

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L Sqft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	24435777	S	651 Imogen AVE	LA		STD	2			\$1,550,000	905.37	1712/AP	1908	7,499/0.1722	N		11/22/24	63/63
2	24452429	S	6820 Howoh ST	LA	632	STD	2			\$1,129,000	377.34	2992/A	1971/ASR	5,009/0.115	N		11/20/24	34/34
3	AR24144302	S	643 N Wilson AVE	PAS	646	STD	2	0		\$1,325,000	585.76	2262	1920/PUB	9,365/0.215	N	0	11/19/24	121/121
4	OC24215842	S	1957 Lafayette ST	SGAB	654	STD	2	50,400		\$1,100,000	580.17	1896	1924/PUB	7,483/0.1718	N	4	11/22/24	9/9
5	AR24213980	S	120 Auburn AVE	SMAD	656	STD	2	49,200		\$1,250,000	726.74	1720	1953/ASR	8,411/0.1931	N	2	11/19/24	19/19
6	SB24202619	S	1131 N Hicks AVE	LA	699	TRUS	2	0		\$780,000	430.94	1810	1948/ASR	6,125/0.1406	N	0	11/21/24	9/9
7	PW24203265	S	712 E 120th ST	LA	699	STD	2	0		\$890,000	552.11	1612	1945/ASR	6,783/0.1557	N	2	11/20/24	6/6
8	WS24192464	S	1014 Sentinel AVE	LA	BOYH	STD	2	0		\$840,000	392.16	2142	1926/PUB	4,796/0.1101	N	0	11/20/24	14/14
9	24442717	S	1805 Shell AVE	VEN	C11	STD	2			\$1,405,000	1,003.57	1400/A		4,156/0.0954	N		11/19/24	45/45
10	24416471	S	238 Horizon AVE	VEN	C11	STD	2			\$2,078,000	926.85	2242/E	1913	2,850/0.0654	N		11/21/24	128/128
11	24410217	S	918 10th ST	SM	C14	STD	2			\$2,400,000	646.73	3711	1927	7,526/0.1728	N		11/18/24	55/55
12	24454037	S	5317 Dockweiler PL	LA	C19	STD	2		5	\$1,501,926	731.93	2052	1926	6,403/0.147	N		11/20/24	20/20
13	24449073	S	6032 Eleanor AVE	LA	C20	STD	2			\$1,337,050	557.10	2400/OTH	1913	6,502/0.1493	N		11/18/24	16/16
14	24404615	S	828 N Sycamore AVE	LA	C20	STD	2			\$1,380,000	577.89	2388	1925	7,426/0.1705	N		11/20/24	106/106
15	PV24192989	S	3818 Huron Ave	CULV	C28	STD	2	144,000		\$1,835,000	681.14	2694	1948/SEE	7,511/0.1724	N	2	11/18/24	12/68
16	24418547	S	4038 Rosabell ST	CULV	C28	PRO	2			\$2,025,000	823.17	2460/A	1926/ASR	6,239/0.1432	N	4	11/19/24	113/113
17	24403541	S	1811 W 94th ST	LA	C36	STD	2			\$700,000	434.24	1612	1944	5,557/0.1276	N	2	11/18/24	159/159
18	24413017	S	340 W 119th ST	LA	C37	NOD	2			\$539,000	345.07	1562/D	1921	5,200/0.1194	N		11/20/24	84/84
19	24417040	S	919 E 92nd ST	LA	C37	STD	2			\$600,000	509.34	1178	1962	2,976/0.0683	N		11/19/24	76/76
20	24408575	S	10910 Wilmington AVE	LA	C37	STD	2			\$620,000	415.83	1491	1916	6,504/0.1493	N		11/20/24	135/135
21	MB241218514	S	9309 Avalon BLVD	LA	C37	STD	2	3,400		\$815,000	363.84	2240	2008/ASR	3,045/0.0699	N	2	11/21/24	9/9
22	OC24195360	S	838 E 80th ST	LA	C37	STD	2	103,680	6	\$11,000,000	3,521.13	3124	2016/PUB	5,102/0.1171	N	4	11/20/24	18/18
23	24441417	S	625 E 21st ST	LA	C42	STD	2			\$765,000	264.43	2893	1902	3,878/0.089	N		11/20/24	33/33
24	24452925	S	6019 Converse AVE	LA	C42	STD	2			\$785,000	356.82	2200/E	1921	7,185/0.1649	N		11/20/24	12/12
25	DW24169970	S	1563 E 9th ST	LA	C42	STD	2	0		\$899,900	503.02	1789	1963/ASR	5,562/0.1277	N	0	11/18/24	19/19
26	GD24115709	S	5651 Denny AVE	NHLW	NHO	STD,TRUS	2	69,600		\$1,149,000	482.37	2382	1952/ASR	6,756/0.1551	N	2	11/19/24	111/170
27	SR24170138	S	38903 Rambler AVE	PDL	PLM	STD	2	19,800		\$500,000	282.49	1770	1954/ASR	6,396/0.1468	N	0	11/20/24	29/29
28	DW24146950	S	6611 San Mateo ST #2	PAR	RL	STD,TRUS	2	0		\$715,000	601.85	1188	1948/ASR	6,153/0.1413	N	0	11/20/24	48/48
29	DW24164358	S	1831 152nd St	CMP	RN	STD	2	0		\$400,000	486.62	822	1947/ASR	2,663/0.0611	N	0	11/21/24	0/0
30	24446689	S	4226 Tylunga AVE	STUD	STUD	STD	2		5	\$1,325,000	804.00	1648/A	1947/ASR	5,850/0.1343	N	2	11/19/24	45/45
31	DW24142301	S	2640 Live Oak ST	HNPK	T5	STD	2	0		\$805,000	451.74	1782	1919/ASR	6,113/0.1403	N	2	11/21/24	46/46
32	SR24209758	S	343 E 98th ST	LA	WATT	STD	2	34,704		\$510,000	310.98	1640	1925/ASR	5,076/0.1165	N	0	11/21/24	37/37
33	SB24206132	S	4020 W 137th ST	HAWT	109	STD	3	86,400	4	\$1,299,000	434.16	2992	1960/ASR	8,704/0.1998	N	3	11/22/24	40/40
34	PW24183641	S	5316 Ithaca AVE	LA	621	TRUS	3	48,264		\$780,000	249.12	3131	1940/PUB	4,801/0.1102	N	1	11/22/24	39/39
35	WS24120321	S	7562 Hellman AVE	RSMD	651	STD	3	71,280		\$1,200,000	511.51	2346	1926/ASR	9,104/0.209	N	2	11/20/24	126/126
36	PW24202489	S	10837 Leland AVE	WH	670	STD	3	44,940		\$1,075,000	438.95	2449	1955/ASR	17,920/0.4114	N	3	11/19/24	21/21
37	24435251	S	1806 Carmona AVE	LA	C16	STD	3			\$1,270,000	392.70	3234	1949	5,022/0.1153	N		11/20/24	42/42
38	OC24109002	S	5403 Inglewood BLVD	CULV	C28	TRUS	3	0		\$1,500,000	719.42	2085	1953/ASR	7,375/0.1693	N	3	11/21/24	42/42
39	PW24193682	S	606 W 28th ST	LA	C37	STD	3	39,348		\$599,900	358.79	1672	1920/ASR	7,152/0.1642	N	0	11/21/24	20/20
40	SB24188744	S	15003 S Harvard BLVD	GR	118	STD	4	93,600	4	\$1,650,000	299.08	5517	1989/ASR	6,660/0.1529	N	8	11/18/24	7/7
41	SB24144986	S	902 Island	WILM	195	STD	4	0		\$700,000	238.42	2936	1953/ASR	7,502/0.1722	N	3	11/20/24	63/63
42	SR24108885	S	1618 Front ST	ALH	601	STD	4	54,000		\$1,280,000	455.52	2810	1954/ASR	8,167/0.1875	N	4	11/19/24	131/131
43	PL-16860	S	309 N Palm AVE	ALH	601	STD	4	86,628	4	\$1,320,000	300.27	4396	1931/ASR	7,604/0.1746	N	5	11/19/24	249/249
44	GD24090038	S	5910 Monte Vista ST	HDPK	632	STD,TRUS	4	99,600		\$1,125,000	429.23	2621	1905/PUB	7,314/0.1679	N	1	11/19/24	143/143
45	PW24157773	S	912 W 3rd ST	POM	687	STD	4	52,032		\$600,000	307.69	1950	1929/ASR	6,786/0.1558	N	0	11/22/24	66/66
46	24447725	S	843 Westbourne DR	WHO	C10	STD	4			\$2,250,000	694.44	3240	1939	6,646/0.1526	N		11/22/24	42/42
47	24444365	S	11708 Birch AVE	HAWT	108	STD	5			\$1,350,000	281.78	4791/A	1962/ASR	6,388/0.1466	N		11/19/24	21/21
48	PW24118738	S	1158 W 37th ST	LA	C34	STD	5	312,060	6	\$3,700,000	569.23	6500	1903/ASR	7,249/0.1664	N	0	11/20/24	139/139
49	SB24199767	S	7317 Richfield ST #5	PAR	RL	STD	5	114,264		\$1,650,000	357.14	4620	1962/ASR	18,407/0.4226	N	0	11/18/24	22/22
50	24446621	S	14026 Yukon AVE	HAWT	110	STD	6			\$1,250,000	209.87	5956/E	1963/EST	19,507/0.4478	N	6	11/21/24	52/52
51	CV24210917	S	821 W Hellman AVE	ALH	601	TRUS	6	2,050	5	\$2,380,000	972.62	2447	1952/PUB	7,824/0.1796	N	6	11/18/24	12/12
52	SR24175111	S	14112 Gilmore ST	VNS	VN	STD	6	77,028	3	\$1,040,000	247.62	4200	1956/ASR	7,503/0.1722	N	0	11/19/24	28/28
53	OC24128681	S	701 S Grevillea AVE	ING	102	STD,TRUS	7	106,680	3	\$1,500,000	185.14	8102	1963/PUB	9,592/0.2202	N	0	11/22/24	93/93
54	SB24185401	S	850 Centinela AVE	ING	101	STD	8	176,602	5	\$2,225,000	380.73	5844	1955/ASR	11,953/0.2744	N	8	11/21/24	13/13
55	24418877	S	1613 Hillhurst AVE	LA	637	STD	8			\$2,100,000	475.33	4418	1952	7,329/0.1683	N		11/18/24	117/117
56	24388373	S	1409 Arlington AVE	LA	C16	STD	9			\$1,460,000	251.85	5797/A	1964/ASR	6,825/0.1567	N		11/19/24	198/198
57	24405477	S	5631 Sultana AVE	TMPL	661	STD	10			\$3,775,000	491.15	7686	1962	22,320/0.5124	N		11/22/24	100/100
58	24376837	S	11920 Montana AVE	LA	C06	STD	10		6	\$5,140,000	388.10	13244/A	1963/ASR	9,218/0.2116	N		11/18/24	206/206
59	24398247	S	125 N Broadway	REDO	157	STD	20			\$4,910,000	745.75	6584	1924	7,114/0.1633	N		11/21/24	144/144
60	PW24168324	S	1620 E Maple AVE	ES	141	STD	23	524,000	4	\$6,900,000	507.05	13608	1960/ASR	27,924/0.641	Y	0	11/18/24	15/15

Closed •

651 Imogen Ave • Los Angeles 90026
2 units • \$749,000/unit • 1,712 sqft • 7,499 sqft lot • \$905.37/sqft •
Built in 1908
Google Maps

List / Sold:
\$1,498,000/\$1,550,000 ⬆
63 days on the market
Listing ID: 24435777



Have you seen this absolute UNICORN? Buying a home in Silver Lake with an income earning unit attached is the dream. Location, vibes, high walk score, and the ability to offset your mortgage with rent is the golden ticket rarely found in this city. Who needs a lower rate when you have a tenant paying a huge chunk of your mortgage? This home is turnkey and handled with the greatest of care - With remodeled bathrooms, a finished basement/studio, upgraded foundation, smart locks and smart thermostats. The basement/studio is a perfect flex space for a multitude of artistic and work purposes. Dream of opening a small pilates studio? Done. Want to have a music studio? Done. What about your dream work space "away" from your home so you can focus on those important meetings? Done. The world is your oyster. These units also come with a ton of lush and verdant yard space, a treat rarely experienced when there are two units. Plenty of space for BBQ's and lounging in the summer Silver Lake sun. If you haven't had the opportunity to see this one, come and give yourself the gift of homeownership for the holidays!

Facts & Features

- Sold On 11/22/2024
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Individual Room, Washer Included

Interior

- Rooms: Basement, Living Room
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Gas Oven, Refrigerator

Exterior

- Lot Features: Landscaped, Lawn
- Security Features: Gated Community
- Sewer: Sewer Paid

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	\$0	\$0	\$5,000
2:	1	1	1		Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Los Angeles County
- Parcel # 5401001010

Michael Lembeck

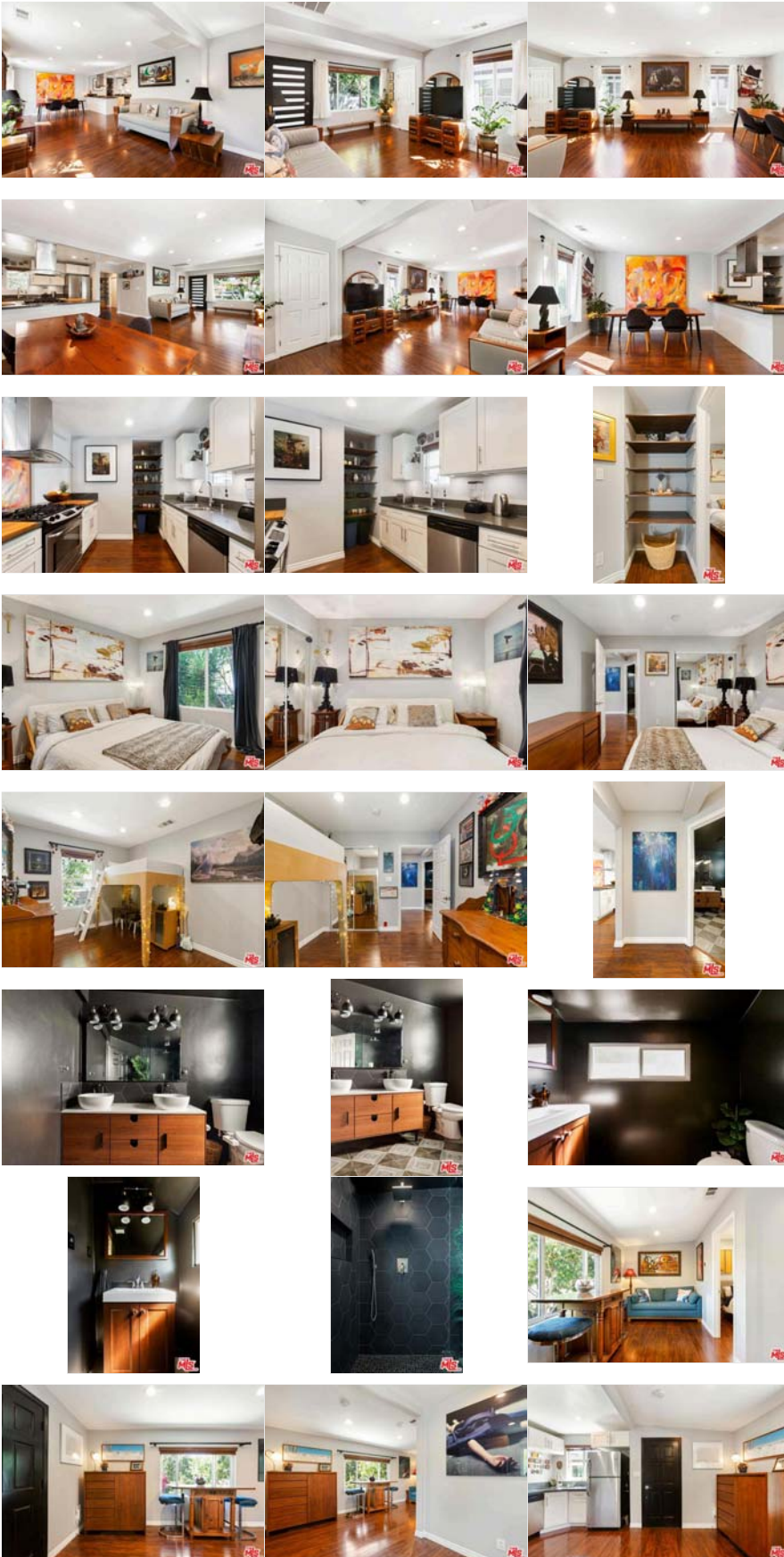
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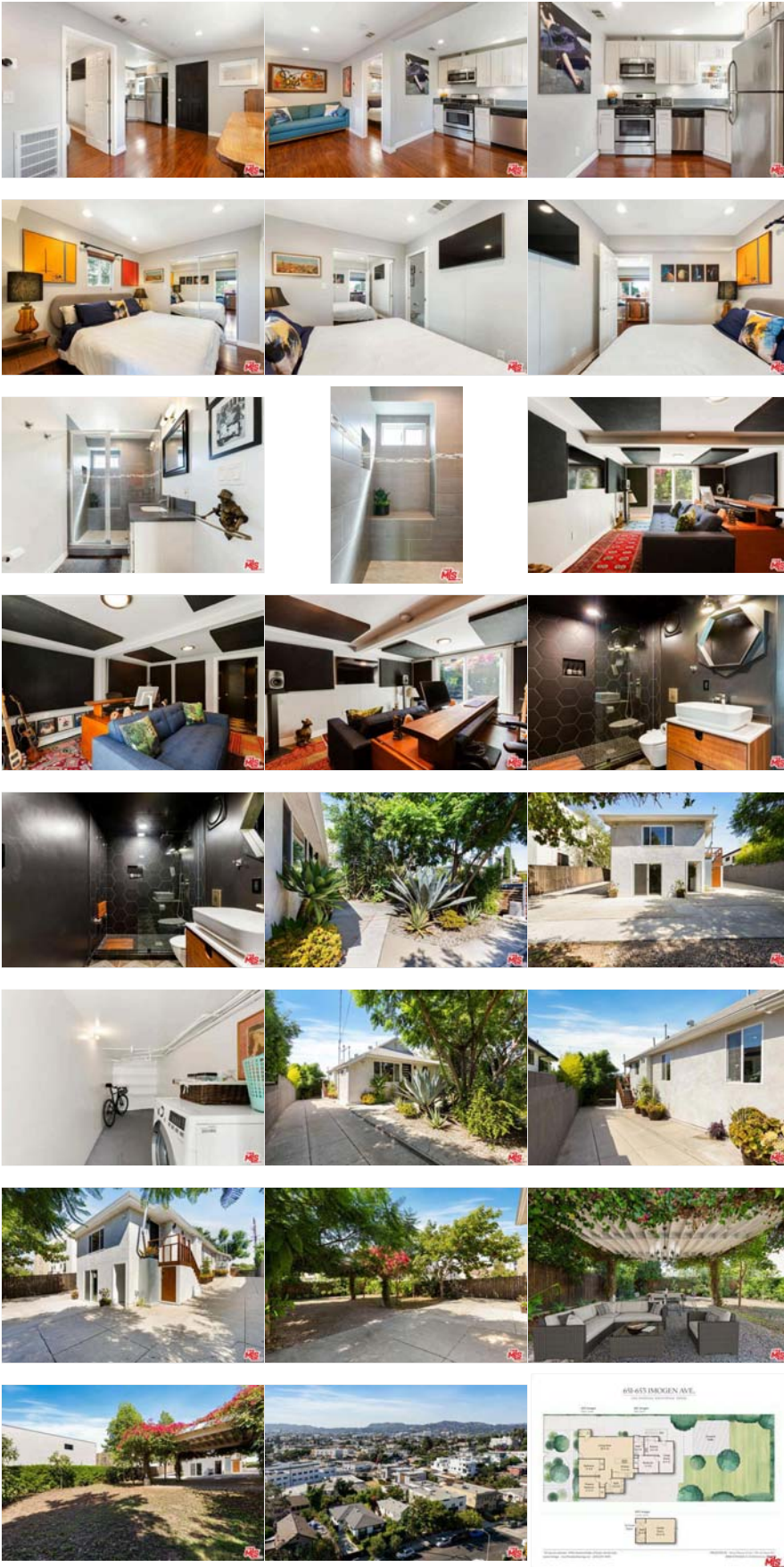
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Newport Beach, 92660

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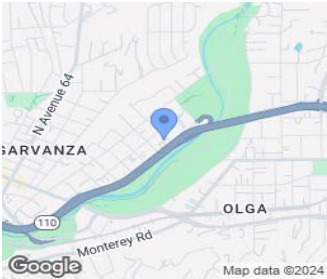
CUSTOMER FULL: Residential Income LISTING ID: 24435777

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Closed •

6820 Hough St • Los Angeles 90042
2 units • **\$539,500/unit** • **2,992 sqft** • **5,009 sqft lot** • **\$377.34/sqft** •
Built in 1971
Google maps.

List / Sold:
\$1,079,000/\$1,129,000 
34 days on the market
Listing ID: 24452429



First time ever on the market, this timeless 8 bed + 4 bath duplex, imagined and built by AIA architect Ralph Contreras in 1971. The rear unit, 6820, was completely remodeled, top to bottom, keeping the Mid-Century design elements. Enter the first floor of the residence to a light-dappled living space, including the first bedroom, perfect for an office, or studio space, and a tiled 3/4 bath, as well as a dedicated laundry area. The kitchen, is central and open, where conversation and cuisine intersect! The living room opens onto its own private fenced patio, space for gardening, and al fresco dining. New, durable wood laminate flooring throughout the unit, and all new fixtures and finishes. Upstairs, three additional, spacious bedrooms, all featuring well-sized closets, and a full bath. "Less is more" echoed in the sharp angles and clean lines, with the focus dedicated to a blending of exterior-interior, highlighted by the large windows throughout. Unit 6818 is occupied by a long-term tenant. This unit also features its own private, fenced outdoor area, and has a layout of rooms/ floors that is the mirror-image unit 6820. At the back of the building, find a large communal area. At the front of the property, find the private, gated 4-space parking lot, bringing the lot's total sqft to just over 5000. The entire, almost 3000 sqft building was re-piped in 2023 with full exterior paint in 2024. Located in the dynamic Highland Park neighborhood of the Arroyo, home to San Pasqual STEAM Magnet Elementary, Park and Stables, Arroyo Seco Racquet Center, and golf course. Easy access to the 110 freeway, as well as nearby cafes, markets, and entertainment of Highland Park, Eagle Rock, Pasadena, and South Pasadena. This unique duplex, perfect for either an owner-user or an investor, presents a once-in-50+ year opportunity! Occupied unit shown upon accepted offer only.

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$1,079,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry:

Interior

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

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02022092
- 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	\$1,217	\$1,217	\$5,500
2:	1	4	2		Unfurnished	\$0	\$0	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5493034003

Michael Lembeck

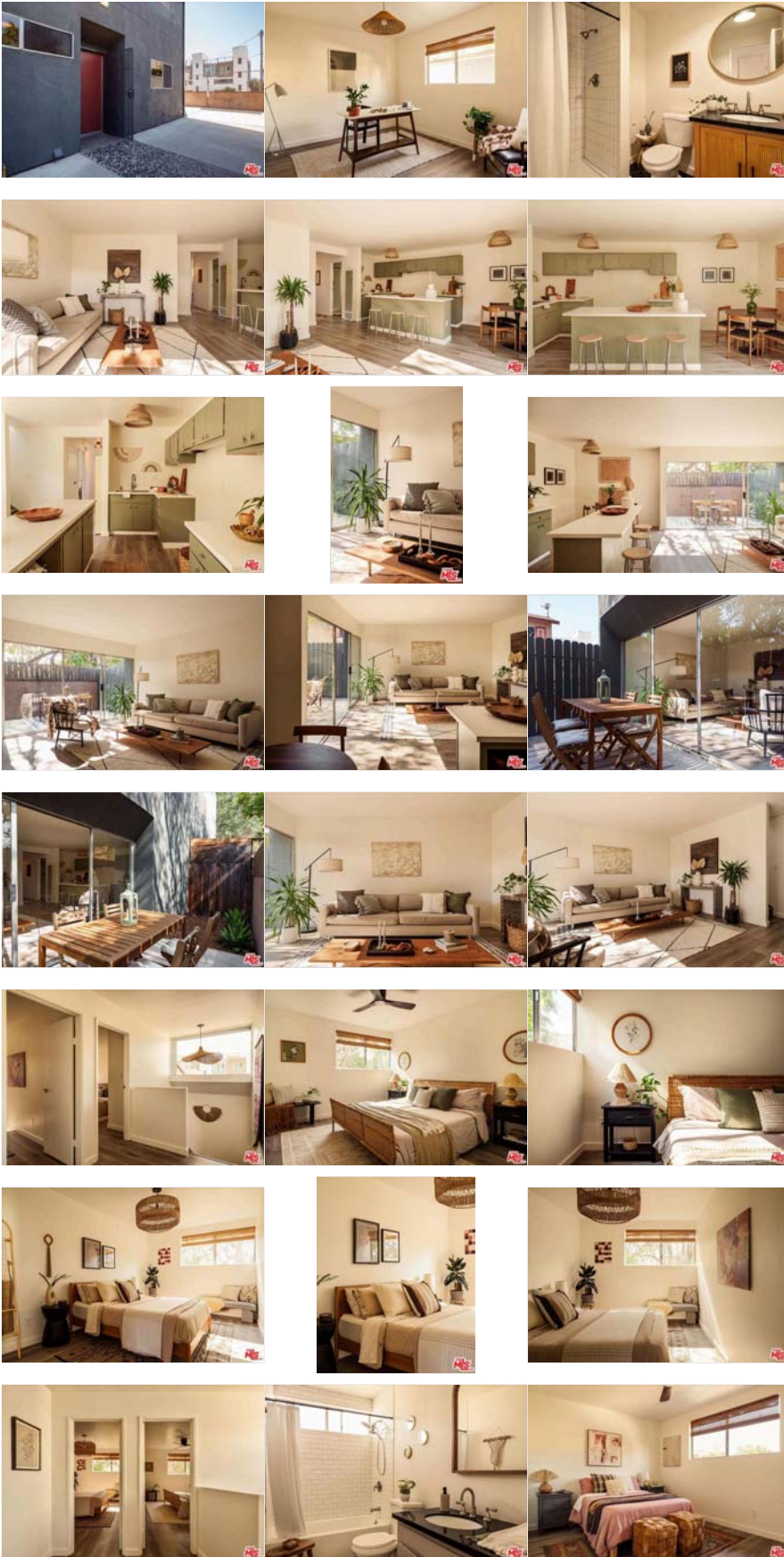
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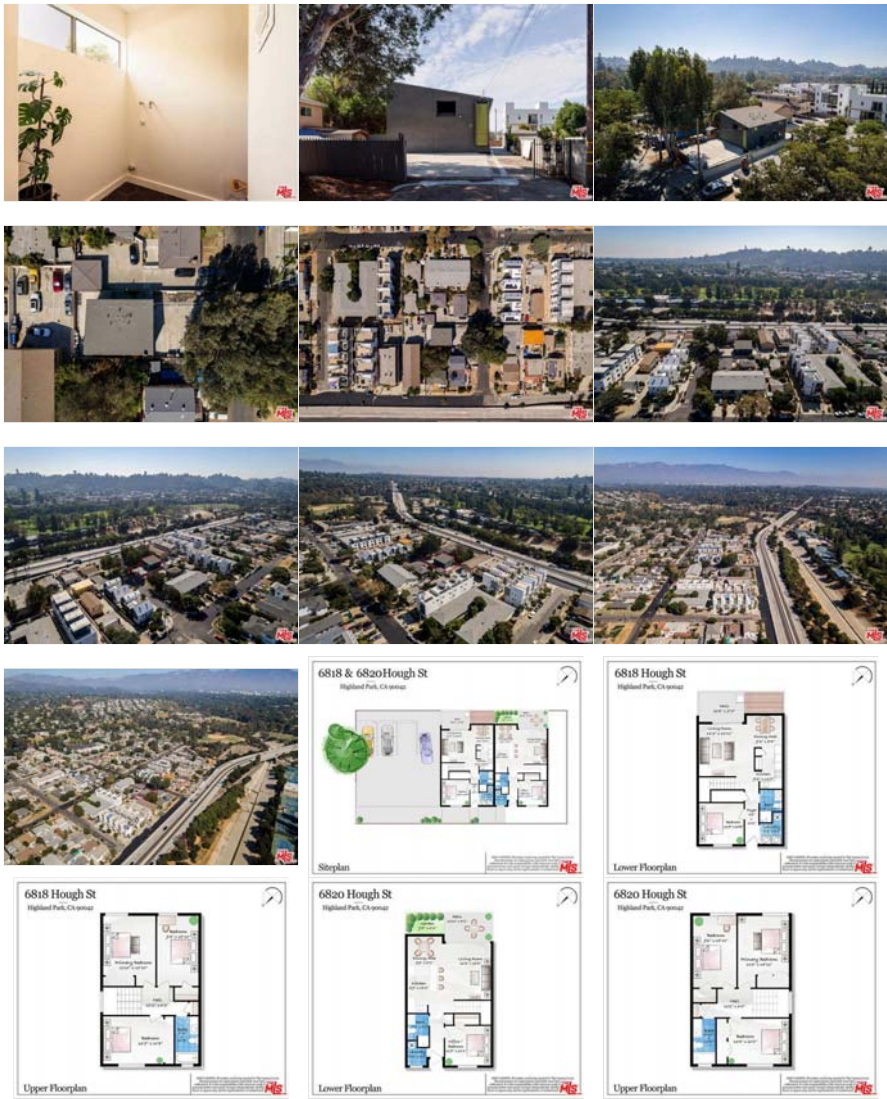
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CUSTOMER FULL: Residential Income LISTING ID: 24452429

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Closed • Duplex

643 N Wilson Ave • Pasadena 91106
2 units • \$697,500/unit • 2,262 sqft • 9,365 sqft lot • \$585.76/sqft •
Built in 1920
S/ Orange Grove Blvd, W/ Hill Ave, E/ Lake Ave

List / Sold:
\$1,395,000/\$1,325,000 ↓
121 days on the market
Listing ID: AR24144302



Located adjacent to Pasadena’s coveted Bungalow Heaven neighborhood, this charming Craftsman Bungalow duplex has been thoroughly remodeled and will appeal to owner-users and investors alike. The main house/front unit is a classic Craftsman Bungalow with a large front porch, 3 bedrooms, 2 bathrooms and 1,359 sq ft of living space. Enter into the open concept floor plan with a large living room that flows into the dining room. You'll immediately feel the light & bright appearance of the home with updated windows on all sides, along with the attractive wood floors throughout. The large remodeled kitchen has an abundance of cabinets, granite countertops, newer appliances, and a large laundry area. There are 3 spacious bedrooms, including one suite with and attached remodeled bathroom. There is an additional remodeled hallway bathroom that services guests and the other 2 bedrooms. The unfinished 192 sq ft basement provides additional storage for this amazing home. Down the driveway and behind the main house is a covered 4-car carport, along with additional driveway parking. At the rear of the large 9,362 sq ft property is the 2nd unit, which is a 903 sq ft detached 2-bedroom, 1-bathroom single-level home. This unit has been fully remodeled with laminate wood floors throughout the living room. The remodeled kitchen has ample cabinetry and granite counters. There are 2 bedrooms and a full bathroom, which has been remodeled. This unit has a ductless HVAC system and a private/gated rear & side patio area. This property is conveniently located in a quiet residential neighborhood close to parks, transportation, and the 210 freeway.

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$1,498,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen, Outside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Water Heater
- Other Interior Features: Granite Counters, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lawn, Lot 6500-9999, Rectangular Lot, Park Nearby, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01331675
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5732011034

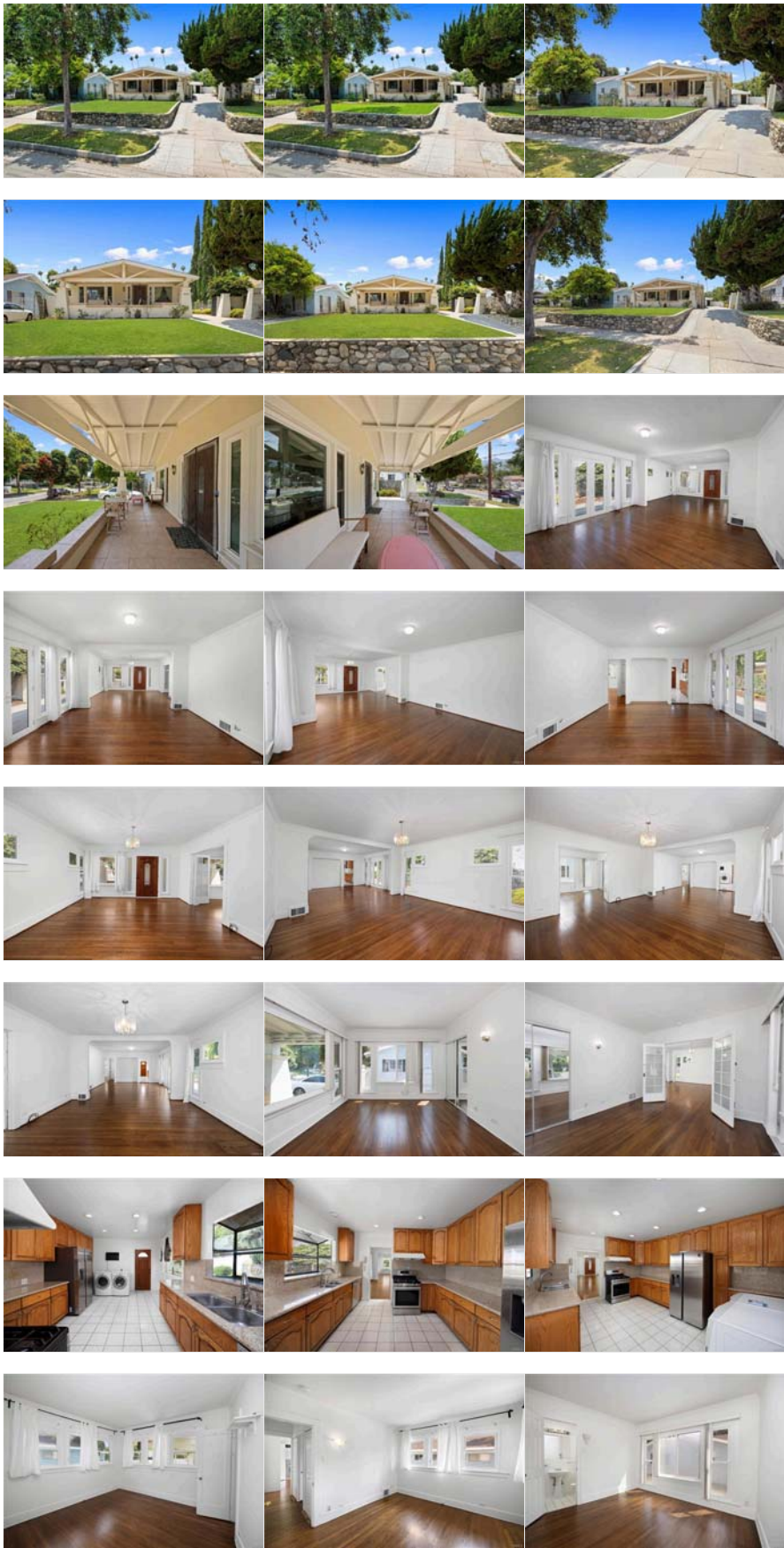
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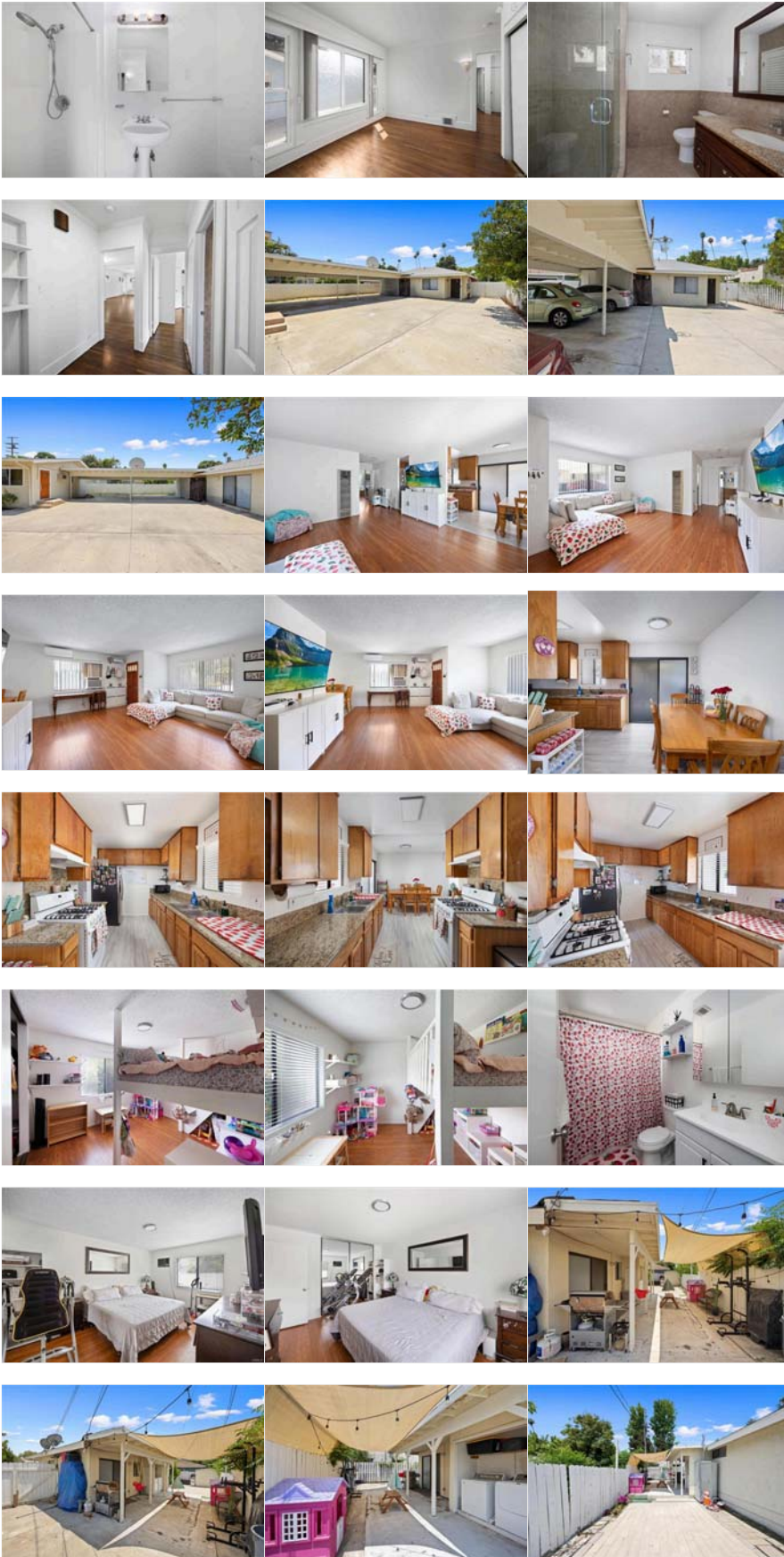
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Closed • Duplex

List / Sold:

\$1,099,000/\$1,100,000 ⬆

9 days on the market

Listing ID: OC24215842

1957 Lafayette St • San Gabriel 91776
2 units • \$549,500/unit • 1,896 sqft • 7,483 sqft lot • \$580.17/sqft •
Built in 1924
North on Del Mar Ave, Right on Marshall St, Right on Lafayette St



Duplex with Two Detached Homes on Spacious 7,500 sqft Lot in Prime Location! Located in the heart of San Gabriel, this exceptional duplex offers two detached homes on a generous lot, perfect for multi-generational living or investors. The front house is approximately 1,129 sqft with 3 bedrooms and 2 baths, while the back house features 2 bedrooms and 1 bath, approximately 767 sqft, totalling 1896 sqft for both units. Each home is separately metered for water, gas, and electricity, providing flexibility for living and rental arrangements. With a total of a 4-car garage and a long driveway accommodating multiple vehicles, parking is never an issue. Located on a quiet neighbourhood street in an exceptionally convenient area, this property is within close proximity to schools, 99 Ranch Market Plaza, Hawaii Supermarket, and an array of restaurants and shops. Whether you're a large family looking for extra space, planning to live in one home and rent the other, or seeking a great investment opportunity, this property offers incredible potential. With current rents below market value but positioned in a high-income area, the upside potential is endless. This is an investment you don't want to miss!

Facts & Features

- Sold On 11/22/2024
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$728 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: In Closet, Outside, Washer Hookup
- \$50400 Gross Scheduled Income
- \$35976 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,061
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,140
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$1,191
- 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	2	Unfurnished	\$2,600	\$2,600	\$3,500
2:	1	2	1	2	Unfurnished	\$1,600	\$1,600	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5370030010

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed • Duplex

List / Sold:
\$1,270,000/\$1,250,000 ↓
19 days on the market
Listing ID: AR24213980

120 Auburn Ave • Sierra Madre 91024
2 units • **\$635,000/unit** • **1,720 sqft** • **8,411 sqft lot** • **\$726.74/sqft** •
Built in 1953
West of Baldwin & North of Sierra Madre Blvd.



Prime Investment Opportunity in Sierra Madre – Duplex with Excellent Income Potential! Located in the most desirable neighborhood of Sierra Madre, this well-maintained single level duplex offers exceptional income potential. Each unit features 2 bedrooms, 1 bath, a private garage, laundry hookups, separate utilities, and spacious private yards. Enjoy the serene beauty of mountain views from both units. One unit will be delivered vacant. This is an ideal property for investors or those looking to live in one unit and rent the other. Don't miss out on this rare opportunity in a top-tier location!

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$1,270,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: In Garage
- \$49200 Gross Scheduled Income
- \$44700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Patio Home, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01883374
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	1	Unfurnished	\$1,400	\$16,800	\$32,400
2:	1	2	1	1	Unfurnished	\$0	\$0	\$32,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 656 - Sierra Madre area
- Los Angeles County
- Parcel # 5767017020

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: AR24213980

Printed: 11/24/2024 10:08:47 AM

Closed • Duplex

List / Sold: \$750,000/\$780,000 ↗

1131 N Hicks Ave • Los Angeles 90063
2 units • \$375,000/unit • 1,810 sqft • 6,125 sqft lot • \$430.94/sqft •
Built in 1948
Wabash Ave to City Terrace Drive & N Hicks Ave

9 days on the market
Listing ID: SB24202619



Welcome Home to 1131-1133 Hicks Ave, in the desirable City Terrace neighborhood of Los Angeles! With spectacular 180 degree panoramic views of DTLA and the gorgeous LA skyline, this 3 bedroom, 2 bath two level house can be used as a single family home, legal duplex, or expanded/ developed into the property of your dreams! Top level includes living room, dining room, den, kitchen, 2 bedrooms, 1 full bathroom, balcony to enjoy 180 degree views, dual pane vinyl windows, hardwood flooring & vinyl plank flooring. Lower level has a separate living room, kitchen, 1 full bathroom, 1 bedroom, storage room (can be converted back to 1 car garage) . Both levels have access to the basement with laundry. Other highlights include: central A/C and heating for both floors, huge lot zoned LCR3 (plenty of backyard space/ land space to possibly build out or ADU), earthquake retrofitted and braced, and priceless unobstructed views of DTLA and the LA Skyline.

Facts & Features

- Sold On 11/21/2024
- Original List Price of \$750,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,120 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included
- 1 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room, Main Floor Bedroom
- Floor: Vinyl, Wood
- Appliances: Gas Range, Water Heater
- Other Interior Features: Balcony, Living Room Balcony, Storage, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01516164
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5229013026

Michael Lembeck

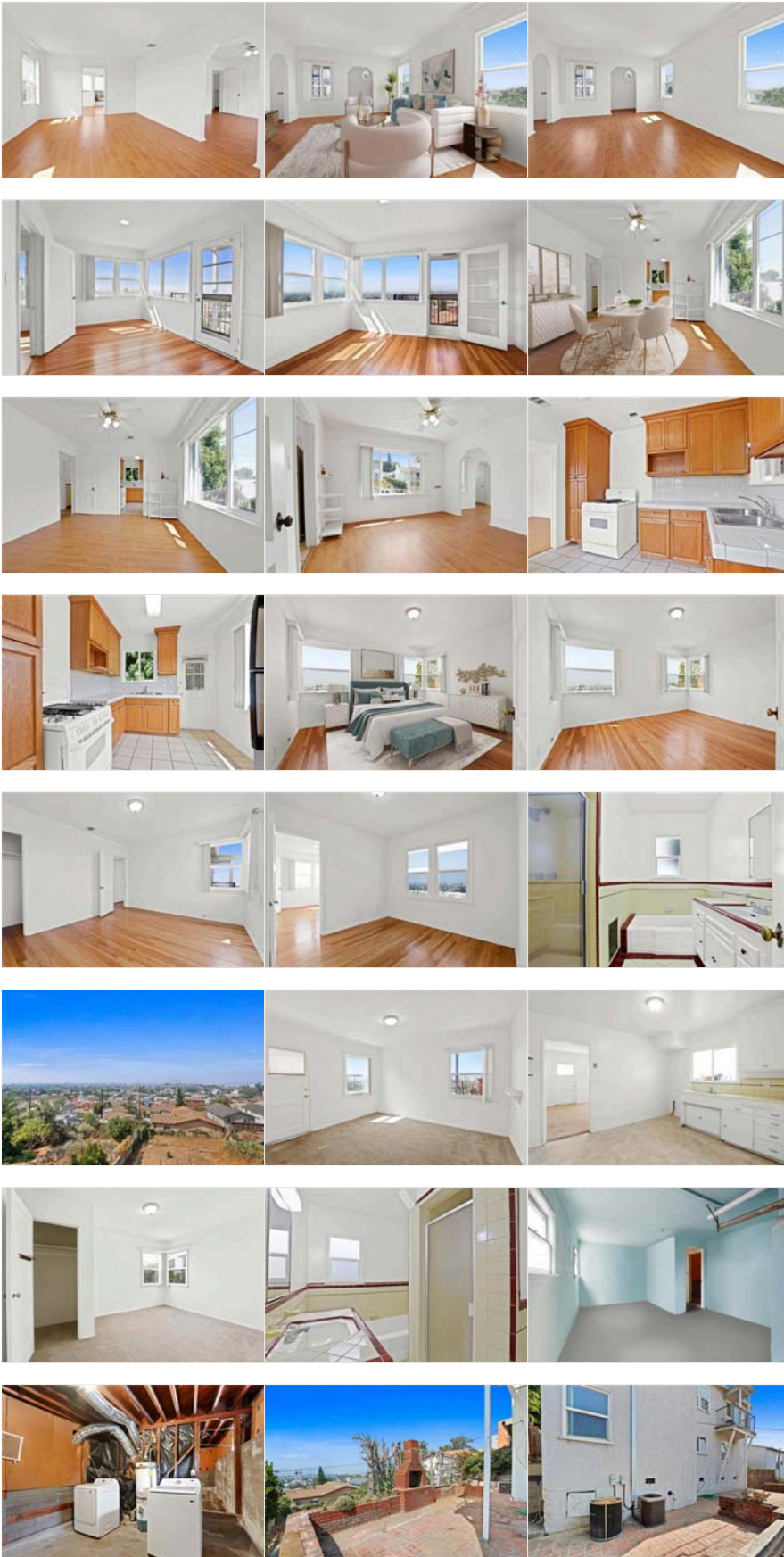
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Cell Phone: 714-742-3700

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State License #: 01875823
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Newport Beach, 92660

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Closed • Duplex

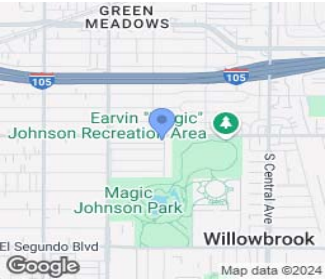
List / Sold: \$860,000/\$890,000

712 E 120th St • Los Angeles 90059
2 units • \$430,000/unit • 1,612 sqft • 6,783 sqft lot • \$552.11/sqft •
Built in 1945

6 days on the market

Listing ID: PW24203265

East Los Angeles. Corner 120th St/Mckinley ave..... 105fWY/CENTRAL



This very well - located duplex at corner, both units has been remodeled, new kitchen, new bathrooms, flooring, doors, blinds. new paint interior and exterior The building comprises two Beautiful remodeled units. one 2 bed and 1 bath, and 2bed and 1 bath, (third bedroom added back unit unpermitted) . Perfect sized kitchens and living rooms, both with own laundry room. private entrance. Two cars garage with remote control and very spacious place to park two or more cars in back yard enclosed with gate with control remote. newer roof 3 years old. newer Thankless water heater. Front unit with Solar Panel. Both units had new cooper and electrical. Back Unit with a deck and barbeque for Entertainment. property has entry access from main street and Alley. Private gated yards. Easy access to Freeways. Buyer and Buyer's Agent to do their own due diligences.

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$860,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$662 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,070
- Electric: \$1,356.00
- Gas:
- Furniture Replacement:
- Trash: \$840
- Cable TV: 01961892
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,230
- Other Expense: \$2,956
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6086026029

Michael Lembeck

State License #: 01019397
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24203265

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Closed • Duplex

List / Sold: \$768,000/\$840,000

1014 Sentinel Ave • Los Angeles 90063
2 units • \$384,000/unit • 2,142 sqft • 4,796 sqft lot • \$392.16/sqft •
Built in 1926
Between Wabash and Ganahl

14 days on the market
Listing ID: WS24192464



Charming Spanish Duplex in Boyle Heights – Perfect for House Hacking! Welcome to 1014 Sentinel Ave, a stunning Spanish-style duplex with timeless architectural charm, located in the heart of Boyle Heights. Each of the two 2-bedroom, 1-bathroom units has been thoughtfully updated with modern flooring and renovated kitchens, blending a historical elegance with contemporary elements.

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$768,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$346 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Floor: Tile, Wood
- Appliances: Gas Range, Refrigerator, Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Garden, Near Public Transit, Park Nearby, Yard
- Security Features: Smoke Detector(s)
- Fencing: Block, Good Condition, Privacy, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01519644
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5229027014

Michael Lembeck

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

Citivist Realty Services, Inc

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

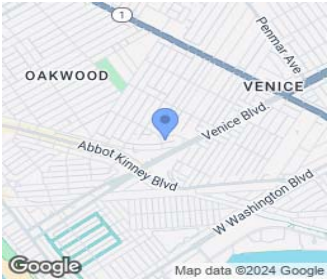
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Closed •

1805 Shell Ave • Venice 90291
2 units • \$749,500/unit • 1,400 sqft • 4,156 sqft lot • \$1003.57/sqft •
Built in
Electric to Superba

List / Sold:
\$1,499,000/\$1,405,000 ↓
45 days on the market
Listing ID: 24442717



Walk to Abbot Kinney from this charming 2 bed, 2 bath updated vacant home, with a permitted 1 bed, 1 bath unit. The detached two car garage was converted many years ago to an ADU. The property has been beautifully landscaped with mature trees, concrete pavers and several areas to sit and enjoy the surroundings. Both homes feature bay windows, hardwood floors and ample living space. The two bedroom home features french doors leading out to its own private spacious patio. The one bedroom has its own outdoor patio. There are two seperate address, 1805 and 1807, as well as two seperate meters

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01886299
- 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	\$1,564	\$1,564	\$3,000
2:	2	2	2		Unfurnished	\$0	\$0	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # UNAVAILABLE

Michael Lembeck

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

Citivist Realty Services, Inc

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

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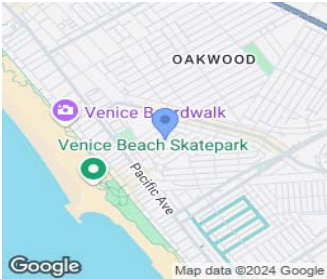
CUSTOMER FULL: Residential Income LISTING ID: 24442717

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Closed •

238 Horizon Ave • Venice 90291
2 units • \$1,147,500/unit • 2,242 sqft • 2,850 sqft lot • \$926.85/sqft •
Built in 1913
South of Abbot Kinney Blvd

List / Sold:
\$2,295,000/\$2,078,000 ↓
128 days on the market
Listing ID: 24416471



One-of-a-kind charming Craftsman duplex in the heart of Venice! A true gem nestled in the vibrant heart of Venice. Both bright and spacious units boast a complete remodel, transforming them into an oasis of modern comfort and style, and are in absolute move-in condition. Each unit features hardwood floors, recessed lighting, an open floor plan, an in-unit washer and dryer, a dishwasher, remodeled bathrooms, and an office area. Additionally, each unit has a sunroom, perfect for enjoying the sunny Venice weather. The bottom unit is tenant occupied. Top unit can be delivered vacant. The property includes a gated remote access surface lot with 2-car parking. Excellent choice for an owner-user and/or investor. This special duplex is located two blocks from the beach and Abbot Kinney, which offers high-end shopping and some of the best restaurants that the Westside has to offer.

Facts & Features

- Sold On 11/21/2024
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$112140 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Entry, Living Room, Sun
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Range, Refrigerator
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

- Security Features: Carbon Monoxide Detector(s)

Annual Expenses

- Total Operating Expense: \$3,420
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$4,950	\$59,400	\$59,400
2:	1	2	1		Unfurnished	\$4,680	\$56,160	\$71,400

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4238012027

Michael Lembeck

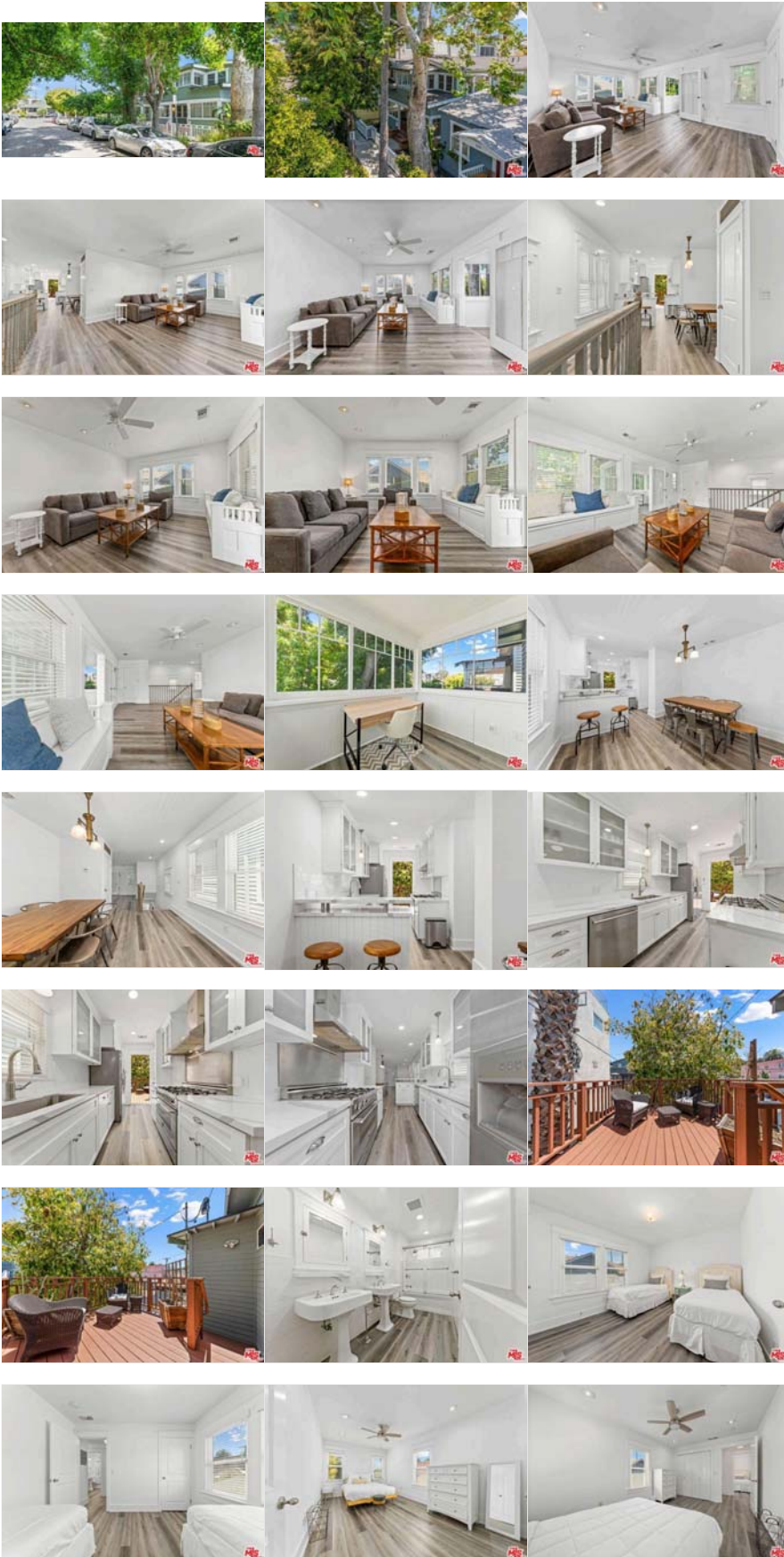
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Cell Phone: 714-742-3700

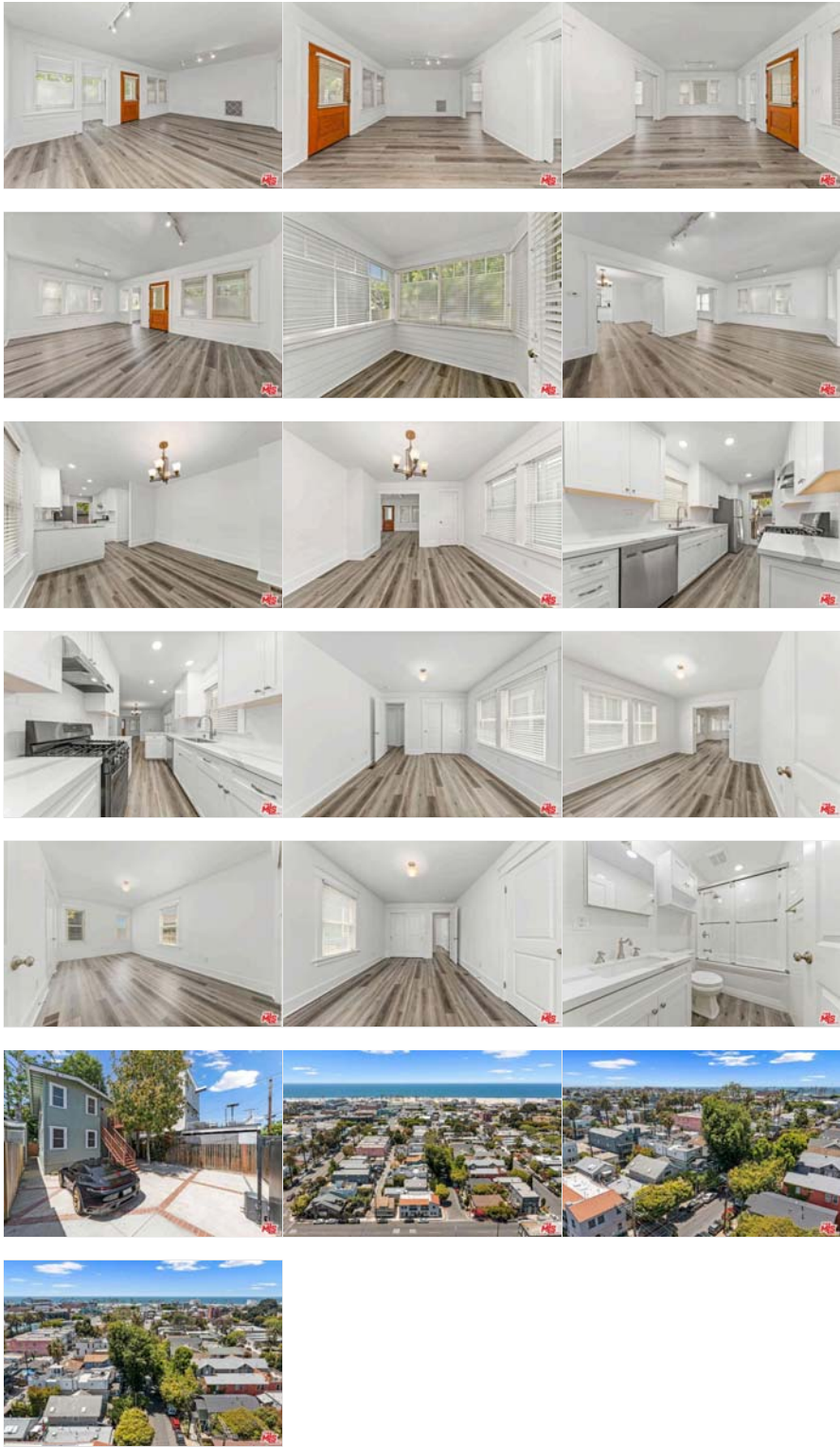
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

\$2,099,000/\$2,400,000 ⬆

55 days on the market

Listing ID: 24410217

918 10th St • Santa Monica 90403
2 units • \$1,049,500/unit • 3,711 sqft • 7,526 sqft lot • \$646.73/sqft •
Built in 1927

Heading northwest on Lincoln, turn right on Washington and then left on 10th Street.



Tremendous duplex with incredible rehab or development potential, located in prime Santa Monica close to the ocean. Restore this rare emotional Spanish beauty to her original glory, or completely re-imagine the site on this spacious 7,526 sf lot. Positioned perfectly, just east of Lincoln Blvd and south of Montana Ave, the property's strategic location offers compelling fundamentals for any potential owner-user or developer, including abundant entertainment and dining amenities and convenient access to employment hubs. Once you set foot inside this sunny 1927 treasure, you'll discover its rare bounty of character and intrigue with original hardwood floors, intricate crown moldings, decorative fireplaces, Spanish tile details, original hardware and light fixtures, and remarkably well-preserved built-ins in the formal dining rooms. The spacious upstairs unit boasts 3 bedrooms, 3 baths, plus sun room, loft, adorable nook with built-in desk, walk-in cedar-lined closet, and balcony overlooking the backyard. The downstairs unit is currently divided for use as a 1 bedroom/1 bath with sun room and an additional 1 bed/1 bath plus large family room with a separate entrance. Large backyard with beautiful mature trees including kumquat and bottlebrush, and 4 one-car garages plus storage with direct alley access. This expansive trophy property, zoned R2, is ready for its next steward and creative iteration. ADU opportunities abound. Fabulous Santa Monica school district with easy access to fine dining and shopping on Montana, including Buena Vida Tea Bar & Garden, Bottled Poetry Fine Wine & Spirits, Father's Office, Fireclay Tile, R&D Kitchen, Rory's Artisanal Creamery, Sogno Toscano Caf & Wine Bar, and mere minutes to the beach. This one-of-a-kind opportunity will steal your heart.

Facts & Features

- Sold On 11/18/2024
- Original List Price of \$2,099,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Forced Air
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00656371
- 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	3		Unfurnished	\$0	\$0	\$6,500
2:	1	3	2		Unfurnished	\$0	\$0	\$5,650

Of Units With:

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

Additional Information

- Standard sale
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4281030005

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed •

List / Sold:

\$1,450,000/\$1,501,926 ⬆

20 days on the market

Listing ID: 24454037

5317 Dockweiler Pl • Los Angeles 90019
2 units • **\$725,000/unit** • **2,052 sqft** • **6,403 sqft lot** • **\$731.93/sqft** •
Built in 1926
North of Pico Blvd. South of Olympic. in Wilshire Highlands Neighborhood.



RUN, DON'T WALK. ...TO THIS TASTEFULLY RESTORED & REMODELED SPANISH DUPLEX WITH OWNERS UNIT VACANT. This duplex, located below Miracle Mile, has a coveted SIDE-BY-SIDE layout with 2 distinct addresses. Unit 5319 is delivered vacant (Previous rent was \$4300/month). Unit 5317 rents for \$3850/month (The current tenants are super sweet and would prefer to stay as tenants. Husband/wife with a dog.). Classic Spanish Details Throughout, including High ceilings with authentic barrel cove, well-preserved original knobs and doors, and beautiful oak hardwood floors. Recently remodeled designer kitchens and bathrooms. Tall hedges and fences on all sides for great privacy and the curated, lush gardens brings peaceful & abundant energy! Located in a quiet street-to-street pocket in coveted Wilshire Highlands neighborhood. The residents share a large backyard, with vegetable garden, seating area, raised deck, and converted garage/rec room space that can be used for work or play (with attached laundry room and bonus half bathroom). True luxury kitchen for both units, with subway tiling backsplash to ceiling, custom details in open shelving and floor tile, new cabinetry, and stainless steel appliances. Other special features include: Remodeled bathrooms + recessed lighting + dual-paned sliding glass doors + repaired foundation + newer roof. Located in prime location between Downtown LA and the Westside. Many restaurants, cafes, and shops all around near Pico Blvd, West Adams, Culver City, Miracle Mile and West 3rd too. LACMA, Republique, All Seasons Brewing, The Grove, all nearby. Beautiful architecture with great location, immediate vacant unit, and top-notch tenants - This one has it all!

Facts & Features

- Sold On 11/20/2024
 - Original List Price of \$1,450,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- Laundry: Community, Individual Room
 - Cap Rate: 4.5
 - \$64866 Net Operating Income

Interior

- Floor: Wood
- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$30,000
 - 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	\$3,850	\$3,850	\$3,850
2:	1	2	1		Unfurnished	\$0	\$0	\$4,300

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5085035008

Michael Lembeck

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

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State License #: 01875823
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Closed •

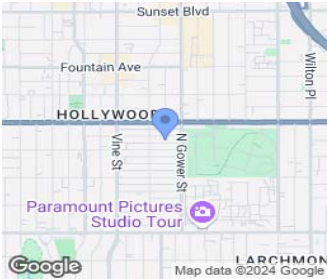
List / Sold:

\$1,300,000/\$1,337,050

16 days on the market

Listing ID: 24449073

6032 Eleanor Ave • Los Angeles 90038
2 units • \$650,000/unit • 2,400 sqft • 6,502 sqft lot • \$557.10/sqft •
Built in 1913
MELROSE to Gower north to Eleanor west half a block



Hollywood redevelopment site over 6500 lot with currently 2 homes, 3 bed 2 bath approx. 1600 sq. feet, guest house approx. 800 sq. feet 2 bed 1 bath and room for 3rd ADU. extra wide lot - the property's been in the same family since the 1930's , both houses need work, ideal owner use or builder. property offers option to update and extend or tear down and build new housing . please drive by. Interior showings with offer.please do not walk on site without appointment and tom

Facts & Features

- Sold On 11/18/2024
 - Original List Price of \$1,300,000
 - 2 Buildings
 - Levels: One
 - 10 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included

Interior

- Rooms: Center Hall
 - Floor: Carpet, Wood
- Appliances: Disposal, Gas Cooktop, Refrigerator
 - Other Interior Features: Storage

Exterior

- Lot Features: Lawn, Value In Land, Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5534023007

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: 24449073

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Closed •

828 N Sycamore Ave • Los Angeles 90038
2 units • \$747,500/unit • 2,388 sqft • 7,426 sqft lot • \$577.89/sqft •
Built in 1925
Just east of La Brea, between Melrose and Santa Monica Blvd.

List / Sold:
\$1,495,000/\$1,380,000 ↓
106 days on the market
Listing ID: 24406415



Discover this beautiful & spacious duplex featuring two mirrored units, each offering 2 bedrooms and 1 bath. These units have been tastefully updated over the years, including newer floors, modern lighting, and updated kitchens and bathrooms. The property, professionally managed, has been well maintained and any issues over the years have been promptly resolved. It currently has wonderful tenants who take great care of their living spaces. Although the detached garage is in need of some attention, it serves as useful storage space for tenants. The expansive backyard is a serene retreat with lush vegetation and citrus trees, perfect for enjoying the outdoors. Each unit also features private front and back patios, enhancing the indoor-outdoor living experience. Both units are equipped with newer stainless steel appliances and washer/dryers. While one unit benefits from off-street parking in the driveway, the other utilizes street parking, which is permit-only. Situated on the highly sought-after Sycamore Avenue, known for its picturesque tree-lined streets and stunning buildings, this property is perfectly positioned between West Hollywood and Hancock Park. It offers easy access to some of LA's trendiest shops, cafes, and hot spots. Don't miss this exceptional opportunity to live or invest in a fabulous A+ location!

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,700	\$3,700	\$3,700
2:	1	2	1		Unfurnished	\$3,322	\$3,322	\$3,322

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 # 5525006008

Michael Lembeck

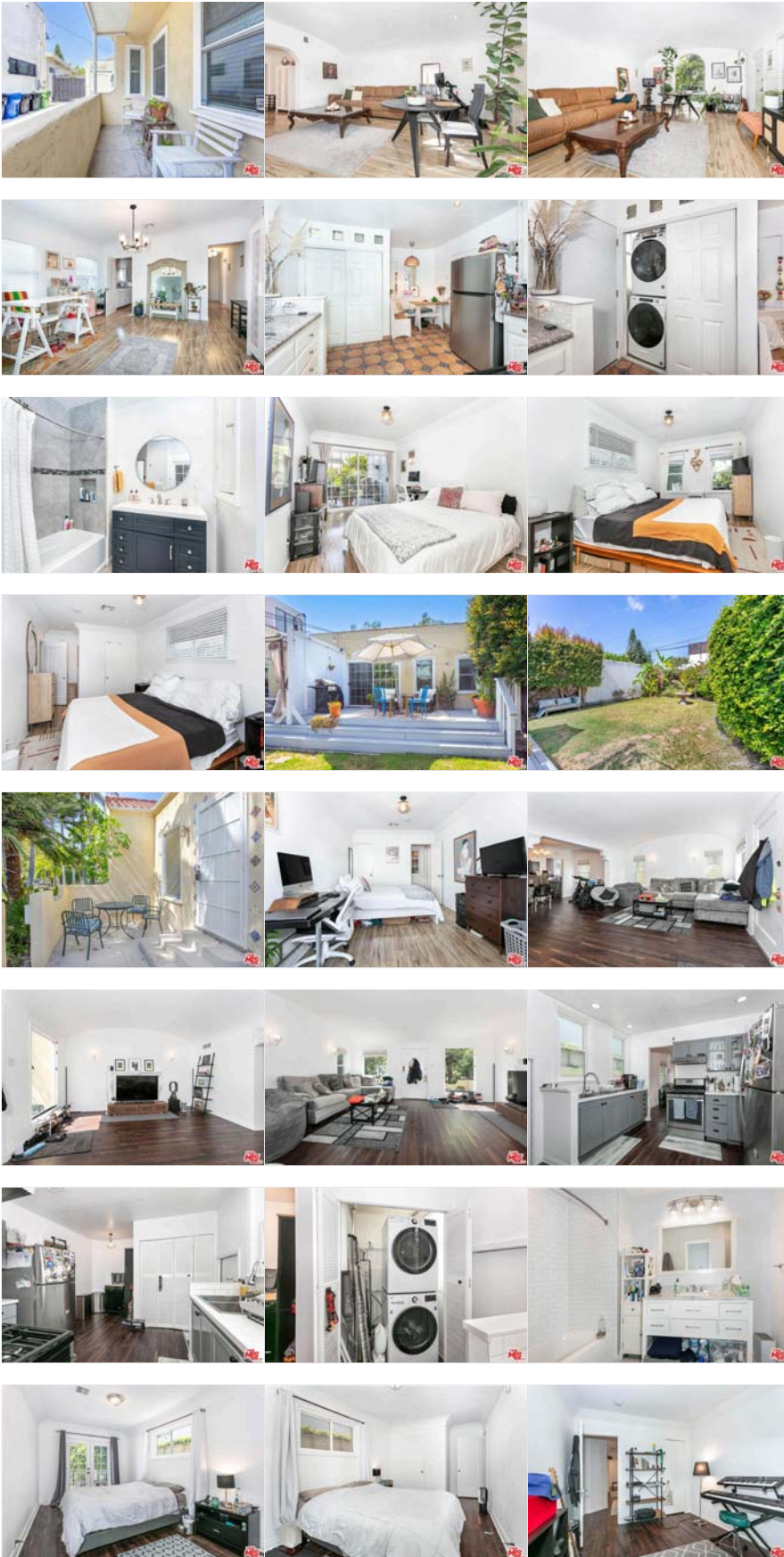
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CUSTOMER FULL: Residential Income LISTING ID: 24406415

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Closed • Duplex

List / Sold:

\$1,699,980/\$1,835,000 

12 days on the market

Listing ID: PV24192989

3818 Huron Ave • Culver City 90232
2 units • **\$849,990/unit** • **2,694 sqft** • **7,511 sqft lot** • **\$681.14/sqft** •
Built in 1948
Off Venice and Huron



**** OFFERS DEADLINE WEDNESDAY 10/9 AT 5 PM ****Own 2 Homes for the price of 1! Welcome to 3816 and 3818 Huron Ave. One house is a large 4 Bed/4 Bath and the other home is 2 Bed/1 Bath. Both houses feel very private, it feels like you're in two single family homes! Perfect for a family that wants to live in one unit and rent out the other or for an investor to rent out both units. There are two driveways, the smaller driveway belongs to the 2 bed unit with parking for one car and the long driveway that leads to the backyard and garage belongs to the 4 bed/4bath unit with parking for 10+ Cars! The 2016 built 2 car garage is oversized and is perfect for an ADU conversion if desired. The lot is huge at 7511 Sqft! The 4 bed 4 bath has undergone a complete renovation in 2024, almost everything is new! The owners unit (4 Bed/4 Bath) was originally a 2 bedroom 1 bathroom and in 2016 approximately 1,000 SQFT of permitted new construction was added creating a large 4 bedroom 4 bathroom. This unit's thoughtful design allows for easy conversion from a 4 bedroom 4 bathroom into two separate 2-bed, 2-bath units if desired. Brand new Samsung Smart Kitchen appliances and LG smart washer/dryer will be included with the sale. Newer copper plumbing, electrical, roof, windows, Central A/C throughout. Great neighborhood and part of culver city school district. This duplex truly offers the best of both worlds: a comfortable home environment with great investment potential.

Facts & Features

- Sold On 11/18/2024
 - Original List Price of \$1,699,880
 - 1 Buildings
 - Levels: One
 - 14 Total parking spaces
 - Cooling: Central Air
 - Heating: See Remarks
 - \$616,044 (Assessor)
 - SellerConsiderConcessionYN: Yes
- Laundry: Dryer Included, In Kitchen, Inside, Washer Included
 - \$144000 Gross Scheduled Income
 - \$135240 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Living Room, Primary Bathroom, Primary Bedroom, Office, Separate Family Room, Two Primaries, Walk-In Closet
 - Floor: Vinyl
- Appliances: Dishwasher, Free-Standing Range, Microwave, Refrigerator, Water Line to Refrigerator
 - Other Interior Features: Copper Plumbing Full, Crown Molding, In-Law Floorplan, Open Floorplan, Quartz Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Excellent Condition
 - Sewer: Other

Annual Expenses

- Total Operating Expense: \$2,760
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,000
 - Cable TV: 01412329
 - Gardener:
 - Licenses:
- Insurance: \$1,760
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$3,040	\$3,040	\$4,000
2:	1	4	4	2	Unfurnished	\$0	\$0	\$7,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C28 - Culver City area
 - Los Angeles County
 - Parcel # 4213001004

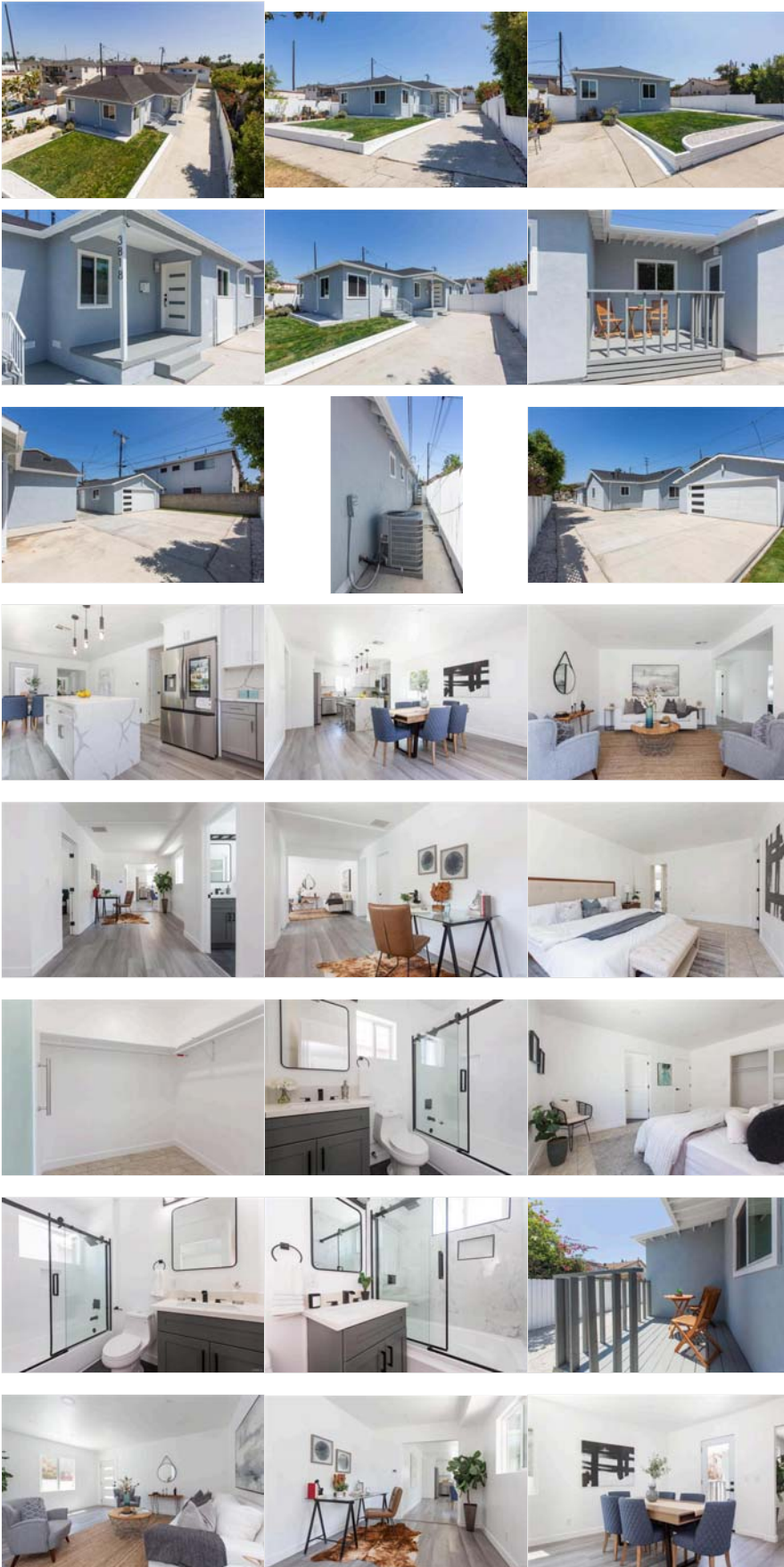
Michael Lembeck

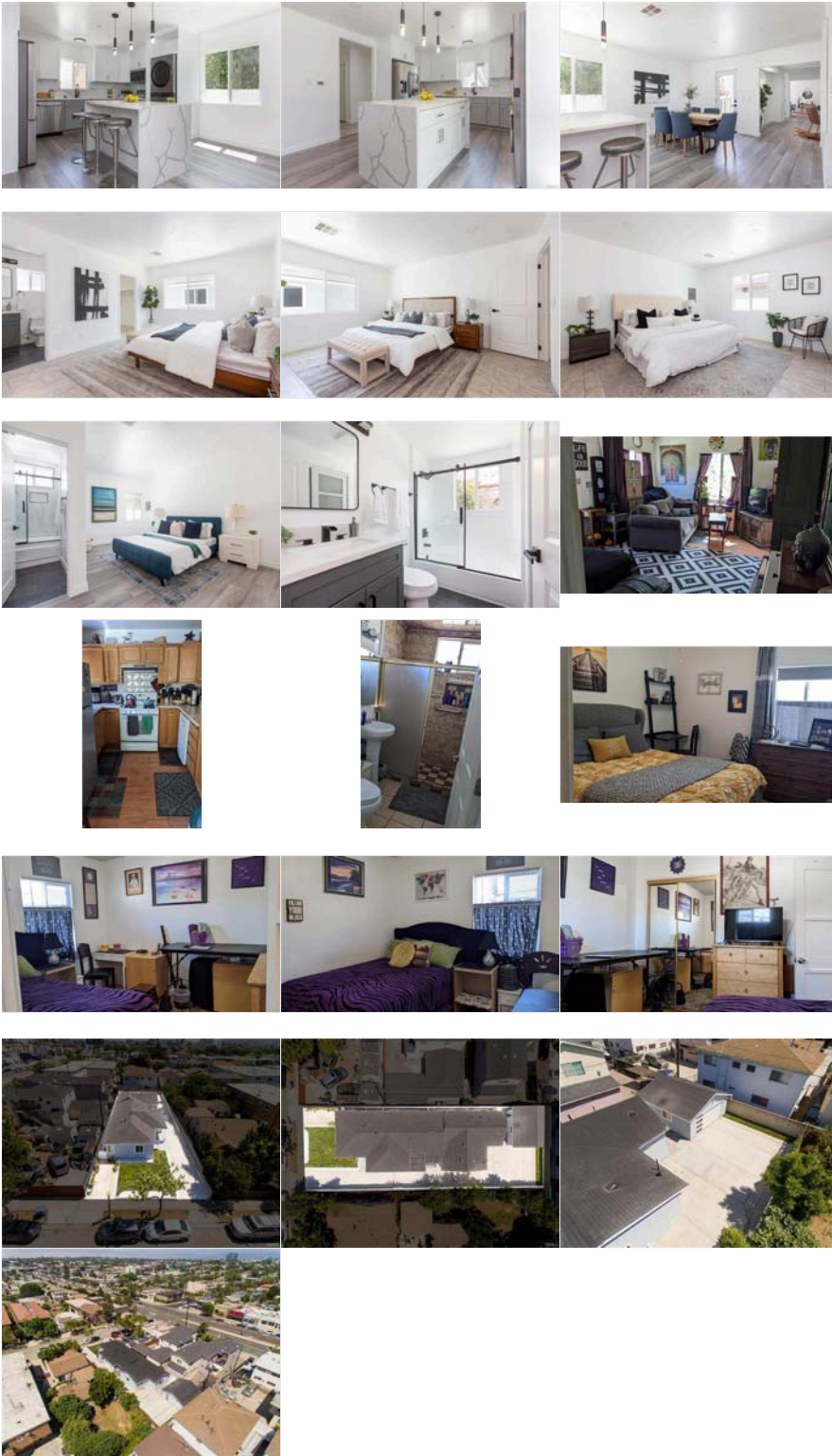
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Closed •

List / Sold:
\$2,099,000/\$2,025,000 ↓

113 days on the market

Listing ID: 24418547

4038 Rosabell St • Culver City 90066
2 units • \$1,049,500/unit • 2,460 sqft • 6,239 sqft lot • \$823.17/sqft •
Built in 1926

South of Washington Blvd, East of Beethoven St. West of the intersection of Washington Place and Washington Blvd.



Gorgeous, well maintained trophy property with many superior features and quality construction. This duplex offers an owners 2 BR + 2 BA house and yard plus 3 BR + 2 BA rear unit. Each has its own 2 car garage. Wide plank hardwood floors, plantation shutters, comfortable living room with fireplace, open kitchen with huge center island for entertaining, office nook off the kitchen, full size laundry room, and primary en-suite bath with luxury deep soaking tub and separate stall shower. Newer systems including Heat/AC, roof, plumbing. Electric Vehicle charging in the tenant's garage which has direct entry into the unit. Charming home in excellent condition. Owners unit (4040 Rosabell) will be delivered vacant. Rear unit (4038) tenants are in place. Culver City School District per CCUSD School Locator-buyer to investigate.

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$2,099,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$138000 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$18,668
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
- C28 - Culver City area
- Los Angeles County
- Parcel # 4231028009

Michael Lembeck

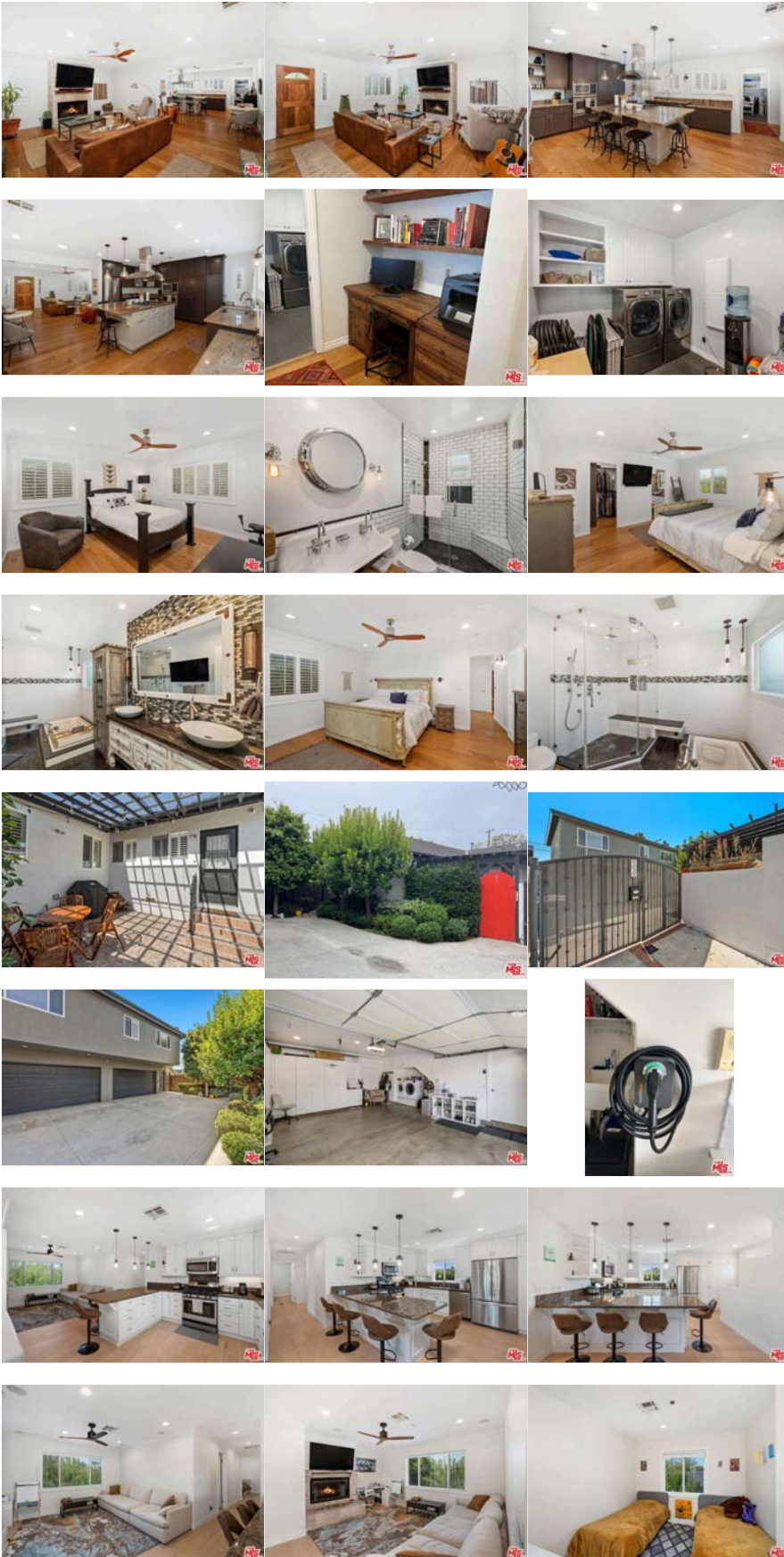
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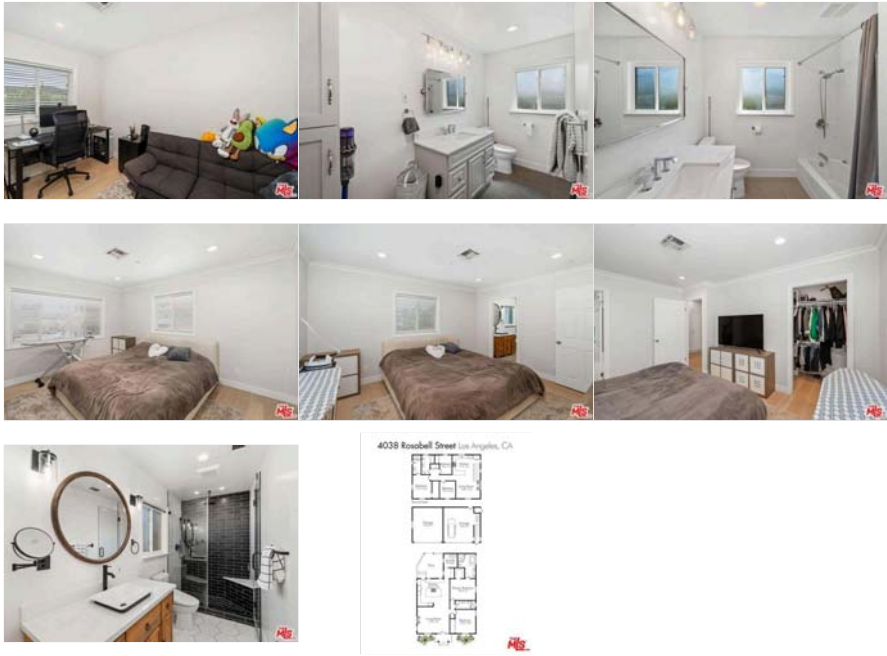
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Closed •

List / Sold: \$700,000/\$700,000 ↓

1811 W 94th St • Los Angeles 90047

159 days on the market

2 units • \$350,000/unit • 1,612 sqft • 5,557 sqft lot • \$434.24/sqft •
Built in 1944

Listing ID: 24403541

North of Century Blvd, West of Western, South of 92nd St and East of Van Ness



Very Motivated Seller...Huge Price Reduction!!! Reduced to sell...Seller Will assist with Relocation fees for one tenant with a strong offer! This corner property is located walking distance from Inglewood's Highly Sought After Morningside Park Area. Each unit offers 2 Bedrooms, 1 Bath with inside washer and dryer hook ups, large private backyard with a 2 car garage which could be turned into a ADU for additional income (check with city). This property has endless possibilities and is in very close proximity to the SOFI Stadium, the Clippers Arena, the South Bay Cities, Freeways, Shopping and Much More.

Facts & Features

- Sold On 11/18/2024
- Original List Price of \$800,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$68000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$3,420
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02101171
- 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:	11	2	1		Unfurnished	\$1,900	\$1,900	\$3,052
2:	15	2	1		Unfurnished	\$1,085	\$1,085	\$3,052

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 # 6057006001

Michael Lembeck

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Closed •

List / Sold: **\$550,000/\$539,000** ↓

340 W 119th St • Los Angeles 90061

84 days on the market

2 units • **\$275,000/unit** • **1,562 sqft** • **5,200 sqft lot** • **\$345.07/sqft** • **Built in 1921**

Listing ID: 24413017

So. of IMP HWY/East of Figueroa



Rear Unit is converted garage,Has Certificate Of Occupancy from City of Los Angeles

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$580,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$42200 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$15,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01854035
- 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	\$2,100	\$2,100	\$2,100

Of Units With:

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

Additional Information

- Notice Of Default sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6087020004

Michael Lembeck

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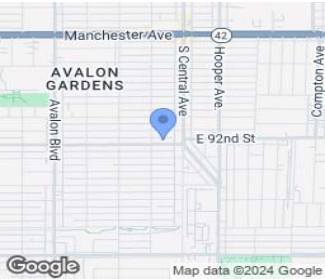
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Closed •

List / Sold: \$600,000/\$600,000 ↓

919 E 92nd St • Los Angeles 90002
2 units • \$300,000/unit • 1,178 sqft • 2,976 sqft lot • \$509.34/sqft •
Built in 1962
South of Manchester Ave West of Central Ave

76 days on the market
Listing ID: 24417040



First time buyer delight. Live in one and rent the other one out for extra income. Both units are 2 bedrooms with 1 bath. Downstairs unit currently tenant occupied in good condition. The upstairs unit is vacant. Freshly painted, new flooring and is in move in condition. There's no garage, however you can park approximately five (5) cars in front and approximately four (4) small cars in back, alley access

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$700,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- \$11215.32 Net Operating Income

Interior

- Appliances: Disposal

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$1,385
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,030	\$1,030	\$2,500
2:	2	2	1		Unfurnished	\$2,500	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6042030012

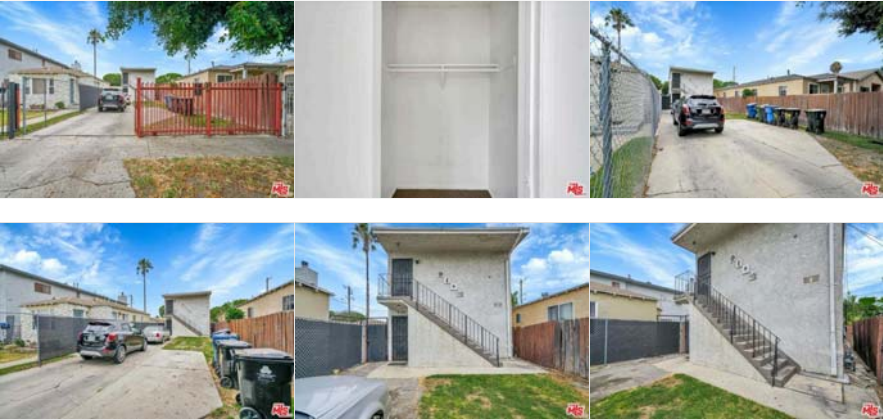
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Closed •

List / Sold: **\$620,000/\$620,000**

10910 Wilmington Ave • Los Angeles 90059
2 units • \$310,000/unit • 1,491 sqft • 6,504 sqft lot • \$415.83/sqft •
Built in 1916
Cross streets are 103rd Street and Wilmington Avenue.

135 days on the market
Listing ID: 24408575



WE ARE ACCEPTING BACK UP OFFERS PENDING CANCELLATION. INVESTOR ALERT!! This is a great opportunity to own this great duplex. The property sits on a 6504 square feet lot, deep enough with upside potential to build an additional unit or an accessory dwelling unit (ADU) and more. The units have separate electrical panels, and gas meters. Owner pays water only. Tenants pay other utilities. Both units are occupied with great tenants. Both units have large 2 bedrooms, 1 bath. The property has plenty of parking. Don't miss this great opportunity to invest, or to rebuild or to purchase units. The seller is excited to bring this property to the MLS, and welcomes the opportunity to review any all terms that you present in a written offer. Call to discuss the purchase of the adjacent lot at 10916 Wilmington. Purchase one or both.

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$620,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Outside
- \$31980 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$2,640
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02118213
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,235	\$1,235	\$3,052
2:	2	2	1		Unfurnished	\$1,650	\$1,650	\$3,052

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 # 6067006035

Michael Lembeck

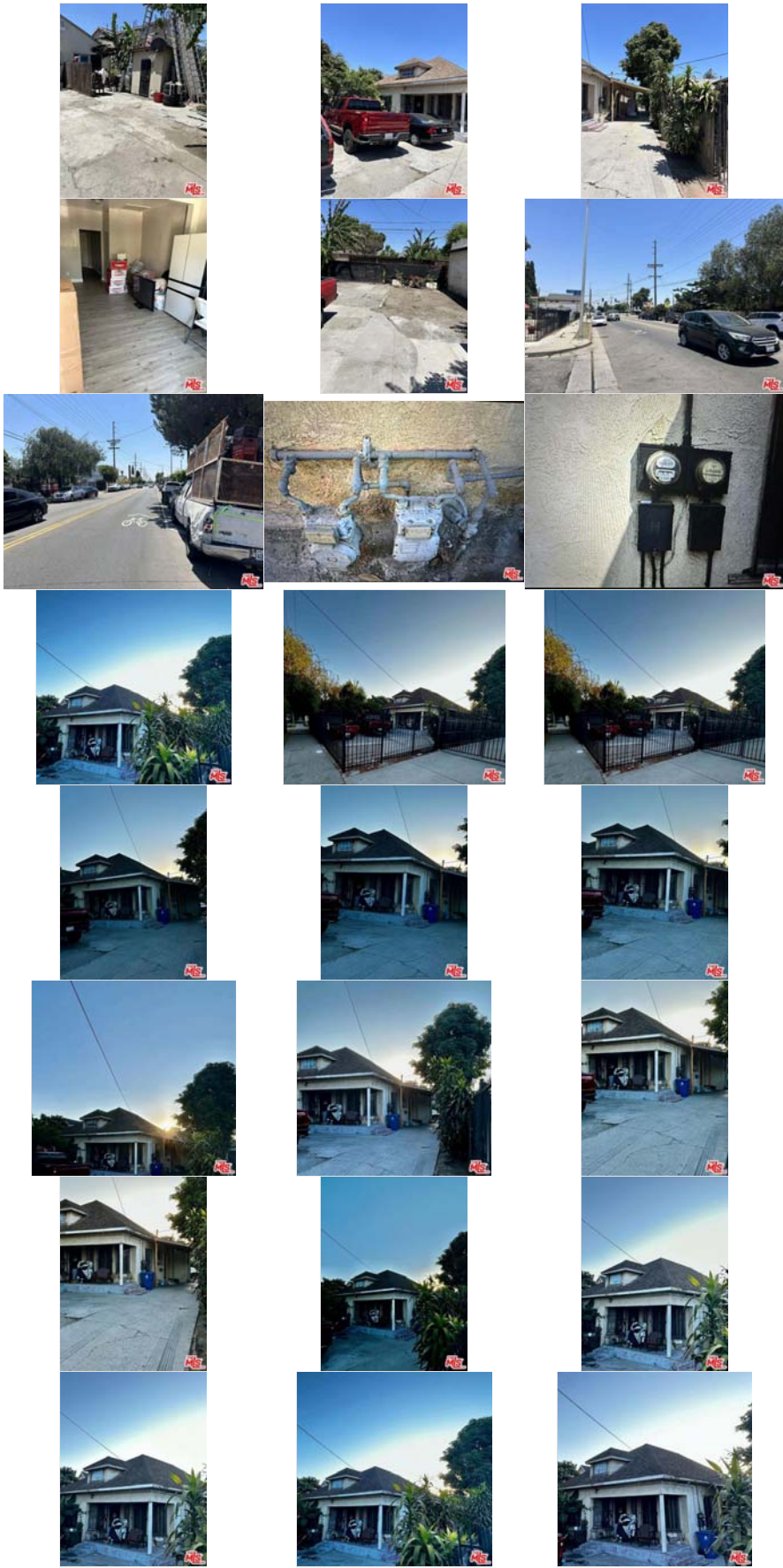
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CUSTOMER FULL: Residential Income LISTING ID: 24408575

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Closed • Duplex

List / Sold: \$799,990/\$815,000

9309 Avalon Blvd • Los Angeles 90003

9 days on the market

2 units • \$399,995/unit • 2,240 sqft • 3,045 sqft lot • \$363.84/sqft • Built in 2008

Listing ID: MB24218514

Avalon and 93th st



First time buyer or Investor this is your perfect property Beautiful duplex each with 3 bedrooms and 1 full bath upstairs, 3bed, 1 bath downstairs built in 2008, with 2 car garage plus extra parking space for 2-4 cars, both units are in good condition, upstairs unit have new paint and stairs are being upgraded. Both units have their own water, electrical and gas meter Nearby to public transportation with easy access to Freeways 110 and 105.

Facts & Features

- Sold On 11/21/2024
- Original List Price of \$79,900
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$583 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup
- \$3400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02004333
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6052026005

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed • Duplex

List / Sold:

\$1,175,000/\$11,000,000 ⬆

18 days on the market

Listing ID: OC24195360

838 E 80th St • Los Angeles 90001
2 units • \$587,500/unit • 3,124 sqft • 5,102 sqft lot • \$3521.13/sqft •
Built in 2016
Avalon & 80th St.



Great newer construction duplex built in 2016. Each unit is approximately 1560 sf with 4 bedrooms and 3 baths and 2 car garages. Property comes with central air & heat, interior laundry, upgraded kitchen cabinets and countertops. Separate gas and electric meters. Tenants pay all utilities except Water/Sewer. Great location near shopping, transportation, airports, sporting events and freeways. This duplex could make a great addition to your investment portfolio.

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$1,175,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 6.4
- \$103680 Gross Scheduled Income
- \$75073 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,607
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,710
- Cable TV: 02205941
- Gardener:
- Licenses:
- Insurance: \$1,428
- Maintenance: \$8,532
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,710
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$0	\$0	\$4,320
2:	1	4	3	2	Unfurnished	\$0	\$0	\$4,320

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6029006021

Michael Lembeck

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

Citivist Realty Services, Inc

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

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Closed •

List / Sold: **\$749,000/\$765,000** ↓

625 E 21st St • Los Angeles 90011

33 days on the market

2 units • **\$374,500/unit** • **2,893 sqft** • **3,878 sqft lot** • **\$264.43/sqft** • **Built in 1902**

Listing ID: 24441417

Located just S of Washington Blvd, between San Pedro and Maple



Beautiful duplex perfect for an owner user or an investor. 2 separate house on the lot with no shared walls. The front house is a 2 story 5bdrm 2ba home with large kitchen area. Rear house is a 1bdrm 1ba. Located just south of downtown LA, this property is centrally located, close to neighborhood shopping, eateries and entertainment.

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$799,000
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$46553 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,517
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02191300
- 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	\$4,000	\$0	\$4,000
2:	1	1	1		Unfurnished	\$673	\$673	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5127003019

Michael Lembeck

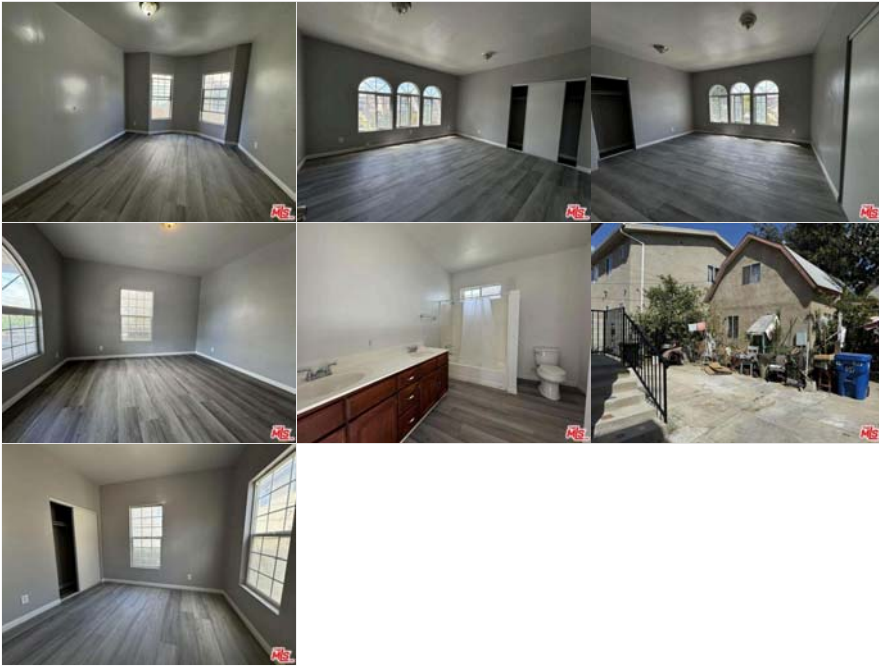
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24441417

Printed: 11/24/2024 10:08:48 AM

Closed

List / Sold: \$765,000/\$785,000

6019 Converse Ave • Los Angeles 90001
2 units • \$382,500/unit • 2,200 sqft • 7,185 sqft lot • \$356.82/sqft •
Built in 1921
between 60th & 62nd st

12 days on the market
Listing ID: 24452925



VACANT 3 homes on 1 huge lot for Sale: This unique property offers a versatile living arrangement with three distinct units 2 Bed/1 Bath (each). Recently upgraded, the property boasts a new roof, Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring fresh paint, updated fixtures, new flooring, and recess LED lights throughout. Rent 2 units and live in the others, or rent all 3 for maximum income potential. Current market rates are \$2,500/month for the 2 Bed/1 Bath unit. Space for Multiple Families: Ideal for large families or multiple tenants. Huge LOT for potential expansion. Move in ready & must see !!

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$765,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02068045
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$0
2:	2	2	1		Unfurnished	\$0	\$0	\$0
3:	3	2	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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6008043021

Michael Lembeck

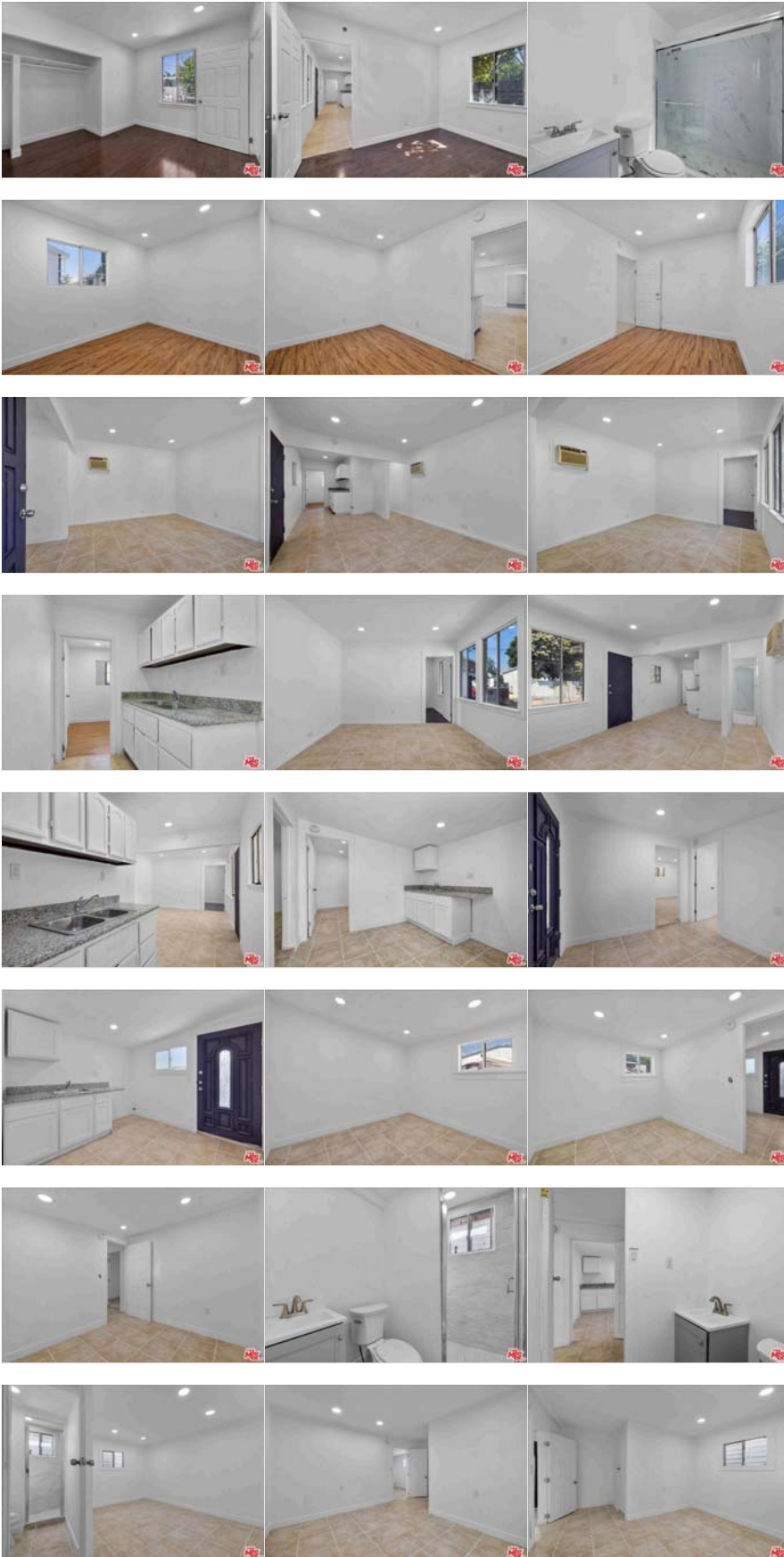
State License #: 01019397
Cell Phone: 714-742-3700

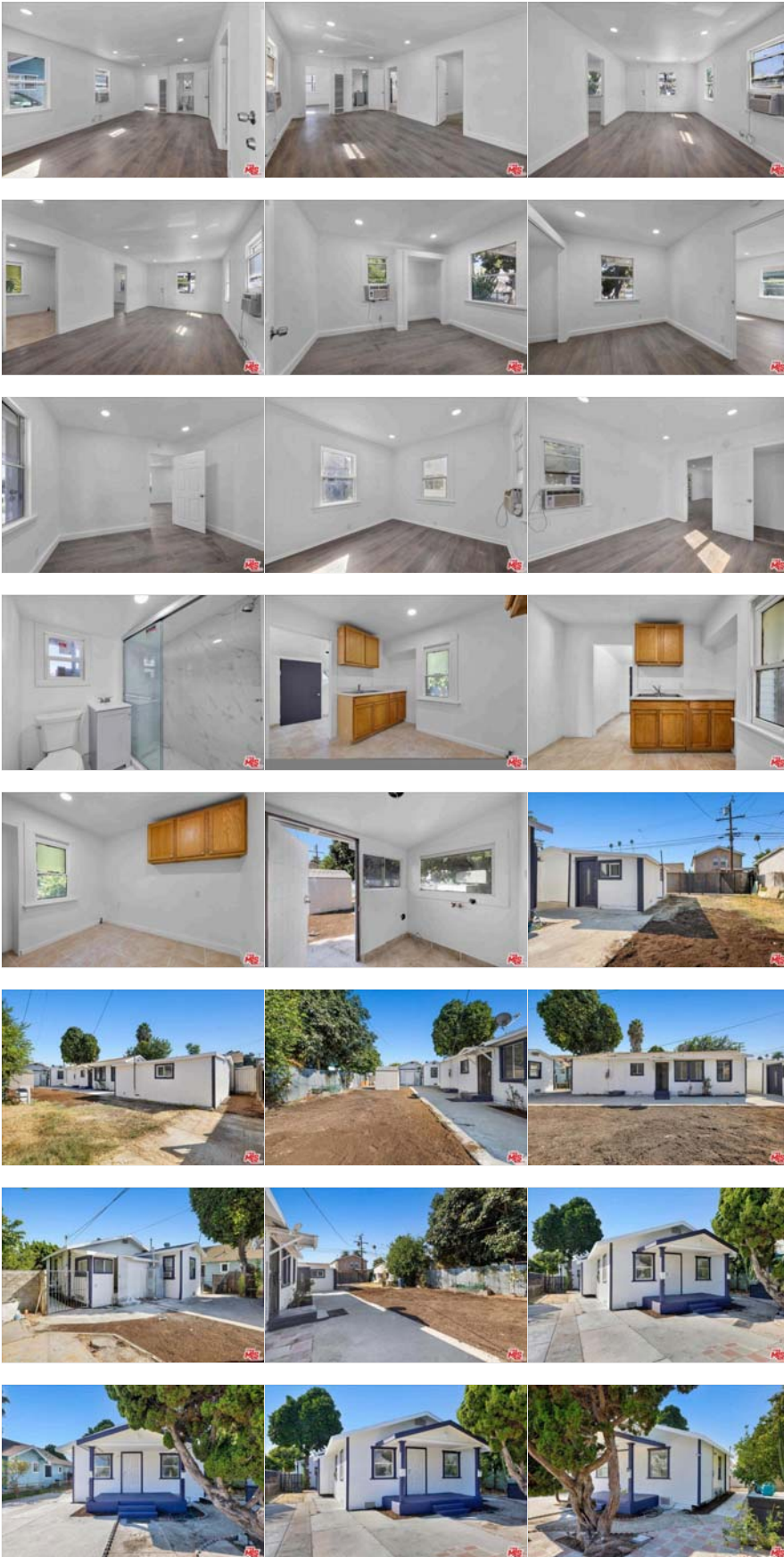
Citivest Realty Services, Inc

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

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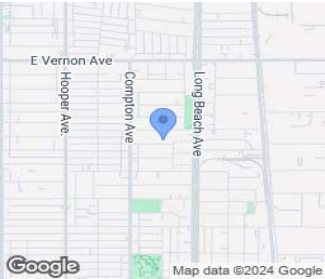
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Closed • Duplex

List / Sold: **\$899,900/\$899,900**
19 days on the market
Listing ID: DW24169970

1563 E 49th St • Los Angeles 90011
2 units • **\$449,950/unit** • **1,789 sqft** • **5,562 sqft lot** • **\$503.02/sqft** •
Built in 1963
Compton Ave & Long Beach Ave



Move in ready...2 Units on a LOT...Features include: 3 Bedrooms / 2 Bathrooms & 2 Bedrooms / 2 Bathrooms + Bonus single, Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking. Alarm on property, Freshly painted interior and exterior. This is a must see!

Facts & Features

- Sold On 11/18/2024
 - Original List Price of \$899,900
 - 2 Buildings
 - 6 Total parking spaces
 - \$331 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5106019032

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: DW24169970

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Closed • Duplex

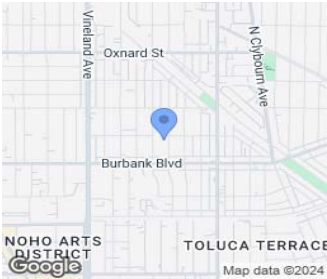
List / Sold:

\$1,149,000/\$1,149,000 ↓

111 days on the market

Listing ID: GD24115709

5651 Denny Ave • North Hollywood 91601
2 units • \$574,500/unit • 2,382 sqft • 6,756 sqft lot • \$482.37/sqft •
Built in 1952
Traveling West Bound on Burbank Blvd., make a right on Denny Ave.



5651 and 5653 Denny Ave. are two individual super clean and completely remodeled detached homes on a good size lot, situated within heart of North Hollywood. The Front house, 5653 Denny Ave. is very bright and airy, has two bedrooms two baths, and has been completely remodeled with an increase in square footage, including a brand new HVAC unit, brand new plumbing, electrical, and a new roof. 5651 Denny Ave. (The rear house), feels very cozy, has three bedrooms and two baths with a brand new kitchen, bathrooms, HVAC, and a concrete finished back yard, with a two car detached garage. The two car garage has the potential for ADU conversion. Both homes are tenant occupied, generating great income, with low maintenance. The property is also within close vicinity of restaurants, shopping, NOHO Arts District, Toluca Woods, studios, and transportation. Maybe purchased as investment, or can be owner occupied. Don't let this great opportunity pass you by!!!!!!!!!!!!!! Please drive by first. Do not disturb occupants.

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$1,190,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- \$704 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside
- \$69600 Gross Scheduled Income
- \$61480 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room

Exterior

- Lot Features: Back Yard, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,120
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,020
- Cable TV: 01160663
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,850	\$34,200	\$45,600
2:	1	2	2	0	Unfurnished	\$2,950	\$35,400	\$35,400

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2415018002

Michael Lembeck

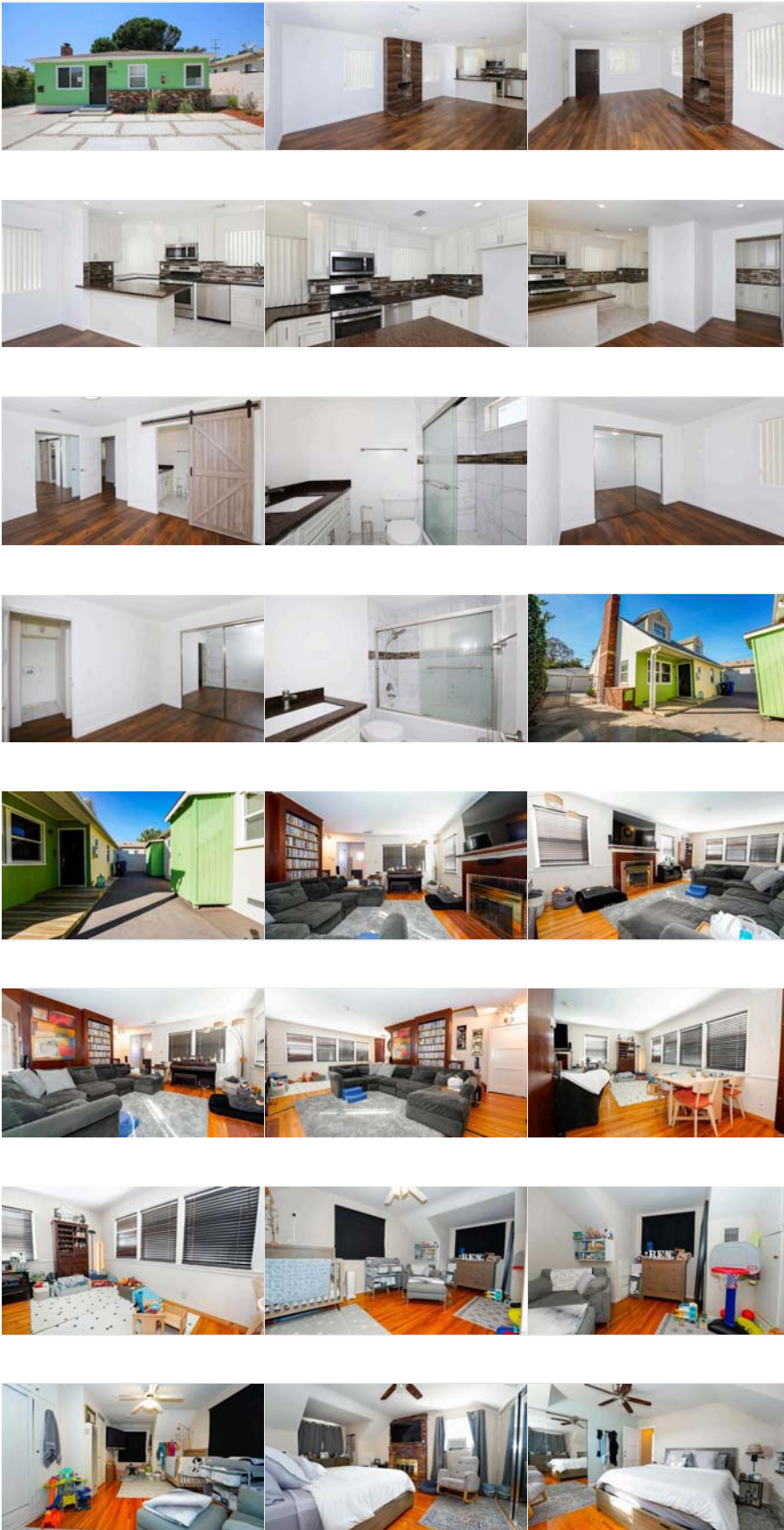
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Cell Phone: 714-742-3700

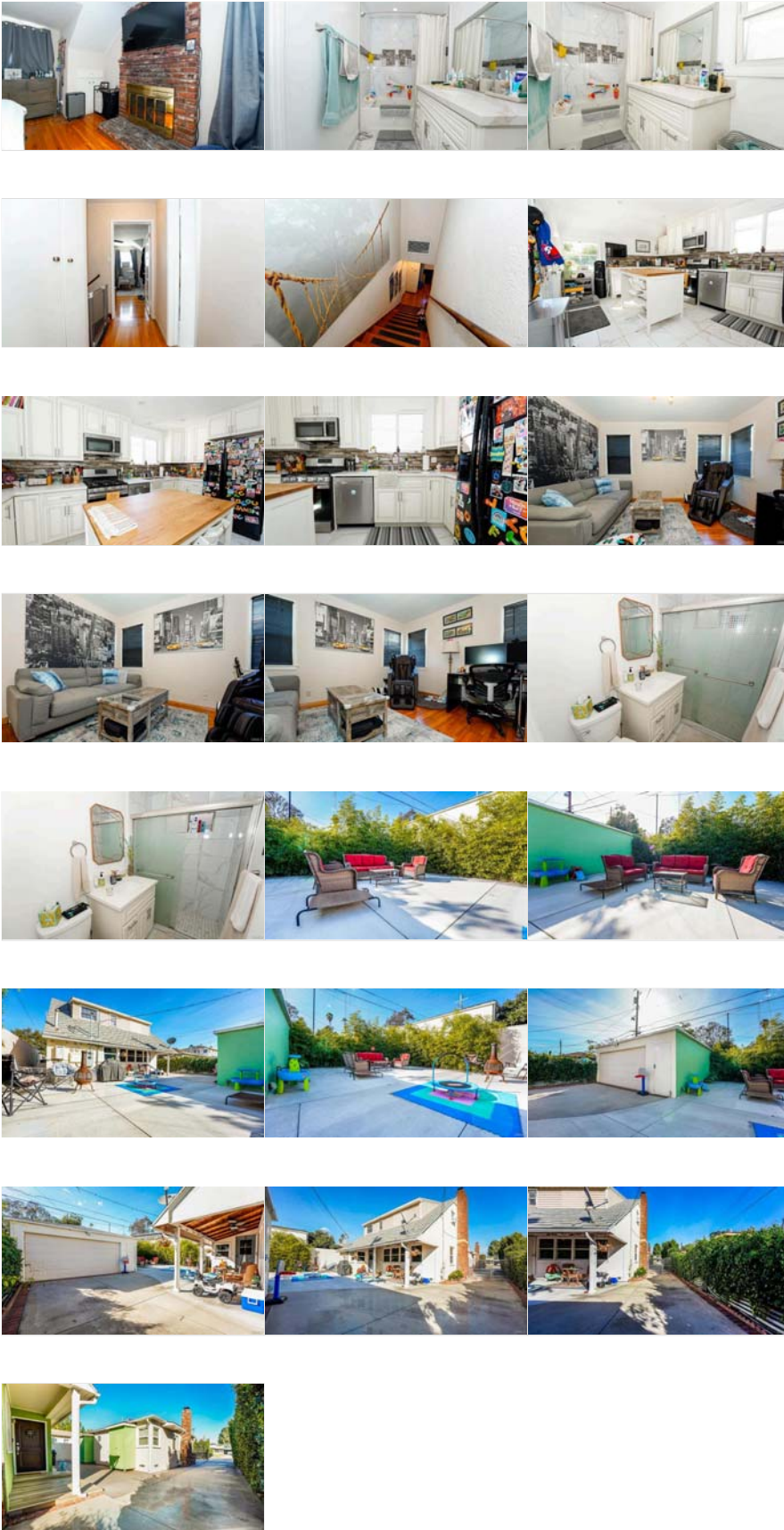
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

List / Sold: \$499,000/\$500,000 ↗

38903 Rambler Ave • Palmdale 93550

29 days on the market

2 units • \$249,500/unit • 1,770 sqft • 6,396 sqft lot • \$282.49/sqft • Built in 1954

Listing ID: SR24170138

Freeway 14 North, exit and make a right on Palmdale Blvd, left on Sierra Highway, right on Q, left on Rambler



SINGLE STORY Duplex located in Palmdale, are you looking for an investment? How about a home for you and a family member. Front unit is three bedroom and one bathroom back unit is two bedrooms and one bathroom. This inviting property features a well-designed layout with ample space for comfortable living. Each unit boasts a spacious living area with plenty of natural light, creating a warm and welcoming atmosphere. The kitchens are thoughtfully equipped with modern appliances and offer generous storage and counter space, perfect for preparing meals and entertaining guests. Both units of this duplex have been well-maintained and offer a cozy, homey feel with their open floor plans and tasteful finishes. The property includes private outdoor spaces where residents can enjoy the sunny Palmdale weather, and the large backyard provides a great area for relaxation or potential gatherings. Situated in a quiet neighborhood, this duplex offers a serene environment while still being conveniently located near local amenities, schools, and parks. Whether you're looking for a place to call home or a valuable investment opportunity, presents a versatile option with its appealing features and prime location.

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$499,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,122 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: In Kitchen
- \$19800 Gross Scheduled Income
- \$15005 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Laminate
- Appliances: Gas Range
- Other Interior Features: Open Floorplan, Quartz Counters

Exterior

- Lot Features: Front Yard, Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$5,200	\$5,200	\$5,200
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

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
- PLM - Palmdale area
- Los Angeles County
- Parcel # 3022020016

Michael Lembeck

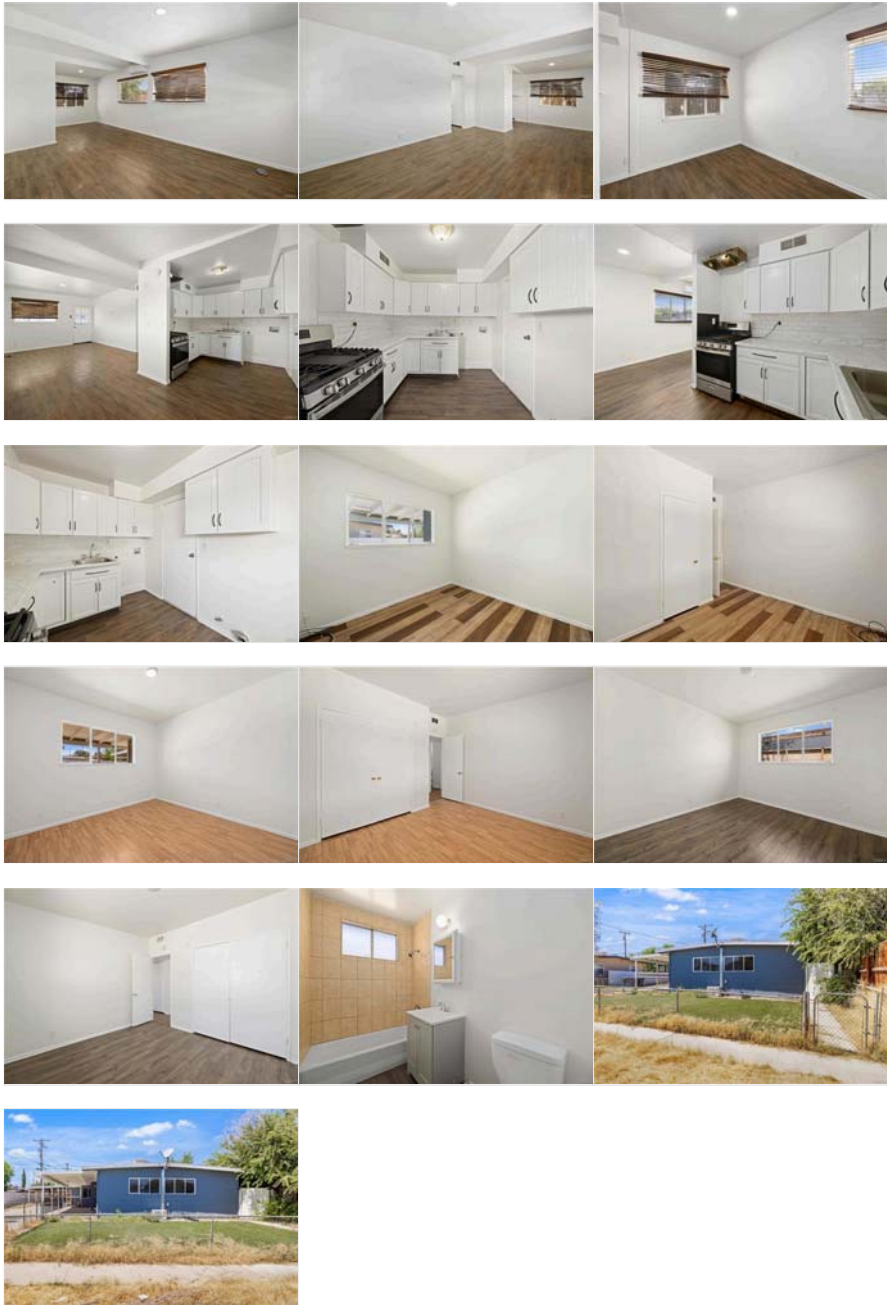
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed • Duplex

List / Sold: \$730,000/\$715,000 ↓

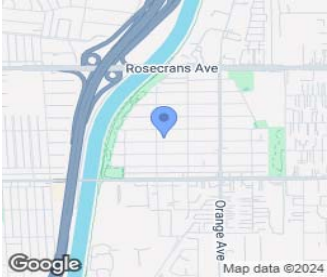
6611 San Mateo St # 2 • Paramount 90723

48 days on the market

2 units • \$365,000/unit • 1,188 sqft • 6,153 sqft lot • \$601.85/sqft • Built in 1948

Listing ID: DW24146950

East of San Jose



This is a great duplex for first-time buyers in the city of Paramount. It has an excellent long driveway for plenty of parking. The backyard is great for kids to play and family gatherings. It is also close to schools, shopping, and much more!

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$730,000
- 2 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- \$683 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02141744
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- RL - Paramount North of Somerset area
- Los Angeles County
- Parcel # 6237021015

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: DW24146950

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Closed • Single Family Residence

List / Sold: \$400,000/\$400,000

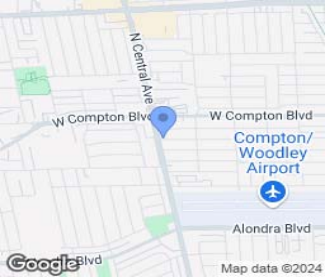
1831 152nd St • Compton 90220

0 days on the market

2 units • \$200,000/unit • 822 sqft • 2,663 sqft lot • \$486.62/sqft • Built in 1947

Listing ID: DW24164358

Compton / Central



2 Studio Units

Facts & Features

- Sold On 11/21/2024
- Original List Price of \$400,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00760251
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6142002001

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: DW24164358

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Closed •

List / Sold:

\$1,349,000/\$1,325,000 ↓

45 days on the market

Listing ID: 24446689

4226 Tujunga Ave • Studio City 91604
2 units • \$674,500/unit • 1,648 sqft • 5,850 sqft lot • \$804.00/sqft •
Built in 1947
South of Moorpark St, and North of Ventura Blvd



'Secret Garden' Tujunga Village Duplex + Potential ADU/3rd Unit Income! Best Studio City location! Two bed, 1 bath per turnkey unit. Saturated in natural light, each cottage offers a private entrance that opens to an inviting fireside living room, hardwood floors, spacious bedrooms and bathroom with double vanity and updated tile shower. The kitchen features a granite dining bar, s/s appliances and generous storage. Enjoy the private courtyard for entertaining, barbecues and quiet tranquil relaxation. A shared indoor laundry room is attached to the 2-car detached garage (potential ADU/3rd unit) plus off street parking. Built in 1947, this duplex is in prime condition with mature landscaping, enclosed yards and privacy hedges. Explore Tujunga Village, a charming haven with trendy shops and local's favorite eateries.

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$1,349,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Community, Dryer Included, Washer Included
- Cap Rate: 5.1
- \$68997 Net Operating Income

Interior

- Rooms: Jack & Jill, Living Room
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Oven, Range, Range Hood, Refrigerator
- Other Interior Features: Open Floorplan, Recessed Lighting, Storage

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Other
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$22,203
- 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	\$3,800	\$3,800	\$3,800
2:	2	2	1		Unfurnished	\$2,424	\$2,424	\$3,800

Of Units With:

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

Additional Information

- Standard sale
- STUD - Studio City area
- Los Angeles County
- Parcel # 2366013007

Michael Lembeck

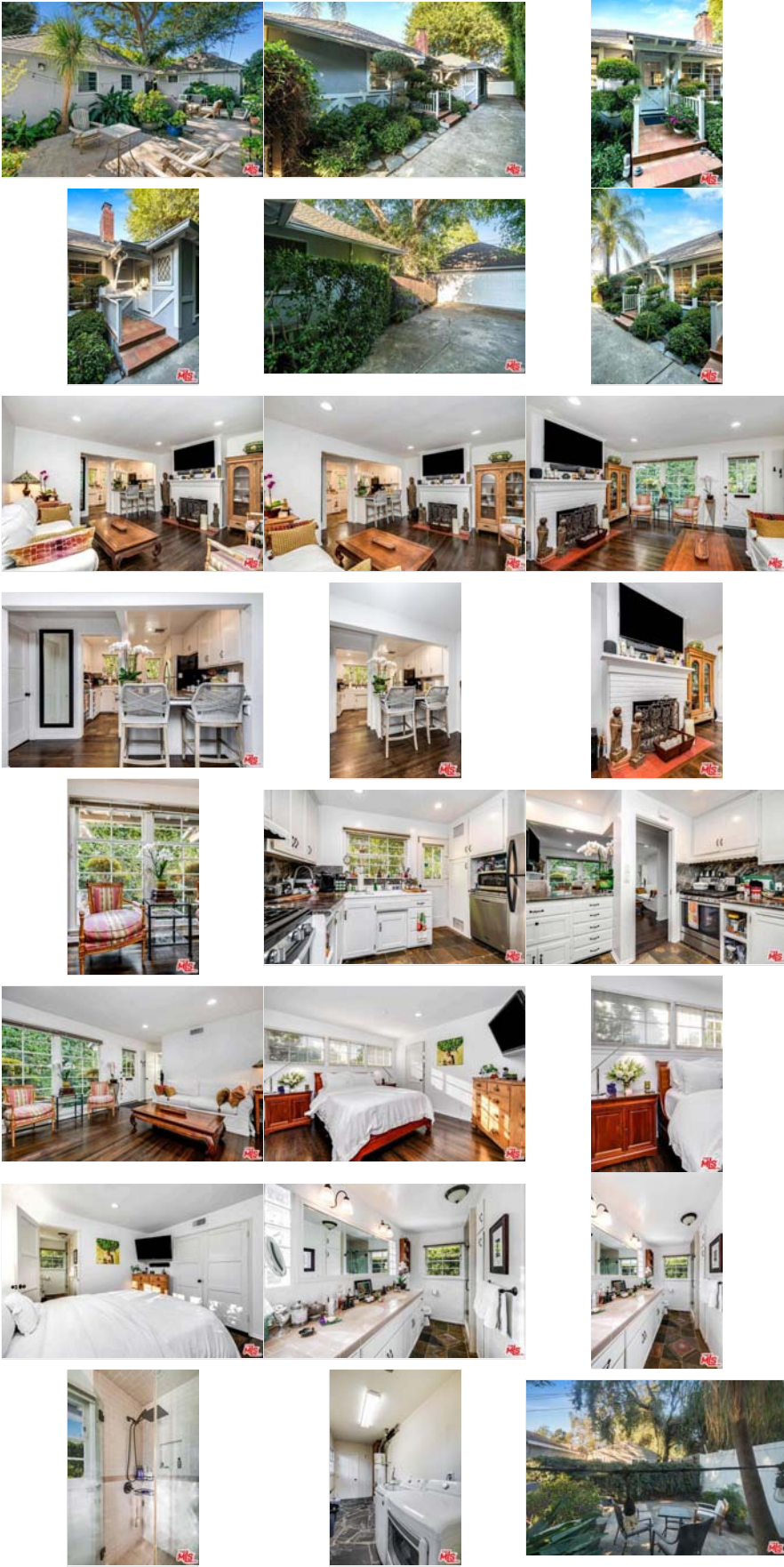
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24446689

Printed: 11/24/2024 10:08:48 AM

Closed • Duplex

List / Sold: \$799,900/\$805,000

2640 Live Oak St • Huntington Park 90255
2 units • \$399,950/unit • 1,782 sqft • 6,113 sqft lot • \$451.74/sqft •
Built in 1919
Pacific Avenue and Live Oak Street

46 days on the market
Listing ID: DW24142301



Welcome! Must see Duplex in the City of Huntington Park!! This 2 Unit home consist of 3 bedroom 2 bath. Front Unit features (2 bedroom 1 bath) Back Unit features (1 bedroom 1 bath). Freshly painted throughout the interior and exterior of home. New white crisp shaker kitchen cabinets and granite countertops in the kitchen creates a sleek and contemporary atmosphere. Hard wood laminate floor throughout adding warmth to the home. Central AC. A great opportunity to live in one and rent the other Unit. Home offers close proximity to school, parks, shopping and dining. Don't miss the opportunity; home will not last!!! Schedule your showing today.

Facts & Features

- Sold On 11/21/2024
- Original List Price of \$799,900
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- \$1,394 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Furnished	\$0	\$0	\$0
2:	1	1	1	2	Furnished	\$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
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6201018009

Michael Lembeck

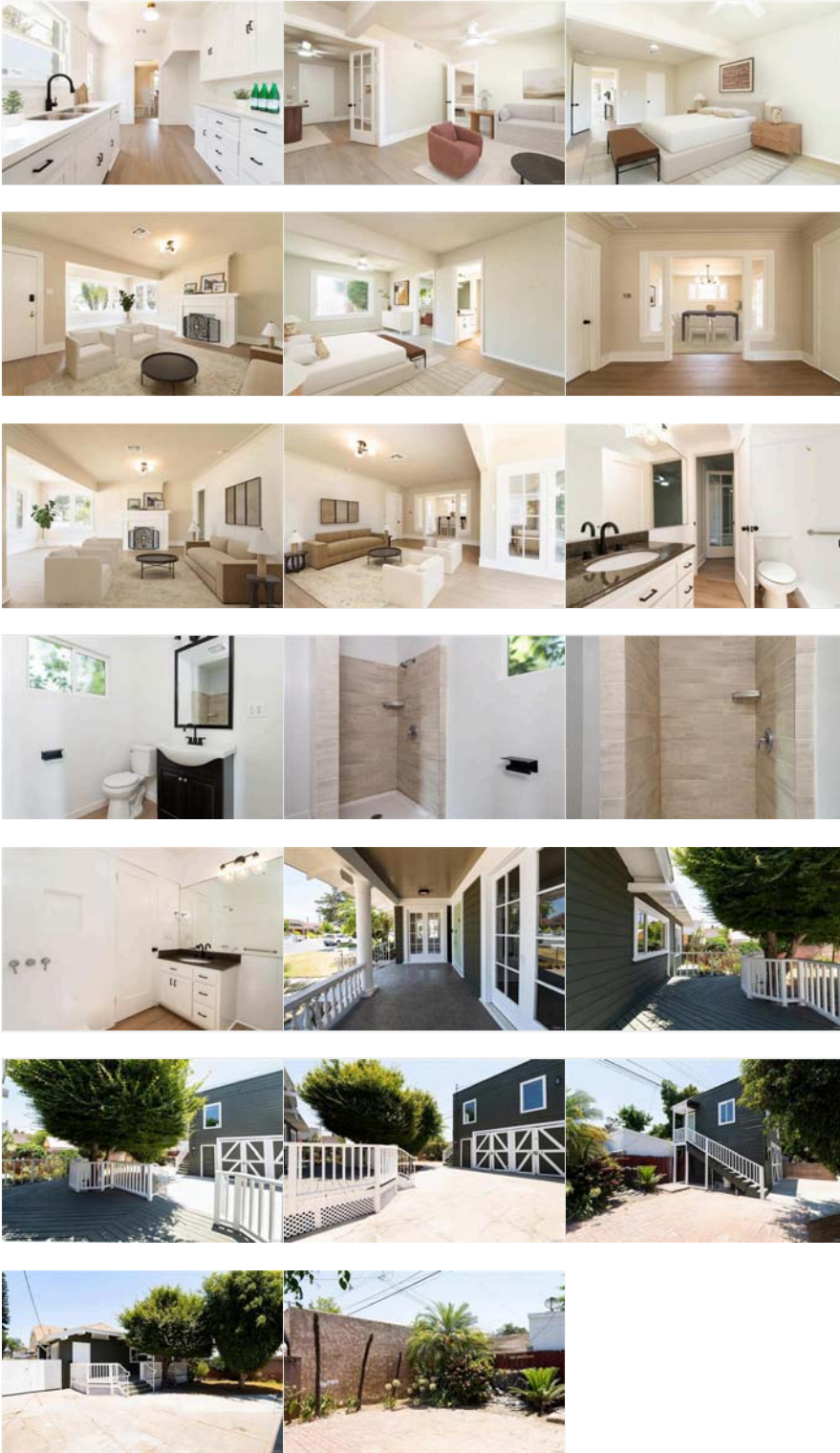
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CUSTOMER FULL: Residential Income LISTING ID: DW24142301

Printed: 11/24/2024 10:08:49 AM

Closed • Duplex

List / Sold: \$589,900/\$510,000 ↓

343 E 98th St • Los Angeles 90003

37 days on the market

2 units • \$294,950/unit • 1,640 sqft • 5,076 sqft lot • \$310.98/sqft • Built in 1925

Listing ID: SR24209758



Welcome to 343 E 98th St, a prime opportunity for first time & savvy investors. This duplex offers a front unit with 2 bedrooms & 1 bathroom and a back unit with 3 bedrooms & 1 bathroom and has Tenants in place. Incredible investment opportunity, making it a perfect match for those looking to build equity or generate rental income in the dynamic South Los Angeles market. Property Features include a bright and spacious living room ideal for family gatherings or tenant relaxation. The expansive backyard with the potential for landscaping or outdoor activities, offers additional appeal for renters or future expansion. A gated driveway with space for multiple vehicles, adding security and convenience including a large lot, providing excellent potential for future development. An affordable entry into the competitive Los Angeles housing market. Enjoy passive income while building long-term equity with its prime location with strong rental demand to increase value through development & current income production. Conveniently located near major freeways (105 and 110), ideal for commuters. Proximity to schools, grocery stores, shopping centers, public transportation, and nearby parks and community centers for family-friendly activities. This property offers the perfect blend of affordability, investment potential, and comfort.

Facts & Features

- Sold On 11/21/2024
- Original List Price of \$589,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$545 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$34704 Gross Scheduled Income
- \$31404 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,384	\$16,608	\$16,608
2:	1	3	1	0	Unfurnished	\$1,508	\$18,096	\$18,096

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
- WATT - Watts area
- Los Angeles County
- Parcel # 6052019027

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: SR24209758

Printed: 11/24/2024 10:08:49 AM

List / Sold:

Closed • Triplex

\$1,299,000/\$1,299,000

40 days on the market

Listing ID: SB24206132

4020 W 137th St • Hawthorne 90250
3 units • \$433,000/unit • 2,992 sqft • 8,704 sqft lot • \$434.16/sqft •
Built in 1960
West of Prairie and North of Rosecrans



Welcome to 4020 W 137th St, Hawthorne, CA – a prime triplex investment on a huge 8,700 SF lot with plenty of value-add opportunities. The front home is a 3-bedroom 2-bath with a spacious living room, separate dining area, a large private yard, and an attached garage. The middle home is a 2-bedroom 1-bath with a large living room, a big kitchen, a dining area, and an attached garage. The back home is also a 2-bedroom 1-bath with a large private yard in the back. Investors may explore converting garages into an ADU or an attached ADU in the back yard (buyer to verify). The property currently generates \$7,200/mo with 17% upside in rents, an actual GRM of 15.0 and a cap rate of 3.8%, with pro forma projections improving to a 12.8 GRM and 4.8% cap rate. Adding an ADU (buyer to verify) could unlock further potential, making it an outstanding long-term investment in a desirable rental neighborhood with low vacancy.

Facts & Features

- Sold On 11/22/2024
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$1,017 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: In Garage
- Cap Rate: 3.8
- \$86400 Gross Scheduled Income
- \$49452 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Level with Street, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,356
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01305116
- Gardener:
- Licenses:
- Insurance: \$3,740
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,750	\$2,750	\$3,250
2:	1	2	1	1	Unfurnished	\$2,450	\$2,450	\$2,450
3:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,450

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4045031041

Michael Lembeck

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SB24206132

Printed: 11/24/2024 10:08:49 AM

Closed • Triplex

List / Sold: \$795,000/\$780,000 ↓

5316 Ithaca Ave • Los Angeles 90032

39 days on the market

3 units • \$265,000/unit • 3,131 sqft • 4,801 sqft lot • \$249.12/sqft • Built in 1940

Listing ID: PW24183641

West of Valley and North of Ithaca



This 3 unit is nestled in a quaint area of El Sereno. There are 3 units on the land. The front units were built in 1987. The 1st floor is 3 bed 1 bath. 2nd floor is 4 bed 1 bath. 3rd unit is a home it is 2 bed 2 bath with an attached 1 car garage built in 1940. Property is great for an investor. Must see to appreciate.

Facts & Features

- Sold On 11/22/2024
- Original List Price of \$795,000
- 2 Buildings
- Levels: One, Two
- 5 Total parking spaces
- 3 Total carport spaces
- \$474 (Estimated)
- SellerConsiderConcessionYN:
- \$48264 Gross Scheduled Income
- \$38964 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sloped Down, No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,300
- Electric: \$200.00
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01991053
- Gardener:
- Licenses:
- Insurance: \$250
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$225
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	1	1	Unfurnished	\$1,632	\$1,632	\$4,200
2:	1	3	1	1	Unfurnished	\$1,390	\$1,390	\$3,800
3:	1	2	2	1	Unfurnished	\$1,000	\$1,000	\$2,700

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5217018010

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Triplex

List / Sold:
\$1,238,800/\$1,200,000 ↓
126 days on the market
Listing ID: WS24120321

7562 Hellman Ave • Rosemead 91770
3 units • **\$412,933/unit** • **2,346 sqft** • **9,104 sqft lot** • **\$511.51/sqft** •
Built in 1926
SOUTH OF FREEWAY 10 AND WEST OF DEL MAR AVE



SELLER JUST REDUCES THE PRICE. THREE UNITS 7562, 7564 AND 7564 1/2 HELLMAN AVE. THIS IS VERY CONVENIENT LOCATION OF ROSEMEAD. BUS STATIONS, SUPER MARKETS ARE NEARBY. FRONT UNIT, 7562 HELLMAN AVE IS 2 BEDROOMS AND 1 BATHROOM WITH A NEWER ROOF. REAR UNIT, BUILT 1958, CONSISTS OF 2 BEDROOMS AND 1 BATHROOM AND 1 LARGE BEDROOM (ASSESSOR SHOWED 2 BEDROOMS) AND 1 BATHROOM. EACH UNIT HAS ITS OWN LAUNDRY HOOK UP, ELECTRICAL METER, AND GAS METER. THREE UNITS LOCATED IN A BIG LOT WITH PLENTY OF PARKING SPACES AND TWO DETACHED GARAGES. MUST SEE.

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$1,288,800
- 2 Buildings
- 8 Total parking spaces
- \$982 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$71280 Gross Scheduled Income
- \$68068 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,212
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01147756
- Gardener:
- Licenses:
- Insurance: \$1,255
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,357
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,376	\$2,376	\$2,800
2:	1	2	1	0	Unfurnished	\$2,180	\$2,180	\$2,500
3:	1	1	1	0	Unfurnished	\$1,384	\$1,384	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5286014017

Michael Lembeck

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

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Newport Beach, 92660

Click arrow to display photos



Closed • Triplex

List / Sold:

\$1,075,000/\$1,075,000

21 days on the market

Listing ID: PW24202489

10837 Leland Ave • Whittier 90605
3 units • \$358,333/unit • 2,449 sqft • 17,920 sqft lot • \$438.95/sqft •
Built in 1955
Nearest major streets are Florence Ave/ Telegraph Rd.



This property sits on a clean, quiet street and features an expansive lot accommodating three single-family homes, each with an attached one-car garage and dedicated yard space. Utilities are separately metered for all utilities, with the landlord only responsible for landscaping. There is over 170% upside in rental income and could be a great investment for the owner-user.

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$1,075,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- \$1,238 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside
- \$44940 Gross Scheduled Income
- \$27204 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: \$17,736
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses: 540
- Insurance: \$3,796
- 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	\$1,605	\$1,605	\$2,495
2:	1	2	1	1	Unfurnished	\$1,070	\$1,070	\$2,495
3:	1	2	1	1	Unfurnished	\$1,070	\$1,070	\$2,495

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
- Rent Controlled
- 670 - Whittier area
- Los Angeles County
- Parcel # 8029013023

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24202489

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Closed •

List / Sold:

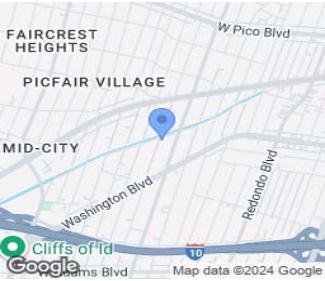
\$1,250,000/\$1,270,000 

22 days on the market

Listing ID: 24435251

1806 Carmona Ave • Los Angeles 90019
3 units • \$416,667/unit • **3,234 sqft** • **5,022 sqft lot** • **\$392.70/sqft** •
Built in 1949

From DTLA head west on I-10 W. Take exit 7A for Washington Blvd. Turn right onto Washington Blvd. Turn right onto S La Brea Ave. Turn left onto W Venice Blvd. Turn right onto Carmona Ave. 1806 Carmona Ave will be on your left.



Rare investment opportunity in prime Mid-City! This charming triplex at 1806 Carmona Ave hasn't been on the market since 1996 and offers incredible potential with significant updates. The first unit is a spacious townhome-style layout featuring 2 bedrooms, 1.5 bathrooms, and an upstairs living space. The second unit is a well-appointed 2-bedroom, 1-bathroom, while the third unit is a cozy 1-bedroom, 1 bathroom residence. Recent upgrades include new copper plumbing, new windows, updated electrical systems, and leased solar panels, ensuring energy efficiency and modern convenience. A 3-car detached garage provides ample parking or additional storage. Don't miss the opportunity to own a well-maintained property in Los Angeles' most sought-after neighborhoods!

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two, Multi/Split
- 3 Total parking spaces
- Heating: Solar
- SellerConsiderConcessionYN:
- \$87000 Net Operating Income

Interior

- Floor: Carpet, Wood
- Other Interior Features: Crown Molding

Exterior

- Lot Features: Back Yard, Front Yard

Annual Expenses

- Total Operating Expense: \$4,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00655385
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,500	\$1,500	\$2,900
2:	2	2	1		Unfurnished	\$1,000	\$1,037	\$2,800
3:	3	1	1		Unfurnished	\$0	\$0	\$1,900

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 # 5064010010

Michael Lembeck

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

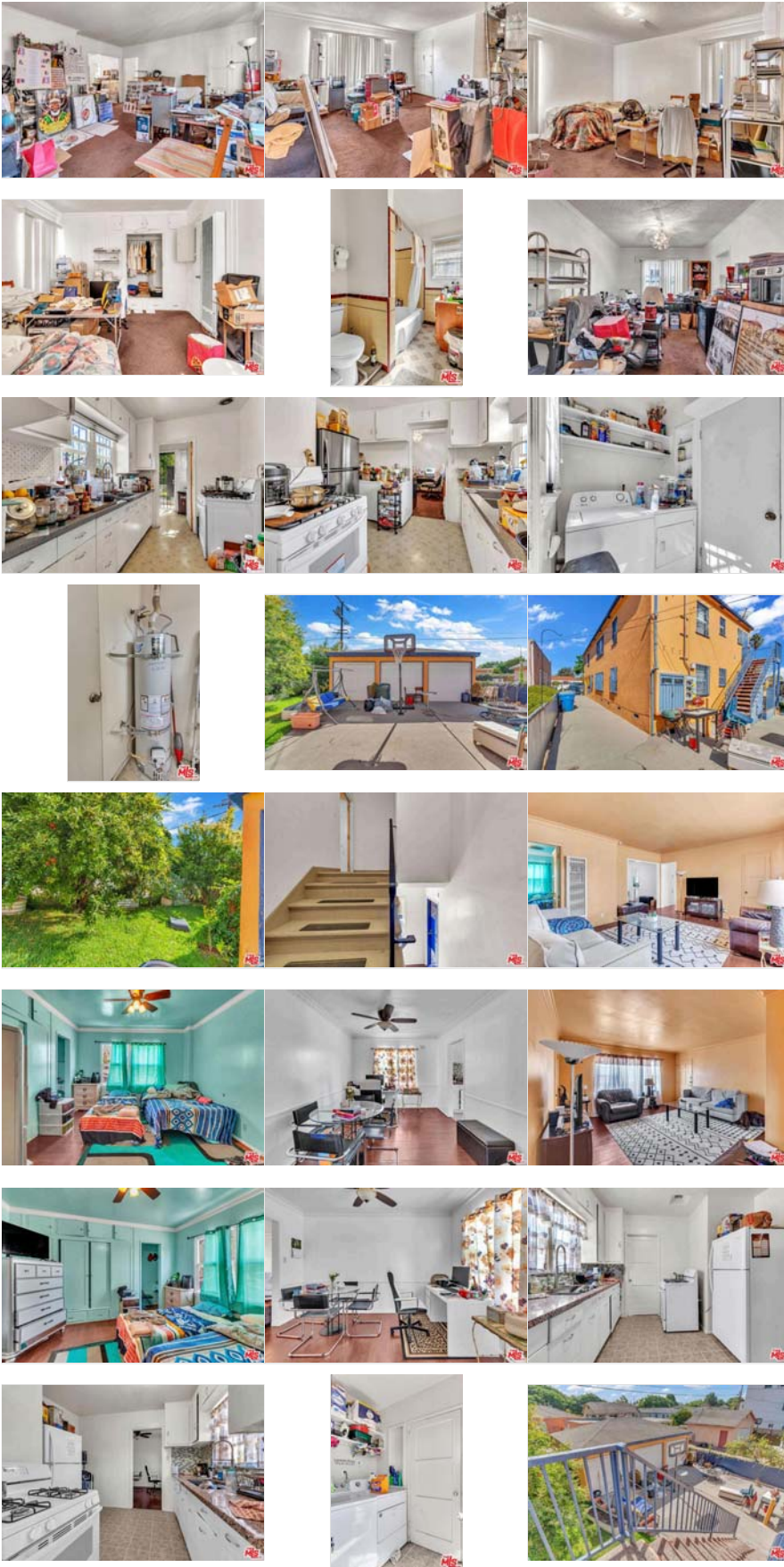
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24435251

Printed: 11/24/2024 10:08:49 AM

Closed • Triplex

List / Sold:
\$1,900,000/\$1,500,000 ↓
42 days on the market
Listing ID: OC24109002

5403 Inglewood Blvd • Culver City 90230
3 units • **\$633,333/unit** • **2,085 sqft** • **7,375 sqft lot** • **\$719.42/sqft** •
Built in 1953
West of 405, North of Jefferson Blvd.



Investors & Decorators dream property to make it into a totally renovated triplex, or a tear down and re-build! This large corner lot boast a two bedroom one bath owner's unit with a large living room and a separate big dining area off the living room. Also has a 3 car garage. The two bedrooms has a large backyard with lemon and fig tree. Wheel chair access ramp off the kitchen into the backyard and 3 car garage. The bathroom was remodeled about two years ago. The other two units are one bedroom and one bathroom each. This is the first time on the market since the owners bought it about 50-60 years ago. Very good location with Playa Vista City Center close by for shopping, restaurants and stores. This property is being sold as is and there will no termite repairs but the sellers will provide a termite report. Buyers to verify all information listed in the MLS and to check with the city for any permits etc.

Facts & Features

- Sold On 11/21/2024
- Original List Price of \$1,900,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$390 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: See Remarks
- Appliances: None
- Other Interior Features: Block Walls

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,017
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,619
- Cable TV: 01363751
- Gardener:
- Licenses:
- Insurance: \$1,038
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,160
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C28 - Culver City area
- Los Angeles County
- Parcel # 4220013036

Michael Lembeck

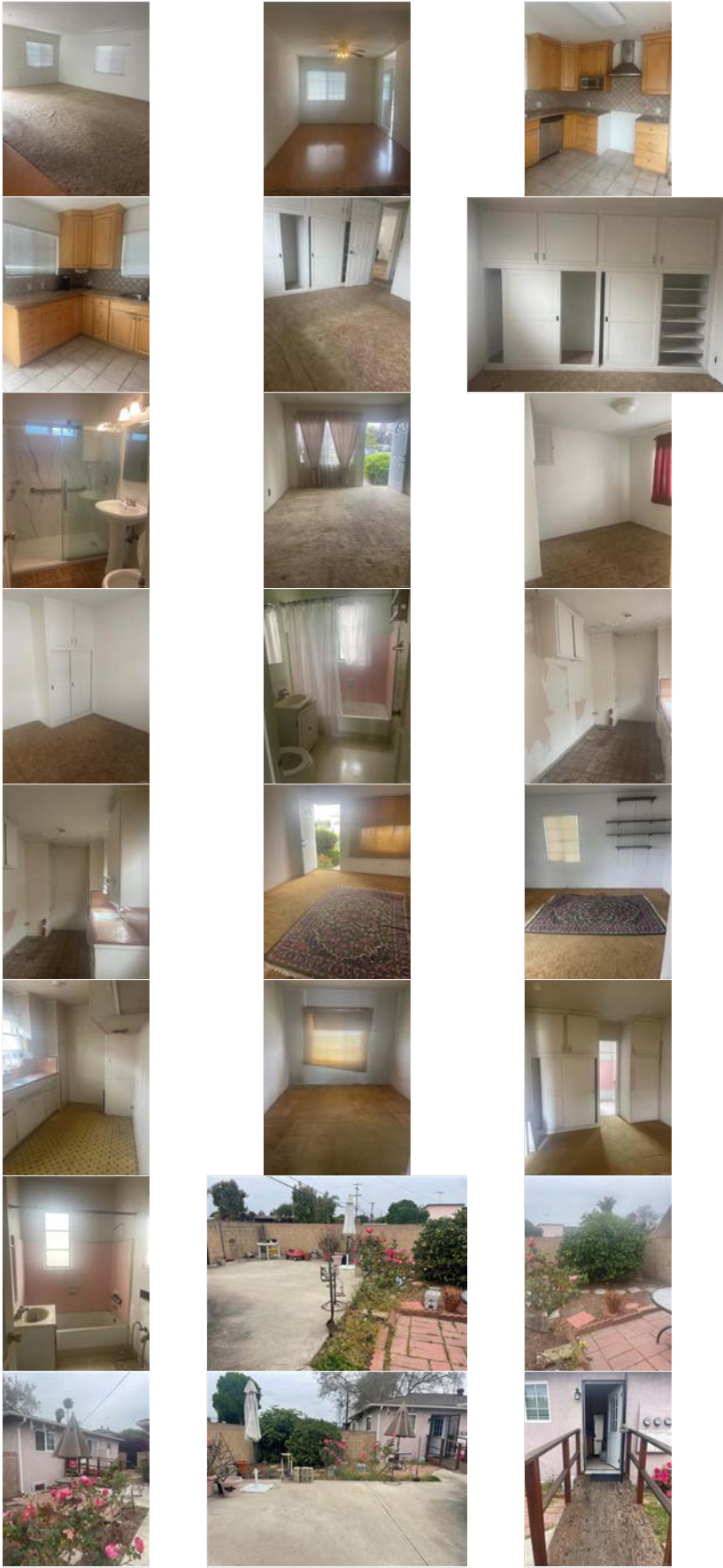
State License #: 01019397
Cell Phone: 714-742-3700

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4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: OC24109002

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Closed • Triplex

List / Sold: \$599,900/\$599,900

606 W 78th St • Los Angeles 90044

20 days on the market

3 units • \$199,967/unit • 1,672 sqft • 7,152 sqft lot • \$358.79/sqft • Built in 1920

Listing ID: PW24193682

S. Figueroa and W. 78th



Triplex with Two Separate Buildings in Prime Los Angeles Location! Explore this unique triplex situated in a vibrant Los Angeles neighborhood, offering excellent potential for savvy investors or those looking to undertake a renovation project. The property is set on a large 7,150 sf lot and consists of two separate buildings. Building 1: Includes two units, one 2 bedrooms and 1 bath and the other a 1 bedroom 1 bath. Building 2: Features a detached home with 2 bedrooms and 1 bath. Property qualifies for a \$50,000 grant...yes free money to buyers that qualify, inquire about this financial assistance. The property boasts a long driveway providing ample parking space, a valuable asset in the area and plenty of room for an ADU. Its location is highly desirable, near major freeways, ensuring easy access to downtown Los Angeles and surrounding areas. Enjoy the proximity to SoFi Stadium (4.2 miles) and Intuit Dome (5.2 miles), placing you near some of LA's top entertainment venues. This triplex represents a significant opportunity to enhance and capitalize on its prime location and spacious lot. Don't miss this chance to turn potential into profit in one of LA's sought-after areas.

Facts & Features

- Sold On 11/21/2024
- Original List Price of \$599,900
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- \$390 (Estimated)
- SellerConsiderConcessionYN: Yes
- \$39348 Gross Scheduled Income
- \$28781 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,567
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,380
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$878	\$844	\$1,950
2:	1	2	1	0	Unfurnished	\$1,169	\$1,124	\$2,250
3:	1	2	1	0	Unfurnished	\$1,364	\$1,311	\$2,250

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6020016004

Michael Lembeck

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

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State License #: 01875823
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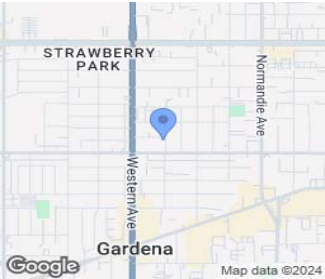
CUSTOMER FULL: Residential Income LISTING ID: PW24193682

Printed: 11/24/2024 10:08:49 AM

Closed • Commercial/Residential

15003 S Harvard Blvd • Gardena 90247
4 units • \$398,750/unit • 5,517 sqft • 6,660 sqft lot • \$299.08/sqft •
Built in 1989
Corner of Harvard Blvd and W 150th Street

List / Sold:
\$1,595,000/\$1,650,000 ⬆
7 days on the market
Listing ID: SB24188744



Discover this well-maintained 4-unit property located in the desirable area of Gardena. These spacious, townhouse-style units include (1) 3-bed/2.5-bath w/ 3 fireplaces and (3) 2-bed/2.5-bath units w/ a fireplace in each. The property features underground parking with gated, remote entry for added security and convenience, and the roof was replaced in 2006. With a 53% rental upside, a 6.59% market CAP, and an 11.22 market GRM, this property offers substantial investment potential. Ideally situated just a short drive from Alondra Park Golf Course and El Camino College, this is an excellent opportunity to capitalize on a growing rental market in a prime location.

Facts & Features

- Sold On 11/18/2024
- Original List Price of \$1,595,000
- 1 Buildings
- 8 Total parking spaces
- \$1,108 (Estimated)
- SellerConsiderConcessionYN:
- Cap Rate: 3.64
- \$93600 Gross Scheduled Income
- \$58010 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$32,782
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$5,517
- Maintenance: \$2,808
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$3,200
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,500	\$2,500	\$3,650
2:	1	2	3	2	Unfurnished	\$2,150	\$2,150	\$2,800
3:	1	2	3	2	Unfurnished	\$1,550	\$1,550	\$2,800
4:	1	2	3	2	Unfurnished	\$1,500	\$1,500	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- 118 - Pacific Square area
- Los Angeles County
- Parcel # 6103021077

Michael Lembeck

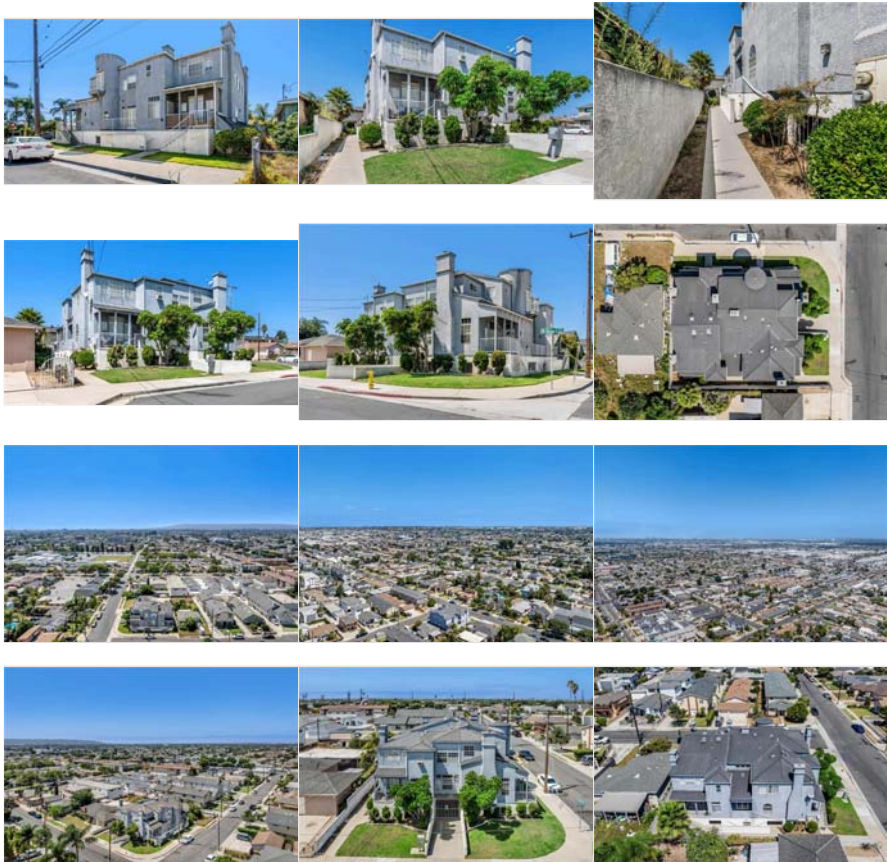
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CUSTOMER FULL: Residential Income LISTING ID: SB24188744

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Closed • **Quadruplex**

List / Sold: **\$750,000/\$700,000** ↓

902 Island • **Wilmington 90744**

63 days on the market

4 units • \$187,500/unit • 2,936 sqft • 7,502 sqft lot • \$238.42/sqft • Built in 1953

Listing ID: SB24144986

Between Anaheim and PCH West of Avalon 3 blks to Island



Wonderful Property!! Large corner lot with Two Duplex's , all 2 Bedroom 1 Bath apts. 3 Garages plus 4 parking spaces, facing the street. Each Unit has front and back yards. Under LA Rent Control with low rents & long term tenants. Potential of \$2200/mo per unit 7.7 X Gross. (This eventually could be real money maker!!) Priced at \$255/SF REDUCED NOW so it is much lower than ALL Listings and most comparable Sales!! Nice section of Wilmington. Tenants pay for all utilities and that is a BIG plus factor. Copper Plumbing in all units. Diamond in the rough.

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$810,000
- 2 Buildings
- 7 Total parking spaces
- \$0 (Owner)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7416031029

Michael Lembeck

State License #: 01019397
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State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: SB24144986

Printed: 11/24/2024 10:08:49 AM

Closed • Quadruplex

1618 Front St • Alhambra 91803
4 units • \$325,000/unit • 2,810 sqft • 8,167 sqft lot • \$455.52/sqft •
Built in 1954
In between: S. Marengo Ave and Benito Ave

List / Sold:
\$1,300,000/\$1,280,000 ↓
131 days on the market
Listing ID: SR24108885



Attention investors and developers! This fourplex, located in a high-density residential zone in Alhambra, offers a remarkable opportunity for development and ownership. Situated on an 8,165 square foot lot, each unit features 702 square feet, 2 bedrooms, 1 bathroom, and a dedicated garage space. The property has been well-maintained, with exterior painting completed 2 years ago, a new roof installed 3 years ago, and an upgrade to copper plumbing in 2014. Double pane windows. The water heaters have been regularly maintained and replaced, and the building is equipped with a 120-volt electric panel. This property is strategically located near markets, shopping centers, dining options, and other amenities. Don't miss this chance to invest in a prime location with significant potential for growth and development.

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, In Kitchen, Washer Hookup
- \$54000 Gross Scheduled Income
- \$48480 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Kitchen, Laundry, Living Room
- Floor: Laminate, Tile
- Appliances: None
- Other Interior Features: Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Window Bars
- Fencing: Fair Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,520
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,920
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5350028006

Michael Lembeck

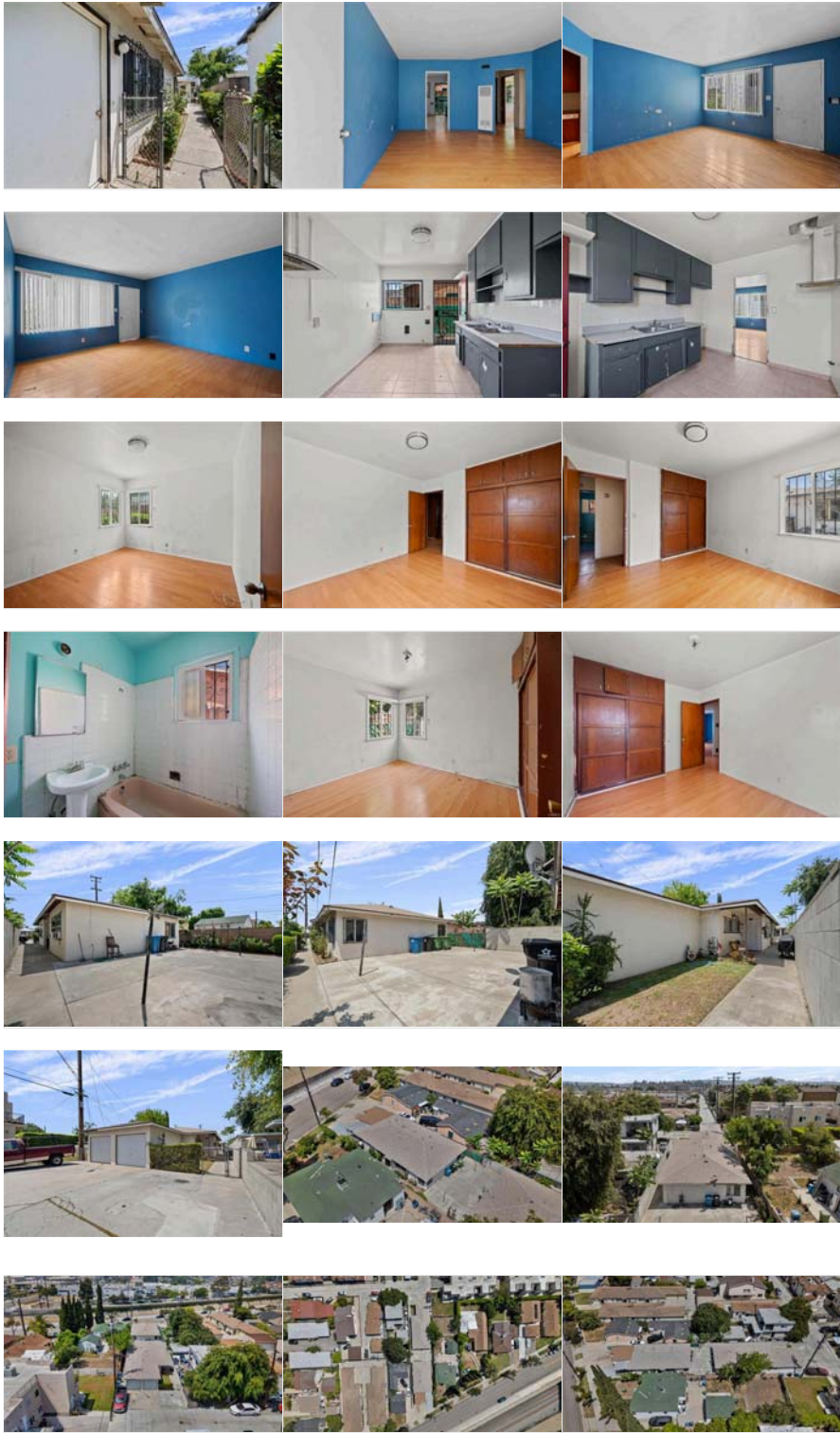
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Closed • Quadruplex

List / Sold:

\$1,398,000/\$1,320,000 ↓

249 days on the market

Listing ID: P1-16860

309 N Palm Ave • Alhambra 91801
4 units • \$349,500/unit • 4,396 sqft • 7,604 sqft lot • \$300.27/sqft •
Built in 1931
South of Alhambra Road, North of Main and west of Alhambra Park.



Great potential investment in this stunning 4-unit Spanish Revival property located in one of the premier locations in north Alhambra directly across from Alhambra Park and north of Main Street! All 4 units have views of Alhambra Park and its manicured greenbelt. With almost 4,400 square feet of living space, each unit averages about 1100 square feet. Beautiful high-arched ceilings in the upstairs units make it feel even more expansive. The building mix is (1) 2 bedroom 1 bath unit and (3) 1 bedroom one bath units. Each unit boasts a large living room, separate formal dining room, spacious bedrooms, updated bathrooms, and kitchens with either granite or tile. Each unit has its own private laundry room with washer and dryer hookups. There are 5 separate garages on the property and convenient off-site parking as well. The building also has a new roof! As a bonus, the adjacent public park offers extensive walking paths, a swimming pool, basketball and tennis courts. It's also easy to keep 100% rented! The hallmarks of this wonderful property are its expansive living space at almost 4,400 square ft and its excellent north Alhambra location. right across from Alhambra Park. Additionally, 3 units could be reconfigured from 1 to 2 bedrooms for future additional rent potential.

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$1,800,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside
- Cap Rate: 4
- \$86628 Gross Scheduled Income
- \$56462 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Carpet, Vinyl, Wood
- Appliances: Free-Standing Range
- Other Interior Features: Ceiling Fan(s), Granite Counters, High Ceilings

Exterior

- Lot Features: Front Yard, Landscaped, Level with Street, Level, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,567
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,932
- Cable TV: 01408888
- Gardener:
- Licenses:
- Insurance: \$2,288
- Maintenance: \$2,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,982
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,530	\$1,530	\$2,200
2:	1	1	1	1	Unfurnished	\$1,942	\$1,942	\$2,200
3:	2	1	1	1	Unfurnished	\$1,851	\$1,851	\$2,400
4:	1	1	1	1	Unfurnished	\$1,896	\$1,896	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5339016008

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: P1-16860

Printed: 11/24/2024 10:08:49 AM

Closed • **Quadruplex**

List / Sold:
\$1,299,000/\$1,125,000 ↓

5910 Monte Vista St • Highland Park 90042
4 units • **\$324,750/unit** • **2,621 sqft** • **7,314 sqft lot** • **\$429.23/sqft** •
Built in 1905

143 days on the market
Listing ID: GD24090038

North Figueroa St, turn left on North Avenue 59, Right on Monte Vista.



This prime Highland Park 4-unit Quadruplex offers a fantastic value-add opportunity. ATTENTION DEVELOPERS POSSIBLE TO BUILD MORE UNITS OR ADD ADU and Jr-ADU. Please check with the City of Los Angeles Building and Planning Department for more information. The property sits on a spacious lot (LARD1.5 zoning) and features two structures. The main structure is comprised of beautiful four units - 1 bed and 1 bath each. The main structure also has a very large basement. The second structure is the carport and a garage with ample parking and storage space. The property is located just north of Figueroa on a nice street near the 110 Freeway. It is close to hotspots on Figueroa as well as nearby parks, the Metro Gold line close to DTLA, South Pasadena, all the restaurants, bars, coffee shops, nightlife, and urban lifestyle that Highland Park offers and so much more. Making this 4-unit extremely popular property.

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$1,349,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 3 Total carport spaces
- Heating: Wall Furnace
- \$703 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$99600 Gross Scheduled Income
- \$33784 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

- Lot Features: Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$12,872
- Electric: \$1,200.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$700
- Cable TV: 01059771
- Gardener:
- Licenses: 50
- Insurance: \$1,600
- Maintenance: \$1,300
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense: \$2,702
- Other Expense Description: Tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,900	\$22,800	\$24,000
2:	1	1	1	1	Unfurnished	\$1,112	\$13,344	\$24,000
3:	1	1	1	1	Unfurnished	\$876	\$10,512	\$24,000
4:	1	1	1	1	Unfurnished	\$0	\$0	\$27,600

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
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5484036028

Michael Lembeck

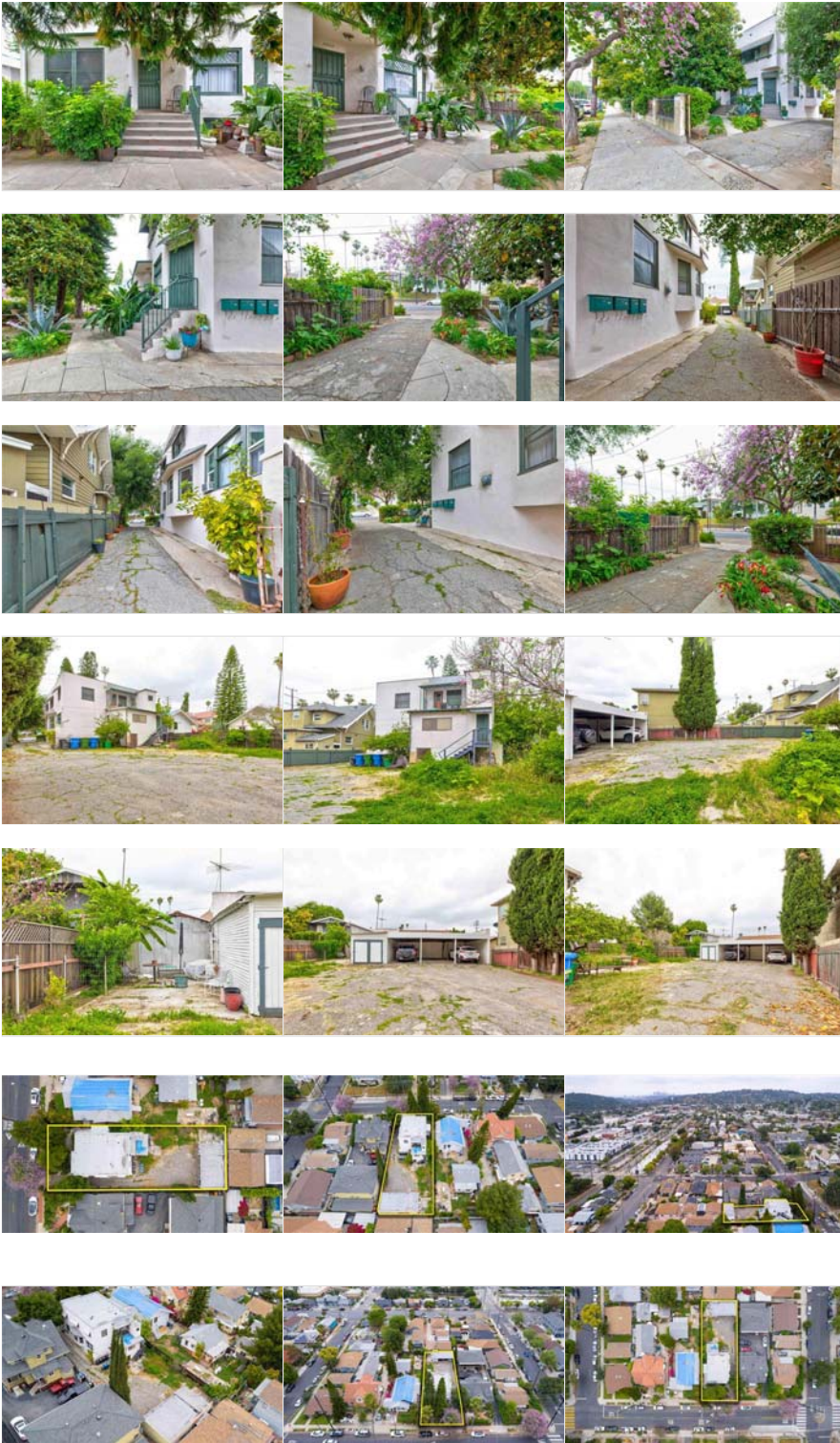
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CUSTOMER FULL: Residential Income LISTING ID: GD24090038

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Closed • **Quadruplex**

List / Sold: **\$824,999/\$600,000** ↓

912 W 3rd St • Pomona 91766

66 days on the market

4 units • \$206,250/unit • 1,950 sqft • 6,786 sqft lot • \$307.69/sqft • Built in 1929

Listing ID: PW24157773

Cross street White Ave



Discover an incredible investment opportunity in the vibrant city of Pomona! This charming quadruplex features four units, each boasting a comfortable 1 bedroom and 1 bathroom layout. All four units are currently tenant occupied, providing immediate rental income for the new owner. With steady rental income and the potential for future upgrades, this property is perfect for investors looking to expand their portfolio.

Facts & Features

- Sold On 11/22/2024
- Original List Price of \$875,000
- 5 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$836 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: See Remarks
- \$52032 Gross Scheduled Income
- \$42032 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: See Remarks

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,644
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$344
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,108	\$1,108	\$1,850
2:	1	1	1	0	Unfurnished	\$1,081	\$1,081	\$1,850
3:	1	1	1	0	Unfurnished	\$1,081	\$1,081	\$1,850
4:	1	1	1	0	Unfurnished	\$1,066	\$1,066	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 687 - Pomona area
- Los Angeles County
- Parcel # 8342008002

Michael Lembeck

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

Citivist Realty Services, Inc

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4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: PW24157773

Printed: 11/24/2024 10:08:49 AM

Closed •

List / Sold:

\$2,350,000/\$2,250,000 ↓

42 days on the market

Listing ID: 24447725

843 Westbourne Dr • West Hollywood 90069
4 units • \$587,500/unit • 3,240 sqft • 6,646 sqft lot • \$694.44/sqft •
Built in 1939
MELROSE NORTH ON HILLDALE AVE



BEST LOCATION; A gated two story, four unit building with 2-2 bedroom 2 bath units and 2 -1 bedroom one bath units, 4 car enclosed garages, 2 covered car port and a long driveway with more parking. Close to all the shops and restaurants.

Facts & Features

- Sold On 11/22/2024
- Original List Price of \$2,350,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$78950 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$48,916
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01257836
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$5,500	\$5,500
2:	2	2	2		Unfurnished	\$3,200	\$5,500	\$5,500
3:	3	1	1		Unfurnished	\$0	\$3,200	\$3,200
4:	4	1	1		Unfurnished	\$0	\$3,200	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4337013010

Michael Lembeck

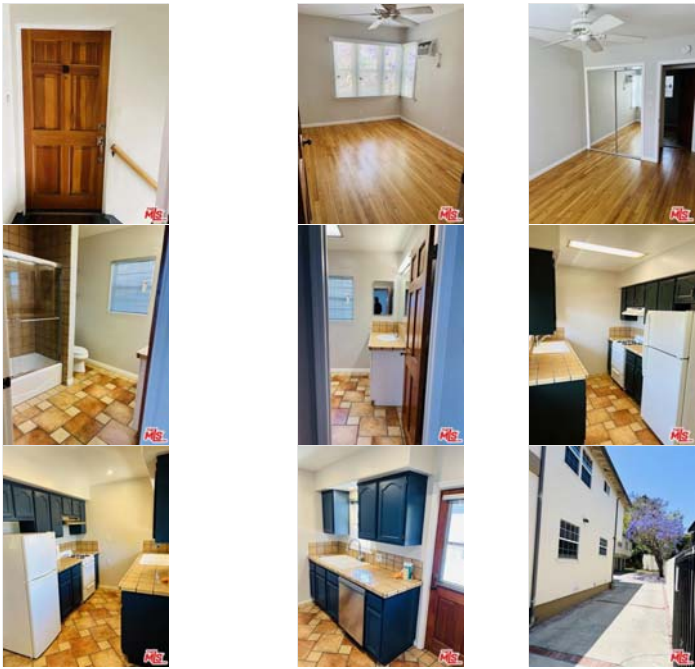
State License #: 01019397
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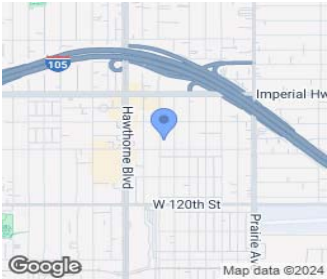
List / Sold:

\$1,375,000/\$1,350,000 ↓

21 days on the market

Listing ID: 24444365

11708 Birch Ave • Hawthorne 90250
5 units • \$275,000/unit • 4,791 sqft • 6,388 sqft lot • \$281.78/sqft •
Built in 1962
East of Hawthorne Blvd and South of Imperial Hwy



We are proud to present this 5-unit apartment in the South Bay city of Hawthorne! Consisting of 5 massive units just east of Hawthorne Blvd and south of Imperial Hwy, this property offers a unique opportunity to acquire the perfect property for a first-time investor or seasoned professional! The property has been in the same family for over 50 years, making this a rare value-add investment with true upside. The offering features a total of 5 apartment units consisting of 4,791 total building square feet on a 6,388 square foot lot. The unit mix comprises of three large 1-bedroom/1-bathroom (about 750-825 sq ft each), one 2-bedroom/1.5-bathroom unit (864 sq ft) and one 3-bedroom/2-bathroom owner's unit (1,336 sq ft) with private washer/dryer and fireplace! Two upstairs units enjoy private balconies! In the back of the property, there are 5 single carport spaces along with ample street parking as the area consists of mainly single-family homes and smaller multifamily properties. Electricity and gas are individually metered for each unit keeping utility costs relatively low. There is a common area laundry room on-site for tenants to enjoy. Hawthorne does not have local rent control, making this property subject to AB-1482 allowing healthy rent increases for the future owner. The property is in a central location close to SpaceX, Tesla, SoFi Stadium and the Intuit Dome. The location also provides easy access to the 105 and 405 freeways. Do not miss your opportunity to own in this highly desirable South Bay city!

Facts & Features

- Sold On 11/19/2024
 - Original List Price of \$1,375,000
 - 1 Buildings
 - Levels: Two
 - 5 Total parking spaces
 - 5 Total carport spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- Laundry: Community
 - Cap Rate: 4.49
 - \$61679 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$40,137
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01854035
 - 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:	3	1	1		Unfurnished	\$1,276	\$3,829	\$5,850
2:	1	2	1		Unfurnished	\$1,723	\$1,723	\$2,450
3:	1	3	2		Unfurnished	\$3,195	\$3,195	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- 108 - North Hawthorne area
 - Los Angeles County
 - Parcel # 4047014009

Michael Lembeck

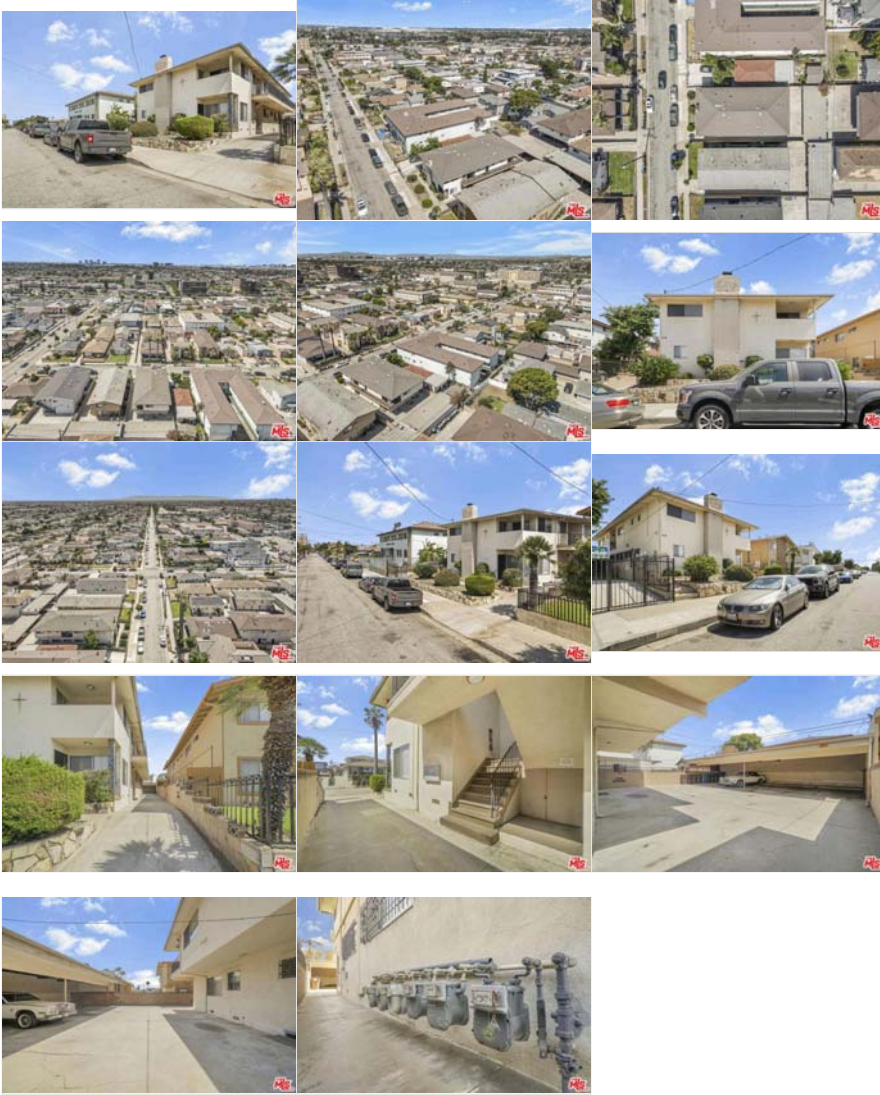
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Closed • Apartment

List / Sold:
\$3,990,000/\$3,700,000 ↓
139 days on the market
Listing ID: PW24118738

1158 W 37th St • Los Angeles 90007
5 units • **\$798,000/unit** • **6,500 sqft** • **7,249 sqft lot** • **\$569.23/sqft** •
Built in 1903
On W 37th St



PRICE REDUCED! Master-leased Student Housing Property 1 block from USC. Offered at a true 6.5% Cap Rate with realistic upside to a 7.5% Cap Rate! We are pleased to present the new construction, fully-stabilized USC student housing investment property located at 1158 West 37th Street in Los Angeles, CA 90007. The property is less than one mile from the University of Southern California's main University Park campus within the USC DPS security zone and is in a popular student housing rental neighborhood. The property has 5 units and 19 total bedrooms consisting of two brand-new construction 3 bed/3 bath units, a brand-new construction 3 bed/3 bath unit with a den, and two fully renovated 5 bed/5 bath units. The property is master-leased until 2027 offering a buyer security of income and easy management. In addition to its proximity to USC, the property benefits from being walking distance to a Metro Expo Line station offering a short commute to Downtown Los Angeles and the Westside. The property is also nearby to Exposition Park, home of the world-famous LA Coliseum, the new LAFC Stadium and the new George Lucas Museum of Narrative Art. Exposition Park will play host to many key activities and events in the upcoming 2026 World Cup and the 2028 LA Olympics.

Facts & Features

- Sold On 11/20/2024
- Original List Price of \$4,230,000
- 2 Buildings
- 0 Total parking spaces
- \$58,176 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 6.43
- \$312060 Gross Scheduled Income
- \$256671 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$63,737
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02164683
- 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	5	5	0	Unfurnished	\$6,500	\$6,500	\$8,250
2:	1	3	3	0	Unfurnished	\$3,900	\$3,900	\$4,950
3:	1	3	3	0	Unfurnished	\$5,205	\$5,205	\$6,660
4:	1	5	5	0	Unfurnished	\$6,500	\$6,500	\$8,250
5:	1	3	3	0	Unfurnished	\$3,900	\$3,900	\$4,950

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5040031006

Michael Lembeck

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

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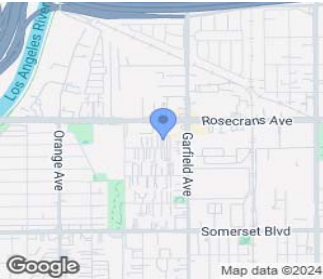


Closed • Commercial/Residential

List / Sold:
\$1,599,000/\$1,650,000 ⬆

7317 Richfield St # 5 • Paramount 90723
5 units • **\$319,800/unit** • **4,620 sqft** • **18,407 sqft lot** • **\$357.14/sqft** •
Built in 1962
Garfield and Rosecrans

22 days on the market
Listing ID: SB24199767



Incredible Investment Opportunity – 5 Detached Units on a Huge Lot! This rare investment property features 5 detached units, each with 2 bedrooms and 1 bathroom, located on an expansive 18,000 sq ft lot, offering endless potential for future development. Each unit boasts its own private yard space and indoor washer/dryer hookups, making these units highly desirable for tenants seeking privacy and convenience. Currently, all units are occupied by long-term tenants, with rents significantly below market—an opportunity for substantial rental income growth. One unit has been remodeled, achieving current market rent of \$2,700 per month. Tenants are responsible for electricity and gas, with each unit separately metered for both utilities, further reducing operating costs for the owner. The lot also features ample parking for all tenants, adding to the property's appeal. Additionally, there is the possibility of adding an Accessory Dwelling Unit (ADU) for further income potential. This property is perfect for investors looking for stable cash flow with future upside through rent increases and development opportunities. Don't miss this chance to own a prime multifamily property with great potential in a high-demand rental market!

Facts & Features

- Sold On 11/18/2024
 - Original List Price of \$1,599,000
 - 5 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$2,240 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Kitchen
 - \$114264 Gross Scheduled Income
 - \$106464 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Laminate
- Appliances: None

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,800
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$2,400
 - Cable TV: 01958643
 - Gardener:
 - Licenses:
- Insurance: \$3,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$1,500		\$2,700
2:	1	2	1			\$2,700		\$2,700
3:	1	2	1			\$1,683		\$2,700
4:	1	2	1			\$1,955		\$2,700
5:	1	2	1			\$1,684		\$2,700

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
- RL - Paramount North of Somerset area
 - Los Angeles County
 - Parcel # 6241020016

Michael Lembeck

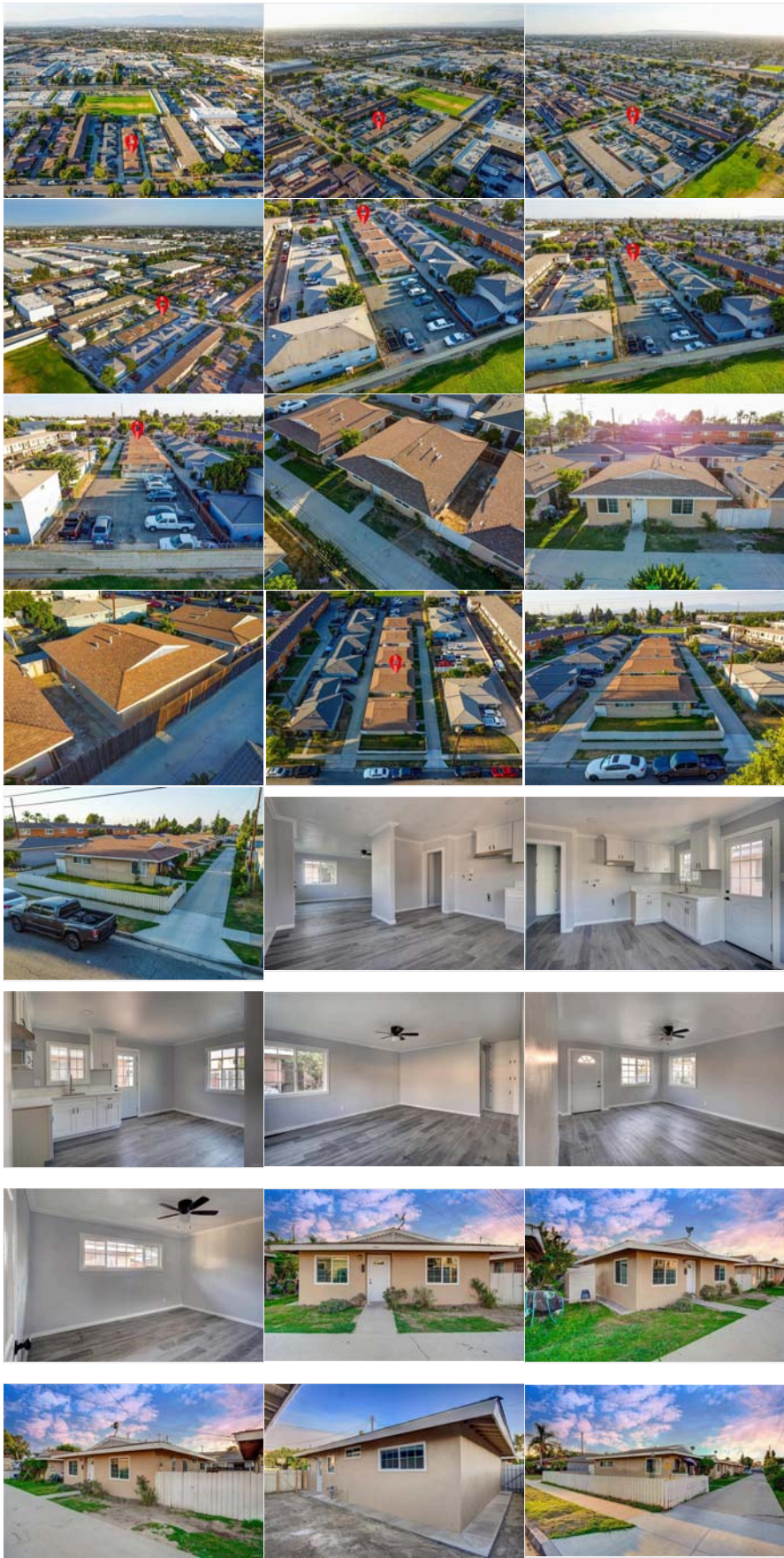
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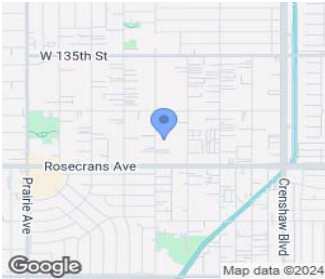
List / Sold:

\$1,600,000/\$1,250,000 ↓

52 days on the market

Listing ID: 24446621

14026 Yukon Ave • Hawthorne 90250
6 units • \$266,667/unit • 5,956 sqft • 19,507 sqft lot • \$209.87/sqft •
Built in 1963
South of 139th Street, North of Rosecrans Avenue, East of Kornblum Avenue, West of Cerise Avenue



Six Single-Story Units on Large 19,507-SF Lot | Outstanding Opportunity to Add 2 ADUs (Accessory Dwelling Units) or Redevelop the Property to a 13-Unit Apartment | Significant Value-Add Potential - Approximately 76% in Rental Upside | 8.96% Pro-Forma Cap Rate & 8.43 Pro-Forma GRM | Located Approximately 1 Mile from SpaceX & Tesla Design Center and 3 Miles from SoFi Stadium & Upcoming Intuit Dome (NBA Clippers Arena) | Outstanding Unit Mix of (One) 3-Bedroom/1-Bathroom Unit & (Five) 2-Bedroom/1-Bathroom Units | Each Unit Contains Washer/Dryer Hook-Ups & One Garage | Tenants Pay All Gas and Electricity Expenses | No Local Rent Control - Defaults to AB 1482 | Strong Neighboring Employment: Space X, Tesla, & Aerospace Defense Companies

Facts & Features

- Sold On 11/21/2024
- Original List Price of \$1,600,000
- 4 Buildings
- Levels: One
- 6 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Washer Included
- Cap Rate: 3.98
- \$63749 Net Operating Income
- 6 electric meters available
- 6 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$40,894
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,850	\$1,850	\$2,595
2:	1	2	1		Unfurnished	\$340	\$340	\$2,595
3:	1	2	1		Unfurnished	\$1,575	\$1,575	\$2,595
4:	1	2	1		Unfurnished	\$1,675	\$1,675	\$2,595
5:	1	2	1		Unfurnished	\$1,600	\$1,600	\$2,595
6:	1	3	1		Unfurnished	\$1,950	\$1,950	\$2,850

Of Units With:

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

Additional Information

- Standard sale
- 110 - East Hawthorne area
- Los Angeles County
- Parcel # 4052029048

Michael Lembeck

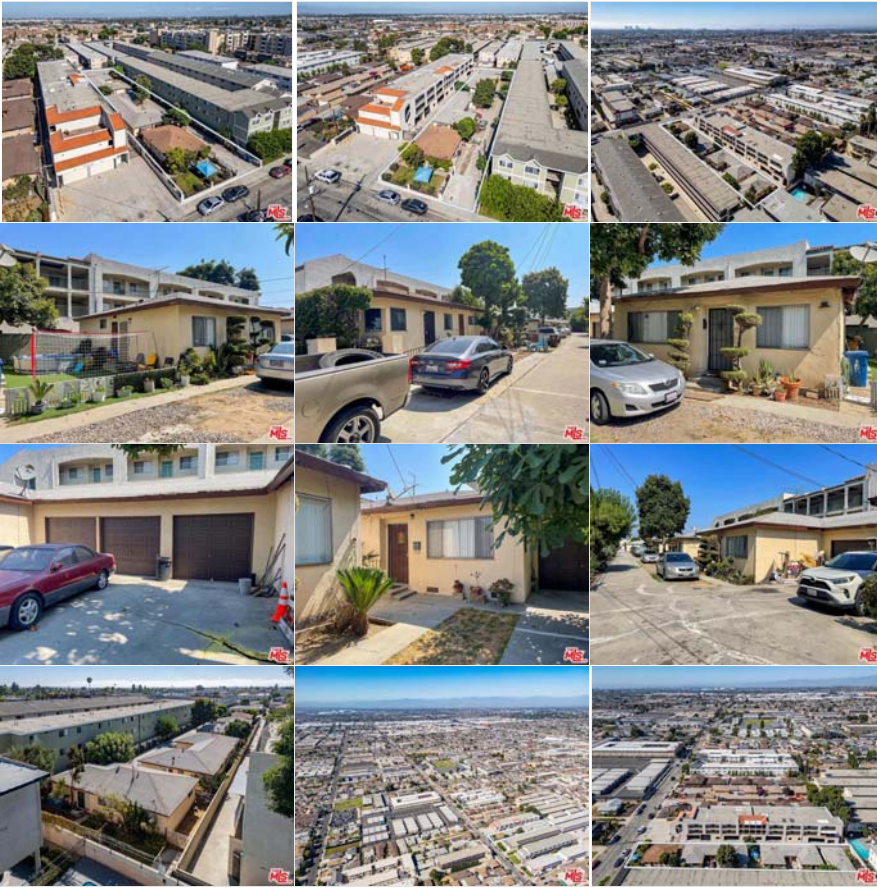
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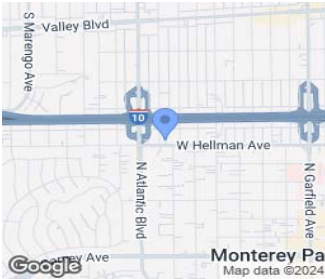
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Closed • Triplex

List / Sold:
\$2,288,888/\$2,380,000 
12 days on the market
Listing ID: CV24210917

821 W Hellman Ave • Alhambra 91803
6 units • **\$381,481/unit** • **2,447 sqft** • **7,824 sqft lot** • **\$972.62/sqft** •
Built in 1952
South of 10 Freeway, exit Atlantic to Hellman



****TRUST is selling two parcels (817 & 821 W. Hellman) together only.**** Don't miss this amazing rental income opportunity that offers six units of varying sizes in this sought after neighborhood in the city of Alhambra. Each parcel has 3 units of differing sizes. Address 821 W Hellman includes: (A) 3 bedrooms and 1 bath, (B) 1 bedroom and 1 bath and (C) 2 bedroom and 1 bath. 817 W Hellman offers: (A) 4 bedrooms and 2.5 baths, (B) Studio with 1 bath, and (C) 1 bedroom and 1 bath. Three units are in good condition while three need some rehab. The total land for both parcels per the assessor is 15,554 square feet (821-7821 sqft & 817-7733 sqft). Residential square feet for 821 is 2447(A) sqft and 817 is 3066(A) sqft for a total of 5513 total livable square feet.

Facts & Features

- Sold On 11/18/2024
- Original List Price of \$2,288,888
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- 0 Total carport spaces
- \$1,063 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: In Kitchen, Individual Room, Outside
- Cap Rate: 5.47
- \$2050 Gross Scheduled Income
- \$1550 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 2 water meters available

Interior

- Rooms: Galley Kitchen
- Appliances: None
- Other Interior Features: Ceiling Fan(s), Unfurnished

Exterior

- Lot Features: Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,264
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,380
- Cable TV: 01943113
- Gardener:
- Licenses:
- Insurance: \$4,084
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$900	\$900	\$2,600
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,900
3:	1	2	1	1	Unfurnished	\$500	\$500	\$2,200
4:	1	4	3	1	Unfurnished	\$0	\$0	\$3,200
5:	1	0	1	1	Unfurnished	\$0	\$0	\$1,500
6:	1	1	1	1	Unfurnished	\$650	\$650	\$1,650

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 2
- Carpet: 2
- Dishwasher: 2
- Disposal: 1
- Drapes: 0
- Patio: 0
- Ranges: 1
- Refrigerator: 0
- Wall AC: 2

Additional Information

- Trust sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5256004054

Michael Lembeck

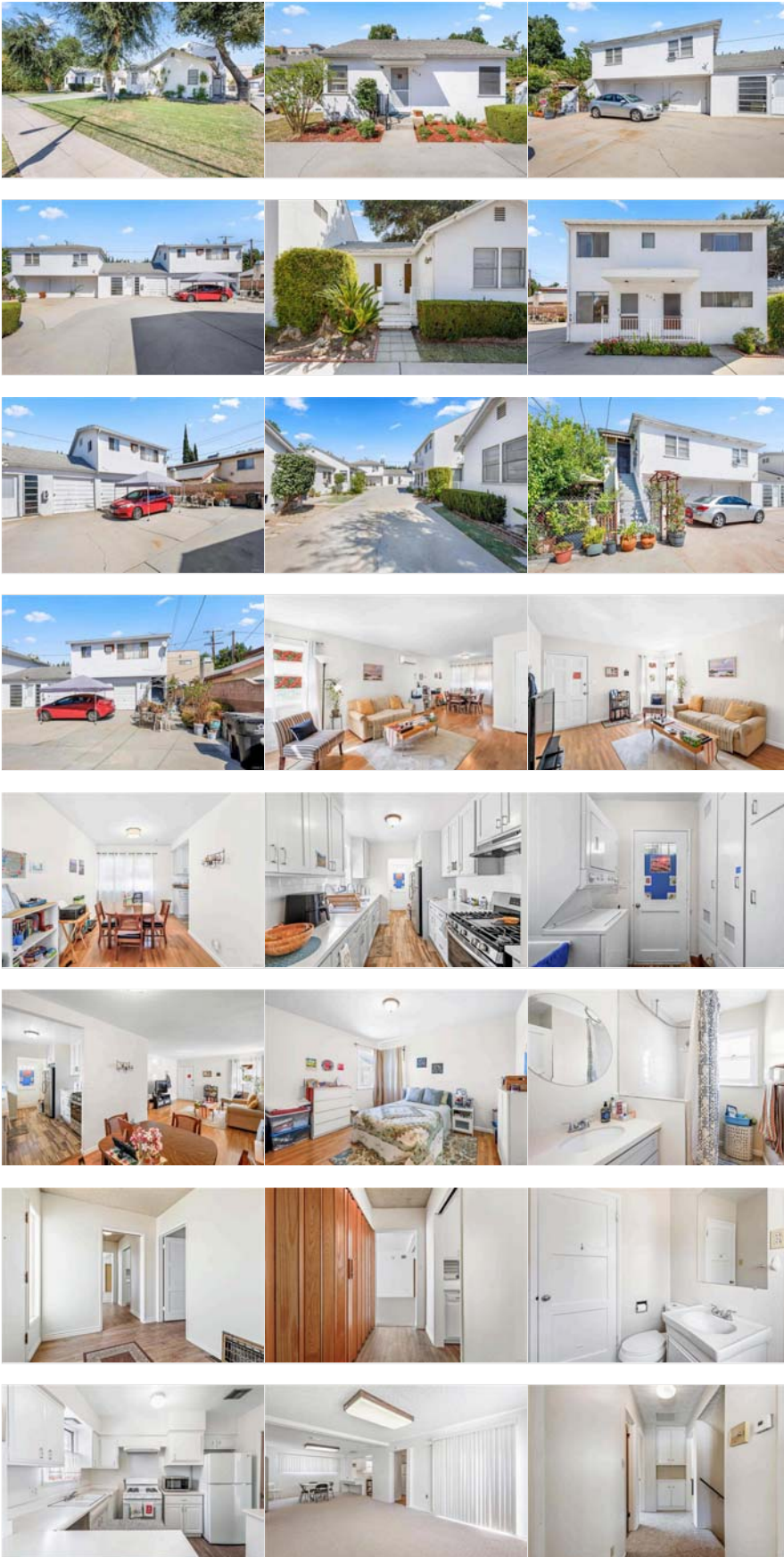
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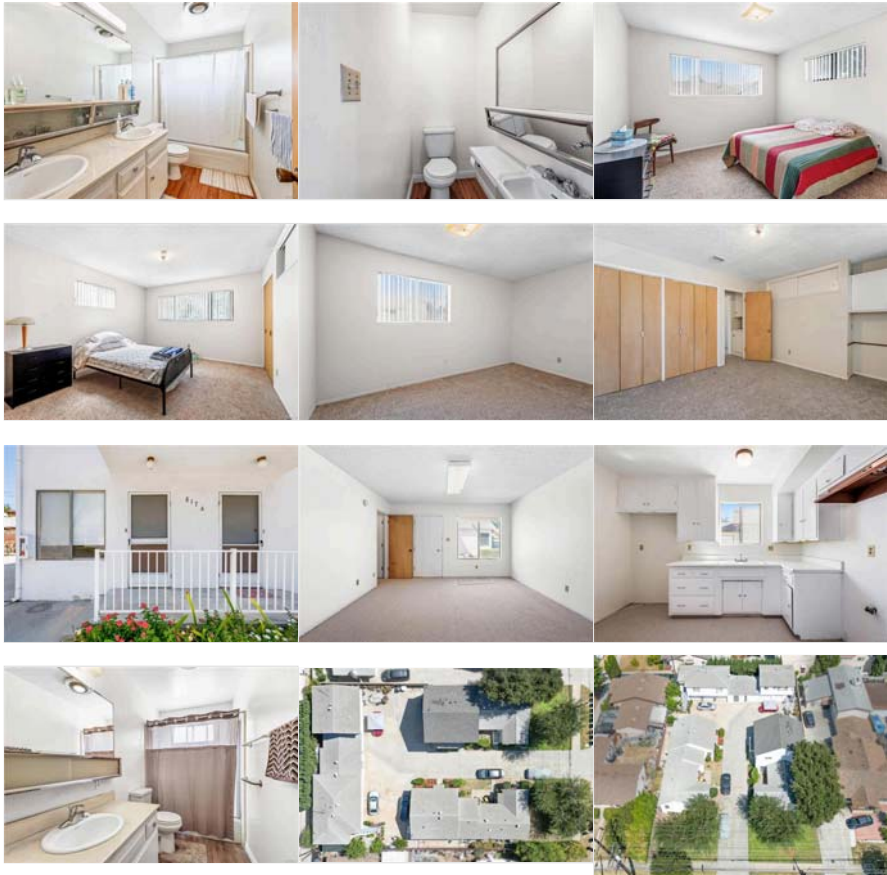
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Closed • Apartment

List / Sold:
\$1,200,000/\$1,040,000 ↓
28 days on the market
Listing ID: SR24175111

14112 Gilmore St • Van Nuys 91401
6 units • \$200,000/unit • 4,200 sqft • 7,503 sqft lot • \$247.62/sqft •
Built in 1956
Just north of Victory Blvd. and east of Van Nuys Blvd.



We are proud to represent this 6 unit apartment building in Van Nuys. The property was built in 1956. Its unit mix consists of (4) 1+1 units and (2) 2+1 units. With a lot size of 7,501 square feet, the property has a total of 4,200 rentable square feet. The property is situated in Van Nuys with close access to the 405, 101, and 170 freeways. Ventura Blvd. is just minutes away with all of its restaurants and shopping while the metro link transportations service allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and downtown Los Angeles. The property is separately metered for electricity.

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$1,200,000
- 1 Buildings
- 0 Total parking spaces
- \$985 (Estimated)
- SellerConsiderConcessionYN:
- Cap Rate: 3.43
- \$77028 Gross Scheduled Income
- \$41123 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,594
- Electric: \$0.00
- Gas: \$163
- Furniture Replacement:
- Trash: \$3,379
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$3,780
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$7,610
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$1,065	\$4,261	\$7,200
2:	2	2	1	0	Unfurnished	\$1,079	\$2,158	\$4,700

Of Units With:

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

Additional Information

- Standard sale
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2237019010

Michael Lembeck

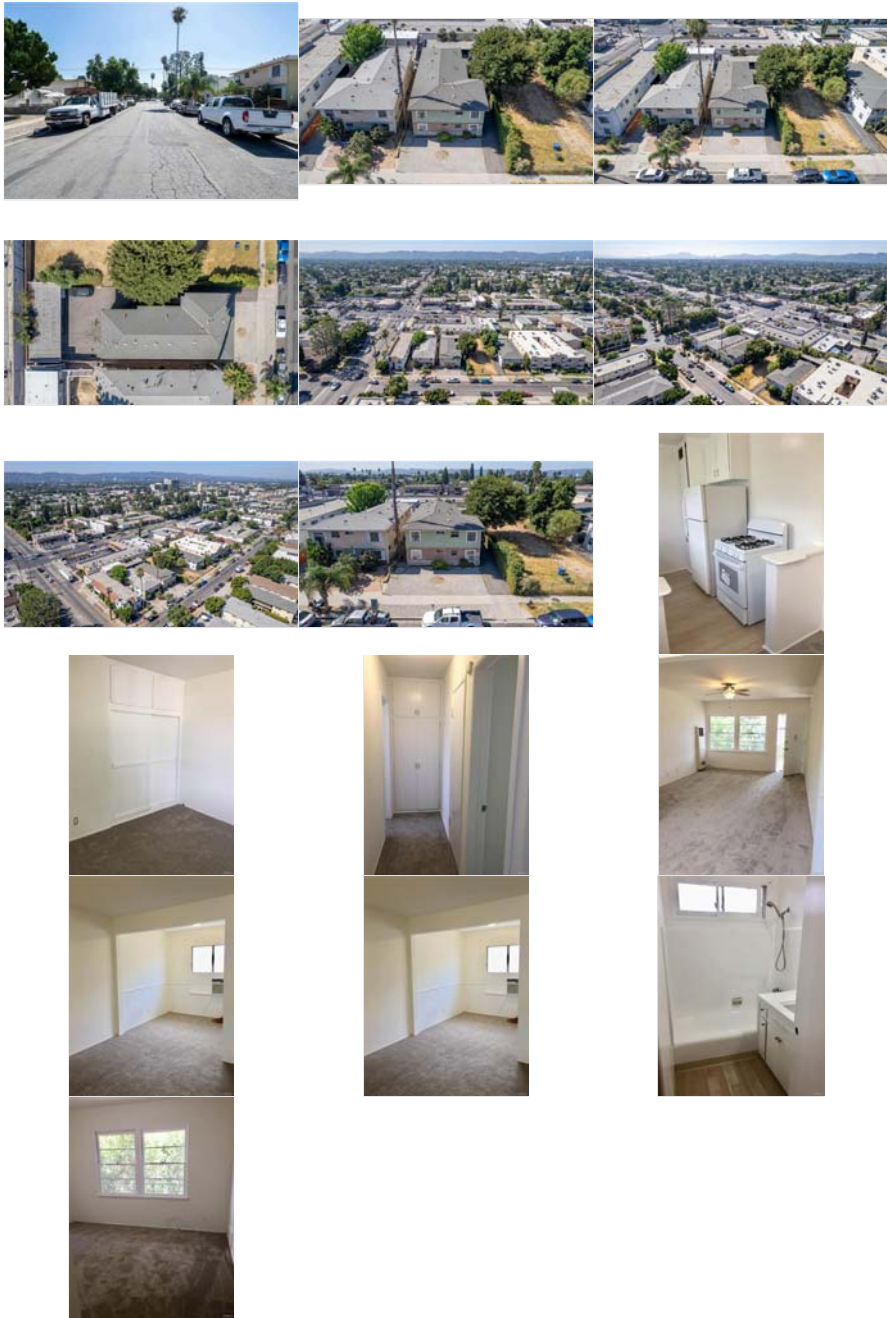
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Closed • Apartment

List / Sold:

\$1,650,000/\$1,500,000 ↓

93 days on the market

Listing ID: OC24128681

701 S Grevillea Ave • Inglewood 90301
7 units • \$235,714/unit • 8,102 sqft • 9,592 sqft lot • \$185.14/sqft •
Built in 1963

Exit W Century Blvd. & Head East to S Grevillea, turn left & head North for 4 1/2 Blocks -Subject on the left.



A Fantastic Investment Opportunity to own a 2 story, 7 unit apartment complex with a great unit mix consisting of (1) 3 bedrooms-3 baths, (2) 2 bedrooms-2 baths, and (4) 1 bedroom-1 bath units. This apartment building is centrally located near the LAX airport, Sofi Stadium, West Los Angeles, the South Bay and local beaches. The building is well laid out and also features 11 carport parking spaces that are larger than normal. The complex also generates additional income from an onsite laundry room and rented parking spaces. This property offers a huge upside in rents. Property is being sold "as is" and with no warranties or guarantees. Please do not disturb tenants. Property will only be shown with an accepted offer.

Facts & Features

- Sold On 11/22/2024
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- 11 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community, Individual Room, Inside
- Cap Rate: 3.22
- \$106680 Gross Scheduled Income
- \$56320 Net Operating Income
- 7 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Family Room, Kitchen
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Electric Oven, Electric Range, Water Heater Central
- Other Interior Features: Storage

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Level with Street, Lot 6500-9999, Rectangular Lot, Level
- Fencing: Block, Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$47,160
- Electric: \$1,723.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,368
- Cable TV: 01972083
- Gardener:
- Licenses: 16
- Insurance: \$5,472
- Maintenance: \$1,485
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,039
- Other Expense: \$2,377
- Other Expense Description: Plumbing

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$1,350	\$1,350	\$3,200
2:	1	2	2	1	Unfurnished	\$1,300	\$1,300	\$2,500
3:	1	2	2	1	Unfurnished	\$1,065	\$1,065	\$2,500
4:	1	1	1	1	Unfurnished	\$980	\$980	\$2,000
5:	1	1	1	1	Unfurnished	\$990	\$990	\$2,000
6:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$2,000
7:	1	1	1	1	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4022028002

Michael Lembeck

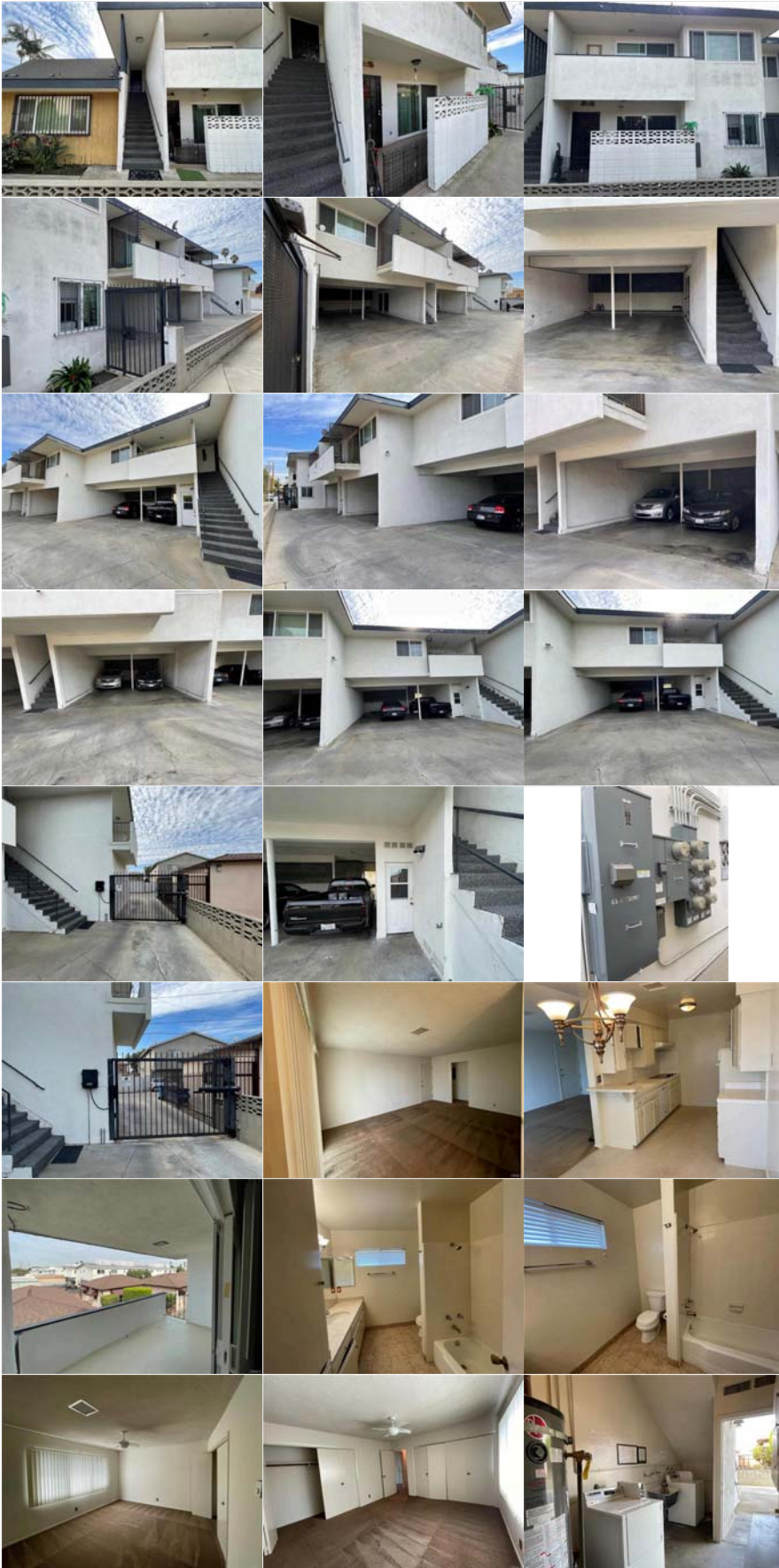
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Closed • Apartment

List / Sold:
\$2,150,000/\$2,225,000 
13 days on the market
Listing ID: SB24185401

850 Centinela Ave • Inglewood 90302
8 units • **\$268,750/unit** • **5,844 sqft** • **11,953 sqft lot** • **\$380.73/sqft** •
Built in 1955
Centinela/La brea ave



Henry Liao is proud to present 850 & 902 Centinela Ave, Inglewood, California. This well-maintained, newly improved, exceptional turnkey investment opportunity consists of side by side Two (2) - four plex unit apartment buildings in the city of Inglewood. The buildings are identical in size and are effectively are mirror images. The buildings were constructed in 1955 and are each located on separate assessors' parcels, with combined building size of 5,844 SF and total 11,990 SF lot sizes. Each four plex consists of one (1) 2 bed/1 bath unit, and three (3) 1 bed/1bath units. The units are larger than other similar units in this area. The property also has four (4) outdoor parking spaces and four (4) single garage, and two (2) double garage parking spaces for a total of twelve (12) parking spaces. This a part of the investment portfolio includes 811 Centinela, Inglewood CA, 90302. 850 & 902 buildings are located on a separate assessors' parcel, these units meet the criteria for buildings consisting of 1-4-unit or less pursuant to the City of Inglewood's rent control Ordinance. Assumable Loan until 05/2027 @ 3.58% Large rent upside potential Potential of additional 2 ADU Highly desirable area in Inglewood Great unit mix of (2) 2-bed/1 bath and (6) 1 bed/1 bath units On site laundry facility Exceptionally well-maintained asset New Roof 2023 New heater for all units 2022 Newer windows and stuccos Total twelve (12) onsite parking spaces six (6) garages with total of eight (8) garaged parking space & four (4) exterior parking spaces + possible 4 more parking space 3 out of 8 units has been fully remodeled 902 Centinela #1, remodeled in 2021 902 Centinela #2, remodeled in 2021 850 Centinela #4, remodeled in 2023

Facts & Features

- Sold On 11/21/2024
 - Original List Price of \$2,150,000
 - 4 Buildings
 - Levels: One
 - 8 Total parking spaces
 - Heating: Wall Furnace
 - \$28,846 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Community, Gas & Electric Dryer Hookup
 - Cap Rate: 4.95
 - \$176602 Gross Scheduled Income
 - \$108812.8 Net Operating Income
 - 8 electric meters available
 - 8 gas meters available
 - 8 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$60,089
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$6,870
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Insurance: \$2,768
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 8830
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	6	Unfurnished	\$176,602	\$176,602	\$205,488
2:	6	1	1	6	Unfurnished	\$176,602	\$176,602	\$205,488

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 101 - North Inglewood area
 - Los Angeles County
 - Parcel # 4014031030

Michael Lembeck

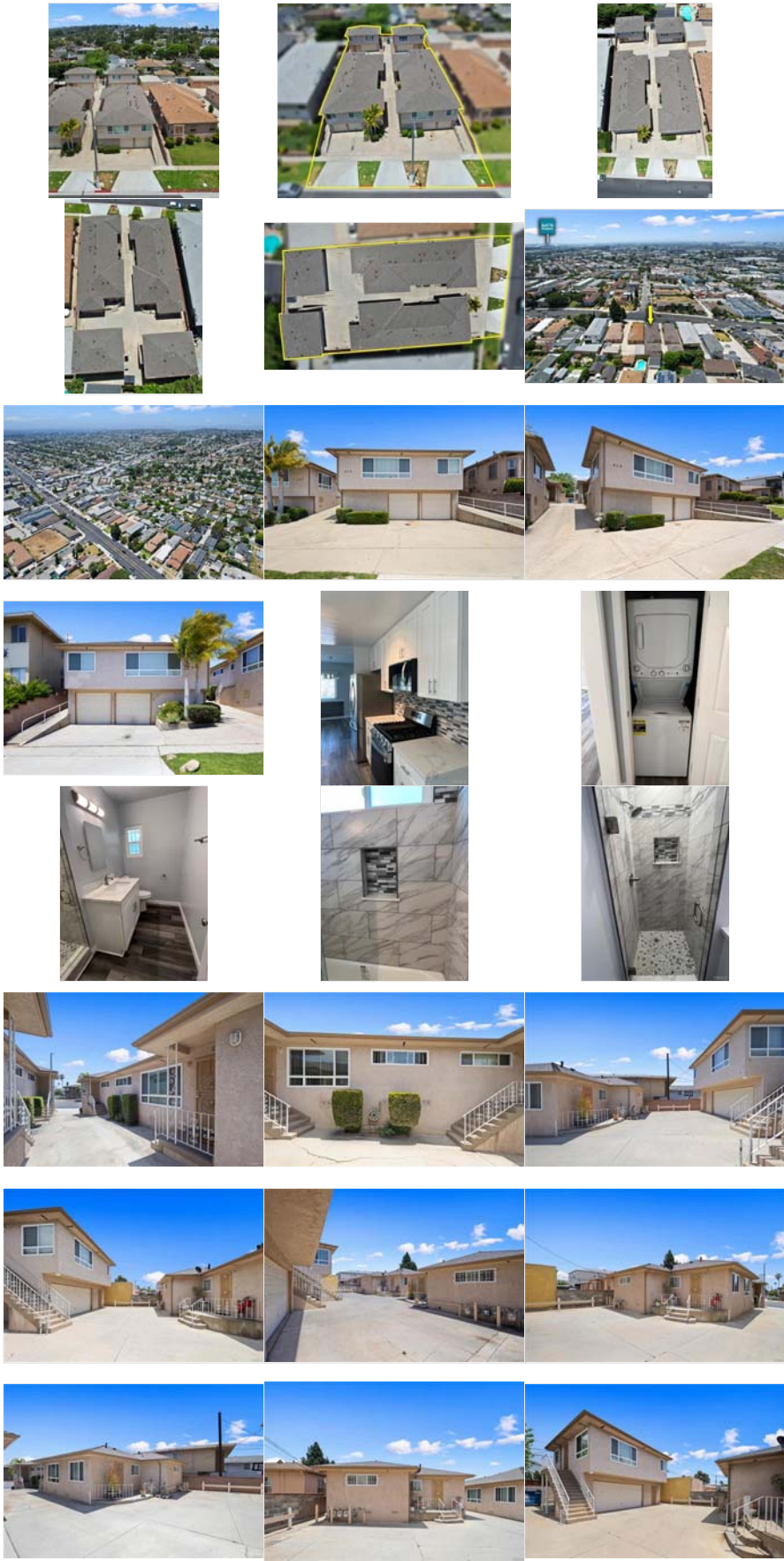
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Cell Phone: 714-742-3700

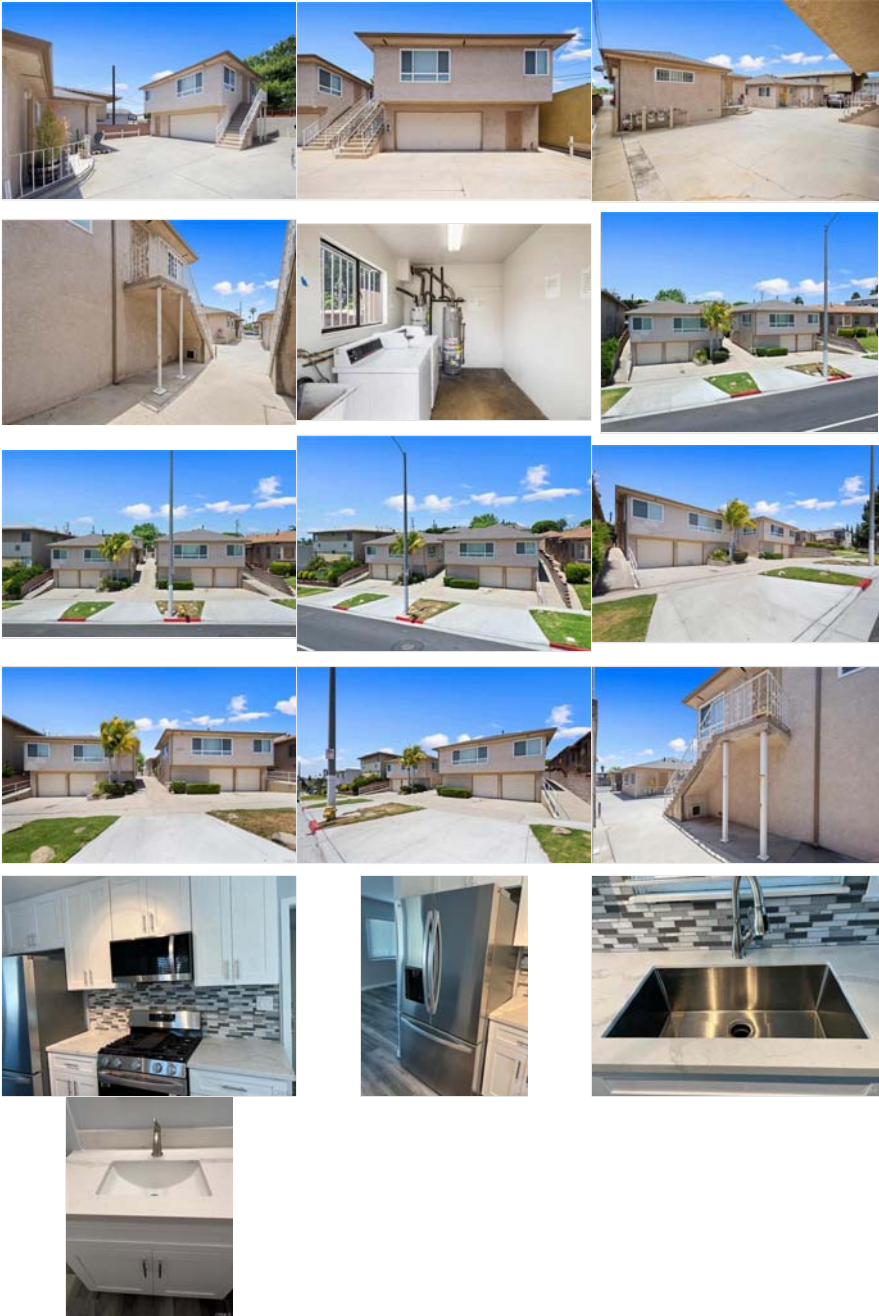
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Closed •

List / Sold:

\$2,100,000/\$2,100,000 ↓

117 days on the market

Listing ID: 24418877

1613 Hillhurst Ave • Los Angeles 90027
8 units • \$262,500/unit • 4,418 sqft • 7,329 sqft lot • \$475.33/sqft •
Built in 1952
Near the corner of Hillhurst Avenue and Sunset Blvd



1613 Hillhurst Avenue is a 4,418 square foot, garden style 1950's building comprised of eight (8) 1+1 units. Each unit is separately metered for gas and electricity. The property features some copper plumbing, a roof that was installed in 2007, newer vinyl windows and a newer hot water heater. The interior of the property is well kept and features hardwood flooring and some charming original finishes. TWO (2) OF THE UNITS WILL BE DELIVERED VACANT. At the rear of the building there is a laundry room that is not currently in use that can provide additional income for the next owner. The property is situated on a 7,329 square foot lot and there is one parking space for each unit. Ideally located in Los Feliz, 1613 Hillhurst Ave. provides an excellent opportunity to own in one of the most highly sought-after areas of Los Angeles. The property is located on Hillhurst Ave., between Sunset Blvd. & Prospect Ave. offering easy access to the 101 and 5 freeways as well as the Greek Theater and Griffith Park. Tenants and owners alike are attracted to this area because of the local bars, restaurants, services and shopping in the immediate vicinity including, Lassens, Lazy Acres, Trader Joe's, Home, Bar Covell, Little Dom's, Messhall and The Alcove. As well as close proximity to major employment hubs such as Downtown LA, Hollywood & Koreatown. The subject property is located in the city of Los Angeles and is subject to LARSO.

Facts & Features

- Sold On 11/18/2024
 - Original List Price of \$2,295,000
 - 1 Buildings
 - Levels: Two
 - 8 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - SellerConsiderConcessionYN:
- Cap Rate: 5.19
 - \$108986 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$45,891
 - 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:	8	1	1		Unfurnished	\$1,663	\$13,306	\$19,960

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 637 - Los Feliz area
 - Los Angeles County
 - Parcel # 5542003010

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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Closed •

List / Sold:

\$1,550,000/\$1,460,000 ↓

198 days on the market

Listing ID: 24388373

1409 Arlington Ave • Los Angeles 90019
9 units • \$172,222/unit • **5,797 sqft** • **6,825 sqft lot** • **\$251.85/sqft** •
Built in 1964
South of Pico Boulevard & West of Wilton Place



We are pleased to offer for sale a 9-unit apartment community located at 1409 Arlington Avenue. The subject property is located south of Pico Boulevard and east of Crenshaw Avenue. This property is being sold as part of a 5 building, 79-unit portfolio that is available individually or any combination as a portfolio purchase. The property is located in a desirable pocket of Mid-City. The building is in close proximity to an array of shopping, along with a slew of vibrant restaurants, museums, cafes, bars, theaters, grocery stores, gyms, and entertainment choices in Mid-City, Miracle Mile, West Adams, & Koreatown. This provides residents with convenient access to employment centers, retail and entertainment in the immediate area. Situated on a 6,828 square foot parcel, the property is comprised of two studio units, five one-bedroom units, and two two-bedroom units. The property has 64% remaining rental upside through unit renovations along with on-site parking for every unit and on-site laundry facilities. 1409 Arlington Avenue offers investors an opportunity to acquire an asset in a sought-after in-fill submarket in Los Angeles. The continued gentrification of the surrounding area along with the value-add potential for a new owner to renovate in order to achieve superior market rents moving forward, makes 1409 Arlington Avenue an excellent acquisition opportunity.

Facts & Features

- Sold On 11/19/2024
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two, Multi/Split
- 9 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 4.24
- \$65791 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$58,421
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01451173
- 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	\$983	\$983	\$1,900
2:	1	1	1		Unfurnished	\$1,262	\$1,262	\$1,900
3:	1	1	1		Unfurnished	\$1,338	\$1,338	\$1,900
4:	1	2	1		Unfurnished	\$1,534	\$1,534	\$2,400
5:	1	0	1		Unfurnished	\$842	\$842	\$1,500
6:	1	0	1		Unfurnished	\$993	\$993	\$1,500
7:	1	2	1		Unfurnished	\$1,612	\$1,612	\$2,400
8:	1	1	1		Unfurnished	\$1,093	\$1,093	\$1,900
9:	1	1	1		Unfurnished	\$921	\$921	\$1,900

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 # 5072037017

Michael Lembeck

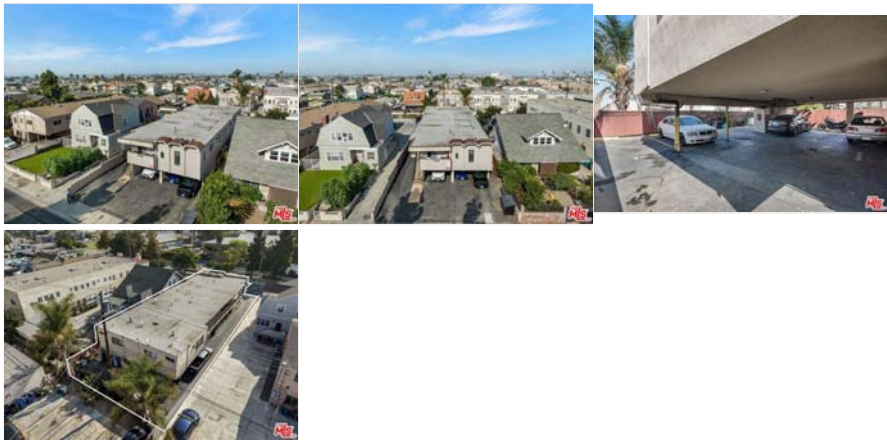
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Closed •

List / Sold:

\$3,825,000/\$3,775,000 ↓

100 days on the market

Listing ID: 24405477

5631 Sultana Ave • Temple City 91780
10 units • \$382,500/unit • 7,686 sqft • 22,320 sqft lot • \$491.15/sqft •
Built in 1962
East on Broadway, North on Sultana



We are excited to present 5631 Sultana, an exclusive 10-unit compound with development potential in prime Temple City. Situated on a sprawling 22,320 square foot lot zoned R3, this property consists of seven structures with an exceptional unit mix featuring one standalone 3-bedroom, 1.5-bath house with a den and huge private yard, five 2-bedroom, 1-bath units (of which two are free standing houses with no shared walls), and four 1-bedroom, 1-bath units. Offered for the first time in over 38 years, this property represents an extraordinary opportunity to acquire an income-generating asset featuring 17 parking spaces and potential ADU possibilities through garage or carport conversions. Located just blocks from Camellia Square and the shops and restaurants on Las Tunas Drive, each of the ten units has their own individual washer/dryer hookups. Most units also have recently replaced individual water heaters and wall heaters. Additionally, eight of the ten units offer private outdoor patios or yards, a rare and desirable feature for the residents. Whether you're looking to invest for the long term, explore development opportunities, or both, 5631 Sultana offers a unique chance to make your mark in this thriving area.

Facts & Features

- Sold On 11/22/2024
- Original List Price of \$3,825,000
- 7 Buildings
- Levels: One, Multi/Split
- 17 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 3.8
- \$145456 Net Operating Income

Interior

- Appliances: Vented Exhaust Fan

Exterior

Annual Expenses

- Total Operating Expense: \$78,265
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01280398
- 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	\$2,850	\$2,850	\$3,500
2:	5	2	1		Unfurnished	\$1,910	\$9,550	\$11,500
3:	4	1	1		Unfurnished	\$1,705	\$6,820	\$7,700

Of Units With:

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

Additional Information

- Standard sale
- 661 - Temple City area
- Los Angeles County
- Parcel # 5387028011

Michael Lembeck

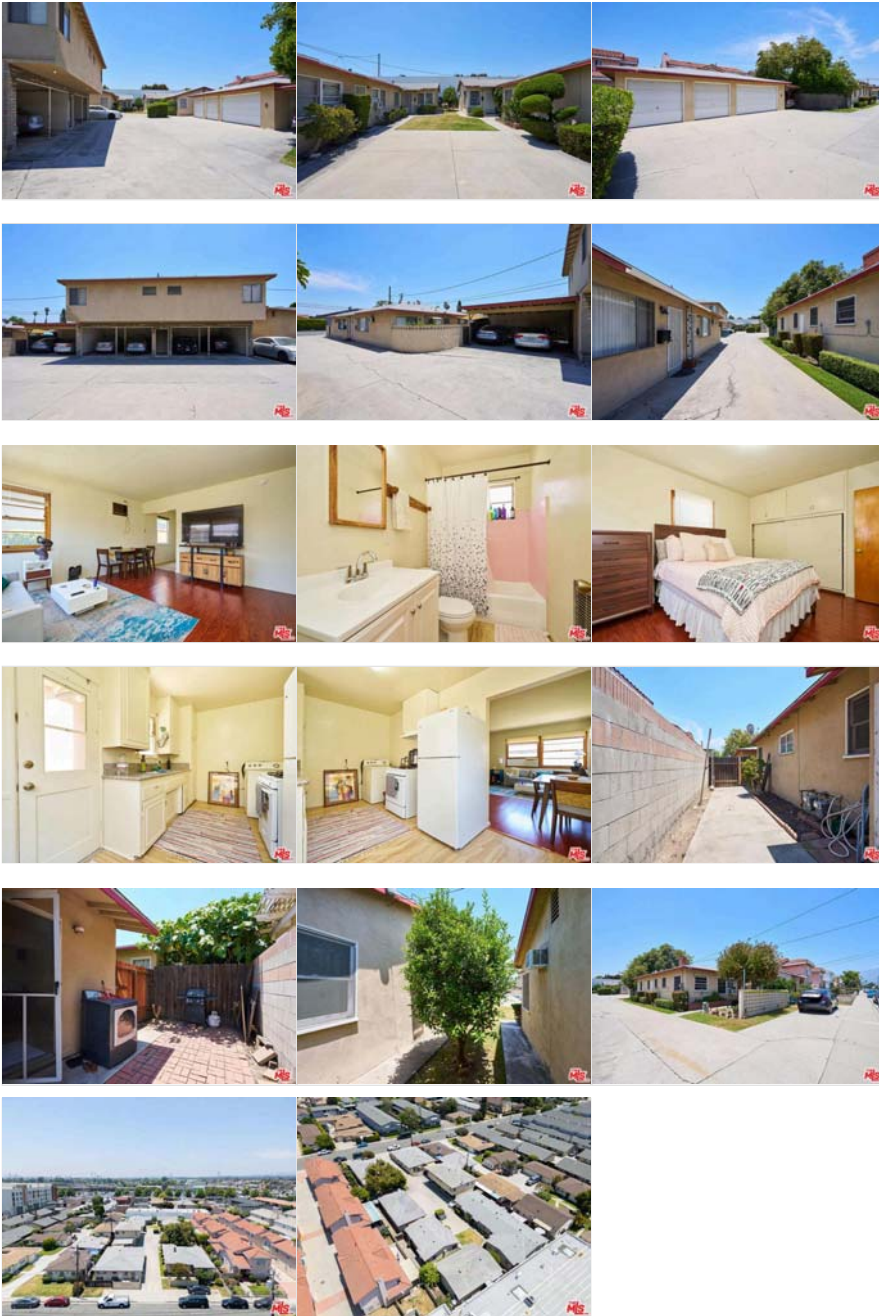
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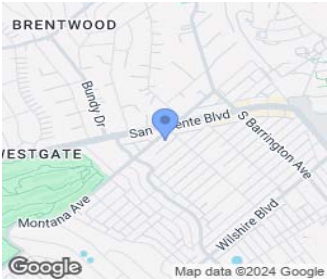
List / Sold:
\$5,375,000/\$5,140,000 ↓

206 days on the market

Listing ID: 24376837

11920 Montana Ave • Los Angeles 90049
10 units • **\$537,500/unit** • **13,244 sqft** • **9,218 sqft lot** • **\$388.10/sqft** •
Built in 1963

Property is near the intersection of San Vicente Blvd and Montana Ave. Please use Google Maps for specific directions.



Major price improvement \$5,375,000! Generational Asset in Prime Brentwood! We are proud to present this 13,244 SF building comprised of two 3 bed/ 2 bath penthouse style units comprising the whole 3rd floor, Seven - 2 bed/ 2 bath units, and One - 1 bed/ 1 Bath units. Two of the 2Bed/2Bath units will be delivered vacant at Close of Escrow. All the units are extremely spacious allowing a savvy investor to maximize the income potential. 80% of the units have been renovated and redone including quartz countertops, and walk-in closets. The elevator was updated 3 year ago. Beyond the top value for these beautiful units, there is even more value in its location. It is a short walk to San Vicente and all of the luxury amenities that Brentwood has to offer. This property also features on-site parking, on-site laundry, and the seismic retrofitting has already been completed by the Seller. Units have received the allowable rental increases in February of 2024. *Drive by only! Do not disturb the tenants*

Facts & Features

- Sold On 11/18/2024
- Original List Price of \$6,500,000
- 1 Buildings
- Levels: Three Or More , Multi/Split
- 14 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 5.6
- \$302634 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$121,176
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2		Unfurnished	\$5,500	\$11,000	\$11,000
2:	7	2	2		Unfurnished	\$3,142	\$21,994	\$28,000
3:	1	1	1		Unfurnished	\$2,178	\$2,178	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C06 - Brentwood area
- Los Angeles County
- Parcel # 4265019026

Michael Lembeck

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

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Closed •

125 N Broadway • Redondo Beach 90277
20 units • \$249,500/unit • 6,584 sqft • 7,114 sqft lot • \$745.75/sqft •
Built in 1924
Half a mile from Redondo Pier, West of N Broadway, East of N Catalina Ave.

List / Sold:
\$4,990,000/\$4,910,000 ↓
144 days on the market
Listing ID: 24398247



125 N. Broadway Ave. is in the Redondo Beach submarket of Los Angeles. This trophy-location apartment building offers 17 bachelor units and 3 additional detached studios totaling 20 units. Out of these 20 units, 18 of them will be delivered vacant. Most units have been lightly renovated, the seller has updated the roof and major systems, and a solar panel system offsets utility expense. The property is zoned R-3A allowing a range of residential uses including furnished short-term rentals (buyer to verify). 125 N Broadway Ave., offers easy access to the city's vibrant culture and atmosphere. The surrounding area is a haven for beach lovers, with its proximity to the beautiful Redondo Beach coastline. Residents can enjoy swimming, sunbathing, surfing, and all the other delights of Southern California living. Beyond the beach, the area boasts a variety of shops, restaurants, and entertainment options, ensuring there's something for everyone. The Southern California coastline offers a trifecta of beach experiences. The iconic Redondo Beach Pier beckons with stunning Pacific Ocean views, inviting strolls, fishing opportunities, and a vibrant collection of shops and restaurants. For a nautical adventure, head to the Redondo Beach Harbor, where marinas, rentals, and sportfishing charters set sail. Or, soak up the relaxed vibes and world-class surfing scene in neighboring Hermosa Beach, which also boasts a charming selection of shops and eateries.

Facts & Features

- Sold On 11/21/2024
- Original List Price of \$5,300,000
- 2 Buildings
- Levels: Two, Multi/Split
- 0 Total parking spaces
- Heating: Solar
- SellerConsiderConcessionYN:
- \$240396 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$127,429
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02015906
- 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:	17	0	1		Unfurnished	\$0	\$0	\$0
2:	3	0	1		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 157 - S Redondo Bch W of PCH area
- Los Angeles County
- Parcel # 7505006005

Michael Lembeck

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

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Closed • Commercial/Residential

List / Sold:
\$7,225,000/\$6,900,000 ↓

1620 E Maple Ave • El Segundo 90245
23 units • **\$314,130/unit** • **13,608 sqft** • **27,924 sqft lot** • **\$507.05/sqft** •
Built in 1960
Next to Washington Park

15 days on the market
Listing ID: PW24168324



1620 Maple Ave is a remarkable 23-unit apartment building located in the desirable El Segundo submarket. This property features a diverse unit mix, including (1) 3-bed/2-bath house, (16) 1-bed/1-bath units, (2) 2-bed/1-bath units, and (4) studio units. Spanning 13,608 square feet on a generous 27,924 square foot lot, the building offers ample amenities, including a private swimming pool and a well-maintained shared outdoor patio complete with a BBQ and fire pit area. Sitting at a 4.31% CAP Rate and a Gross Rent Multiplier of 13.79, this property offers a strong financial investment opportunity. It is also part of the highly-regarded El Segundo Unified School District, adding additional appeal for families. Residents benefit from a dedicated parking lot with space for 23 cars, including 9 carports, and additional overflow parking is available for guests. Conveniently situated within walking distance to vibrant downtown El Segundo, tenants enjoy easy access to a variety of restaurants, shops, and more. With the beach and LAX just a short 10-minute drive away, 1620 Maple Ave combines a prime location with desirable amenities in one of the most desirable submarkets of the South Bay.

Facts & Features

- Sold On 11/18/2024
- Original List Price of \$7,225,000
- 2 Buildings
- 12 Total parking spaces
- 12 Total carport spaces
- Heating: Central
- \$2,687 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 4.31
- \$524000 Gross Scheduled Income
- \$311684 Net Operating Income
- 23 electric meters available
- 23 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 21-25 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$196,596
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$18,970
- Maintenance: \$24,608
- Workman's Comp:
- Professional Management: 36563
- Water/Sewer: \$0
- Other Expense: \$33,051
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,500	\$3,500	\$5,000
2:	16	1	1	0		\$1,889	\$30,225	\$2,200
3:	2	2	1	0		\$1,975	\$3,950	\$3,000
4:	4	0	1	0		\$1,150	\$5,750	\$1,800

Of Units With:

- Separate Electric: 23
- Gas Meters: 23
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4139018010

Michael Lembeck

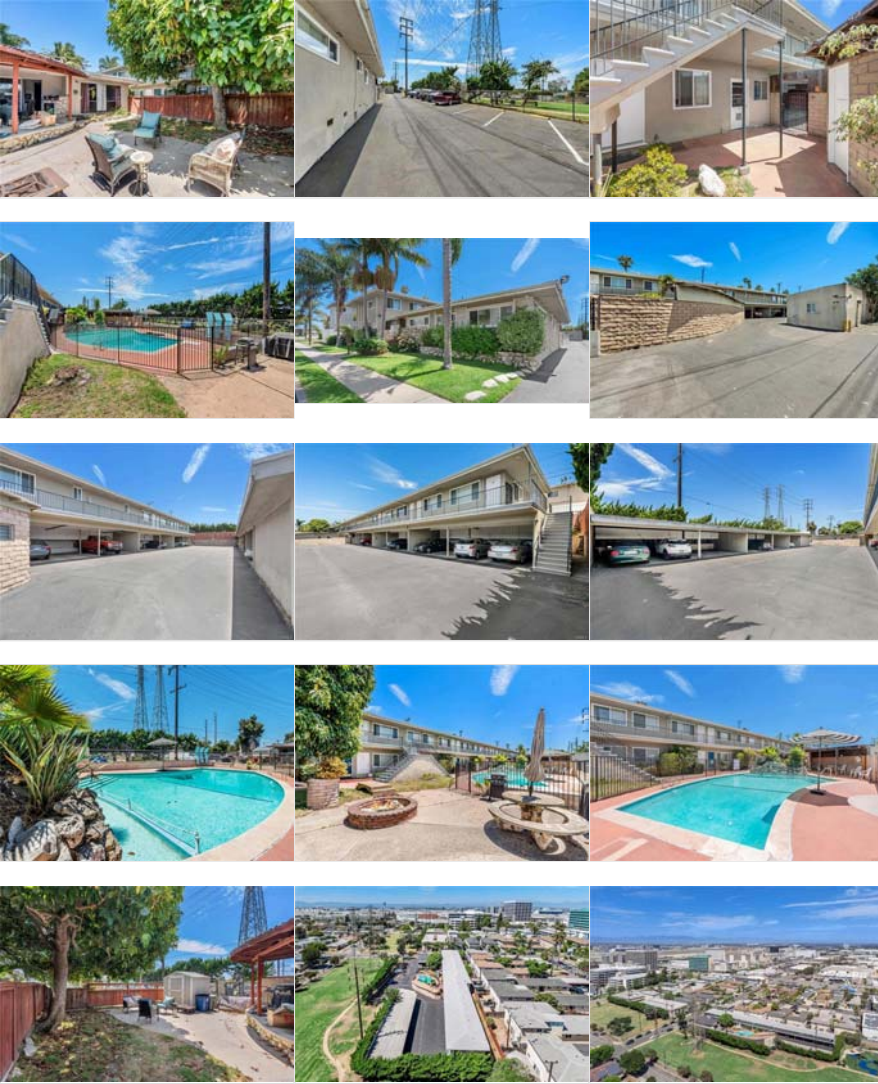
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Cell Phone: 714-742-3700

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