

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg	Spcs	Date	DOM/CDOM
1	PW22183746	S	310 W 220th ST	CARS	136	STD	2	\$42,000		\$895,000	\$515.55	1736	1956/ASR	7,771/0.1784	N		2	11/21/22	74/74
2	SB22194518	S	732 S Alma ST	SP	183	STD	2	\$73,200		\$1,200,000	\$461.54	2600	1935/ASR	6,769/0.1554	N		3	11/23/22	34/34
3	22195153	S	1329 N Fries AVE	WILM	195	STD	2			\$536,500	\$355.53	1509	1923	7,292/0.16	N			11/23/22	23/23
4	GD22206193	S	1726 N Evergreet ST	BBK	610	STD	2	\$0		\$1,000,000	\$761.04	1314	1944/ASR	6,000/0.1377	N		2	11/21/22	36/36
5	P1-11534	S	1159 Western AVE	GD	626	TRUS	2	\$0		\$998,000	\$616.05	1620	1924	6,248/0.14	N		2	11/23/22	8/8
6	PW22218377	S	204 E 88th ST	LA	699	STD	2	\$11,100		\$435,000	\$106.07	4101	1926/PUB	4,101/0.0941	N		0	11/21/22	21/21
7	22116971	S	2714 LANFRANCO ST	LA	BOYH	STD	2			\$720,000	\$421.55	1708	1925	6,251/0.14	N			11/21/22	59/59
8	SR22226991	S	177 E 36th ST	LA	C16	STD	2	\$2,463		\$625,000	\$403.49	1549	1924/PUB	6,261/0.1437	N		2	11/22/22	12/12
9	22207153	S	1610 Mohawk ST	LA	671	STD	2			\$1,346,000	\$910.69	1478	1955	4,144/0.09	N		1	11/23/22	16/16
10	RS22222516	S	631 629 E 38th ST	LA	C23	STD	2	\$55,200		\$865,000	\$407.25	2124	1905/ASR	4,800/0.1102	N		0	11/23/22	8/8
11	SB22127738	S	6804 Denver AVE	LA	C34	STD	2	\$0		\$630,000	\$451.94	1394	1911/ASR	5,400/0.124	N		3	11/22/22	119/119
12	OC22194797	S	1639 E 91st ST	LA	C37	STD	2	\$5,000		\$720,000	\$293.88	2450	2002/ASR	6,841/0.157	N		0	11/23/22	5/5
13	TR22224105	S	923 E 41st PL	LA	C42	STD	2	\$55,116		\$700,000	\$265.15	2640	2005/PUB	6,283/0.1442	N		0	11/21/22	4/4
14	DW22139720	S	433 S Ferris AVE	ELA	ELA	STD	2	\$0		\$638,800	\$254.10	2514	2000/PUB	8,016/0.184	N		0	11/23/22	45/50
15	QC22221993	S	8014 1st ST	PAR	RL	STD	2	\$47,400		\$710,000	\$432.93	1640	1969/ASR	3,897/0.0895	N		3	11/21/22	9/9
16	22133233	S	5434 KESTER AVE	SO	SO	STD	2			\$1,225,000	\$605.24	2024	1949	6,000/0.13				11/22/22	63/63
17	DW22212866	S	3614 E 59th PL	HNPk	T1	STD	2	\$12,000		\$750,000	\$385.41	1946	1952/ASR	5,533/0.127	N		4	11/21/22	24/24
18	SB22172359	S	10515 San Anselmo AVE	SOG	T2	STD	2	\$0	0	\$865,000	\$308.93	2800	1963/PUB	4,828/0.1108	N		3	11/23/22	22/22
19	DW22198830	S	11212 Mina AVE	WH	670	STD	3	\$96,000	7	\$1,359,000	\$487.97	2785	2022/ASR	9,597/0.2203	N		3	11/23/22	38/38
20	22193175	S	1834 Ashmore PL	LA	671	STD	3			\$705,000	\$546.51	1290/OTH	1912/ASR	7,371/0.16			0	11/22/22	19/19
21	AR22232749	S	807 E Chevy Chase DR	GD	628	STD	4	\$108,000	5	\$1,625,000	\$616.93	2634	1941/ASR	7,964/0.1828	N		4	11/23/22	1/1
22	BB22142399	S	2350 Teviot ST	SVL	671	STD	4	\$0		\$1,999,999	\$388.65	5146	1961/ASR	10,361/0.2379	N		0	11/22/22	67/67
23	IG22195520	S	513 W 75th ST	LA	C36	STD	4	\$53,352		\$699,000	\$276.39	2529	1941/ASR	7,285/0.1672	N		4	11/21/22	54/54
24	MB22082923	S	4011 W 28th ST	LA	C36	STD	4	\$11,400		\$1,212,000	\$249.38	4860	1960/OTH	8,265/0.1897	N		2	11/21/22	186/186
25	22192617	S	1300 Pine ST	SPAS	658	STD	6		3	\$3,050,000	\$495.29	6158/A	1923/ASR	17,073/0.39	N		5	11/22/22	41/41
26	AR22205717	S	701 S Almansor ST	ALH	601	STD	8	\$0	3	\$2,550,000	\$494.95	5152	1953/ASR	9,496/0.218	N		0	11/23/22	3/3
27	CV22149736	S	8425 Birchbark AVE	PR	649	STD	8	\$161,976		\$2,500,000	\$320.31	7805	1964/ASR	10,822/0.2484	N		10	11/25/22	55/55
28	AR22128270	S	515 N Mariposa AVE	LA	KREA	STD	8	\$0	5	\$2,162,500	\$534.08	4049	1937/ASR	7,499/0.1722	N		7	11/23/22	57/57
29	AR22128211	S	210 N Kenmore AVE	LA	KREA	STD	12	\$0	5	\$3,147,500	\$463.41	6792	1924/ASR	7,125/0.1636	N		0	11/23/22	57/57
30	22168369	S	8204 LANGDON AVE	VNS	NOH	STD	34		4	\$5,800,000	\$290.90	19938	1977	34,249/0.78	N			11/22/22	132/132

Closed •

List / Sold: **\$895,000/\$895,000**

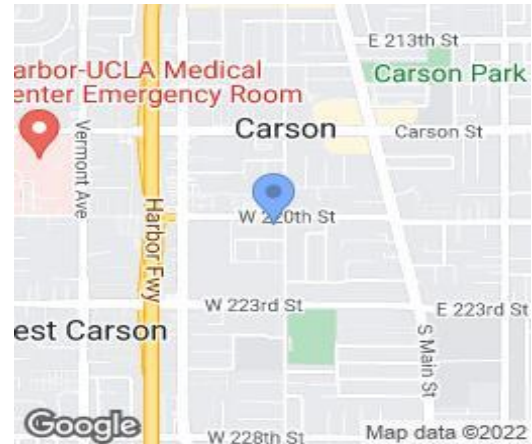
310 W 220th St • Carson 90745

74 days on the market

**2 units • \$447,500/unit • 1,736 sqft • 7,771 sqft lot • \$515.55/sqft •
Built in 1956**

Listing ID: PW22183746

1 Block east of Stephen White Middle School



The property is a 1956 construction that consists of two two-bedroom/one-bath homes and a detached garage that may offer ADU conversion potential (buyer to verify). The two existing homes feature fenced yards and patios and are individually metered for all utilities, keeping owner expenses to a minimum. 310 West 220th Street boasts a strong rental location in the desirable inland South Bay proximate to the 110 Freeway, Harbor-UCLA Medical Center, and a block from Stephen M. White Middle School. With current rents offering 60 percent rental upside and the potential to convert the garage to an ADU, this offering is a great value-add opportunity in a sought-after market.

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$895,000
- 2 Buildings
- 5 Total parking spaces
- \$1,401 (Assessor)
- \$42000 Gross Scheduled Income
- \$27449 Net Operating 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: \$14,131
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,800
2:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,800

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
- 136 - Central Carson area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos



Closed • Duplex

List / Sold:

\$1,239,000/\$1,200,000 ↓

34 days on the market

Listing ID: SB22194518

732 S Alma St • San Pedro 90731

2 units • \$619,500/unit • 2,600 sqft • 6,769 sqft lot • \$461.54/sqft • Built in 1935

7th St to Alma



Charming Classic Spanish Home circa 1935 in prime VDO area of San Pedro and beautifully remodeled in 2021 PLUS a 3-bedroom, 1-bath apartment over a 3+car garage. The front house offers a spacious living room with arched windows, coved ceilings, decorative fireplace, spacious formal dining room with tray ceilings, glistening refinished original hardwood floors and original solid wood doors & windows throughout. The brand new custom-built kitchen features shaker cabinetry, a farm sink, Calacatta quartz countertops with white subway tile backsplash & new stainless steel range, microwave, Bosch dishwasher and double-door refrigerator. The cozy breakfast nook has vintage built-in corner cabinets and is the perfect sunny spot to enjoy your morning cup of coffee or to use as an office space, and enjoys a view of the lushly landscaped back yard. There are two spacious bedrooms, streaming with natural light and a delightful vintage-style bathroom with a built-in vanity, new pedestal sink, tub & separate shower. Off the kitchen/service porch area is a stairway to the large basement/wine cellar with new washer and dryer included. Separating the home from the garages and 3-bedroom apartment above is a beautiful vine-covered trellis/carport and a spacious yard with new astro-turf and plenty of room for family gatherings, outside entertainment or the gardening enthusiast. The apartment has it's own alley access and stairway & own workshop/laundry. The long driveway in the front has parking for additional cars. There are 3 single-car garages and a garage-sized storage room with alley access. New forced air heat and air conditioning, new electrical panels, upgraded plumbing, new gas line, new sewer line and much more completed in 2021-2022.

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$1,389,000
- 2 Buildings
- Levels: One, Two
- 7 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment
- Heating: Forced Air
- \$0 (Owner)
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Inside, Washer Hookup, Washer Included
- \$73200 Gross Scheduled Income
- \$56493 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Basement, Entry, Galley Kitchen, Kitchen, Living Room, Main Floor Bedroom, Wine Cellar
- Floor: Wood
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Range, Ice Maker, Microwave, Range Hood, Refrigerator, Water Heater, Water Line to Refrigerator
- Other Interior Features: Coffered Ceiling(s), Copper Plumbing Full, Crown Molding, High Ceilings, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Park Nearby, Sprinklers Drip System, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,707
- Electric: \$0.00
- Insurance: \$1,000
- Maintenance:

- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01879720
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0		\$3,500
2:	1	3	1	1	Unfurnished	\$2,000		\$2,600

Of Units With:

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

Additional Information

- Standard sale
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7458001002

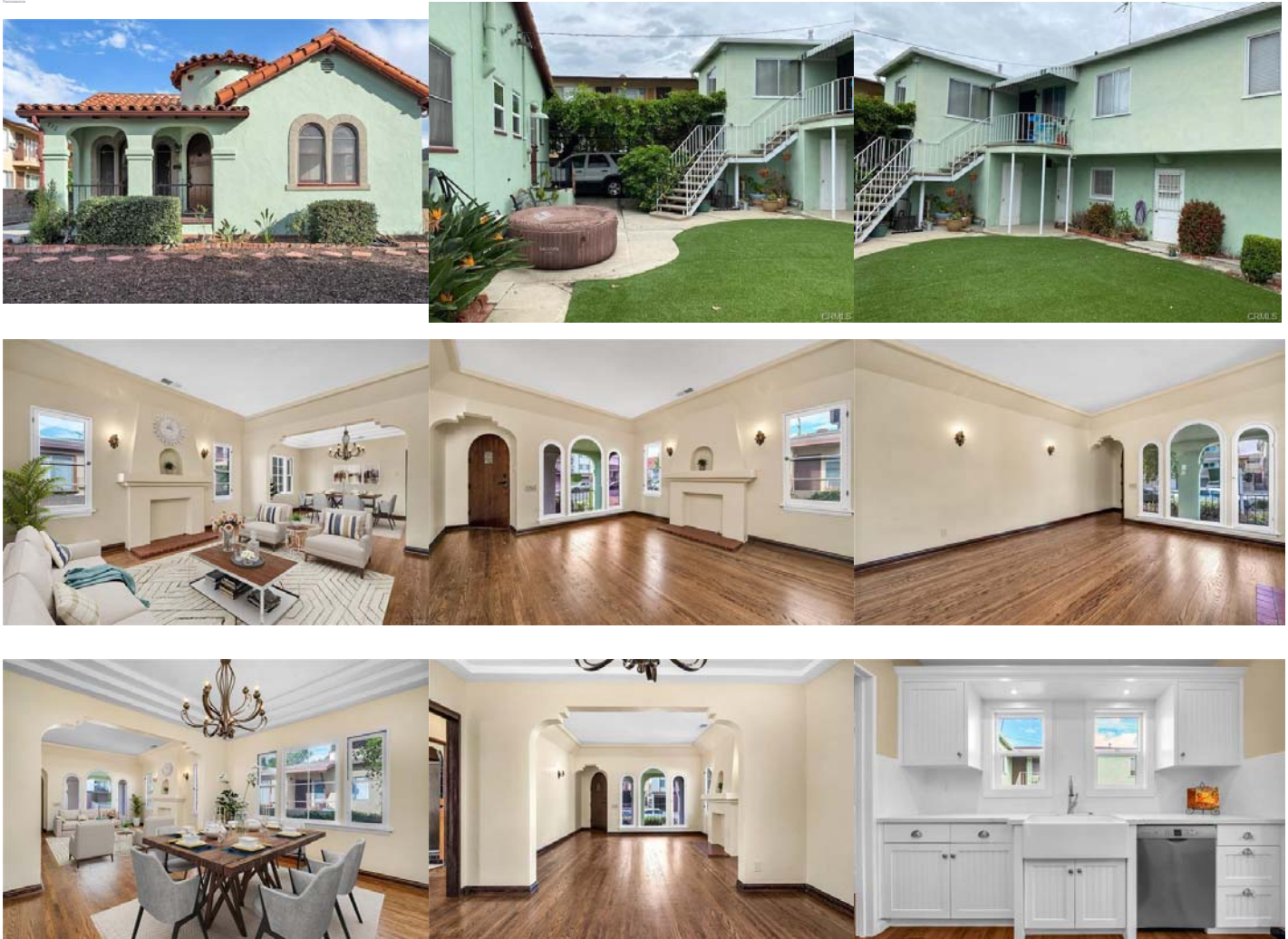
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB22194518

Printed: 11/27/2022 6:30:56 AM

Closed •

List / Sold: **\$590,000/\$536,500** ↓

1329 N Fries Ave • Wilmington 90744

23 days on the market

**2 units • \$295,000/unit • 1,509 sqft • 7,292 sqft lot • \$355.53/sqft •
Built in 1923**

Listing ID: 22195153

E on CA-1S toward S Figueora St, R onto N Fries Ave to home



This property would not qualify for standard financing due to the current property condition, Cash offer or hard money loan ONLY. Buyers did not perform due to interest rates. Back on market. Calling all investors, contractors, and bargain hunters! This 2 unit property is close to local restaurants, shops, and supermarkets with easy access to the freeway. It's also short distances to schools (elementary, middle and high schools). It has lots of potential for an income property or has great value to resell after you do a complete makeover. Front house is a 3 bedroom 1 bath home. It is in decent shape but needs some TLC. It offers a huge lot of close to 7500 sqft. The front house also has a detached garage (potential ADU) with a back yard. The back house needs a lot of work. It needs a complete renovation. It has lots of potential to renovate to a nice 1 bedroom or 2 bedroom house. It also has a separate back entrance. It feels like living in a separate house. Come and see for yourself if this is the opportunity you have been waiting for. The property is being sold AS IS. The seller will not do any repairs or provide any credit. Please call the listing agent to schedule a showing. Cash, hard money loan or minimum 20% down payments loan ONLY. The deadline to submit an offer is on 10/4 (Tuesday) by 5pm.

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$590,000
- 1 Buildings
- Heating: Wall Furnace

Interior

- Rooms: Family Room
- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- 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	\$0	\$0	\$0
2:	1	0	1		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7420005018

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





Closed • **Single Family Residence**

List / Sold: **\$995,000/\$1,000,000** ↓

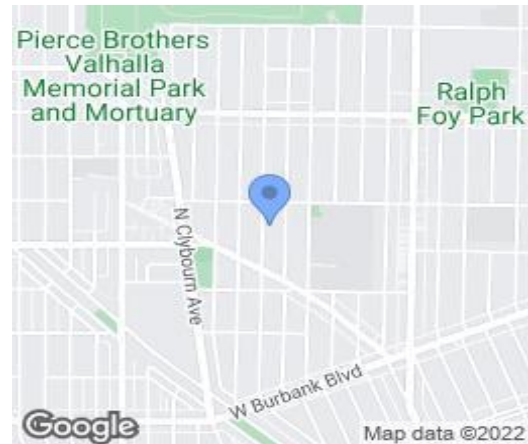
1726 N Evergreet St • Burbank 91505

36 days on the market

**2 units • \$497,500/unit • 1,314 sqft • 6,000 sqft lot • \$761.04/sqft •
Built in 1944**

Listing ID: GD22206193

Please input address into a navigation source to avoid any confusion.



Welcome to 1726 North Evergreen, a charming home with a detached guest house nestled on a beautiful tree lined Burbank street. Upon entering you are greeted with the recently refinished original hardwood floors complimented by a brick fireplace in the living room. This home has the perfect flow with the dining room overlooked by the open kitchen and a breakfast bar, a perfect space to host dinner with family and friends. Continuing through the hallway you will find the 3 bedrooms with an updated bathroom. Step out from the dining room to a large patio overlooking the spacious backyard. The guest house is permitted as a Bonus room with its own bathroom and is attached to the finished 2 car garage, a layout that makes the perfect opportunity for an ADU! Other updates include a newly painted exterior, recessed lighting, central air/heat, and energy efficient/sound proofing quadruple-pane windows, & a bonus enclosed laundry room. The front yard is fenced with a flagstone walkway and drought-tolerant landscaping. Being located in the highly desired Burbank city, living here would give you access to all the Burbank amenities such as Burbank police department, Burbank fire department, Burbank School district, and Burbank water and power. Don't miss your opportunity to own a home in what Reader's Digest calls one of the "Nicest places in America!"

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central, See Remarks
- \$0 (Unknown)
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: See Remarks, Wood

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

- Separate Electric: 1
- Drapes:

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

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

Additional Information

- Standard sale

- 610 - Burbank area
- Los Angeles County
- Parcel # 2435011020

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

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Closed •

List / Sold: **\$998,000/\$998,000** ↓

1159 Western Ave • Glendale 91201

8 days on the market

**2 units • \$499,000/unit • 1,620 sqft • 6,248 sqft lot • \$616.05/sqft •
Built in 1924**

Listing ID: P1-11534

North of Glenoaks



What a great opportunity to own your own duplex in desirable Glendale, CA. Please note that this property is zoned for 4 units and if you're an investor looking for an opportunity, this is it! This property has been family occupied and not rented and will make a great investment for you to start renting at top market rates or live in the lovely front house and rent the back house. Both front and rear properties include their own yard space. The front house features a charming front porch, generous living room, two bedrooms with ceiling fans, central air & heat plus mini walk in closets, a laundry room and an ample sized kitchen with stainless steel appliances and plenty of cabinet space. The back unit may seem to be a bit of a fixer but there is good space. In this unit you'll see the two bedrooms plus a sun room, laundry and a split air/heat unit. This unit enjoys a delightful back yard. Also included is a two car garage with high ceilings and appears to be built of redwood. These high ceilings and ample room lends to thoughts of ADU. This seems like a golden opportunity to create your dream investments. Conveniently close to shopping, restaurants and DTLA Buyers to verify all information. Please note that the back unit has not been occupied for sometime. We have therefore photoshop'd grass into some of the attached pics. Bring your imagination and create an investment for a lifetime!

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$1,098,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central, Wall Furnace, Forced Air
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room
- Appliances: Gas Oven, Gas Water Heater

Exterior

- Lot Features: Sprinklers None
- Fencing: Block, Chain Link, Brick
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

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

Of Units With:

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

Additional Information

- Trust sale
- 626 - Glendale-Northwest area
 - Los Angeles County
 - Parcel # 5623016020

Michael Lembeck

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

Re/Max Property Connection

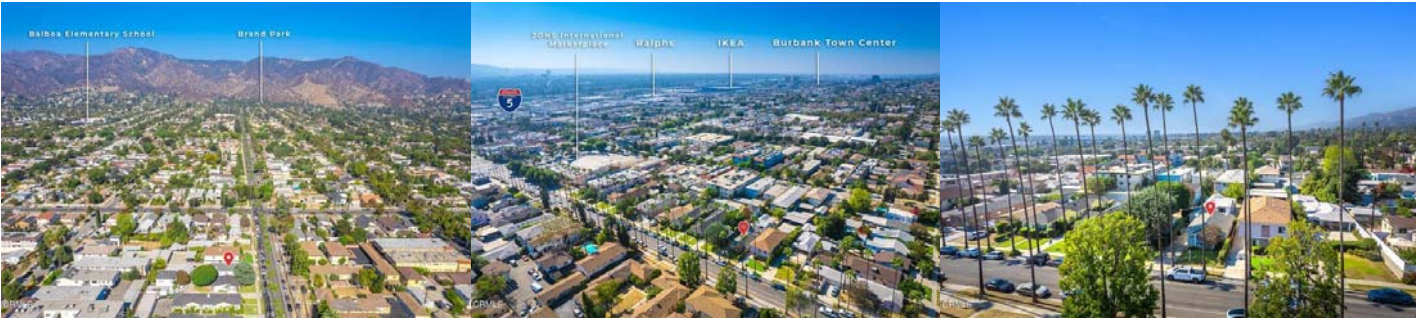
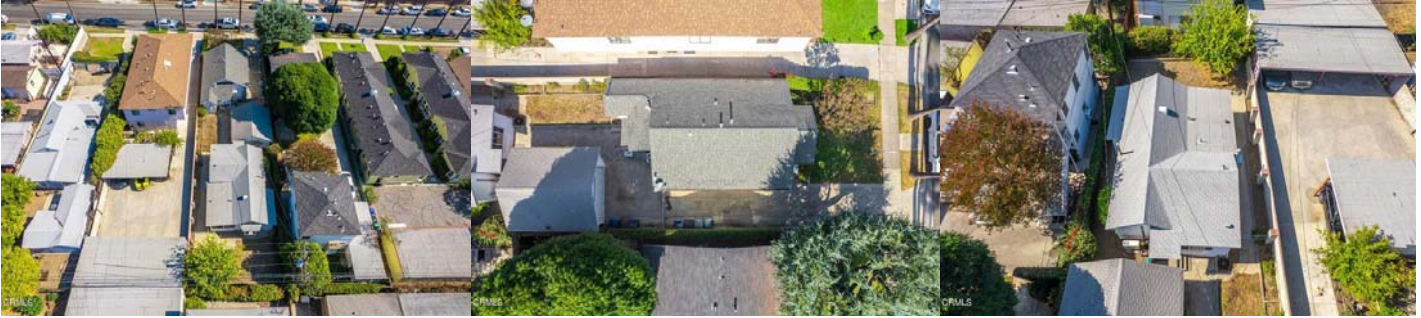
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos









Closed • Duplex

List / Sold: **\$600,000/\$435,000** ↓

204 E 88th St • Los Angeles 90003

21 days on the market

2 units • **\$300,000/unit** • **4,101 sqft** • **4,101 sqft lot** • **\$106.07/sqft** •
Built in 1926

Listing ID: PW22218377

110>Manchester>Main St>88th



Front home is 2 bedroom 1 bath with a spacious living room, kitchen, and laundry. Home has a large basement area used for storage. Back unit is a 1 bedroom 1 bath and will be delivered vacant. Lot has a large front yard with a long driveway that allows for plenty of parking space.

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$600,000
- 2 Buildings
- 0 Total parking spaces
- \$461 (Estimated)
- Laundry: Individual Room
- \$11100 Gross Scheduled Income
- \$8870 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,364
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$150
- Cable TV: 02062865
- Gardener:
- Licenses:
- Insurance: \$840
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$115
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

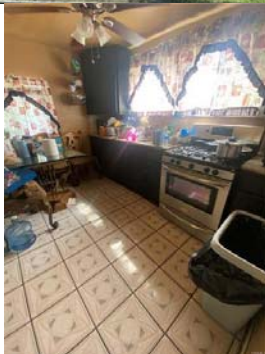
Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6041013019

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

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

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CUSTOMER FULL: Residential Income LISTING ID: PW22218377

Printed: 11/27/2022 6:31:00 AM

Closed •

List / Sold: **\$674,900/\$720,000** ↑

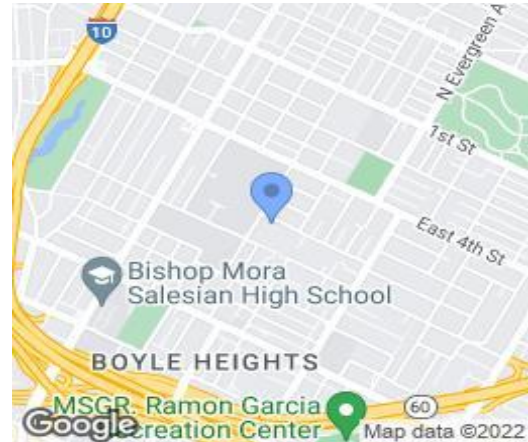
2714 LANFRANCO St • Los Angeles 90033

59 days on the market

2 units • \$337,450/unit • 1,708 sqft • 6,251 sqft lot • \$421.55/sqft • Built in 1925

Listing ID: 22116971

Exit Whittier Blvd from 60 FWY



Contractor or Investors Dream! 2 units in Boyle Heights with approved constructions plans to expand the front unit. The Front unit has been approved for 3 Bedrooms and 2 Baths. The rear unit has been a FULLY remodeled and features 2 Bedrooms and 2 Baths. Ideal for an owner occupant to live in one and the rent the other. Property has been maintained well and is easy to show. The detached homes provide privacy for both occupants along with a large driveway which provides plenty of onsite parking. The property is located behind Roosevelt High School within walking distance. Blocks from 4th and Soto St. Located within minutes drive of Downtown L.A. and all connecting Freeways 5,110,60. If front home is turned into a 3/2 bathroom unit it has a rental potential of over \$2,800/Month. The rear 2/2 could be rented for over \$2,400/Month which would generate a total of \$5,200/Month OR \$62,400 a year in gross rents. Zoned Tear 3 for high density, refer to Zimas for details. Thank you for showing! ***AN OFFER HAS BEEN ACCEPTED AND WE ARE IN ESCROW. WE ARE NOW TAKING OFFERS SUBJECT TO OVERBID IN ORDER TO CLOSE ESCROW***

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$565,000
- 2 Buildings
- \$8664 Net Operating Income

Interior

- Appliances: None

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$722	\$722	\$2,800
2:	1	2	2		Unfurnished	\$0	\$0	\$2,400
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								

12:
13:

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5185017009

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22116971

Printed: 11/27/2022 6:31:00 AM

Closed • Duplex

List / Sold: **\$599,000/\$625,000** ↑

177 E 36th St • Los Angeles 90011

12 days on the market

2 units • **\$299,500/unit** • **1,549 sqft** • **6,261 sqft lot** • **\$403.49/sqft** •
Built in 1924

Listing ID: SR22226991

Cross Streets: Main St.



Great investment property and opportunity for long-term income-seeking investors. Move in one unit and rent the other unit to pay for the mortgage! There is ample parking for each unit. 1st residential unit: (Front House) 2 bedroom, 1.5 bathroom. 2nd residential unit: (Back Unit) 2 bedroom, 1 bathroom. The property is nestled in the best residential neighborhood in Los Angeles, near the University of Southern California, major stores, shops, and minutes away from vibrant Downtown Los Angeles. Tenant in place. DO NOT DISTURB THE TENANTS, drive by only and submit an offer "subject to" interior inspection.

Facts & Features

- Sold On 11/22/2022
- Original List Price of \$599,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$2463 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01097340
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,285	\$1,285	\$1,600
2:	1	2	1	1	Unfurnished	\$1,178	\$1,178	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5120009013

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SR22226991

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Closed •

List / Sold:

\$1,300,000/\$1,346,000 ↑

16 days on the market

Listing ID: 22207153

1610 Mohawk St • Los Angeles 90026

2 units • \$650,000/unit • 1,478 sqft • 4,144 sqft lot • \$910.69/sqft • Built in 1955

East of Silver Lake Blvd, West of Glendale Blvd, North of Sunset Blvd



Delightful corner lot duplex filled w/light & charm! Each unit is a separate house with 2 bedrooms & one bathroom. Each has a renovated bathroom & kitchen, there is copper plumbing, updated electrical panels, as well as the sewer line & roof was replaced approx. 10 years ago. The house at 2229 Berkeley (approx. 862 sq. ft.) is perfect for owner user and will be delivered vacant. It features, wood floors, renovated kitchen, newer appliances, quartz counter tops & beautiful concrete tile floors, central HVAC, a one-car garage w/laundry area, a private brick patio off kitchen & private front yard fenced with tall hedges for complete privacy. The house at 1610 Mohawk (is on a cul-de-sac) is currently rented at \$2,000. per month & has one bedroom & one bathroom w/office (approx. 616 sq. ft.), a front wood porch, a fenced inside patio and two tandem gated parking spots. The kitchen has quartz counter tops & porcelain triangular tiles, & the newer roof (6 years old). This duplex is in a great location; close to newly renovated Echo Park Lake & equidistant from all the eateries and shops of Silver Lake and Echo Park. Easy access to all nearby freeways, downtown, Dodger Stadium but still feels lovely and private.

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$1,300,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: In Garage
- \$75750 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room
- Floor: Wood, Vinyl, Tile
- Appliances: Disposal, Refrigerator, Vented Exhaust Fan, Microwave, Range Hood, Gas Oven
- Other Interior Features: Recessed Lighting

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$14,250
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	\$4,500
2:	2	2	1		Unfurnished	\$2,000	\$2,000	\$3,000
3:								
4:								
5:								

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

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
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5423010016

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22207153

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Closed • Duplex

List / Sold: **\$850,000/\$865,000** ↑

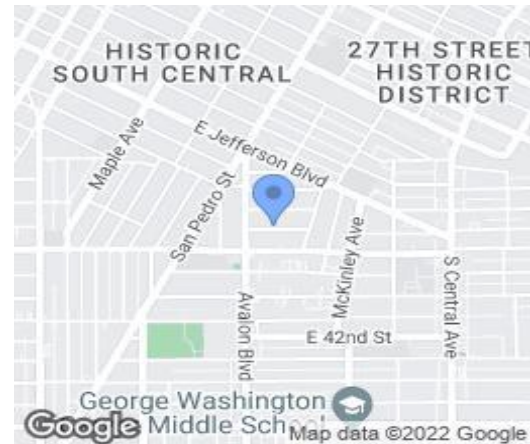
631 629 E 38th St • Los Angeles 90011

8 days on the market

2 units • **\$425,000/unit** • **2,124 sqft** • **4,800 sqft lot** • **\$407.25/sqft** •
Built in 1905

Listing ID: RS22222516

Avalon and 38th St



Don't miss it this time. A must see property, 2 on a lot. Investors and First Time Home Buyers. An excellent opportunity ready to move in. Front house was upgraded 2021 it features and use are 4 bedrooms 3 bathrooms and rear unit is brand new unit built 2022 featuring 2 bedrooms and 2 bathrooms. Live in one unit and rent the other or rent both upside passive income. Appliances are included. Property is turn key. close drive to Banc of California Stadium, University of Southern California (USC), parks, museums, centrally located within driving distance to the beach, mountains, desert, downtown LA, Hollywood, surrounding cities and areas.

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- \$55200 Gross Scheduled Income
- \$55200 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$1,100
- 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	2	0	Unfurnished	\$0	\$1,700	\$1,700
2:	1	4	3	0	Unfurnished	\$0	\$2,900	\$2,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C23 - Metropolitan area
- Los Angeles County
- Parcel # 5121006033

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: RS22222516

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Closed • Duplex

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

6804 Denver Ave • Los Angeles 90044

119 days on the market

2 units • **\$315,000/unit** • **1,394 sqft** • **5,400 sqft lot** • **\$451.94/sqft** •
Built in 1911

Listing ID: SB22127738

Between Florance and 68th St.



Seller motivated!!! Great opportunity of owning two spacious separate units on a lot located at 6804 & 6804 1/2 Denver Ave. Front unit consists of 2 bedrooms, bonus room, laundry area, and one bathroom. Back unit is 1 bedroom and 1 bathroom. Property also has a convenient three detached single car garages.

Facts & Features

- Sold On 11/22/2022
- Original List Price of \$630,000
- 2 Buildings
- 3 Total parking spaces
- \$378 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01491374
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Furnished	\$2,000	\$2,000	\$0
2:	1	1	1	1	Furnished	\$1,200	\$1,200	\$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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6013019010

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

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

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CUSTOMER FULL: Residential Income LISTING ID: SB22127738

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Closed • Duplex

List / Sold: **\$800,000/\$720,000** ↓

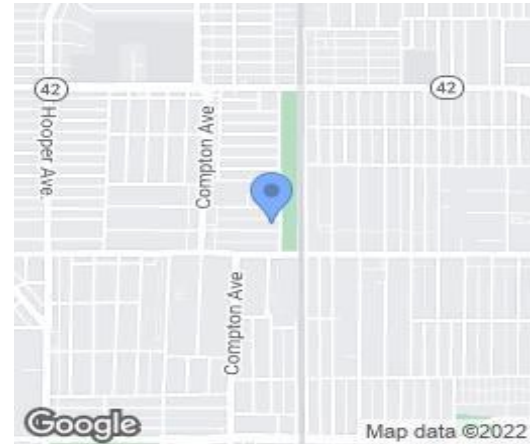
1639 E 91st St • Los Angeles 90002

5 days on the market

2 units • **\$400,000/unit** • **2,450 sqft** • **6,841 sqft lot** • **\$293.88/sqft** •
Built in 2002

Listing ID: OC22194797

Mae & 92nd



Two units in a great conditions.

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$800,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,127 (Estimated)
- \$5000 Gross Scheduled Income
- \$4200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01928049
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$3,000	\$3,200	\$3,200
2:	1	4	2	0	Unfurnished	\$2,900	\$3,200	\$3,200

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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6044006036

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

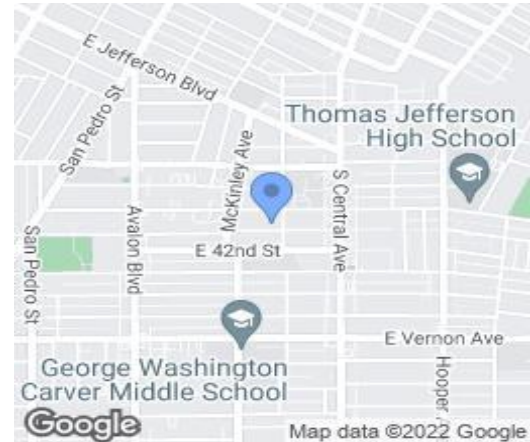
Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC22194797

Printed: 11/27/2022 6:31:05 AM

Closed • DuplexList / Sold: **\$699,000/\$700,000** ↑**923 E 41st Pl** • Los Angeles 90011**4 days on the market****2 units** • **\$349,500/unit** • **2,640 sqft** • **6,283 sqft lot** • **\$265.15/sqft** •
Built in 2005**Listing ID: TR22224105****Vernon and Central**

Located near the 110 freeway and 10 freeway this property offer great public transportation for tenants making it a desired location. Near Downtown LA making it more desired for people to rent. Walking distance to schools, shop, fast foods and restaurant. Property has been well maintained by the owner for the years owned. Property is newer built so please contact council on rent control plus and minus for owning this property. Rents are due for increase so base your income on proforma. Great bedroom count for best generating income.

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$411 (Estimated)
- Laundry: Inside
- \$55116 Gross Scheduled Income
- \$38800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,316
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,389	\$2,389	\$2,628
2:	1	4	2	0	Unfurnished	\$2,204	\$2,204	\$2,424

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
- C42 - Downtown L.A. area
- Los Angeles County

• Parcel # 5115024003

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: TR22224105

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Closed •

List / Sold: **\$899,999/\$638,800** ↓

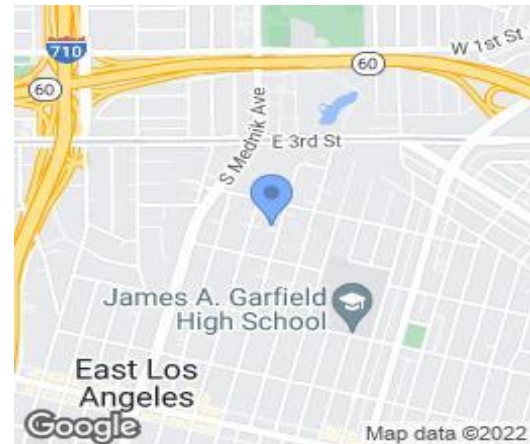
433 S Ferris Ave • East Los Angeles 90022

45 days on the market

**2 units • \$450,000/unit • 2,514 sqft • 8,016 sqft lot • \$254.10/sqft •
Built in 2000**

Listing ID: DW22139720

R ON MEDNIK, LEFT ON 4TH, R ON FERRIS, UNITS ARE ON THE RIGHT.



Great Investment Opportunity. 2 Units in East Los Angeles, Each unit is 3 bed/ 2 Bath. One unit will be delivered vacant and the other is tenant occupied. Lot size over 8,000 SQFT. Zoned LCR2YY (Buyer and Buyers agent to do their own due diligence.) Property is centrally located near 710, 5 & 60 freeways. Minutes to ELAC, Restaurants and shopping centers.

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$899,999
- 1 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- \$1,232 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,000
2:	1	3	2	0	Unfurnished	\$1,750	\$1,750	\$3,000

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
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5248015029

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

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

 Click arrow to display photos





Closed • Duplex

List / Sold: **\$675,000/\$710,000** ↑

8014 1st St • Paramount 90723

9 days on the market

2 units • **\$337,500/unit** • **1,640 sqft** • **3,897 sqft lot** • **\$432.93/sqft** •
Built in 1969

Listing ID: OC22221993

Cross Street Paramount Blvd and Somerset Blvd



Welcome to 1st street, a duplex in the city of Paramount. This investment opportunity features 2 separate units, each 2 beds 1 bath. Live in one, rent out the other, or keep them both as rentals. This property features plenty of drive way parking, in addition to 3 garage spaces. Both units even have their own separate outdoor space. This property features low maintenance, separate gas and electric meters, which is great to have for an investor. This property is definitely one to check out in person, so come on by to 8014 1st st, in paramount.

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$675,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$689 (Estimated)
- Laundry: In Garage
- \$47400 Gross Scheduled Income
- \$46750 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$650
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524509
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$650
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,850	\$2,100	\$2,200
2:	1	2	1	2	Unfurnished	\$2,100	\$1,850	\$2,300

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

- RL - Paramount North of Somerset area
- Los Angeles County
- Parcel # 6241013004

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





Closed •

List / Sold:

\$1,275,000/\$1,225,000 ↓

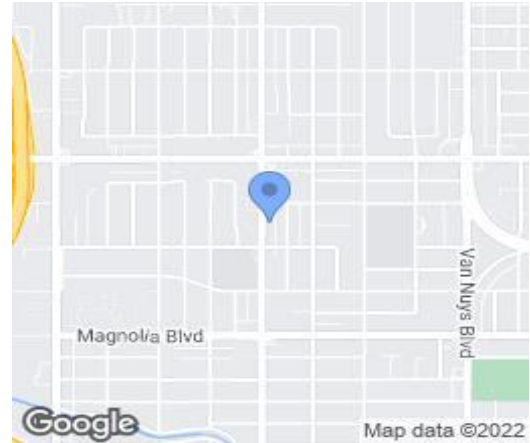
63 days on the market

Listing ID: 22133233

5434 KESTER Ave • Sherman Oaks 91411

2 units • **\$637,500/unit** • **2,024 sqft** • **6,000 sqft lot** • **\$605.24/sqft** •
Built in 1949

Burbank Blvd and Kester Ave, North of Burbank



Located in prime Sherman Oaks, this duplex is a wonderful opportunity to invest in an incredible location and add value. Central A/C and heat in units as well as a pool in the back! The rear residence features a two-car garage and carport with alley-access. The duplex configuration is ideal for homeowners interested in an investment opportunity. Property is close to shops, restaurants, Kester Elementary, the 101 and 405 freeways. DUPLEX includes two addresses and one APN number. Tenants are month to month. Do not disturb tenants!! Interior inspection/access with accepted offer only.

Facts & Features

- Sold On 11/22/2022
- Original List Price of \$1,275,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,744	\$1,744	\$3,000
2:	2	2	1		Unfurnished	\$1,744	\$1,744	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

Additional Information

- Standard sale

- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2249025019

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22133233

Printed: 11/27/2022 6:31:08 AM

Closed •

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

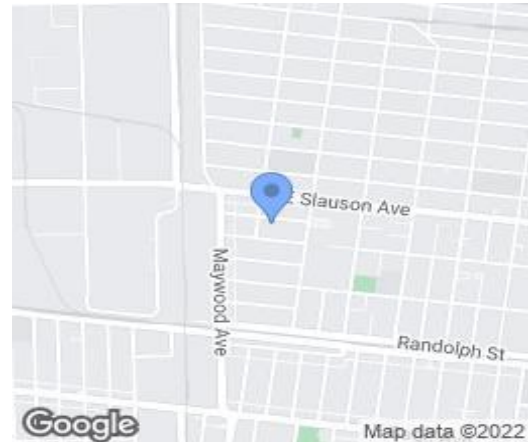
3614 E 59th Pl • Huntington Park 90255

24 days on the market

**2 units • \$375,000/unit • 1,946 sqft • 5,533 sqft lot • \$385.41/sqft •
Built in 1952**

Listing ID: DW22212866

West of Maywood Ave and East of Loma Vista Ave, on the South Side of the St.



Duplex: 3 bed-1bath & 1bed-1bath + 2-two car garages. Three-bedroom unit delivered vacant. A new roof was installed this year. Upgraded plumbing. The property is in great shape. The garages have the potential to be converted into ADU's, buyer to verify with city.

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$859 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, Inside
- \$12000 Gross Scheduled Income
- \$11000 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Rectangular Lot
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,511
- Electric: \$260.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02108404
- Gardener:
- Licenses:
- Insurance: \$750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$0	\$0	\$3,000
2:	1	1	1	2	Unfurnished	\$1,000	\$1,000	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County

• Parcel # 6318013003

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW22212866

Printed: 11/27/2022 6:31:09 AM

Closed • Duplex

List / Sold: **\$879,990/\$865,000** ↓

10515 San Anselmo Ave • South Gate 90280

22 days on the market

2 units • **\$439,995/unit** • **2,800 sqft** • **4,828 sqft lot** • **\$308.93/sqft** •
Built in 1963

Listing ID: SB22172359

North of Century Blvd. West of State St.



Beautiful and larger one of a kind Duplex. Mirror image floor plan with 3 nice sized Bedrooms and 1.5 Baths in each unit. Very well maintained. All bedrooms upstairs. Larger open concept Kitchen with an attached dining area. Direct access to a gorgeous Backyard area with a newer Pergola. 3 car Attached Garage spaces and fully fenced in for privacy.

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$879,990
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$729 (Estimated)
- Laundry: In Closet, Stackable
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room
- Floor: Laminate, Tile
- Appliances: None
- Other Interior Features: 2 Staircases, Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01264338
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale

- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6207033019

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos



Closed • **Triplex**

List / Sold:

\$1,359,000/\$1,359,000 ↓

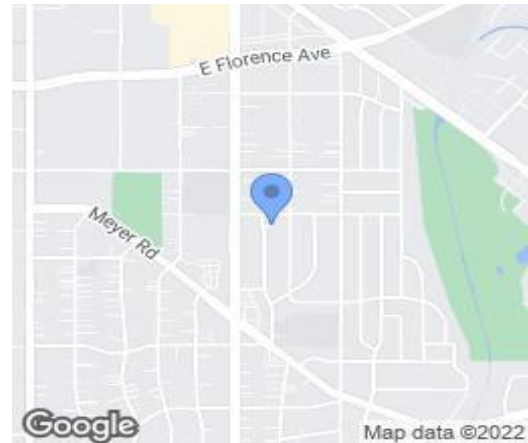
38 days on the market

Listing ID: DW22198830

11212 Mina Ave • Whittier 90605

**3 units • \$453,000/unit • 2,785 sqft • 9,597 sqft lot • \$487.97/sqft •
Built in 2022**

Virginia & Mina



**** INVESTORS DREAM ** 7% CAP RATE **** Presenting a one of a kind newly constructed 3 unit Whittier compound. All units are separately metered, have 3 separate addresses and come with single car garages/storage. This property is **TURNKEY!** Each unit features: Brand new Vinyl & tile flooring throughout, New kitchen cabinets with quartz countertops & stainless steel appliances(included with the sale), inside laundry room/areas. Not to mention all new electric, plumbing, roof, windows etc.! The original structure is a 3 bedroom 2 bathroom, Unit 2 is a 1 bedroom 1 bathroom (JR ADU) with its own full kitchen and inside laundry area, Unit 3 is a detached (ADU) 3 bedroom 2 bathrooms with 12 foot high ceiling, separate laundry room, and comes with a fully paid for solar panels! This property has plenty of onsite parking aside from the garages and completely low maintenance. Operating expenses are **ZERO** on this property. Property is ready to go and just waiting to be occupied. Bring your investors and don't miss out on this amazing opportunity!

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$13,990,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Individual Room, Inside
- Cap Rate: 7
- \$96000 Gross Scheduled Income
- \$96000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Paved, Rocks
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00888274
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher: 3
- Disposal:

- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale

- 670 - Whittier area
- Los Angeles County
- Parcel # 8029031030

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

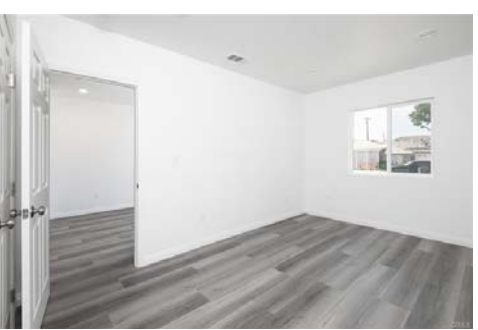
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed •

List / Sold: **\$759,000/\$705,000** ↓

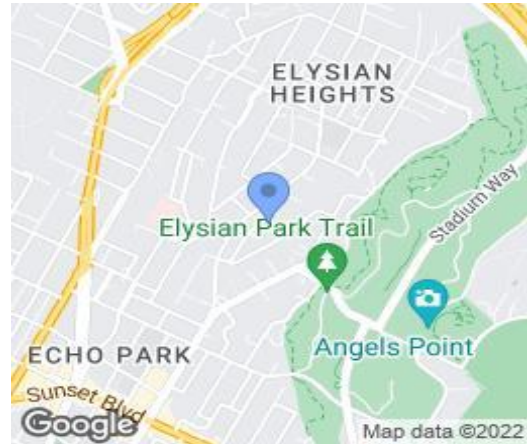
1834 Ashmore Pl • Los Angeles 90026

19 days on the market

3 units • **\$253,000/unit** • **1,290 sqft** • **7,371 sqft lot** • **\$546.51/sqft** •
Built in 1912

Listing ID: 22193175

Echo Park Blvd to Paul Terrace.



A little treasure was tucked into an Echo Park hillside in 1912. Just one block from Echo Park Avenue, this triplex awaits its newest steward. Each cozy unit is one bedroom and one bath. Each with hilly westward views. The top unit is vacant! Long-term tenants reside in the two lower units, paying \$1550.00 and \$1050.00 per month. Both lower units enjoy private, roomy patios. The middle unit was bestowed with a balcony too! Fully gated, the structure is perched up front on its large lot, the rear of the property is undeveloped and affords outstanding views. Just a moment away from Echo Park Ave. favorites; Valerie Confections, Cookbook, Bacetti, and Tilda, or a short mosey over to Elysian Park, Dodger Stadium, or Sunset Blvd, this triplex is the definition of location. 1834 Ashmore, due to the era in which it was built, affords no off-street parking. There is, however, permitted street parking. The lower units are shown only with an accepted offer. Photos for 1836 furnished upon request. No photos of 1834.

Facts & Features

- Sold On 11/22/2022
- Original List Price of \$759,000
- 1 Buildings
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Stackable

Interior

- Floor: Carpet, Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,900	\$0	\$1,900
2:	2	1	1		Unfurnished	\$2,800	\$1,550	\$2,500
3:	3	1	1		Unfurnished	\$2,500	\$1,050	\$2,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5420030014

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





Closed • **Quadruplex**

List / Sold: **\$1,625,000/\$1,625,000**

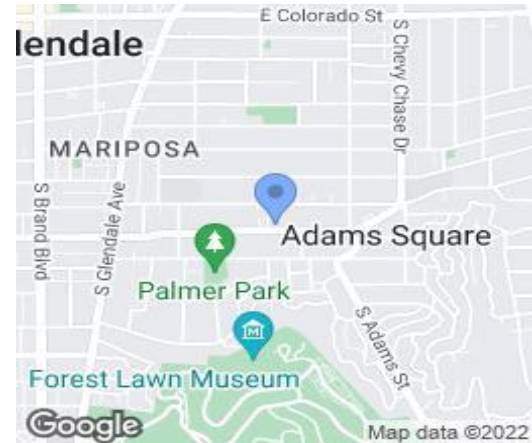
807 E Chevy Chase Dr • Glendale 91205

1 days on the market

**4 units • \$406,250/unit • 2,634 sqft • 7,964 sqft lot • \$616.93/sqft •
Built in 1941**

Listing ID: AR22232749

South of Colorado between Adams St. and Glendale Ave.



807 East Chevy Chase Drive consist of 4 beautifully and completely remodeled 1-bedroom units. The property is Located in the Adams Square neighborhood in Glendale, CA. The property is less than 2 miles from Griffith Park and within a short walk or bike ride from spectacular shopping and eating venues at the Glendale Galleria or the Americana Mall. The location is in the heart of Glendale which features one of the most desirable rental markets in Los Angeles County. The property was built in 1941 and was completely remodeled throughout 2020-2022. The property features 4 1-bedroom/1-bath units with a total living space of 2634 square feet. The property consists of 4 separate 1-car garages in the back. The units are outfitted with central heating and air conditioning, as well as, new windows. Each unit has its own laundry room.

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$1,625,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$414 (Estimated)
- Laundry: Inside
- Cap Rate: 4.72
- \$108000 Gross Scheduled Income
- \$74285 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry
- Other Interior Features: Quartz Counters

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,475
- Electric: \$300.00
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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:	1	1	1	1	Unfurnished	\$0	\$0	\$2,250
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,250
3:	1	1	1	1	Unfurnished	\$0	\$0	\$2,250
4:	1	1	1	1	Unfurnished	\$0	\$0	\$2,250

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5676004004

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: AR22232749

Printed: 11/27/2022 6:31:19 AM

Closed • **Quadruplex**

List / Sold:

\$1,999,999/\$1,999,999 ↓

67 days on the market

Listing ID: BB22142399

2350 Teviot St • Silver Lake 90039

**4 units • \$500,000/unit • 5,146 sqft • 10,361 sqft lot • \$388.65/sqft •
Built in 1961**

South on Silver Lake Blvd, continue South on Teviot



VIEWS OF SILVER LAKE RESERVOIR! SOUGHT AFTER AREA! Close to Whole Foods 360, Starbucks, and all the shops on Glendale Blvd. Building -#2350 Teviot in the back of the lot, boasts 2 LARGER UNITS RARELY SEEN! Upstairs is a 5 BEDROOM 3 BATHROOM roughly 2058 sq ft, with fireplace, dining area, laundry in the unit and a nice balcony for entertaining. This unit is currently being used as a 4 bedroom, 5th bedroom has no closet and is being used as an office. DOWNSTAIRS is a 3 BEDROOM, 2 BATHROOM roughly 1200 sq ft with laundry in the unit, Primary bedroom suite with walk-in closet updated bathroom, dining area and dedicated outdoor patio. Both these units have carport and driveway parking. Building -#2352 Teviot in the front, features two units, both 2 bedrooms, 1 bath with dining area, kitchen, carport parking and shared laundry room on premises, tenants pay monthly to use. The top floor unit in this building has a large balcony that runs the length of the building with amazing views to the reservoir and hillside. Shared backyard with patio areas for outdoor entertaining. Rare opportunity for investor or owner/user this Silver Lake quadruplex sits on a 10,361 square foot lot, LAR2 zoning consisting of two separate buildings totaling 5146 square feet. Conveniently located minutes from Silver Lake Dog Park, Silver Lake Reservoir, jogging path, DTLA, Elysian Park, Dodger Stadium and major freeways.

Facts & Features

- Sold On 11/22/2022
- Original List Price of \$3,890,000
- 2 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$706 (Estimated)
- Laundry: Common Area, Inside, See Remarks
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Wood

Exterior

- Lot Features: Back Yard, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01298785
- 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	5	3	0	Unfurnished	\$0	\$0	\$8,500
2:	1	3	2	0	Unfurnished	\$0	\$0	\$4,800

3:	1	2	1	0	Unfurnished	\$0	\$0	\$3,900
4:	1	2	1	0	Unfurnished	\$0	\$0	\$3,900

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
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5440008014

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: BB22142399

Printed: 11/27/2022 6:31:20 AM

Closed • **Quadruplex**

List / Sold: **\$710,000/\$699,000** ↓

513 W 75th St • Los Angeles 90044

54 days on the market

4 units • **\$177,500/unit** • **2,529 sqft** • **7,285 sqft lot** • **\$276.39/sqft** •
Built in 1941

Listing ID: IG22195520

From S. Figueroa turn left onto W 75th St



Excellent opportunity to purchase a 4 unit building. There are three 1/1's and one 2 bedroom one bath. Each unit has their own spacious living room, kitchen & dining room combo with lots of cabinet space. Separate water heaters and separately metered for gas and electricity. Loads of potential with rents below market and plenty of upside.

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$820,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$472 (Estimated)
- \$53352 Gross Scheduled Income
- \$38056 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,296
- Electric: \$0.00
- Gas:
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01413560
- Gardener:
- Licenses: 187
- Insurance: \$2,602
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,348
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$968	\$968	\$1,600
2:	1	2	1	1	Unfurnished	\$1,653	\$1,653	\$2,100
3:	1	1	1	1	Unfurnished	\$857	\$857	\$1,600
4:	1	1	1	1	Unfurnished	\$968	\$968	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6020024018

Michael Lembeck

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

Re/Max Property Connection

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

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: IG22195520

Printed: 11/27/2022 6:31:20 AM

Closed •

List / Sold:

\$1,500,000/\$1,212,000 ↓

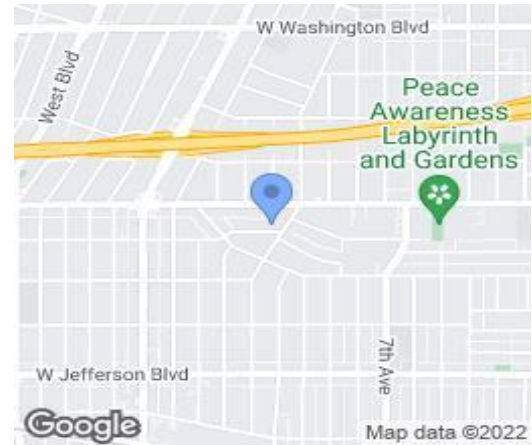
186 days on the market

Listing ID: MB22082923

4011 W 28th St • Los Angeles 90018

**4 units • \$375,000/unit • 4,860 sqft • 8,265 sqft lot • \$249.38/sqft •
Built in 1960**

Adams St and Edgehill St



Investors Delight, Unique Property with Tons of investment Potential. Centrally located in the highly desirable area of Historic Jefferson Park, Quadruplex set up is two front units are 3bedroom and 2 bathrooms each, recently remodeled one of the 3BR/2BA units, new electrical, plumbing, kitchen, and bathroom with great moldings, hardwood floors with a taste of historical charm & character. Large bedrooms feature dining areas and spacious kitchens. The Two (2) Backhouses are two-bedroom and 1 Bathroom each with a shared backyard area. This offers abundant comfort and style with an additional opportunity to make passive income, three (3) units will be delivered vacant. Minutes to the 10 FWY, both Santa Monica and Downtown LA are easily accessible! Local foodie favorites such as Bee Taqueria, Alta Adams, Mizlala + Johnny Pastrami will keep your palate happy. USC Village with Trader Joe's is only 10 min away, Whole Foods coming soon to La Cienega and Jefferson!

Facts & Features

- Sold On 11/21/2022
- Original List Price of \$1,500,000
- 4 Buildings
- Levels: Two
- 2 Total parking spaces
- \$681 (Estimated)
- \$11400 Gross Scheduled Income
- \$10400 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,800
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$800
- 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:	2	3	2	1	Unfurnished	\$0	\$0	\$3,200
2:	2	2	1	1	Unfurnished	\$700	\$700	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 5051004005
-

Michael Lembeck

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

Re/Max Property Connection

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

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: MB22082923

Printed: 11/27/2022 6:31:20 AM

Closed •

List / Sold:

\$3,195,000/\$3,050,000 ↓

41 days on the market

Listing ID: 22192617

1300 Pine St • South Pasadena 91030

**6 units • \$532,500/unit • 6,158 sqft • 17,073 sqft lot • \$495.29/sqft •
Built in 1923**

Adjacent to Huntington Dr, Northeast corner of Pine St and Ramona Ave.



A rare opportunity acquire a unique 6 unit investment property offering a safe investment with more great upside. The building features copper plumbing throughout with newer drain lines, updated electrical, Central HVAC systems, recently replaced roofs, bolted foundation, on a 17,073 SF corner lot with addresses of 1300-1306 Pine St. and 1834-1836 Ramona Ave. There are 4 enclosed garages that have potential for an ADU conversion to yield additional rental income (Buyer to verify with the City). The building and units have endless charm and character including hardwood floors, recessed lighting, crown moldings, granite countertops, solid wood doors, Batchelder fireplaces, large windows flooding the rooms with natural light, covered balconies and porches. The property is separately metered for gas and electricity and has 6 open parking spaces on a concrete driveway at the rear of the lot. It has been extensively updated and very well maintained by the same family for decades and is now ready for a new owner. INSPECTION UPON ACCEPTED OFFER.

Facts & Features

- Sold On 11/22/2022
- Original List Price of \$3,500,000
- 2 Buildings
- 11 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Washer Included, Dryer Included
- Cap Rate: 3.07
- \$97961 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal

Exterior

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

Annual Expenses

- Total Operating Expense: \$57,433
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063191
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,100	\$2,100	\$2,300
2:	1	2	1		Unfurnished	\$2,300	\$2,300	\$2,800
3:	1	2	1		Unfurnished	\$2,300	\$2,300	\$2,800
4:	1	3	2		Unfurnished	\$3,400	\$3,400	\$4,100
5:	1	1	1		Unfurnished	\$2,050	\$2,050	\$2,300
6:	1	1	1		Unfurnished	\$1,200	\$1,200	\$1,800
7:								

8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5319020013

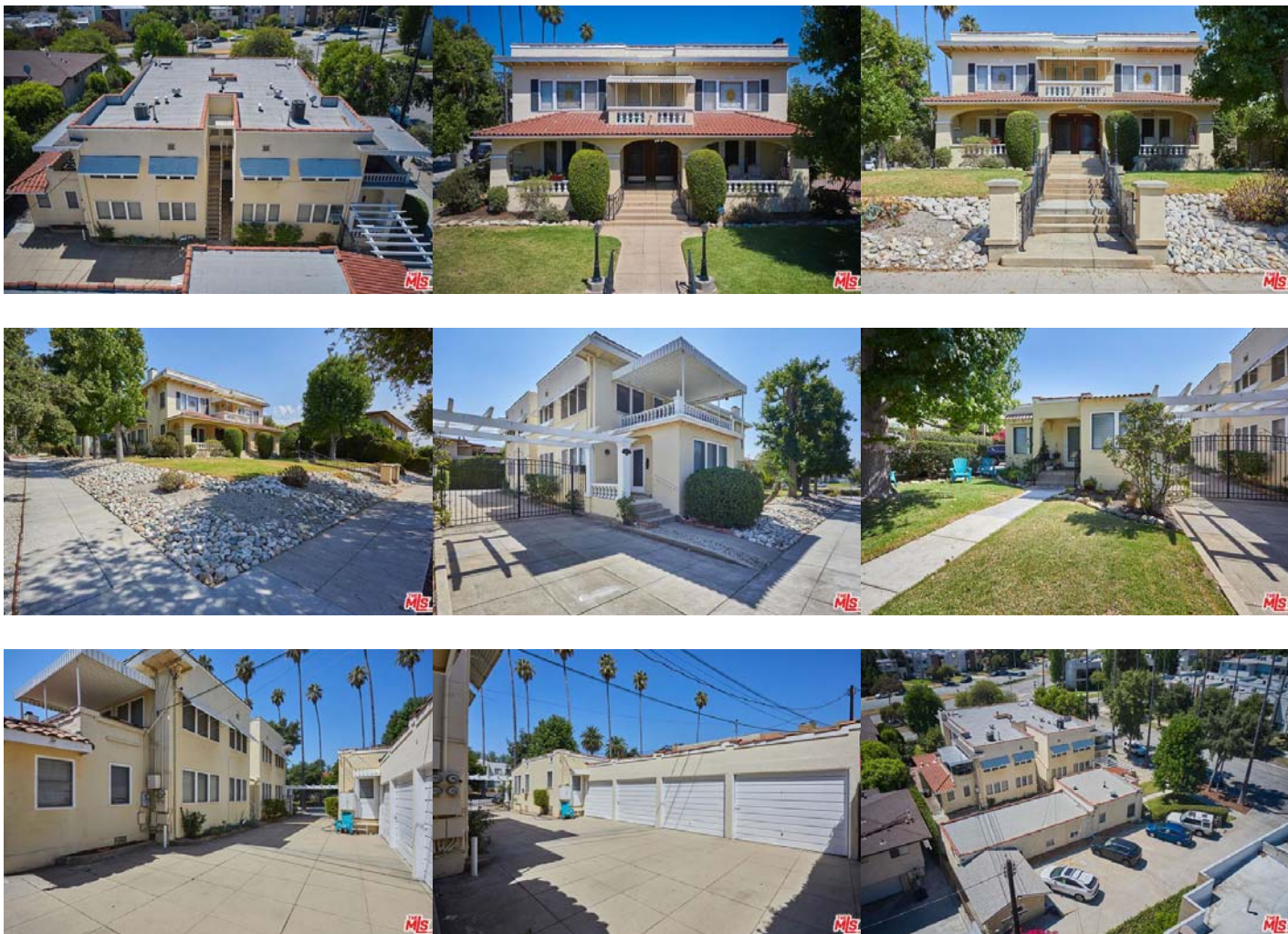
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22192617

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Closed • [Apartment](#)

List / Sold:

\$2,638,000/\$2,550,000 ↓

3 days on the market

Listing ID: AR22205717

701 S Almansor St • Alhambra 91801

8 units • \$329,750/unit • 5,152 sqft • 9,496 sqft lot • \$494.95/sqft • Built in 1953

across street from Almansor Court and Alhambra Golf Course



701 S Almansor St, a two-story well maintained and well-located property in a highly desirable City of Alhambra. The property has been in the same ownership since ±1971 (±50 years ownership); thus present a rare opportunity for the right buyer to acquire this beautifully located property in Alhambra. The property is located right across from Alhambra Golf Course and Almansor Court, providing a rare and excellent amenity for tenants which makes it a very easy to rent and operate property. It is located minutes away from Downtown Alhambra on Main Street, and Valley Blvd retail corridor. The property is a garden style two-story apartment that was built in 1953, has a total of ±5,152sf building and situated on a ±9,496sf corner lot. All the units are original/non-updated which provides good opportunity for buyer to do their own rehab program on future turnover. All current tenants are on month-to-month agreement and have not had rent increase for the past several years, which translates to significant rental upside.

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$2,638,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$2,744 (Estimated)
- Laundry: Common Area
- Cap Rate: 2.8
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02021933
- 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:	8	10	8	8	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Drapes:
- Patio:
- Ranges: 8
- Refrigerator: 0
- Wall AC: 8

- Disposal: 8

Additional Information

- Standard sale
- Rent Controlled

- 601 - Alhambra area
- Los Angeles County
- Parcel # 5347025001

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: AR22205717

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Closed • **Apartment**

List / Sold:

\$2,800,000/\$2,500,000 ↓

55 days on the market

Listing ID: CV22149736

8425 Birchbark Ave • Pico Rivera 90660

8 units • **\$350,000/unit** • **7,805 sqft** • **10,822 sqft lot** • **\$320.31/sqft** •
Built in 1964

Telegraph Road between Rosemead Blvd and Paramount



GREAT MULTI-UNIT INVESTMENT OPPORTUNITY IN PRIME LOCATION OF PICO RIVERA! 8 unit Garden Low Rise Apartment Complex. Front unit is a 2 story, 3 bedroom, 2.5 bath, Condo Style, with attached garage with its own laundry room inside. The other 7 units are all 2 bedroom, 1 bath, with separate detached garages and/or carports. Onsite laundry room with a coin washer and dryer downstairs. Easy access to Freeway 5/605. Unique property investment with huge upside. Not many more like this in the marketplace. Make your offers before it's gone.

Facts & Features

- Sold On 11/25/2022
- Original List Price of \$2,800,000
- 1 Buildings
- 16 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area
- \$161976 Gross Scheduled Income
- \$106083 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,293
- Electric: \$552.00
- Gas: \$1,997
- Furniture Replacement:
- Trash: \$3,272
- Cable TV: 01993356
- Gardener:
- Licenses:
- Insurance: \$3,242
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,390
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,349	\$2,349	\$3,300
2:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$1,950
3:	1	2	1	1	Unfurnished	\$1,398	\$1,398	\$1,950
4:	1	2	1	1	Unfurnished	\$1,484	\$1,484	\$1,950
5:	1	2	1	1	Unfurnished	\$1,544	\$1,544	\$1,950
6:	1	2	1	1	Unfurnished	\$1,620	\$1,620	\$1,950
7:	1	2	1	1	Unfurnished	\$1,546	\$1,546	\$1,950
8:	1	2	1	1	Unfurnished	\$1,607	\$1,607	\$1,950

Of Units With:

- Separate Electric: 8
- Drapes:

- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 649 - Pico Rivera area
- Los Angeles County
- Parcel # 6368016022

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV22149736

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Closed •

List / Sold:

\$2,350,000/\$2,162,500 ↓

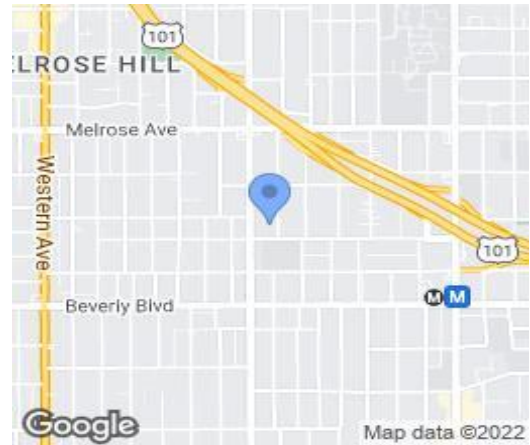
57 days on the market

Listing ID: AR22128270

515 N Mariposa Ave • Los Angeles 90004

8 units • **\$293,750/unit** • **4,049 sqft** • **7,499 sqft lot** • **\$534.08/sqft** •
Built in 1937

Off Rosewood Ave, turn onto N Mariposa and destination will be on your left.



Growth Investment Group is proud to present 515 N Mariposa, a value-add investment offering centrally located at the heart of Oakwood, East Hollywood. 515 N Mariposa can be purchased alongside 210 N Kenmore for a total of 19-Units & 5.13% CAP.

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$2,350,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- \$1,002 (Assessor)
- Laundry: Common Area
- Cap Rate: 5.1
- 8 electric meters available
- 8 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:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00951359
- 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:	4	2	1	0	Unfurnished	\$0	\$0	\$4,875
2:	3	0	1	0	Unfurnished	\$0	\$0	\$9,900
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- KREA - Koreatown area
- Los Angeles County
- Parcel # 5520011008

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: AR22128270

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Closed •

List / Sold:

\$3,200,000/\$3,147,500 ↓

57 days on the market

Listing ID: AR22128211

210 N Kenmore Ave • Los Angeles 90004

12 units • **\$266,667/unit** • **6,792 sqft** • **7,125 sqft lot** • **\$463.41/sqft** •
Built in 1924

Off Beverly Blvd turn left on N Kenmore Ave and destination will on your left.



Growth Investment Group is proud to present 210 N Kenmore, a very well-maintained 12-unit apartment at the heart of a culturally vibrant neighborhood of Oakwood, East Hollywood. 210 N Kenmore can be purchased with 515 N Mariposa for a total of 19-Units & 5.13% CAP.

Facts & Features

- Sold On 11/23/2022
- Original List Price of \$3,200,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,218 (Assessor)
- Laundry: Common Area
- Cap Rate: 4.72
- 12 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00951359
- 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:	12	0	1	0	Unfurnished	\$0	\$0	\$19,800

Of Units With:

- Separate Electric: 12
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- KREA - Koreatown area
- Los Angeles County
- Parcel # 5518018010

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

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

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CUSTOMER FULL: Residential Income **LISTING ID:** AR22128211

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Closed •

List / Sold:

\$5,800,000/\$5,800,000 ↓

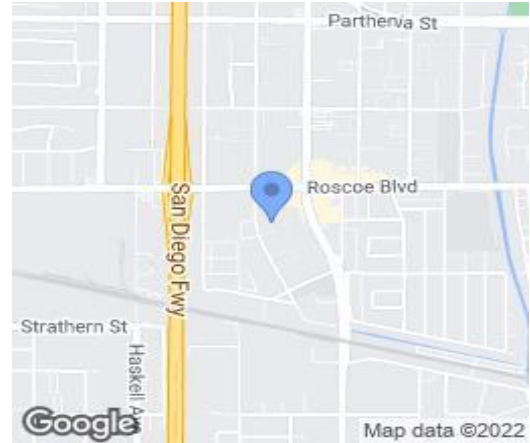
132 days on the market

Listing ID: 22168369

8204 LANGDON Ave • Van Nuys 91406

34 units • **\$170,588/unit** • **19,938 sqft** • **34,249 sqft lot** • **\$290.90/sqft** •
Built in 1977

South of Roscoe Blvd., North of Saticoy, West of the 405 Freeway, East of Sepulveda



We are pleased to exclusively present 8204 Langdon Avenue, a 34-unit apartment community, 1977 construction, located in the densely populated Van Nuys submarket of the San Fernando Valley. The property is just south of Roscoe Blvd, east of the 405 freeway, and is well situated on a 34,347 square foot lot. The close proximity to the 405 Freeway provides tenants with major transportation options, and within walking distance are major employment centers, such as The Galpin Motor Company and Anheuser Busch, as well as many other amenities. The building has a unit mix of 32 1+1s, and two (2) 2+1s, and also features on-site parking with 36 spaces, a laundry room, a sparkling swimming pool, and air-conditioning. This offering presents an investor an opportunity to own in a populated and appreciating market, with the ability to reposition the asset and achieve aggressive market rents. A notable deal point to strongly consider: the market Cap rate is more than double that of the current Cap rate.

Facts & Features

- Sold On 11/22/2022
- Original List Price of \$6,500,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- Laundry: Individual Room
- Cap Rate: 3.76
- \$218358 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$210,983
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01217537
- 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:	32	1	1		Unfurnished	\$1,033	\$33,062	\$51,200
2:	2	2	1		Unfurnished	\$1,734	\$3,468	\$3,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- NOH - North Hills area
- Los Angeles County
- Parcel # 2654036021

Michael Lembeck

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

Re/Max Property Connection

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

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