

Cross Property Customer 1 Line

	Listing_ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	Pr
1	PV21230036	S	24438 Ward Street	TORR	125	STD	2	\$35,280		\$1,425,000	\$476.11	2993	1966/ASR	4,991/0.1146	N
2	WS21205242	S	518 Redfield AVE	HDPK	632	STD	2	\$0	0	\$980,000	\$490.00	2000	1904/ASR	7,255/0.1666	N
3	MB21204250	S	128 & 126 Avenue 44	HDPK	632	STD	2	\$0		\$1,702,000	\$602.90	2823	1905/ASR	7,510/0.1724	N
4	21792606	S	4101 Holly Knoll DR	LA	637	STD	2			\$2,500,000	\$675.68	3700	1938	5,299/0.12	
5	AR21191845	S	411 W Newmark AVE	MP	641	STD	2	\$2,700		\$738,000	\$594.68	1241	1925/ASR	4,689/0.1076	N
6	WS21186211	S	406 Mooney DR	MP	641	STD,TRUS	2	\$47,100		\$909,000	\$603.19	1507	1952/ASR	8,033/0.1844	N
7	21796240	S	1026 N Los Robles AVE	PAS	646	STD	2			\$750,000	\$457.88	1638	1951	8,525/0.19	
8	21769022	S	235 N Westlake AVE	LA	671	STD	2			\$785,000	\$495.58	1584	1915	5,996/0.13	
9	21781238	S	1432 Westerly TER	LA	671	STD	2			\$1,130,000	\$631.99	1788	1925	5,000/0.11	
10	SR21204059	S	144 S 18th ST #144-146	MTB	674	STD	2	\$50,400		\$735,000	\$402.08	1828	1947/PUB	6,896/0.1583	N
11	P1-6401	S	3749 Mercury AVE	LA	679	STD	2	\$17,148		\$902,000	\$520.48	1733	1918	4,209/0.09	N
12	PW21194604	S	4331 New York AVE	LA	699	STD,TRUS	2	\$12,000		\$490,000	\$381.62	1284	1923/ASR	4,522/0.1038	N
13	DW21071614	S	1110 W 96th ST	LA	699	STD	2	\$0		\$660,000	\$318.84	2070	1948/SEE	6,503/0.1493	N
14	21107859	S	1018 Sentinel AVE	LA	BOYH	STD	2			\$660,000	\$837.56	788	1924	4,801/0.11	
15	21795476	S	222 6th AVE	VEN	C11	STD	2			\$2,000,000	\$1,391.79	1437	1926	4,224/0.09	
16	21780700	S	5047 Pickford ST	LA	C16	STD	2			\$1,600,000	\$476.62	3357	1928	5,630/0.12	
17	SB21175103	S	5969 W 86th PL	WS	C29	STD	2	\$64,800		\$1,342,000	\$770.38	1742	1944/ASR	6,049/0.1389	N
18	PW21181528	S	617 W 76th ST	LA	C34	NOD	2	\$1,100		\$565,000	\$258.70	2184	1880/PUB	7,001/0.1607	N
19	TR21098269	S	5842 S Halldale AVE	LA	C34	STD	2	\$45,600		\$660,000		2	1921/PUB	3,210/0.0737	N
20	DW21223542	S	1245 E 47th ST	LA	C37	STD	2	\$3,500		\$635,000	\$382.99	1658	1895/ASR	6,929/0.1591	N
21	MB21176516	S	5834 Bonsalio AVE	LA	C37	STD	2	\$0		\$665,000	\$440.40	1510	1920/ASR	5,398/0.1239	N
22	DW21218290	S	231 W 43rd ST	LA	C42	STD	2	\$12,000		\$660,000	\$270.94	2436	1920/ASR	6,352/0.1458	N
23	SR21227122	S	1955 Bonsalio AVE	LA	C42	STD	2	\$0		\$1,110,000	\$674.77	1645	1887/ASR	6,208/0.1425	N
24	SR21155098	S	38906 Rambler AVE	PDL	PLM	STD	2	\$1,950		\$370,000	\$209.04	1770	1953/ASR	6,342/0.1456	N
25	DW21226269	S	8640 Evergreen AVE	SOG	T2	STD	2	\$19,200		\$720,000	\$402.46	1789	1941/ASR	6,012/0.138	N
26	DW19279048	S	7017 Watcher ST	COM	T3	STD	2	\$39,600		\$565,000	\$296.12	1908	1963/ASR	6,137/0.1409	N
27	WS21194482	S	5825 Agra ST	BG	T3	STD	2	\$44,400		\$835,000	\$373.77	2234	1941/ASR	6,993/0.1605	N
28	SR21166459	S	14212 Gilmore ST	VNS	VN	PRO	2	\$16,200		\$842,000	\$428.28	1966	1940/ASR	7,500/0.1722	N
29	SB16102001	S	15207 S Vermont AVE	GR	118	STD	3	\$0		\$425,000	\$226.30	1878	1924/ASR	7,858/0.18	N
30	PV21133261	S	25316 Cypress ST	LOM	121	STD	3	\$39,120		\$1,040,000	\$400.00	2600	1961/ASR	9,282/0.2131	N
31	PW21212177	S	674 W Elberon AVE	SP	187	STD	3	\$73,800		\$1,170,000	\$441.18	2652	1924/ASR	4,801/0.1102	N
32	SR21221197	S	1211 N Kenwood ST	BBK	610	STD	3	\$60,703		\$1,425,000	\$730.77	1950	1948/ASR	6,064/0.1392	N
33	CV21174346	S	1111 S Montebello BLVD	MTB	674	STD	3	\$0		\$1,040,000	\$384.47	2705	1950/ASR	7,315/0.1679	N
34	MB21134458	S	339 W 58th ST	LA	699	STD	3	\$0		\$775,000	\$268.35	2888	1909/ASR	6,427/0.1475	N
35	21761670	S	1853 S Longwood AVE	LA	C16	STD	3			\$961,000	\$620.00	1550	1986	5,913/0.13	
36	21767100	S	428 N Harper AVE	LA	C19	STD	3			\$2,100,000	\$710.42	2956	1927	6,071/0.13	N
37	DW21167854	S	1747 W 38th ST	CO	CO	STD	3	\$30,480		\$865,000	\$344.90	2508	1930/ASR	5,403/0.124	N
38	DW21185840	S	357 W Elm ST	CMP	RO	STD	3	\$0		\$659,000	\$345.21	1909	1938/ASR	5,011/0.115	N
39	21717556	S	458 Edgewood ST	ING	101	STD	4			\$1,250,000	\$521.27	2398	1939	11,186/0.25	N
40	21778180	S	2805 Glenview AVE	LA	606	STD	4			\$940,000	\$525.43	1789	1926	5,010/0.11	
41	21787680	S	3670 Glenfeliz BLVD	LA	606	STD	4			\$2,400,000	\$481.15	4988	1936	6,031/0.13	
42	SR21230538	S	2715 W Clark AVE	BBK	610	STD	4	\$81,000		\$1,495,000	\$658.59	2270	1947/ASR	6,250/0.1435	N
43	SR21230534	S	2711 W Clark AVE	BBK	610	STD	4	\$81,000		\$1,495,000	\$658.59	2270	1947/ASR	6,250/0.1435	N
44	SR21221826	S	305 Ohio ST #1	PAS	645	STD	4	\$83,100		\$1,700,000	\$495.05	3434	1954/ASR	9,433/0.2166	N
45	AR21233428	S	175 E Highland AVE #4	SMAD	656	STD	4	\$81,360		\$1,700,000	\$367.49	4626	1973/ASR	8,630/0.1981	N
46	21770582	S	1143 N Commonwealth AVE	LA	671	STD	4			\$1,450,000	\$460.61	3148	1925	6,250/0.14	N
47	DW21107707	S	2926 S Normandie AVE	LA	C16	STD	4	\$99,600		\$1,400,000	\$376.34	3720	1913/PUB	6,561/0.1506	N
48	21732974	S	1114 S Orange DR	LA	C19	STD	4			\$1,500,000	\$264.78	5665	1941	7,281/0.16	
49	PW21199459	S	4444 S Slauson AVE	CULV	C28	STD	4	\$229,620	5	\$3,625,000	\$574.85	6306	2021/BLD	5,001/0.1148	N
50	QC21206458	S	6807 Perry RD	BG	T3	TRUS	4	\$33,500	6	\$977,500	\$371.53	2631	1944/ASR	10,653/0.2446	N
51	21773592	S	632 Manchester DR	ING	101	STD	5			\$1,615,000	\$330.27	4890	1963	6,994/0.16	
52	21786422	S	6934 Kittyhawk AVE	LA	C29	STD	5			\$1,810,000	\$401.95	4503	1954	8,967/0.2	
53	SR21152612	S	3568 S Budlong AVE	LA	C34	STD	5	\$114,000		\$1,050,000	\$229.71	4571	1965/ASR	5,203/0.1194	N
54	21795970	S	10226 Silverton AVE	TUJ		STD	10			\$2,245,000	\$419.94	5346	1953	14,883/0.34	

Closed • Duplex

24438 Ward Street • Torrance 90505
2 units • \$699,000/unit • 2,993 sqft • 4,991 sqft lot • \$476.11/sqft •
Built in 1966

Cross Streets are Hawthorne Blvd and Maddison

List / Sold:

\$1,398,000/\$1,425,000 ↑

11 days on the market

Listing ID: PV21230036



Duplex in prime area of Torrance - close to shopping and freeways. Located in WALTERIA. 2 updated units with Two 3 bedroom / 2 bath home in the front house with a fireplace and front yard is ideal for owner use. Rear building has 3 bedrooms and 2 Bathrooms. Excellent walking score close to shops, restaurants, WALTERIA School, South Coast Botanical Garden, Costco, Torrance Memorial Hospital and wonderful schools. The duplex has a new roof (front and back house), several newer dual pane vinyl windows and the units have both been have been updated over the years. Long Term Month to month tenants.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$1,398,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: Common Area
- \$35280 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01201046
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,540	\$1,540	\$3,000
2:	1	3	2	1	Unfurnished	\$1,400	\$1,400	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 125 - WALTERIA area
- Los Angeles County

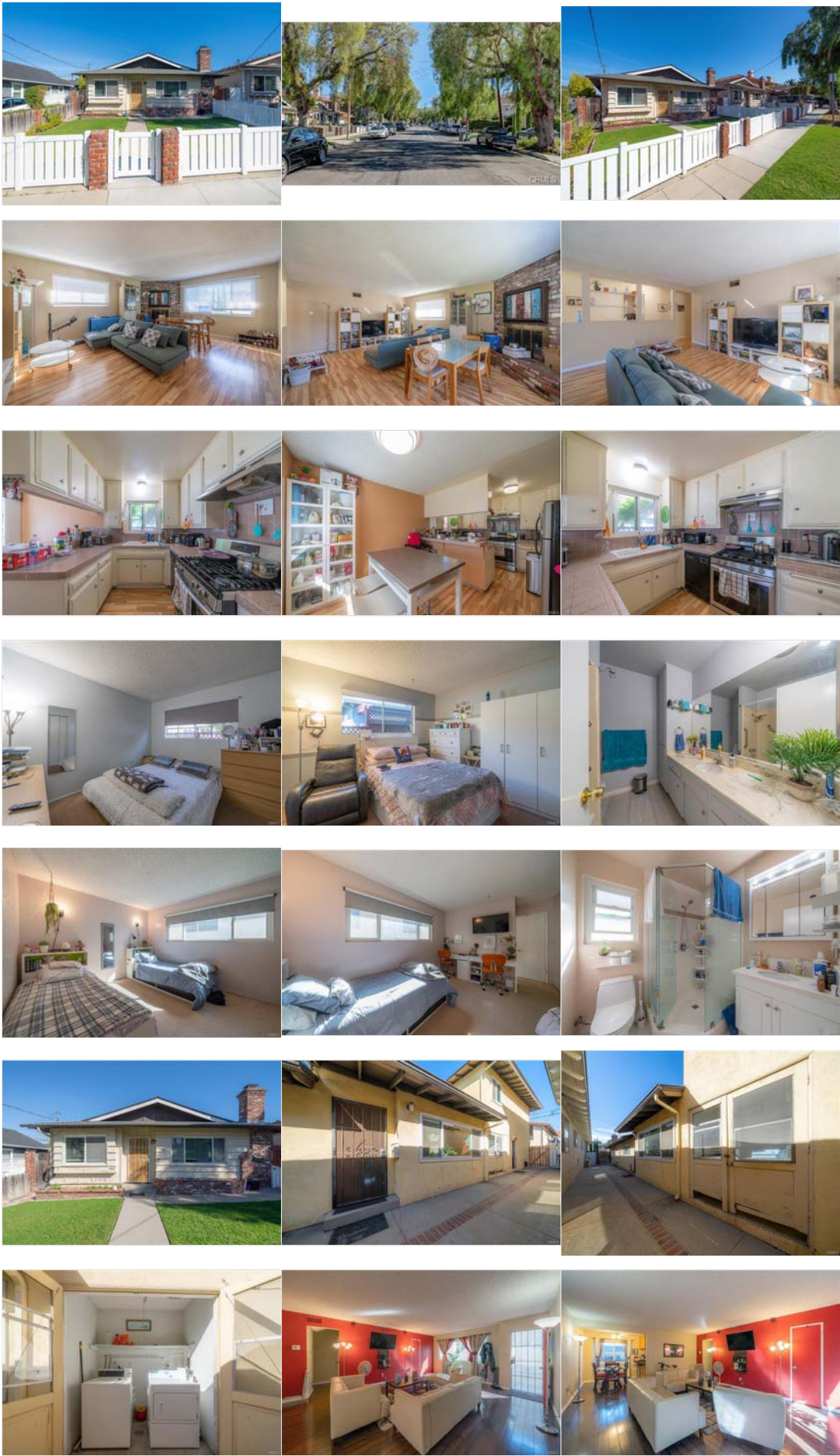
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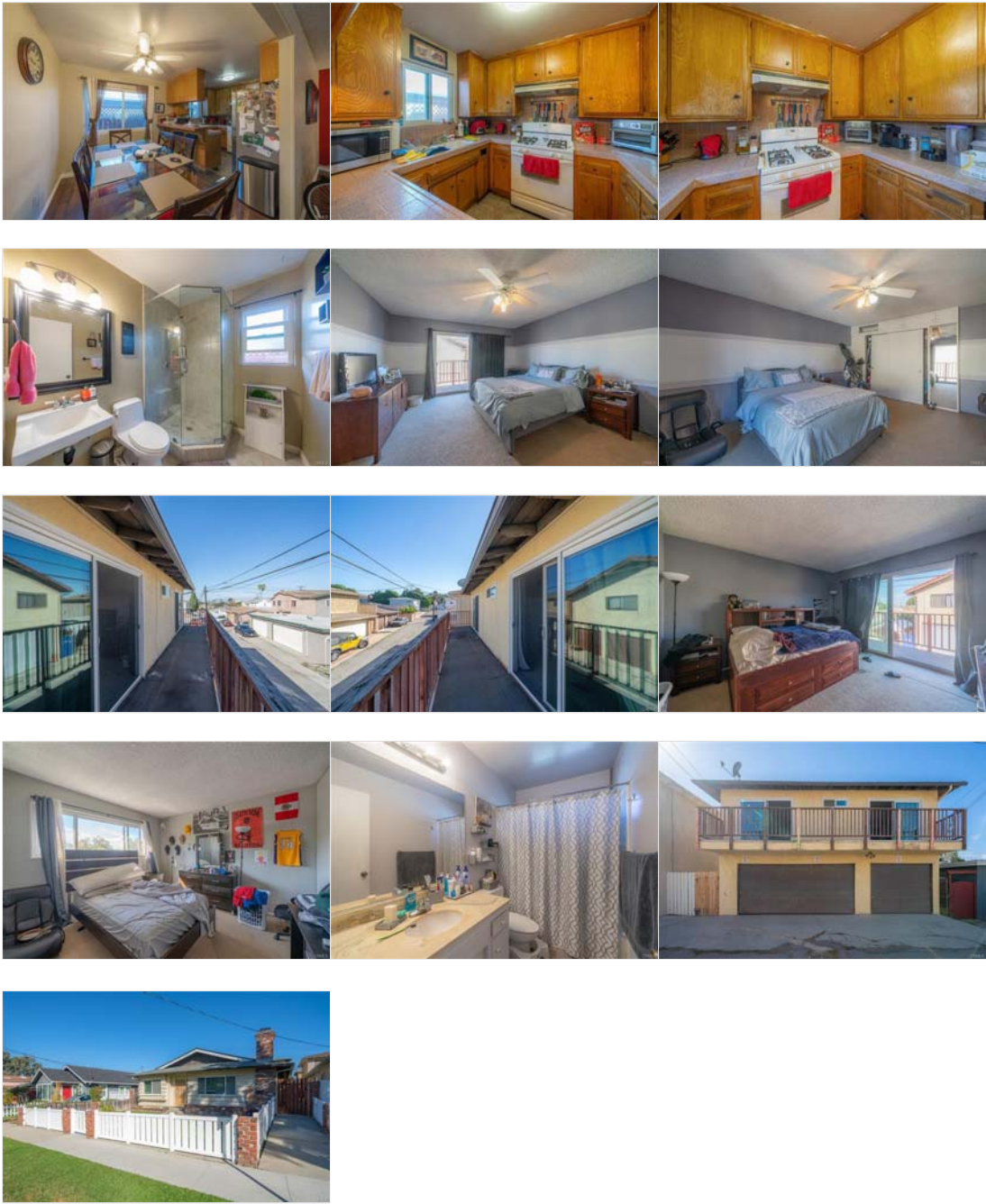
State License #: 01019397
Cell Phone: 714-742-3700

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: PV21230036

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Closed • Duplex

List / Sold: \$950,000/\$980,000 ↑

518 Redfield Ave • Highland Park 90042

11 days on the market

2 units • \$475,000/unit • 2,000 sqft • 7,255 sqft lot • \$490.00/sqft • Built in 1904

Listing ID: WS21205242

South on Ave 60, right on Monterey Road, left on Redfield Ave.



Turn of the Century charmer. Duplex in Highland Park, in the Hermon Park area. One block away from highly rated, Bushnell Way Elementary School. Blocks from the 110 Frwy. Conveniently located between Highland Park, Figueroa corridor. South Pasadena and El Sereno. This duplex, top and bottom boast large back yard for family gatherings. Detached two car garage with long driveway and plenty of on site parking for many cars. Bottom unit, hold 2 bedrooms, one bath with formal dining room, kitchen, wash room and living room. Plus ceramic tile throughout the unit. Upstairs holds, 3 bedrooms, one bath, plus wash room area with rear exit towards back yard. Both units will be delivered vacant at the Close of escrow.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$950,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$356 (Estimated)
- Laundry: Individual Room
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02004120
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5301014013

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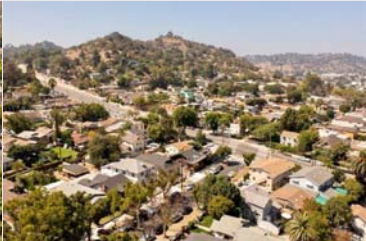
State License #: 01019397
Cell Phone: 714-742-3700

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: WS21205242

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Closed •

128 & 126 W Avenue 44 • Highland Park 90065
2 units • \$749,500/unit • 2,823 sqft • 7,510 sqft lot • \$602.90/sqft •
Built in 1905
North on Figueroa, Left on W Avenue 44

List / Sold:
\$1,499,000/\$1,702,000 ↑
10 days on the market
Listing ID: MB21204250



Introducing 126 & 128 Avenue 44. Two Gorgeous Craftsman Homes in Highland Park. Beautifully Restored with Classic and Contemporary Features. Built in 1905 the Front Unit is a Historical Preservation Overlay Zoning(HPOZ) Approved Home Offering 3 Bedrooms, 3 Baths. The Rear Unit is a 2021 Newly Constructed HPOZ Approved 3 Bedroom, 2 Bath Home to Match the Style and Design of the Historic Front Home. Both Units are Entirely Remodeled with Beautifully Upgraded Kitchens, New Kitchen Cabinets, Quartz Counters, and New Stainless Steel Samsung Appliances. Master Bedrooms with Private Bathrooms Dual Vanity and Walk In Closets. Engineered Hardwood Floors throughout Both Home. New AC/Heating Systems, Alarm Systems with Cameras, In Door Washer and Dryer Hook Ups, Upgraded Plumbing and Electrical Wiring. Two Electric Meters, and Two Gas Meters. All New Light Fixtures and Recessed Lighting. New Tile Flooring, New Dual Pane Windows, and New Siding. Rear Unit has a Attached Two Car Garage with Plenty of Additional Parking, Automatic Gate to Enter the Property. Oh! Did I Mention That The Front Unit Has Solar Panels.

Facts & Features

- Sold On 11/22/2021
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$309 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Sprinklers In Front, Sprinklers In Rear
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526616
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	0	Unfurnished	\$0	\$0	\$0
2:	1	3	2	2	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
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5467005016

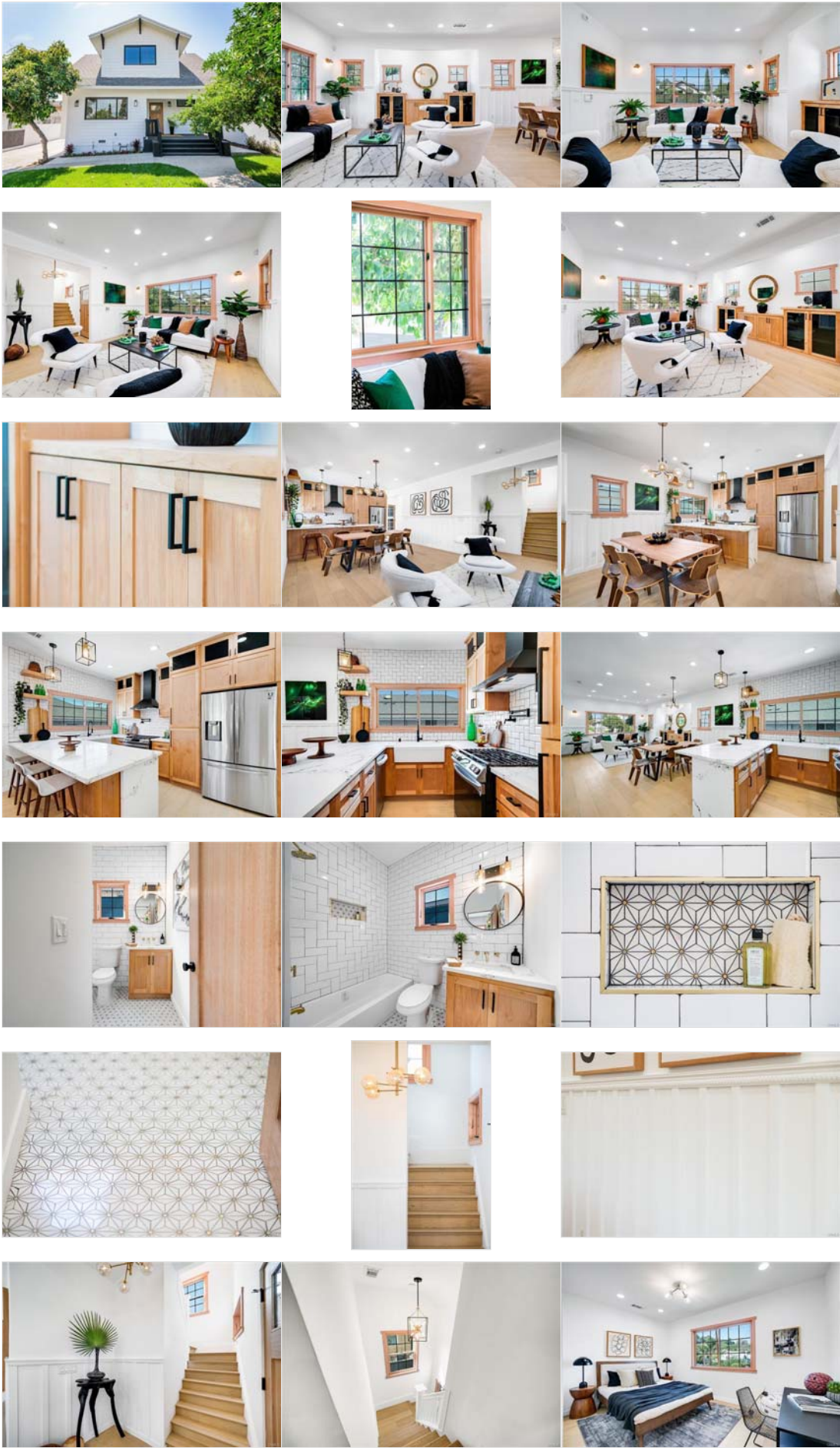
Michael Lembeck

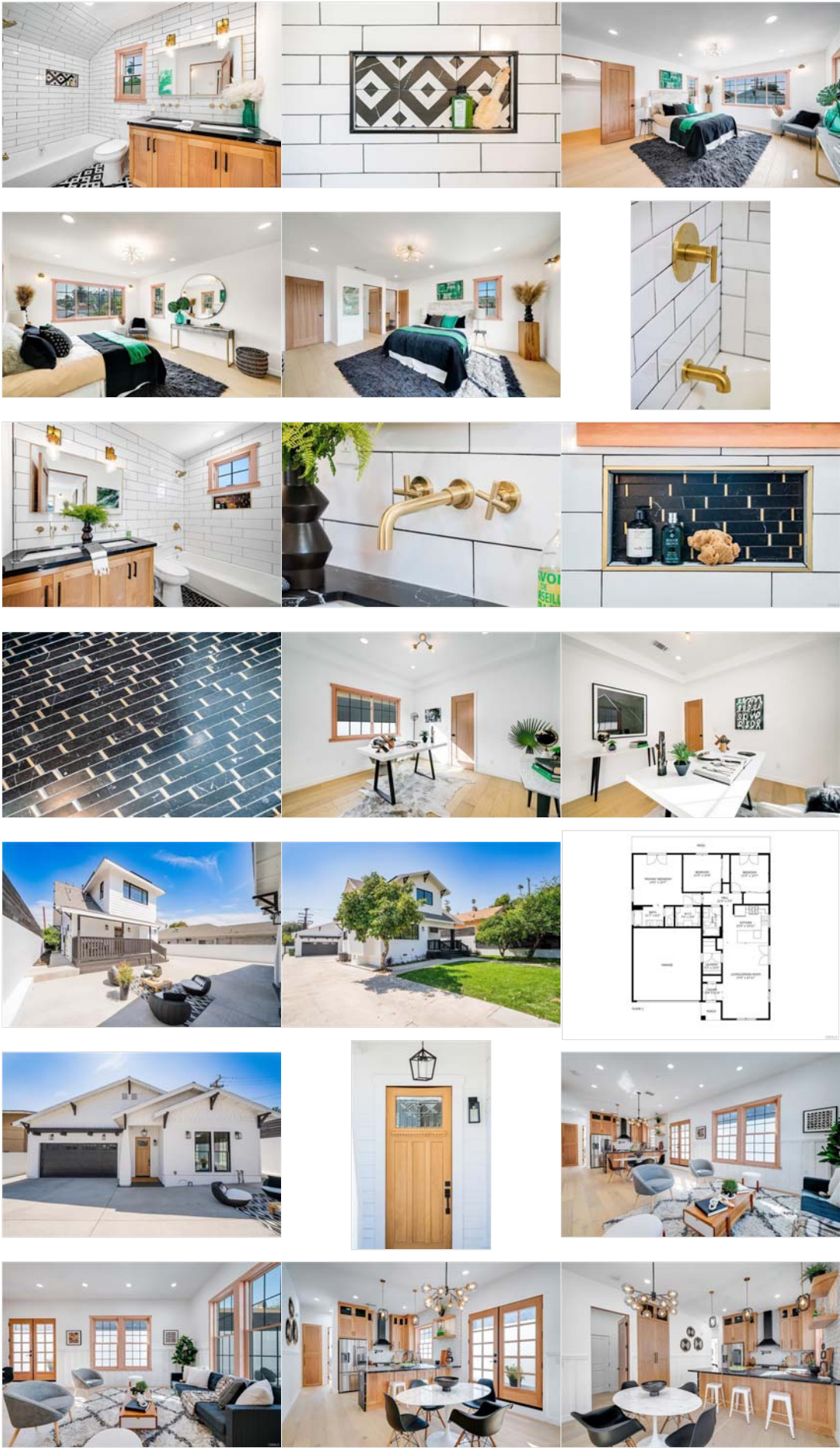
State License #: 01019397
Cell Phone: 714-742-3700

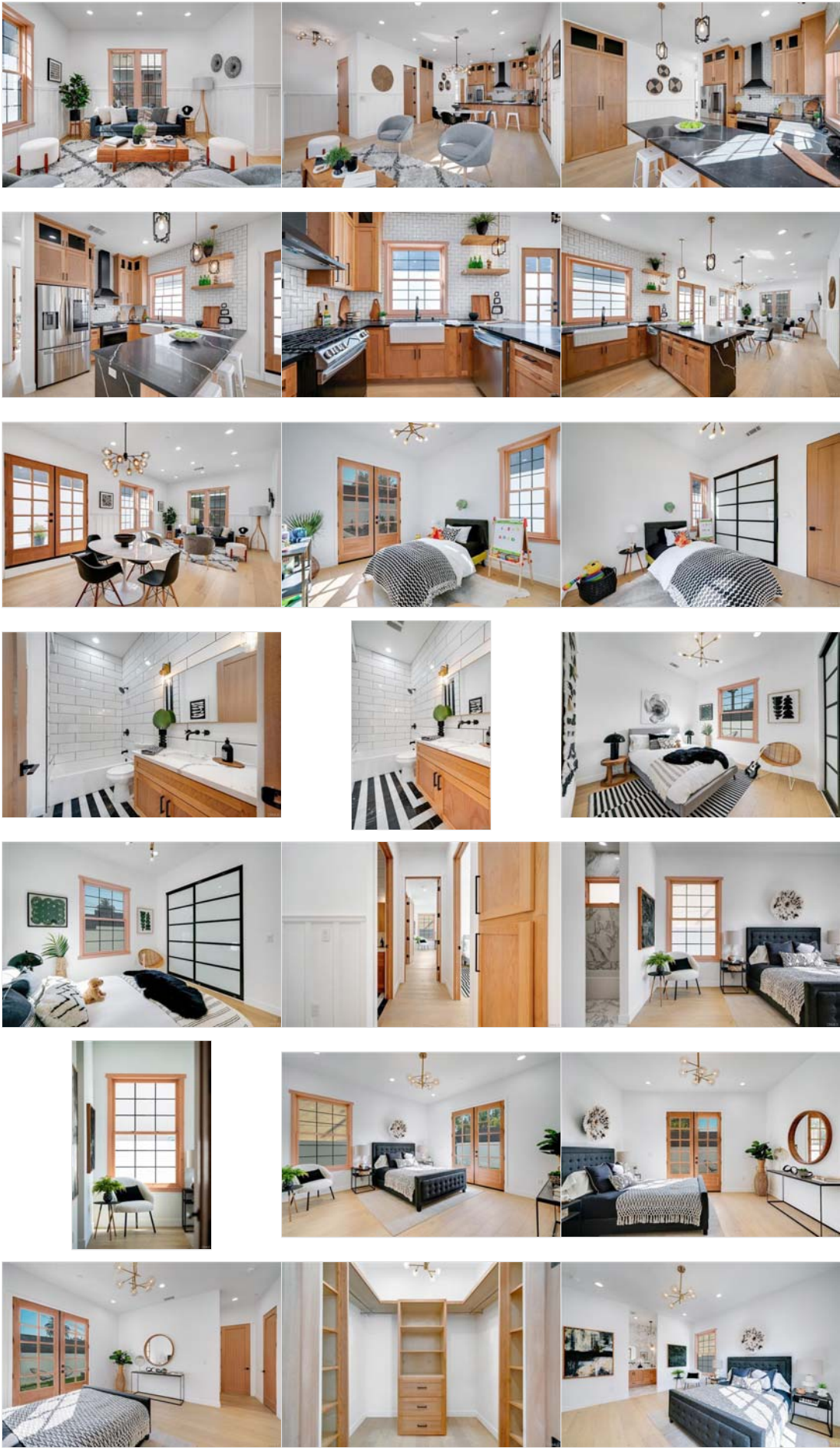
Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: MB21204250

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Closed •

List / Sold: **\$2,500,000/\$2,500,000**

4101 Holly Knoll Dr • Los Angeles 90027
2 units • \$1,250,000/unit • 3,700 sqft • 5,299 sqft lot • \$675.68/sqft •
Built in 1938
Corner or Myra Avenue and Holly Knoll

14 days on the market
Listing ID: 21792606



Tucked away behind hedges & mature trees on a lovely corner lot in the highly sought-after neighborhood of Los Feliz, sits this classic Spanish Duplex. The two units have been meticulously restored over the years with great attention to detail, retaining their original charm & style. Both upstairs & down, large windows fill the rooms with natural light making them feel open & welcoming. The living & dining areas offer ample opportunities for relaxing or entertaining while the updated kitchens w/ stainless steel appliances (including Wolf & Bosch downstairs) add to the high-end feel. The units each offer three well-sized bedrooms & two bathrooms, including deep-soaking tubs, separate showers, & double vanities in the primaries. Each unit also has its own private laundry & single car garage. Unit 4103 has a powder room, den, & separate office space accessible through its large private patio. Unit 4101 has its own outdoor space a lovely private balcony with tree-top views the perfect place to sit & watch the sunset. This trendy area has it all from The Greek Theater & The Vista, to hip Hillhurst eateries.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$2,500,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Dishwasher, 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	3	2		Unfurnished	\$5,145	\$5,145	\$5,145
2:	1	3	2		Unfurnished	\$6,295	\$6,295	\$6,295
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

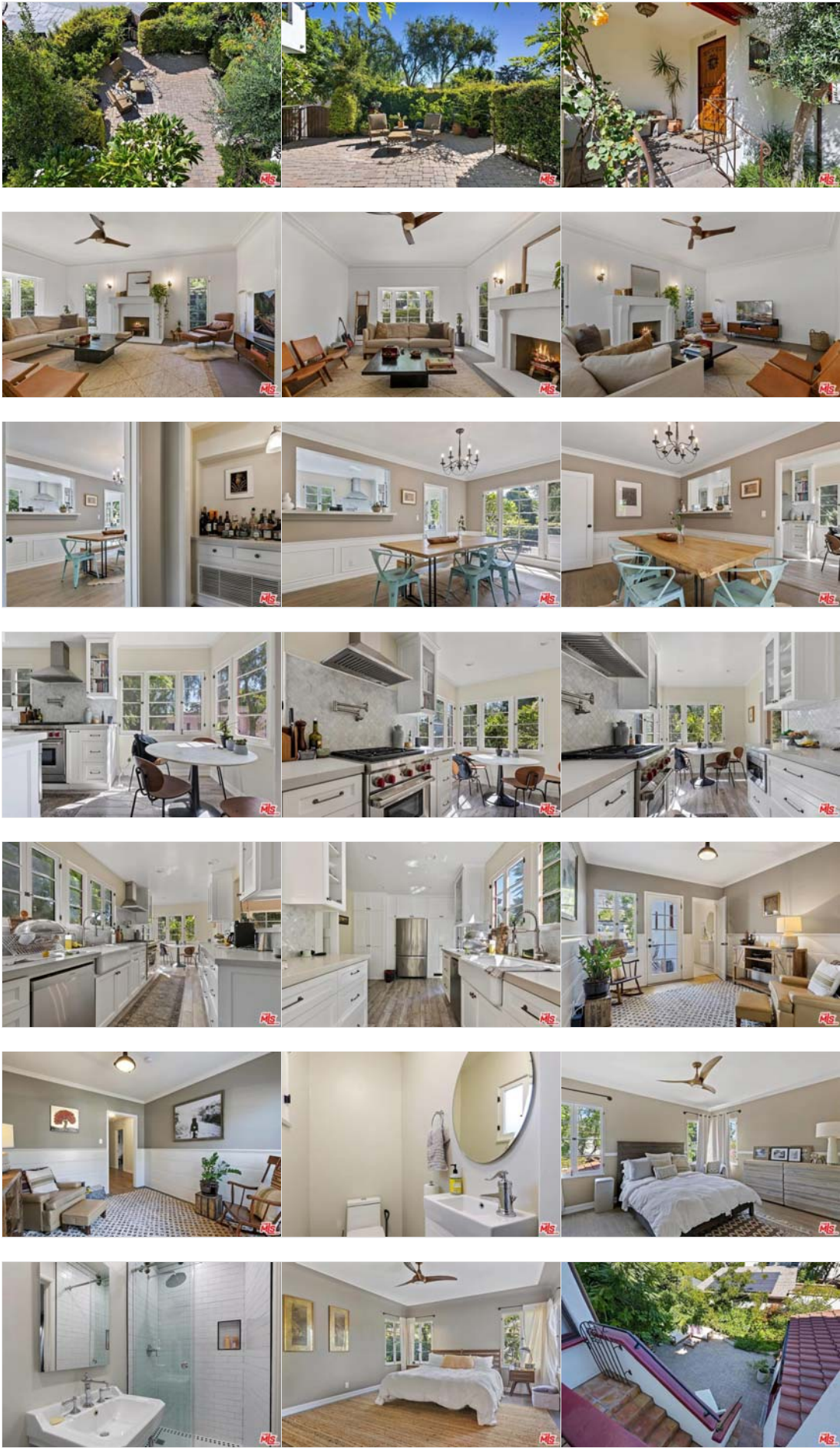
- Standard sale
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5591012019

Michael Lembeck

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: 21792606

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Closed • **Single Family Residence**

List / Sold: **\$738,000/\$738,000**

411 W Newmark Ave • Monterey Park 91754
2 units • \$369,000/unit • 1,241 sqft • 4,689 sqft lot • \$594.68/sqft •
Built in 1925
S. Garvey Ave.

4 days on the market

Listing ID: AR21191845



Rare opportunity! A two units in the heart of the city. Conveniently located with access to many amenities. Featuring 2 bedrooms and 1 bedroom unit. Separate garage, with many possibilities. Please drive by only.

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$738,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$467 (Estimated)
- Laundry: Inside
- \$2700 Gross Scheduled Income
- \$29300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: See Remarks

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02035024
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$2,300
2:	1	1	1	1	Unfurnished	\$950	\$950	\$1,300

Of Units With:

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

Additional Information

- Standard sale
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5257009010

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: AR21191845

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Closed • Duplex

List / Sold: \$899,000/\$909,000 ↑

406 Mooney Dr • Monterey Park 91755

46 days on the market

2 units • \$449,500/unit • 1,507 sqft • 8,033 sqft lot • \$603.19/sqft • Built in 1952

Listing ID: WS21186211

Mooney Dr x S. Alhambra Ave



Duplex for sale in Monterey Park. Live in one and rent out the other. This property has 2 individual units, 2 separate addresses with separate utilities, 406 Mooney Drive (768SF) and 706 Alhambra Rd (739SF). Both units are 2-bedrooms and 1-bath each with a 1-car garage. Total combined living area of 1,507SF with a lot size of 8,033SF. Property is located right next to Garvey Ranch Park within the Mark Keppel High School boundary. Trust sale.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- Laundry: See Remarks
- \$47100 Gross Scheduled Income
- \$32930 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Lot 6500-9999, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,170
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance: \$1,545
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,375
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,725	\$20,700	\$2,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Standard, Trust sale
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5260005013

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: WS21186211

Printed: 11/28/2021 12:48:51 PM

Closed •List / Sold: **\$825,000/\$750,000** ↓**1026 N Los Robles Ave • Pasadena 91104****18 days on the market****2 units • \$412,500/unit • 1,638 sqft • 8,525 sqft lot • \$457.88/sqft • Built in 1951****Listing ID: 21796240****From 210 freeway north on Los Robles between Mountain and Jackson St.**

This contemporary home (income property) front house and back house needs TLC has lots of potential. The property is located in Pasadena's Orange Heights area. The 2 bedroom with 1 bath front house has a great floor plan w/large primary room with French door and bay windows to the back covered patio, spacious living room with fireplace and sliding door to 2nd bedroom, updated bathroom with tub/shower combo and tile flooring. Updated kitchen with oak cabinets and double sink and linoleum floor, separate area for laundry hook. This home also a separate dining room w/built-in cabinet with drawer, carpeted floors but original hardwood flooring throughout, large linen closet in hallway, attic space that could be use use a 3rd bedroom or office and basement. Back house needs TLC, which sits at the back of the property attached to the 2 car garage single level, 1 bed 1 bath approx. 552 sq. ft. has full kitchen space, living room hardwood flooring and utilities are not separate from the front house. This home is located near public transportation, shopping, freeway and downtown Pasadena.

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$825,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Fireplace(s)

Interior**Exterior**

- Lot Features: Front Yard, No Landscaping

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	\$0	\$0	\$2,100
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5730012013

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 21796240

Printed: 11/28/2021 12:48:51 PM

Closed •List / Sold: **\$875,000/\$785,000** ↓**235 N Westlake Ave** • Los Angeles 90026**40 days on the market****2 units** • **\$437,500/unit** • **1,584 sqft** • **5,996 sqft lot** • **\$495.58/sqft** •
Built in 1915**Listing ID: 21769022****Google Maps**

Owner Occupied / Investor Development Opportunity RD 1.5. 1915 Crasman single-story structure with little over 1,580 sq. ft of living space made up of 2 units located in the HiFi area of 90026. 1 unit is 1 bed 2 bath & 2nd unit is 1 bed 1 bath. Units offer laundry area within units, spacious floor plan & rooms, large lot street to street lot with much of its original character intact. Ready to be restored back to its glory. Attention Investors - Development Opportunity. You can have multiple dwellings, potentially up to 5 to 6 units, street to street access, Just minutes away from Silver Lake, Echo Park, DTLA & K-Town. 1 unit might be able to be delivered vacant other unit tenant(s) to remain.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$875,000
- 1 Buildings
- Heating: Wall Furnace

Interior**Exterior****Annual Expenses**

- | | |
|--|---|
| <ul style="list-style-type: none"> • Total Operating Expense: \$0 • Electric: • Gas: • Furniture Replacement: • Trash: • Cable TV: • Gardener: • Licenses: | <ul style="list-style-type: none"> • Insurance: • Maintenance: • Workman's Comp: • Professional Management: • Water/Sewer: • Other Expense: • Other Expense Description: |
|--|---|

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	2		Unfurnished	\$850	\$850	\$1,700
2:	2	1	1		Unfurnished	\$800	\$800	\$1,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: • Gas Meters: • Water Meters: • Carpet: • Dishwasher: • Disposal: | <ul style="list-style-type: none"> • Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC: |
|---|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • C21 – Silver Lake – Echo Park area • Los Angeles County • Parcel # 5157026016 |
|---|---|

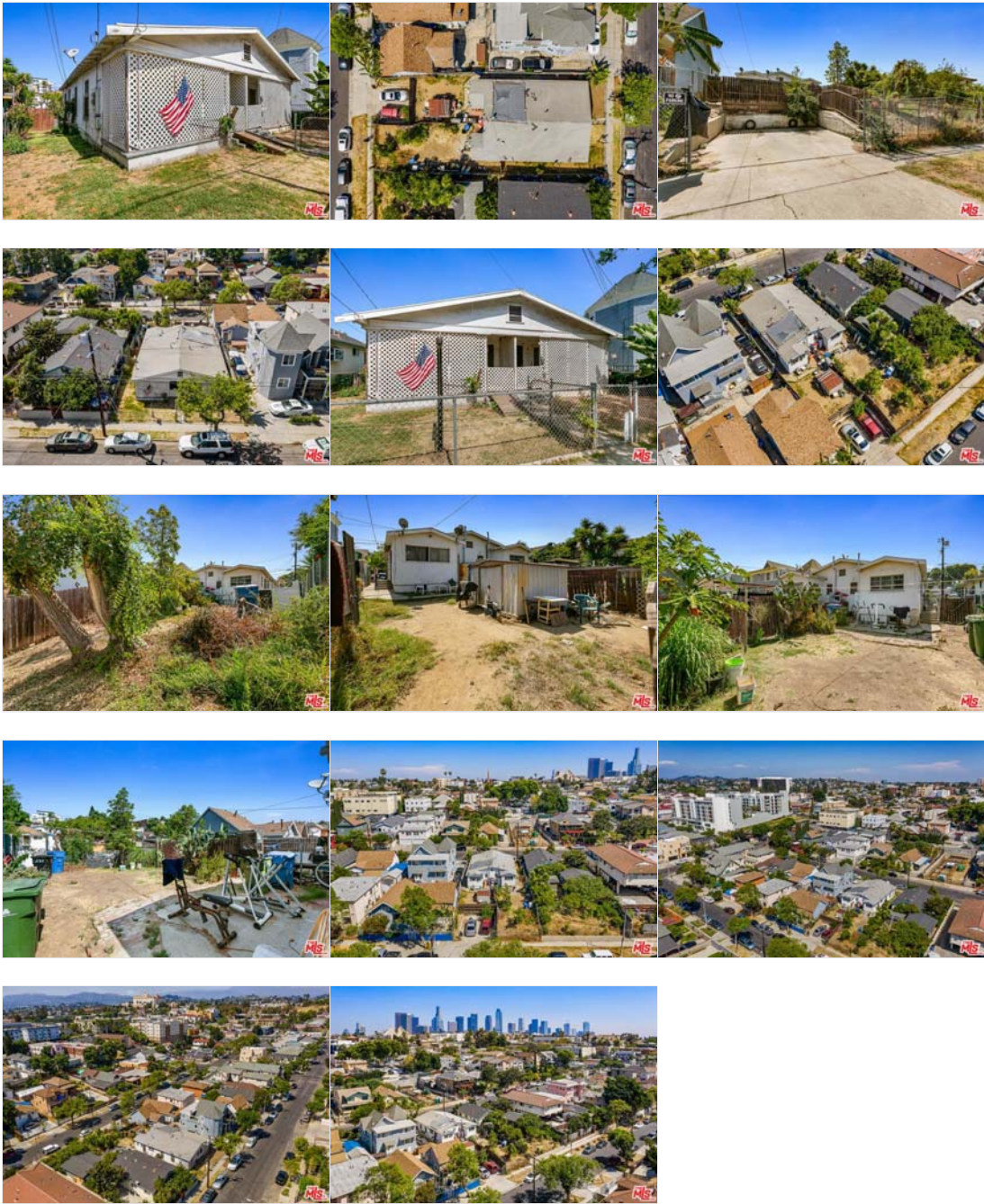
Michael Lembeck

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: 21769022

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Closed •

List / Sold:
\$1,095,000/\$1,130,000 ↑

18 days on the market

Listing ID: 21781238

1432 Westerly Ter • Los Angeles 90026
2 units • \$547,500/unit • 1,788 sqft • 5,000 sqft lot • \$631.99/sqft •
Built in 1925
Eastside of Westerly Tr between Sunset and and Berkeley



Charming Spanish Duplex is a true house of dreams right down to the white picket fence. Perfect Silver Lake location, nestled right between Sunset Blvd and the Silver Lake Reservoir walking path, green space, and dog park. Enjoy neighborhood amenities too numerous to list: LAMILL, Botanica, L&E Oyster Bar, Alimento, Yakuza Sushi, Silver Lake Farmers Market, Whole Foods, Erewhon, Trader Joes, Intelligentsia, La Colombe, Bacari, and on and on. Upper level is light and bright, layout flows naturally from living room with hardwood floors and faux fireplace to updated kitchen with tucked away laundry space. Bedrooms on either side of full bath have green tree views. Top it off with a quaint front yard, spacious garage and driveway parking. Lower unit has hardwood floors and French windows in living room, spacious eat-in kitchen and laundry space. One bedroom has private entrance and walk-in closet while the other feels quiet and secluded. Full bath has cute built-in and retiled shower surround. Large backyard is begging for cultivation and additional structure needs TLC to become studio / office or maybe even an ADU. So Westerly waiting for, make it yours!

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$1,095,000
- 1 Buildings
- \$34327 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Tile, Wood

Exterior

Annual Expenses

- Total Operating Expense: \$17,075
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01004371
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,200	\$2,200	\$3,950
2:	1	2	1		Unfurnished	\$2,216	\$2,216	\$3,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5425020018

Michael Lembeck

Re/Max Property Connection

11/28/21, 12:49 PM

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

Matrix

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

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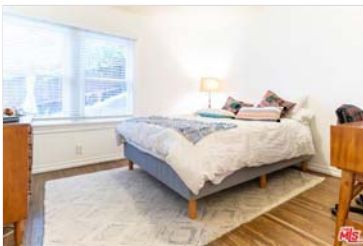








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Closed •

List / Sold: **\$735,000/\$735,000**

144 S 18th St # 144-146 • Montebello 90640
2 units • \$367,500/unit • 1,828 sqft • 6,896 sqft lot • \$402.08/sqft •
Built in 1947
South of Whittier Blvd - North of Olympic Blvd

17 days on the market
Listing ID: SR21204059



Outstanding opportunity to offset your mortgage with a second unit, centrally located in Montebello. Front unit features 2 bedrooms 1 bath, back unit features 2 bedroom 1 bath with a cozy back yard. Both units feature open floor plan layout, with a 1 car garage detached for each unit.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$735,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Electric
- \$1,075 (Estimated)
- Laundry: In Kitchen, Washer Hookup
- \$50400 Gross Scheduled Income
- \$46779 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminat
- Appliances: None

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,621
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,100
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$750
- Maintenance: \$800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$971
- 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	\$2,100
2:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 674 - Montebello area
- Los Angeles County
- Parcel # 6337005010

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: SR21204059

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Closed • Duplex

List / Sold: \$825,000/\$902,000 ↑

3749 Mercury Ave • Los Angeles 90031

77 days on the market

2 units • \$412,500/unit • 1,733 sqft • 4,209 sqft lot • \$520.48/sqft • Built in 1918

Listing ID: P1-6401

From Broadway, take Lincoln Park Avenue North. Where the road ends, take a quick right onto Flora Ave and then Left on Sierra Street. Mercury is at the Stop sign. Turn right and the home is past the school on the left hand side of the street.



3749 Mercury Avenue offers incredible light, a cozy backyard with firepit and private deck for sunset views, and your very own 2 unit property with two bedrooms and 1 bath each and private entrances. Built on an upslope lot in Lincoln Heights, this duplex property has a total of 4 bedrooms and 2 baths in 1,733 taped square feet with incredible views to the Southwest through the rolling hills of Northeast Los Angeles. Tucked into the appropriately named Happy Valley, Mercury Avenue connects to North Broadway for quick trips to Downtown Los Angeles and Monterey Pass Road for access to Highland Park, Pasadena and all points East. The fully fenced and private yard with views through the sun drenched hills of Northeast Los Angeles creates a welcome space to spend days working from home and the firepit and conversation areas transition you to evenings with sunset views. If you've looked for a home with an ADU to offset the mortgage, look no further. The upstairs apartment is 2 bedrooms, 1 full bath in 975 square feet. Gleaming wood floors, updated kitchen, and in-home laundry along with a deep soaking tub make this home comfortable and cozy. Numerous updates include recessed lighting, updated bathroom, and dual pane windows. Downstairs, the 2 bedroom and 3/4 bath apartment is currently rented and has wood floors, a large kitchen with dining area and great light from the South facing doors. Debs Park, with miles of hiking trails, is around the corner. Fresco Community Market, The Airliner Bar, Tierra Mia Coffee and Bambino Stone Pizza are nearby to welcome you to the neighborhood. Listed as both a single family and Duplex listing #P1-6403

Facts & Features

- Sold On 11/22/2021
- Original List Price of \$825,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Closet, Stackable, Upper Level
- \$17148 Gross Scheduled Income
- \$15648 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Appliances: None
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Stone Counters

Exterior

- Lot Features: Back Yard, Front Yard, Rectangular Lot
- Fencing: Good Condition, Redwood
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$1,500
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$300
- 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:		2	1	0	Unfurnished	\$1,429	\$1,429	\$1,600
2:		2	1	0	Unfurnished	\$0	\$0	\$2,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 679 - Montecito Heights area
- Los Angeles County
- Parcel # 5304036009

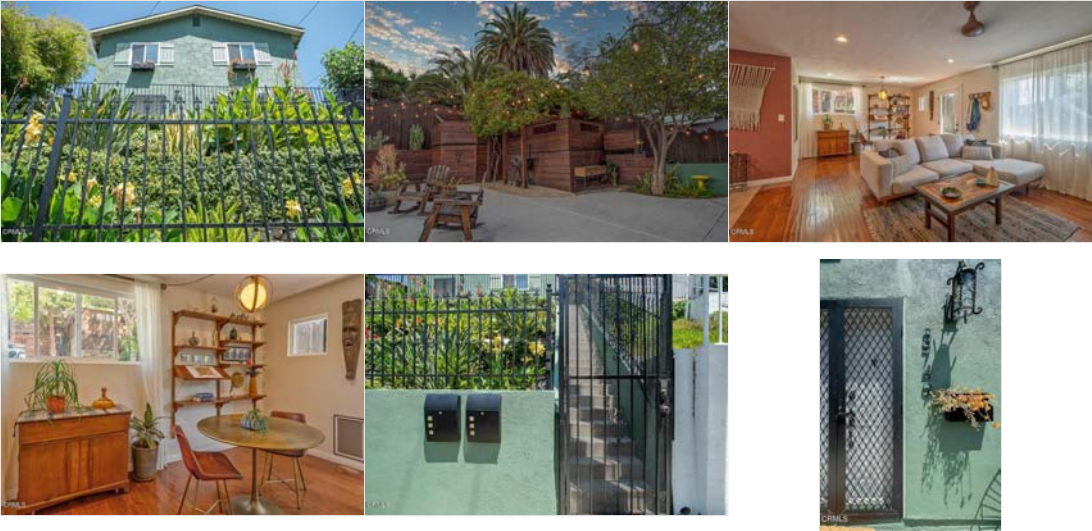
Michael Lembeck

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: P1-6401

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Closed •

List / Sold: **\$599,900/\$490,000** ↓

4331 New York Ave • Los Angeles 90022
2 units • \$299,950/unit • 1,284 sqft • 4,522 sqft lot • \$381.62/sqft •
Built in 1923

27 days on the market

Listing ID: PW21194604

Exit Cesar Chavez off of 710 Freeway across the street from Hilda Solis School



Great Location! Across the the street from Hilda Solis school. Centrally located right off of 710 Freeway. Just minutes from Downtown Los Angeles. Front house has 2 bedrooms and 1 Bath. Back property has 3 bedrooms and 2 baths. Live in one and rent the other. Home needs some improvements diamond in the rough. Do not miss out on this opportunity bring your tools and do not miss out in this great opportunity.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$599,900
- 2 Buildings
- 0 Total parking spaces
- \$1,059 (Estimated)
- \$12000 Gross Scheduled Income
- \$1000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	\$600	\$600	\$600
2:	1	3	2	0	Unfurnished	\$400	\$400	\$400

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5234012044

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: **\$624,999/\$660,000** ↑

1110 W 96th St • Los Angeles 90044
2 units • \$312,500/unit • 2,070 sqft • 6,503 sqft lot • \$318.84/sqft •
Built in 1948
West of Vermont and North of Century

76 days on the market

Listing ID: DW21071614



DUPLEX!! 3bedroom unit and a 2 bedroom Unit.

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$650,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: See Remarks
- 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: 01914184
- 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	\$1,325	\$1,325	\$2,600
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,850

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 # 6056014039

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: DW21071614

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Closed •

List / Sold: **\$660,000/\$660,000**
0 days on the market
Listing ID: 21107859

1018 Sentinel Ave • Los Angeles 90063
2 units • \$330,000/unit • 788 sqft • 4,801 sqft lot • \$837.56/sqft •
Built in 1924
South of the 10. Cross Street Wasbash



Two homes on one lot near the border of City Terrace in the Boyle Heights neighborhood of Los Angeles near Soto and 10 Fwy. Each house has 2 bedrooms and 1 bath. Both houses were remodeled in the last 3 years. Newer roof, jack-n-jill bath, long driveway for off street parking. Newer kitchens and baths in both houses. Front house has triple pane windows for energy efficiency. Washer/Dryer in each unit. Separate gas and electric meters. Rent one and live in the other. Great investment opportunity, these communities are appreciating quickly due to proximity to downtown Los Angeles.

Facts & Features

- Sold On 11/25/2021
- Original List Price of \$660,000
- 2 Buildings
- Laundry: Washer Included, Dryer Included
- \$38000 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$10,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01944726
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$1,995	\$1,995	\$2,000
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5229027013

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: 21107859

Printed: 11/28/2021 12:48:52 PM

Closed •

222 6Th Ave • Venice 90291
2 units • \$897,500/unit • 1,437 sqft • 4,224 sqft lot • \$1391.79/sqft •
Built in 1926
West of Lincoln Blvd. North of Rose Ave.

List / Sold:
\$1,795,000/\$2,000,000 ↑
12 days on the market
Listing ID: 21795476



Experience ultimate Venice living in this ultra-cool, private compound. A true duplex offering a combo of both original beach charm and modern touches. The 2BR, 1 BA front home-currently tenant occupied- is dripping with touches from the 1920's, including Douglas Fir hardwood floors, vintage stove, romantic arches, built-ins and a cozy fireplace. Enjoy a glass of wine at sunset in the private front yard, complete with a putting green and palm trees. The quiet, secluded 1BR/1BA back home defines laid back, with an indoor/outdoor flow made for the California lifestyle. Rinse off in the outdoor shower after the perfect surf, then entertain friends at your outdoor kitchen, complete with BBQ, farmhouse sink and cold beer on tap. Get creative with the versatile bonus guest house, which can be used as a yoga studio, home office or additional bedroom. Located in the perfect pocket of the neighborhood, just North of Rose Ave. Walkable to famed Venice Beach, and all the best local restaurants, coffee joints and shops. If sunshine, ocean breezes and good vibes are your jam, this is the one you've been waiting for.

Facts & Features

- Sold On 11/22/2021
- Original List Price of \$1,795,000
- 1 Buildings
- Heating: Wall Furnace, Floor Furnace
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Dishwasher, 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	\$5,100	\$61,200	\$61,200
2:	2	1	1		Unfurnished	\$7,000	\$0	\$84,000
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
- C11 - Venice area
- Los Angeles County
- Parcel # 4240003012

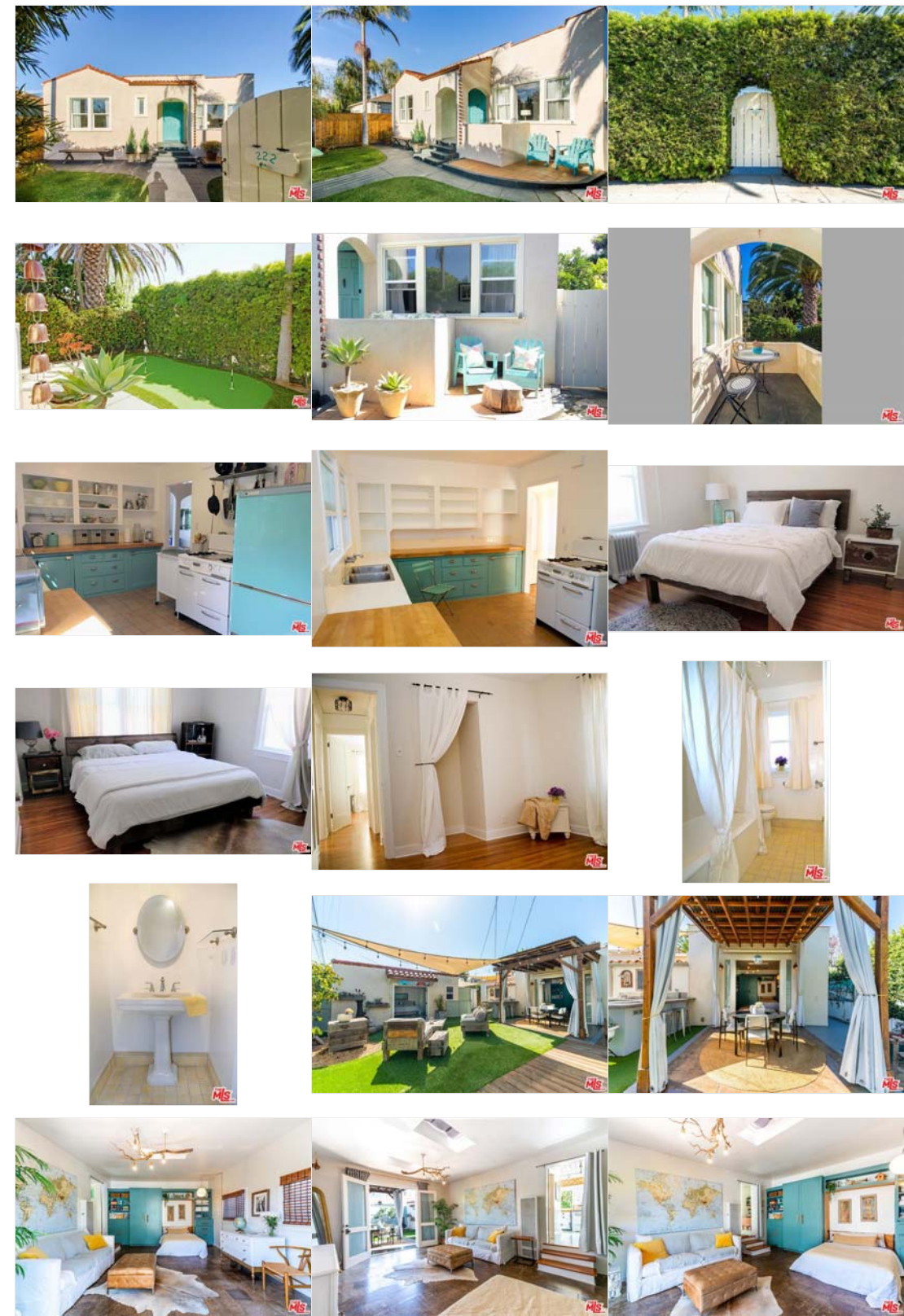
Michael Lembeck

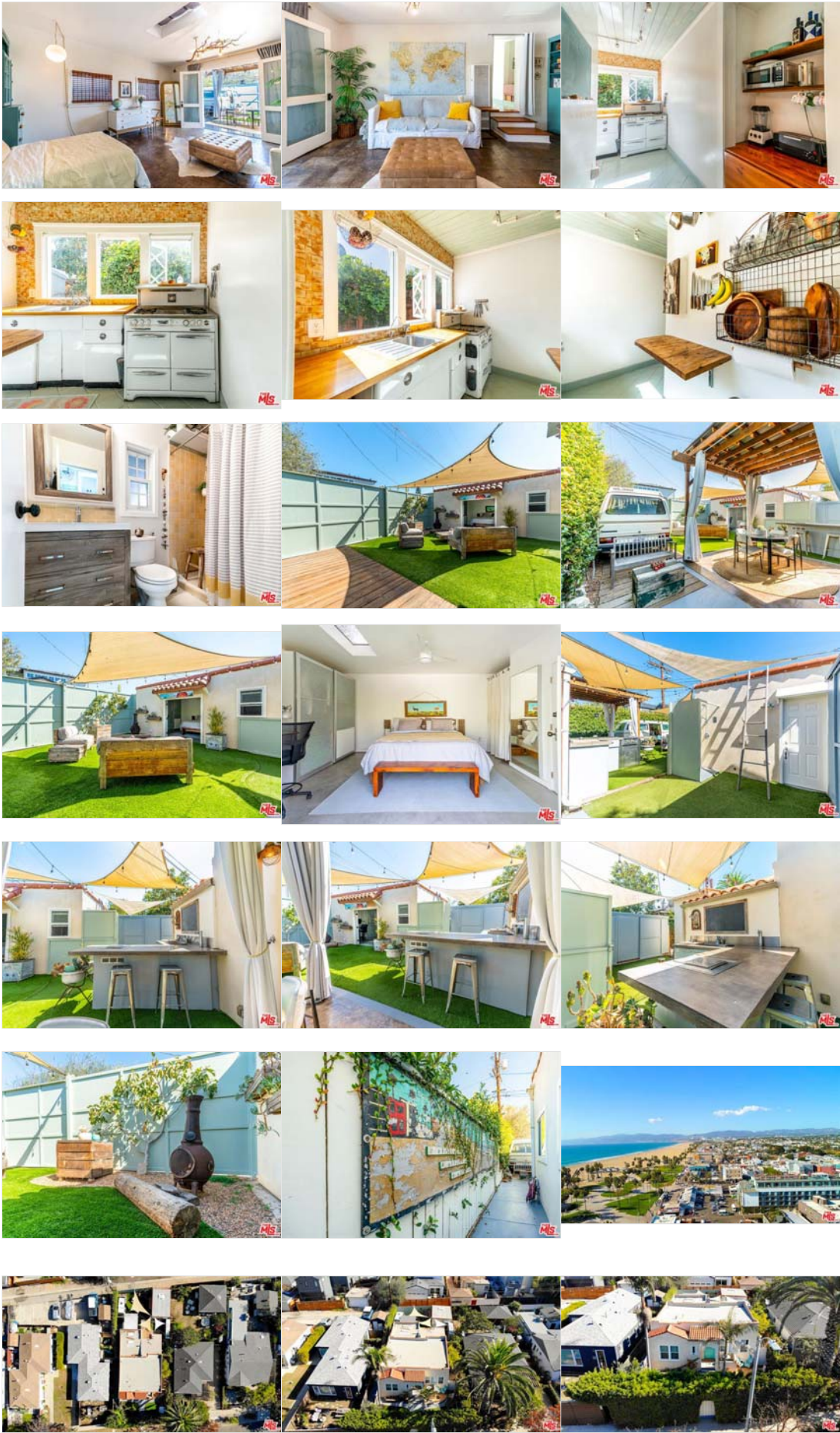
Re/Max Property Connection

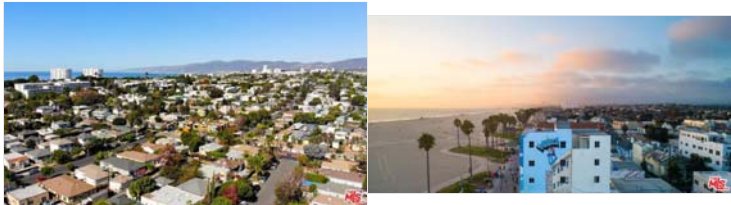
State License #: 01019397
Cell Phone: 714-742-3700

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

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CUSTOMER FULL: Residential Income LISTING ID: 21795476

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Closed •

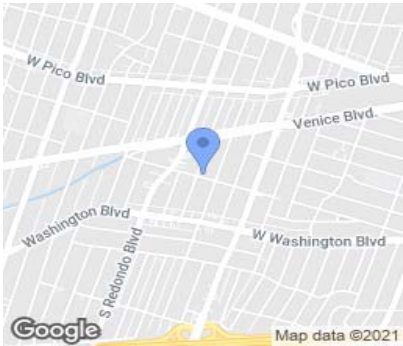
5047 Pickford St • Los Angeles 90019
2 units • \$825,000/unit • 3,357 sqft • 5,630 sqft lot • \$476.62/sqft •
Built in 1928

List / Sold:
\$1,650,000/\$1,600,000 ↓

17 days on the market

Listing ID: 21780700

North of the 10, South of Pico Blvd. on the intersection of S Sycamore Ave. and Pickford St.



This remodeled duplex is an incredible opportunity for an investor or owner/user. Live in one unit and collect rental income from the other. Great curb appeal, featuring stylish white stucco and black trim. Including two full units with unique addresses and a remodeled detached studio with two car garage Private outdoor yard, with jacuzzi and outdoor barbecue. The downstairs unit is complete with an expanded primary bedroom, guest room, two bathrooms, washer and dryer, and updated kitchen. Upstairs includes three bedrooms, two bathrooms, in unit laundry and an expanded outdoor balcony. Upstairs unit is current tenant occupied. Please inquire for details. This home is upgraded with new electrical, new tankless water heater for both units, Nest smart systems, reverse osmosis water filtration, and 240V electric car plug in charging station. The house also includes 7.8KW Solar Panels and inverter with new subpanel and meter purchased in 2019. Centrally located with quick access to the 10 freeway.

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$1,650,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$68352 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$21,648
- 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	\$4,500
2:	1	3	2		Unfurnished	\$3,634	\$1,000	\$3,634
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

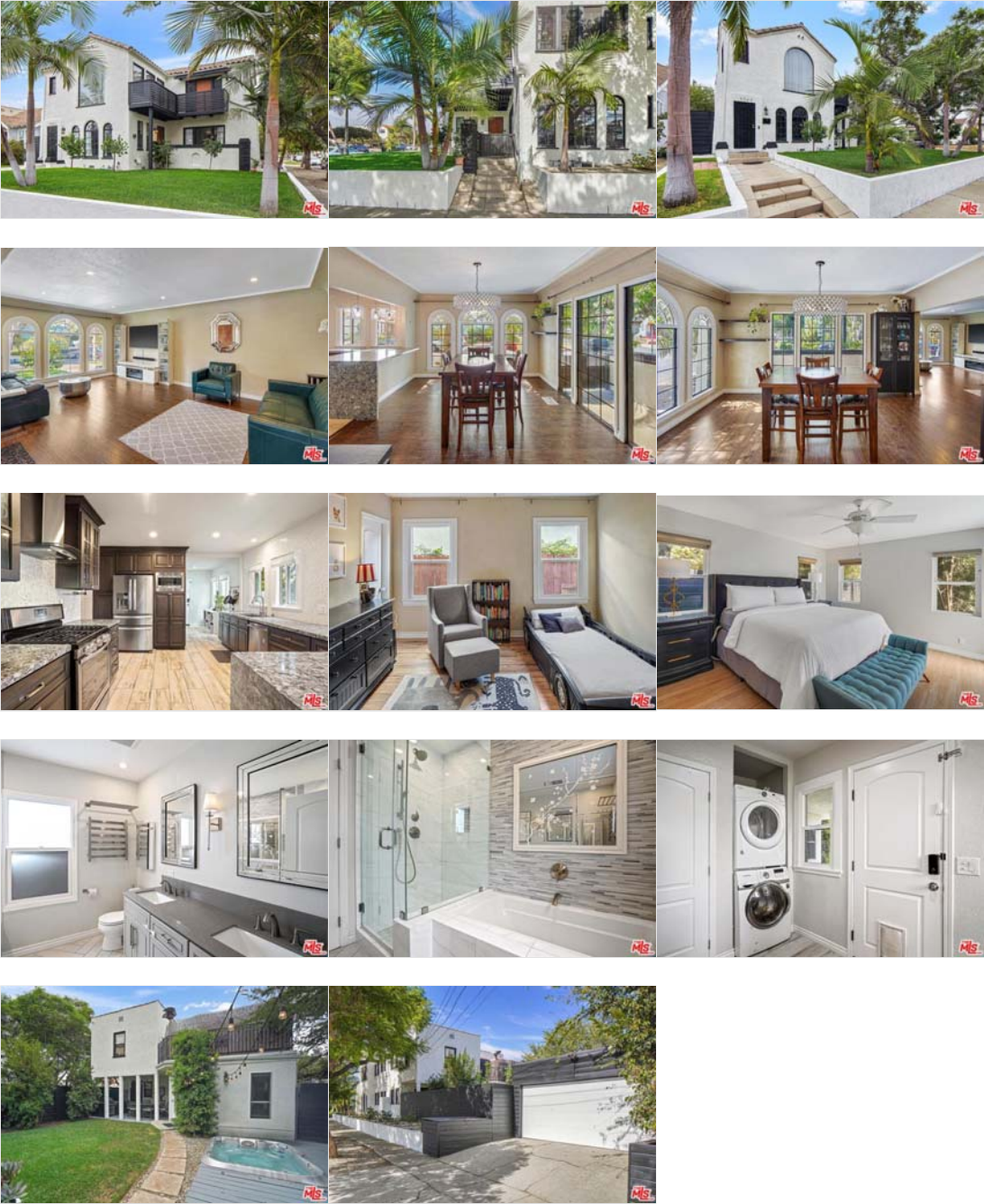
Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5067002022

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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List / Sold:

Closed**\$1,350,000/\$1,342,000 ↓****37 days on the market****Listing ID: SB21175103****5969 W 86th Pl • Westchester 90045****2 units • \$675,000/unit • 1,742 sqft • 6,049 sqft lot • \$770.38/sqft • Built in 1944****Off Manchester and La Tijera**

Stunning turn-key duplex located in the highly desirable Westchester market, at 5969 W 86th Pl. This property has plenty of private outdoor and patio space, making each unit feel like its own home- the backyard even has a full avocado tree! The front raised patio has undergone renovations in the past year, giving the owner a great opportunity to collect above market rents. With an "A+" location and ideal curb appeal, this is the perfect opportunity for an Owner/User or any buyer looking for a low-maintenance asset in a rapidly appreciating neighborhood. Both units are currently rented for close to market, with still some room to grow the monthly rental income. Fantastic opportunity to live in one unit and have your neighbor pay off your mortgage! 5969 W 86th Pl is comprised of (2) large 2-Bed/1-Bath Units, each averaging around 900 Sq.Ft. The units feature high end adjustments including, hardwood floors, granite countertops, exterior paint and Washer/Dryer hook ups in unit. The front unit kitchen was completely remodeled last year. To the new owners benefit, plumbing liner to main line has been installed. The property also features a two-car garage split between the two tenants, to go along with two outdoor spaces, and ample street parking. Featuring a walk score of 75, the subject property, is considered very walkable. Walking distance to Trader Joe's, CVS, Ralph's Market, etc., and minutes away from Westchester Golf, Playa Vista and LAX. Along with the close proximity to so many great amenities, the Westchester neighborhood also boasts a fantastic public school system, including "A" grade schools such as: Open Charter Magnet, WISH Community School and Cowan Elementary School.

Facts & Features

- Sold On 11/22/2021
- Original List Price of \$1,350,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Inside
- \$64800 Gross Scheduled Income
- \$41311 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: \$21,545
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,800	\$2,800	\$3,000
2:	1	2	1	1	Unfurnished	\$2,600	\$2,600	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C29 - Westchester area
- Los Angeles County
- Parcel # 4123014014

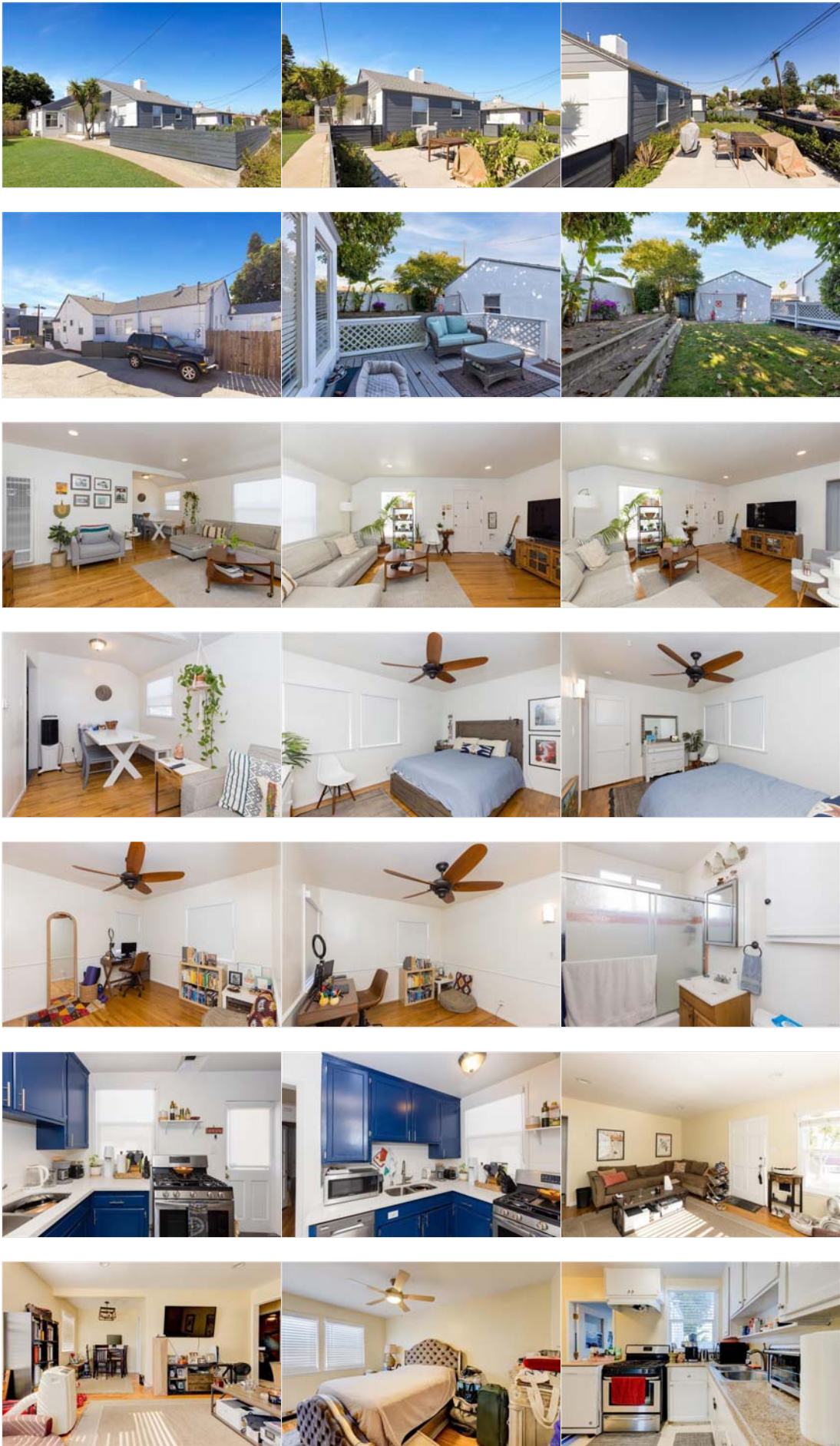
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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Closed • Duplex

List / Sold: **\$575,000/\$565,000** ↓

617 W 76th St • Los Angeles 90044

1 days on the market

2 units • **\$287,500/unit** • **2,184 sqft** • **7,001 sqft lot** • **\$258.70/sqft** • **Built in 1880**

Listing ID: PW21181528

South of Hoover right onto 76th Cross Streets Figueroa and Hoover



Drive by only...Do not disturb tenants this duplex is in need of major repair and perfect investment opportunity. Centrally located close to everything,

Facts & Features

- Sold On 11/22/2021
- Original List Price of \$575,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- \$6,508 (Assessor)
- \$1100 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01231984
- 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	2	Unfurnished	\$1,100	\$1,100	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Notice Of Default sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6020021026

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: PW21181528

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Closed • Duplex

List / Sold: \$660,000/\$660,000

5842 S Halldale Ave • Los Angeles 90047
2 units • \$330,000/unit • 2 sqft • 3,210 sqft lot • No \$/Sqft data •
Built in 1921
Western and Normandie

168 days on the market
Listing ID: TR21098269



Excellent investment opportunity, two separate units on a corner lot. The front house has 2 bedrooms and 1 bathroom. It features a spacious open kitchen with new cabinets and quartz countertops. The front house also has cement in the front yard with a new wrought wood fence. The back unit's address is 1459 W. 58th Place, and it has 2 bedrooms and 1 bathroom as well. The bedrooms are newly painted, along with laminated wood floors and new doors. Fully remodeled one car garage with side area for the rear. Close to schools, transportation, freeways, shops, etc. ***DRIVE BY ONLY. DO NOT DISTURB TENANTS***

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$660,000
- 2 Buildings
- 0 Total parking spaces
- \$45600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,000	\$24,000	\$0
2:	1	2	1	0	Unfurnished	\$1,800	\$21,600	\$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 # 6002004001

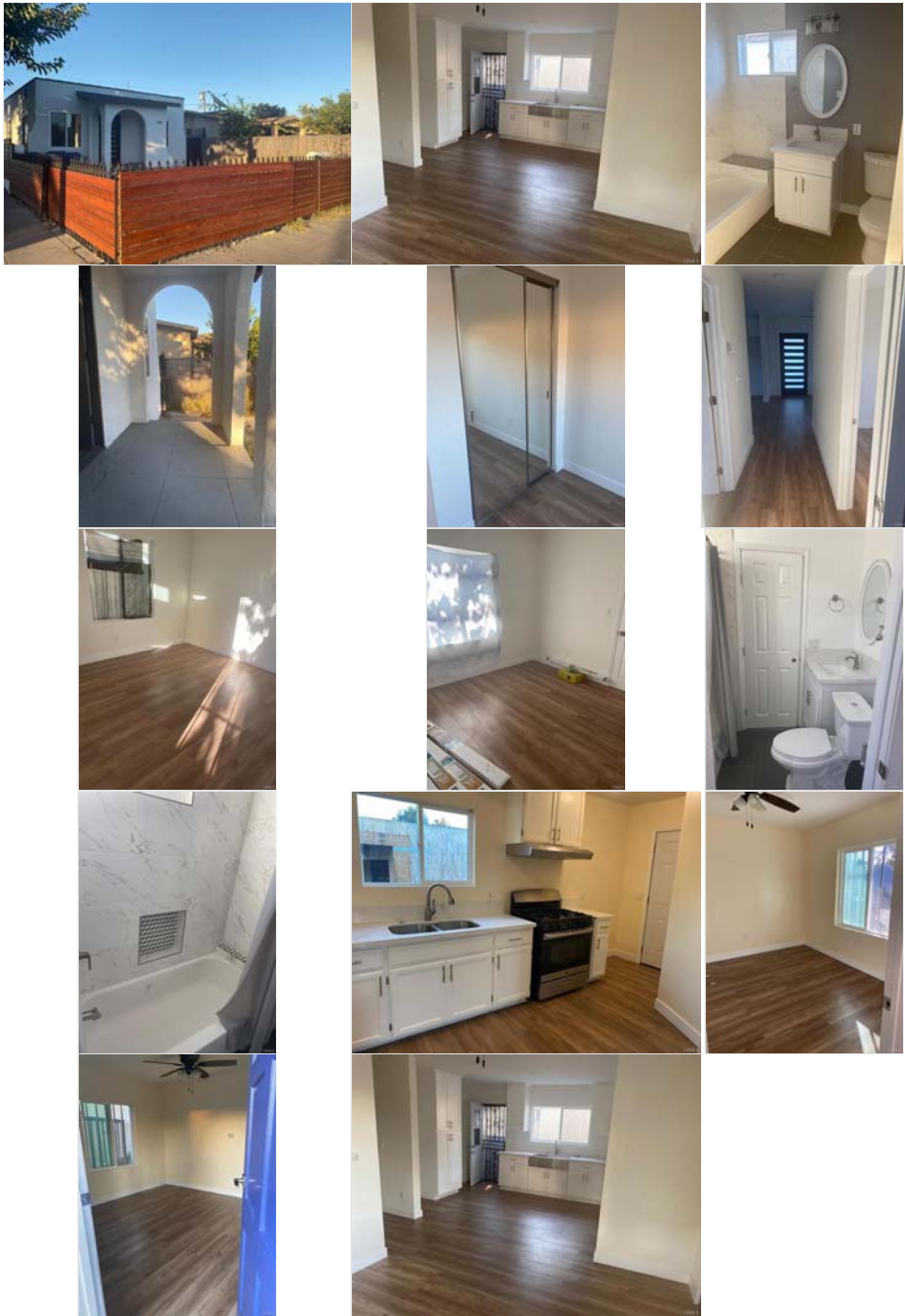
Michael Lembeck

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: TR21098269

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Closed •

List / Sold: **\$610,000/\$635,000** ↑

1245 E 47th St • Los Angeles 90011

10 days on the market

2 units • \$305,000/unit • 1,658 sqft • 6,929 sqft lot • \$382.99/sqft • Built in 1895

Listing ID: DW21223542

47th St. between Central and hopper



GREAT INVESTMENT DUPLEX IN SOUTH LA FRONT HOME FEATURES 3 BED 1 BATH BACK UNIT 2 BED 1 BATH COVERED CARPORT WITH ATTACH RESTROOM. LONG DRIVEWAY TONS OF PARKING SPACES PLENTY OF FRONT AND BACK YARD.

Facts & Features

- Sold On 11/22/2021
- Original List Price of \$610,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- \$368 (Estimated)
- Laundry: Inside, Outside
- \$3500 Gross Scheduled Income
- \$2 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$550
- Electric: \$150.00
- Gas: \$50
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$60
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5107010017

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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Closed •

List / Sold: **\$700,000/\$665,000** ↓

5834 Bonsallo Ave • Los Angeles 90044
2 units • **\$350,000/unit** • **1,510 sqft** • **5,398 sqft lot** • **\$440.40/sqft** •
Built in 1920
South of Slauson Ave

22 days on the market

Listing ID: MB21176516



Excellent opportunity for a first time home buyer or an investor, front house has 2 Bedrooms and Bath, back unit has 3 Bedrooms and 1.5 Bath, it has a nice long driveway, this property will not last, seller has kept this property very well, this is a nice 2 units close to downtown and the freeway 110

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$700,000
- 2 Buildings
- 1 Total parking spaces
- \$319 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01823705
- 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	\$2,100
2:	1	3	2	0	Unfurnished	\$0	\$0	\$2,700

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 # 6004033029

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: MB21176516

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Closed •

List / Sold: **\$650,000/\$660,000** ↑

231 W 43rd St • Los Angeles 90037
2 units • \$325,000/unit • 2,436 sqft • 6,352 sqft lot • \$270.94/sqft •
Built in 1920
West of Main Street , North of Vernon Ave

1 days on the market

Listing ID: DW21218290



Spacious Duplex near Downtown Los Angeles . Great for two families . Long Driveway , centrally located easy access to freeways and shopping.

Facts & Features

- Sold On 11/23/2021
 - Original List Price of \$650,000
 - 1 Buildings
 - 2 Total parking spaces
 - \$424 (Estimated)
- Laundry: Inside
 - \$12000 Gross Scheduled Income
 - \$12000 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: \$1,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01222678
 - Gardener:
 - Licenses:
- Insurance: \$1,000
 - 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	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5111014019

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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List / Sold:

Closed • Duplex**\$1,100,000/\$1,110,000** ↑

6 days on the market

Listing ID: SR21227122

1955 Bonsallo Ave • Los Angeles 90007**2 units** • **\$550,000/unit** • **1,645 sqft** • **6,208 sqft lot** • **\$674.77/sqft** • **Built in 1887****Flower St. & Washington Blvd.**

Fully remodeled and charming craftsman-style Duplex in the heart of University Park. This EXTREMELY PROFITABLE investors haven is right within walking distance to USC, and within the boundaries of the DPS patrol. The first unit features 3 bedrooms and 2 bathrooms, while the second unit has 2 bedrooms and 2 bathrooms. Both units feature updated kitchens with wood laminate flooring, recessed lighting, and remodeled bathrooms with new windows, electrical, and plumbing. Each unit conveniently has a separate electric and gas meter. The large lot is privately gated with tons of parking, outdoor space, and zoned R1.5 for further development. Don't miss this money-making investment opportunity, call today for more info!

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$310 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom, Walk-In Closet
- Appliances: Gas Oven, Gas Cooktop, Refrigerator
- Other Interior Features: Ceiling Fan(s)
- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	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
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5124018026

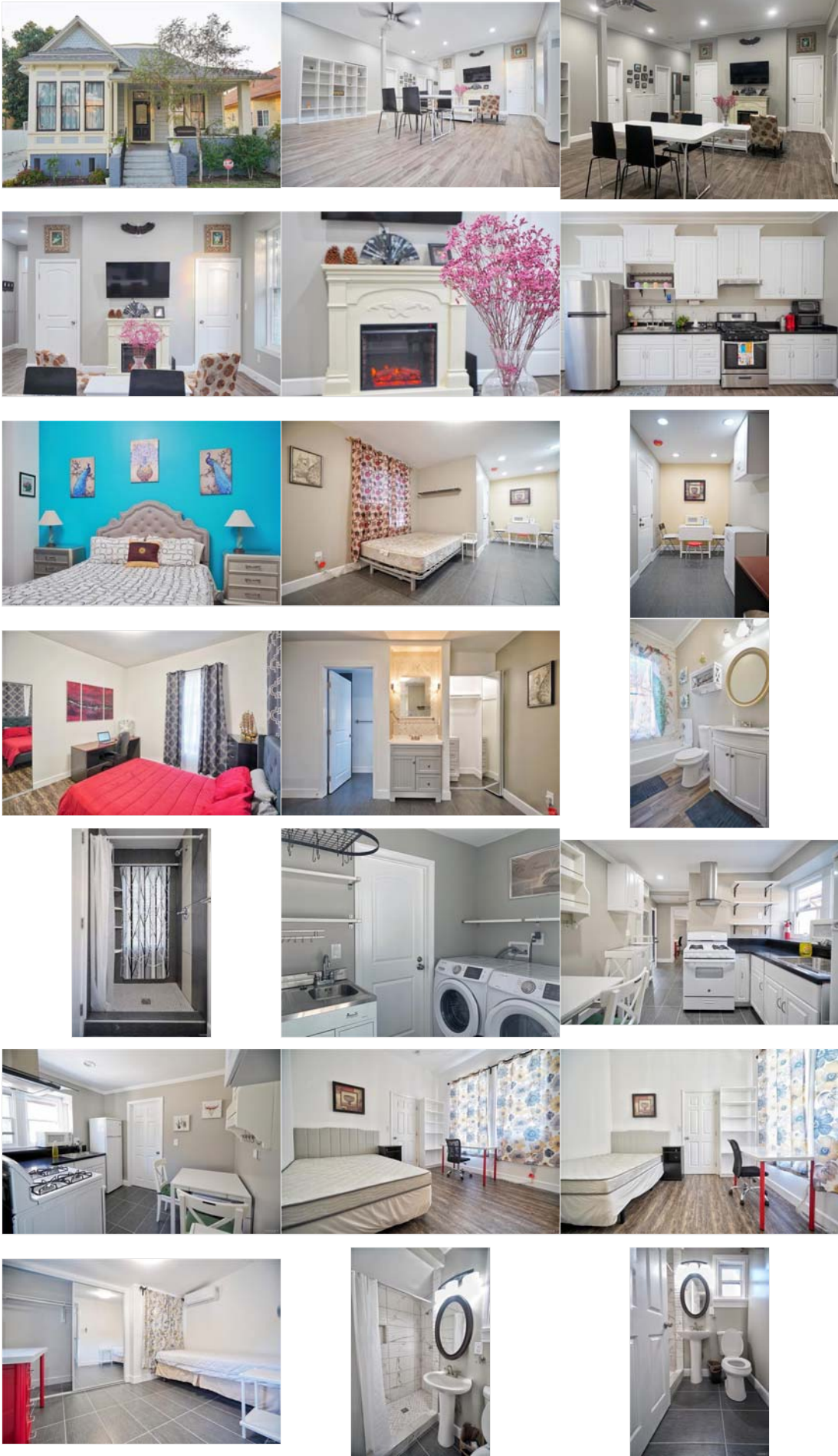
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: SR21227122

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Closed •

List / Sold: **\$399,900/\$370,000** ↓

38906 Rambler Ave • Palmdale 93550

26 days on the market

2 units • \$199,950/unit • 1,770 sqft • 6,342 sqft lot • \$209.04/sqft • Built in 1953

Listing ID: SR21155098

14 Fwy off on Palmdale Blvd. go east to Sierra Hwy turn left the right on Ave Q then left on Rambler



Great investment duplex in the heart of Palmdale, the front unit is 3 bedrooms, 1 bath (tenants have been there 20 years) back unit has 2 bedrooms 1 bath (tenants have been there 6 years) These units are hard to find in this development area. Roof is approximately 8 years old.

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$399,900
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area
- \$1950 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,075	\$1,075	\$1
2:	1	2	1	0	Unfurnished	\$875	\$875	\$1

Of Units With:

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

Additional Information

- Standard sale
- PLM - Palmdale area
- Los Angeles County
- Parcel # 3022019002

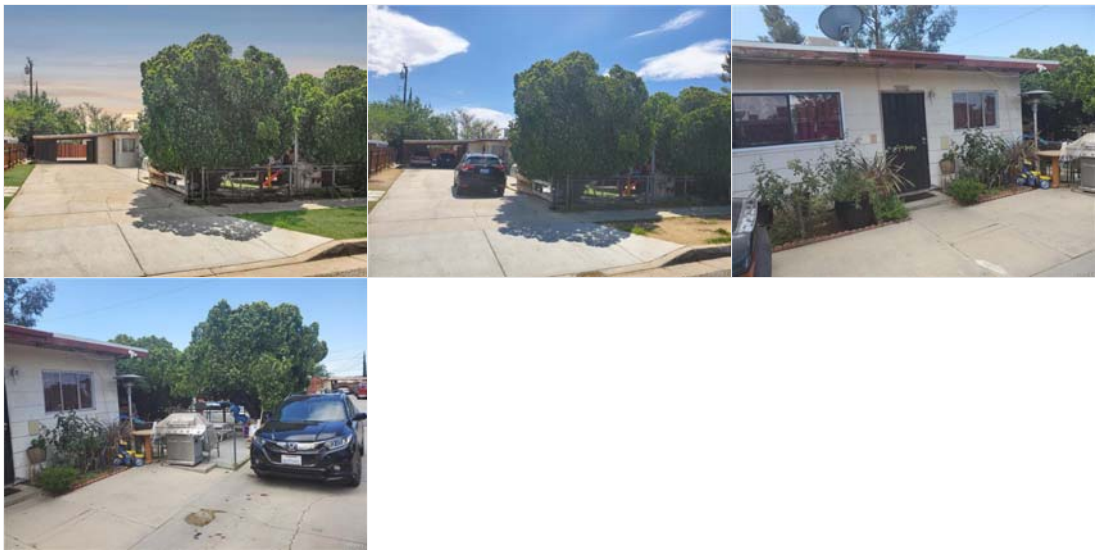
Michael Lembeck

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: SR21155098

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Closed • Duplex

List / Sold: \$700,000/\$720,000 ↑

8640 Evergreen Ave • South Gate 90280
2 units • \$350,000/unit • 1,789 sqft • 6,012 sqft lot • \$402.46/sqft •
Built in 1941

6 days on the market

Listing ID: DW21226269

North of Firestone Blvd and North-East of Long Beach Blvd



CITY OF SOUTH GATE! This 2 unit property is now for sale and looking for the ideal buyer. (Front Unit - 8640) - Two bedroom, one bath - stand alone home featuring 973 sq.ft. built in 1941. Includes laminate wood flooring throughout and an upgraded kitchen that was completed in 2016. The laundry area is located in the back porch. Some windows have been upgraded to double-pane windows. (Back Unit - 8640 1/2) - This cozy back unit stand alone home features 816 sq.ft built in 1960 with an "original" wood burning fireplace and built-in cabinets in the living room. This unit offers two bedrooms and one bathroom (bath was upgraded a few years ago). Small storage unit will stay. Exterior: property includes wrought iron fencing in the front yard with a long driveway that leads to a two-car garage with automatic door opener. Garage is located in between both units. Garage also provides laundry setup for the back unit. Perfect layout to live in one unit and rent the other! VIDEO TO FOLLOW

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$700,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$653 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Individual Room
- \$19200 Gross Scheduled Income
- \$19200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Vinyl
- Appliances: Microwave

Exterior

- Lot Features: Front Yard, Rectangular Lot, Level
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01984669
- 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	2	Unfurnished	\$1,600	\$1,600	\$1,800
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6204010034

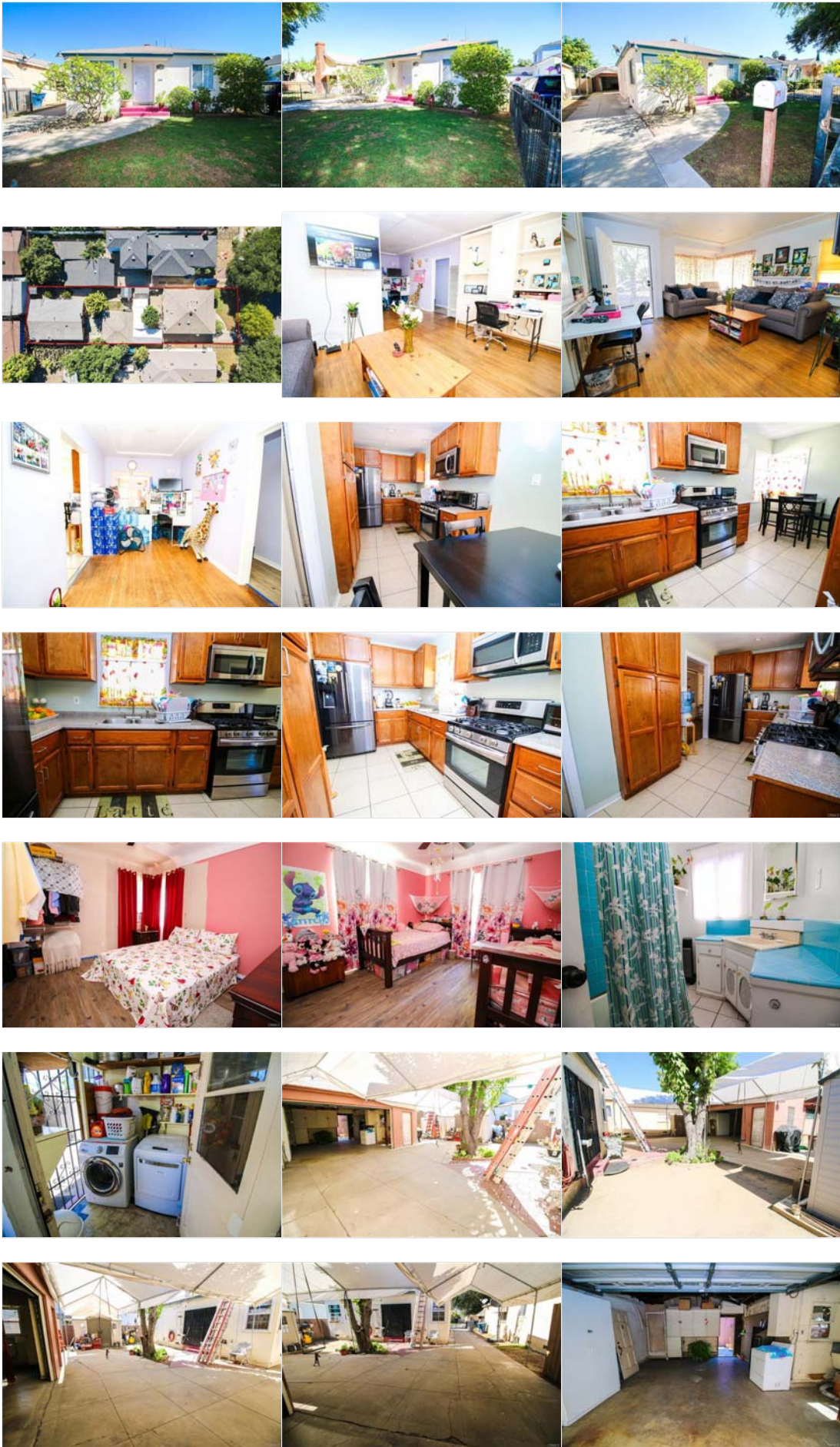
Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW21226269

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Closed •

List / Sold: **\$650,000/\$565,000** ↓

7017 Watcher St • Commerce 90040

502 days on the market

2 units • \$325,000/unit • 1,908 sqft • 6,137 sqft lot • \$296.12/sqft • Built in 1963

Listing ID: DW19279048

5 Freeway South Exit Slauson Avenue and Fwy North Exit Telegraph Road.



Two detached units with one car attached garage each. Front unit has four parking spots including garage, Rear unit has two parking spots including garage. Property located in a very unique area, minutes from 5 Fwy, Citadel Outlets, Restaurants, Community Center, Schools, Library, Veterans Memorial Park, 9.4 Miles from Downtown Los Angeles. Immediate neighboring cities, Bell Gardens, Montebello, Pico Rivera and Downey. Property has great potential for owner occupancy or investment purposes. Front Unit 7017 1/2 sits on a raised foundation and Rear Units sits on a slab.

Facts & Features

- Sold On 11/22/2021
- Original List Price of \$650,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Washer Hookup
- \$39600 Gross Scheduled Income
- \$1800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Water Heater
- Other Interior Features: Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,640
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$210
- Cable TV: 02152928
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$630
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$0
2:	1	3	1	1	Unfurnished	\$1,600	\$1,600	\$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
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6357013014

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: DW19279048

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Closed •

List / Sold: **\$799,999/\$835,000** ↑

5825 Agra St • Bell Gardens 90201

14 days on the market

2 units • \$400,000/unit • 2,234 sqft • 6,993 sqft lot • \$373.77/sqft •

Listing ID: WS21194482

**Built in 1941
exit florence**



2 separate houses in Bell Gardens. The perfect income property or live in one and rent the other. Front house is a 3BD/1BA with a large kitchen, dining room, living room and large laundry room. Patio in back. Back house is a 3BD/2BA with kitchen, dining area, living room and laundry hookups. Patio/carport and 2-car detached garage. Units are separately metered for utilities. Long-term tenants on a month-to-month and current rental rates are well below market rates offering a new investor a 25+% upside in rental income. Property is centrally located from schools, markets, shopping centers, restaurants and freeways

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$799,999
- 2 Buildings
- 2 Total parking spaces
- \$1,486 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$44400 Gross Scheduled Income
- \$38121 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,307
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280398
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$667
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,650	\$1,650	\$2,000
2:	1	3	2	2	Unfurnished	\$2,050	\$2,050	\$2,400

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
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6330012014

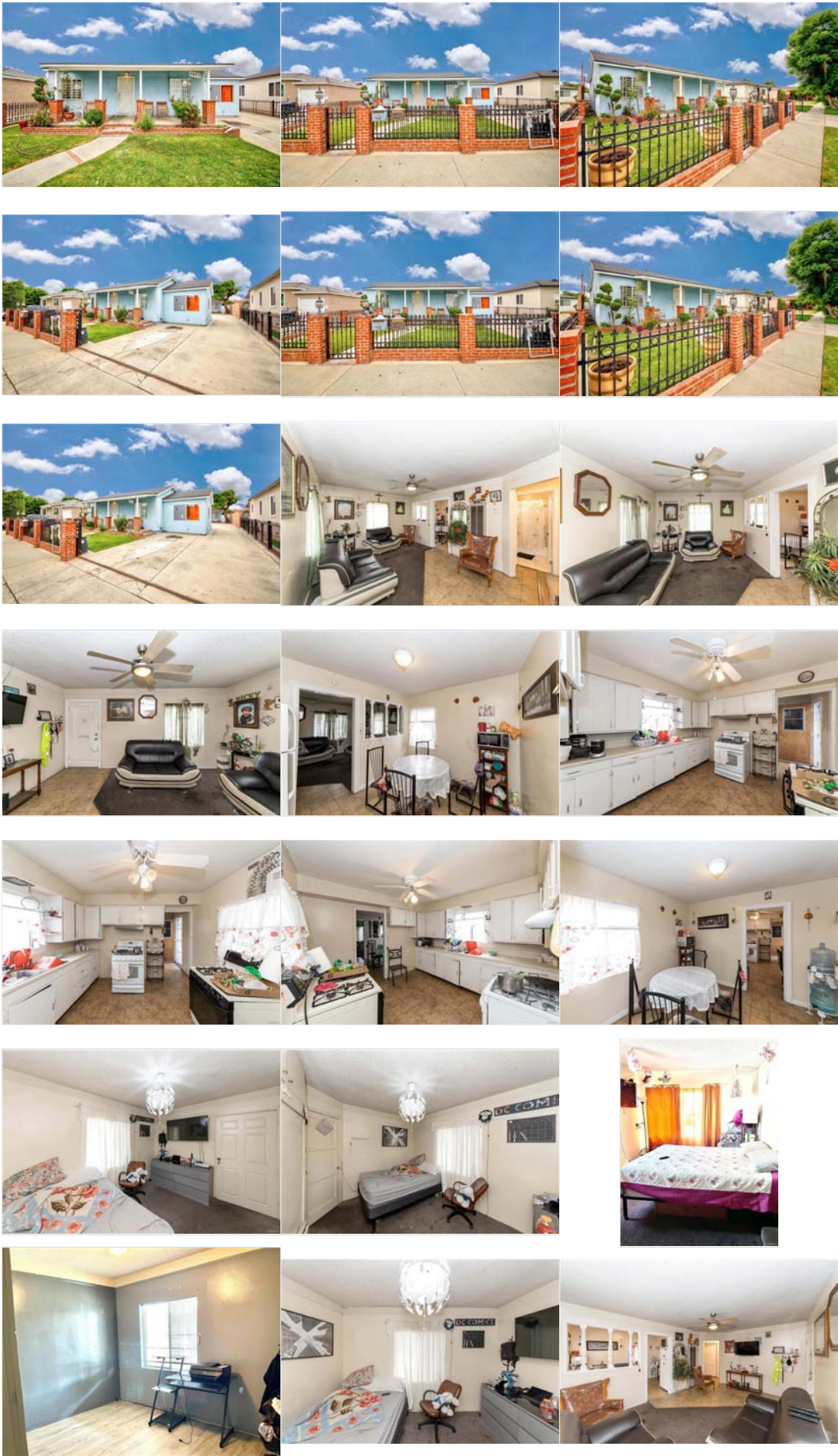
Michael Lembeck

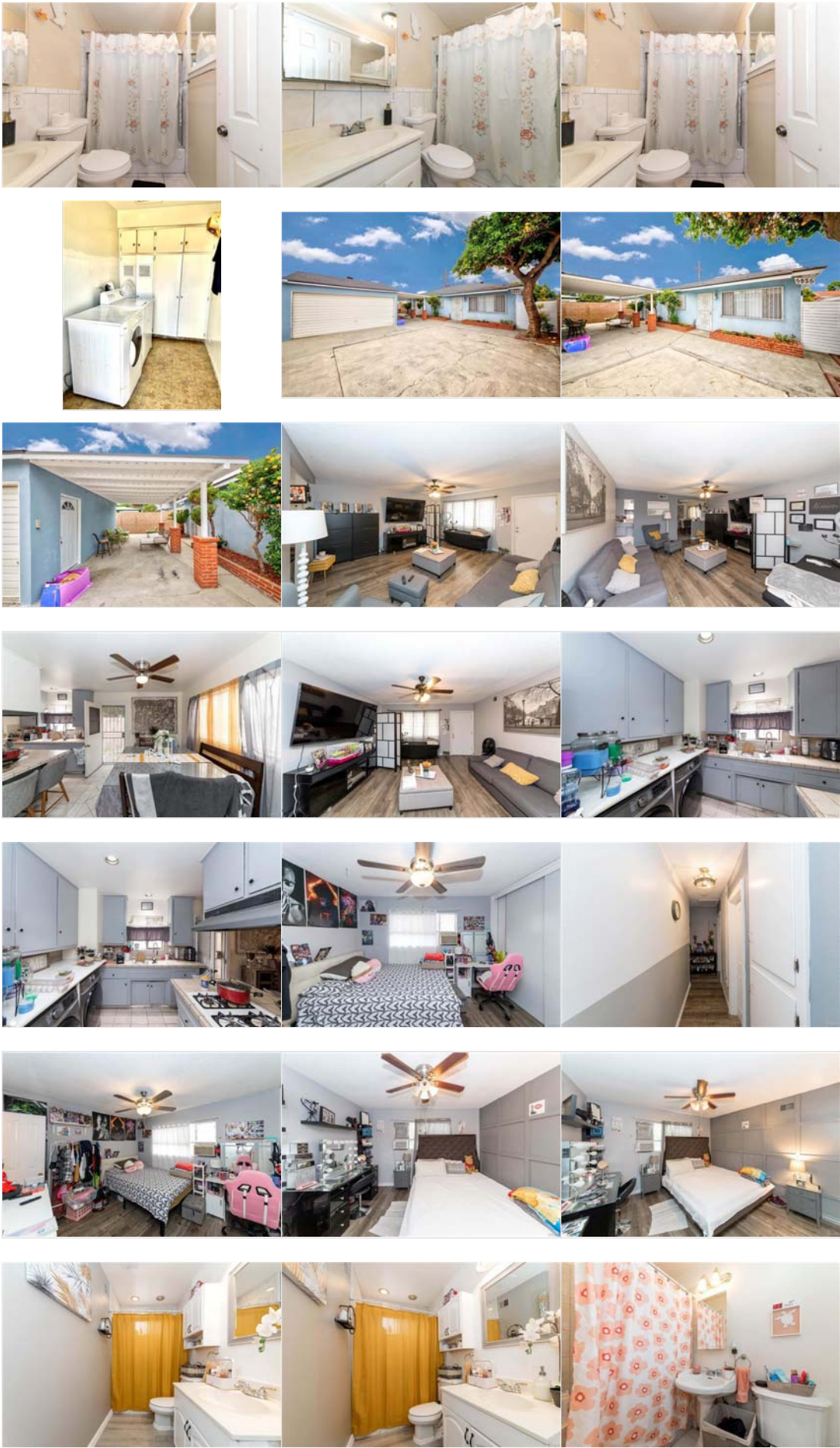
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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Closed • DuplexList / Sold: **\$760,000/\$842,000** ↑

25 days on the market

14212 Gilmore St • Van Nuys 91401**2 units • \$380,000/unit • 1,966 sqft • 7,500 sqft lot • \$428.28/sqft • Built in 1940**

Listing ID: SR21166459

From 405-N, exit on Victory Blvd and turn right. Turn left on Calhoun and left on Gilmore St. Property will be on the left hand side.

Whether you're on the hunt for a multi-generational home or a quality investment centrally located in Van Nuys, this large lot with two units might be exactly what you're looking for! Spanish-style welcomes you from the exterior into the functional layout where classic baseboards and curved archways feature throughout. Your galley kitchen is stylish with tasteful tile backsplash and countertops, wooden cabinetry, plus all the appliances you need to create an inspired meal. Savor dinners in the bright dining room as an abundance of natural light spills through multiple, large windows. Outside, you'll have an Italian-inspired patio covered by lush vines and vibrant flowers, offering shaded comfort on warm summer days. A clay pathway leads to an expansive backyard and a covered spa for comfortable evenings with guests. Featuring a private outdoor entrance, the additional unit is ideal for guests or potentially-extra income if you decide to rent it out. Explore the large living room, full kitchen with appliances, two bedrooms, a bonus room, and a full bath. You'll also have laundry rooms in both homes, a long driveway with ample space for parking, and a detached 2-car garage. All of this is located near parks, shopping, restaurants, the 405, 101, and the 170 freeways for easy commuting, plus Hollywood Burbank Airport - making travel simpler. Come take a tour while this excellent opportunity is still up for grabs!

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$760,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$16200 Gross Scheduled Income
- \$36000 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: \$4,500
- Electric: \$1,800.00
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,350	\$1,600	\$2,300
2:	1	3	1	2	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Probate Listing sale
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2237020010

Michael Lembeck

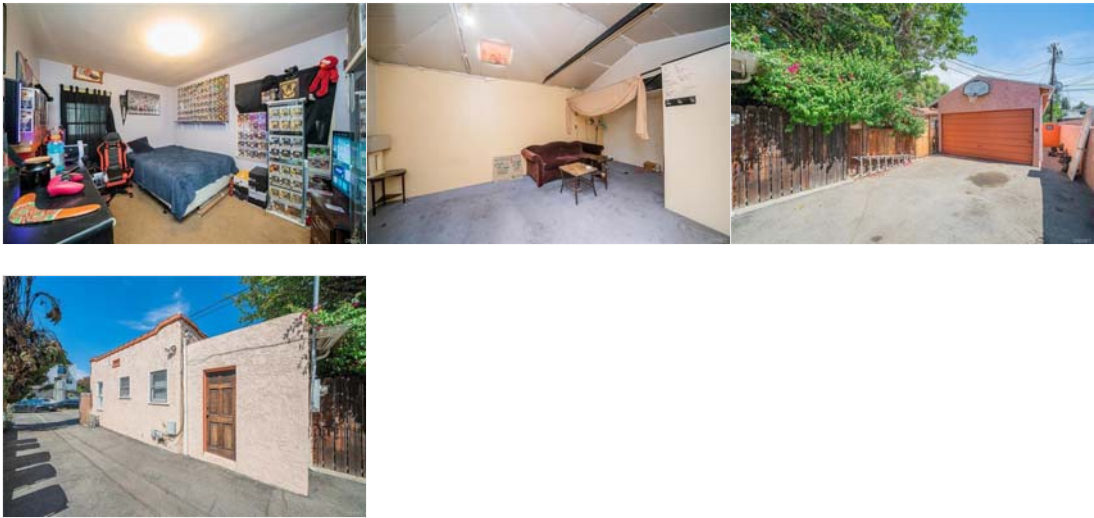
State License #: 01019397
Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: SR21166459

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Closed •List / Sold: **\$425,000/\$425,000****15207 S Vermont Ave • Gardena 90247****122 days on the market****3 units • \$141,667/unit • 1,878 sqft • 7,858 sqft lot • \$226.30/sqft • Built in 1924****Listing ID: SB16102001****Cross Streets: W Redondo Beach Blvd.**

Great multi-use property located in a prime location of Gardena. This is a mixed-use property: commercial/residential. The front commercial space is currently being used as a hair salon/barber shop. There is also a 2 bedroom and 1 bathroom attached house, and an additional studio unit. This is a great location with good street frontage. Great opportunity to live and work in the same location.

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$425,000
- 2 Buildings
- 2 Total parking spaces
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Paved, Near Public Transit

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01319505
- 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	0	2	Unfurnished	\$928	\$928	\$928
2:	1	2	1		Unfurnished	\$1,050	\$1,050	\$1,050
3:	1	0	1	0	Unfurnished	\$650	\$650	\$650

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
- 118 - Pacific Square area
- Los Angeles County
- Parcel # 6114028040

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: SB16102001

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List / Sold:

\$1,100,000/\$1,040,000 ↓

59 days on the market

Listing ID: PV21133261

Closed •**25316 Cypress St • Lomita 90717****3 units • \$366,667/unit • 2,600 sqft • 9,282 sqft lot • \$400.00/sqft • Built in 1961****Cypress and PCH**

Triplex with large lot in prime area of Lomita. Three individual units with attached garage. Each individual unit is a 2 Bedroom and 1 Bathroom. Property includes garage and private areas. On site surface parking for tenants, with guest parking on a quiet residential street, with a mix of small residential rentals and single family housing. Please do not disturb tenants. Drive by only, write subject to inspections.

Facts & Features

- Sold On 11/26/2021
- Original List Price of \$1,175,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: See Remarks
- \$39120 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01385864
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$2,100
2:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$2,400
3:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$2,400

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
- 121 - Lomita area
- Los Angeles County
- Parcel # 7373012007

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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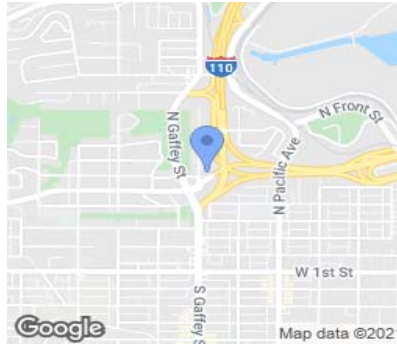
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List / Sold:

Closed**\$1,195,000/\$1,170,000** ↓

22 days on the market

Listing ID: PW21212177

674 W Elberon Ave • San Pedro 90731**3 units • \$398,333/unit • 2,652 sqft • 4,801 sqft lot • \$441.18/sqft • Built in 1924****Gaffey and Summerland**

Beautiful Remodeled Triplex! All 3 units have quality double-pane windows, wood laminate floors, gorgeous remodeled kitchens, inside laundry. The stunning 3 bedrooms, 2 bath unit is Detached, very spacious, beautifully remodeled throughout, with central air/heat, walk-in closet, lots of storage, basement for more storage, copper plumbing, updated electrical. Sliding glass door leads out to a cozy private backyard, perfect for entertaining. This would make a terrific Owner's Unit, with rental income from the other 2 units. Upstairs unit has very attractive cathedral ceilings and nice view of the harbor. Separate electric and gas meters. Close to shops, restaurants, freeways, entertainment.

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$1,195,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$363 (Estimated)
- Laundry: Inside
- \$73800 Gross Scheduled Income
- \$69132 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$389
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01834818
- Gardener:
- Licenses:
- Insurance: \$166
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$173
- 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	\$2,900
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$1,800
3:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,800

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7448013018

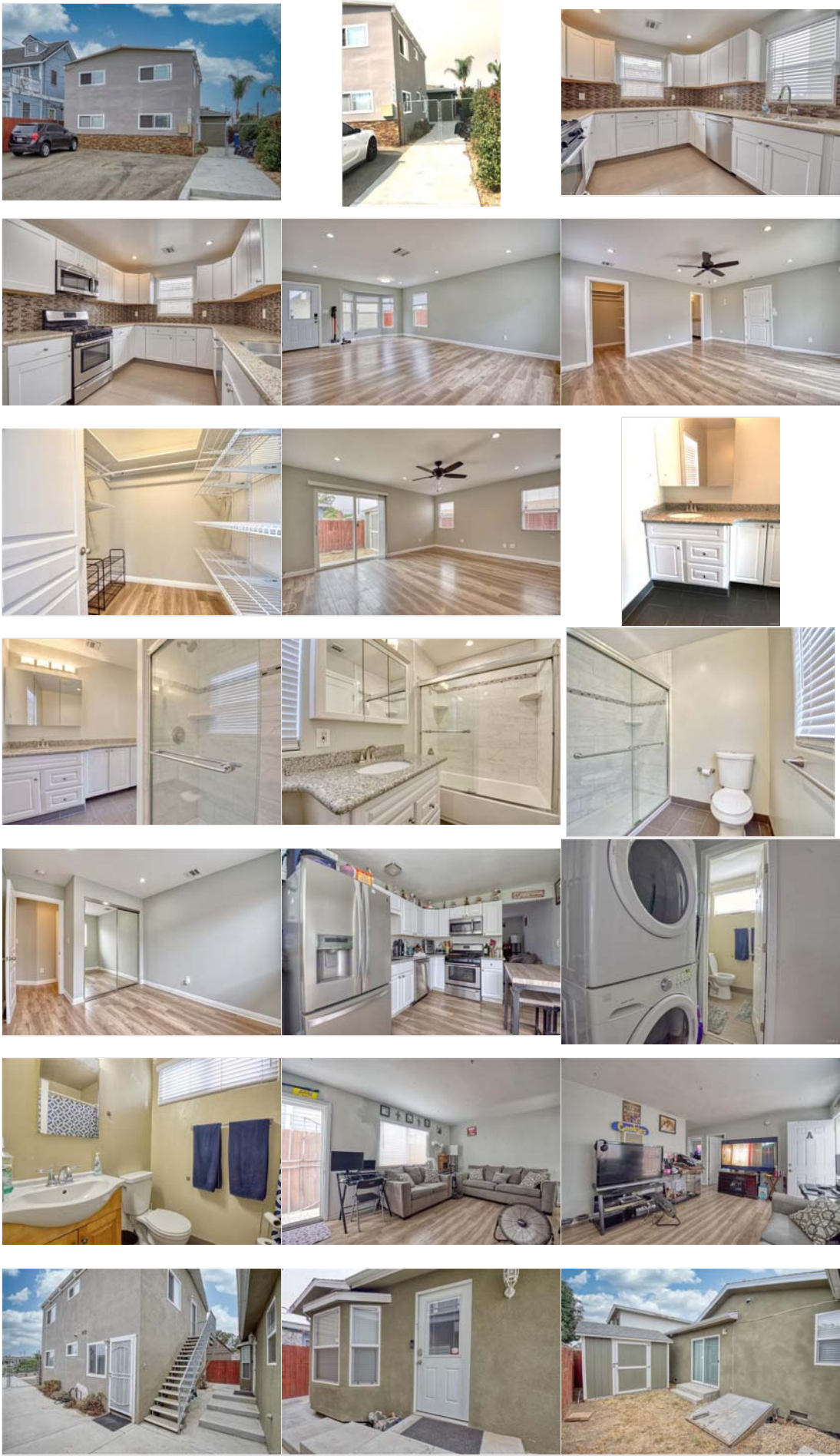
Michael Lembeck

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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List / Sold:

Closed**\$1,250,000/\$1,425,000** ↑**12 days on the market****Listing ID: SR21221197****1211 N Kenwood St • Burbank 91505****3 units • \$416,667/unit • 1,950 sqft • 6,064 sqft lot • \$730.77/sqft • Built in 1948****Chandler west to Kenwood.**

Rare opportunity for investors or owner users. This character 1940's garden triplex is located in the city of Burbank in a highly desirable neighborhood just a stone's throw from the Chandler bike path. Fabulous curb appeal and in exceptional condition this property has been lovingly cared for and upgraded. Building features a freshly painted exterior, on a tree lined quiet street with a grassy private backyard and separate garages for all three units. The building make up consist of two 2-bedroom units and one 1 bedroom unit. All units have there own laundry rooms for individual washer/dryer stack units and front and back doors making the units feel like homes with lots of storage. The viewable upper unit has new paint, new blinds, new carpet, and all new dual pane windows. The lower two bedroom has gleaming hardwood floors, new windows and has also been updated with a newer kitchen and bath. The front 1 bedroom unit has newer windows, remodeled kitchen and bath with refinished hardwood floors. Minutes to all major entertainment studios, Magnolia Park shopping and restaurants, close to freeways and public transportation. Award winning Burbank schools.

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$1,250,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Electric, Wall/Window Unit(s)
- Heating: Heat Pump
- \$261 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Stackable, Washer Hookup
- \$60703 Gross Scheduled Income
- \$55797 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Appliances: ENERGY STAR Qualified Water Heater, Disposal, Gas Oven, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Water Heater
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Lot 6500-9999, Rectangular Lot, Level, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Treed Lot, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Redwood
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Rain Gutters

Annual Expenses

- Total Operating Expense: \$1,346
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,346
- Cable TV: 00932452
- Gardener:
- Licenses:
- Insurance: \$1,526
- 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	1	Unfurnished	\$1,580	\$1,580	\$1,800
2:	2	2	2	1	Unfurnished	\$1,949	\$1,949	\$2,150

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet: 1
- Dishwasher: 3
- Disposal: 3
- Drapes: 3
- Patio:
- Ranges: 3
- Refrigerator: 2
- Wall AC: 5

Additional Information

- Standard sale
- Rent Controlled
- 610 - Burbank area
- Los Angeles County
- Parcel # 2476004009

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

Re/Max Property Connection
State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: SR21221197

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Closed •

List / Sold: **\$999,900/\$1,040,000** ↑

1111 S Montebello Blvd • Montebello 90640

5 days on the market

3 units • \$333,300/unit • 2,705 sqft • 7,315 sqft lot • \$384.47/sqft • Built in 1950

Listing ID: CV21174346

Washington blvd and Montebello blvd



TRIPLEX in the heart of Montebello! Each unit has its own garage....more photos coming soon.

Facts & Features

- Sold On 11/22/2021
- Original List Price of \$999,900
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Back Yard, Walkstreet
- 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	2	1	1	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0
3:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 674 - Montebello area
- Los Angeles County
- Parcel # 6352003037

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: CV21174346

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Closed •List / Sold: **\$775,000/\$775,000** ↑**31 days on the market****Listing ID: MB21134458****339 W 58th St • Los Angeles 90037****3 units • \$258,333/unit • 2,888 sqft • 6,427 sqft lot • \$268.35/sqft • Built in 1909****East of Broadway**

GREAT TRIPLEX CONVENIENTLY LOCATED AND CLOSE TO 110 FREEWAY. 3 UNITS 2 Separate Buildings 343 W58TH ST WITH ONE CAR GARAGE and 339 W 58TH ST and 339 1/2 2 CAR GARAGE AND CAN PARK 5 CARS IN THE DRIVEWAY.

Facts & Features

- Sold On 11/26/2021
- Original List Price of \$705,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Central
- Laundry: Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 2 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: 02004320
- 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	2	Unfurnished	\$1,400	\$1,400	\$1,500
2:	1	4	2	0	Unfurnished	\$0	\$0	\$2,400
3:	1	4	2	0	Unfurnished	\$2,600	\$2,600	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5101039029

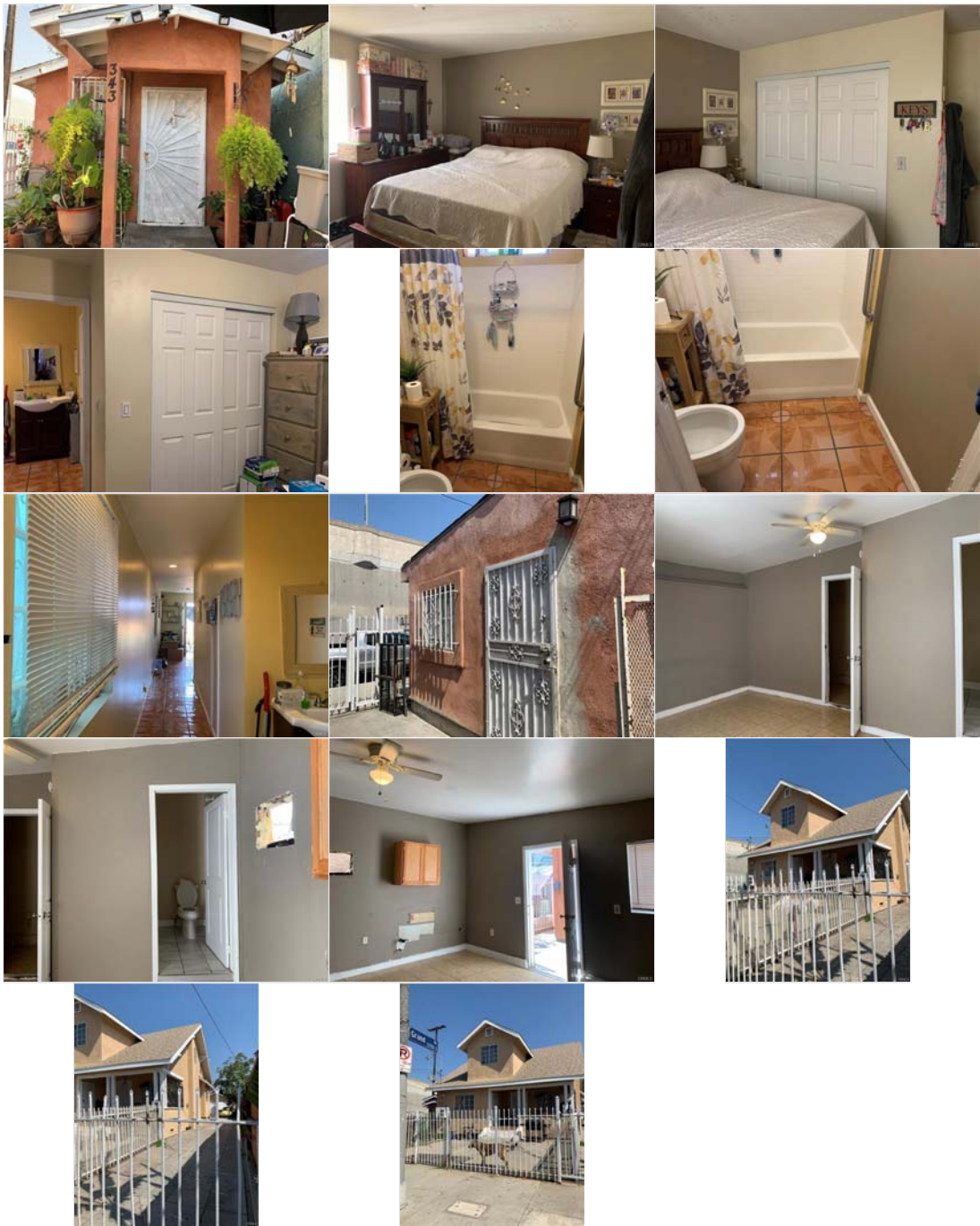
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: MB21134458

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Closed •

List / Sold: **\$999,999/\$961,000** ↓

1853 S Longwood Ave • Los Angeles 90019

41 days on the market

3 units • \$333,333/unit • 1,550 sqft • 5,913 sqft lot • \$620.00/sqft • Built in 1986

Listing ID: 21761670

La Brea to Washington (east) to Highland (south) to Mascot (east) to Longwood (south)



An investors dream. Close to Downtown LA, Hollywood and freeways. This Triplex was built in 1985. Great opportunity to rebuild more units. 2 units are currently occupied. Driveby. Offer subject to inspection w/POF. Brokers please read private remarks.

Facts & Features

- Sold On 11/22/2021
- Original List Price of \$1,100,000
- 1 Buildings
- Heating: Wall Furnace
- \$14080 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$3,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01857464
- 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	\$0	\$0	\$0
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5067011003

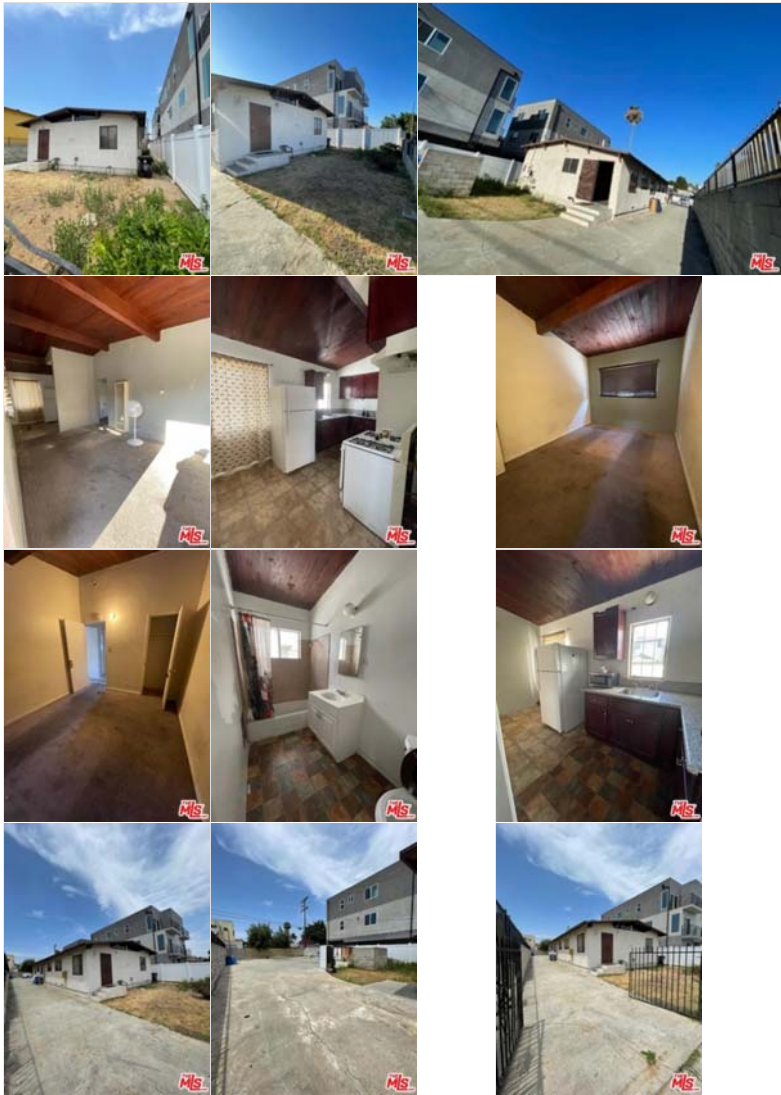
Michael Lembeck

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

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: 21761670

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List / Sold:

Closed •**\$2,330,000/\$2,100,000** ↓**37 days on the market****Listing ID: 21767100****428 N Harper Ave • Los Angeles 90048****3 units • \$776,667/unit • 2,956 sqft • 6,071 sqft lot • \$710.42/sqft • Built in 1927****North of Beverly, South of Melrose, West of Crescent Heights**

Stunning Spanish three unit compound in the heart of the city. Single family home with two bedrooms & den and two baths resides at the front of the property. The front home features classic Andalusian details with hardwood floors, cozy fireplace and private garden with two car gated tandem parking area. Rear Townhome has two bedrooms and full bath with powder room. Amenities of this unit are saltillo tiles, open floor plan, enclosed courtyard with water feature and a private walkway entrance with one car off street gated parking. A Studio is located at the rear of the property with private outdoor patio area and architectural glass mullioned doors. Features of this unit include a service kitchen, full bath, walk-in closet and Saltillo floor tiles. Incredible opportunity for Investor or potential owner / user.

Facts & Features

- Sold On 11/22/2021
- Original List Price of \$2,330,000
- 2 Buildings
- Levels: One, Two
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: Washer Included, Dryer Included, Stackable, Inside, In Closet
- \$92376 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Den, Entry, Great Room, Retreat, Walk-In Closet, Master Bathroom
- Floor: Tile, Carpet, Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Vented Exhaust Fan, Built-In, Oven, Range Hood
- Other Interior Features: Coffered Ceiling(s), Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Lawn, Landscaped, Front Yard, Secluded
- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$2,352
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01385866
- 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	\$5,800	\$5,800	\$5,800
2:	2	2	1		Unfurnished	\$3,500	\$3,500	\$3,500
3:	3	0	1		Unfurnished	\$750	\$750	\$1,800
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet: 1
- Dishwasher: 2
- Disposal: 2
- Drapes: 2
- Patio: 3
- Ranges: 2
- Refrigerator: 3
- Wall AC:

Additional Information

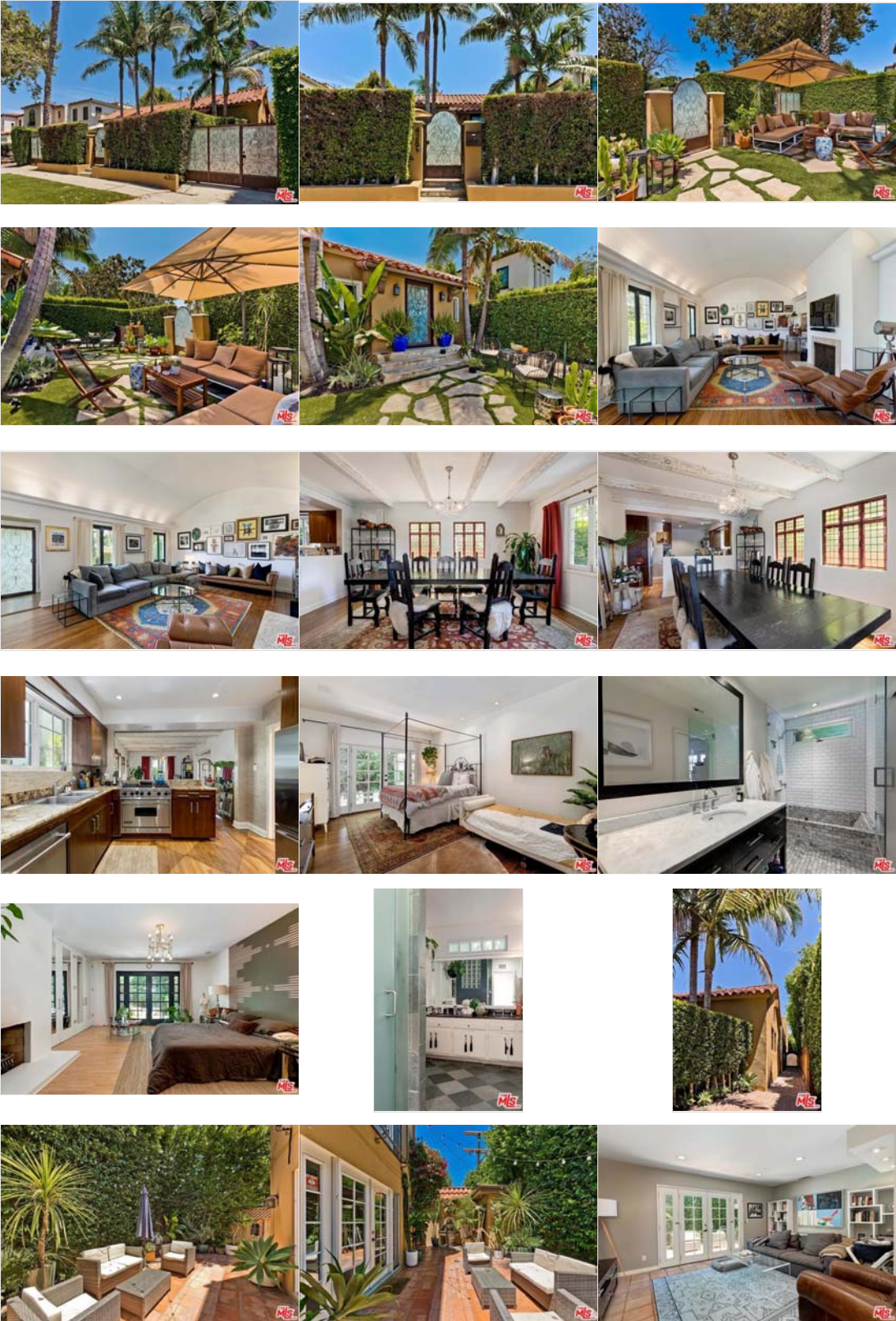
- Standard sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County

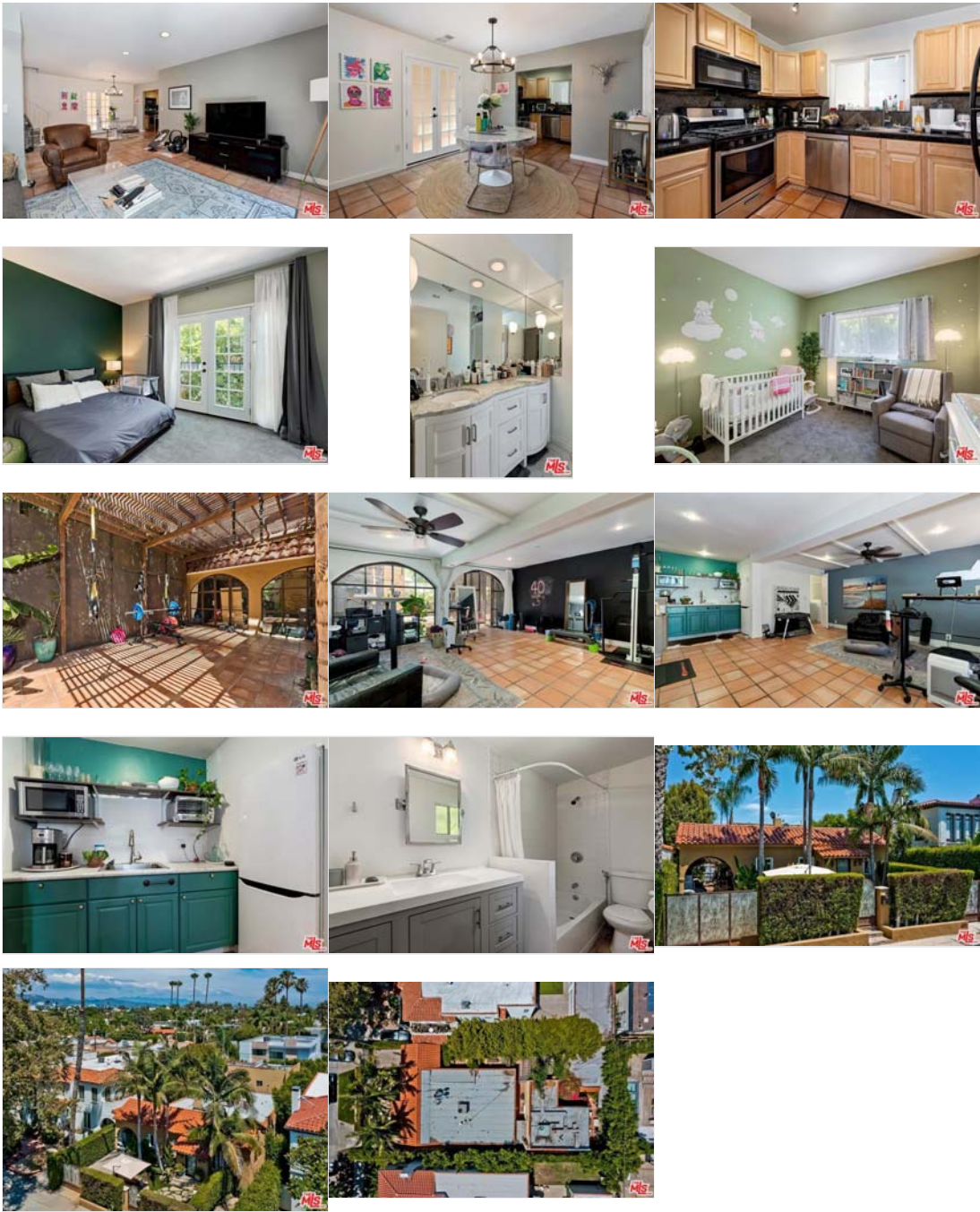
• Parcel # 5514005008

Michael Lembeck
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CUSTOMER FULL: Residential Income LISTING ID: 21767100

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Closed •List / Sold: **\$849,000/\$865,000** ↑**1747 W 38th St** • County - Los Angeles 90062**45 days on the market****3 units** • **\$283,000/unit** • **2,508 sqft** • **5,403 sqft lot** • **\$344.90/sqft** • **Built in 1930****Listing ID: DW21167854****Cross Streets; Western & Gramercy**

3 Units Investment opportunity In the heart of Los Angeles. 3 units that consists of a large duplex in front and an apartment over three garages at rear property. One unit is 3 bed, 2 bath, second unit 2bed, 1 bath, Back building 3 car garage with 1 units upstairs 1 bed, 1 bath. with 3 Separate Gas and Electrical meters Perfect to live in one & Rent the others. the 3 bedroom 2 bath is vacant and has Freshly Painted and in Move In Condition. Tenants have their own one car garage plus plenty parking at rear of the property. This Units It's perfect for a family. for students, or Investors Property. Is close to public transportation and freeways.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$849,000
- 2 Buildings
- 3 Total parking spaces
- \$30480 Gross Scheduled Income
- \$25480 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$2,200
2:	1	2	1	1	Unfurnished	\$1,529	\$1,529	\$1,800
3:	1	1	1	1	Unfurnished	\$1,011	\$1,011	\$1,450

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- CO - Los Angeles (County) area
- Los Angeles County
- Parcel # 5035033030

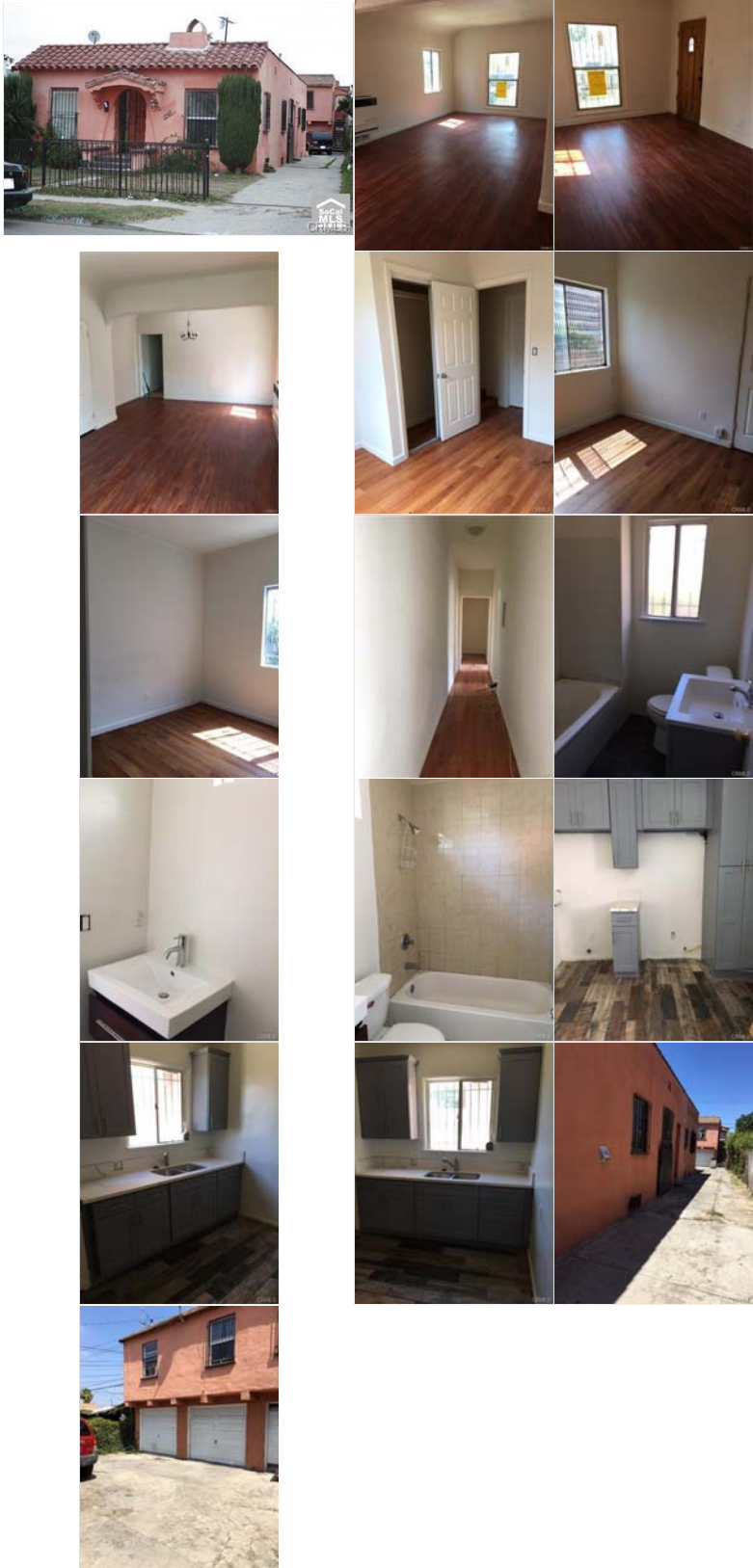
Michael Lembeck

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: DW21167854

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Closed •List / Sold: **\$630,000/\$659,000** ↑**357 W Elm St • Compton 90220****13 days on the market****3 units • \$210,000/unit • 1,909 sqft • 5,011 sqft lot • \$345.21/sqft • Built in 1938****Listing ID: DW21185840****See GPS**

Property offers 3 total units: Front house 2 bedroom 1 bath, 2 back units each consisting of 1 bedroom 1 bath. The possibilities are endless, live in 1 rent the others or simply rent them all and collect some great cash flow.

Facts & Features

- Sold On 11/22/2021
- Original List Price of \$630,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$642 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Appliances: Gas Range, Water Softener
- Other Interior Features: Ceiling Fan(s), Granite Counters, Stone Counters, Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Level with Street, Rectangular Lot, Sprinklers In Front, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01247521
- 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	2	Unfurnished	\$0	\$0	\$2,000
2:	2	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- RO - Compton S of Rosecrans, E of Alameda area
- Los Angeles County
- Parcel # 6157006015

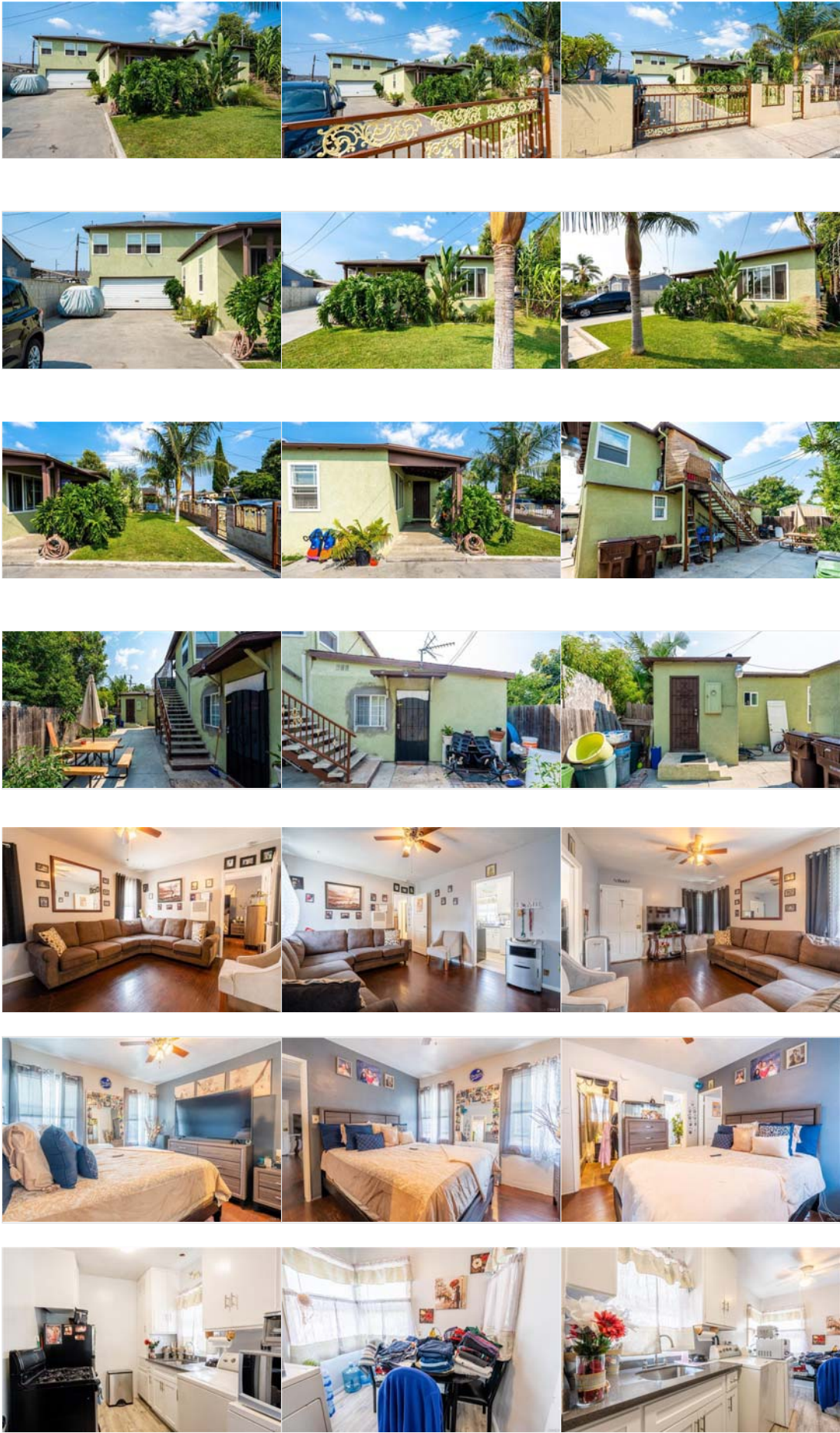
Michael Lembeck

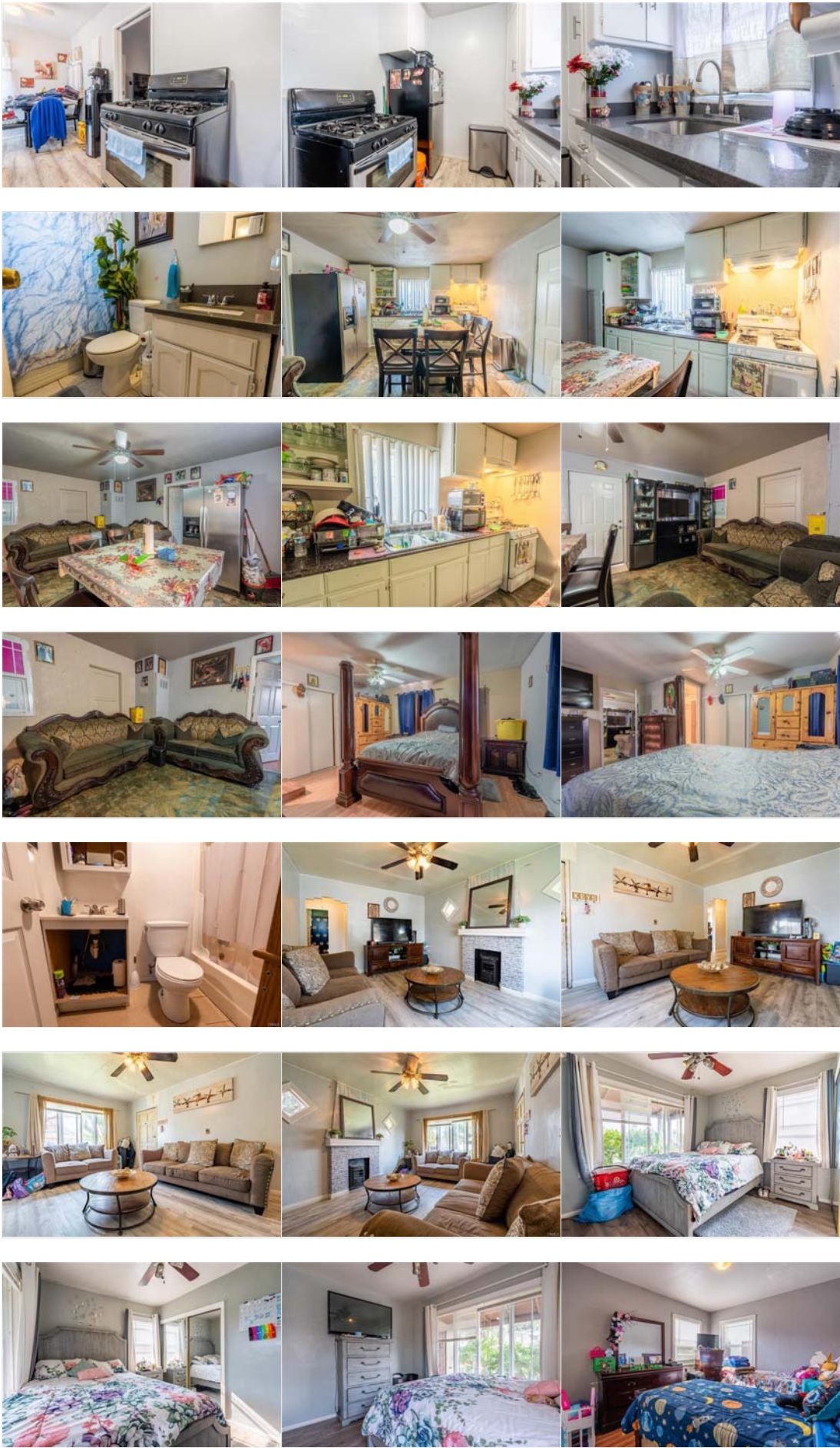
State License #: 01019397
Cell Phone: 714-742-3700

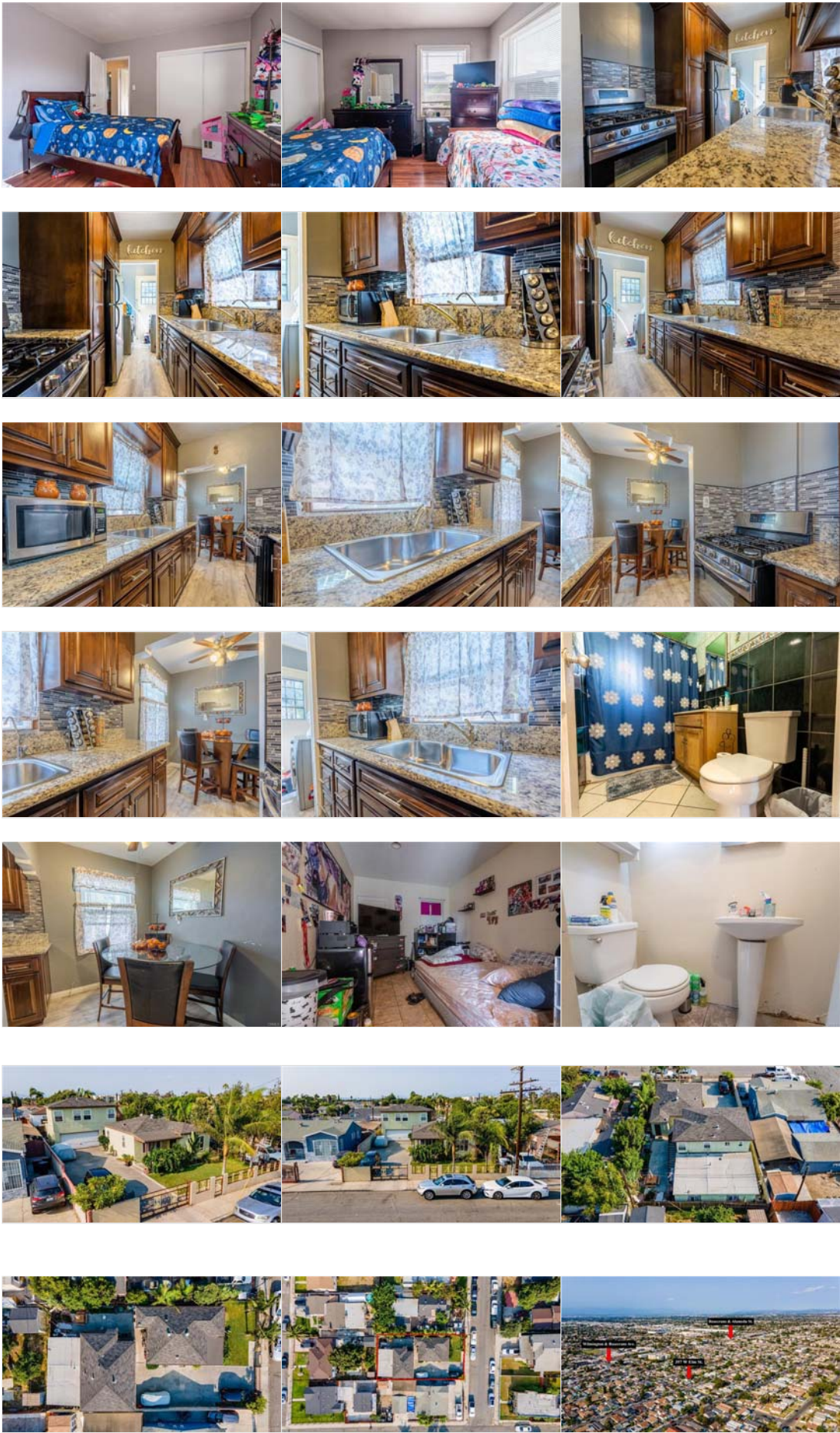
Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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List / Sold:

Closed •**\$1,329,950/\$1,250,000 ↓****161 days on the market****458 Edgewood St • Inglewood 90302****4 units • \$332,488/unit • 2,398 sqft • 11,186 sqft lot • \$521.27/sqft •****Built in 1939****Listing ID: 21717556****Off 405 fwy left on W Florence Ave , left on N. La Brea right on E. Beach Ave to left turn on Edgewood St**

Investment opportunity or Developers/ Builder tear down option to build up to 7 townhomes. Property is zoned R-3 currently a 4 plex all units are 1bed /1bath. All units are month to month. Front unit was completed renovated as owner previously occupied. All offers are subject to interior inspection. Only 1.6 miles away from the Los Angeles Rams Stadium. Drive by only no sign on property.

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$1,399,999
- 3 Buildings
- Levels: Multi/Split
- 1 Total parking spaces
- \$44664 Net Operating Income
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room
- Floor: Laminate, Tile
- Appliances: Gas Range, Oven

Exterior

- Lot Features: Lawn
- Security Features: Gated Community, Window Bars, Fire and Smoke Detection System, Carbon Monoxide Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$11,136
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,800	\$1,800	\$2,000
2:	2	1	1		Unfurnished	\$850	\$885	\$1,400
3:	3	1	1		Unfurnished	\$600	\$600	\$1,400
4:	4	1	1		Unfurnished	\$1,400	\$1,400	\$1,550

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

Of Units With:

- Separate Electric:
- Gas Meters: 3
- Water Meters: 2
- Carpet: 3
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 1
- Wall AC:

Additional Information

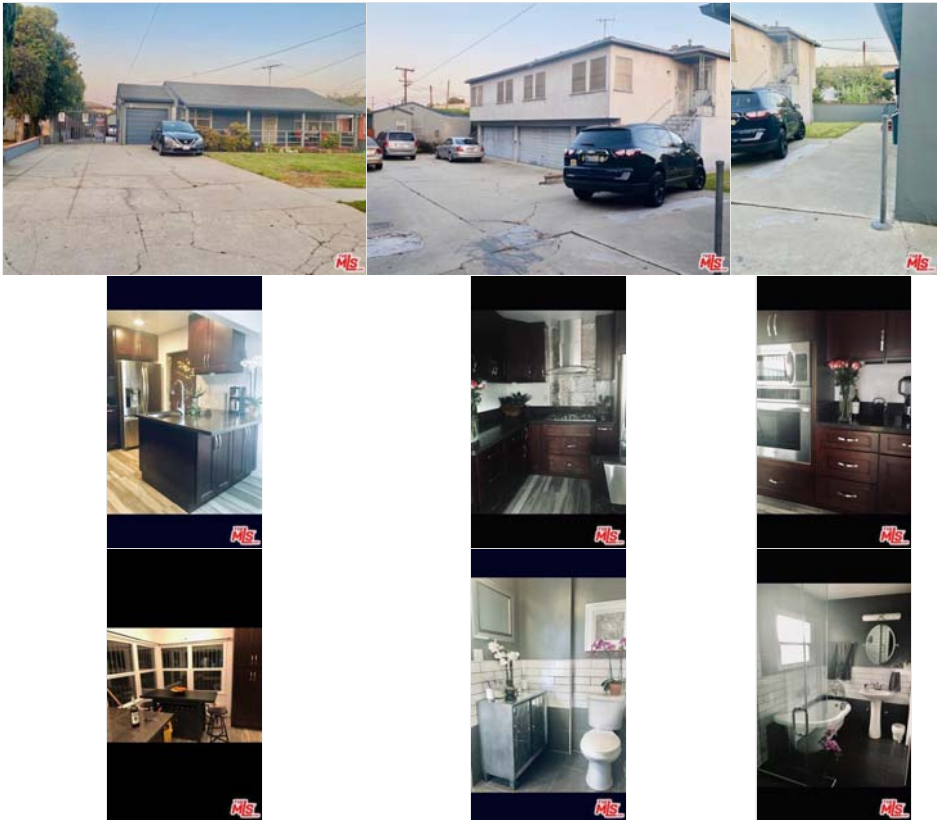
- Standard sale
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4015011005

Michael Lembeck**Re/Max Property Connection**

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

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CUSTOMER FULL: Residential Income LISTING ID: 21717556

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Closed •

List / Sold: **\$925,000/\$940,000** ↑

2805 Glenview Ave • Los Angeles 90039

5 days on the market

4 units • **\$231,250/unit** • **1,789 sqft** • **5,010 sqft lot** • **\$525.43/sqft** • **Built in 1926**

Listing ID: 21778180

Take exit 140A for Fletcher Dr, Turn right onto Ripple St, Turn right onto Glenview Ave



Rare opportunity in hot Atwater neighborhood. Ideal opportunity for owner user, or someone looking to take advantage of increasing rental values. The front building features a spacious 1 bedroom and 1 bath and two studio units. The separate back craftsman unit is a 2 bedroom and 1 bath with a private backyard. Minutes away to Los Feliz, Downtown LA, Dodger Stadium, and major highways.

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$925,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Outside
- \$36353 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$24,847
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1		Unfurnished	\$825	\$1,650	\$2,000
2:	1	2	1		Unfurnished	\$1,850	\$1,850	\$2,300
3:	1	1	1		Unfurnished	\$1,600	\$1,600	\$2,600
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
- 606 - Atwater area
- Los Angeles County
- Parcel # 5437031013

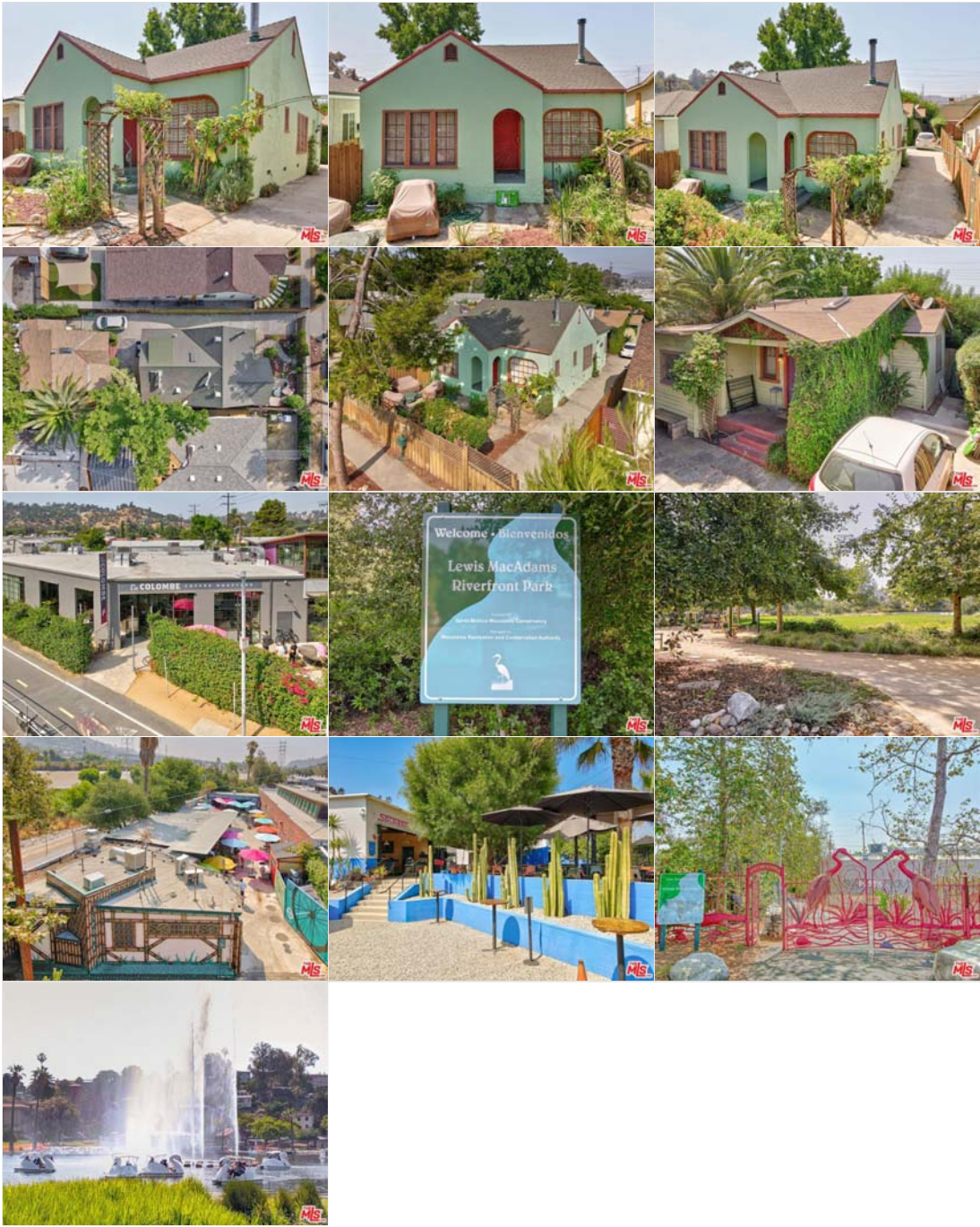
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: 21778180

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List / Sold:

Closed •**\$1,995,000/\$2,400,000** ↑

17 days on the market

Listing ID: 21787680

3670 Glenfeliz Blvd • Los Angeles 90039**4 units** • **\$498,750/unit** • **4,988 sqft** • **6,031 sqft lot** • **\$481.15/sqft** •
Built in 1936**East of the 5 Fwy, North of Glendale Blvd**

Located in the heart of Atwater Village is this trophy building on a sweeping corner lot. Great investor or owner user opportunity, this four unit authentic Spanish building is comprised of 2 - three bedroom, two bathroom units, 1- two bedroom, one bath unit, and one studio, along with three one car garages. Close proximity to all that Atwater Village has to offer including, boutique shops and local restaurants. This building is the one you've been waiting for.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$1,995,000
- 2 Buildings

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,595	\$3,595	\$3,595
2:	1	3	2		Unfurnished	\$0	\$0	\$0
3:	1	1	1		Unfurnished	\$1,986	\$1,986	\$1,986
4:	1	0	1		Unfurnished	\$1,200	\$1,200	\$1,200
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 606 - Atwater area
- Los Angeles County
- Parcel # 5435029033

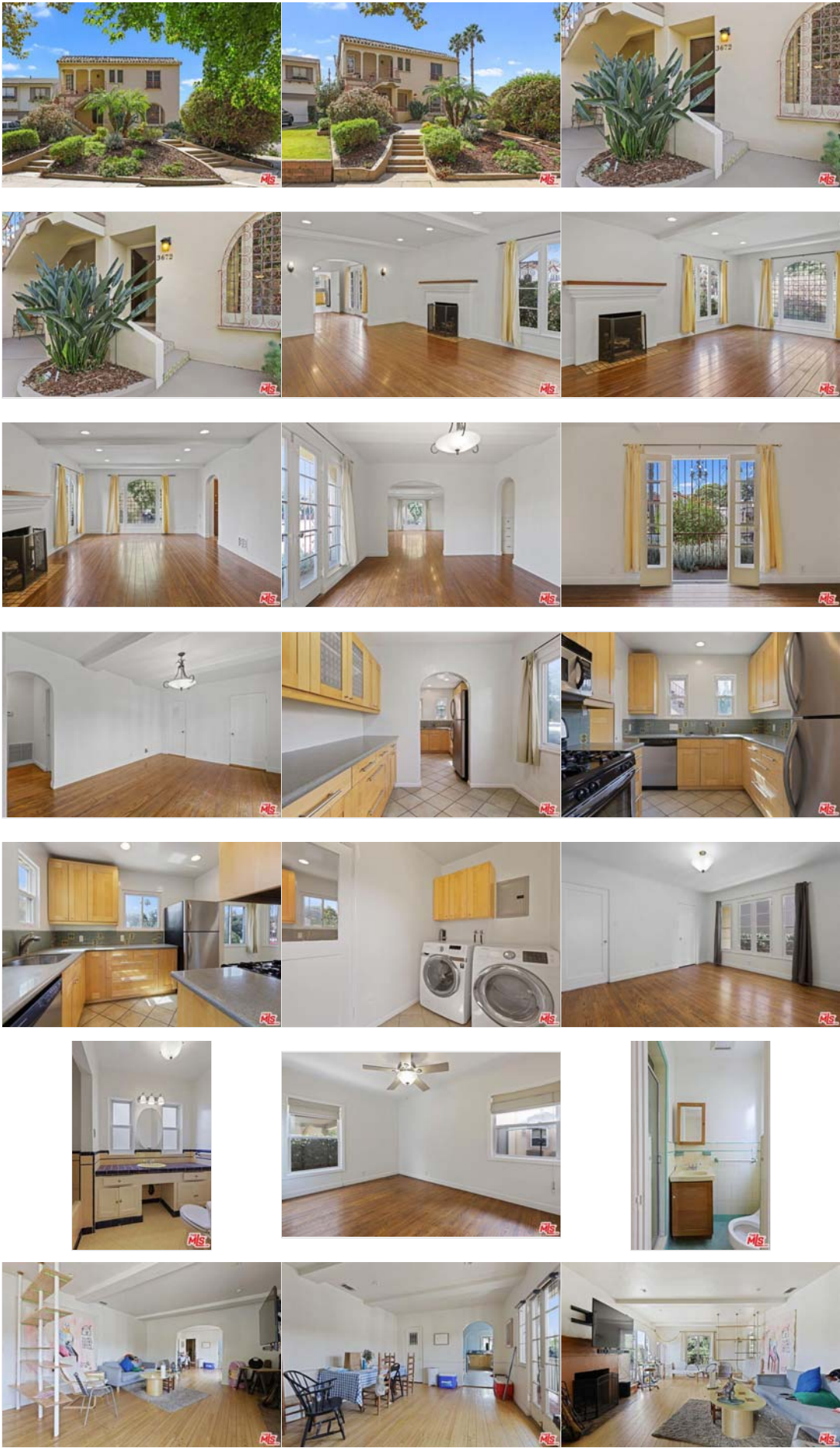
Michael Lembeck

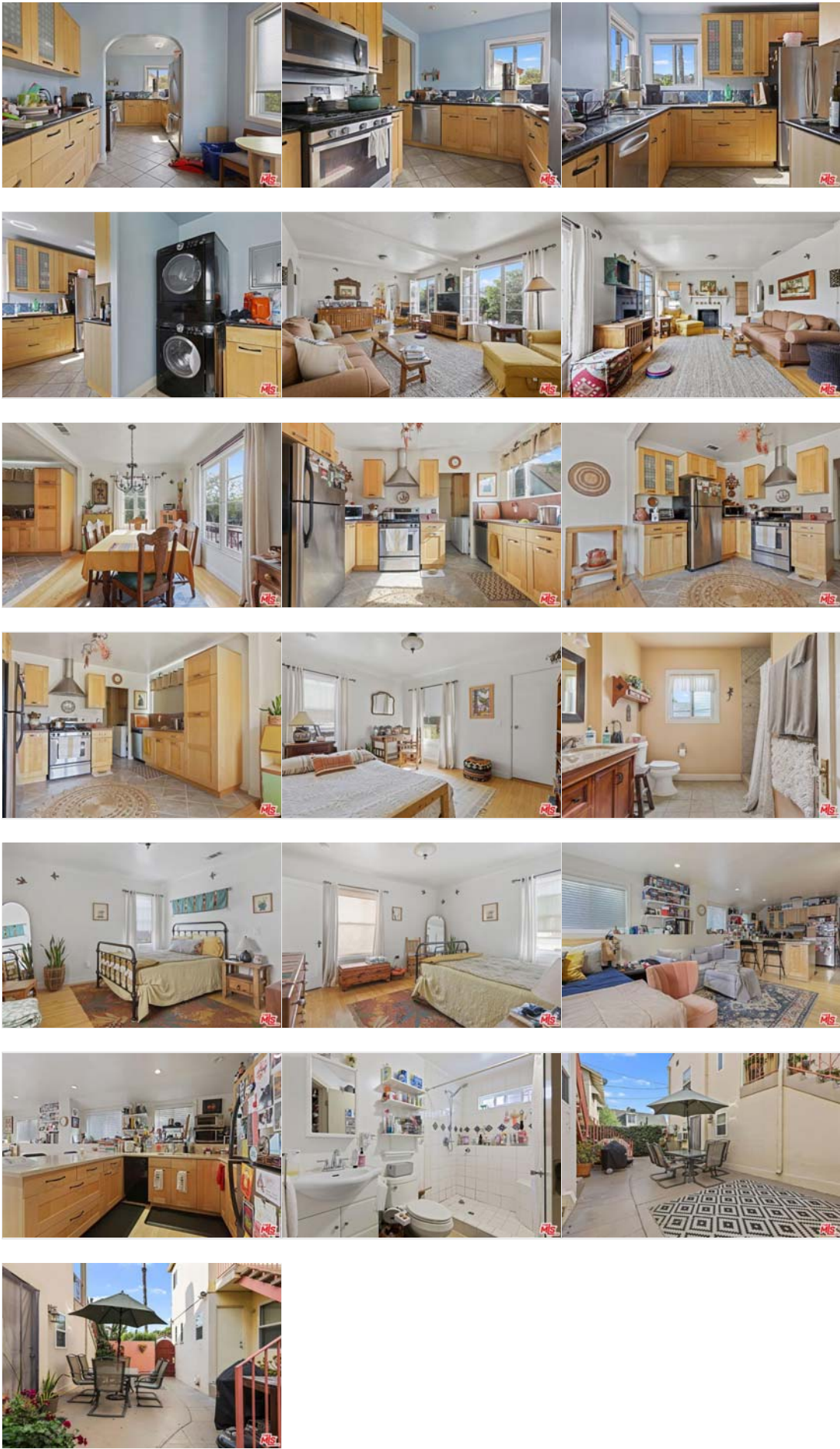
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •List / Sold: **\$1,495,000/\$1,495,000****2715 W Clark Ave • Burbank 91505****0 days on the market****4 units • \$373,750/unit • 2,270 sqft • 6,250 sqft lot • \$658.59/sqft • Built in 1947****Listing ID: SR21230538****Just North of Verdugo & West of Buena Vista**

We are proud to represent this 4unit apartment building in an excellent rental pocket in the heart of Burbank's Magnolia Park district. The location is a real draw for renters, as the property is situated on a quiet, treelined street in a neighborhood of \$1mil+ homes. The building was constructed in 1947. Its unit mix consists of (4) onebedroom, onebathroom units. With a lot size of 6,249 square feet, the property has a total of 2,270 rentable square feet. Some of the highlights include hardwood floors, ceiling fans, and private garages. Tenants enjoy a garden style setting. All renters have paid through COVID and none of the renters currently have leases. The property is located in Burbank, which is a highly desirable rental market and is known as the media capital of the world. It is home to Disney Studios, Warner Brothers, and NBC. The city has over 80 restaurants, 30 movie screens, and 200 stores; its residents enjoy top ranked schools, easy access to the 5 and 134 freeways, and close proximity to the Burbank Metro Link. The property is separately metered for gas and electricity. An astute investor will take advantage of historic low interest rates and the increasing rental market.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$1,495,000
- 1 Buildings
- 4 Total parking spaces
- \$332 (Estimated)
- Laundry: Community
- \$81000 Gross Scheduled Income
- \$54291 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior**Exterior**

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,279
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$2,250
- 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:	4	1	1	4	Unfurnished	\$6,750	\$6,750	\$7,200

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
- 610 - Burbank area
- Los Angeles County
- Parcel # 2479006015

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: SR21230538

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Closed •List / Sold: **\$1,495,000/\$1,495,000****2711 W Clark Ave • Burbank 91505****0 days on the market****4 units • \$373,750/unit • 2,270 sqft • 6,250 sqft lot • \$658.59/sqft • Built in 1947****Listing ID: SR21230534****Just North of Verdugo & West of Buena Vista**

We are proud to represent this 4unit apartment building in an excellent rental pocket in the heart of Burbank's Magnolia Park district. The location is a real draw for renters, as the property is situated on a quiet, treelined street in a neighborhood of \$1mil+ homes. The building was constructed in 1947. Its unit mix consists of (4) one-bedroom, one-bathroom units. With a lot size of 6,249 square feet, the property has a total of 2,270 rentable square feet. Some of the highlights include hardwood floors, ceiling fans, and private garages. Tenants enjoy a garden style setting. All renters have paid through COVID and none of the renters currently have leases. The property is located in Burbank, which is a highly desirable rental market and is known as the media capital of the world. It is home to Disney Studios, Warner Brothers, and NBC. The city has over 80 restaurants, 30 movie screens, and 200 stores; its residents enjoy top ranked schools, easy access to the 5 and 134 freeways, and close proximity to the Burbank Metro Link. The property is separately metered for gas and electricity. An astute investor will take advantage of historic low interest rates and the increasing rental market.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$1,495,000
- 1 Buildings
- 4 Total parking spaces
- \$343 (Estimated)
- Laundry: Community
- \$81000 Gross Scheduled Income
- \$54291 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior**Exterior**

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,279
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$2,250
- 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:	4	1	1	4	Unfurnished	\$6,750	\$6,750	\$7,200

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
- 610 - Burbank area
- Los Angeles County
- Parcel # 2479006014

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: SR21230534

Printed: 11/28/2021 12:48:54 PM

Closed •List / Sold: **\$1,700,000/\$1,700,000****305 Ohio St # 1 • Pasadena 91106****2 days on the market****4 units • \$425,000/unit • 3,434 sqft • 9,433 sqft lot • \$495.05/sqft • Built in 1954****Listing ID: SR21221826****Just south of California Blvd and east of Route 66**

We are proud to represent this 4unit apartment building in Pasadena. The building was constructed in 1954. Its unit mix consists of (1) three-bedroom, one-bathroom unit and (3) two-bedroom, one-bathroom units. With a lot size of 9,432 square feet, the property has a total of 3,434 rentable square feet. There are washer and dryer hookups in each unit. The property is situated in Pasadena, which offers a comfortable blend of urban and suburban amenities. Downtown Pasadena's clean, sunny sidewalks are lined with opportunities for great dining and shopping. The city also has numerous cultural centers, such as the Huntington Library and Descanso Gardens; it is also home to the Rose Bowl, which is a famous site for both sporting and cultural events. It is separately metered for gas and electricity. Please do not disturb the tenants.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$1,700,000
- 2 Buildings
- 0 Total parking spaces
- \$1,029 (Estimated)
- Laundry: Community
- \$83100 Gross Scheduled Income
- \$45378 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior**Exterior**

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$35,229
- Electric: \$3,325.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$2,072
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,050
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	0	Unfurnished	\$5,100	\$5,100	\$6,750
2:	1	3	1	0	Unfurnished	\$1,825	\$1,825	\$2,900

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
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5720020019

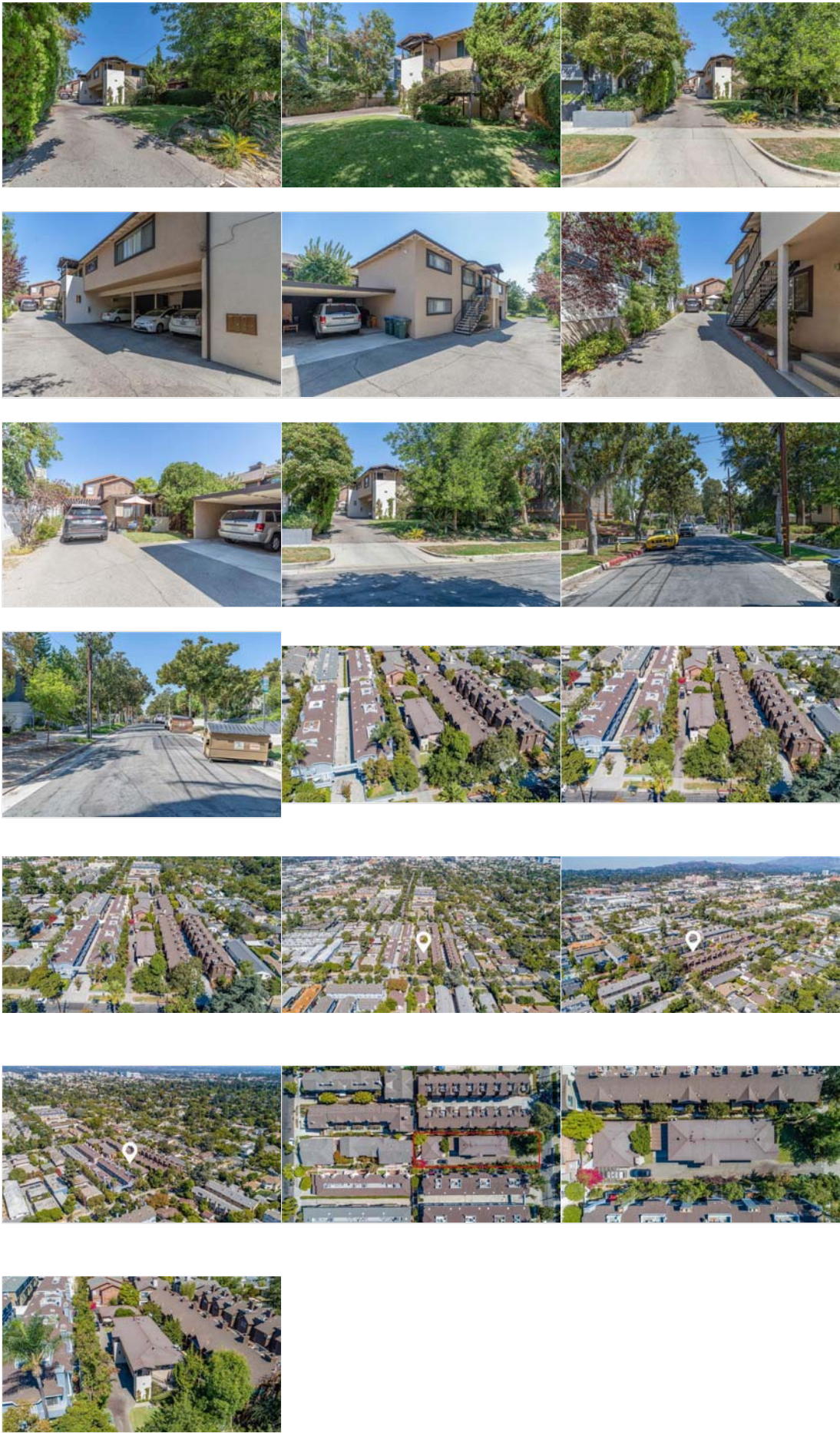
Michael Lembeck

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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ClosedList / Sold: **\$1,700,000/\$1,700,000****175 E Highland Ave # 4 • Sierra Madre 91024****8 days on the market****4 units • \$425,000/unit • 4,626 sqft • 8,630 sqft lot • \$367.49/sqft • Built in 1973****Listing ID: AR21233428****North on Baldwin and East on Highland Ave. Property is on the North side.**

We are proud to present 175 E. Highland Ave. located near the heart of Sierra Madre which is near the foothills and a very short distance neighboring Pasadena, the Playhouse District and downtown LA. The building area is 4,626 sq.ft, with an average unit size of apprx. 1,150 sq.ft., and it sits on a 8,630 sq.ft. lot. This well-designed property offers (4) 2-bed / 1-bath units with much upside potential. The units include A/C, all individual meters for gas & electric, on-site laundry room with the washers and dryers owned by landlord and ample on-site parking. Conveniently located near local shops and transportation. Please do not disturb the tenants.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Community
- \$81360 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard, Gentle Sloping
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02136735
- 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	\$1,595	\$0	\$2,100
2:	1	2	1	0	Unfurnished	\$1,595	\$0	\$2,100
3:	1	2	1	0	Unfurnished	\$1,795	\$0	\$2,100
4:	1	2	1	0	Unfurnished	\$1,795	\$0	\$2,100

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
- 656 - Sierra Madre area
- Los Angeles County
- Parcel # 5767008018

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: AR21233428

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Closed •

List / Sold:

\$1,525,000/\$1,450,000 ↓

63 days on the market

Listing ID: 21770582

1143 N Commonwealth Ave • Los Angeles 90029
4 units • \$381,250/unit • 3,148 sqft • 6,250 sqft lot • \$460.61/sqft •
Built in 1925

South of Fountain Ave, west of Sunset Blvd, north of Santa Monica Blvd, east of Virgil Ave.



Great 1920s 4-plex in fantastic Silver Lake location, close to numerous shops and restaurants. Each unit is a spacious 1 bed/1 bath + laundry room. Three units are rented with one vacant, creating a possible owner/user opportunity or purely income play. Ample parking via a gated driveway that leads to a carport with 5 stalls plus 1 additional uncovered parking spot. Most units have original hardwood floors, and the property has been well maintained. Located near the Sunset Junction, residents have easy access to public transit, the Silver Lake reservoir, Griffith Park, downtown LA and much more.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$1,600,000
- 1 Buildings
- 5 Total parking spaces
- 5 Total carport spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$73070 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$6,944
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,572
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,571
- Other Expense: \$1,105
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,003	\$1,003	\$2,500
2:	1	1	1		Unfurnished	\$1,995	\$1,995	\$2,500
3:	1	1	1		Unfurnished	\$2,500	\$2,500	\$2,500
4:	1	1	1		Unfurnished	\$1,638	\$1,638	\$2,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

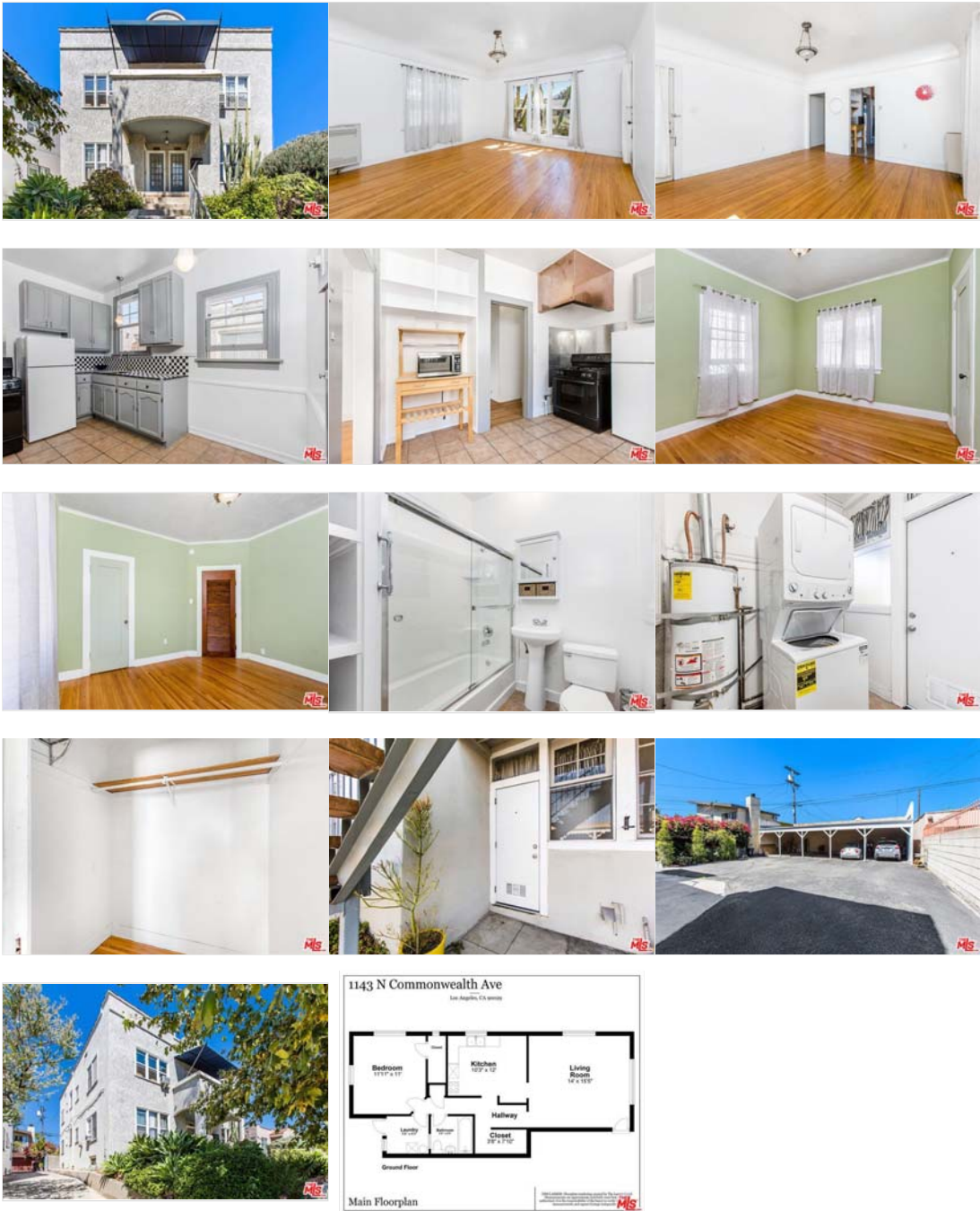
Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5542025027

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: 21770582

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Closed • [Quadruplex](#)

2926 S Normandie Ave • Los Angeles 90007
4 units • **\$362,500/unit** • **3,720 sqft** • **6,561 sqft lot** • **\$376.34/sqft** •
Built in 1913
South Normandie Ave., between West 29th St., and west 30th Street

List / Sold:
\$1,450,000/\$1,400,000 ↓
56 days on the market
Listing ID: DW21107707



CAP 5.4%. Renovated 4 units near USC For Sale! Each unit has 2 beds and 1 bath. Laundry in each unit.

Facts & Features

- Sold On 11/24/2021
 - Original List Price of \$1,450,000
 - 1 Buildings
 - 0 Total parking spaces
 - Cooling: See Remarks
 - Heating: Wall Furnace
- Laundry: Inside
 - \$99600 Gross Scheduled Income
 - \$75900 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: \$23,700
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,000
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$4,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,100
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,100
4:	1	2	1	1	Unfurnished	\$0	\$0	\$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
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5054007007

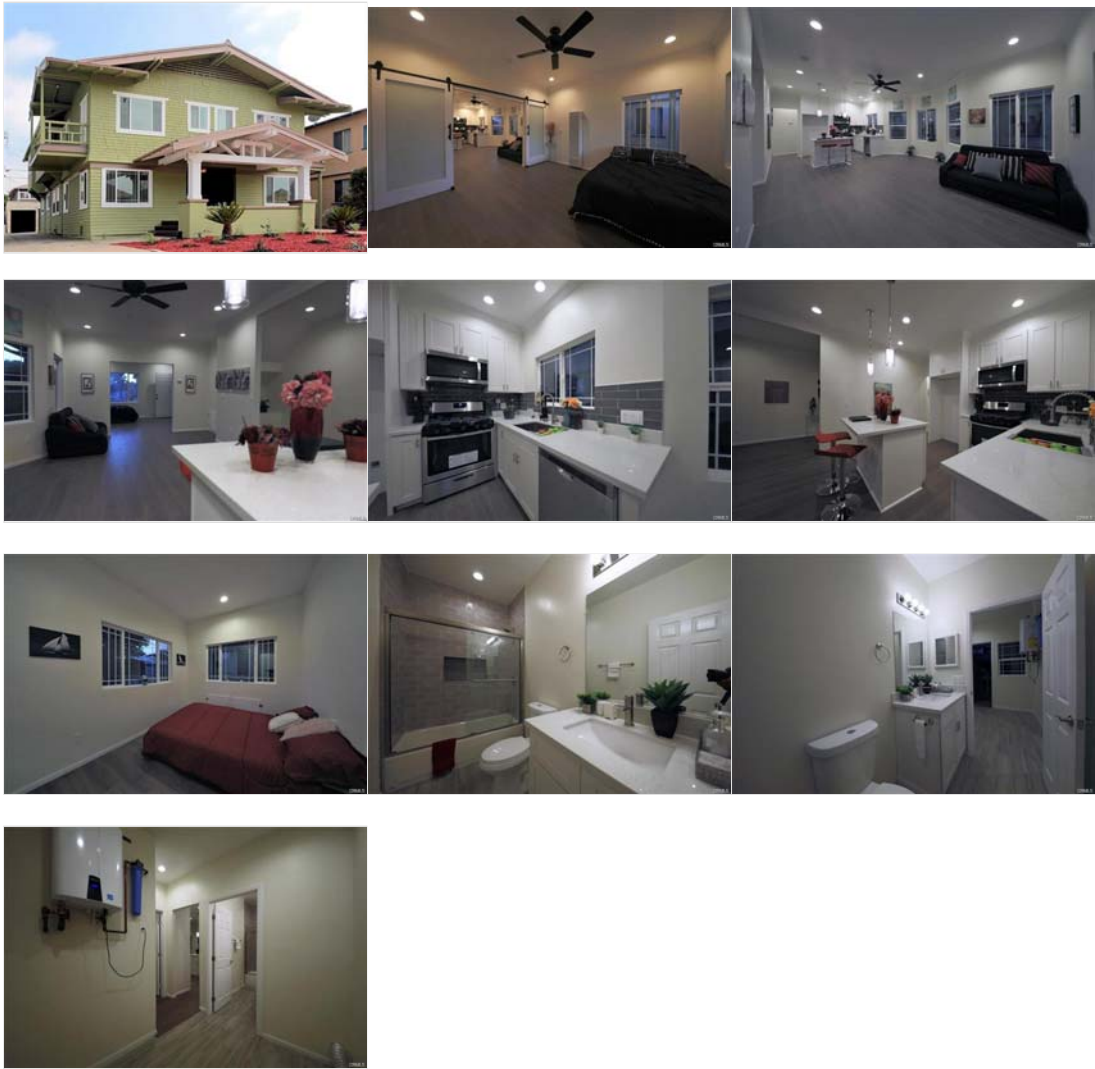
Michael Lembeck

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: DW21107707

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Closed •

List / Sold: **\$1,499,000/\$1,500,000**

1114 S Orange Dr • Los Angeles 90019
4 units • \$374,750/unit • 5,665 sqft • 7,281 sqft lot • \$264.78/sqft •
Built in 1941
West of S La Brea Ave and North of San Vicente Blvd

83 days on the market
Listing ID: 21732974



Location, Location, Location!!! ****LOWEST PRICE PER SFT**** The well-maintained property renovated in 2010 consists of two one-bedroom units, one four-bedroom unit and a one-bedroom additional unit. The 7,281 square foot lot + 5,065 square foot main building + a brand new 600 square foot one bedroom and one bathroom ADU has a total 5,665 square foot living area located within a highly desirable pocket of Mid-City Los Angeles. The property sits at HPOZ zoning and is a walking distance to La Brea Avenue providing convenient access to daily errands, retail and entertainment venues. The owner is in the process of completing the ADU and the CoFO will be delivered before the close of escrow. The continued gentrification of the surrounding area along with the remaining value add potential for a new owner to renovate the building to achieve superior future returns moving forward makes 1114 South Orange Drive an excellent investment opportunity.

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: Multi/Split
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Laundry: Stackable

Interior

- Floor: Wood, Carpet
- Appliances: Refrigerator, Gas Oven, Range

Exterior

- Security Features: Carbon Monoxide Detector(s)

Annual Expenses

- Total Operating Expense: \$24,875
- 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	4	2		Unfurnished	\$0	\$0	\$5,000
2:	1	1	1		Unfurnished	\$0	\$0	\$2,200
3:	1	1	1		Unfurnished	\$0	\$0	\$2,200
4:	1	1	1		Unfurnished	\$0	\$0	\$2,200
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

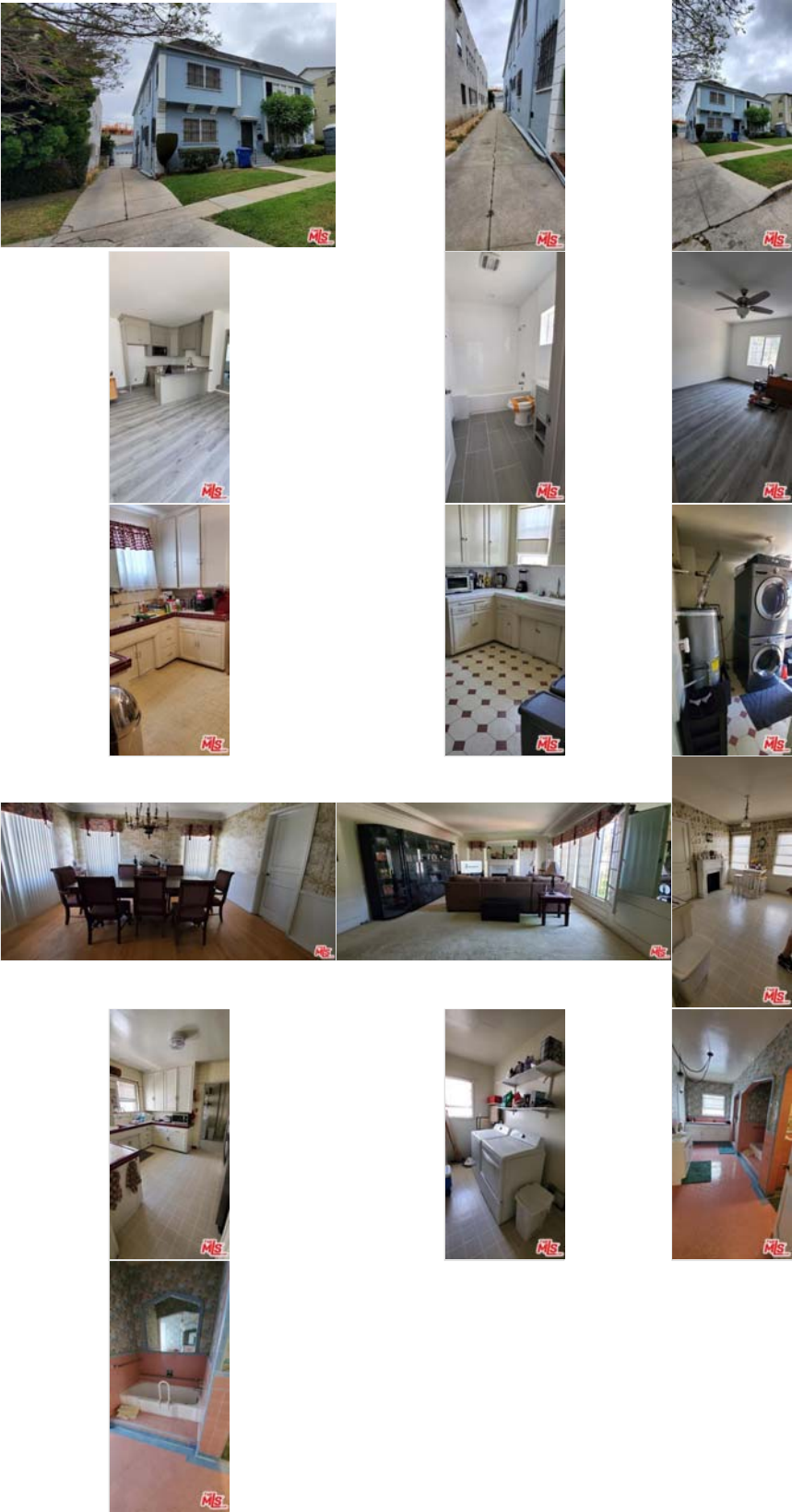
Additional Information

- Standard sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5084020008

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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List / Sold:

Closed**\$3,550,000/\$3,625,000** ↑**18 days on the market****Listing ID: PW21199459****4444 S Slauson Ave • Culver City 90230****4 units • \$887,500/unit • 6,306 sqft • 5,001 sqft lot • \$574.85/sqft • Built in 2021****From Culver take Slauson south, property is on the left.**

NEW CONSTRUCTION SILICON BEACH FOUR UNIT We are pleased to offer a new construction, non-rent controlled, fully leased four unit in Culver City. The property, located in Silicon Beach, is home to major employers such as Facebook, YouTube, Amazon Studios, Sony Pictures, HBO, Hulu, Beats Electronics and many more tech and entertainment companies pouring into the neighborhoods. All four units leased quickly due to the high demand of quality housing in this market, providing the new owner with gross rents of \$229,620. The units are generously sized with an average of 1,500 sf with open floor plans, private laundry, and high-end finishes. Each unit is equipped with separate meters for water, gas and electricity. Energy efficient building materials, landscape, water reclamation systems, appliances and fixtures present the new owner with a fully warranted, low maintenance, green certified, environmentally friendly property. This cash flowing asset is sure to impress even the most discerning investors with such a rare opportunity to acquire a new construction in this exclusive market.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$3,550,000
- 2 Buildings
- 8 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Washer Hookup, Washer Included
- Cap Rate: 4.5
- \$229,620 Gross Scheduled Income
- \$158,866 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 5 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Sprinkler System, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$63,864
- Electric: \$1,169.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,398
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$343
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$4,645	\$4,645	\$4,850
2:	1	3	3	2	Unfurnished	\$4,645	\$4,645	\$4,850
3:	1	3	4	2	Unfurnished	\$5,545	\$5,545	\$5,700
4:	1	3	2	2	Unfurnished	\$4,300	\$4,300	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- C28 - Culver City area
- Los Angeles County
- Parcel # 4217018015

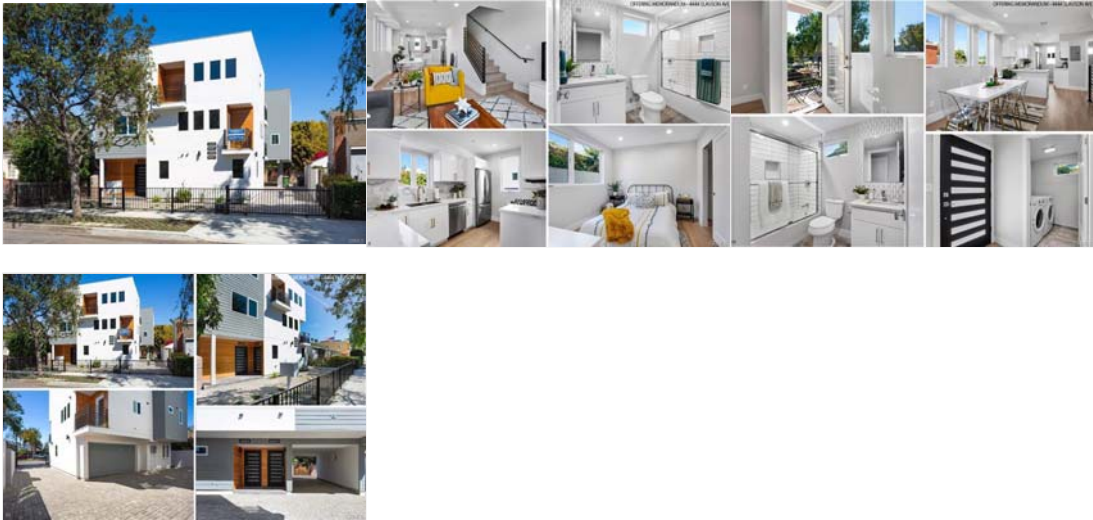
Michael Lembeck

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: PW21199459

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Closed • **Quadruplex**List / Sold: **\$1,100,000/\$977,500** ↓**23 days on the market****6807 Perry Rd** • Bell Gardens 90201**4 units** • **\$275,000/unit** • **2,631 sqft** • **10,653 sqft lot** • **\$371.53/sqft** •**Listing ID: OC21206458****Built in 1944****605 freeway North; exit Imperial Hwy. Make left on Imperial and right on Paramount Blvd. Left on Florence Ave. Right turn onto Perry Road. Destination on left.**

Don't miss this great opportunity to own clean and cozy multi-unit properties with lovely landscaping in the great rental area of Bell Gardens. These 4 rentable units consist of an updated front 2 bedroom 1 bath single family residence; two 1 bedroom 1 bath duplex units behind the front house; and a 2 bedroom 1 bath super cute single family residence at the back of the property. Many updates have been completed in the units; and the property is located across the corner from Veterans Park, close to local schools, major transportation and shopping. Perfect for any investors looking to acquire more properties to their portfolio or beginners who may want to live in one of the units and lease the rest. Don't miss checking out this extraordinary investment property. It won't last.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$1,150,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Other)
- Laundry: Gas & Electric Dryer Hookup, Inside, Outside, Washer Hookup
- Cap Rate: 6
- \$33500 Gross Scheduled Income
- \$17984 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Laminate, Tile, Vinyl
- Appliances: Disposal, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator
- Other Interior Features: Granite Counters, Laminate Counters, Pull Down Stairs to Attic, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,339
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$450
- Cable TV: 01242076
- Gardener:
- Licenses:
- Insurance: \$1,399
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$450
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,400	\$16,800	\$26,400
2:	1	1	1	0	Unfurnished	\$900	\$10,800	\$20,400
3:	1	1	1	0	Unfurnished	\$800	\$9,600	\$20,400
4:	1	2	1	0	Unfurnished	\$800	\$9,600	\$26,400

Of Units With:

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

Additional Information

- Trust sale
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6358010036

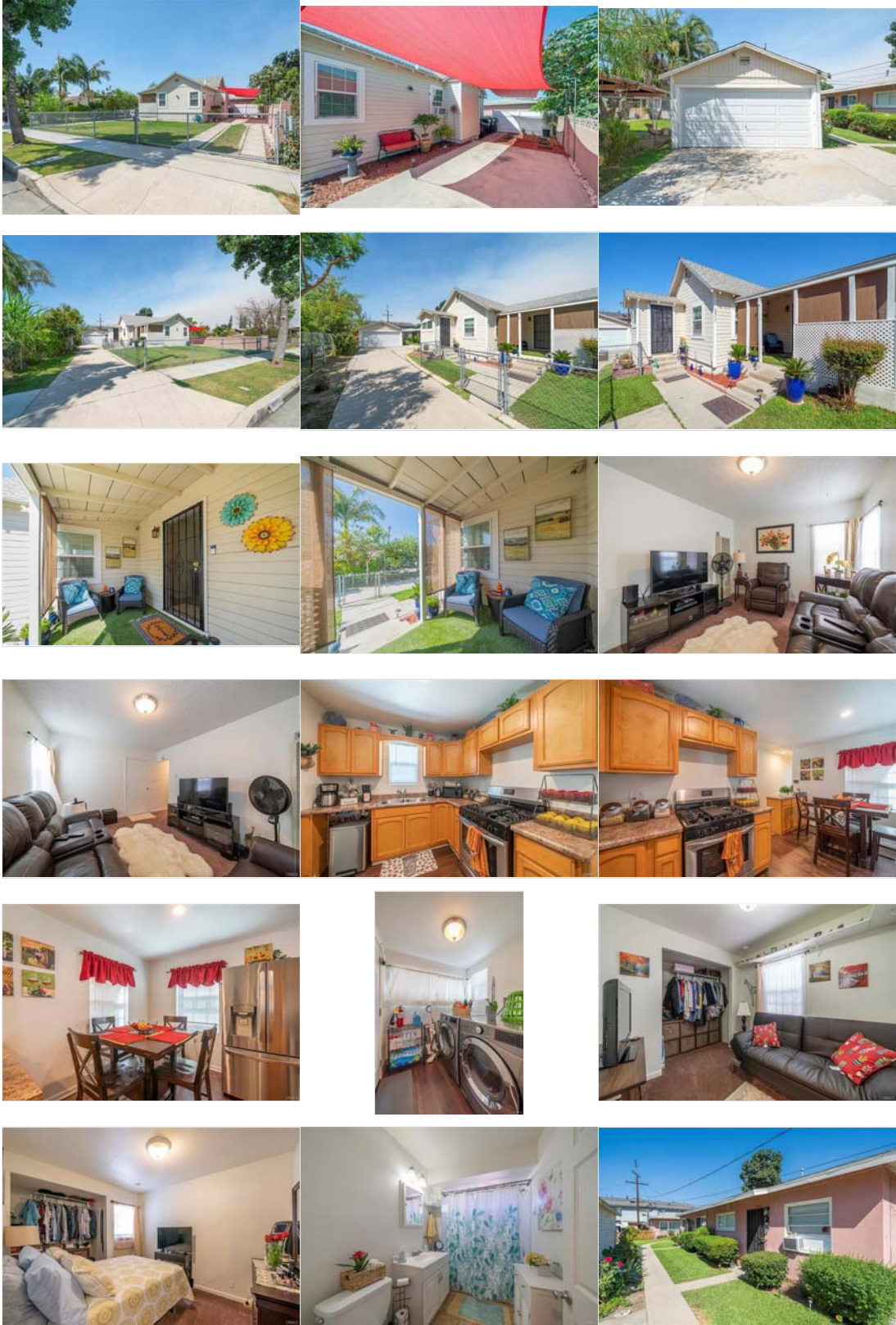
Michael Lembeck

State License #: 01019397

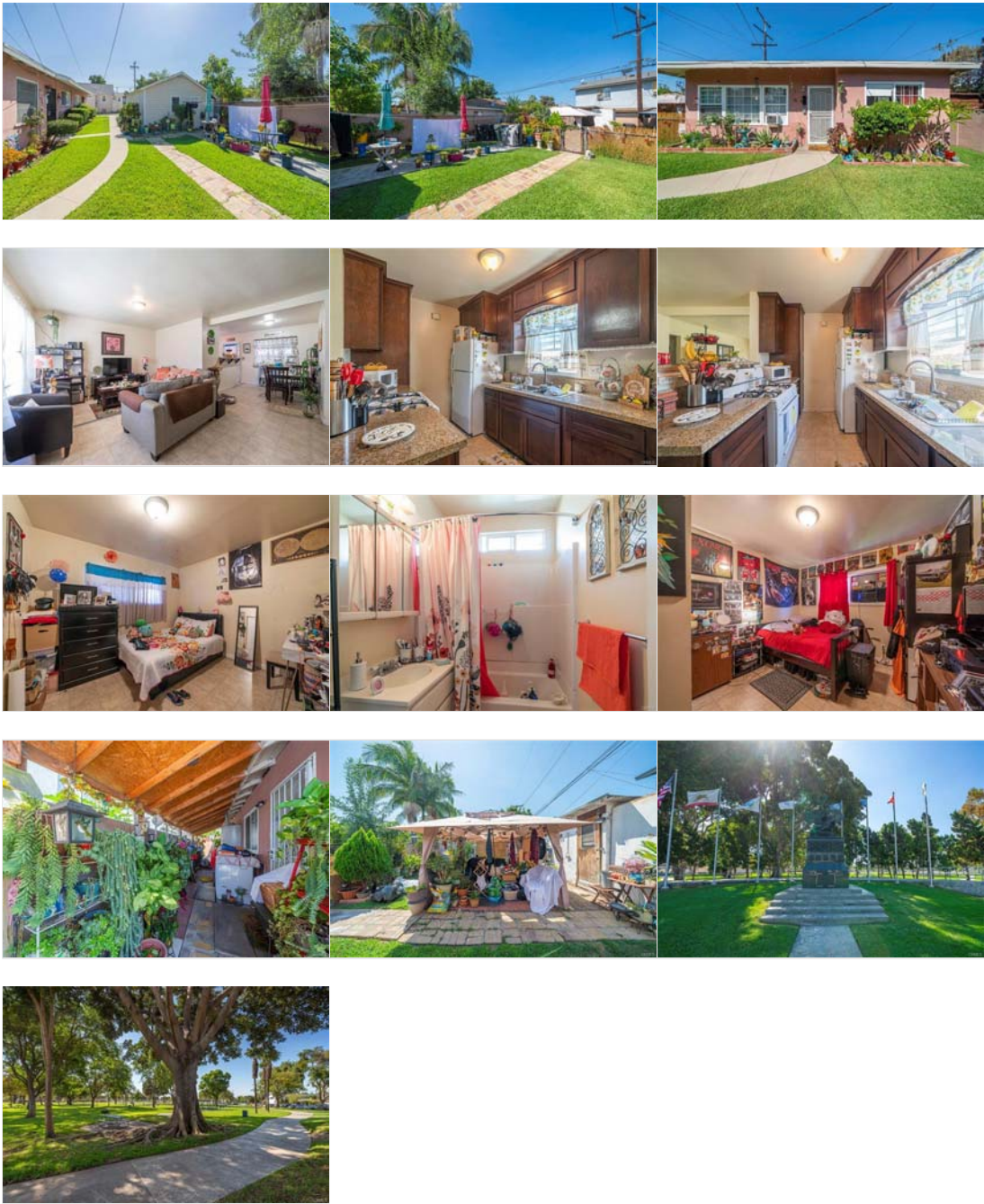
Re/Max Property Connection

State License #: 01891031

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CUSTOMER FULL: Residential Income LISTING ID: OC21206458

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Closed •

632 Manchester Dr • Inglewood 90301
5 units • \$329,000/unit • 4,890 sqft • 6,994 sqft lot • \$330.27/sqft •
Built in 1963
West of Prairie Avenue, North of Manchester Avenue

List / Sold:
\$1,645,000/\$1,615,000 ↓
52 days on the market
Listing ID: 21773592



-Price Reduced by \$100,000! -Located Mile From Inglewood's City Hall, Police Department & Public Library -Walking Distance to The Forum & SoFi Stadium Building's Current Owner is the Original Developer -New Roof, New Water-Efficient Landscaping, Newly Painted, Some Remodeled Units, On-Site Laundry Facility, & Air Conditioning for All Units -ADU Potential Adjacent Double & Single Car Garage Allowing Possibility for ADU Conversion -(Two) 2-Bedroom/1.75-Bathroom Units and (Three) 1-Bedroom/1-Bathroom Units -Two Units with Private Balconies, Two Units with Fireplaces, & Front Unit with Private Patio & Enclosed Two-Car Garage -Centrally Located Near LAX Airport, Crenshaw/LAX Metro Station & Hollywood Park Development - All Electric Building with No Gas Expense -Approximately 20% in Potential Rental Upside with a 4.70% Pro-Forma Cap Rate & 15.17 Pro-Forma GRM

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$1,745,000
- 1 Buildings
- Laundry: Community
- \$61016 Net Operating Income
- 5 electric meters available
- 5 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,709
- 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:	2	2	1		Unfurnished	\$1,720	\$3,440	\$4,500
2:	3	1	1		Unfurnished	\$1,518	\$4,556	\$5,085
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4021027005

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

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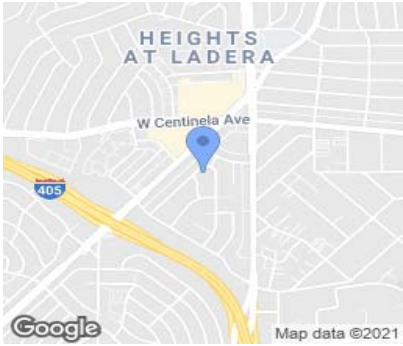
CUSTOMER FULL: Residential Income LISTING ID: 21773592

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Closed •

6934 Kittyhawk Ave • Los Angeles 90045
5 units • \$359,800/unit • 4,503 sqft • 8,967 sqft lot • \$401.95/sqft •
Built in 1954
South of La Tijera Blvd. and East of the 405 Freeway

List / Sold:
\$1,799,000/\$1,810,000 ↑
26 days on the market
Listing ID: 21786422



Delivered VACANT! 8,967 square feet of incredible R3-1 development opportunity! There are several ways to capitalize on this property; currently five (5) units with large upside at market rents, development potential of 11 units, and possibly 17 units with density bonus. This location is phenomenal: situated at the intersection of Culver City, Westchester, and Inglewood in the "New Westside." With easy access to the 405 and Sepulveda, the Property is located about 15 minutes to the sand of Playa Del Rey, 15 minutes to SoFi and the Forum, and only 5 minutes from the upcoming Westchester/Veterans Station on the K-Line. Property has not been professionally managed and would benefit from professional management should it not be developed. Property has common laundry facilities which are not monetized. New owner could generate income from laundry facilities. Buyer to verify, but this opportunity is special. Size, Location, Upside, Development: this property is golden.

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$1,799,000
- 1 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace
- \$113960 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$48,840
- 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:	3	1	1		Unfurnished	\$2,200	\$0	\$6,600
2:	2	2	1		Unfurnished	\$3,400	\$0	\$6,800
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
- C29 - Westchester area
- Los Angeles County
- Parcel # 4103011010

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





List / Sold:

Closed**\$1,095,000/\$1,050,000 ↓****88 days on the market****Listing ID: SR21152612****3568 S Budlong Ave • Los Angeles 90007****5 units • \$219,000/unit • 4,571 sqft • 5,203 sqft lot • \$229.71/sqft • Built in 1965****West of Vermont, South of Jefferson**

Excited to present this five unit complex in a prime 90007 zip code. Walking distance to USC. Prime area located within the DPS USC Campus Patrol and Response Area. Brand new roof. Brand new plumbing. Unit #5 completely renovated. (2) two bedroom one bath and (3) one bedroom one bath. Sold in "AS IS" Condition. DO NOT DISTURB TENANTS. DRIVE BY ONLY.

Facts & Features

- Sold On 11/23/2021
- Original List Price of \$1,185,000
- 1 Buildings
- 5 Total parking spaces
- 3 Total carport spaces
- Heating: Wall Furnace
- Laundry: Common Area, Community, Dryer Included, Washer Included
- \$114000 Gross Scheduled Income
- \$41430 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$28,115
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,952
- Cable TV: 01985275
- Gardener:
- Licenses:
- Insurance: \$3,173
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$484	\$484	\$1,500
2:	1	2	1	0	Unfurnished	\$796	\$796	\$2,200
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500
4:	1	2	1	0	Unfurnished	\$686	\$686	\$2,200
5:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5040018028

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: SR21152612

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Closed •

10226 Silverton Ave • Tujunga 91042
10 units • \$229,500/unit • 5,346 sqft • 14,883 sqft lot • \$419.94/sqft •
Built in 1953
[google map](#)

List / Sold:
\$2,295,000/\$2,245,000 ↓
17 days on the market
Listing ID: 21795970



First time on the market since the 1980s. Great opportunity to acquire a value add 10 unit building with room for 2 ADUs on a large parcel. All 1 bedroom/1 bath. Individual water heaters, owned on-site laundry. Front units have private, fenced yards. Idyllic location.

Facts & Features

- Sold On 11/24/2021
- Original List Price of \$2,295,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$90591 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$62,802
- 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:	10	1	1		Unfurnished	\$1,307	\$13,075	\$15,790
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 2565020063

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: 21795970

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Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 11/21/2021 to 11/27/2021
County Or Parish is 'Los Angeles'
City is not 'Long Beach'
Number Of Units Total is 2+
Selected 54 of 54 results.