534 W 90th ST	LA	699	STD	3	\$40,500		\$680,000↑	\$352.70	1928	1916/PUB	6,960/0.1598	N	0	11/18/22	5/5
22	RS22193450	S	11342 215th ST	LW	699	STD	3	\$74,400		\$1,362,500↓	\$432.40	3151	1953/ASR	17,459/0.4008	N	6	11/18/22	47/47
23	22178331	S	1159 W 29th ST	LA	C16	STD	3			\$5,000,000↑	\$789.89	6330	1906	8,706/0.19			11/18/22	103/103
24	22198847	S	1656 N Alvarado ST	LA	671	STD	3		6	\$1,525,000	\$514.85	2962	1926	7,500/0.17	N	3	11/15/22	21/191
25	22176573	S	1204 W 95th ST	LA	C36	STD	3			\$756,000↓	\$254.03	2976	1925	8,254/0.18		1	11/14/22	102/102
26	SR22199272	S	1808 W 38th PL	LA	PHHT	STD	3	\$90,000		\$831,000↓	\$459.88	1807	1913/ASR	5,171/0.1187	Y	0	11/18/22	27/27
27	22188155	S	5370 Circle DR	SO	SO	STD	3			\$1,375,000↓	\$572.68	2401	1950	5,158/0.11		3	11/16/22	56/56
28	SB22133798	S	23836 Ocean AVE	TORR	129	STD	4	\$64,596		\$1,715,000↓	\$388.89	4410	1964/PUB	6,059/0.1391	N	4	11/18/22	36/36
29	P1-11478	S	205 N Olive AVE	ALH	601	STD	4	\$122,471		\$2,080,000↑	\$451.39	4608	1930/ASR	8,001/0.18	N	4	11/16/22	5/5
30	DW22235511	S	6012 Newlin AVE	WH	670	STD,TRUS	4	\$84,000		\$1,263,000↑	\$316.54	3990	1984/EST	6,993/0.1605	N	2	11/17/22	4/4
31	22178321	S	1137 W 29th ST	LA	C16	STD	4			\$4,300,000↑	\$737.31	5832	1949	8,646/0.19			11/18/22	103/103
32	22178303	S	1151 W 29th ST	LA	C16	STD	4			\$28,500,000↓	\$7,761.44	3672	1927	7,256/0.16			11/18/22	103/103
33	22206777	S	1206 Douglas ST	LA	671	STD	4			\$1,355,000↓	\$443.25	3057	1914	7,500/0.17	N		11/18/22	7/7
34	TR22172610	S	4254 - 425 Peck RD	ELM	619	STD	5	\$124,000	5	\$1,580,000↓	\$371.76	4250	1938/ASR	19,762/0.4537	N	3	11/18/22	88/88
35	P1-11473	S	287 W Grandview AVE	SMAD	656	STD	5	\$134,640		\$3,300,000↑	\$835.87	3948	1934	39,294/0.9	N	4	11/17/22	13/13
36	DW22125043	S	1219 E 84th Street	LA	699	STD	5	\$51,000		\$725,000↓	\$214.50	3380	1947/ASR	8,732/0.2005	N	0	11/17/22	137/137
37	22186981	S	236 Manhattan Ave AVE	HMB	148	STD	6			\$4,500,000	\$850.98	5288/OTH	1970	3,993/0.09			11/18/22	21/21
38	GD22195360	S	2706 2710 Foothill BLVD	LACR	635	STD	6	\$120,080		\$2,075,000↓	\$493.23	4207	1956/ASR	5,764/0.1323	N	3	11/16/22	15/15
39	22176670	S	1128 Larrabee ST	WHO	C03	STD	6		2	\$2,500,000↓	\$296.67	8427	1951	6,976/0.16			11/16/22	11/11
40	SB22157419	S	1130 E 64th ST	LA	C37	STD	6	\$79,488	5	\$950,000↓	\$397.82	2388	2008/ASR	5,121/0.1176	N	0	11/16/22	42/42
41	22175745	S	2370 Portland ST	LA	C42	STD	6		5	\$3,650,000↓	\$510.49	7150	1990	8,875/0.2			11/16/22	83/83
42	PW22213299	S	4926 Santa Ana ST	CUD	T5	STD	6	\$133,980	5	\$1,800,000↓	\$325.14	5536	1957/ASR	20,414/0.4686	N	8	11/17/22	12/12
43	GD22107962	S	7064 Greeley ST	TUJ	659	STD	9	\$300,216		\$4,995,000↓	\$353.75	14120	2022/SLR	11,620/0.2668	N	16	11/16/22	163/244
44	22184953	S	120 S Oxford AVE	LA	C17	STD	9			\$1,830,000↓	\$226.54	8078	1957	7,294/0.16			11/16/22	70/70
45	21730610	S	626 -630 Kingsley DR	LA	C17	PRO	18		7	\$5,500,000↓	\$419.21	13120/A	1987	22,735/0.52			11/18/22	34/34
46	22184347	S	21350 Parthenia ST	CNGA	CP	STD	24		5	\$7,800,000↓	\$374.06	20852	1988	16,545/0.37			11/14/22	24/24
47	22172797	S	7224 HILLSIDE AVE	LA	C03	STD	39		4	\$19,600,000↓	\$409.77	47832	1961	24,459/0.56			11/16/22	43/43
48	CV22217737	S	750 W Bonita AVE	CLAR	683	STD	42	\$908,340		\$13,300,000↑	\$289.07	46010	1963/OTH	85,107/1.9538	N	0	11/15/22	25/25

Closed •

10052 Tujunga Canyon Blvd • Tujunga 91042

2 units • \$349,500/unit • 1,530 sqft • 3,360 sqft lot • \$481.05/sqft •

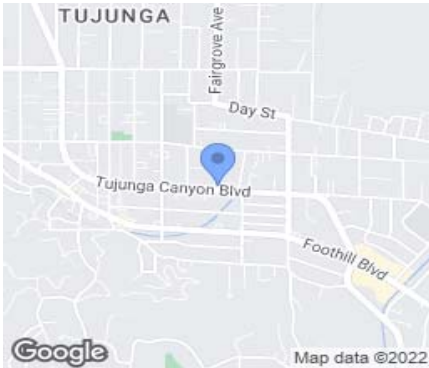
Built in 1966

Google.

List / Sold: \$699,000/\$736,000 ↑

15 days on the market

Listing ID: 22197855



Welcome home to this 1966 built duplex that is located in the beautiful Foothill community of Tujunga; it offers huge upside and is a great opportunity for the right buyer. This two story property rests on a corner lot consisting of over 1,550 sqft of living space and an attached garage. Downstairs boasts a 2 bedroom 2 bath unit with incredible potential and windows though out that can fill each room with natural light there is also a large open kitchen with a centered island and good sized master bedroom. Upstairs offers a large studio with well cared for bathroom and kitchen with freshly painted walls and new carpet. This unit offers a large deck to extend outdoor living space. The structure has a flat roof and well-built structure, there is plenty of potential for expansion of the upstairs unit. In order to verify your possibilities, check with local city building and safety officials. Downstairs garage is also drywalled ready for an ADU or just nice storage/parking spot. Property recently had a new roof installed and property is fully fenced with parking off the main street. Upstairs unit is vacant and downstairs unit tenant has agreed to move out (actively looking and motivated to move out). With RD3 Zoning, two vacant units, and a potential ADU, the perfect owner, user, or investor could find a nice asset to add to their portfolio. Please do not disturb the tenant.

Facts & Features

- Sold On 11/16/2022
- Original List Price of \$699,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace

Interior

Exterior

- Sewer: Septic Type Unknown

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$1,200	\$1,200	\$2,750
2:	2	0	1		Unfurnished	\$0	\$0	\$1,500
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
- Los Angeles County
 - Parcel # 2568004020

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 • Duplex

25333 Walnut St • Lomita 90717

2 units • \$374,500/unit • 1,152 sqft • 5,366 sqft lot • \$674.48/sqft •
Built in 1949

South of Lomita Blvd. West of Western

List / Sold: \$749,000/\$777,000 ↑

10 days on the market

Listing ID: SB22214953



Charming well maintained detached duplex. As you drive down the lengthy driveway you are greeted by several palm trees and lots of green grass. The back unit is a 2 bedroom and 1 bathroom with an attached 2 car garage and a large backyard. The front unit is a 1 bedroom 1 bathroom unit with a large front lawn. There is a long driveway with plenty of room for parking. Washer and dryer hookups in both units. Great for an investor or an owner occupied. Vinyl windows, granite countertop in the front unit, wood laminate flooring, Forced air heater in the back unit.

Facts & Features

- Sold On 11/15/2022
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Central, Forced Air, Wall Furnace
- \$0 (Unknown)
- Laundry: Inside
- \$48480 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Oven, Gas Cooktop, Gas Water Heater, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$804
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$54
- 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	Unfurnished	\$2,300	\$2,300	\$2,800
2:	1	1	1	0	Unfurnished	\$1,740	\$1,740	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 121 - Lomita area
- Los Angeles County
- Parcel # 7375019004

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

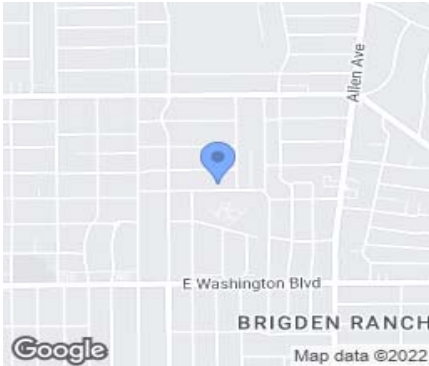
CUSTOMER FULL: Residential Income LISTING ID: SB22214953

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Closed •

1529 E Elizabeth St • Pasadena 91104
2 units • \$447,500/unit • 1,344 sqft • 8,015 sqft lot • \$645.83/sqft •
Built in 1923
East of Hill Ave and North of Washington

List / Sold: **\$895,000/\$868,000** ↓
21 days on the market
Listing ID: PF22199218



On a tree lined street you will find this Spanish style single story duplex with a front porch. Each unit offers 1 bedroom and 1 bathroom/ central air/ recessed lights/ updated kitchens/ laundry rooms. Also built in desk area / stove / granite countertops/ double stainless steel sinks/ recently remodeled kitchen . Large cement pad makes up most of the rear yard. 2 gas and electric meters. Front yard has drought resistant vegetation. Large lot.

Facts & Features

- Sold On 11/17/2022
 - Original List Price of \$1,010,000
 - 1 Buildings
 - 8 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$626 (Estimated)
- Laundry: Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02014153
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5850010024

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PF22199218

Printed: 11/20/2022 4:39:12 AM

Closed •

1447 E Elizabeth St • Pasadena 91104

2 units • \$497,500/unit • 1,926 sqft • 8,039 sqft lot • \$477.67/sqft •

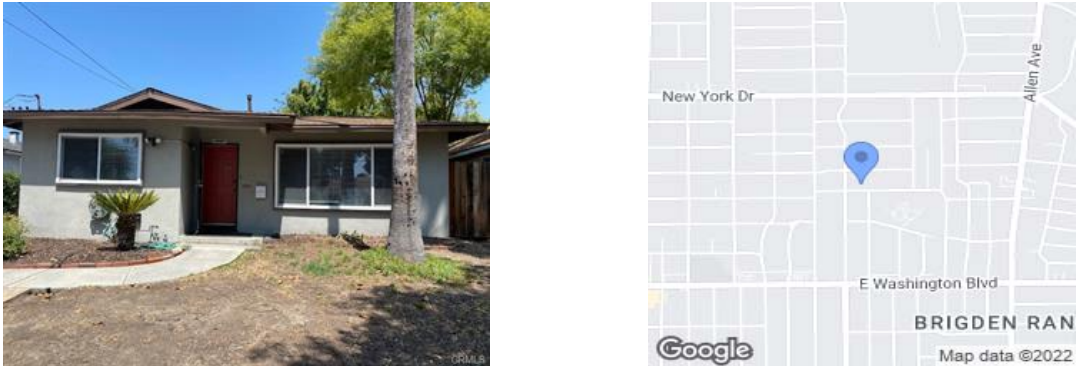
Built in 1924

North of Washington Blvd & East of Hill

List / Sold: \$995,000/\$920,000 ↓

22 days on the market

Listing ID: PF22185349



On a tree lined street sit these two detached homes on a lot. Both are single story. The front home is # 1447. This is a midcentury home with newer windows. Living room with crown molding. Dining area . Two bedrooms and 1 bath. Oversized shower area. Large family room with sliding glass door to access the back patio. Skylight in kitchen. Tiled countertops. Fully equipped with stove/ oven, microwave, refrigerator, dishwasher. The rear house is # 1449. This is a bungalow with charm galore. Original windows, wood floors, lion claw tub & wainscoting. Two bedrooms and one bath. Tiled kitchen countertops. Stove refrigerator and microwave included. Dining area. Living room. There's also a small room that could be used as an office. Dont miss the accessible attic space with skylight Front yard , backyard and side yards. Lots of yard space. Two car detached garage partially partitioned with large laundry room + 2 utility sinks and one toilet-----Great ADU opportunity.

Facts & Features

- Sold On 11/14/2022
 - Original List Price of \$1,175,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central, Gravity
 - \$543 (Estimated)
- Laundry: Common Area, Gas Dryer Hookup, In Garage, Inside, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Living Room, Office
 - Floor: Carpet, Laminate, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator
 - Other Interior Features: Crown Molding, Open Floorplan

Exterior

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

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	1	1	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5850011016

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: PF22185349

Printed: 11/20/2022 4:39:12 AM

List / Sold:

Closed • **Duplex**

\$1,049,900/\$1,050,000 ⬆

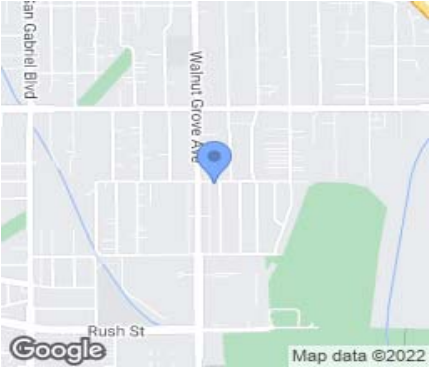
2557 Paljay Ave • Rosemead 91770

2 units • **\$524,950/unit** • **2,561 sqft** • **7,407 sqft lot** • **\$410.00/sqft** • **Built in 1940**

26 days on the market

Listing ID: CV22173451

One block east of Walnut Grove, one block south of Garvey Avenue



2557 Paljay Avenue, a residential duplex situated on approximately 7,407 square feet of land (0.17 acres) in the City of Rosemead. Its unit composition includes one (1) two bedroom/one-bath house measuring approximately 808 sqft in the front, and one (1) two story unit with 4 bedrooms/three-bathrooms in the back. The subject property was built in 1940 and has double pane windows, wood picket fencing, raised brick planters, open concrete patio decking, and partial central A/C. Located just one block east of Walnut Grove Avenue and one block south of Garvey Avenue, the subject property puts residents within walking distance of public transportation, retail centers, and employment hubs, such as Edison International; which is located two blocks south.

Facts & Features

- Sold On 11/16/2022
- Original List Price of \$1,049,900
- 2 Buildings
- Levels: One, Two
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Forced Air
- \$725 (Estimated)
- Laundry: Dryer Included, In Garage, Washer Included
- \$45600 Gross Scheduled Income
- \$36400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate, Vinyl
- Appliances: Gas Range, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,300
- Electric: \$2,400.00
- Gas: \$2,400
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01908329
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	6	5	0	Unfurnished	\$22,800	\$22,800	\$45,600

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- 651 - Rosemead/S. San Gabriel area
 - Los Angeles County
 - Parcel # 5282020011

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: CV22173451

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Closed • **Duplex**

2321 Stockwell St E • Compton 90222

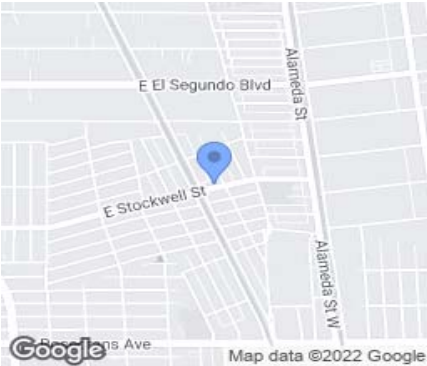
2 units • \$374,450/unit • 2,431 sqft • 6,135 sqft lot • \$292.06/sqft • Built in 1910

Cross Ave Willowbrook Ave S Mona Blvd

List / Sold: **\$748,900/\$710,000** ↓

82 days on the market

Listing ID: MB22145500



!!!!REDUCE PRICE!!!!Location!!!!location, Great Opportunity for a large family, from House 3 Bedrooms 2 Bathrooms. & Laundry room. with own. spacious parking space yard for two cars gated including a 2-car garage as it's at the moment converted as a play's rooms. seller will convert it back at close of escrow if Buyer asks for second Unit it counts with 2 Bedrooms 1 Bathroom, attach laundry hoop ups. very good spacious living room, it has own separate entrance. and privacy Buyer to do their own diligence to satisfied themselves with property. TITLE IT SHOWS 1656 SQFT 2 BEEDROOMS 1 BATH THERE IS PREVIOUS RECORDS OF SOME ADDITIONS ON FROM UNIT units are very close from fwy 105 and 710 including main stores

Facts & Features

- Sold On 11/14/2022
 - Original List Price of \$790,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$5,688 (Estimated)
- Laundry: Individual Room
 - \$38400 Gross Scheduled Income
 - \$37970 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$430
 - Electric: \$120.00
 - Gas: \$110
 - Furniture Replacement:
 - Trash: \$80
 - Cable TV: 01368364
 - Gardener:
 - Licenses:
- Insurance: \$900
 - Maintenance: \$100
 - 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	3	2	0	Unfurnished	\$2,000	\$2,000	\$0
2:	2	2	1	0	Unfurnished	\$1,200		

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6154010013

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: MB22145500

Printed: 11/20/2022 4:39:12 AM

Closed •

1375 E 46th St • Los Angeles 90011

**2 units • \$350,000/unit • 1,803 sqft • 5,363 sqft lot • \$399.33/sqft •
Built in 1909**

10 fwy east exit on Central, head south, make a left on 46th Street

List / Sold: **\$700,000/\$720,000** ↑

79 days on the market

Listing ID: DW22121744



Drive By ONLY! Do not disturb tenants. This great ready to move in duplex features a large three bedroom one bath house in the front, open floor plan, solar panels, indoor laundry room. The back house has one bedroom one bath freshly painted. This is perfect for that growing family or a rental opportunity. The attic has it's own private entrance through the side of the house, it is a large space with lots of potential. Solar panels are PAID off! Other amenities include plenty of parking for multiple cars. Located near highways, restaurants, shops, and public transportation, stadiums, Downtown LA.

Facts & Features

- Sold On 11/16/2022
- Original List Price of \$700,000
- 2 Buildings
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$306 (Estimated)
- Laundry: Inside
- \$20400 Gross Scheduled Income
- \$17304 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile, Vinyl, Wood
- Appliances: Gas Range
- Other Interior Features: Open Floorplan, Tile Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,096
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$540
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$1,176
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$480
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$2,600
2:	1	1	1		Unfurnished	\$1,700	\$1,700	\$1,700

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5107006029

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: DW22121744

Printed: 11/20/2022 4:39:12 AM

Closed •

3156 Fairmount St • Los Angeles 90063

2 units • \$332,250/unit • 1,775 sqft • 5,200 sqft lot • \$374.37/sqft •
Built in 1950

s of evergreen ave

List / Sold: \$664,500/\$664,500 ↓

74 days on the market

Listing ID: WS22166508



well maintained duplex in East Los Angeles, property contain front unit has 3 bedrooms 1 full bath & back unit has 2 bedrooms 1 full bath, detached 3 car garage an a attached storage room, long driveway with an space for 2 more cars, property is fenced all around, seller maintain this property in a nice clean condition, long term tenants they pay on time, first time buyers or investors this is the property that you are looking to purchase, drive by only, do not bother tenants please!!!
SELLER WILL CREDIT RELOCATION FEES FOR BOTH UNITS!!!!

Facts & Features

- Sold On 11/17/2022
- Original List Price of \$749,555
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$375 (Estimated)
- 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: \$0
- Electric: \$0.00
- Gas: \$0
- 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	1	2	Unfurnished	\$930	\$930	\$0
2:	1	2	1	1	Unfurnished	\$850	\$850	\$0

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5178005013

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

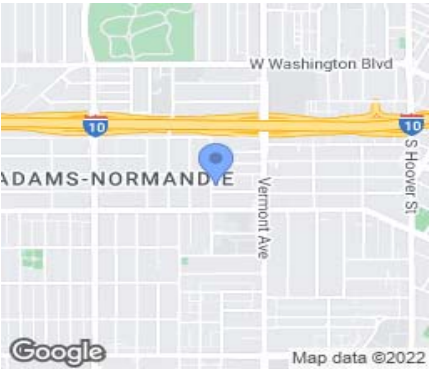
CUSTOMER FULL: Residential Income LISTING ID: WS22166508

Printed: 11/20/2022 4:39:12 AM

Closed •

1481 W 25th St • Los Angeles 90007
2 units • \$700,000/unit • 2,031 sqft • 6,776 sqft lot • \$516.99/sqft •
Built in 1922
11 total properties Adjacent to USC and North of the Campus & Village

List / Sold:
\$1,400,000/\$1,050,000 ↓
103 days on the market
Listing ID: 22178407



We are pleased to present the opportunity to acquire The 29TH Street Portfolio, an eleven (11) building, 110-Bedroom, Student Housing Portfolio, walking distance to the University of Southern California (USC). Consisting of 11 separate structures, The 29TH Street Portfolio provides investors the opportunity to acquire a sizable presence in one of the most desirable infill student housing markets in the United States. Additionally, while the properties have been well maintained under current ownership, they are well suited for common area upgrades and interior unit remodeling/ updates that will further increase cashflow and returns. Combined with parental guarantees on leases and occupancy levels routinely achieving 100% for the school year, the asset represents a low-risk investment that is poised for continued growth and excellent operating fundamentals. The investment is 100% occupied with USC students, and fully leased for the 2022-2023 year perfectly positioned to benefit from the enrollment growth in an under-supplied student housing market. The following properties are being sold together as a portfolio sale: 1137 W. 29th Street, LA 90007, 1151 W. 29th Street, LA 90007, 1159 W. 29th Street, LA 90007, 1173 W. 29th Street, LA 90007, 1179 W. 29th Street, LA 90007, 1329 W. 29th Street, LA 90007, 2830 Menlo Ave, LA 90007, 1358 W. 29th Street, LA 90007, 1360 W. 29th Street, LA 90007, 1535 W. 30th Street, LA 90007, 1481 W. 25th Street, LA 90007.

Facts & Features

- Sold On 11/18/2022
 - Original List Price of \$1,400,000
 - 1 Buildings
- \$41832 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$13,944
 - 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	3	1		Unfurnished	\$2,622	\$2,622	\$3,000
2:	1	3	1		Unfurnished	\$2,026	\$2,026	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5054026018

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: **\$1,900,000/\$1,900,000**

1329 W 29th St • Los Angeles 90007

2 units • \$950,000/unit • 2,490 sqft • 4,100 sqft lot • \$763.05/sqft •

Built in 1913

11 total properties Adjacent to USC and North of the Campus & Village

103 days on the market

Listing ID: 22178373



We are pleased to present the opportunity to acquire The 29TH Street Portfolio, an eleven (11) building, 110-Bedroom, Student Housing Portfolio, located in the highly desirable DPS Patrol Zone, and walking distance to the University of Southern California (USC).Consisting of 11 separate structures, The 29TH Street Portfolio provides investors the opportunity to acquire a sizable presence in one of the most desirable infill student housing markets in the United States. Additionally, while the properties have been well maintained under current ownership, they are well suited for common area upgrades and interior unit remodeling/ updates that will further increase cashflow and returns. Combined with parental guarantees on leases and occupancy levels routinely achieving 100% for the school year, the asset represents a low-risk investment that is poised for continued growth and excellent operating fundamentals. The investment is 100% occupied with USC students, and fully leased for the 2022-2023 year perfectly positioned to benefit from the enrollment growth in an under-supplied student housing market. The following properties are being sold together as a portfolio sale: 1137 W. 29th Street, LA 90007, 1151 W. 29th Street, LA 90007, 1159 W. 29th Street, LA 90007, 1173 W. 29th Street, LA 90007, 1179 W. 29th Street, LA 90007, 1329 W. 29th Street, LA 90007, 2830 Menlo Ave, LA 90007, 1358 W. 29th Street, LA 90007, 1360 W. 29th Street, LA 90007, 1535 W. 30th Street, LA 90007, 1481 W. 25th Street, LA 90007.

Facts & Features

- Sold On 11/18/2022
 - Original List Price of \$1,900,000
 - 1 Buildings
- \$98100 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,700
 - 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	4	2		Unfurnished	\$5,200	\$5,200	\$6,000
2:	1	5	2		Unfurnished	\$5,700	\$5,700	\$6,000
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
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5055008012

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: **\$1,200,000/\$1,200,000**

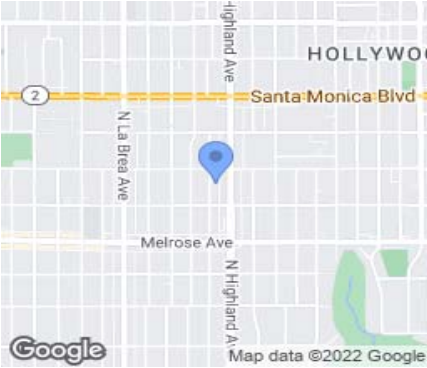
838 N Citrus Ave • Los Angeles 90038

50 days on the market

2 units • \$600,000/unit • 1,966 sqft • 6,000 sqft lot • \$610.38/sqft • Built in 1925

Listing ID: 22185377

Turn right off Willoughby head south on Citrus. Duplex on the left



Developers Dream Located in the highly sought-after Media District neighborhood on a beautiful, tree-lined street just 2 blocks from newly developed Sycamore District shopping and dining; 1 block from Santa Monica Blvd and trendy Melrose Avenue. This traditional side-by-side duplex built in 1925 brings added value with alleyway access to the garage or perhaps ADU *check with the city. A perfect opportunity to build a beautiful two-story townhouse, currently zoned R2. Property is sold As-Is.

Facts & Features

- Sold On 11/17/2022
- Original List Price of \$1,200,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Central
- \$1650 Net Operating Income

Interior

- Floor: Wood

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$1,650
- 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:	2	4	2		Unfurnished	\$1,650	\$1,650	\$1,650
2:								
3:								
4:								

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

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5524003005

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

List / Sold:

Closed •

\$1,795,000/\$1,760,000 ↓

49 days on the market

Listing ID: 22196885

2331 Teviot St • Los Angeles 90039

2 units • \$897,500/unit • 2,834 sqft • 7,988 sqft lot • \$621.03/sqft • Built in 1961

Glendale, to Bancroft, to Teviot



NEW PRICE! Presenting a trophy mid-century duplex in Silver Lake, delivered vacant! Privately situated side-by-side among lush landscaping, each unit offers a spacious and sunny floor plan of approximately 1,400sf with large living room and decorative bricked fireplace, dining area, and kitchen with eat-in area. Two bedrooms with generously sized closets, 1.5 bathrooms, plus hardwood flooring and period details throughout complete the units. Both feature a lovely front and rear entrance. Situated on a slight slope, the property features views of Griffith Park, the Observatory and Hollywood sign. Down the spacious driveway is a 4-car attached carport, shared laundry room, plus lots of storage. The lower part of the lot, under towering trees, offers dining patio, chicken coop, and lots of room for raised bed planters, for those desiring an urban farm life! Off the front unit is a hedged-in and private yard space. Live in one unit, rent the other, or find your ideal tenants and enjoy market-rate rents at this turn-key investment property! A fabulous location, minutes from recreation at the Silver Lake Reservoir and LA River Trail, Whole Foods Market, Silver Lake Wine, Burger Never Say Die, Red Lion, Salazar, and more!

Facts & Features

- Sold On 11/16/2022
- Original List Price of \$1,895,000
- 1 Buildings
- 7 Total parking spaces
- 3 Total carport spaces
- Cooling: Central Air
- Heating: Wall Furnace, Central
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$4,600	\$0	\$4,600
2:	1	2	2		Unfurnished	\$4,250	\$0	\$4,250
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
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5440005014

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: **\$799,000/\$784,000** ↓

77 days on the market

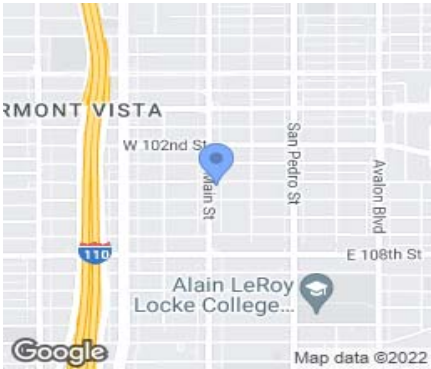
10402 S MAIN St • Los Angeles 90003

2 units • \$399,500/unit • 2,581 sqft • 3,780 sqft lot • \$303.76/sqft •

Built in 2002

Listing ID: 22167638

Exit the 110 on Century Blvd and head east toward Main st. Turn right on S. Main st and after about 2 blocks the property will be on the left.



Property will NOT be delivered vacant. Property will be delivered with tenants in place. We are pleased to offer this townhouse style 2-story duplex in the heart of South Los Angeles. The front unit is a 2-bedroom, 1 bathroom unit with new paint, flooring and blinds throughout. The second unit is 5 bedrooms, 2 bathrooms. The property is not under RSO (Rent Stabilization Ordinance). The interior photos are from a year ago but the property is still in great condition. Please drive by only and do not disturb tenants; they are not aware of sale.

Facts & Features

- Sold On 11/15/2022
- Original List Price of \$799,000
- 1 Buildings
- 1 Total parking spaces
- Heating: Wall Furnace

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2		Unfurnished	\$3,200	\$3,200	\$3,300
2:	1	2	1		Unfurnished	\$1,900	\$1,900	\$2,100
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
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6063017002

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 •

1949 Adair St • Los Angeles 90011

2 units • \$424,500/unit • 3,347 sqft • 7,192 sqft lot • \$240.62/sqft •
Built in 1912

Between Maple and San Pedro , south of Washington

List / Sold: \$849,000/\$805,350 ↓

24 days on the market

Listing ID: 22202743



Two houses on a lot

Facts & Features

- Sold On 11/17/2022
- Original List Price of \$849,000
- 2 Buildings
- 5 Total parking spaces

Interior

Exterior

Annual Expenses

- | | |
|--|---|
| <ul style="list-style-type: none">• Total Operating Expense: \$15,000• Electric:• Gas:• Furniture Replacement:• Trash:• Cable TV: 13252• Gardener:• Licenses: | <ul style="list-style-type: none">• Insurance:• Maintenance:• Workman's Comp:• Professional Management:• Water/Sewer:• Other Expense:• Other Expense Description: |
|--|---|

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2		Unfurnished	\$0	\$0	\$4,000
2:	2	2	1		Unfurnished	\$1,250	\$1,250	\$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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5127003001

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: 22202743

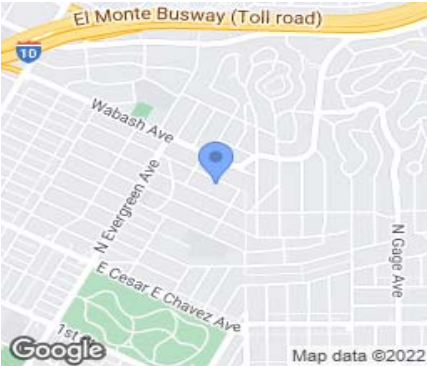
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Closed •

3134 Fairmount St • County - Los Angeles 90063
2 units • \$175,000/unit • 1,522 sqft • 5,200 sqft lot • \$164.26/sqft •
Built in 1922

List / Sold: **\$350,000/\$250,000 ↓**
0 days on the market
Listing ID: CV21215931

10 fwy exit soto go south, left on Wabash, ritht on Evergreen, left on Fairmount



Probate Sale. Great investment opportunity in Boyl Heights area of Los Angeles. Units need lots of work but have great potential with future rental positive income. Front unit 3/1 1026 sq ft w/1 car garage (partial burn down). Second unit 2/1 496 sq ft per Assessors. Buyer and buyer agent to satisfy all info. Property to be sold AS IS. Property in rent control area. Probate court confirmation required. Located minutes of Downtown LA, Cal State LA, freeways and more!

Facts & Features

- Sold On 11/15/2022
- Original List Price of \$350,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$286 (Estimated)
- Laundry: See Remarks
- \$7800 Gross Scheduled Income
- \$21275 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,525
- Electric: \$1,900.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$0	\$0	\$2,000
2:	1	2	1	0	Unfurnished	\$650	\$650	\$1,500

Of Units With:

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

- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale
- Rent Controlled

- CO - Los Angeles (County) area
- Los Angeles County
- Parcel # 5178005010

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: CV21215931

Printed: 11/20/2022 4:39:12 AM

Closed •

2706 W 36th St • Los Angeles 90018

2 units • \$347,500/unit • 1,200 sqft • 4,283 sqft lot • \$558.33/sqft •
Built in 1923

W. of Crenshaw, S of Jefferson

List / Sold: \$695,000/\$670,000 ↓

44 days on the market

Listing ID: 22196027



OPPORTUNITY KNOCKS!!! VACANT DUPLEX FIXER, Spanish style on a nice corner lot located in the historical Jefferson Park area. Each unit contains 1bd1ba with a separate service entry and plenty of outdoor space. Fixer upper with tons of potential and upside. Great opportunity for long-term rental income. Centrally located, just minutes away from USC, DTLA, LA Metro Station, and much more...

Facts & Features

- Sold On 11/15/2022
- Original List Price of \$695,000
- 1 Buildings
- Heating: Wall Furnace

Interior

Exterior

- Lot Features: Front Yard

Annual Expenses

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

Unit Details

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

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5044018001

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

List / Sold:

Closed •

\$1,600,000/\$1,500,000 ↓

3 days on the market

2616 S 10th Ave • Arcadia 91006
3 units • \$533,333/unit • 2,882 sqft • 22,651 sqft lot • \$520.47/sqft •
Built in 1937

Listing ID: AR22219597

South of Duarte Rd, North of Longden on 10th Avenue



INCREDIBLE INVESTMENT OPPORTUNITY! This property has 3 separate single story units on a large 22,651 sq ft lot, 75' x 300'. Each unit has 2 bedrooms/1 bathroom, garage, plenty of additional parking and private fenced yards. Close proximity to mass transit, 210/605 freeways, shopping and dining. Drive-by only. Do not disturb tenants.

Facts & Features

- Sold On 11/14/2022
- Original List Price of \$1,600,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$73800 Gross Scheduled Income
- \$65437 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,363
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,020
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,543
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2		\$2,350		\$2,500
2:	1	2	1	1		\$1,875		\$2,000
3:	1	2	1	1		\$1,925		\$2,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 605 - Arcadia area
- Los Angeles County
- Parcel # 8511003004

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: AR22219597

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Closed •

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

1969 Denton Ave • San Gabriel 91776

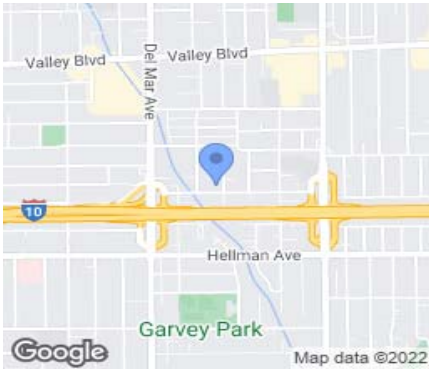
3 units • \$416,667/unit • 2,465 sqft • 10,844 sqft lot • \$507.10/sqft •

Built in 1942

East of Del Mar Blvd/South of Valley Blvd

8 days on the market

Listing ID: AR22219456



This R3 lot has apx 11,000 sf of spacious ground and has three single houses on it. Unit C is move-in ready. Units A and B are in need of work, and it's a great fixer project. Unit A is 3bd/1ba and units B and C each have two bedrooms, one bath, three electric & gas meters, and one water meter. The new buyer can do a fresh start with fixing them up and rent it to the market. Rear house has a two car garage and it is the best of the three. Three side block fencing around for privacy. It is also a good project for developers. Being located in a popular neighborhood of San Gabriel, bordering 3 major commercial blvds., Valley blvd. prime corridor between Del Mar and San Gabriel Blv., with two refined, upscale and stylish Hilton and Sheraton hotels, high end jewelry stores, fashion boutique shops and hundreds of restaurants, a busy town in a very unique pocket neighborhood of its own world. New housing developments are in demand. Townhomes and condominium projects are possible. Please check with the city. See attachment for R3 zone development regulations. First time on the market in 45 years! apx sf for the front house 1100sf, middle house 600sf, rear house 800sf. lot 61 x181.

Facts & Features

- Sold On 11/16/2022
 - Original List Price of \$1,250,000
 - 4 Buildings
 - Levels: One
 - 6 Total parking spaces
 - \$1,010 (Estimated)
- Laundry: Inside
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01908329
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

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
- 654 - San Gabriel area
 - Los Angeles County
 - Parcel # 5370028034

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

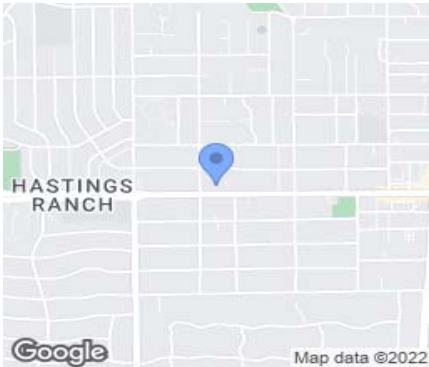
CUSTOMER FULL: Residential Income LISTING ID: AR22219456

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Closed • Triplex

537 539 W Sierra Madre Blvd • Sierra Madre 91024
3 units • \$566,667/unit • 3,093 sqft • 11,205 sqft lot • \$581.96/sqft •
Built in 1986
Michillinda Ave and Sierra Madre

List / Sold:
\$1,700,000/\$1,800,000 ↑
15 days on the market
Listing ID: WS22221459



537-539 Sierra Madre is located within the highly sought- after community of Sierra Madre. The spacious triplex is perfectly situated on a tree-lined street and has amazing panoramic mountain views. Unit one is detached (single family house) features 2 bedrooms 1 bath built in 1949. Unit two and unit three are townhouse style and was built in 1986 with each featuring 2 bedrooms with 1 1/2 baths, total lot size of 11, 205 sq ft. You will be impressed with the newly renovated unit with open living and dining spaces, kitchen featuring granite countertops, and stainless-steel appliances. The living room has brick fireplace and is open to the kitchen and leads to the private backyard. Additional features include a laundry room on the first floor in each unit, wood flooring throughout the main living areas, central HVAC, fenced in private yard, carport parking for each unit plus guest parking. Beautiful, well maintained landscaping, close to downtown Sierra Madre. Lots of possibilities with this property as it could be the perfect income producing property with potential development for ADU's or additions.

Facts & Features

- Sold On 11/18/2022
 - Original List Price of \$1,700,000
 - 3 Buildings
 - 5 Total parking spaces
 - 5 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$0 (Unknown)
- Laundry: Individual Room
 - \$103423 Gross Scheduled Income
 - \$93123 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,300
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$2,100
 - Cable TV: 02117426
 - Gardener:
 - Licenses:
- Insurance: \$1,600
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Partially	\$3,005	\$36,060	\$3,200
2:	1	2	2	2	Partially	\$2,614	\$31,363	\$3,200
3:	1	2	2	2	Partially	\$3,000	\$36,000	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- 656 - Sierra Madre area
 - Los Angeles County
 - Parcel # 5768016012

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: **\$750,000/\$720,000** ↓

2303 Alta St • Los Angeles 90031

13 days on the market

3 units • **\$250,000/unit** • **2,710 sqft** • **8,138 sqft lot** • **\$265.68/sqft** •

Built in 1953

Listing ID: 22174075

The subject property is situated in a quiet Lincoln Heights location, on a corner lot south of North Broadway and west of Lincoln Park Avenue.



We are pleased to present a three (3) unit multifamily property located at 2303 Alta Street in Los Angeles, California. The subject property is situated in a quiet Lincoln Heights location, on a corner lot south of North Broadway and west of Lincoln Park Avenue. Built in 1953, this property contains a great unit mix of one (1) two bedroom / one bathroom unit, one (1) two bedroom / one bathroom unit with a bonus den, and one (1) three bedroom / two bathroom unit. These units are spread across three (3) detached houses on a very large 8,137 square foot corner lot. The tenants currently pay for all utilities. Residents will enjoy the dominant access from the subject property to the commercial corridor on North Broadway. In this pocket tenants will find restaurants, shopping, and other retail amenities. Some of these amenities include Raspados Nayarit, Kailey's, BurgerIM, and Maracas Cafe and Catering. The property also acts as a transportation hub that provides easy access to Downtown Los Angeles within short driving distance, the -110, -5, and -10 freeways. Given the large lot size, the property also features plenty of on-site parking spaces. Situated in a quiet Lincoln Heights location, this offering presents an excellent opportunity for any investor to capitalize on incredible rental upside in a quiet, lush, and serene pocket of Los Angeles.

Facts & Features

- Sold On 11/15/2022
 - Original List Price of \$750,000
 - 3 Buildings
 - Levels: One
 - Heating: Wall Furnace
- Cap Rate: 2.56
 - \$19191 Net Operating Income

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,089
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00530854
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,020	\$1,020	\$2,800
2:	1	2	1		Unfurnished	\$1,050	\$1,050	\$2,300
3:	1	2	1		Unfurnished	\$875	\$875	\$2,150
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
- 677 - Lincoln Hts area
 - Los Angeles County
 - Parcel # 5208030028

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 • Triplex

534 W 90th St • Los Angeles 90044

3 units • \$220,000/unit • 1,928 sqft • 6,960 sqft lot • \$352.70/sqft • Built in 1916

90th and Figueroa

List / Sold: \$660,000/\$680,000 ↑

5 days on the market

Listing ID: DW22185464



DO NOT DISTURB TENANTS. Showings by appointment only! Rare investment opportunity to purchase this triplex in South Los Angeles sitting on a 6,960 SqFt Lot. Three units currently occupied (email or text for details on tenants). None are tied to any leases. Conveniently located to 110 and 105 fwy. Just minutes away from SOFI stadium and LAX. Unit #1 is a 3 Bed, 2 bath thats been divided into 2 units (2bed/1bath & 1 bed/1 bath) tenant occupied, Unit #2 is a studio - tenant occupied, Unit #3 is a 2 bed, 1 bath- tenant occupied. There is also a non-permitted ADU which has a kitchenette and bathroom w/ shower and vacant. Two car ports provide covered parking and a spacious driveway for additional parking.

Facts & Features

- Sold On 11/18/2022
- Original List Price of \$660,000
- 3 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- \$423 (Estimated)
- Laundry: Inside
- \$40500 Gross Scheduled Income
- \$25831 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,669
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$960
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,600
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$660
- Other Expense: \$7,769
- Other Expense Description: Taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished		\$1,225	
2:	1	0	1		Unfurnished		\$675	
3:	1	2	1		Unfurnished		\$875	

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6038007029

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

List / Sold:

Closed • Triplex

\$1,599,000/\$1,362,500 ↓

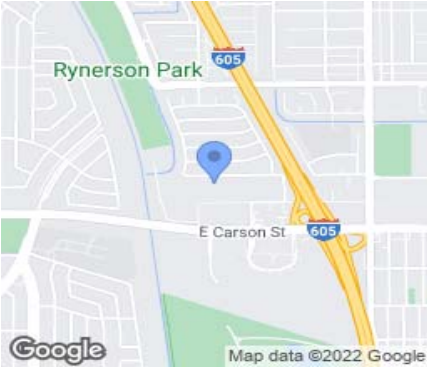
47 days on the market

11342 215th St • Lakewood 90715

3 units • \$533,000/unit • 3,151 sqft • 17,459 sqft lot • \$432.40/sqft • Built in 1953

Listing ID: RS22193450

off of Centralia and Del Amo



Here is a tremendous opportunity to get a giant Lakewood lot to improve upon. City has already said you can build up to NINE units on this lot**** I have posted photos of buildings right along side my triplex to show what is possible at this location****Each house has three bedrooms and one bathroom and the rear house has been recently remodeled****This property is being sold by the family****None of the heirs or owner has ever lived on the property****If you have ever thought of getting into potential wealth of Real Estate this is a way to strike it rich! ***11342, 11344, & 11346 are all three property addresses included in this transaction.*****Property has had price reduced to move quickly so don't miss out****

Facts & Features

- Sold On 11/18/2022
- Original List Price of \$1,799,888
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- \$0 (Unknown)
- Laundry: In Garage
- \$74400 Gross Scheduled Income
- \$72168 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,050
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01787803
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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	3	2	2	Unfurnished	\$1,900	\$22,800	\$2,795
2:	1	3	1	2	Unfurnished	\$2,190	\$26,280	\$2,450
3:	1	3	1	2	Unfurnished	\$2,190	\$26,280	\$2,450

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7060023005

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: RS22193450

Printed: 11/20/2022 4:39:13 AM

Closed •

1159 W 29th St • Los Angeles 90007

3 units • \$1,633,333/unit • 6,330 sqft • 8,706 sqft lot • \$789.89/sqft • Built in 1906

11 total properties Adjacent to USC and North of the Campus & Village



List / Sold:

\$4,900,000/\$5,000,000

103 days on the market

Listing ID: 22178331

We are pleased to present the opportunity to acquire The 29TH Street Portfolio, an eleven (11) building, 110-Bedroom, Student Housing Portfolio, located in the highly desirable DPS Patrol Zone, and walking distance to the University of Southern California (USC).Consisting of 11 separate structures, The 29TH Street Portfolio provides investors the opportunity to acquire a sizable presence in one of the most desirable infill student housing markets in the United States. Additionally, while the properties have been well maintained under current ownership, they are well suited for common area upgrades and interior unit remodeling/ updates that will further increase cashflow and returns. Combined with parental guarantees on leases and occupancy levels routinely achieving 100% for the school year, the asset represents a low-risk investment that is poised for continued growth and excellent operating fundamentals. The investment is 100% occupied with USC students, and fully leased for the 2022-2023 year perfectly positioned to benefit from the enrollment growth in an under-supplied student housing market. The following properties are being sold together as a portfolio sale: 1137 W. 29th Street, LA 90007, 1151 W. 29th Street, LA 90007, 1159 W. 29th Street, LA 90007, 1173 W. 29th Street, LA 90007, 1179 W. 29th Street, LA 90007, 1329 W. 29th Street, LA 90007, 2830 Menlo Ave, LA 90007, 1358 W. 29th Street, LA 90007, 1360 W. 29th Street, LA 90007, 1535 W. 30th Street, LA 90007, 1481 W. 25th Street, LA 90007.

Facts & Features

- Sold On 11/18/2022
 - Original List Price of \$4,900,000
 - 1 Buildings
- \$255150 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$85,050
 - 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	7	4		Unfurnished	\$9,950	\$9,950	\$10,000
2:	1	7	4		Unfurnished	\$9,400	\$9,400	\$10,000
3:	1	6	4		Unfurnished	\$9,000	\$9,000	\$9,500
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
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5055028024

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: \$1,525,000/\$1,525,000

1656 N Alvarado St • Los Angeles 90026

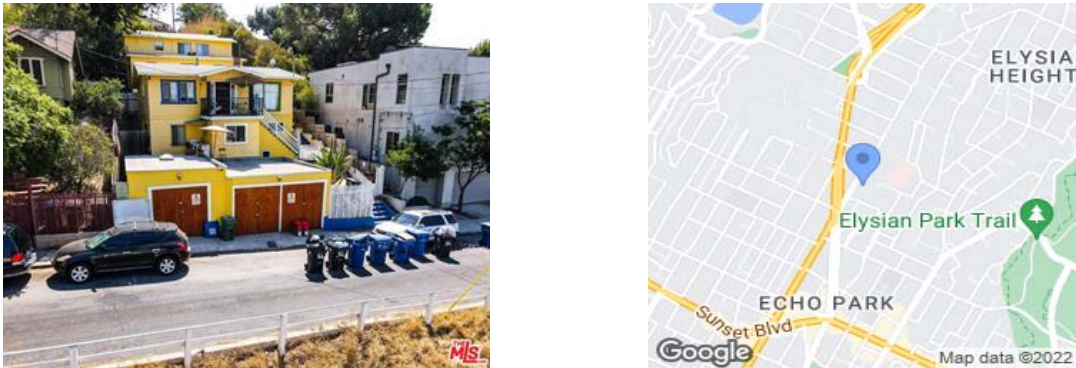
21 days on the market

3 units • \$508,333/unit • 2,962 sqft • 7,500 sqft lot • \$514.85/sqft •

Listing ID: 22198847

Built in 1926

The subject property is situated in a prime Echo Park location, north of Sunset Boulevard and east of Glendale Boulevard.



We are pleased to present a three (3) unit apartment building located at 1656 North Alvarado Street in Los Angeles, California. Situated in a prime Echo Park location, this is one (1) of a three (3) property portfolio which may be sold together or separately. Built in 1926, this property contains an incredible unit mix of one (1) two bedroom / one bathroom unit, one (1) three bedroom / two bathroom unit, and one (1) five bedroom / two bathroom unit. This well-maintained, craftsman style building boasts tons of character, sits on a hillside with incredible views, and has no soft-story retrofit required. Each unit features its own private entrance, in-unit washer/dryers, individual water heaters, & fully separate meters for all utilities. One (1) unit will be delivered vacant. The property recently passed LA Housing SCEP Inspections. Positioned just two (2) blocks away from 1607 Lake Shore Avenue, this large 7,500 SF lot has three (3) garage/storage spaces with potential to convert into ADU units, fresh landscaping, and a large backyard with potential for a ground-up ADU as well. Tenants will love living in a quiet, hillside residential pocket adjacent to the trendiest retail, restaurant, and entertainment amenities available in Los Angeles. Offered as part of a three (3) property Echo Park portfolio, 1656 North Alvarado Street offers an investor very high initial cash flow on a large hillside lot with incredible views and ADU plays.

Facts & Features

- Sold On 11/15/2022
 - Original List Price of \$1,525,000
 - 2 Buildings
 - 3 Total parking spaces
 - Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
 - Cap Rate: 5.87
 - \$89573 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator, Built-In

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$25,081
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00530854
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,850	\$3,850	\$3,850
2:	1	2	1		Unfurnished	\$2,300	\$2,300	\$2,850
3:	1	5	2		Unfurnished	\$3,700	\$3,700	\$4,800

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
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5419001003

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 •

1204 W 95th St • Los Angeles 90044

3 units • \$263,333/unit • 2,976 sqft • 8,254 sqft lot • \$254.03/sqft •
Built in 1925

Between: Normandie Ave and Budlong Ave

List / Sold: \$790,000/\$756,000 ↓

102 days on the market

Listing ID: 22176573



Triplex for sale in South Los Angeles. There are two units with 2 bedroom and 1 bathroom plus a third unit with 1 bedroom, 1 bathroom. The garage has been converted into a studio. Property is on a 8,254-SqFt corner lot. This is a triplex property that is gated and features a lawn and plenty of street parking. One of the 2 bedroom units is owner-occupied and will be delivered vacant at close of escrow. Wonderful opportunity for investor looking to set own rents. Property located across the street from 9th St Elementary School. Easy access to 105th and 110 freeway.

Facts & Features

- Sold On 11/14/2022
- Original List Price of \$900,000
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace

Interior

- Rooms: Living Room
- Floor: Tile, Carpet

Exterior

- Lot Features: Lawn
- Sewer: Unknown

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,000
2:	1	2	1		Unfurnished	\$0	\$1,475	\$2,000
3:	1	1	1		Unfurnished	\$0	\$950	\$1,500

4:	0	0	1	Unfurnished	\$0	\$750	\$750
5:	0	0	0	Unfurnished	\$0	\$0	\$0
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6056011026

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

• Single Family Residence

1808 W 38th Pl • Los Angeles 90062

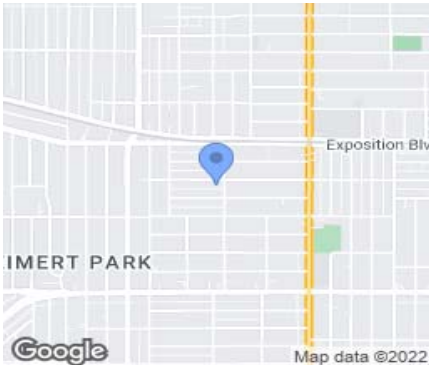
3 units • \$299,667/unit • 1,807 sqft • 5,171 sqft lot • \$459.88/sqft • Built in 1913

Take the I10 head South Western Ave and right on 38th pl.

List / Sold: \$899,000/\$831,000 ↓

27 days on the market

Listing ID: SR22199272



CALLING ALL INVESTORS! This beautifully remodeled 3 unit home is located within one of Los Angeles’ OPPORTUNITY ZONE communities! Whether you're looking to develop a new project or looking to live in one of the updated units and lease the other two units to a potential tenant, well now you have the opportunity to take advantage! Approximately 1807sf total living areas. Each unit was updated starting from 2013 to 2022. Main House Vacant: 2 beds, 1 full bath | Guest house Tenant Occupied: \$2000/M - 1 bed, full kitchen, bathroom, Hollywood vintage soaking tub, ceramic tile floor | Unit #3 Vacant: efficiency unit, full size refrigerator, full bathroom, custom slate floor tile in bathroom, closet armoire system and digital key lock entry. The Main House and the Efficiency unit will be delivered vacant.

Facts & Features

- Sold On 11/18/2022
 - Original List Price of \$899,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$246 (Estimated)
- Laundry: Dryer Included, In Closet, Washer Included
 - \$90000 Gross Scheduled Income
 - \$86760 Net Operating Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

- Rooms: Kitchen
 - Floor: Vinyl
- Appliances: Gas Range, Refrigerator
 - Other Interior Features: Copper Plumbing Full, Quartz Counters, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
 - Security Features: Security System
- Fencing: Excellent Condition
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,240
 - Electric: \$600.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$0
 - 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	2	1		Unfurnished	\$0	\$0	\$3,650
2:	1	1	1		Unfurnished	\$2,000	\$2,000	\$2,000
3:	1	1	1		Unfurnished	\$0	\$0	\$1,650

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5035027038

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: SR22199272

Printed: 11/20/2022 4:39:13 AM

Closed •

List / Sold:

\$1,399,950/\$1,375,000 ↓

56 days on the market

Listing ID: 22188155

5370 Circle Dr • Sherman Oaks 91401

3 units • \$466,650/unit • 2,401 sqft • 5,158 sqft lot • \$572.68/sqft •

Built in 1950

South of Chandler, West of Hazeltine. Sherman Oaks.



SHERMAN OAKS Triplex. 3 Separate Addresses! The possibilities are endless with this 2400 sq ft, 4BR/3 BA TRIPLEX on a 5158 sq ft (LARD1.5) Prime Corner lot! Tree Lined Street. 3 Separate Garages! Well maintained, beautifully manicured. Large Laundry Room. The lower level (5370 Circle Dr) has a dedicated entrance, it is renovated and move in ready, it has 2 Bedrooms (both with walk in closets), 1 Bathroom, central air, a large exclusive outdoor patio, an attached garage and this unit will be delivered Vacant! The Upstairs (5372 & 5374 Circle Dr.) offers two separate units, both are 1Bedroom, 1 Bathroom units. Both units have 3 walls with windows, offering abundant natural light and airflow, and both have air conditioning. Both upper units are currently tenant occupied, both are on month to month leases. Each of the 3 units has a private garage. Plus there is abundant additional parking. Newer double pane windows in 2 of the 3 units, each unit has separate water heaters and there are separate gas & electric meters (plus a "main" electric meter). Great Location! Don't miss this Rare, Well Kept, highly desirable SHERMAN OAKS, South of Chandler, opportunity! Perfect for owner occupant or for an investor or for a developer. Please see the pictures, view the online 3D Virtual Tour, please do not disturb occupants if you drive by. Contact the Listing agent anytime for additional information.

Facts & Features

- Sold On 11/16/2022
 - Original List Price of \$1,499,950
 - 1 Buildings
 - 11 Total parking spaces
 - Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

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

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,000	\$2,000	\$3,500
2:	1	1	1		Unfurnished	\$1,584	\$1,584	\$2,400
3:	1	1	1		Unfurnished	\$1,153	\$1,153	\$2,400
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

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
- SO - Sherman Oaks area
 - Los Angeles County
 - Parcel # 2248014009

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 • **Quadruplex**

23836 Ocean Ave • Torrance 90505

4 units • **\$462,500/unit** • **4,410 sqft** • **6,059 sqft lot** • **\$388.89/sqft** • **Built in 1964**

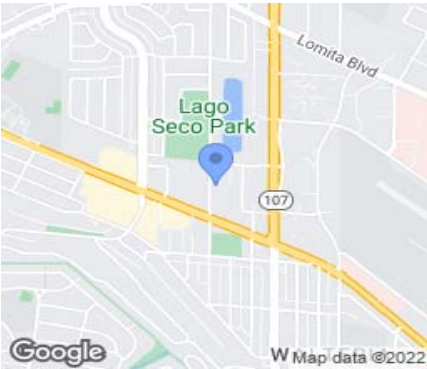
Pacific Coast Highway & Ocean Ave.

List / Sold:

\$1,850,000/\$1,715,000 ↓

36 days on the market

Listing ID: SB22133798



A great opportunity for an astute investor. This offering consists of a front house and three income-producing units in the back. The front house has 3 bedrooms/2 baths The three rear units are composed as follows: two units of 2 bedrooms/ 1 bath; one unit of 2 bedrooms/ 2 baths. All of the units are large. The building is 4,410 sq. ft and sits on 6,083 sq. ft of land. The structure was built 1964. All units are rented and there is plenty of upside potential in rents. A superb investment opportunity to own a quadruplex in a great location in Torrance. The subject property has easy access to Pacific Coast Highway and Hawthorne Blvd. It is situated in a great location - very close to the Lago Seco Park, Walteria Lake, retail strips and shops, restaurants, and other amenities.

Facts & Features

- Sold On 11/18/2022
 - Original List Price of \$1,850,000
 - 1 Buildings
 - Levels: Two
 - 5 Total parking spaces
 - \$0 (Unknown)
- Laundry: Common Area
 - \$64596 Gross Scheduled Income
 - \$43495.7 Net Operating Income
 - 5 electric meters available
 - 0 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,600
 - Electric: \$1,413.80
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$8,252
 - Cable TV: 01879720
 - Gardener:
 - Licenses:
- Insurance: \$4,125
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,820
 - Other Expense: \$2,309
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Furnished	\$1,836	\$1,836	\$3,000
2:	1	2	1	1	Furnished	\$972	\$972	\$2,200

3:	1	2	1	1	Furnished	\$1,100	\$1,100	\$2,200
4:	1	2	2	1	Furnished	\$1,350	\$1,350	\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 129 - South Torrance area
 - Los Angeles County
 - Parcel # 7378012063

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 • **Quadruplex**

205 N Olive Ave • Alhambra 91801

4 units • \$487,500/unit • 4,608 sqft • 8,001 sqft lot • \$451.39/sqft • Built in 1930

South of Huntington Drive, north of Main Street, west of Atlantic



List / Sold:

\$1,950,000/\$2,080,000

5 days on the market

Listing ID: P1-11478

Rarely do you find units as well kept and pristine as these. This 1930 Spanish style quadruplex offers 4-2 bedroom units, 3 of the units with 1 bath, and 1 unit with 1.5 baths. The complex is nestled on a beautiful treelined street in north Alhambra just blocks from South Pasadena. Character and charm in and out, the units have been upgraded and 2 of the units have dishwasher, each unit has range, refrigerator, microwave (except 207 1/2), each unit has its own laundry area with washer and dryer included. All units have original wood floors, French doors from the living room leading to a balcony with a patio set and bar-b-que grill, included. The property is fully and tastefully landscaped, each unit has a 1 car garage plus 1-car parking within the premises. The property is close to shops, restaurants, freeways, and minutes to Pasadena and DTLA.

Facts & Features

- Sold On 11/16/2022
 - Original List Price of \$1,950,000
 - 1 Buildings
 - Levels: Two
 - 8 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Gravity
- Laundry: Inside, Dryer Included, Washer Included, Gas Dryer Hookup
 - \$122471 Gross Scheduled Income
 - \$96855 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Rooms: Living Room, Kitchen, Laundry
 - Floor: Tile, Wood
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator
 - Other Interior Features: Balcony, Unfurnished

Exterior

- Lot Features: Back Yard, Lot 6500-9999, Landscaped
- Fencing: Partial, Wood, Stucco Wall
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,114
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,640
 - Cable TV: 01902322
 - Gardener:
 - Licenses:
- Insurance: \$2,292
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,701
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	1	Unfurnished	\$2,540	\$30,480	\$1
2:		2	1	1	Unfurnished	\$2,595	\$31,140	
3:		2	1	1	Unfurnished	\$2,530	\$30,360	
4:		2	1	1	Unfurnished	\$2,540	\$30,485	
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5338019020

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: P1-11478

Printed: 11/20/2022 4:39:13 AM

List / Sold:

Closed • **Quadruplex**

\$1,250,000/\$1,263,000 ↑

4 days on the market

6012 Newlin Ave • Whittier 90601

4 units • \$312,500/unit • 3,990 sqft • 6,993 sqft lot • \$316.54/sqft • Built in 1984

Listing ID: DW22235511

Beverly Blvd



Beautiful 4 units consisting of a front house 2 bed 1 bath and three 2 beds and 1 bath units. Very well maintained with upgrades that include flooring, carpeting, renovated bathrooms and kitchens with new interior paint. Each unit has it's own 2 car garage in a secured gated entrance. Currently all units are rented and will not be delivered vacant. Units have an attached laundry room with a washer & dryer. Property is in close proximity to Uptown Whittier.

Facts & Features

- Sold On 11/17/2022
- Original List Price of \$1,250,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room, Outside
- \$84000 Gross Scheduled Income
- \$2501.15 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,426
- Electric: \$387.55
- Gas: \$206
- Furniture Replacement:
- Trash: \$1,148
- Cable TV: 01279934
- Gardener:
- Licenses:
- Insurance: \$1,827
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,457
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,000	\$2,000	\$2,000
2:	1	2	1	2	Unfurnished	\$1,600	\$1,600	\$1,600
3:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$1,700
4:	1	2	1	2	Unfurnished	\$1,600	\$1,600	\$1,600

Of Units With:

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

Additional Information

- Standard, Trust sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8135005010

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: DW22235511

Printed: 11/20/2022 4:39:13 AM

Closed •

1137 W 29th St • Los Angeles 90007
4 units • \$1,000,000/unit • 5,832 sqft • 8,646 sqft lot • \$737.31/sqft •
Built in 1949
11 total properties Adjacent to USC and North of the Campus & Village

List / Sold:

\$4,000,000/\$4,300,000 ⬆

103 days on the market

Listing ID: 22178321



We are pleased to present the opportunity to acquire The 29TH Street Portfolio, an eleven (11) building, 110-Bedroom, Student Housing Portfolio, located in the highly desirable DPS Patrol Zone, and walking distance to the University of Southern California (USC).Consisting of 11 separate structures, The 29TH Street Portfolio provides investors the opportunity to acquire a sizable presence in one of the most desirable infill student housing markets in the United States. Additionally, while the properties have been well maintained under current ownership, they are well suited for common area upgrades and interior unit remodeling/ updates that will further increase cashflow and returns. Combined with parental guarantees on leases and occupancy levels routinely achieving 100% for the school year, the asset represents a low-risk investment that is poised for continued growth and excellent operating fundamentals. The investment is 100% occupied with USC students, and fully leased for the 2022-2023 year perfectly positioned to benefit from the enrollment growth in an under-supplied student housing market. The following properties are being sold together as a portfolio sale: 1137 W. 29th Street, LA 90007, 1151 W. 29th Street, LA 90007, 1159 W. 29th Street, LA 90007, 1173 W. 29th Street, LA 90007, 1179 W. 29th Street, LA 90007, 1329 W. 29th Street, LA 90007, 2830 Menlo Ave, LA 90007, 1358 W. 29th Street, LA 90007, 1360 W. 29th Street, LA 90007, 1535 W. 30th Street, LA 90007, 1481 W. 25th Street, LA 90007.

Facts & Features

- Sold On 11/18/2022
 - Original List Price of \$4,000,000
 - 2 Buildings
- \$214200 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$71,400
 - 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	6	3		Unfurnished	\$8,800	\$8,800	\$9,000
2:	1	4	3		Unfurnished	\$5,900	\$5,900	\$6,000
3:	1	3	2		Unfurnished	\$4,700	\$4,700	\$5,000
4:	1	3	2		Unfurnished	\$4,400	\$4,400	\$5,000

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
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5055028041

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 •

1151 W 29th St • Los Angeles 90007
4 units • \$7,375,000/unit • 3,672 sqft • 7,256 sqft lot • \$7761.44/sqft •
Built in 1927
11 total properties Adjacent to USC and North of the Campus & Village

List / Sold:

\$29,500,000/\$28,500,000 ↓

103 days on the market

Listing ID: 22178303



We are pleased to present the opportunity to acquire The 29TH Street Portfolio, an eleven (11) building, 110-Bedroom, Student Housing Portfolio, located in the highly desirable DPS Patrol Zone, and walking distance to the University of Southern California (USC).Consisting of 11 separate structures, The 29TH Street Portfolio provides investors the opportunity to acquire a sizable presence in one of the most desirable infill student housing markets in the United States. Additionally, while the properties have been well maintained under current ownership, they are well suited for common area upgrades and interior unit remodeling/ updates that will further increase cashflow and returns. Combined with parental guarantees on leases and occupancy levels routinely achieving 100% for the school year, the asset represents a low-risk investment that is poised for continued growth and excellent operating fundamentals. The investment is 100% occupied with USC students, and fully leased for the 2022-2023 year perfectly positioned to benefit from the enrollment growth in an under-supplied student housing market. The following properties are being sold together as a portfolio sale: 1137 W. 29th Street, LA 90007, 1151 W. 29th Street, LA 90007, 1159 W. 29th Street, LA 90007, 1173 W. 29th Street, LA 90007, 1179 W. 29th Street, LA 90007, 1329 W. 29th Street, LA 90007, 2830 Menlo Ave, LA 90007, 1358 W. 29th Street, LA 90007, 1360 W. 29th Street, LA 90007, 1535 W. 30th Street, LA 90007, 1481 W. 25th Street, LA 90007.

Facts & Features

- Sold On 11/18/2022
 - Original List Price of \$29,500,000
 - 2 Buildings
- \$105300 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$35,100
 - 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	\$2,400	\$2,400	\$3,000
2:	1	2	1		Unfurnished	\$2,900	\$2,900	\$3,000
3:	1	3	1		Unfurnished	\$3,500	\$3,500	\$4,000
4:	1	2	1		Unfurnished	\$2,900	\$2,900	\$3,000

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
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5055028023

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: 22178303

Printed: 11/20/2022 4:39:13 AM

Closed •

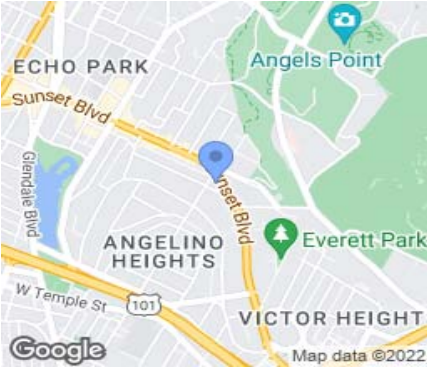
1206 Douglas St • Los Angeles 90026
4 units • \$348,750/unit • 3,057 sqft • 7,500 sqft lot • \$443.25/sqft •
Built in 1914
www.maps.google.com

List / Sold:

\$1,395,000/\$1,355,000 ↓

7 days on the market

Listing ID: 22206777



Charming Echo Park fourplex consisting of four standalone Craftsman bungalows, including a tastefully renovated owner's home with private yard. Located in Angelino Heights HPOZ, this private, gated compound sits on 7,500 square foot lot and is walkable to Echo Park's best shops and trails. The property features four detached units, including a 1,045 sq. ft. 2 bed/1.5 bath main house (delivered vacant) and three 1 bed/1bath units (tenant-occupied). The 2 bed, 1.5 bath owner's home has been completely remodeled with cosmetic and systemic upgrades, perfect for the buyer seeking a chic, move-in ready home with rental income. The owner's unit sits at the rear of the property, surrounded by mature landscaping. Enter past the front porch into your light-filled, open home, with front living room and remodeled, modern kitchen with center island, quartzite countertops and stainless steel appliances. The home features hardwood throughout, and two sizable bedrooms each with walk-in closets. A large laundry room is located in the back of the house and offers ample additional storage space. Outside you will find your private, shaded side yard and substantial storage space below the home. The owner's unit will be delivered vacant at close. The 1 bed, 1 bath rental homes each feature a living room, kitchen, a front porch and an inviting open floor plan. The entire property is subject to Los Angeles City rent control with a combined monthly rent total of \$2,902 (Unit 1: \$937/mo; Unit 2: \$937/mo; Unit 3: \$1,028/mo). Main house is available for showing; tenant-occupied units are available for showing upon the accepted offer. Tenant-occupied units cannot be delivered vacant at close of escrow - please do not disturb the tenants. Street parking only. Ideally located in prime Angelino Heights, the property is walkable to The Douglas, Bacetti, Woodcat Coffee, Button Mash, Bar Flores, Lassens, Tsubaki, Ototo, Elysian Park Hiking Trail, and Echo Park playground. Nearby schools include Elysian Heights Magnet, Citizens of the World Charter School, King Middle School and Downtown Math + Science High School. The Echo Park compound you've been looking for!

Facts & Features

- Sold On 11/18/2022
 - Original List Price of \$1,395,000
 - 4 Buildings
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Rooms: Living Room
- Appliances: Dishwasher, Microwave, Range
 - Other Interior Features: Open Floorplan

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
- Insurance:
 - Maintenance:
 - Workman's Comp:

- Furniture Replacement:
 - Trash:
 - Cable TV: 00899496
 - Gardener:
 - Licenses:
- 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	\$3,250
2:	1	1	1		Unfurnished	\$937	\$937	\$2,000
3:	1	1	1		Unfurnished	\$937	\$937	\$2,000
4:	1	1	1		Unfurnished	\$1,028	\$1,028	\$2,000
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
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5405002024

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

List / Sold:

Closed •

\$1,698,000/\$1,580,000 ↓

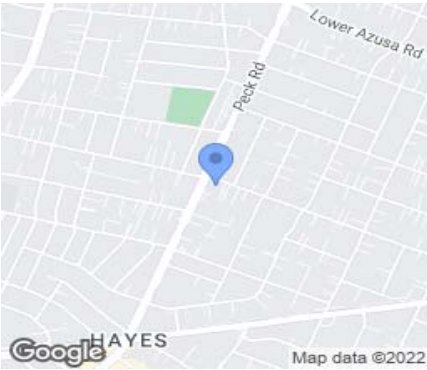
88 days on the market

4254 - 4258 Peck Rd • El Monte 91732

5 units • \$339,600/unit • 4,250 sqft • 19,762 sqft lot • \$371.76/sqft • Built in 1938

Listing ID: TR22172610

North of Basye St, South of Lambert Ave



***EXCELLENT INVESTOR OPPORTUNITY *** Commercial-Residential Mixed Use Property in the City Of El Monte, centrally located with easy access to two retail street front well established businesses, Oasis Saloon and Bike Revolution Bike Store. High Traffic visibility with 70ft retail frontage on Peck Rd. In addition to the Commercial Lease Income there are 3-Residential units, 1-2 bedroom-1 bath unit & 2-1 bedroom-1 bath units, each unit has a detached garage. All residential units are stand alone buildings currently occupied with Below Market Month to Month agreements. The property offers separate parking for both the retail and residential. Current Gross Scheduled Annual Income is \$124,000 with upside potential.

Facts & Features

- Sold On 11/18/2022
- Original List Price of \$1,898,000
- 5 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 4.5
- \$124000 Gross Scheduled Income
- \$86000 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$38,100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,500
- Cable TV: 01522426
- Gardener:
- Licenses:
- Insurance: \$3,900
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	0	0	Unfurnished	\$4,350	\$4,350	\$4,800
2:	1	0	0	0	Unfurnished	\$1,400	\$1,400	\$2,500

3:	1	2	0	1	Unfurnished	\$1,850	\$1,850	\$2,200
4:	1	1	0	1	Unfurnished	\$1,525	\$1,525	\$1,700
5:	1	1	0	1	Unfurnished	\$1,240	\$1,240	\$1,700

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
- 619 - El Monte area
 - Los Angeles County
 - Parcel # 8548012002

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

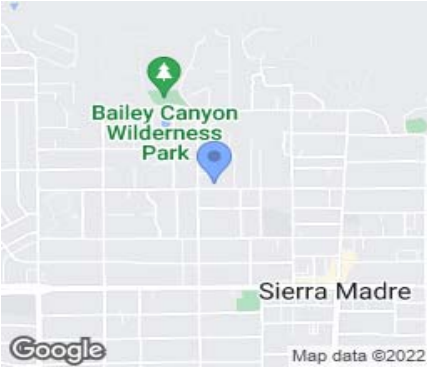
CUSTOMER FULL: Residential Income LISTING ID: TR22172610

Printed: 11/20/2022 4:39:13 AM

Closed •

287 W Grandview Ave • Sierra Madre 91024
5 units • \$640,000/unit • 3,948 sqft • 39,294 sqft lot • \$835.87/sqft •
Built in 1934
North of Highland between Lima and Adams

List / Sold:
\$3,200,000/\$3,300,000 ⬆
13 days on the market
Listing ID: P1-11473



In the same family for three generations, this is a rare opportunity to own one of the city's most charming residential income properties on a lovely, tree studded drive. There are four, free-standing 1934-built cottage bungalows (287, 293, 299, 299.5 W. Grandview) consisting of three 2 bedroom, 1 bath units and one 1 bedroom, 1 bath unit, all on a 23,269 sq. ft. lot, plus a 1958-built single family house with 2 bedrooms and a bath (301 W. Grandview) on its own 16,025 sq. ft. lot. The property has been well maintained and offers possible development potential for ADUs, expansion of the house, or new construction on the expansive house lot. Special features include updated kitchens and baths, in-unit laundry facilities, central air conditioning, and private rear yards (1 bedroom unit offers wall a/c but no private yard), plus partial mountain views in a beautiful residential setting.

Facts & Features

- Sold On 11/17/2022
 - Original List Price of \$3,200,000
 - 5 Buildings
 - 4 Total parking spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Forced Air, Wall Furnace
- Laundry: Individual Room
 - \$134640 Gross Scheduled Income
 - \$75601 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 5 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Refrigerator, Gas Range

Exterior

- Fencing: Partial
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$55,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,800
 - Cable TV: 02014153
 - Gardener:
 - Licenses:
- Insurance: \$3,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 6700
 - Water/Sewer: \$2,500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1	Unfurnished	\$2,465	\$2,465	\$2,850
2:		2	1	1	Unfurnished	\$2,400	\$2,400	\$2,850
3:		2	1	1	Unfurnished	\$2,350	\$2,350	\$2,850
4:		1	1		Unfurnished	\$1,500	\$1,500	\$1,950
5:		1	2	1	Unfurnished	\$2,515	\$2,515	\$3,400

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

Of Units With:

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

Additional Information

- Standard sale
- 656 - Sierra Madre area
 - Los Angeles County
 - Parcel # 5762029010

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 • **Commercial/Residential**

1219 E 84th Street • **Los Angeles 90001**
5 units • **\$179,800/unit** • **3,380 sqft** • **8,732 sqft lot** • **\$214.50/sqft** •
Built in 1947
Hooper Ave and 84th Street

List / Sold: **\$899,000/\$725,000** ↓
137 days on the market
Listing ID: DW22125043



Back on the Market after a Facelift. CALLING ALL INVESTORS BRING YOUR BEST OFFER!!! Great opportunity to invest in Los Angeles! Great upside potential because rents are MONTH TO MONTH and Bumps in rents are due. This is a 2 building parcel that has a total of 5-units on a spacious lot that is 8,732 sf and there are 7 bdrms and 5 baths. Off-street parking. Property is to be sold AS IS, WHERE IS!!! No showings without an accepted offer. DRIVE BY ONLY, PLEASE DO NOT DISTURB TENANTS!! Buyer to perform their own due diligence. ****PLEASE LEAVE A VOICEMAIL AND ALL CALLS WILL BE RETURNED WITHIN 24 HOURS****

Facts & Features

- Sold On 11/17/2022
- Original List Price of \$1,000,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$2,367 (Assessor)
- \$51000 Gross Scheduled Income
- \$31620 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$850	\$850	\$1,695
2:	1	1	1	0	Unfurnished	\$850	\$850	\$1,695
3:	1	1	1	0	Unfurnished	\$850	\$850	\$1,695

4:	1	2	1	0	Unfurnished	\$850	\$850	\$1,895
5:	1	2	1	0	Unfurnished	\$850	\$850	\$1,895

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
- 699 - Not Defined 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

CUSTOMER FULL: Residential Income LISTING ID: DW22125043

Printed: 11/20/2022 4:39:13 AM

Closed •

List / Sold: **\$4,500,000/\$4,500,000**

236 Manhattan Ave Ave • Hermosa Beach 90254

21 days on the market

6 units • \$750,000/unit • 5,288 sqft • 3,993 sqft lot • \$850.98/sqft • Built in 1970

Listing ID: 22186981

North of 2nd St; South of 4th St



236 Manhattan is a two-story, 6-unit apartment building located in Hermosa Beach, CA. Built in 1970, the property boasts a unique mix of (4) One Bedroom units, (1) Two Bedroom unit, and (1) Two Bedroom Townhouse unit. The property has been well maintained and offers tenants individual garage parking. Situated adjacent to the Hermosa Beach Pier, tenants of 236 Manhattan Ave benefit from high-end shopping, dining and entertainment that surrounds the area. There are many nearby coffee shops and eateries in the area. Recent Capital improvements have been made to the exterior. Several of the Units have been Renovated and Upgraded.

Facts & Features

- Sold On 11/18/2022
- Original List Price of \$4,500,000
- 1 Buildings
- \$141806 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$73,825
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$2,494	\$9,975	\$11,400
2:	1	2	2		Unfurnished	\$3,900	\$3,900	\$3,950
3:	1	2	2		Unfurnished	\$4,650	\$4,650	\$4,750
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
- 148 - Hermosa Bch Sand area
 - Los Angeles County
 - Parcel # 4188009044

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

List / Sold:

Closed •

\$2,100,000/\$2,075,000 ↓

15 days on the market

Listing ID: GD22195360

2706 2710 Foothill Blvd • La Crescenta 91214
6 units • \$350,000/unit • 4,207 sqft • 5,764 sqft lot • \$493.23/sqft •
Built in 1956
Ocean View North turn left on Foothill Near Rosemont



RE/MAX Tri-City Commercial is proud to offer 2706-2710 FOOTHILL BLVD. Once in a blue moon opportunity! Ownership has been maintaining this property for the last 30+ years with long tenancy. The property is Commercial space on Foothill Blvd plus 5 units (one 2 bedrooms and four 1 bedroom). The property is Glendale annex (La Crescenta) surrounded by shopping centers, other commercial and apartment buildings, with easy access to nearby Glendale, Burbank, Pasadena, and Los Angeles. I-210 borders La Crescenta to the south, providing fast access to the entire region. The Buyer has opportunity to increase the rents and possible to build a ADU on top of the garages. Seller will not accept all cash offer. Seller needs to carry the whole financing at reasonable and competitive rates for 10 years with about 25% down payment. Buyer will have a better cash flow and will have enough time to increase the rents.

Facts & Features

- Sold On 11/16/2022
 - Original List Price of \$2,100,000
 - 2 Buildings
 - Levels: Multi/Split
 - 3 Total parking spaces
 - \$1,087 (Estimated)
- \$120080 Gross Scheduled Income
 - \$101459 Net Operating Income
 - 6 electric meters available
 - 6 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,972
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$2,076
 - Cable TV: 01038441
 - Gardener:
 - Licenses:
- Insurance: \$2,736
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 3000
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

2:	4	1	0	0	Unfurnished	\$6,275	\$6,275	\$8,000
3:	1	2	0	0	Unfurnished	\$1,695	\$2,150	\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 635 - La Crescenta/Glendale Montrose & Annex area
 - Los Angeles County
 - Parcel # 5801021021

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

List / Sold:

Closed •

\$3,200,000/\$2,500,000 ↓

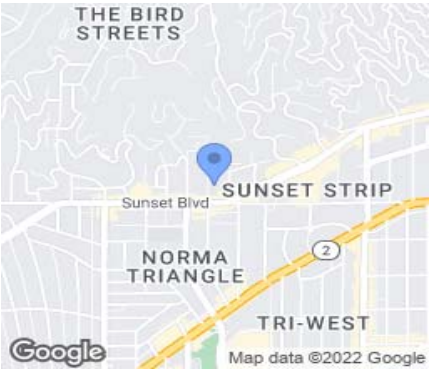
11 days on the market

Listing ID: 22176670

1128 Larrabee St • West Hollywood 90069

6 units • \$533,333/unit • 8,427 sqft • 6,976 sqft lot • \$296.67/sqft • Built in 1951

N of Sunset Blvd, E of San Vicente, West of N La Cienega



LOW LOW RENTS. Over 145% upside potential in existing income. At only \$379/sf, 1128 Larrabee is the lowest price per foot in 90069, Prime West Hollywood. Located right off of the famous Sunset Boulevard, this unique property boasts a desirable unit mix of 6 large units: (1) 3 + 1.5 Townhouse, (3) 2+1.5 Townhouse, (1) 2+1, and (1) 1+1. Seismic Retro Fit is required on the property. Due to the size and prime location of these units a new owner can command much higher than average rental rates. This makes it perfect for a value add and long term investor. Please do not disturb the tenants. All showings will be subject to an accepted offer.

Facts & Features

- Sold On 11/16/2022
- Original List Price of \$3,200,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 2.35
- \$75302 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$68,213
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,307	\$2,307	\$6,550
2:	1	2	1		Unfurnished	\$1,995	\$1,995	\$5,500
3:	1	2	2		Unfurnished	\$1,916	\$1,916	\$4,000
4:	1	1	1		Unfurnished	\$1,575	\$1,575	\$3,000
5:	1	2	1		Unfurnished	\$2,495	\$2,495	\$5,500

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
- C03 - Sunset Strip - Hollywood Hills West area
 - Los Angeles County
 - Parcel # 5560022005

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 •

1130 E 64th St • Los Angeles 90001

6 units • \$162,500/unit • 2,388 sqft • 5,121 sqft lot • \$397.82/sqft •

Built in 2008

Off Central Ave and Gage Ave

List / Sold: \$975,000/\$950,000 ↓

42 days on the market

Listing ID: SB22157419



Completely rebuilt from the studs in 2008, 1130 E 64th St is a stunning value-add 6-unit apartment fit for any investor looking to capitalize on a growing submarket of Los Angeles. The property features new plumbing, electrical, roof and interiors. There are also new tankless water heaters, dual pane windows, stucco and exterior paint. The laundry units are also owned by the landlord. Located in a primarily residential neighborhood, 1130 E 64th brings an investor the opportunity to purchase a low-maintenance, cash flowing asset with over 35% upside in rents available. 1130 E 64th St is located in the 90001 zip code and is priced at a 13.73 GRM and a 4.61% cap rate. 1130 E 64th St has a unit mix of (1) detached 3Bed/1Bath & (5) studio units. This property has the potential to operate at a 10.20% cap rate and 7.67 GRM once units are rented for market. The subject property is walking distance from many local restaurants and grocery markets. 1130 E 64th St is just 5 miles away from both USC and Sofi Stadium.

Facts & Features

- Sold On 11/16/2022
 - Original List Price of \$975,000
 - 2 Buildings
 - 7 Total parking spaces
 - \$2,915 (Estimated)
- Laundry: Inside
 - Cap Rate: 5.41
 - \$79488 Gross Scheduled Income
 - \$52764 Net Operating Income
 - 6 electric meters available
 - 6 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,449
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01333814
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,480	\$1,480	\$2,650
2:	1	0	1	0	Unfurnished	\$792	\$792	\$1,500
3:	1	0	1	0	Unfurnished	\$1,500	\$1,500	\$1,500
4:	1	0	1	0	Unfurnished	\$1,250	\$1,250	\$1,500
5:	1	0	1	0	Unfurnished	\$781	\$781	\$1,500
6:	1	0	1	0	Unfurnished	\$689	\$689	\$1,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6010001009

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

List / Sold:

Closed •

\$3,995,000/\$3,650,000 ↓

83 days on the market

Listing ID: 22175745

2370 Portland St • Los Angeles 90007
6 units • \$665,833/unit • 7,150 sqft • 8,875 sqft lot • \$510.49/sqft •
Built in 1990
Hoover St & West Adams- Major Cross Streets



USC STUDENT HOUSING - BUILT IN 1990. This impressive 6-unit student housing multi-family asset is located walking distance to The USC Campus. The property boasts an ideal student housing unit mix of all three-bedroom, 2.5 bath Townhouse-Style units. The students enjoy the comfort of secured entrance, subterranean gated parking and 24/7 DPS Campus Safety Patrol. This investment commands higher than average rents and with the constant student turnover provides consistent annual rent increases. Please do not disturb the tenants. All showings will be subject to an accepted offer.

Facts & Features

- Sold On 11/16/2022
- Original List Price of \$4,400,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Cap Rate: 4.76
- \$190018 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

- Security Features: 24 Hour Security, Automatic Gate, Gated Community

Annual Expenses

- Total Operating Expense: \$98,073
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- 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	\$4,200	\$4,200	\$4,200
2:	1	3	2		Unfurnished	\$4,200	\$4,200	\$4,200
3:	1	3	2		Unfurnished	\$4,200	\$4,200	\$4,200

4:	1	3	2	Unfurnished	\$4,200	\$4,200	\$4,200
5:	1	3	2	Unfurnished	\$4,200	\$4,200	\$4,200
6:	1	3	2	Unfurnished	\$3,450	\$3,450	\$4,200
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
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5124011007

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 •

4926 Santa Ana St • Cudahy 90201

6 units • \$308,333/unit • 5,536 sqft • 20,414 sqft lot • \$325.14/sqft • Built in 1957

Just west of Wilcox



List / Sold:

\$1,850,000/\$1,800,000 ↓

12 days on the market

Listing ID: PW22213299

Young Lewin Advisors is pleased to present 4926 Santa Ana Street, a six-unit single story detached bungalow style multifamily property in the city of Cudahy, CA. The offering has been under professional management for years and is clean and well maintained with solid in place cashflow at a 4.64% cap rate and 13.78 GRM with rents approximately 20% below market. The property sits on a large half acre lot and is in a Qualified Opportunity Zone. The offering consists of a 3 bed/two bath house in the front built in 1929 with an unattached double car garage, four identical 2 bed/1 bath units built in 1957 with attached single car garage, and a 3 bed/1.5 bath unit in the back built in 1983 (buyer to verify)with an attached double car garage. All units are separately metered for gas and electricity. Please note, the back house does not show on the county assessor- but is approximately 976 square feet (buyer to verify).

Facts & Features

- Sold On 11/17/2022
 - Original List Price of \$1,850,000
 - 6 Buildings
 - 8 Total parking spaces
 - \$3,432 (Estimated)
- Laundry: Washer Hookup
 - Cap Rate: 4.62
 - \$133980 Gross Scheduled Income
 - \$85828 Net Operating Income
 - 6 electric meters available
 - 6 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$44,132
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,000
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$3,650
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 6699
 - 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	2	2	Unfurnished	\$2,062	\$2,062	\$2,500
2:	1	2	1	1	Unfurnished	\$1,760	\$1,760	\$2,200
3:	1	2	1	1	Unfurnished	\$1,890	\$1,890	\$2,200
4:	1	2	1	1	Unfurnished	\$1,743	\$1,743	\$2,200
5:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,200
6:	1	3	2	2	Unfurnished	\$1,760	\$1,760	\$2,450

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
 - Los Angeles County
 - Parcel # 6224017026

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 • Single Family Residence

7064 Greeley St • Tujunga 91042

9 units • \$555,000/unit • 14,120 sqft • 11,620 sqft lot • \$353.75/sqft • Built in 2022

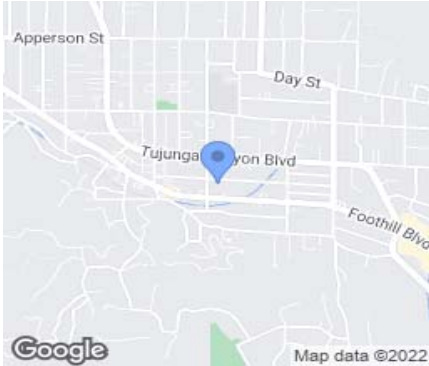
Go North on Pinewood from Foothill Blvd. then Right on Greeley Street property on right side. Cross Streets: Pinewood

List / Sold:

\$4,995,000/\$4,995,000 ↓

163 days on the market

Listing ID: GD22107962



Brand new building built in 2022. One of a kind investment opportunity, brand new 9-unit apartments in prime area of Tujunga, one block north of Foothill Blvd. Close to 210 FWY. Excellent mix of 2 and 3 bedroom units, one unit is a townhome style, all units have washer / dryer, tankless water heater, modern kitchen with sleek Quartz counters, on grade parking, in lobby elevator, no need to worry about maintenance for years to come. Please e-mail for complete OM.

Facts & Features

- Sold On 11/16/2022
 - Original List Price of \$5,400,000
 - 1 Buildings
 - 16 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$211 (Estimated)
- Laundry: Inside
 - \$300216 Gross Scheduled Income
 - \$209932 Net Operating Income
 - 10 electric meters available
 - 9 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
 - Floor: Laminate, Tile
- Appliances: Dishwasher, Free-Standing Range, Gas Oven, Gas Range, Microwave
 - Other Interior Features: Recessed Lighting, Storage

Exterior

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

Annual Expenses

- Total Operating Expense: \$90,284
 - Electric: \$0.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01834856
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,750	\$2,750	\$2,900
2:	1	3	2	2	Unfurnished	\$2,950	\$2,950	\$3,300
3:	1	3	2	2	Unfurnished	\$3,100	\$3,100	\$3,400
4:	1	2	1	0	Unfurnished	\$1,018	\$1,018	\$1,018
5:	1	2	3	2	Unfurnished	\$3,400	\$3,400	\$3,600
6:	1	2	1	2	Unfurnished	\$2,750	\$2,750	\$2,900
7:	1	3	2	2	Unfurnished	\$3,050	\$3,050	\$3,450
8:	1	3	2	2	Unfurnished	\$3,300	\$3,300	\$3,500
9:	1	2	1	2	Unfurnished	\$2,700	\$2,700	\$2,950

Of Units With:

- Separate Electric: 10
 - Gas Meters: 9
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 659 - Sunland/Tujunga area
 - Los Angeles County
 - Parcel # 2568016061

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

List / Sold:

Closed •

\$2,250,000/\$1,830,000 ↓

70 days on the market

Listing ID: 22184953

120 S Oxford Ave • Los Angeles 90004

9 units • \$250,000/unit • 8,078 sqft • 7,294 sqft lot • \$226.54/sqft • Built in 1957

East of Western Ave. & South of Beverly Bl.



Well maintained Korea town apartment. Conveniently located approximately 5 miles from Downtown Los Angeles, and moments away from major public transportation connections, freeways, grocery stores, shopping...

Facts & Features

- Sold On 11/16/2022
- Original List Price of \$2,250,000
- 1 Buildings

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01096925
- 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	\$979	\$979	\$1,700
2:	1	1	1		Unfurnished	\$1,664	\$1,664	\$1,700
3:	1	1	1		Unfurnished	\$1,500	\$1,500	\$1,700
4:	1	2	2		Unfurnished	\$1,642	\$1,642	\$2,000
5:	1	1	1		Unfurnished	\$1,168	\$1,168	\$1,700
6:	1	1	1		Unfurnished	\$1,327	\$1,326	\$1,700
7:	1	1	1		Unfurnished	\$1,424	\$1,424	\$1,700
8:	1	1	1		Unfurnished	\$1,391	\$1,391	\$1,700
9:	1	2	2		Unfurnished	\$1,256	\$1,256	\$2,000
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
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5517009005

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: 22184953

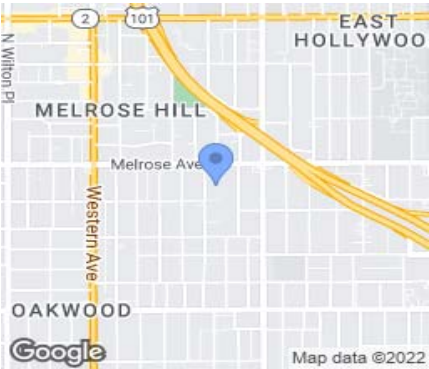
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Closed •

626 -630 N Kingsley Dr • Los Angeles 90004

18 units • \$316,667/unit • 13,120 sqft • 22,735 sqft lot • \$419.21/sqft •
Built in 1987

Between Melrose Ave & Maplewood Ave



List / Sold:
\$5,700,000/\$5,500,000 ↓

34 days on the market

Listing ID: 21730610

626 & 630 N Kingsley Drive, an eighteen unit apartment community portfolio located in the Melrose Hill neighborhood of Los Angeles, adjacent to Koreatown. Originally built in 1987 & 1924, the current owner has owned the building for over 20 years. There will be 13 out of 18 units delivered vacant, the property is perfectly suited for a comprehensive renovation that would allow investors to immediately add value.

Facts & Features

- Sold On 11/18/2022
- Original List Price of \$5,900,000
- 5 Buildings
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Laundry: Community
- Cap Rate: 6.75
- \$384992 Net Operating Income

Interior

- Floor: Bamboo, Laminate, Tile
- Appliances: Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$139,206
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$1,900	\$3,800	\$2,100
2:	13	2	1		Unfurnished	\$2,405	\$31,532	\$2,619
3:	2	3	1		Unfurnished	\$3,300	\$6,600	\$3,300
4:	1	3	2		Unfurnished	\$3,400	\$3,400	\$3,400
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

- Probate Listing sale
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5521007033

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 •

21350 Parthenia St • Canoga Park 91304
24 units • \$333,333/unit • 20,852 sqft • 16,545 sqft lot • \$374.06/sqft •
Built in 1988
On northeast corner of Parthenia Street and Canoga Avenue

List / Sold:
\$8,000,000/\$7,800,000 ↓
24 days on the market
Listing ID: 22184347



We are pleased to present the Sonata Apartment Homes, a well maintained twenty-four (24) unit apartment building located at 21350 Parthenia Street in Canoga Park, CA. Built in 1988, the property is not subject to LA City Rent Control (only subject to California State Rent Control). The building is made up entirely of 2 bed/2 bath units. Units feature central heat/air-conditioning and private balconies (select units). The building features covered parking, interior courtyard, secure gated access and an on-site laundry facility. The 20,852 square foot building sits on a 16,545 square foot lot that is LAR3 zoned. Centrally located in the Western San Fernando Valley, the Sonata Apartment Homes provides residents with excellent accessibility to employment, area amenities, and transportation options. The property is only 3.5 miles north of Warner Center, a major employment center with 10 million square feet of office and industrial space. Major employers in the area include Aerojet/Rocketdyne, Northrop Grumman, Boeing, HealthNet, 21st Century Insurance, Medtronic, Deloitte, Panavision, Farmers Insurance, Anthem, Universal Music Group, and many more. In addition, the Sonata Apartment Homes is walking distance to the Metro Orange Line Nordhoff Station and is in close proximity to the 101 and 118 freeways. The accessibility of the surrounding area has resulted in rental options, such as the Sonata Apartment Homes, becoming an increasingly attractive living option and has continued to fuel rent growth.

Facts & Features

- Sold On 11/14/2022
 - Original List Price of \$8,000,000
 - 1 Buildings
 - Cooling: Central Air
 - Heating: Central
- Cap Rate: 4.63
 - \$370512 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$208,970
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00530854
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	24	2	2		Unfurnished	\$1,989	\$47,746	\$55,200
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- CP - Canoga Park area
 - Los Angeles County
 - Parcel # 2779015040

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: 22184347

Printed: 11/20/2022 4:39:13 AM

List / Sold:

Closed •

\$21,000,000/\$19,600,000 ↓

43 days on the market

Listing ID: 22172797

7224 HILLSIDE Ave • Los Angeles 90046

39 units • \$538,462/unit • 47,832 sqft • 24,459 sqft lot • \$409.77/sqft •
Built in 1961

Between North Fuller Avenue and North La Brea Avenue



The property features 47,832 square feet of gross rentable area, situated on a large 24,459-square foot lot. The 39-unit plus 1 non-conforming unit building is composed of 20 one-bedroom/one-bathroom units, 2 one-bedroom/two-bathroom units, 14 two-bedroom/two-bathroom units, and 3 three-bedroom/two-bathroom units, in addition to 1 two-bedroom/one-bathroom non-conforming unit. The building is well maintained and offers on-site laundry, gym, pool, gated parking and rooftop for tenants to enjoy.

Facts & Features

- Sold On 11/16/2022
- Original List Price of \$21,000,000
- 1 Buildings
- Cap Rate: 3.8
- \$797552 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$529,136
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	20	1	1		Unfurnished	\$2,266	\$45,334	\$57,180
2:	2	1	1		Unfurnished	\$3,165	\$6,330	\$6,395
3:	14	2	2		Unfurnished	\$3,163	\$44,286	\$60,635
4:	1	2	1		Unfurnished	\$1,660	\$1,660	\$2,300
5:	3	3	2		Unfurnished	\$4,465	\$13,396	\$14,385
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
- C03 - Sunset Strip - Hollywood Hills West area
 - Los Angeles County
 - Parcel # 5572031016

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 •

750 W Bonita Ave • Claremont 91711

42 units • \$308,333/unit • 46,010 sqft • 85,107 sqft lot • \$289.07/sqft •
Built in 1963

On the corner of West Bonita Avenue and North Mountain Avenue

List / Sold:

\$12,950,000/\$13,300,000 ↑

25 days on the market

Listing ID: CV22217737



Available: 46,010 SF Lot Size: 85,107 SF Parking: 63 Spaces Sale Price: \$12,950,000 - Significant upside rent potential!!! - 42 unit 2-story apartment building located in highly desirable Claremont, CA - 38 two bedroom apartments (ten townhome style) and 4 three bedroom apartments - Frontage on main thoroughfare of West Bonita Avenue - 3 blocks from Claremont Village - Amenities include a well maintained pool, assigned parking, and laundry facilities on-site - Close Proximity to the 10 and 210 freeways

Facts & Features

- Sold On 11/15/2022
- Original List Price of \$12,950,000
- 7 Buildings
- Levels: Two
- 63 Total parking spaces
- Heating: Forced Air
- \$19,707 (Assessor)
- Laundry: Common Area
- \$908340 Gross Scheduled Income
- \$497637 Net Operating Income
- 43 electric meters available
- 42 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Lot Over 40000 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$387,994
- Electric: \$5,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$10,000
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$14,700
- Maintenance:
- Workman's Comp:
- Professional Management: 35425
- Water/Sewer: \$27,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	28	2	2	0	Unfurnished	\$1,716	\$1,723	\$1,902
2:	10	2	2	0	Unfurnished	\$1,922	\$1,922	\$2,063
3:	4	3	2	0	Unfurnished	\$2,058	\$2,058	\$2,263

Of Units With:

- Separate Electric: 43
- Gas Meters: 42
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 683 - Claremont area
- Los Angeles County
- Parcel # 8313006004

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: CV22217737

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