

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	SB24190306	S	4572 W 130th ST	HAWT	109	STD	2	0		\$1,000,000	511.51	1955	1920/ASR	9,004/0.2067	N	3	11/26/24	39/39
2	WS24162303	S	1511 W 145TH ST	GR	118	STD	2	60,000		\$950,000	535.21	1775	1958/ASR	9,398/0.2157	N	1	11/27/24	77/77
3	SB24187731	S	846 W Santa Cruz ST	SP	187	STD	2	55,200	5	\$788,000	526.74	1496	1924/ASR	6,004/0.1378	N	0	11/25/24	13/13
4	SB24199310	S	1331 W Papagete ST	WILM	195	STD	2	0		\$855,000	610.71	1400	1948/ASR	6,549/0.1503	N	2	11/25/24	17/17
5	DW24217360	S	615 N Fries AVE	WILM	196	STD	2	33,600		\$627,000	544.27	1152	1956/EST	8,011/0.1839	N	0	11/27/24	12/12
6	PW24074484	S	12232 223rd ST	HG	54	STD	2	37,200		\$650,000	584.01	1113	1946/APP	5,307/0.1218	N	0	11/27/24	202/202
7	AR24174876	S	421 S 5th ST	ALH	601	STD	2	57,600		\$1,280,000	655.74	1952	1923/ASR	8,054/0.1849	N	4	11/27/24	30/30
8	GD24187213	S	812 E Doran ST	GD	628	STD	2	0		\$1,620,000	737.03	2198	1938/ASR	7,099/0.163	N	2	11/27/24	8/8
9	SR24210688	S	245 W Cherry AVE	MNRO	639	TRUS	2	40,584		\$922,000	571.96	1612	1952/ASR	8,629/0.1981	N	2	11/27/24	18/18
10	DW24201027	S	725 N Gordon ST	POM	687	STD	2	0		\$560,000	202.60	2764	1897/ASR	11,743/0.2696	N	0	11/26/24	40/40
11	PW24209609	S	339 E Manchester AVE	LA	699	PRO	2	46,200		\$612,000	403.16	1518	1924/ASR	4,402/0.1011	N	0	11/27/24	0/0
12	SR24173983	S	1436 S Spaulding AVE	LA	699	STD	2	0		\$1,525,000	507.66	3004	1936/ASR	10,404/0.2388	N	3	11/27/24	51/51
13	SB24173702	S	422 Altair PL	VEN	C11	STD	2	0		\$1,541,343	1,592.30	968	1925/ASR	2,700/0.062	N	1	11/26/24	11/11
14	BB24211787	S	812 Alandale AVE	LA	C19	TRUS	2	103,620		\$1,725,000	397.01	4345	1939/ASR	5,983/0.1374	N	4	11/27/24	12/12
15	TR24177083	S	1918 W 36th PL	LA	C34	STD	2	0		\$820,000	546.67	1500	1921/PUB	4,202/0.0965	N	0	11/25/24	20/20
16	SR24176517	S	1700 W 59th ST	LA	C36	STD	2	0		\$700,000	723.14	968	1925/ASR	3,838/0.0881	N	0	11/27/24	26/26
17	QC24196831	S	350 East 102nd Street	LA	C37	STD	2	132,000		\$1,300,000	356.56	3646	2021/OTH	5,140/0.118	N	3	11/27/24	18/18
18	SR24121006	S	43540 7th ST E	LNCR	LAC	STD	2	0		\$630,000	318.83	1976	1957/ASR	21,640/0.4968	N	2	11/26/24	88/185
19	SB24211137	S	5156 S Victoria AVE	LA	PHHT	STD	2	0		\$1,375,000	412.17	3336	1925/ASR	6,975/0.1601	N	2	11/25/24	11/11
20	24408733	S	941 Robinson ST	LA	STD	3				\$1,345,000	475.27	2830	1949	3,684/0.0846	N	2	11/26/24	152/152
21	DW24171653	S	5043 5045 Borland RD	LA	621	STD	3	59,400		\$980,000	392.63	2496	1926/ASR	5,369/0.1233	N	0	11/27/24	47/47
22	AR24224283	S	2535 Strathmore AVE	RSMD	651	STD,TRUS	3	0		\$1,550,000	466.73	3321	1943/ASR	11,354/0.2607	N	3	11/27/24	0/0
23	AR24227430	S	5635 N Charlotte AVE	SGAB	654	TRUS	3	5,550		\$930,000	556.22	1672	1946/ASR	5,888/0.1352	N	0	11/26/24	10/10
24	SR24240378	S	7010 Lennox AVE #B	VNS	VN	STD	3	0		\$1,235,000	301.96	4090	1988/ASR	7,231/0.166	N	0	11/26/24	0/0
25	24440335	S	1116 N Madison AVE	LA	STD	4				\$1,185,000	362.61	3268	1905	7,709/0.177	N	11/25/24	71/71	
26	SB24199372	S	3205 W 139th ST	HAWT	110	STD	4	8,800		\$1,500,000	421.11	3562	1987/ASR	5,543/0.1272	N	2	11/26/24	30/30
27	GD24210599	S	16812 S Dalton AVE	GR	119	STD,TRUS	4	86,520		\$1,675,000	334.33	5010	1990/PUB	7,503/0.1722	N	7	11/25/24	15/15
28	SB24046751	S	225 El Porto ST	MANH	142	STD	4	0		\$2,115,000	1,049.11	2016	1960/ASR	1,528/0.0351	N	2	11/26/24	240/240
29	24436229	S	29403 Indian Valley RD	RPV	174	STD	4	0	4	\$2,575,000	483.66	5324/E	1972/EST	13,489/0.3097	N	4	11/25/24	81/81
30	SB24173627	S	6108 Strickland AVE	LA	632	STD	4	0		\$1,400,000	560.00	2500	1949/ASR	7,165/0.1645	N	3	11/26/24	23/23
31	24448595	S	2810 Somerset DR	LA	C16	STD	4		10	\$1,175,000	253.07	4643	1929	6,290/0.1444	N	4	11/25/24	40/40
32	24423813	S	7127 Ramsgate AVE	LA	C29	STD	4			\$1,457,500	408.61	3567/A	1955/ASR	7,893/0.1812	N	4	11/25/24	113/113
33	24413769	S	872 W 42nd PL	LA	C34	STD	4			\$830,000	287.69	2885	1909	6,609/0.1517	N	11/27/24	138/138	
34	QC24024349	S	427 E 112th ST	LA	C37	STD	4	124,200		\$1,279,000	414.72	3084	1925/ASR	6,838/0.157	N	0	11/27/24	141/141
35	PF24213620	S	4217 S Flower ST	LA	C42	STD,TRUS	4	82,317	4	\$1,050,000	255.35	4112	1962/ASR	6,006/0.1379	N	4	11/27/24	8/8
36	GD24184975	S	537 N Kenmore AVE	LA	KREA	STD	4	91,800		\$1,507,500	257.96	5844	1921/ASR	10,327/0.2371	N	4	11/24/24	5/164
37	SB24199082	S	9518 Mayne ST	BF	RG	STD	4	50,400		\$875,000	419.26	2087	1927/ASR	6,537/0.1501	N	0	11/26/24	43/43
38	24442157	S	214 W Hillcrest BLVD	ING	101	STD	5			\$1,285,000	303.28	4237	1931	10,079/0.2314	N	11/27/24	26/26	
39	24446711	S	4022 Live Oak ST	CUD	T5	STD	5		4	\$1,250,000	207.99	6010/A	1969/ASR	9,403/0.2159	N	2	11/25/24	42/42
40	SR24104049	S	1415 Cosmic WAY	GD	626	STD	6	131,700		\$1,924,000	348.36	5523	1962/ASR	8,445/0.1939	N	6	11/27/24	113/113
41	24413621	S	3860 Colloco AVE	CULV	C28	STD	6	6		\$1,764,000	326.67	5400	1957	7,530/0.1729	N	11/26/24	133/133	
42	24430877	S	2016 Vista Del Mar ST	LA	C30	STD	6		5	\$3,600,000	780.57	4612	1921	12,267/0.2816	N	11/26/24	82/82	
43	24396945	S	11322 Hattersley ST	NHLW	NHO	STD	6			\$1,250,000	137.86	9067/D	2025/EST	7,329/0.1683	N	8	11/25/24	181/181
44	24455079	S	19406 Gilmore ST	RES	RES	STD	6			\$1,150,000	267.82	4294	1958	7,136/0.1638	N	11/27/24	23/23	
45	24434419	S	1019 6th ST	SM	C14	STD	10		5	\$4,314,420	555.70	7764	1956	7,496/0.1721	N	11/25/24	66/66	
46	24445111	S	11143 Aqua Vista ST	NHLW	STUD	STD	10		5	\$2,300,000	333.58	6895	1957	8,534/0.1959	N	11/27/24	37/37	
47	24424283	S	5211 Live Oak ST	CUD	T5	STD	16		6	\$3,600,000	243.24	14800/A	1963/ASR	40,362/0.9266	N	24	11/25/24	37/37
48	SR24163292	S	7900 7910 Willis AVE	PC	PC	STD	24	2,818,313	5	\$3,300,000	238.72	13824	1953/ASR	36,600/0.8402	N	0	11/26/24	23/23

Closed • Duplex

4572 W 130th St • Hawthorne 90250

2 units • \$499,500/unit • 1,955 sqft • 9,004 sqft lot • \$511.51/sqft • Built in 1920

Between Hawthorne and Inglewood

List / Sold: \$999,000/\$1,000,000 ↓

39 days on the market

Listing ID: SB24190306



Rare opportunity to own two units in the Ramona Tract one of most desirable neighborhoods in Hawthorne! The front house is a spacious and charming 2 bed, 2 bath home featuring a large formal dining room that could easily serve as a 3rd bedroom. The Bedrooms are oversized and have walk in closets. You will enjoy the breeze and city and city lights views as well a enjoying the breeze on the expansive covered front porch. The home also offers abundant storage and closet space throughout. The back unit, located above the 3-car garage, is a roomy 1 bed, 1 bath unit, also with plenty of storage, perfect for rental income or extended family. Situated on a massive 9,000+ sqft lot with ample potential for adding more units, such as an ADU. A long driveway provides plenty of off-street parking. The views from the front and back unit are special, with views of the LA skyline, mountains and city lights! This unique property, on the market for the first time in over 30 years, is a must-see for investors or multi-generational living!

Facts & Features

- Sold On 11/26/2024
 - Original List Price of \$1,180,000
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
 - SellerConsiderConcessionYN:
- Laundry: In Garage
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Living Room, Primary Suite, Walk-In Closet
 - Floor: Laminate
- Appliances: Gas Range, Water Heater
 - Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,960
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$960
 - Cable TV: 01886242
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 109 - Ramona/Burleigh area
 - Los Angeles County
 - Parcel # 4042027014

Michael Lembeck

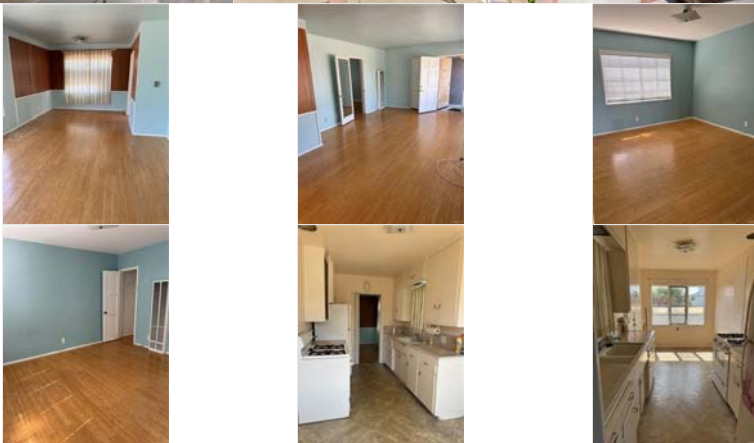
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CUSTOMER FULL: Residential Income LISTING ID: SB24190306

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Closed • Duplex

List / Sold: \$985,000/\$950,000 ↓

1511 W 145TH St • Gardena 90247
2 units • \$492,500/unit • 1,775 sqft • 9,398 sqft lot • \$535.21/sqft •
Built in 1958

77 days on the market

Listing ID: WS24162303



DUPLEX IS BACK ON THE MARKET. UPGRADED DUPLEX WITH 2 BEDROOM 1 BATH UNITS EACH ON A HUGE APPROX 9,400 SQ FOOT LOT. EACH UNIT IS A SEPARATE BUILDING. BOTH HAVE NEW PAINT INSIDE & OUT. NEW VINYL FLOORS. KITCHENS HAVE NEW CABINETS & CORIAN COUNTERS. NEW STAINLESS STOVE. ALSO INCLUDES REFRIGERATOR. FRONT UNIT HAS RECESSED LIGHTING IN THE OPEN LIVING ROOM & KITCHEN. HAS 1-CAR GARAGE WITH DIRECT ACCESS. GARAGE IN FRONT UNIT HAS WASHER/DRYER HOOKUPS. FRONT UNIT HAS A COVERED PATIO WITH DIRECT ACCESS VIA HALLWAY. POTENTIAL TO POSSIBLY ADD A BEDROOM? BACK UNIT HAS OVERHEAD CAR PORT LEADING OUT TO THE HUGE BACKYARD. THE BACKYARD IS FLAT AND OPEN. THIS PROPERTY HAS LOTS OF POTENTIAL! ADD UNITS, ADU, etc.

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$985,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 1 Total carport spaces
- Heating: Wall Furnace
- \$1,565 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$60000 Gross Scheduled Income
- \$30000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Laminate, Tile
- Appliances: Disposal, Gas Range, Refrigerator, Vented Exhaust Fan, Water Heater
- Other Interior Features: Corian Counters, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,310
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 00874425
- Gardener:
- Licenses:
- Insurance: \$1,872
- 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	1	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 118 - Pacific Square area
- Los Angeles County
- Parcel # 6103005047

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CUSTOMER FULL: Residential Income LISTING ID: WS24162303

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Closed • Duplex

List / Sold: \$799,000/\$788,000 ↓

846 W Santa Cruz St • San Pedro 90731
2 units • \$399,500/unit • 1,496 sqft • 6,004 sqft lot • \$526.74/sqft •
Built in 1924

13 days on the market

Listing ID: SB24187731



Offering the perfect blend of comfort and functionality, this property includes two detached units with modern amenities. Both the front and back homes have newer plumbing, electrical systems, kitchens, and bathrooms. Each unit features a mix of laminate flooring and carpet, providing a cozy feel throughout. Both units come with their own private backyard spaces, offering the privacy and feel of single-family homes. One of the highlights of this property is the fully owned solar systems for each unit, delivering energy savings without the hassle of a lease. Each home also has its own washer and dryer, making laundry day a breeze. Parking is plentiful with two spaces for the back unit and driveway parking for the front, totaling three off-street parking spots. This setup is ideal for an owner-occupant looking for additional income from the second unit or for two families seeking a move-in ready home. Whether you're an investor or looking for multi-generational living, this beautiful property is a must-see!

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$296 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 4.75
- \$55200 Gross Scheduled Income
- \$37938 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Gas & Electric Range, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,262
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884317
- Gardener:
- Licenses:
- Insurance: \$1,093
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,880
- Other Expense: \$601
- Other Expense Description: LA Hous

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,300
2:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$2,300

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
- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7447011025

Michael Lembeck

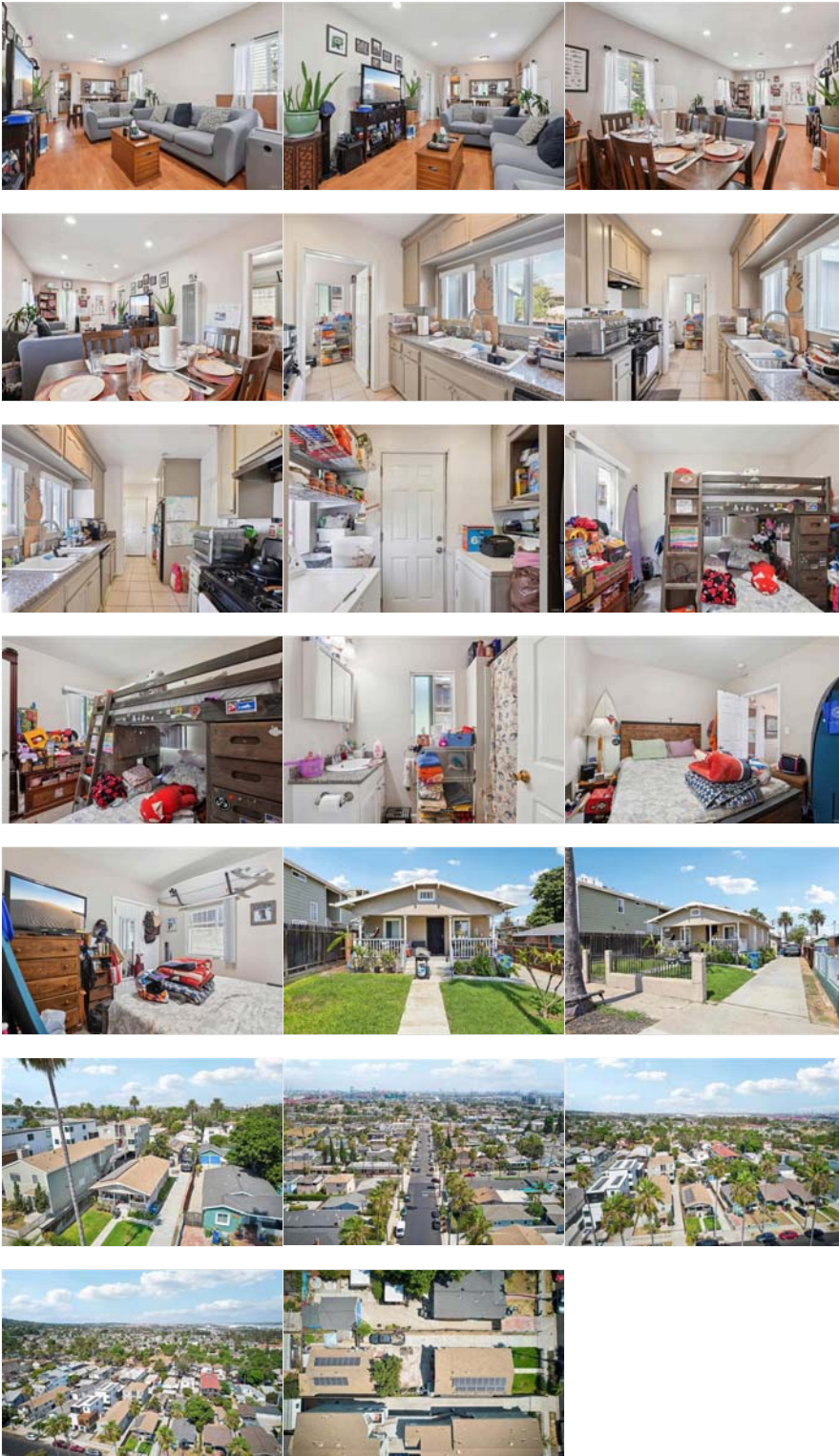
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CUSTOMER FULL: Residential Income LISTING ID: SB24187731

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Closed • Duplex

List / Sold: \$850,000/\$855,000

1331 W Papeete St • Wilmington 90744
2 units • \$425,000/unit • 1,400 sqft • 6,549 sqft lot • \$610.71/sqft •
Built in 1948
Off Figueroa

17 days on the market
Listing ID: SB24199310



There are 2 separate houses both are 2 bedrooms 1 bath the front house is bigger and a few years newer. Both have been remodeled and look great. There is a garage that would make a perfect ADU and a long driveway. Perfect for a family compound. Investment income. For everyone

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$850,000
- 3 Buildings
- 2 Total parking spaces
- \$317 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,700
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,300

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
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7415017020

Michael Lembeck

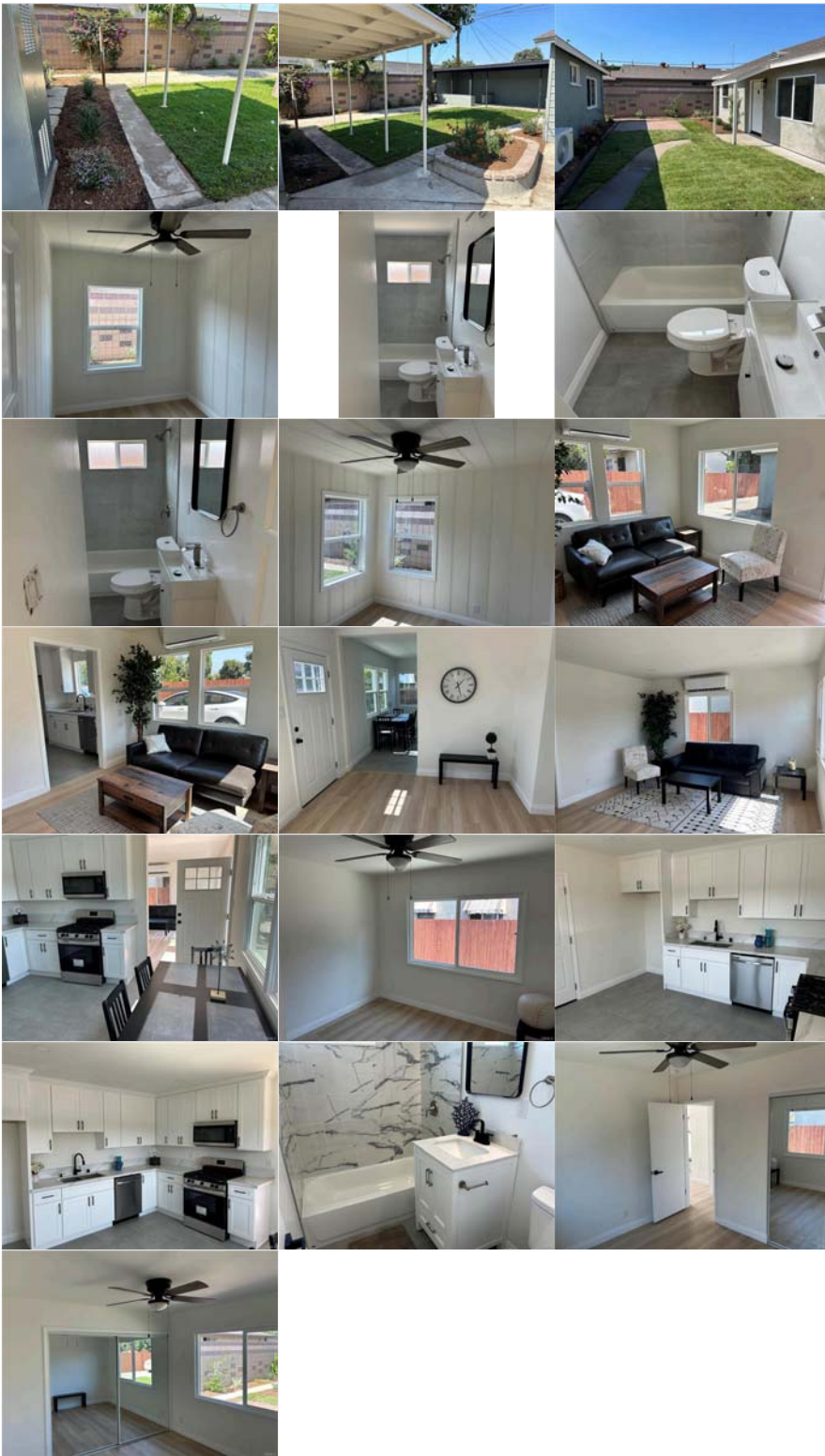
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CUSTOMER FULL: Residential Income LISTING ID: SB24199310

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Closed • Duplex

List / Sold: \$600,000/\$627,000 ↗

615 N Fries Ave • Wilmington 90744

12 days on the market

2 units • \$300,000/unit • 1,152 sqft • 8,011 sqft lot • \$544.27/sqft • Built in 1956

Listing ID: DW24217360

South on Fries from Anaheim



This well-maintained duplex features two 1-bedroom, 1-bathroom units, both currently occupied by responsible tenants. This ideal location is still on the rise and offers quick access to major transportation routes, including the 110, 405, and 710 freeways, making it a prime spot for commuters and those working at or near the nearby ports. Zoned RD1.5, the property holds immense potential for future development, with a large, untapped space behind the units perfect for expansion or additional living spaces. Whether you're seeking a strong investment opportunity or a future development project, this duplex offers the perfect combination of location, convenience, and potential.

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$600,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Floor Furnace, See Remarks
- \$457 (Estimated)
- SellerConsiderConcessionYN: Yes
- \$33600 Gross Scheduled Income
- \$27600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01501084
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,500
2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$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
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7416034012

Michael Lembeck

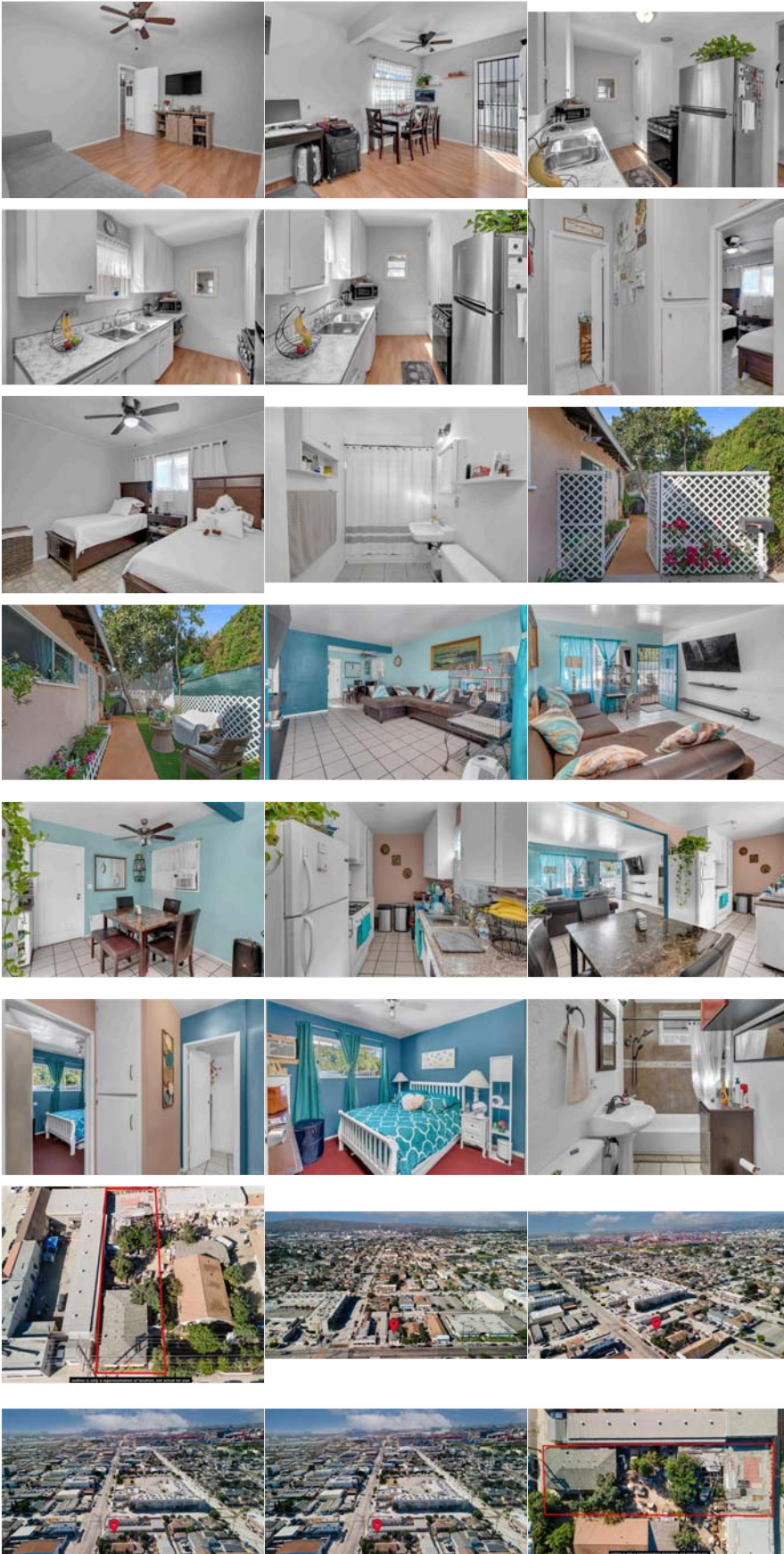
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CUSTOMER FULL: Residential Income LISTING ID: DW24217360

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Closed • Duplex

List / Sold: \$749,900/\$650,000 ↓

12232 223rd St • Hawaiian Gardens 90716
2 units • \$374,950/unit • 1,113 sqft • 5,307 sqft lot • \$584.01/sqft •
Built in 1946
Norwalk Blvd to 223rd Street

202 days on the market
Listing ID: PW24074484



HUGE PRICE REDUCTION!!! Great Investment Opportunity. Each unit has 2 bedrooms 1 bath. Kitchen & Bathrooms have been updated within the last couple years. Newer roof. The large lot gives you plenty of room to add on. Near shopping, dining and 605 freeway.

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$815,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$659 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside
- \$37200 Gross Scheduled Income
- \$3237 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Vinyl
- Appliances: Disposal, Gas Oven
- Other Interior Features: Ceiling Fan(s), Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Lawn
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,237
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$312
- Cable TV: 02127760
- Gardener:
- Licenses:
- Insurance: \$2,925
- 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	\$1,600	\$1,550	\$1,416
2:	1	2	1	0	Unfurnished	\$1,600	\$1,550	\$1,416

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
- 54 - Hawaiian Gardens area
- Los Angeles County
- Parcel # 7076035007

Michael Lembeck

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Cell Phone: 714-742-3700

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Closed • Duplex

List / Sold:
\$1,200,000/\$1,280,000 
30 days on the market
Listing ID: AR24174876

421 S 5th St • Alhambra 91801
2 units • \$600,000/unit • 1,952 sqft • 8,054 sqft lot • \$655.74/sqft •
Built in 1923
South of Main Street. East of Atlantic Blvd. in Historic Alhambra Vista



Discover the timeless appeal of this well-maintained Craftsman duplex located in the highly desirable Alhambra Vista neighborhood. This property balances classic charm with contemporary comforts and has been upgraded throughout the years. Each unit of this duplex features a bright and inviting interior, with wood flooring and an open layout that enhances the space. With features including custom cabinetry, stainless steel appliances, and stylish hardware and light fixtures. Relax in the bedrooms all with convenient exterior entry. Modern conveniences such as central AC and tankless water heaters ensure comfort and efficiency. A dual-tandem garage offers ample space for storage or creative use. Enjoy the outdoor area continues to impress with its well-established garden, boasting many mature fruit trees, a vegetable planter, and a charming brick charcoal grill — perfect for enjoying outdoor meals and gatherings. Conveniently situated minutes from Main Street Alhambra shops, markets, and restaurants, and near the serene Almansor Park. This duplex offers both practicality and picturesque surroundings. Exceptional property and excellent investment opportunity!

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$736 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, In Kitchen, Inside, Stackable, Washer Hookup, Washer Included
- \$57600 Gross Scheduled Income
- \$51710 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Wood
- Appliances: Disposal, Range Hood, Refrigerator, Tankless Water Heater
- Other Interior Features: Open Floorplan, Quartz Counters, Recessed Lighting, Storage

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Garden, Landscaped, Lot 6500-9999, Near Public Transit, Park Nearby, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,890
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,930
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,350
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,650
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5344014018

Michael Lembeck

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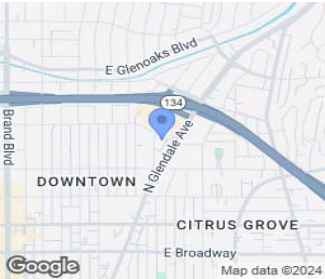
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Closed • Duplex

List / Sold:
\$1,569,000/\$1,620,000 
8 days on the market
Listing ID: GD24187213

812 E Doran St • Glendale 91206
2 units • **\$784,500/unit** • **2,198 sqft** • **7,099 sqft lot** • **\$737.03/sqft** •
Built in 1938
Glendale Ave



Welcome to 812 & 814 East Doran St., a rare and exceptional duplex in the heart of prime Glendale! This beautifully well-maintained property offers two spacious units, each featuring 2 large bedrooms, 1.5 bathrooms, and approximately 1,100 sq. ft. of living space. With a total of 2,200 sq. ft. on a generous 7,097 sq. ft. lot, this property is perfect for owner-occupiers or investors looking for rental income potential. Both units boast open and bright floor plans with updated kitchens featuring granite countertops, modern cabinetry, and expansive dining and living areas. Central A/C and heating provide year-round comfort, while the updated flooring adds a touch of elegance throughout. Parking is a breeze with two detached spaces and additional parking on the driveway. The location is unbeatable, just steps away from the upcoming Erewhon Market, Whole Foods, Vons, Rite Aid, and an array of top-notch dining and shopping options at The Americana. Excellent schools, medical centers, and easy freeway access make this duplex a prime investment. Outdoors, you'll find a large, grassy backyard with mature trees, a garden area, and a spacious covered patio—ideal for entertaining or relaxing in your own private retreat.

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$1,569,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air, Gas
- Heating: Central, Forced Air, Heat Pump, Natural Gas
- \$275 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside, See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Laundry, Living Room
- Floor: Laminate, See Remarks, Tile, Wood
- Appliances: Built-In Range, Disposal, Gas Range, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Privacy, See Remarks
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5643012003

Michael Lembeck

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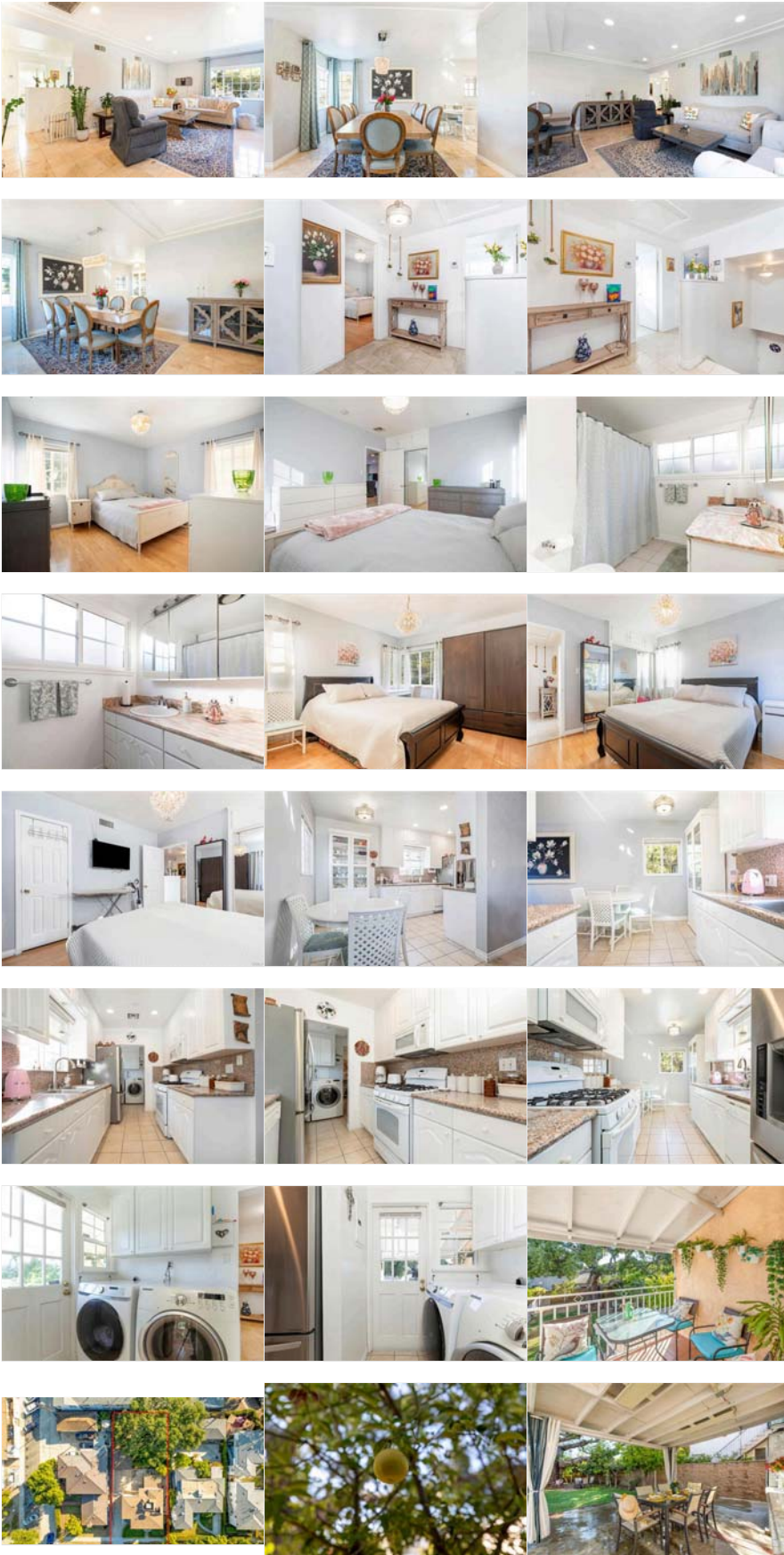
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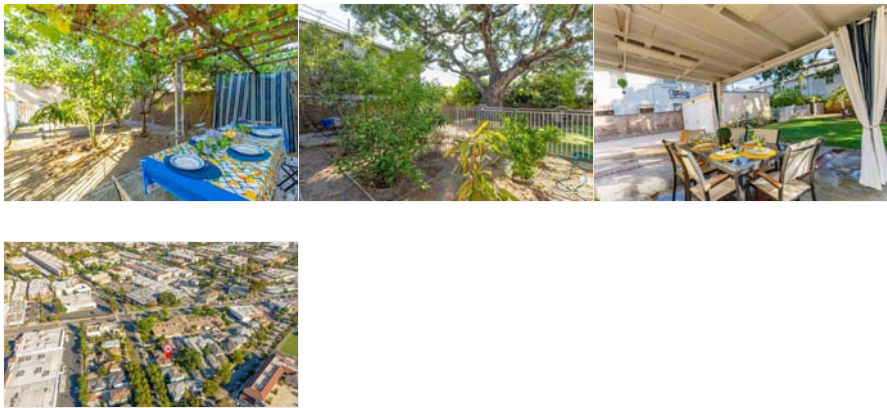
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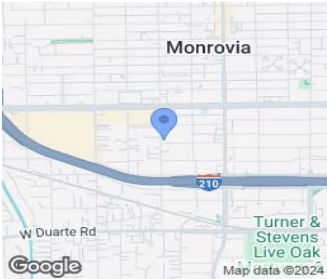
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Closed • Duplex

List / Sold: \$899,000/\$922,000 ↗

245 W Cherry Ave • Monrovia 91016
2 units • \$449,500/unit • 1,612 sqft • 8,629 sqft lot • \$571.96/sqft •
Built in 1952
North of Central, East of Magnolia

18 days on the market
Listing ID: SR24210688



Multiple offers. Best & Final offers must be submitted no later than 5 pm on October 25th. Trust Sale, court confirmation NOT required. Don't miss this well priced and beautifully maintained duplex located in the heart of Monrovia. Unit 245 consists of 2 bedrooms and 1 bath. An individual laundry room is located off the kitchen. Has own rear yard. Unit 247 has also 2 bedrooms, 1 bath and a laundry room off the kitchen. Besides its own rear yard there is also a side patio and additional storage unit. Sold AS IS. Also for sale by the trust is a 4 plex at 834 W. Walnut, \$1,299,000.

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$899,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Individual Room
- \$40584 Gross Scheduled Income
- \$24638 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$15,946
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,060
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance: \$6,547
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,459
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,650	\$1,650	\$0
2:	1	2	1	0	Unfurnished	\$1,732	\$1,732	\$0

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8508001056

Michael Lembeck

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Closed • **Quadruplex**

List / Sold: **\$595,000/\$560,000** ↓

725 N Gordon St • Pomona 91768

40 days on the market

2 units • **\$297,500/unit** • **2,764 sqft** • **11,743 sqft lot** • **\$202.60/sqft** • **Built in 1897**

Listing ID: DW24201027

South of 10 FWY, East of White Ave and North of Holt. At NW Corner of Pearl and Gordon



Opportunity, Opportunity Opportunity!!!! Planning Allows 2 ADU's and will allow property to legalize existing 4 units (Please Verify) - Potentially 6 units! This is a great opportunity to purchase an add value investment. Structure interior is down to the studs with no ceiling or drywall. Property falls under Historic Commission guidelines. Please verify all aspects of the property at City, Zoning and Planning. Property was previously used as a 4 unit. However, property is a legal Duplex (Please verify). The building is 2,764 SF on 11,744 SQFT with Alley access. Please verify.. SUPPLEMENTS ATTACHED

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$612,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$925 (Estimated)
- SellerConsiderConcessionYN: No
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

- Lot Features: 0-1 Unit/Acre, Lawn, Level with Street, Lot
- Sewer: Public Sewer
- 10000-19999 Sqft, Rectangular Lot

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01883652
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- 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					

Of Units With:

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

Additional Information

- Standard sale
- 687 - Pomona area
- Los Angeles County
- Parcel # 8336012031

Michael Lembeck

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Closed • Duplex

List / Sold: \$599,900/\$612,000

339 E Manchester Ave • Los Angeles 90003

0 days on the market

2 units • \$299,950/unit • 1,518 sqft • 4,402 sqft lot • \$403.16/sqft • Built in 1924

Listing ID: DW24209609

East of the 110 Fwy



Residential Income - (Front Unit approx. 946 sqft) 3 bedrooms 2 bathrooms - Private Yard - Laundry Area (Back Unit approx. 572 sqft) 1 bedroom 1 bathroom [used as a 2 bedroom] - Private Yard - Laundry Area - Parking cemented area can fit about 4 sedans. Short Drive to newly built SoFi stadium (4.5 miles) - Los Angeles Airport (12 miles) - Downtown Los Angeles (8.6 Miles) - Dignity Health Sports Park (9.1 Miles) easy access to the Freeway & public transportation.

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$599,900
- 2 Buildings
- 6 Total parking spaces
- \$378 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside
- \$46200 Gross Scheduled Income
- \$41115 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,085
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$2,085
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,050	\$2,050	\$3,915
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6030026013

Michael Lembeck

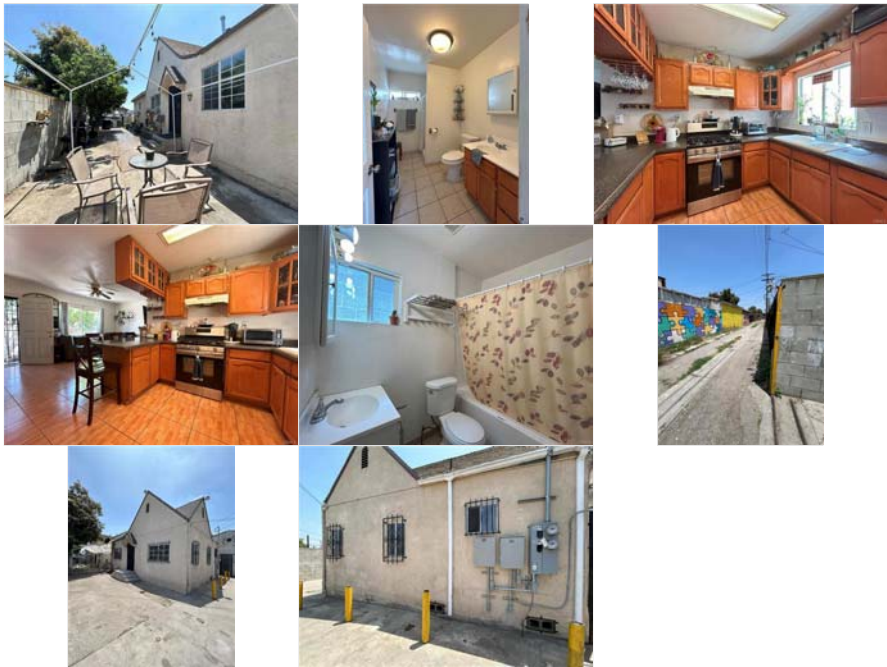
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CUSTOMER FULL: Residential Income LISTING ID: DW24209609

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Closed • Duplex

List / Sold:

\$1,695,000/\$1,525,000 ↓

51 days on the market

Listing ID: SR24173983

1436 S Spaulding Ave • Los Angeles 90019
2 units • \$847,500/unit • 3,004 sqft • 10,404 sqft lot • \$507.66/sqft •
Built in 1936

From DTLA I-10 W Exit at Fairfax Ave, head N on Fairfax. Turn left onto Venice Blvd, then turn right onto Spaulding Ave. Continue straight until you reach 1436 S. Spaulding Ave.



Prime DUPLEX Investment & Owner-Occupancy Opportunity in PicFair Village. 1436 & 1438 S Spaulding Avenue is located just steps from Pico and Crescent Heights, this duplex offers a unique blend of charm, versatility, and significant investment potential. Situated on a 10,404 sq. ft. lot, the property is ideal for owner-occupants, investors, or developers looking to capitalize on the area's rapid growth. Spacious Duplex: Each unit spans approximately 1,500 sq. ft., providing flexible and comfortable living spaces. The top unit is currently occupied on a month-to-month lease, offering immediate rental income, the bottom unit will be delivered VACANT and ready for occupancy, perfect for an owner or new tenant. Bonus Studio Unit: The lower unit includes a separate basement studio with its own entrance, bathroom, and kitchenette, making it ideal for guests, additional rental income, or a private workspace. ADU Potential: With over 10,400 sq. ft. of land, this lot is ideal for further development. There's potential to add two additional ADUs and convert the existing garage, which already has a new roof. Additional ADUs offer significant future income potential and value growth. Ample Parking: Rare for Los Angeles, this property includes a 3-car garage plus additional parking for 8 or more vehicles, making it highly desirable for residents and tenants alike. Development Potential: Beyond the ADUs, the expansive lot offers substantial upside for further development in a neighborhood that continues to increase in value. PicFair Village: Known for its central location and blend of historical charm with modern amenities, PicFair Village is one of Los Angeles' most up-and-coming neighborhoods. The area is undergoing revitalization along Pico Boulevard, attracting trendy cafes, restaurants, and boutique shops. Residents enjoy easy access to major shopping and dining hubs and proximity to top-rated schools, making it a sought-after location for many buyers. Why This Property? Whether you're looking to live in one unit while generating rental income from the other, invest in a high-demand rental property, or develop a multi-unit building, 1436 & 1438 S. Spaulding Ave offers endless possibilities. With PicFair Village rapidly gaining in popularity, this duplex is a smart investment in the neighborhood's bright future.

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$1,785,000
- 2 Buildings
- 3 Total parking spaces
- \$465 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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	\$2,681	\$2,681	\$3,500
2:	1	3	2	2	Unfurnished	\$0	\$0	\$4,500

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5069011018

Michael Lembeck

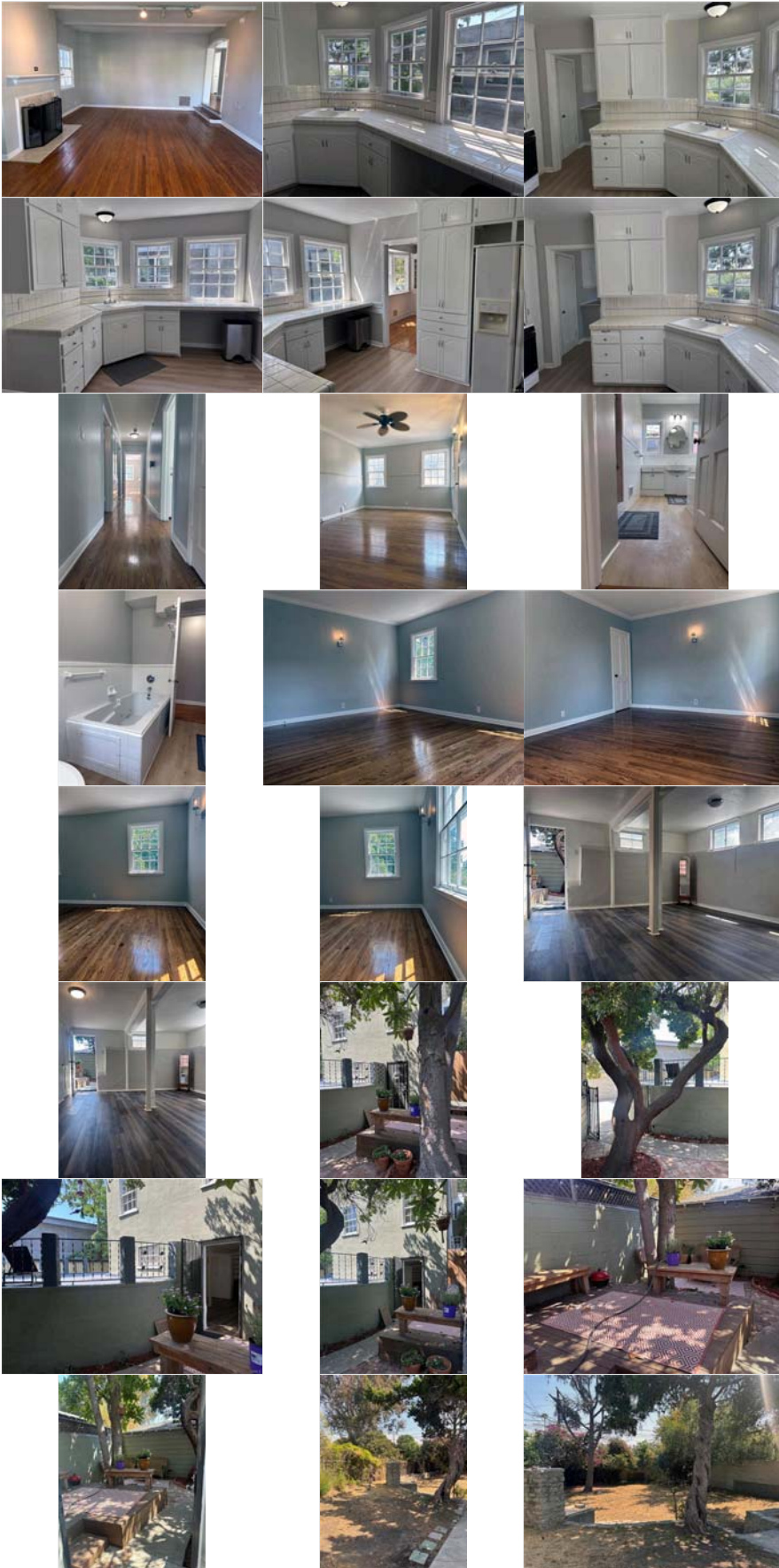
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CUSTOMER FULL: Residential Income LISTING ID: SR24173983

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Closed • Duplex

List / Sold:

\$1,590,000/\$1,541,343 ↓

11 days on the market

Listing ID: SB24173702

422 Altair Pl • Venice 90291
2 units • \$795,000/unit • 968 sqft • 2,700 sqft lot • \$1592.30/sqft •
Built in 1925
Off Windward, just west of Abbot Kinney



In the heart of Venice, in arguably the best location, a 1-minute stroll to Abbot Kinney, shops, galleries, restaurants, and the iconic Venice boardwalk. Surrounded by the vibrant lifestyle Venice has to offer, yet this vintage Spanish bungalow offers a quiet escape and exudes charm, peace and personality. With coved ceilings, built-in China cabinets, upgraded bathrooms, hardwood floors, you'll be pleased to call this home, or lease with no maintenance hassles. There is a new roof and the electrical has been upgraded. The front unit has been tastefully remodeled and includes 1 bedroom, a full bathroom, remodeled kitchen with washer/dryer unit. The rear unit is darling with 1 bedroom, a remodeled bathroom with butt-joint glass shower, a kitchen with washer/dryer combo, fresh paint. Both units are cheery with gleaming wood floors and streaming with natural light. This is the ultimate property with a month-to-month tenant in the front unit, and a vacant tenant in the rear unit which opens to a charming and private backyard garden, and a detached art studio and single car garage. Don't miss out on this opportunity! Whether you're looking to owner-occupy one unit, apply a 1031, or enjoy an art studio and garage while leasing both units, this unique duplex offers endless possibilities!

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$1,590,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Art Studio, Living Room
- Floor: Wood

Exterior

- Lot Features: Back Yard, Garden, Landscaped, Near Public Transit
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- 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	1	1	0	Unfurnished	\$3,500	\$3,500	\$3,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C11 - Venice area
- Los Angeles County
- Parcel # 4238007028

Michael Lembeck

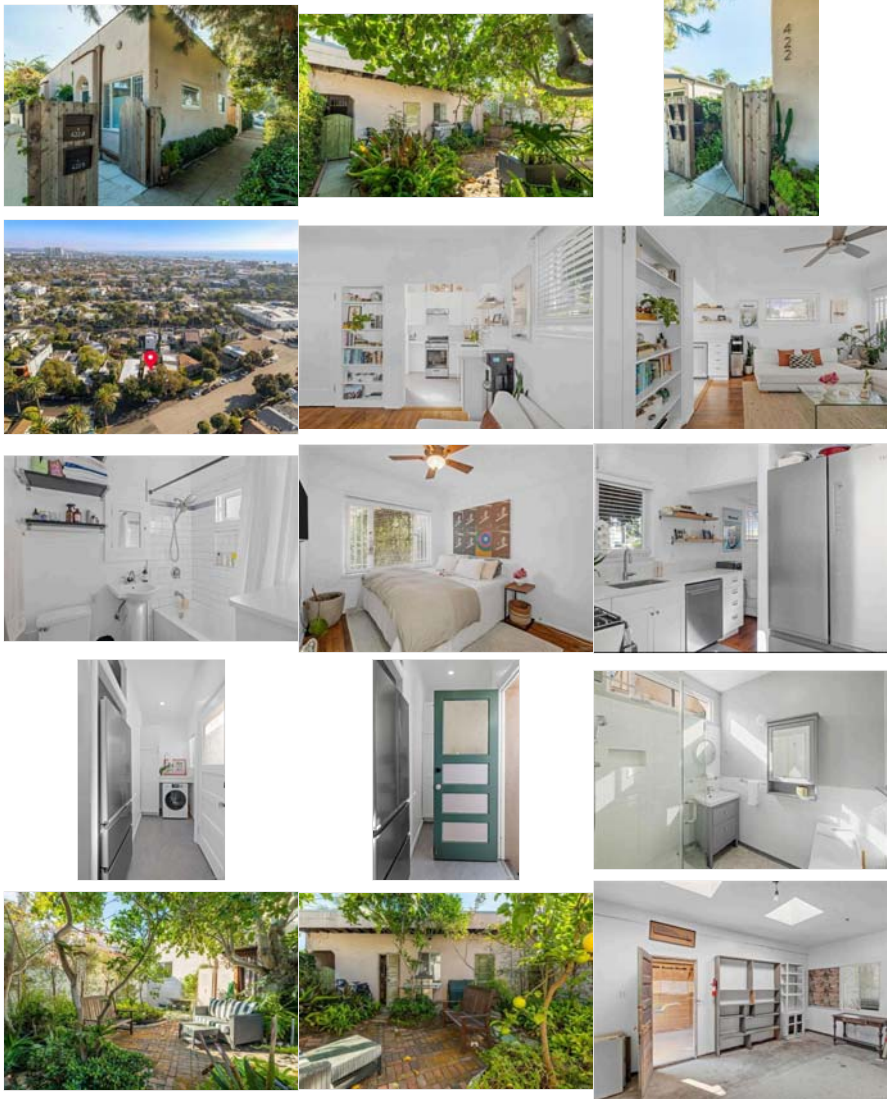
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CUSTOMER FULL: Residential Income LISTING ID: SB24173702

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Closed • Duplex

List / Sold:
\$1,850,000/\$1,725,000 ↓
12 days on the market
Listing ID: BB24211787

812 Alandele Ave • Los Angeles 90036
2 units • **\$925,000/unit** • **4,345 sqft** • **5,983 sqft lot** • **\$397.01/sqft** •
Built in 1939
use gps - parking on the street is monitored



Great opportunity for owner/family purchase! Great investment opportunity for investor. Updated sewer, electrical and some plumbing, roof about 10 years old. Laundry inside each unit. All the charm of this Spanish Colonial Revival has been preserved. SPECIAL FEATURE: Separate garages with private drive way for each unit, check out the aerial shots to see garage A and garage B. Lower unit has basement. Location is fantastic, both units are occupied on month to month leases. Fireplaces are decorative

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: Two, Multi/Split
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Gravity
- \$626 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: In Kitchen
- \$103620 Gross Scheduled Income
- \$96806 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,814
- Electric: \$652.00
- Gas:
- Furniture Replacement:
- Trash: \$2,240
- Cable TV: 00951359
- Gardener:
- Licenses: 300
- Insurance: \$2,500
- 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	7	4	2	Unfurnished	\$5,100	\$8,790	\$11,000

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5089013003

Michael Lembeck

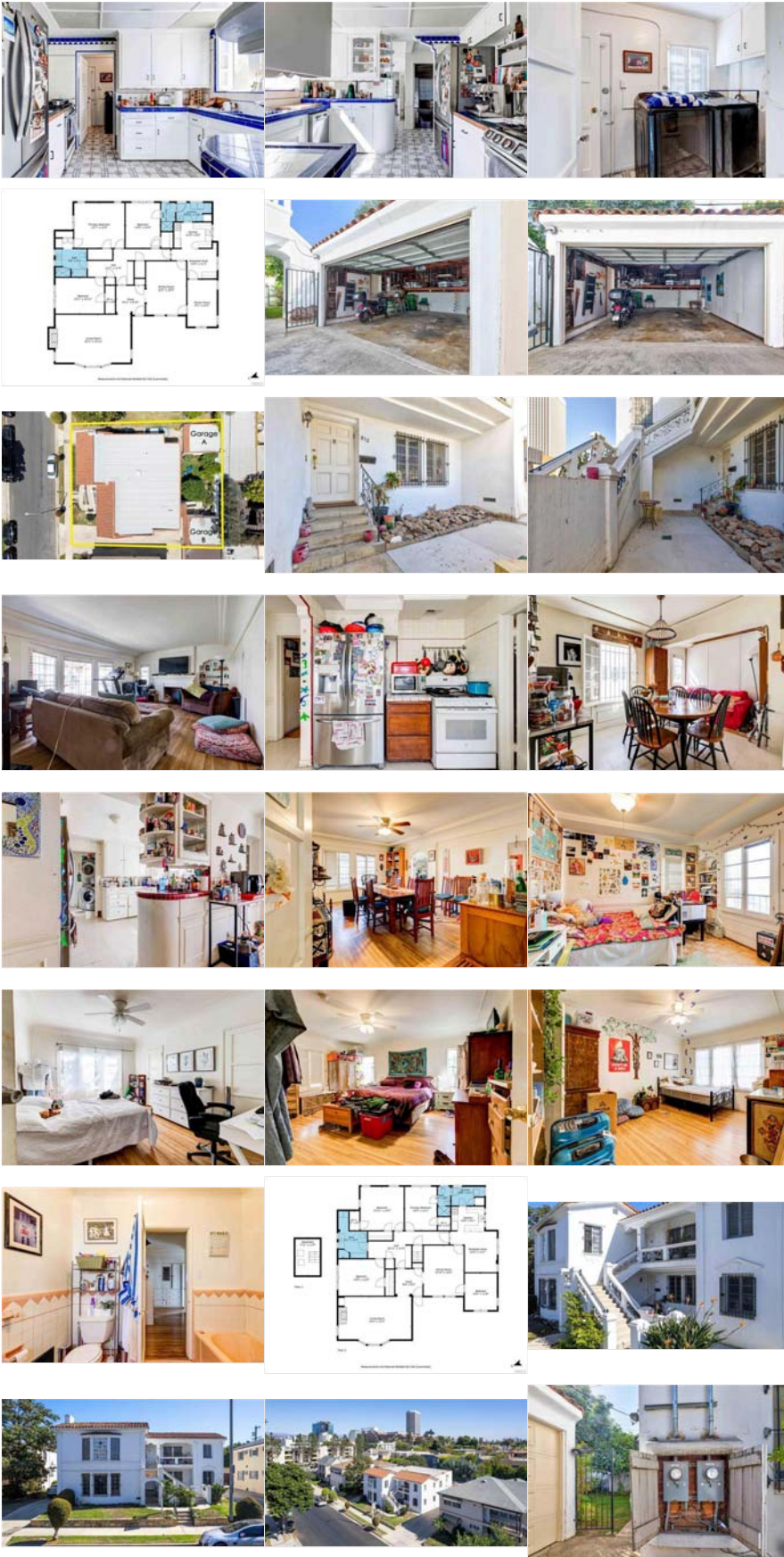
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CUSTOMER FULL: Residential Income LISTING ID: BB24211787

Printed: 12/01/2024 10:42:38 AM

Closed • Duplex

List / Sold: \$799,999/\$820,000

1918 W 36th Pl • Los Angeles 90018

20 days on the market

2 units • \$400,000/unit • 1,500 sqft • 4,202 sqft lot • \$546.67/sqft • Built in 1921

Listing ID: TR24177083

West of the 110fwy and South of the 10fwy



Duplex in prime Los Angeles location: Property features 2 detached units. Front unit has 2bd & 1 bath, back unit has 3 bd & 1 bath. back units roof is 2 years old. Great neighbors, comfortable living area, functional kitchen and great outdoor space.

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$799,999
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$293 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Garden, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02120474
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Managemment:
- 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	\$0
2:	1	3	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5042020017

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: TR24177083

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Closed • Duplex

List / Sold: \$699,900/\$700,000 ↓

1700 W 59th St • Los Angeles 90047
2 units • \$349,950/unit • 968 sqft • 3,838 sqft lot • \$723.14/sqft •
Built in 1925

26 days on the market

Listing ID: SR24176517

Cross Streets: E. of Western - So. of Slauson



Charming single-level duplex, situated on a quiet tree-lined street in the heart of Los Angeles. This property is turnkey and ready, for owner-occupants desiring additional rental income, or for investors to collect top rents. Offering privacy, fully fenced and gated, Both units have been upgraded, throughout the years, flooring throughout, recently painted, double pane windows, most recently: Newer Mini split Heat & Air, also both Bathrooms, in both units. Two storage units. Since this is owner occupied, did I mention !!BOTH UNITS TO BE DELIVERED VACANT?? There might be room for an additional ADU. Located just minutes from iconic landmarks such as, the LA Coliseum, Natural History Museum, California Science Center, BMO Stadium, DTLA, Crypto.com Arena, SoFi Stadium, USC and Exposition Park. This prime location is ideal for both residents and tourists, Public transportation, including the Metro Expo Line and major highways

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$749,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Ductless, Wall/Window Unit(s)
- Heating: Ductless, Wall Furnace
- \$214 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Jack & Jill, Kitchen, Living Room, Main Floor Bedroom, See Remarks, Utility Room
- Floor: Laminate, Tile
- Appliances: Disposal
- Other Interior Features: Granite Counters, Recessed Lighting

Exterior

- Lot Features: Corner Lot, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Block, Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02239708
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6002008018

Michael Lembeck

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

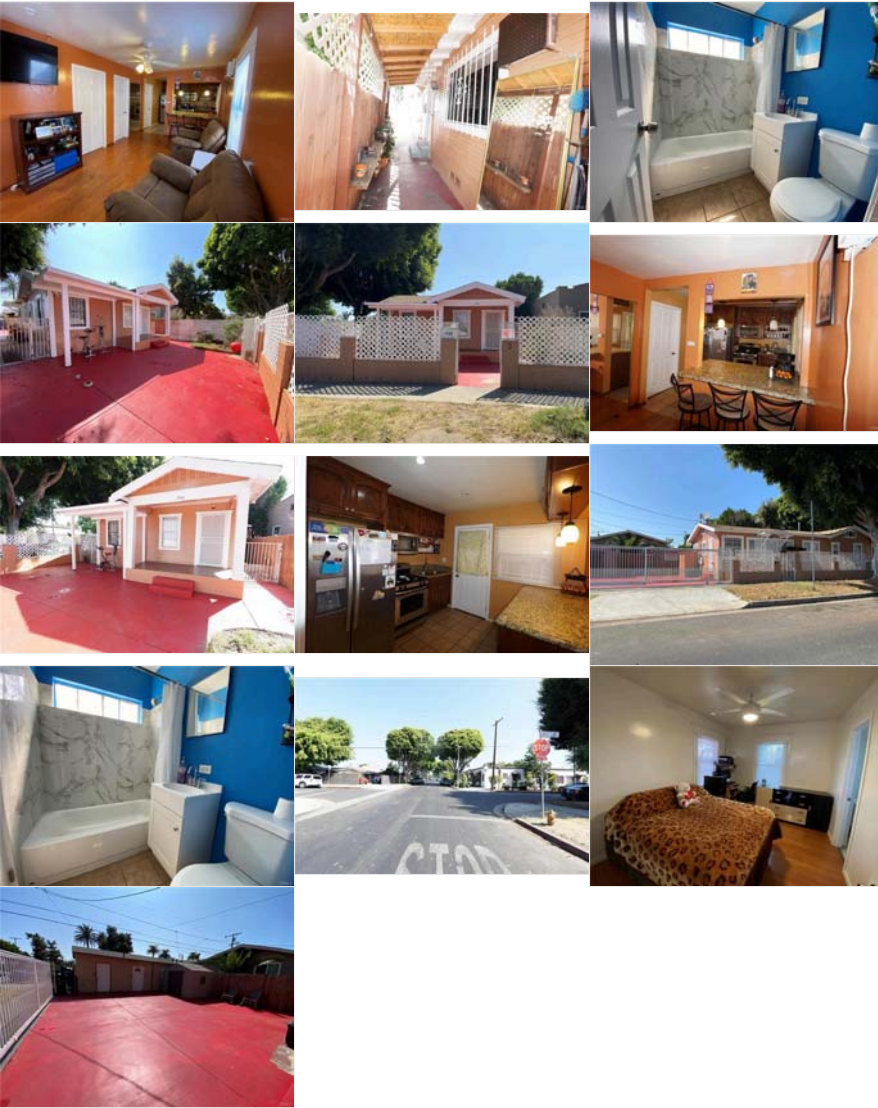
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Closed • Duplex

List / Sold:
\$1,300,000/\$1,300,000
18 days on the market
Listing ID: OC24196831

350 East 102nd Street • Los Angeles 90003
2 units • \$650,000/unit • 3,646 sqft • 5,140 sqft lot • \$356.56/sqft •
Built in 2021
From Broadway, turn east, East of Main/West of Avalon



Searching for a lucrative real estate investment in South Los Angeles? Built in December 2021 on a generous lot, this modern duplex in a Green Meadows neighborhood might be what you're looking for! These back-to-back units each feature five spacious bedrooms, three baths, a well-equipped kitchen, and a laundry nook. Currently occupied, both residences enjoy privacy and security with a gated front yard, separated entries, and mirrored interiors with high ceilings, plush carpet, and wide windows. Live in one while leasing the other or rent the pair for a steady revenue stream. Notables include, 1-car garage and 2-car garage with plenty of additional parking. Owned solar panels that can be transferred at no cost, ensuring sustainable energy efficiency. In addition, this unique property also benefits from a special state program that enhances its financial potential. With proximity to the 105 and 110 freeways, you'll have easy access to various conveniences as well as local favorites like Pupuseria Lemus, Ted Watkins Memorial Park, Magic Johnson Park, Superior Grocers, and nearby schools. Come take advantage of this rare find while it's still available!

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central, Forced Air, High Efficiency, Natural Gas
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: Individual Room, See Remarks
- \$132000 Gross Scheduled Income
- \$123120 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Carpet, Tile
- Appliances: Gas Range
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: 0-1 Unit/Acre, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,880
- Electric: \$1,800.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01862347
- Gardener:
- Licenses:
- Insurance: \$4,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense: \$2,400
- Other Expense Description: Internet

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6063011018

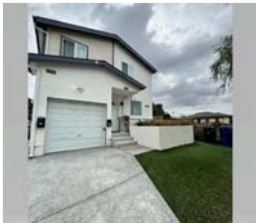
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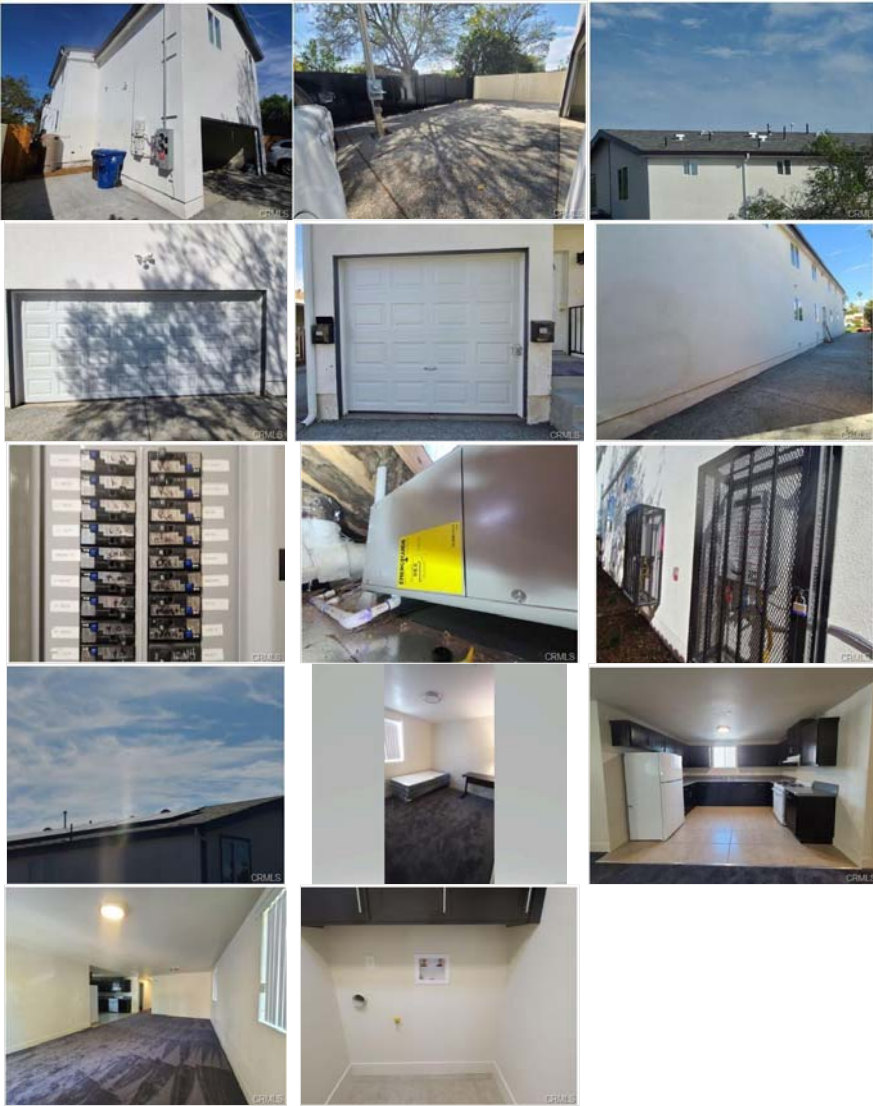
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Closed • Duplex

List / Sold: \$649,900/\$630,000 ↓

43540 7th St E • Lancaster 93535

88 days on the market

2 units • \$324,950/unit • 1,976 sqft • 21,640 sqft lot • \$318.83/sqft • Built in 1957

Listing ID: SR24121006

AVE K TO 7TH ST EAST



Great Investment Opportunity to generate rental income! Nice DUPLEX located in a quiet area close to shopping, schools and transportation! These wonderful units are sitting on almost HALF an acre LOT, Great curb appeal with Attractive Desert Landscape. Front house is 3 Bedroom 2 Bathrooms with a cozy Fireplace, new flooring recently installed, NEW Roof, New Windows, Interior recently painted and attached 2 car Garage. Back House is 2 Bedroom 1 Bath, Newer Double pane windows, New Roof, Tile Floors, New Mini Splits HVAC system, Covered Patio and a 10 X 10 shed. Units have had some upgrades done over the years, they both have their own laundry room, separate gas, electrical meters, and they will be delivered Vacant! Schedule a private tour today!

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$649,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$1,208 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Ranch
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01275057
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3126003029

Michael Lembeck

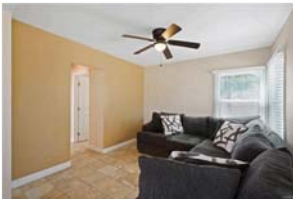
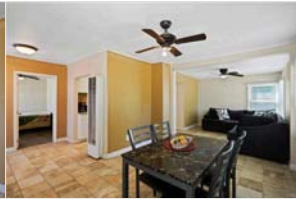
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Closed • Duplex

List / Sold:
\$1,375,000/\$1,375,000
11 days on the market
Listing ID: SB24211137

5156 S Victoria Ave • Los Angeles 90043
2 units • \$687,500/unit • 3,336 sqft • 6,975 sqft lot • \$412.17/sqft •
Built in 1925
Crenshaw and 52nd St.



Don't miss this chance to enjoy comfort, convenience, and investment potential in this beautifully renovated duplex. The main unit features 6 bedrooms and 3 bathrooms, complete with modern finishes, plenty of natural light, and a chef's kitchen outfitted with granite countertops and stainless steel appliances. Two bedrooms on the lower level, along with a nearby bathroom, offer convenience for guests or family. Upstairs, you'll find 4 bedrooms, including a master suite with an en-suite bathroom and a sitting area. The updated bathrooms boast stylish fixtures. The second unit, an upgraded studio above the 2-car garage, provides extra living space or rental income opportunities. Both units are equipped with new windows, copper plumbing, and updated electrical wiring. The main unit also includes a brand-new central AC system. Separate gas and electric meters enhance flexibility for living arrangements or investment options. Situated in the desirable Park Hills Heights area, close to attractions, this property combines modern luxury with versatile investment potential. Whether you choose to occupy one unit and rent the other or explore short-term rental possibilities, this duplex offers a unique blend of lifestyle and financial rewards. The seller is open to seller financing. Don't wait—schedule a viewing today!

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$1,375,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- \$440 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Galley Kitchen, Kitchen, Living Room
- Appliances: Dishwasher, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01854035
- 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	6	3	2	Unfurnished	\$0	\$0	\$6,900
2:	1	0	1	0	Unfurnished	\$0	\$0	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5013018007

Michael Lembeck

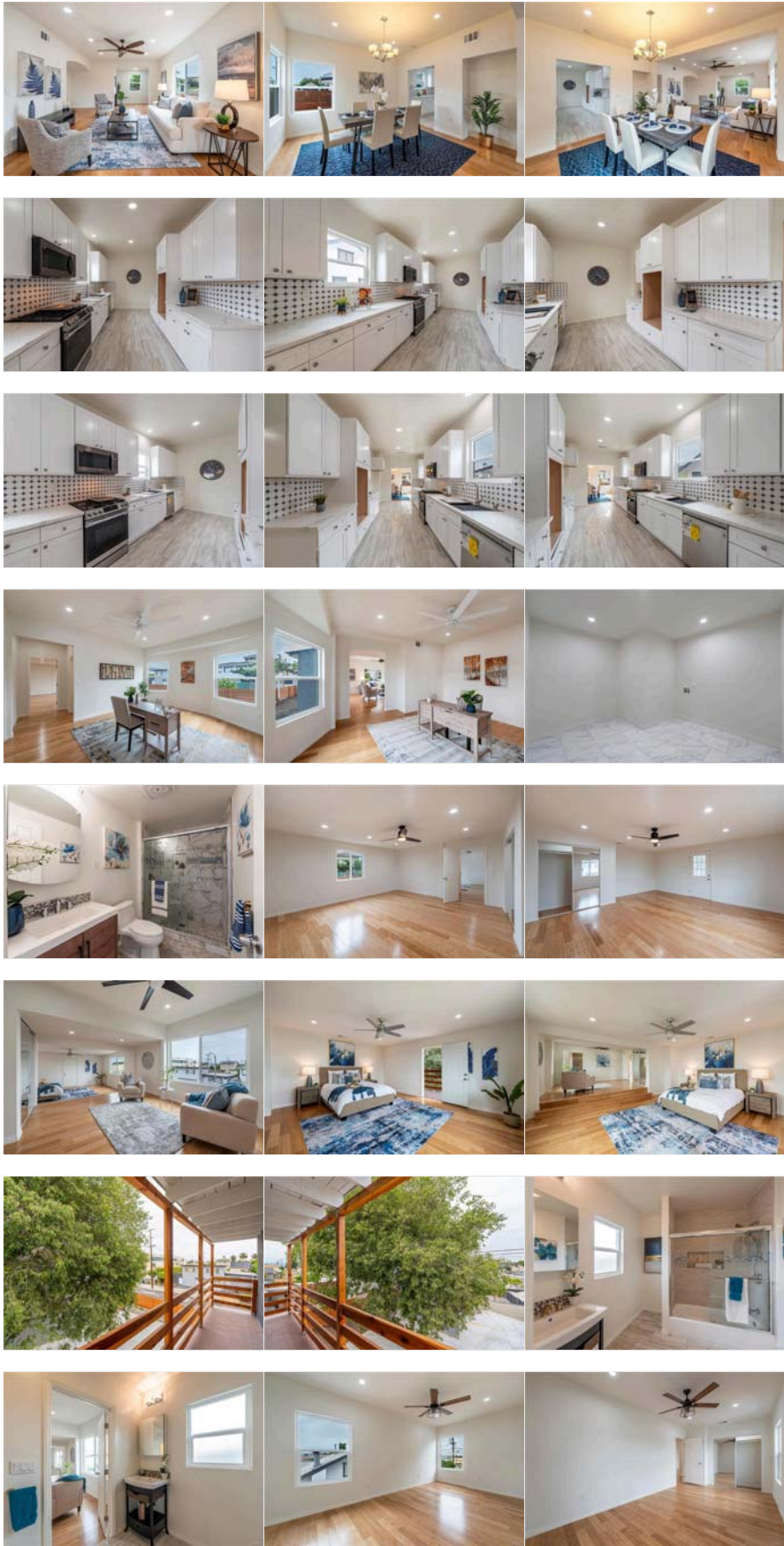
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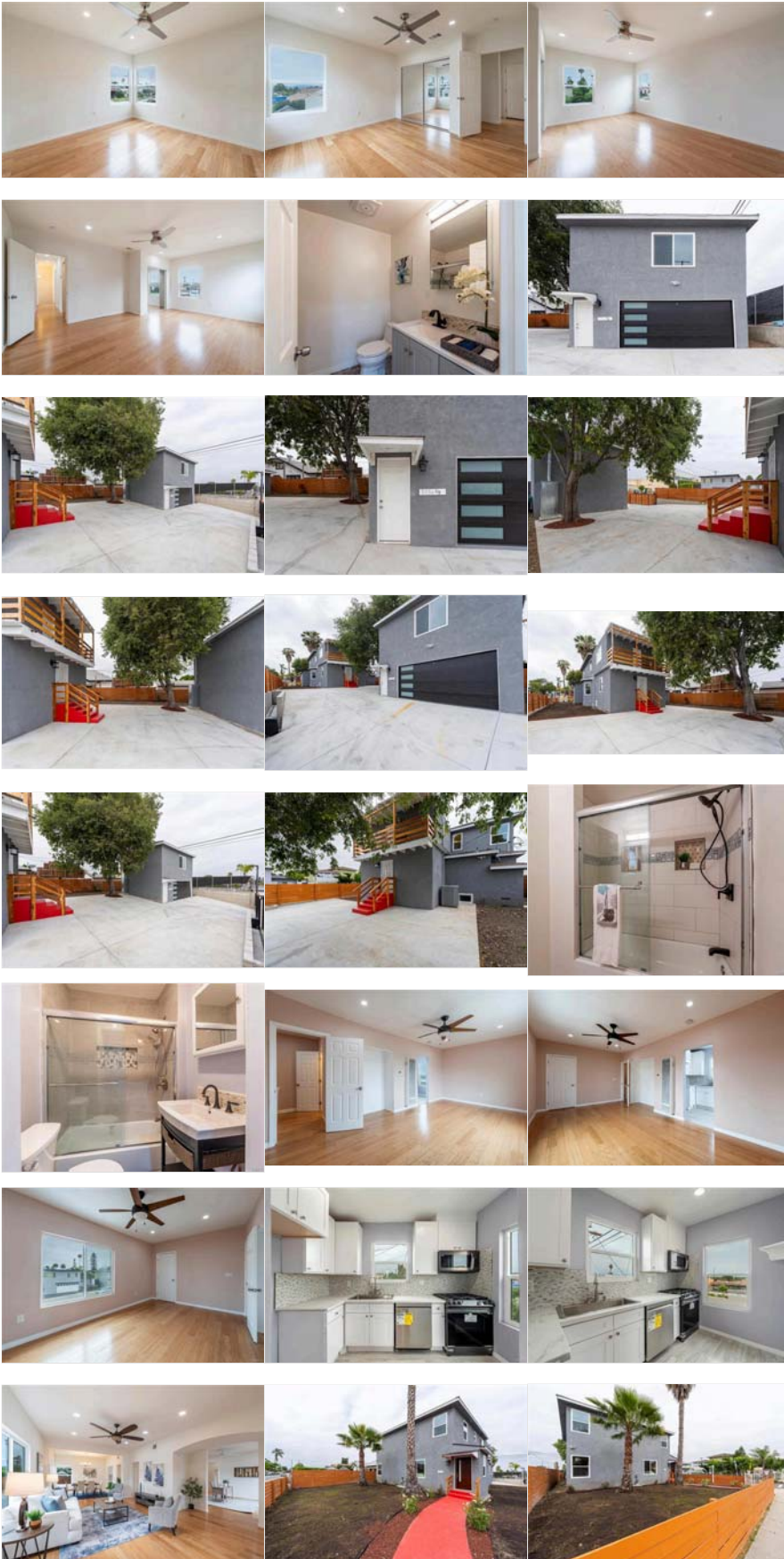
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CUSTOMER FULL: Residential Income LISTING ID: SB24211137

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Closed •

941 Robinson St • Los Angeles 90026
3 units • **\$463,000/unit** • **2,830 sqft** • **3,684 sqft lot** • **\$475.27/sqft** •
Built in 1949
Sunset to Descanso to Robinson

List / Sold:
\$1,389,000/\$1,345,000 ↓
152 days on the market
Listing ID: 24408733



Great New Price!! Wonderful opportunity to own a well cared for triplex in Silverlake. The property consists of a large 2 bedroom one bath unit downstairs with fireplace and private side yard. There are two one bedroom one bath units upstairs. One unit is vacant and freshly painted and hardwood floors newly refinished and with downtown views. Great quite neighborhood close to all of Silverlake's many amenities. Please do not disturb tenants.

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$1,425,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Laundry: Individual Room

Interior

- Floor: Wood
- Appliances: Gas Oven, Gas Cooktop

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00656371
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,224	\$3,224	\$3,224
2:	1	1	1		Unfurnished	\$2,179	\$2,179	\$2,179
3:	1	1	1		Unfurnished	\$0	\$0	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Los Angeles County
- Parcel # 5426010015

Michael Lembeck

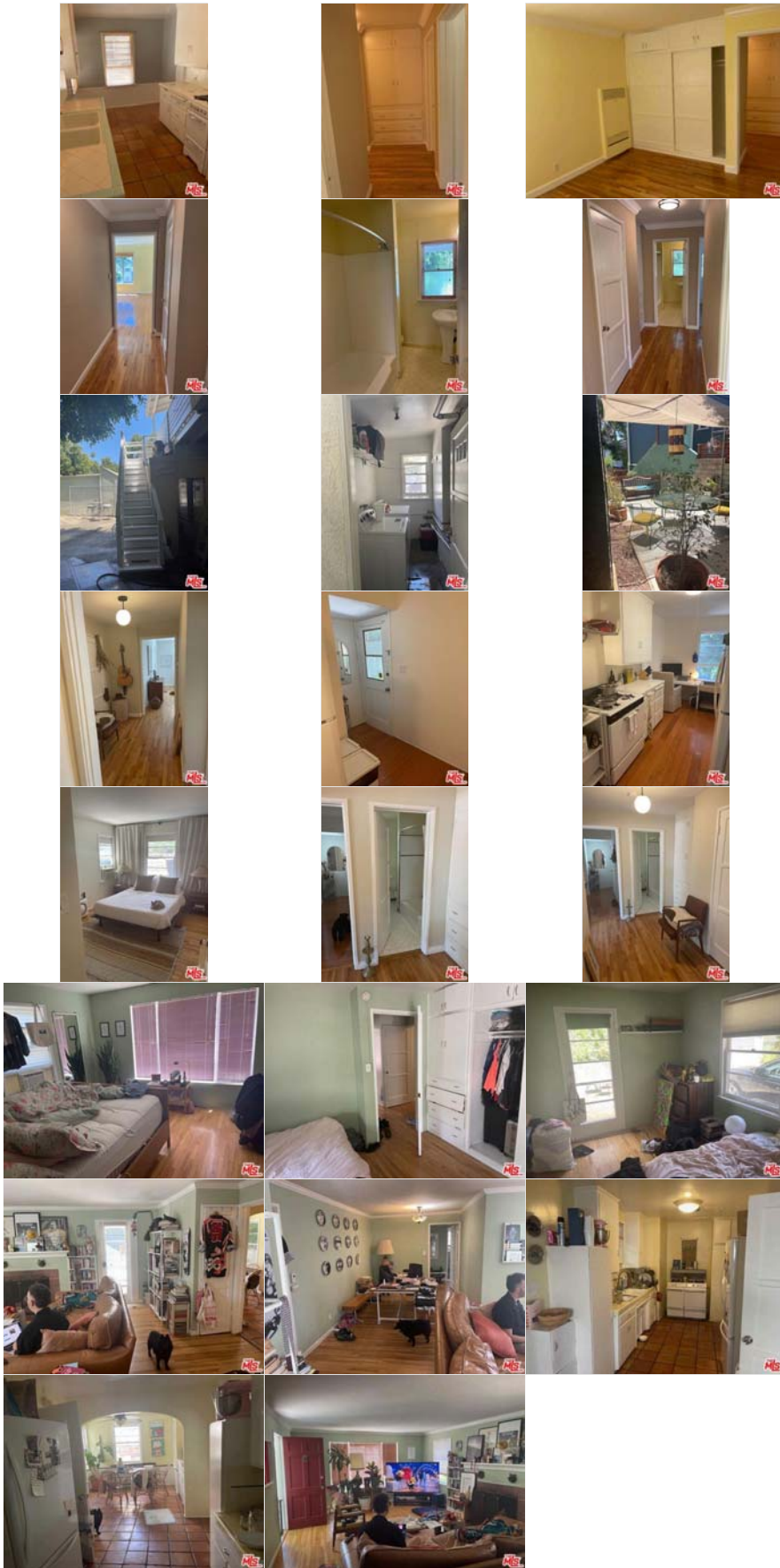
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Newport Beach, 92660

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Closed • Triplex

List / Sold: \$999,000/\$980,000 ↓

5043 5045-49 Borland Rd • Los Angeles 90032

47 days on the market

3 units • \$333,000/unit • 2,496 sqft • 5,369 sqft lot • \$392.63/sqft • Built in 1926

Listing ID: DW24171653

Cavanagh Rd - Borland RD



This exceptional investment opportunity features a well-maintained triplex with fresh paint throughout. The property includes three units: two with 2 bedrooms and 1 bathroom each, and a rear unit with 3 bedrooms and 1 bathroom. All units are in excellent condition, with two currently occupied by month-to-month tenants. Located within walking distance of Cal State LA and near downtown Los Angeles, this triplex is in a highly desirable area. With fresh paint and great rental potential, this property won't last long. It's ideal for investors or first-time homebuyers, especially since the 3-bedroom unit includes convenient laundry hookups inside, while the other two units offer separate laundry hookups in the back storage area. Act quickly—call now to schedule your showing before this opportunity slips away!

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$1,025,000
- 2 Buildings
- Levels: One, Two
- 0 Total parking spaces
- \$469 (Estimated)
- SellerConsiderConcessionYN:
- \$59400 Gross Scheduled Income
- \$55290 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02006642
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$750
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,450	\$3	\$3,100
2:	1	2	1		Unfurnished	\$14	\$2,450	\$2,400
3:	1	2	1		Unfurnished	\$2,500	\$2,500	\$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
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5221001031

Michael Lembeck

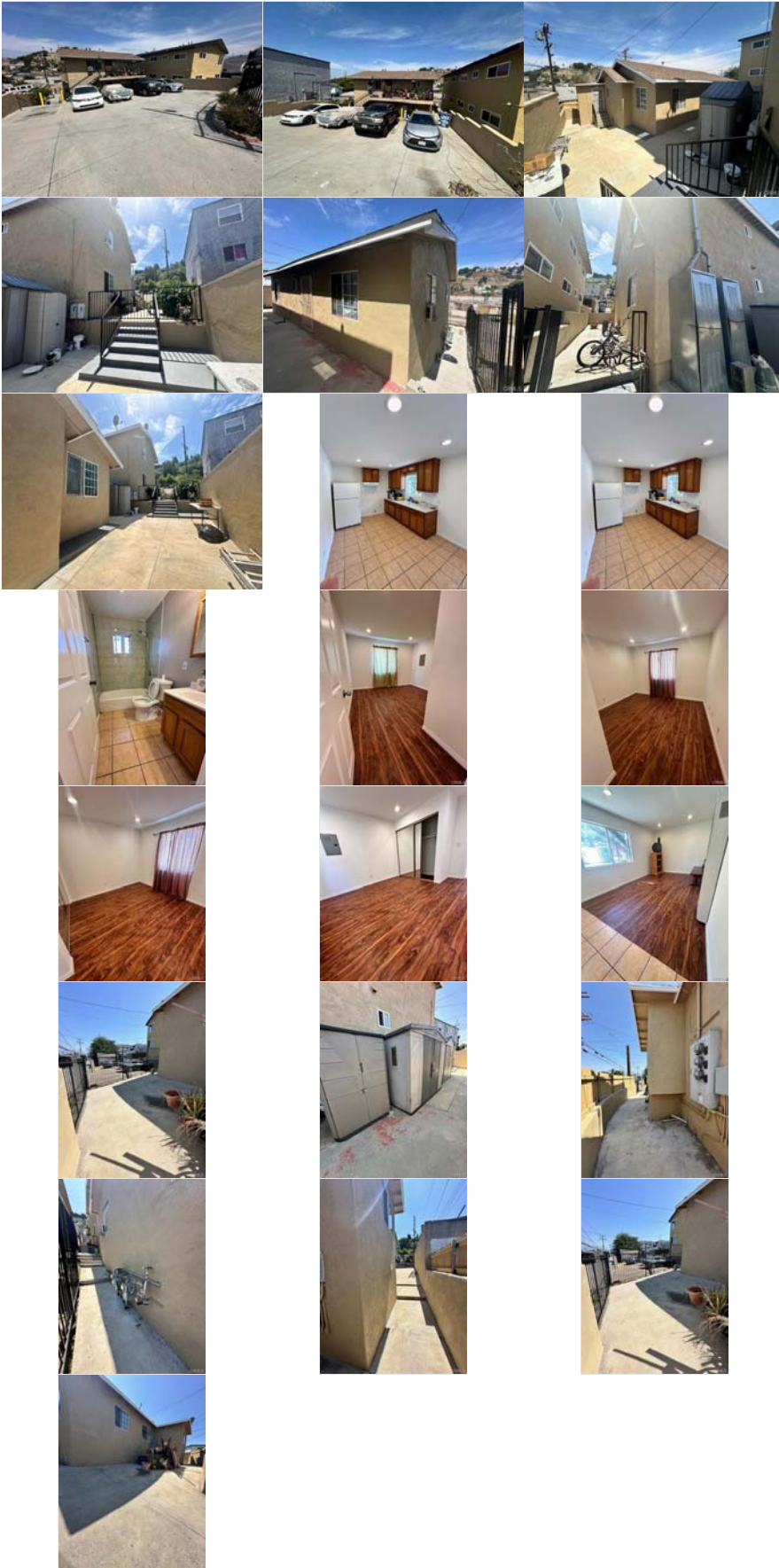
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Triplex

List / Sold:
\$1,550,000/\$1,550,000
0 days on the market
Listing ID: AR24224283

2535 Strathmore Ave • Rosemead 91770
3 units • \$516,667/unit • 3,321 sqft • 11,354 sqft lot • \$466.73/sqft •
Built in 1943
South of Garvey, North of Graves



Welcome to 2535-2537 Strathmore Ave and 2536 Brighton Ave, an exceptional triplex investment nestled in the vibrant Rosemead community. This unique property comprises three individual units spanning from street to street. 2537 Strathmore Ave: 3-bedroom, 1-bath, 2535 Strathmore Ave: 2-bedroom, 1-bath, and 2536 Brighton Ave: 3-bedroom, 2-bath. Situated on an impressive lot of over 11,300 sq. ft., this property not only offers rental income potential but also an outstanding opportunity for future development. Possibilities are unlimited with this expansive lot. Its location offers easy access to local amenities, schools, shopping, and transportation. With strong growth in the area, this is the perfect opportunity for investors or developers looking to maximize value. Don't miss this opportunity to own this versatile property in the beautiful City of Rosemead.

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$1,550,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- \$1,089 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01157196
- 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	1	2	Unfurnished	\$2,200	\$0	\$0
2:	1	2	1	0	Unfurnished	\$1,700	\$0	\$0
3:	1	3	2	1	Unfurnished	\$1,980	\$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, Trust sale
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5284036005

Michael Lembeck

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Citivest Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: AR24224283

Printed: 12/01/2024 10:42:39 AM

Closed • Triplex

List / Sold: \$930,000/\$930,000

5635 N Charlotte Ave • San Gabriel 91776
3 units • \$310,000/unit • 1,672 sqft • 5,888 sqft lot • \$556.22/sqft •
Built in 1946
S/Las Tunas, E/San Gabriel Blvd

10 days on the market
Listing ID: AR24227430



Great opportunity with bread-and-butter units in a sought-after San Gabriel neighborhood close to everything. The property features a single-family house at the front and a duplex at the rear, each unit consisting of one bedroom and one bath. There is a carport at the end of the driveway for convenient parking. Some units are equipped with window air conditioners to enhance comfort. Each unit also benefits from having its own small backyard area, providing outdoor space for tenants. This multi-unit setup is ideal for both living and rental income in a desirable location. This is a trust sale, and seller has never seen the interior spaces.

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$930,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 3 Total carport spaces
- \$933 (Estimated)
- SellerConsiderConcessionYN:
- \$5550 Gross Scheduled Income
- \$2150 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01983717
- 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	1	1	1	Unfurnished	\$1,018	\$1,018	\$1,850
2:	1	1	1	1	Unfurnished	\$1,018	\$1,018	\$1,850
3:	1	1	1	1	Unfurnished	\$1,018	\$1,018	\$1,850

Of Units With:

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

Additional Information

- Trust sale
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5374028007

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CUSTOMER FULL: Residential Income LISTING ID: AR24227430

Printed: 12/01/2024 10:42:39 AM

Closed • Triplex

List / Sold:

\$1,255,000/\$1,235,000 ↓

0 days on the market

Listing ID: SR24240378

7010 Lennox Ave # B • Van Nuys 91405
3 units • \$418,333/unit • 4,090 sqft • 7,231 sqft lot • \$301.96/sqft •
Built in 1988
Off of Sherman Way and Lennox



SOLD BEFORE PROCESSING

Facts & Features

- Sold On 11/26/2024
 - Original List Price of \$1,255,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$610 (Estimated)
 - SellerConsiderConcessionYN: Yes
- Laundry: Inside
 - 4 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Up
 - Floor: Carpet
- Appliances: Gas Range

Exterior

- Lot Features: Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link
 - Sewer: Sewer Paid
 - Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00905345
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense: \$0
 - Other Expense Description:

Unit Details

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

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
- VN - Van Nuys area
 - Los Angeles County
 - Parcel # 2217006047

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: SR24240378

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Closed •

1116 N Madison Ave • Los Angeles 90029
4 units • **\$287,500/unit** • **3,268 sqft** • **7,709 sqft lot** • **\$362.61/sqft** •
Built in 1905
North of Santa Monica, Between Vermont and Virgil

List / Sold:
\$1,150,000/\$1,185,000 ↓
71 days on the market
Listing ID: 24440335



IT'S TIME...to take ownership of this terrific 4-unit investment property (single free-standing home + 3 units; 6 BR/4 bath total). IT'S TIME...for an actual non-fictional, no-hype, priced-to-sell, Silver Lake/Virgil Village adjacent, income producing property to hit the market. IT'S TIME...for an owner/user, investor OR experienced real estate guru to find a smooth opportunity in a neighborhood engaged with new development and exciting energy. IT'S TIME...for said owner/user OR guru to receive this investment property with two of the four units VACANT and ready to rent. IT'S TIME...to never worry again about a late charge for returning books back to the library (?!!) - simply lob them over the fence to the beautiful next-door Cahuenga Branch Public Library (a designated Historic-Cultural Monument listed on the National Register of Historic Places). IT'S TIME...for a (buyer) broker to work with another experienced (listing) broker where BOTH can enjoy the professional camaraderie of buying & selling real estate. IT'S TIME...for Fall, cooler weather, and a little elbow-grease + love to make this hard-to-find property your own piece of LA.

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$1,280,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$114600 Net Operating Income

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,000
- 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	3	1		Unfurnished	\$1,500	\$1,500	\$3,400
2:	1	1	1		Unfurnished	\$1,500	\$1,500	\$2,400
3:	1	1	1		Unfurnished	\$2,400	\$2,400	\$2,400
4:	1	1	1		Unfurnished	\$3,600	\$3,600	\$3,600

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 # 5542027011

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CUSTOMER FULL: Residential Income LISTING ID: 24440335

Printed: 12/01/2024 10:42:39 AM

Closed • Quadruplex

List / Sold:
\$1,595,000/\$1,500,000 ↓

3205 W 139th St • Hawthorne 90250
4 units • **\$398,750/unit** • **3,562 sqft** • **5,543 sqft lot** • **\$421.11/sqft** •
Built in 1987

30 days on the market

Listing ID: SB24199372

From Crenshaw Blvd turn west on 139th Street, the property will be on your righthand side on the corner of Chadron Ave and 139th Street



Discover a prime investment opportunity with this well-maintained 4-unit residential property built in 1987! This property offers a desirable unit mix with 3 spacious 2-bedroom, 2-bathroom units and 1 efficient 1-bedroom, 1-bathroom unit. Each 2-bedroom unit has 2 assigned carport spaces, and the 1-bedroom unit has an attached 2-car garage, providing ample parking for all tenants (8 total secured parking spaces). The property currently generates a steady rental income of \$8,800 per month with all 4 units eligible for a rent increase (property is subject to AB 1482, and no local rent control). There is also a community laundry room for additional income. Don't miss out on this exceptional investment opportunity!

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$1,595,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 6 Total carport spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: Community, Dryer Included, Washer Included
- \$8800 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$1,000.00
- Gas: \$780
- Furniture Replacement:
- Trash: \$2,700
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$3,528
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,300	\$2,300	\$2,650
2:	1	2	2	2	Unfurnished	\$2,300	\$2,300	\$2,650
3:	1	2	2	2	Unfurnished	\$2,300	\$2,300	\$2,650
4:	1	1	1	2	Unfurnished	\$1,900	\$1,900	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 110 - East Hawthorne area
- Los Angeles County
- Parcel # 4052011018

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CUSTOMER FULL: Residential Income LISTING ID: SB24199372

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Closed • Apartment

List / Sold:

\$1,625,000/\$1,675,000 

15 days on the market

Listing ID: GD24210599

16812 S Dalton Ave • Gardena 90247
4 units • \$406,250/unit • 5,010 sqft • 7,503 sqft lot • \$334.33/sqft •
Built in 1990
W. Artesia Blvd. to S. Dalton



This well maintained four unit apartment building, presents an excellent investment opportunity for an investor or owner/user. This complex built in 1990 with 9 Bedrooms and 9 bathrooms, is on the market for the first time in thirty years, located in Central Gardena. The front owner's unit boasts Three bedrooms and Two and half baths, with over 2,000 sqft of living space. The three other units are Two bedrooms and two bath with oversized 1,000 sqft of living space. This property sits on a spacious 7,501 Sqft. lot that is zoned LARD 1.5. The property offers numerous location advantages, including its convenient proximity to I-110, I-405 freeways and state route 91, also in close proximity to shopping areas. This rare opportunity to own a solid income-producing property in one of Gardena's most desirable neighborhoods offers strong potential for future rent increases and long-term value appreciation.

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$1,625,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- \$1,101 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community, Dryer Included, Washer Included
- \$86520 Gross Scheduled Income
- \$52577 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,943
- Electric: \$5,453.00
- Gas: \$2,040
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance: \$2,950
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	2	Unfurnished	\$2,310	\$0	\$2,950
2:	1	2	0	2	Unfurnished	\$1,840	\$0	\$2,350
3:	1	2	0	2	Unfurnished	\$1,760	\$0	\$2,050
4:	1	2	0	1	Unfurnished	\$1,300	\$0	\$2,350

Of Units With:

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

Additional Information

- Standard, Trust sale
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6106024019

Michael Lembeck

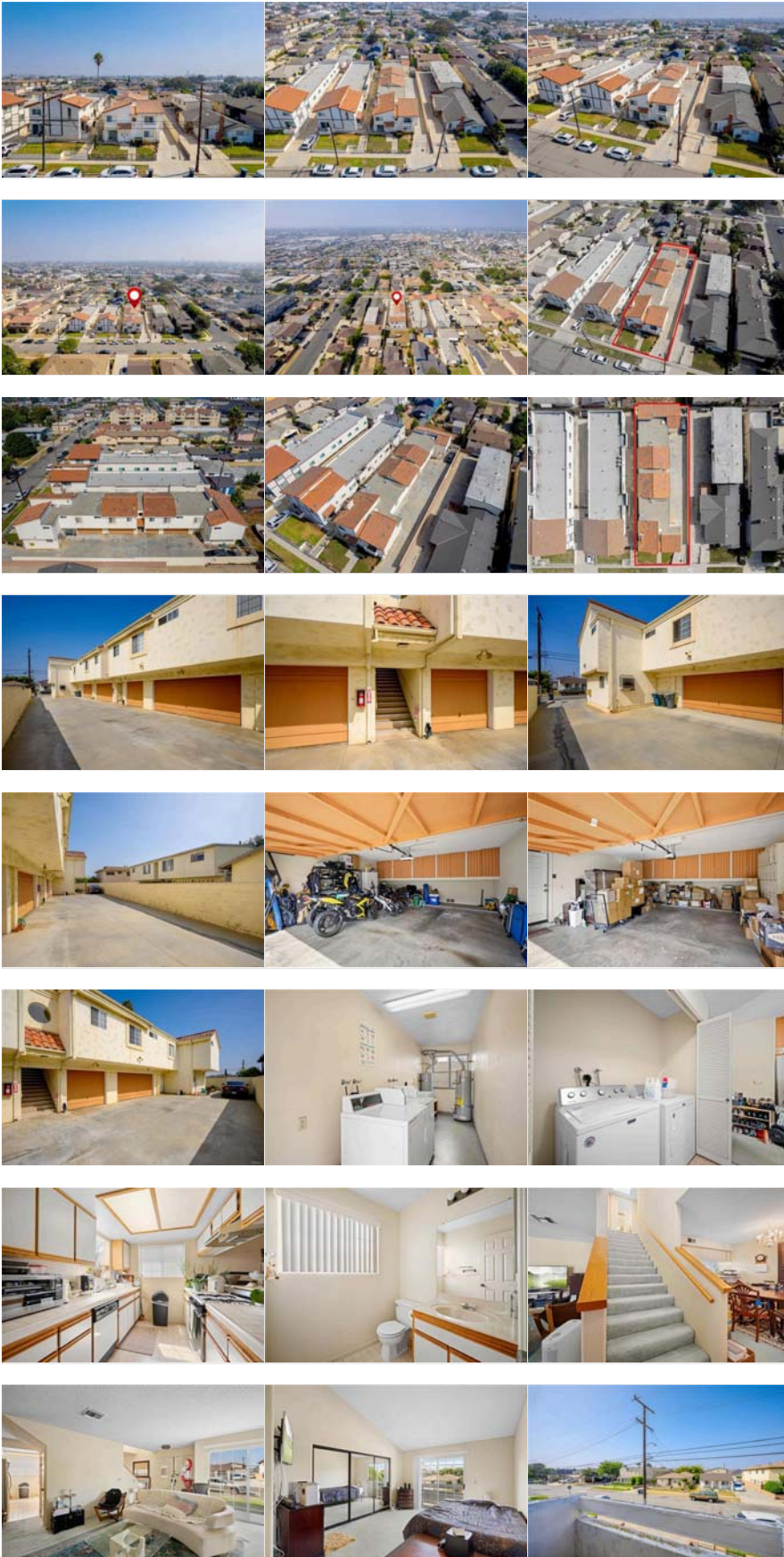
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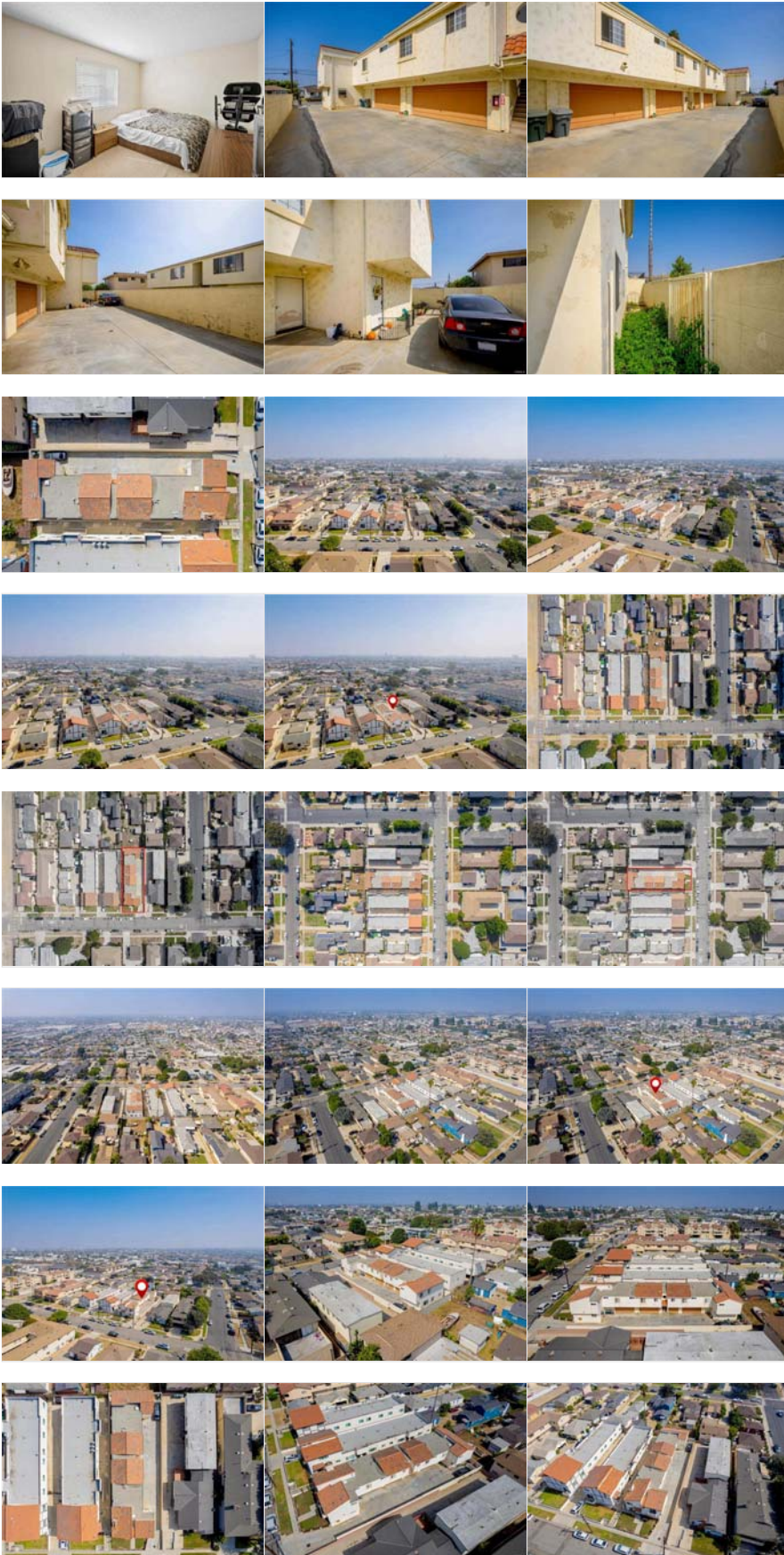
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CUSTOMER FULL: Residential Income LISTING ID: GD24210599

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Closed • Duplex

List / Sold:
\$2,225,000/\$2,115,000 ↓

225 El Porto St • Manhattan Beach 90266
4 units • \$556,250/unit • 2,016 sqft • 1,528 sqft lot • \$1049.11/sqft •
Built in 1960
West of Highland on El Porto Street

240 days on the market
Listing ID: SB24046751



-PROPERTY IS VACANT- Located on El Porto's only street with oversized lots on both sides of the street, 225 & 227 El Porto features an oversized half lot (1,528s..f.) and an oversized 3 story 2016s.f. duplex Duplex features two spacious 2bdrm/2ba units that have been configured as 4 large 1 bedroom/ 1 bath units. Three of the four one bedrooms living areas feature great ocean views. Large two car garage. Undergrounding work on property has been completed... wires and poles slated to come down soon. Units have had some updating but lots of upside to improving both finishes and rents.

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$2,499,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,117
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$433
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$2,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$731
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$2,450
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,450
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,350
4:	1	1	1	0	Unfurnished	\$0	\$0	\$2,250

Of Units With:

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

Additional Information

- Standard sale
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4137010010

Michael Lembeck

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

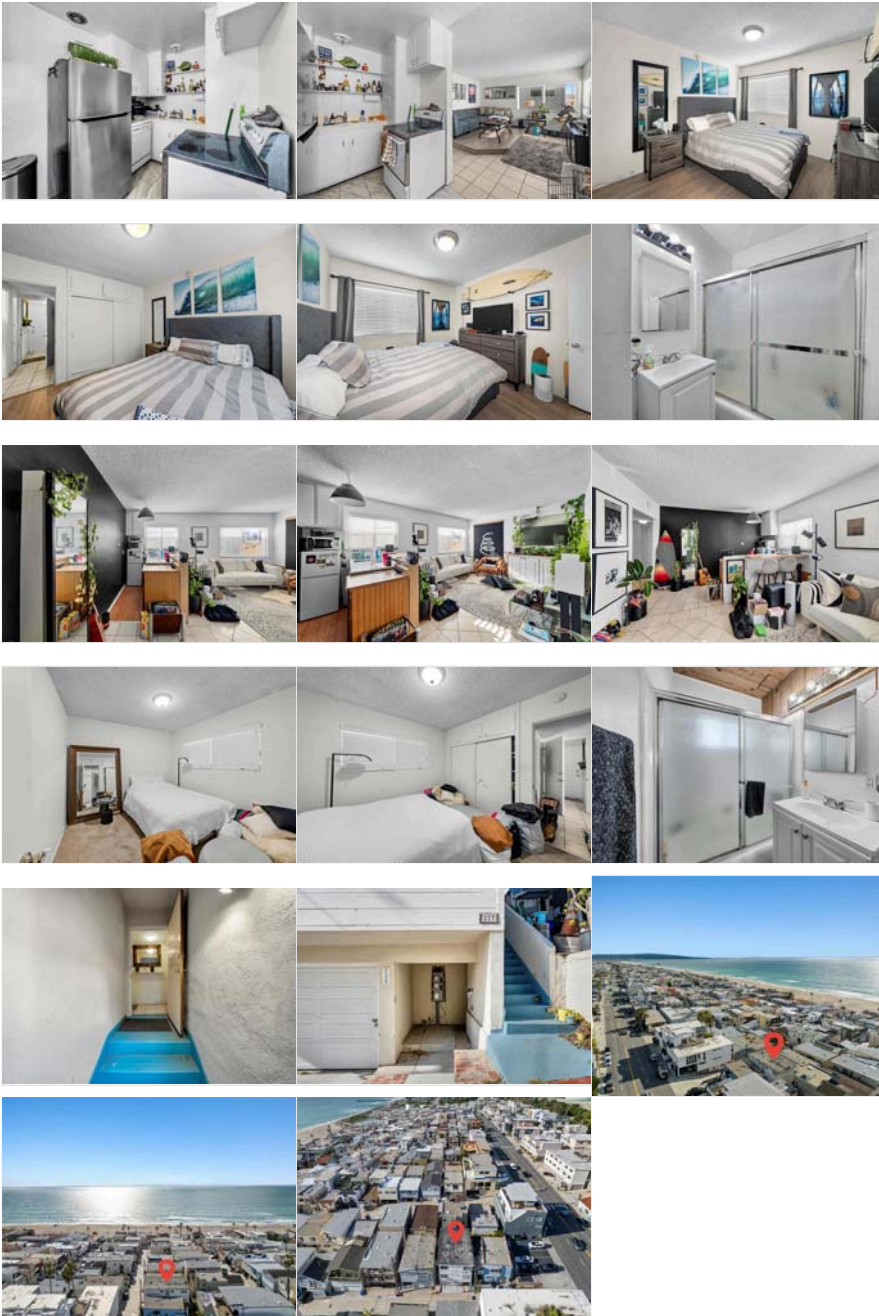
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CUSTOMER FULL: Residential Income LISTING ID: SB24046751

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Closed •

List / Sold:

\$2,700,000/\$2,575,000 ↓

81 days on the market

Listing ID: 24436229

29403 Indian Valley Rd • Rancho Palos Verdes 90275
4 units • \$675,000/unit • 5,324 sqft • 13,489 sqft lot • \$483.66/sqft •
Built in 1972

North of Crest Road, South of Doverridge Drive, East of Hawthorne Boulevard, West of Highridge Road



Luca is proud to present this rare 4-unit investment opportunity in Rancho Palos Verdes. This is an A-Class Trophy location and is NOT subject to LA Rent Control and instead falls under AB-1482. The asset has an outstanding unit mix of (one) 4-bedroom/2-bathroom townhouse unit with ocean views, (one) 3-bedroom/2-bathroom townhouse unit with patio, (one) 2-bedroom/2-bathroom with ocean views, balcony and patio, and (one) 2-bedroom/1.5-bathroom townhouse unit with patio. The property was built in 1972 and features spacious units, 5,324-SF of living area and a large 13,489-SF lot. The asset is being offered at a 4.37% current cap rate and 15.96 current GRM with upside to a 5.56% pro-forma cap rate. The property contains a newer roof, new hot water heaters, new furnaces, updated garage doors and common area laundry with brand new washers & dryers. One of the units has washer/dryer hook-ups. The property is a residential asset which qualifies for residential/owner-user financing. Furthermore, there are 4 garage spaces and 4 tandem parking spaces.

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$2,700,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Individual Room, Washer Included
- Cap Rate: 4.37
- \$118009 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$46,115
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$4,500	\$4,500	\$5,250
2:	1	2	2		Unfurnished	\$2,800	\$2,800	\$3,750
3:	1	3	2		Unfurnished	\$4,300	\$4,300	\$4,300
4:	1	2	1		Unfurnished	\$2,500	\$2,500	\$3,550

Of Units With:

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

Additional Information

- Standard sale
- 174 - Crest area
- Los Angeles County
- Parcel # 7585010006

Michael Lembeck

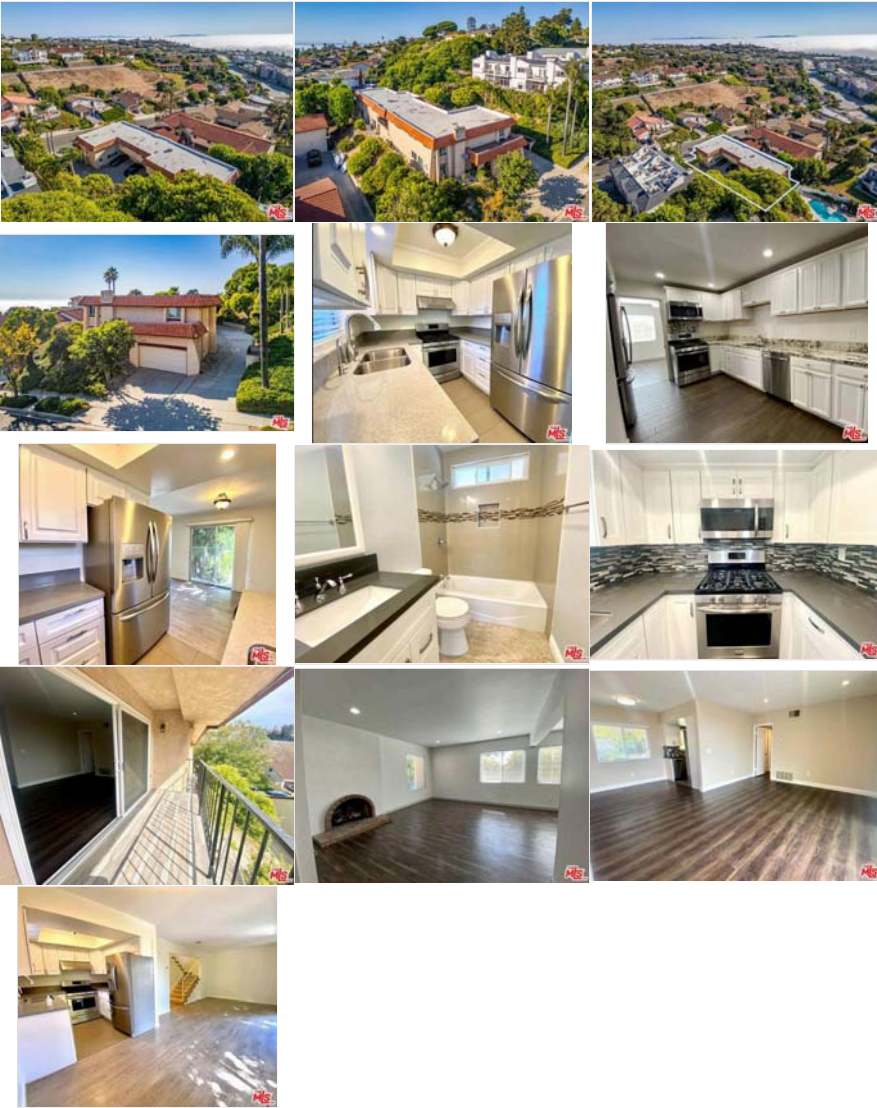
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Citivist Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: 24436229

Printed: 12/01/2024 10:42:39 AM

Closed • **Quadruplex**

6108 Strickland Ave • Los Angeles 90042
4 units • \$350,000/unit • 2,500 sqft • 7,165 sqft lot • \$560.00/sqft •
Built in 1949
East of Figueroa

List / Sold:
\$1,400,000/\$1,400,000
23 days on the market
Listing ID: SB24173627



This 4 unit property is located in a prime area of Highland Park that's nestled between Eagle Rock and Pasadena which gives you great accessibility to all the surrounding lively NELA neighborhoods as well as both of the SGV & SFV Foothill communities. It offers an excellent opportunity for buyer to live in the main house while the other three units help contribute to the mortgage. The single family home is a 2 bedroom/1 bath and has been newly renovated. Triplex consists of a 2 bedroom/1 bath and the other 2 units are 1 bedroom/1 bath. And one of the 1 bedroom units was also recently renovated. There is a 3 car garage, although it is one structure, they are separate and individual spaces. The premises also has a designated parking space for each unit. However the main house has tandem parking and also has a separate laundry room. OWNER is offering SELLER FINANCING at a VERY LOW INTEREST RATE!

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Wall Furnace
- \$462 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: Individual Room, See Remarks
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

- Rooms: See Remarks
- Floor: Carpet, See Remarks, Tile, Vinyl, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01950995
- 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	\$3,000
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,000
3:	1	1	1	1	Unfurnished	\$968	\$968	\$2,000
4:	1	2	1	1	Unfurnished	\$1,194	\$1,194	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5483023031

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: SB24173627

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Closed •

List / Sold:

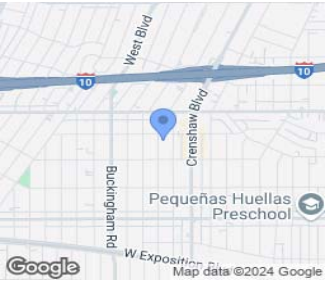
\$1,200,000/\$1,175,000 ↓

40 days on the market

Listing ID: 24448595

2810 Somerset Dr • Los Angeles 90016
4 units • \$300,000/unit • 4,643 sqft • 6,290 sqft lot • \$253.07/sqft •
Built in 1929

on S Crenshaw Blvd. Take W Adams Blvd to Somerset Dr...Turn right onto S Crenshaw Blvd....Turn right onto W Adams Blvd...Turn left onto Somerset Dr



This prime 4 unit asset located in the iconic West Adams neighborhood of Los Angeles is available. With a potential cap rate of 9.8, buying this building is a no-brainer from an investment perspective. Currently three units are occupied and one unit will be delivered vacant. Each unit has washer and dryer hookups in the unit and each unit has its own garage space (total 4 garage spaces) making it easy to rent out to prospective tenants. When you own buildings like this there will not be a lot of turnover. The units are almost 1200 sq feet each, could easily be converted into two bedrooms which would yield even more rent and an even better cap rate. There is space in the back for additional parking or to build an ADU to further get additional rents. If you're looking for a great as-is or value add investment then you don't want to miss this one.

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Stackable, Washer Included
- Cap Rate: 9.8
- \$118000 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$4,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01962090
- 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	\$1,134	\$25,200	\$2,550
2:	1	1	1		Unfurnished	\$1,012	\$13,200	\$2,550
3:	1	1	1		Unfurnished	\$778	\$9,324	\$2,550
4:	1	1	1		Unfurnished	\$0	\$0	\$2,550

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 # 5050016005

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed •

List / Sold:

\$1,500,000/\$1,457,500 ↓

113 days on the market

Listing ID: 24423813

7127 Ramsgate Ave • Los Angeles 90045
4 units • \$375,000/unit • 3,567 sqft • 7,893 sqft lot • \$408.61/sqft •
Built in 1955

Westchester 29 Area; West of La Cienega Blvd; East of La Tijera Blvd.; South of Centinela Avenue; North of Manchester Avenue.



Development: Dream Opportunity in Ladera/Westchester/Los Angeles! This property, zoned R3, is located in a dynamic and highly sought-after area, making it an ideal investment for developers. It offers a substantial buildable area, perfect for a larger multifamily residential project. With a generous lot size and significant allowable floor area, this parcel is poised to maximize your investment in a prime location. Property Details: Units 4; (2 x 2 Bedroom/1 Bath and 2 x 1 Bedroom/1 Bath) Features: Each unit includes in-unit washer & dryer hookups. Occupancy: Upon closing, 2 of the units will be delivered vacant, perfect for an owner-occupy buyer. Rent Status: All units are currently rented on a month-to-month basis. The property is conveniently located near the 405 freeway, LAX airport, shops, and restaurants, making it an attractive option for future tenants. Interior inspections will be subject to a written offer, loan approval, and proof of funds to close. Buyers are advised to do their due diligence regarding all information provided by the seller. The sellers are flexible and motivated, offering this property at a great value with endless possibilities. Please do not disturb the tenants.

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$1,500,000
- 4 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- \$73800 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$26,250
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01435805
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,450	\$1,450	\$2,800
2:	2	1	1		Unfurnished	\$1,300	\$1,300	\$2,000
3:	3	1	1		Unfurnished	\$1,800	\$1,800	\$2,000
4:	4	2	1		Unfurnished	\$1,600	\$1,600	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C29 - Westchester area
- Los Angeles County
- Parcel # 4103021040

Michael Lembeck

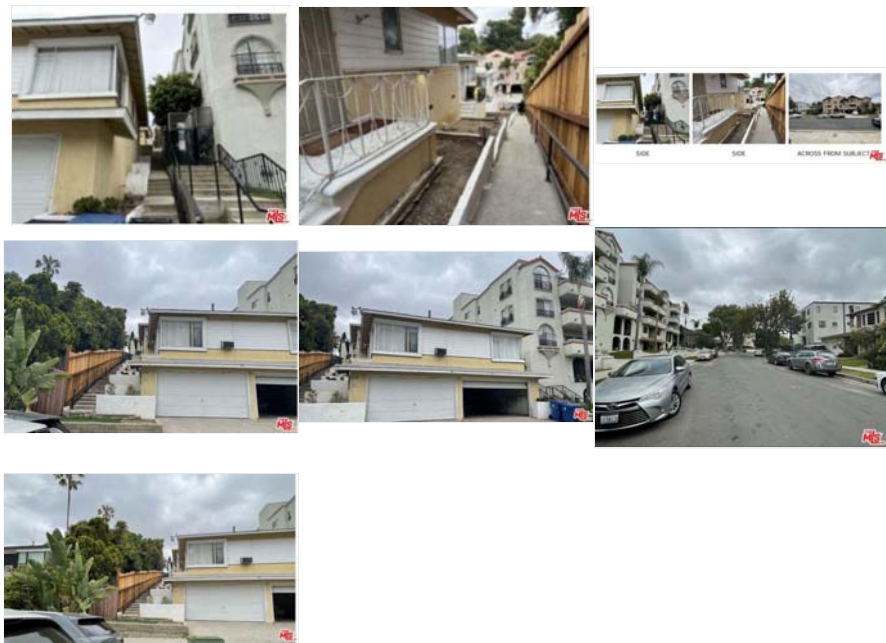
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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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List / Sold: **\$999,999/\$830,000** ↓

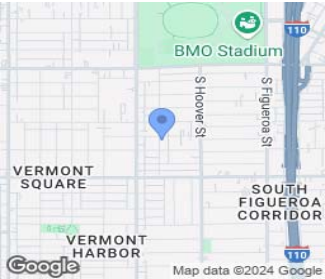
872 W 42nd Pl • Los Angeles 90037

138 days on the market

4 units • **\$250,000/unit** • **2,885 sqft** • **6,609 sqft lot** • **\$287.69/sqft** • **Built in 1909**

Listing ID: 24413769

West of Vermont & 42nd Place



MAJOR PRICE REDUCTION \$100,000 K!!!! 3 Units delivered vacant!!! Sellers are Motivated to sell this incredible multi-residential 4-Plex in a vibrant and fast-growing neighborhood. Unlock a Golden Investment Opportunity! Sellers are highly motivated to sell this incredible multi-residential 4-Plex in a vibrant and fast-growing neighborhood. This property presents a fantastic investment opportunity, located close to USC and the Coliseum, with easy access to Downtown and freeways. Imagine the possibilities with 3 units delivered vacant at the Close of Escrow; perfect for renovation and creating multiple streams of income. With 2,885 sq. ft. of living space on an over 6,600 sq. ft. lot, the property is Zoned LAR3 TOC Tier 3 with potential to build 14 units or ADU. Please check with the city of Los Angeles. Buyer and buyer's agents are advised to independently verify and satisfy themselves with ALL MLS information, including permits, bed/bath counts, and square footage through their own research, inspection, or with appropriate professionals. This property is your chance to turn potential into profit. Don't miss this golden opportunity!

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$1,099,000
- 4 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$67375 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$29,225
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01831617
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,800	\$2,800	\$2,800
2:	2	1	1		Unfurnished	\$2,400	\$2,400	\$2,400
3:	3	0	1		Unfurnished	\$950	\$1,900	\$1,900
4:	4	0	1		Unfurnished	\$0	\$1,900	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5019006026

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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Closed • Quadruplex

427 E 112th St • Los Angeles 90061
4 units • \$322,475/unit • 3,084 sqft • 6,838 sqft lot • \$414.72/sqft •
Built in 1925
112th and Avalon Blvd

List / Sold:
\$1,289,900/\$1,279,000 ↓
141 days on the market
Listing ID: OC24024349



100% VACANT...RARE OPPORTUNITY! Welcome to this exceptional investment opportunity in the heart of Los Angeles! This property features a total of four units, offering a mix of spacious living arrangements perfect for both tenants and landlords. The front unit is a beautifully remodeled 3-bedroom home, offering modern amenities and a comfortable layout. The addition of three brand-new units provides flexibility for potential renters, including a 2-bedroom unit and two 1-bedroom units, all thoughtfully designed for maximum comfort and convenience. Situated on a single-story layout, each unit offers easy access and a sense of privacy. The property is in great condition, ensuring a hassle-free experience for both tenants and owners. Live in one unit and rent out the others for added income, or maximize rental potential with Section 8 housing. Don't miss out on this rare chance to own a turnkey investment property in a prime location. Schedule your showing today and explore the endless possibilities this property has to offer!

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$1,399,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$996 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$124200 Gross Scheduled Income
- \$93150 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,050
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02184903
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,915
2:	1	2	1	0	Unfurnished	\$0	\$0	\$3,052
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,407
4:	1	1	1	0	Unfurnished	\$0	\$0	\$2,407

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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6073021033

Michael Lembeck

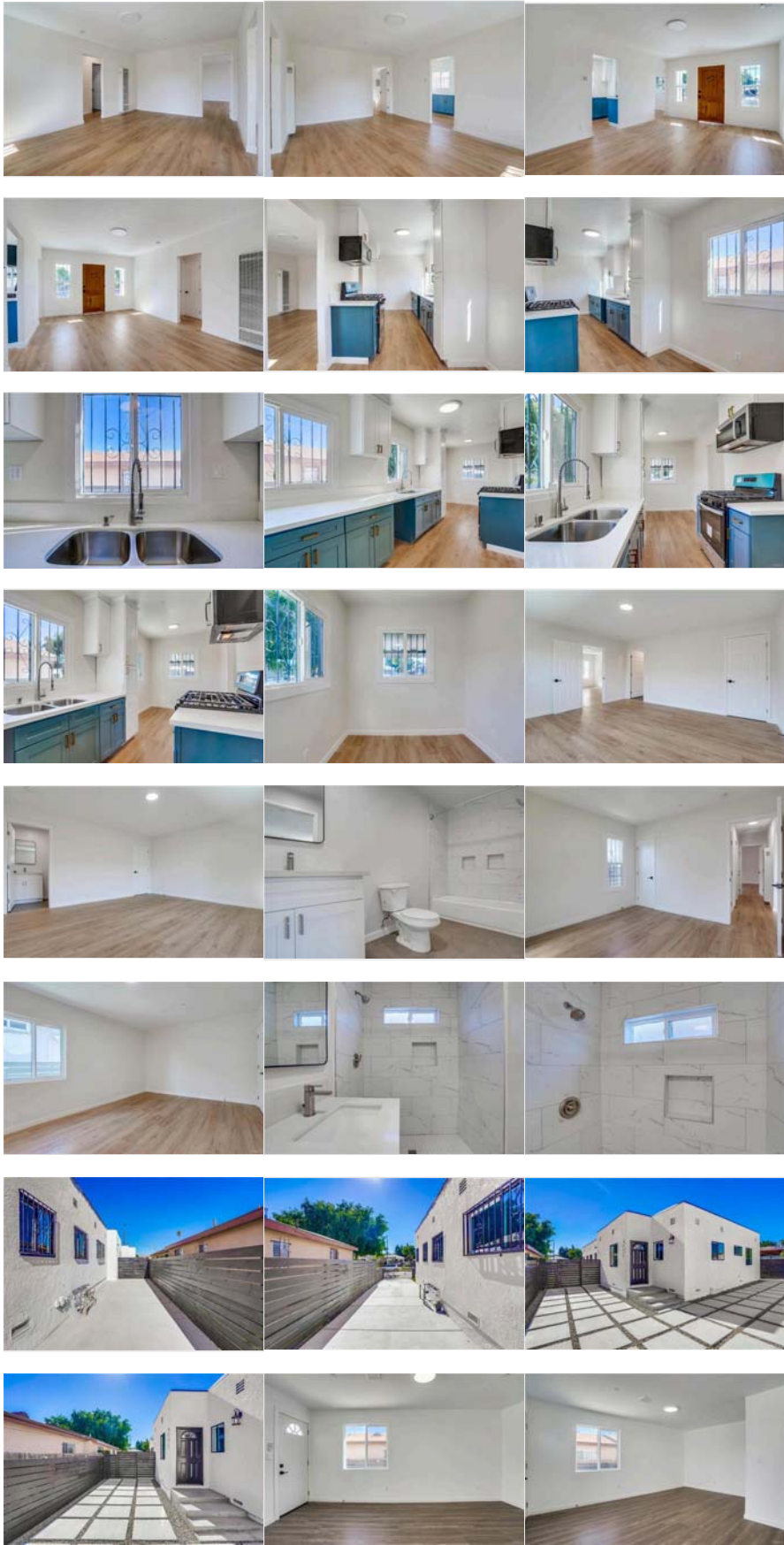
State License #: 01019397
Cell Phone: 714-742-3700

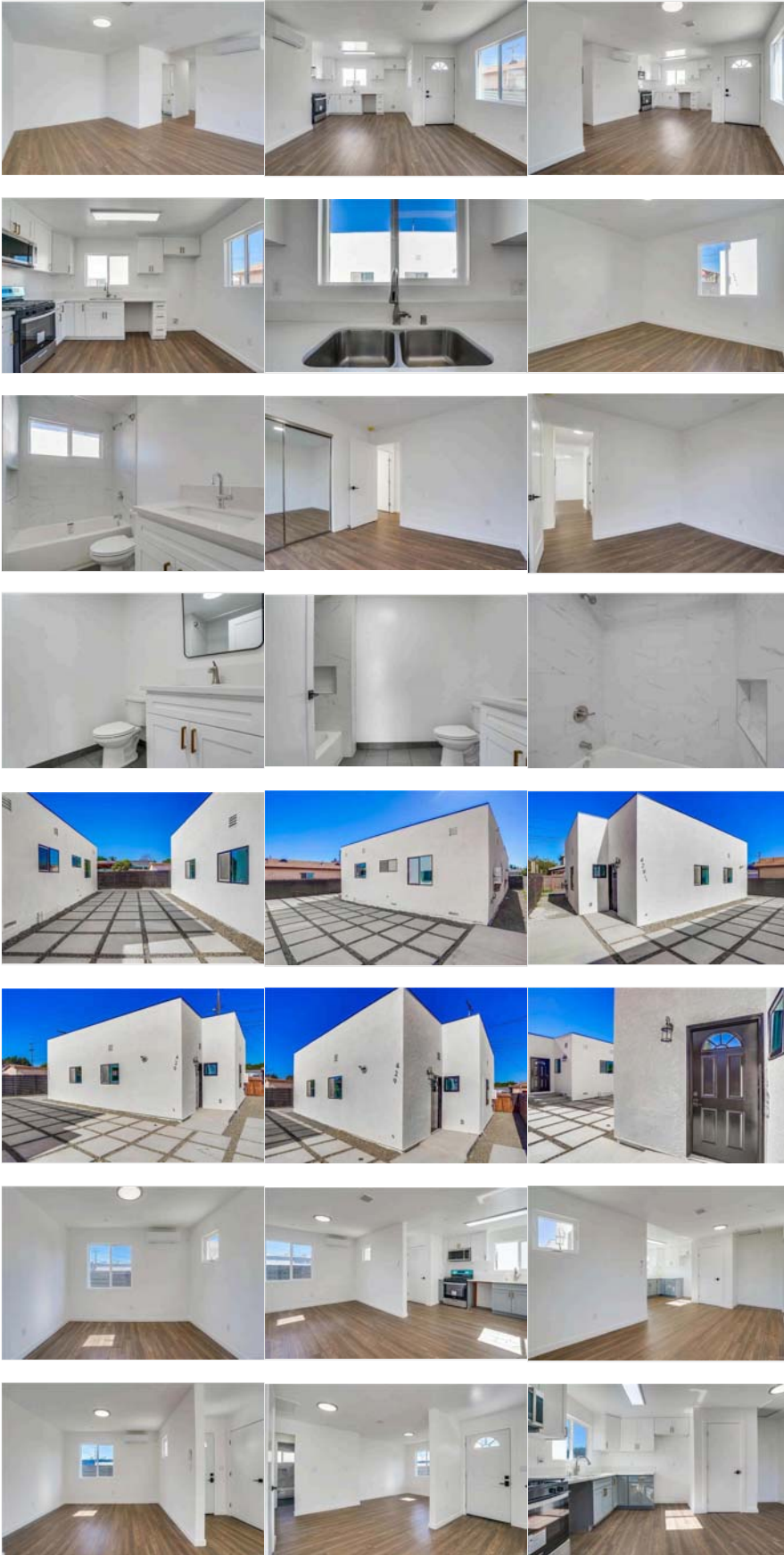
Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: OC24024349

Printed: 12/01/2024 10:42:39 AM

Closed • **Quadruplex**

List / Sold:
\$1,050,000/\$1,050,000

4217 S Flower St • Los Angeles 90037
4 units • \$262,500/unit • 4,112 sqft • 6,006 sqft lot • \$255.35/sqft •
Built in 1962
South of Martin Luther King Blvd, East of Figueroa.

8 days on the market
Listing ID: PF24213620



Introducing Exposition Park Apartments, a charming mid-20th century 4-plex nestled in the vibrant heart of Los Angeles. Located on South Flower Street, between Martin Luther King Jr. Blvd and Vernon Avenue, this property offers the perfect blend of comfort and convenience. Just minutes away from USC, Exposition Park's museums, and premier event venues, residents also enjoy easy access to the 110 and 10 freeways, making it an ideal spot for city living. This well-maintained community boasts four spacious 3-bedroom, 2-bathroom units, three of which feature modern upgrades like original and faux wood flooring, granite kitchen countertops, and renovated bathrooms. Each master bedroom has an en-suite bath, creating a private retreat for residents. All units are separately metered for gas and electricity, providing efficiency and convenience. The building sits on a 6,004 sq. ft. lot, offering four secure, gated parking spaces, a rare find in this sought-after location. Whether you're looking to live in or invest, Exposition Park Apartments presents an excellent opportunity for comfortable living in a prime location.

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$606 (Estimated)
- SellerConsiderConcessionYN:
- Cap Rate: 4.19
- \$82317 Gross Scheduled Income
- \$44000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Security Features: Closed Circuit Camera(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$38,317
- Electric: \$1,063.70
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01451173
- Gardener:
- Licenses: 140
- Insurance: \$4,448
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,124
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,866	\$1,866	\$3,200
2:	1	3	2		Unfurnished	\$2,300	\$2,300	\$3,200
3:	1	3	2		Unfurnished	\$1,135	\$1,135	\$3,200
4:	1	3	2		Unfurnished	\$1,559	\$1,559	\$3,200

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5019028022

Michael Lembeck

State License #: 01019397
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Citivist Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: PF24213620

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Closed • **Quadruplex**

537 N Kenmore Ave • Los Angeles 90004
4 units • **\$362,500/unit** • **5,844 sqft** • **10,327 sqft lot** • **\$257.96/sqft** •
Built in 1921
Cross Streets: Rosewood Ave & N Kenmore Ave

List / Sold:
\$1,450,000/\$1,507,500 
5 days on the market
Listing ID: GD24184975



Excellent income investment property comprising of four well designed units with one unit recently VACATED. This property is a prime residential income building that seamlessly combines comfort, convenience, and potential for lucrative returns. Capitalize from a solid rental history, showcasing the property's consistent appeal to tenants. Each unit has its own mailing address, individually metered for gas & electricity, have in-unit laundry hook-ups, a detached 865 SF garage, and assigned surface parking. Approximate Unit Measurements: #537 - 2B/1Bth 1,359 SF | #539 - 2B/1Bth 1,511 SF (VACANT) | #541 - 2B/1Bth 1,506 SF | #543 - 2B/1.5Bth 1,347 SF (recently updated unit). Great upside in rental income, potential of additional income renting each 865 SF garage as storage, and large lot offers a potential of additional rental income from an ADU. This multi-unit property is a smart choice for savvy investors seeking a steady stream of rental income in a desirable location. Located just 4 minutes from Los Angeles City College, Vermont/Beverly transit station and close access to freeways. Designated parking spaces make this property even more appealing to potential tenants, enhancing its marketability. We invite you to join us for an exclusive tour to explore the full potential of this income-generating property.

Facts & Features

- Sold On 11/24/2024
 - Original List Price of \$1,450,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - \$893 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
 - \$91800 Gross Scheduled Income
 - \$57367 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 0 water meters available

Interior

- Floor: Wood
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,454
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,100
 - Cable TV: 02057367
 - Gardener:
 - Licenses:
- Insurance: \$3,234
 - Maintenance: \$6,000
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$4,900
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$2,600
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,600
3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,600
4:	1	2	2	1	Unfurnished	\$2,500	\$2,500	\$2,600

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- KREA - Koreatown area
 - Los Angeles County
 - Parcel # 5520009007

Michael Lembeck

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

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Closed

• Triplex

9518 Mayne St • Bellflower 90706

4 units • \$231,250/unit • 2,087 sqft • 6,537 sqft lot • \$419.26/sqft • Built in 1927

North of Artesia, South of Alondra, East of Clark, West of Bellflower Cross Streets: Clark and Artesia

List / Sold: \$925,000/\$875,000

43 days on the market

Listing ID: SB24199082



This property is situated in a fantastic neighborhood! The front unit features 2 bedrooms and 1 bathroom, while the three back units each offer 1 bedroom and 1 bathroom. 2 of the units come with their own washer and dryer hookups, while the other 2 can share the hookups. Don't miss this incredible opportunity!

Facts & Features

- Sold On 11/26/2024
 - Original List Price of \$925,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$1,148 (Estimated)
 - SellerConsiderConcessionYN: Yes
- \$50400 Gross Scheduled Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,550
2:	1	1	1	0	Unfurnished	\$800	\$800	\$1,200
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,500
4:	1	1	1	0	Unfurnished	\$900	\$900	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- RG - Bellflower North of 91 Frwy, S of Alondra area
 - Los Angeles County
 - Parcel # 7106005003

Michael Lembeck

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

Citivist Realty Services, Inc

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

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Closed •

List / Sold:

\$1,329,000/\$1,285,000 ↓

26 days on the market

Listing ID: 24442157

214 W Hillcrest Blvd • Inglewood 90301
5 units • \$265,800/unit • 4,237 sqft • 10,079 sqft lot • \$303.28/sqft •
Built in 1931
East of Inglewood Ave, & North of Arbor Vitae St



Prime 5-unit income property in the heart of Inglewood makes this investment opportunity a must see. Front house is currently vacant and chalked full of character, making it perfect for an owner-user. Front home is light and bright with nice hardwood floors and remodeled kitchen and bathrooms. Private enclosed front patio and front yard makes it feel like a single family home. There are 4 additional units in back with laundry and a carport. Located in a nice residential area, yet moments away from the SoFi Stadium, Kia Forum, vibrant shopping centers, entertainment, and much more.

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$1,329,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Forced Air
- SellerConsiderConcessionYN:
- Laundry: Community, Individual Room, Washer Included

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00648439
- 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	\$3,500
2:	2	2	1		Unfurnished	\$1,967	\$1,967	\$2,200
3:	3	2	1		Unfurnished	\$1,519	\$1,519	\$2,200
4:	4	1	1		Unfurnished	\$1,453	\$1,453	\$1,800
5:	5	1	1		Unfurnished	\$1,660	\$1,660	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4022021025

Michael Lembeck

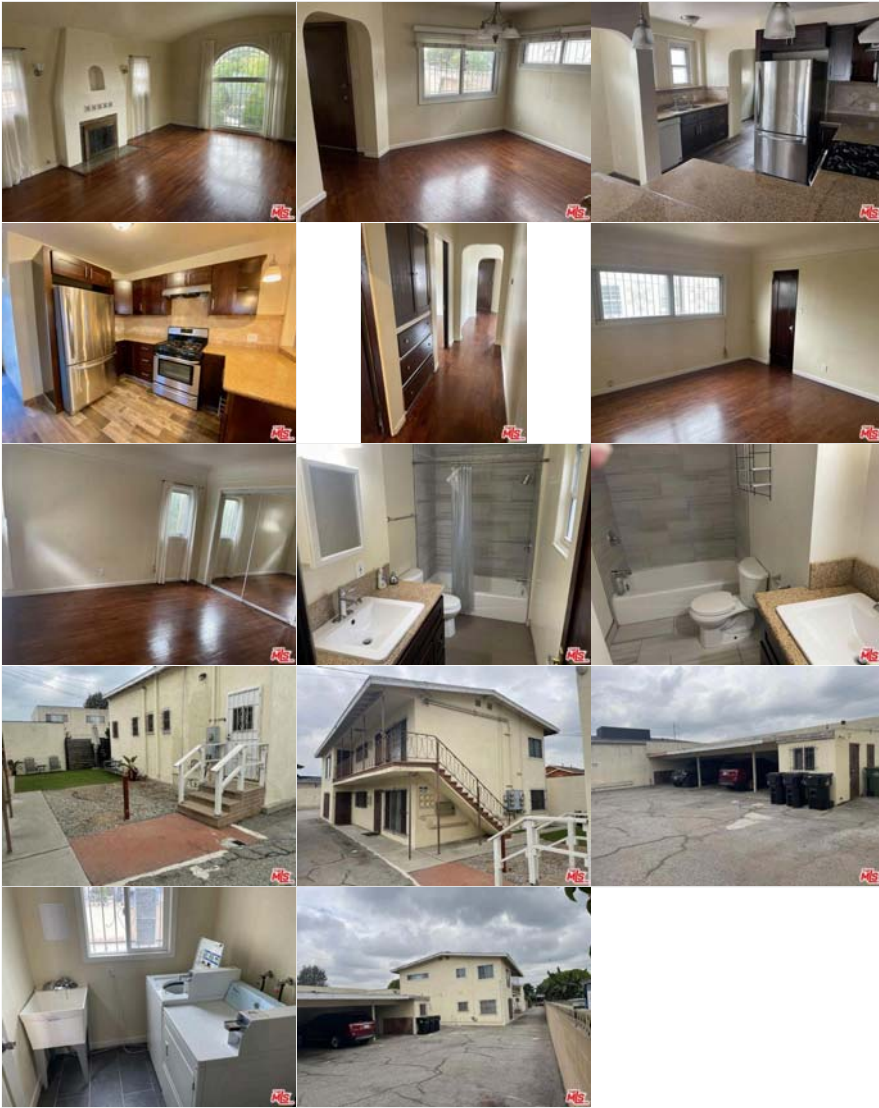
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Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: 24442157

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Closed •

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

42 days on the market

Listing ID: 24446711

4022 Live Oak St • Cudahy 90201
5 units • \$250,000/unit • 6,010 sqft • 9,403 sqft lot • \$207.99/sqft •
Built in 1969
South side of Live Oak Street, west of Otis Avenue



The subject property is a 2-story wood frame and stucco apartment building that was built in 1969. It is individually metered for gas and electricity and master-metered for water. The building is 6,010 square feet and sits on a 9,401 square foot rectangular lot. It has an excellent unit mix of (3) 2-bedroom / 1.5-bath units, (1) 3-bedroom / 1-bath unit, and (1) 4-bedroom / 3-bath unit. The units are huge and the average unit size is just under 1,200 square feet. The property is in good shape with good curbside appeal. There are 2 garages and 7 carports, together with ample on-street parking. The property is subject to the city of Cudahy Rent Control ordinance. It may be possible to build 1-2 ADUs on site (buyer to check with city of Cudahy). Please do not contact the tenants. Contact the listing agent for complete details.

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- 7 Total carport spaces
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4
- \$50184 Net Operating Income

Interior

- Floor: Carpet
- Appliances: None

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$38,521
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,374	\$16,488	\$16,488
2:	1	2	1		Unfurnished	\$1,437	\$17,244	\$17,244
3:	1	2	1		Unfurnished	\$1,425	\$17,100	\$17,100
4:	1	3	1		Unfurnished	\$1,596	\$19,152	\$19,152
5:	1	4	3		Unfurnished	\$1,711	\$20,532	\$20,532

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6225014010

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: 24446711

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Closed • Apartment

List / Sold:

\$2,175,000/\$1,924,000 ↓

1415 Cosmic Way • Glendale 91201
6 units • \$362,500/unit • 5,523 sqft • 8,445 sqft lot • \$348.36/sqft •
Built in 1962
Off Flower & Hazel

113 days on the market
Listing ID: SR24104049



REDUCED! Situated in the heart of Glendale, California, this charming 6-unit apartment complex occupies a coveted corner lot, offering both convenience and tranquility to its residents. Nestled within a vibrant neighborhood, it enjoys proximity to shopping centers, restaurants, entertainment venues, and excellent schools, making it an ideal choice for those seeking a blend of urban amenities and suburban charm. Exterior upgrades were recently done with the entire building that boasts a fresh coat of paint that revitalizes its facade, enhancing its curb appeal and creating a welcoming atmosphere for both residents and visitors alike. Additionally, a newer roof has been installed, ensuring durability and protection against the elements, thus providing peace of mind to the tenants. All windows were replaced years ago, enhancing energy efficiency and providing a contemporary look. Newer electrical panels have been installed, offering improved electrical safety and capacity for the entire complex. The property boasts central heating and air conditioning, providing comfort to all the units year-round. The building features copper plumbing throughout, known for its reliability and longevity. Interior features 5 of the 6 units were remodeled with updated kitchens, flooring, and fixtures, offering modern amenities and stylish living spaces. The installation of central heating and air conditioning offers comfort to all residents, while the copper plumbing upgrade guarantees a dependable water supply. Its corner lot positioning allows for ample natural light to flood the interiors, creating bright and airy living spaces throughout. The building offers a diverse range of floor plans to accommodate various lifestyle preferences with large patios downstairs for 4 of the units and two patios for the top 2 units. Five of the units feature spacious two-bedroom layouts, thoughtfully designed to optimize space and functionality, providing residents with comfortable living areas and ample storage options. Additionally, one unit stands out as a generously sized three-bedroom upper apartment, perfect for larger households or individuals seeking extra space for work or leisure activities and a nice patio too. This apartment complex presents an excellent investment opportunity as it offers both immediate rental income and long-term value appreciation potential. The building's prime location offers convenient access to entertainment options and other major attractions in Glendale.

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$2,600,000
- 1 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air, Natural Gas
- \$977 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: Community, Individual Room
- Cap Rate: 5.53
- \$131700 Gross Scheduled Income
- \$120312 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate, Vinyl
- Appliances: Free-Standing Range, Gas Water Heater
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Landscaped, Lot 6500-9999, Irregular Lot, Sprinkler System, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Fair Condition, Masonry, Privacy, Wood
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4,575
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management: 6000
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$1,950
2:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$1,950
3:	1	2	1	1	Unfurnished	\$1,725	\$1,725	\$2,025
4:	1	2	1	1	Unfurnished	\$1,725	\$1,725	\$2,025
5:	1	2	1	1	Unfurnished	\$1,875	\$1,875	\$2,175
6:	1	3	2	1	Unfurnished	\$2,350	\$2,350	\$2,650

Of Units With:

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

Additional Information

- Standard sale
- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5627014025

Michael Lembeck

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Closed •

List / Sold:

\$1,800,000/\$1,764,000 ↓

3860 College Ave • Culver City 90232
6 units • \$300,000/unit • 5,400 sqft • 7,530 sqft lot • \$326.67/sqft •
Built in 1957

133 days on the market
Listing ID: 24413621

Between Washington Blvd and Venice Blvd off Mattson. Behind LaBallona Elementary



Good size two bedroom 1 bath units. Very bright and quiet building. Laundry room on site. 6 parking spaces; 4 covered. Very close to three Culver City schools; La Ballona Elementary, Culver Middle School, and Culver High. Also within blocks of downtown Culver City .with movie theatres, restaurants, shops, Trader Joes, and more. Close to 405 Frwy. Do not disturb tenants or walk on property. No showings without accepted offer. Owner is a licensed RE Broker in CA.

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$1,925,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community, Individual Room
- Cap Rate: 6.05
- \$109000 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

- Appliances: Gas Range

Exterior

Annual Expenses

- Total Operating Expense: \$42,000
- Electric: \$125.00
- Gas:
- Furniture Replacement:
- Trash: \$3,403
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance: \$2,851
- Maintenance: \$5,556
- Workman's Comp:
- Professional Managemnet:
- Water/Sewer: \$2,703
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1		Unfurnished	\$0	\$12,200	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C28 - Culver City area
- Los Angeles County
- Parcel # 4208021012

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24413621

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Closed •

2016 Vista Del Mar St • Los Angeles 90068
6 units • \$665,833/unit • 4,612 sqft • 12,267 sqft lot • \$780.57/sqft •
Built in 1921
Located 1 block north of Franklin Ave. and 1 block west of Argyle Ave.

List / Sold:
\$3,995,000/\$3,600,000 ↓
82 days on the market
Listing ID: 24430877



2016 Vista del Mar is a meticulously-renovated boutique bungalow compound in the Hollywood Hills. The property consists of 6 bungalow-style units that are fully renovated to the studs, offer luxurious amenities catering to high-income renters, and a central location for living the LA lifestyle so many dream about. Located north of Franklin Ave. in the Hollywood Dell neighborhood, the property's strategic location offers compelling fundamentals, abundant entertainment and dining amenities, and convenient access to employment hubs. Renovated by AIH Development, a prominent Los Angeles developer bringing elevated and upscale residential design/amenities to this turnkey project. Originally built in 1921 and 1923, the property consists of (1) 2-bdrm. and 2.5-bath unit (possible owner's unit), (1) 1-bdrm. unit with an office space, and (4) 1-bdrm. units spread across 4 structures. These bungalow-style units are arranged in a courtyard configuration on a 12,267 SF lot. From stucco to windows, doors, roofs, water lines, sewer, electrical, and HVAC, each structure has been meticulously rebuilt with energy efficiency, longevity, and ease of maintenance in mind. Property amenities include covered parking for 7 vehicles features EV charging capabilities individually metered for each unit.

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$3,995,000
- 4 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 4.97
- \$198467 Net Operating Income

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

- Security Features: Card/Code Access, Gated Community

Annual Expenses

- Total Operating Expense: \$66,772
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$5,065	\$5,065	\$5,065
2:	1	1	1		Unfurnished	\$4,270	\$4,270	\$4,270
3:	4	1	1		Unfurnished	\$3,334	\$13,335	\$13,880

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 5586003010

Michael Lembeck

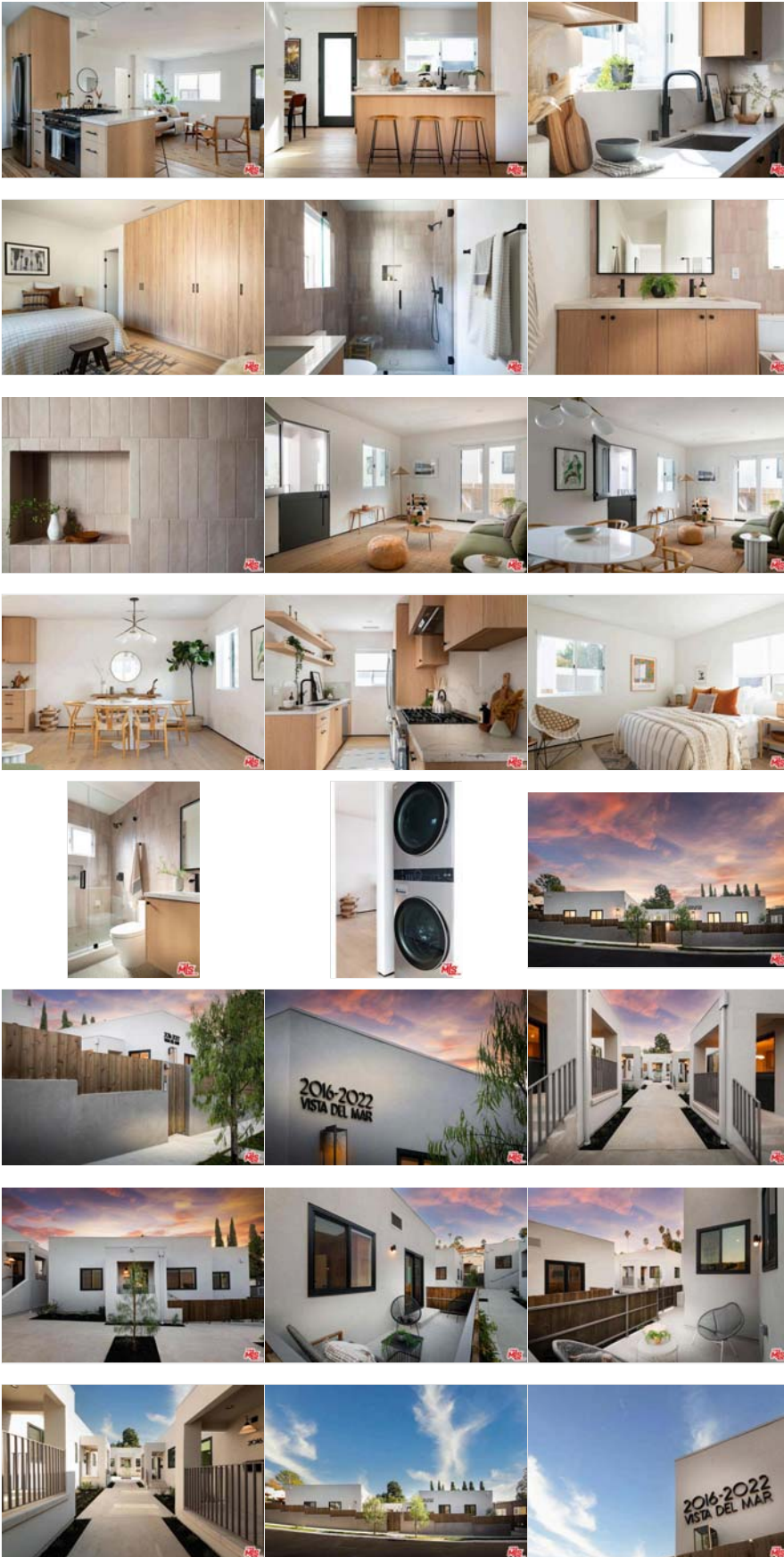
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CUSTOMER FULL: Residential Income LISTING ID: 24430877

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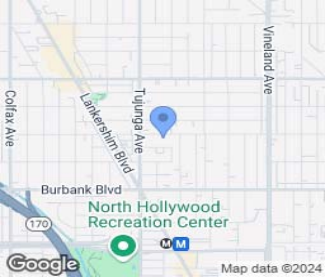
Closed •

List / Sold:
\$1,295,000/\$1,250,000 ↓

11322 Hatteras St • North Hollywood 91601
6 units • \$215,833/unit • 9,067 sqft • 7,329 sqft lot • \$137.86/sqft •
Built in 2025

181 days on the market
Listing ID: 24396945

Four blocks south of Oxnard, one block north of Burbank, between Tujunga and Vineland.



RTI DEVELOPMENT OPPORTUNITY! Your next investment awaits--This lot, located in the heart of North Hollywood, is a prime location for a multifamily asset. Approved plans for the future development feature a total of 6 units comprising four 4-bedroom units, one 2-bedroom ADU, and one recreational room that is to be converted to a second 2-bedroom unit after C of O totaling 20 bedrooms, 16 bathrooms, and over 9,000 SF of building area. The 4-bedroom floor plans boast over 1,700 SF and will come with either 3 or 4 bathrooms; each will come with a private 2-car garage and a private rooftop deck. Currently on the lot stands a VACANT 1,561 SF 3-bedroom, 1-bathroom single family house and a 622 SF detached garage. Located amidst the North Hollywood Arts District, LA Metro Bus and Train connection hubs, schools, parks, dining, and nightlife this community has all that city savvy renters are vying for.

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- \$211724 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$51,340
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01079007
- 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	4		Unfurnished	\$4,500	\$0	\$4,500
2:	1	4	4		Unfurnished	\$4,500	\$0	\$4,500
3:	1	4	3		Unfurnished	\$4,500	\$0	\$4,500
4:	1	4	3		Unfurnished	\$4,500	\$0	\$4,500
5:	1	2	1		Unfurnished	\$2,300	\$0	\$2,300
6:	1	2	1		Unfurnished	\$2,300	\$0	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2337036018

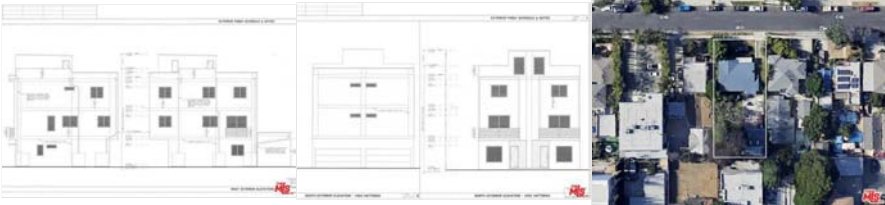
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Newport Beach, 92660

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Closed •

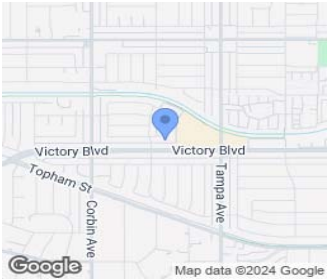
List / Sold:

\$1,150,000/\$1,150,000

23 days on the market

Listing ID: 24455079

19406 Gilmore St • Reseda 91335
6 units • \$191,667/unit • 4,294 sqft • 7,136 sqft lot • \$267.82/sqft •
Built in 1958
1 block north of Victory, 4 blocks west of Tampa



6 units in the heart of the San Fernando Valley. Long term owner - 1st time on the market in more than 30 years. Great unit mix - 4 - 1 bedroom + 1 Bath and 2- 2 bedroom + 1 bath units. The property was built in 1958. It has 4,294 square feet and it sits on a 7,136 square foot lot. The rents are significantly below market. There is over 50% upside in the rents. Individually metered for gas and electricity. New electrical panels. Centrally located in the San Fernando Valley. Close to Pierce College, minutes to the Warner Center and Westfield Topanga Shopping Mall. **The property can be purchased along with 6500-10 Shirley Ave - 16 units located only 7 parcels from the subject property.

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- SellerConsiderConcessionYN:
- \$51972 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$38,313
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01421317
- 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	\$1,116	\$1,116	\$1,895
2:	1	1	1		Unfurnished	\$1,085	\$1,085	\$1,895
3:	1	2	1		Unfurnished	\$1,262	\$1,262	\$2,095
4:	1	1	1		Unfurnished	\$1,066	\$1,066	\$1,895
5:	1	1	1		Unfurnished	\$974	\$974	\$1,895
6:	1	2	1		Unfurnished	\$1,971	\$1,971	\$2,095

Of Units With:

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

Additional Information

- Standard sale
- RES - Reseda area
- Los Angeles County
- Parcel # 2131026022

Michael Lembeck

State License #: 01019397
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Citivist Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24455079

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Closed •

1019 6th St • Santa Monica 90403
10 units • \$445,000/unit • 7,764 sqft • 7,496 sqft lot • \$555.70/sqft •
Built in 1956
Prime North of Wilshire location. Walking distance to Montana Avenue and the beach.

List / Sold:
\$4,450,000/\$4,314,420 ↓
66 days on the market
Listing ID: 24434419



We are pleased to offer for sale an incredible multifamily asset located at 1019 6th Street in the heart of LA's famed beach city of Santa Monica. Originally built in 1956, the building boasts an ideal unit mix consisting of all large 1 & 2-bedroom floor plans. Each of these units is spacious, has a terrific layout, and offers an abundance of natural light. Perfect for a long-term investor, the property has incredible rental upside, an intercom entrance, ample on-site parking (soft story retrofit has been completed), all copper plumbing, a newer roof, as well as an on-site laundry facility. The unit mix includes (7) 1-bed, 1-bath units and (2) 2-bed, 2-bath units. Many of the units have been luxuriously upgraded to the highest standards with hardwood flooring, custom window shutters, stainless steel appliances and quartz countertops, central HVAC(select units), recessed lighting, upgraded electrical, and an in-unit washer and dryer (select units). This is a fantastic trophy asset in an undeniably attractive location that will be a perfect addition to an investor's portfolio. A quick stroll to downtown Santa Monica, Montana Avenue, and the beach, this property is situated close to all Santa Monica has to offer. With incredible in-place income, enormous rental upside potential, and a secured tenant base, 1019 6th Street gives buyers the unique opportunity to own a generational asset in one of LA's most prized and coveted locations.

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$4,450,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 5.16
- \$229514 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$82,273
- 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	2	2		Unfurnished	\$3,562	\$10,685	\$13,485
2:	7	1	1		Unfurnished	\$2,276	\$15,929	\$22,365

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4292006018

Michael Lembeck

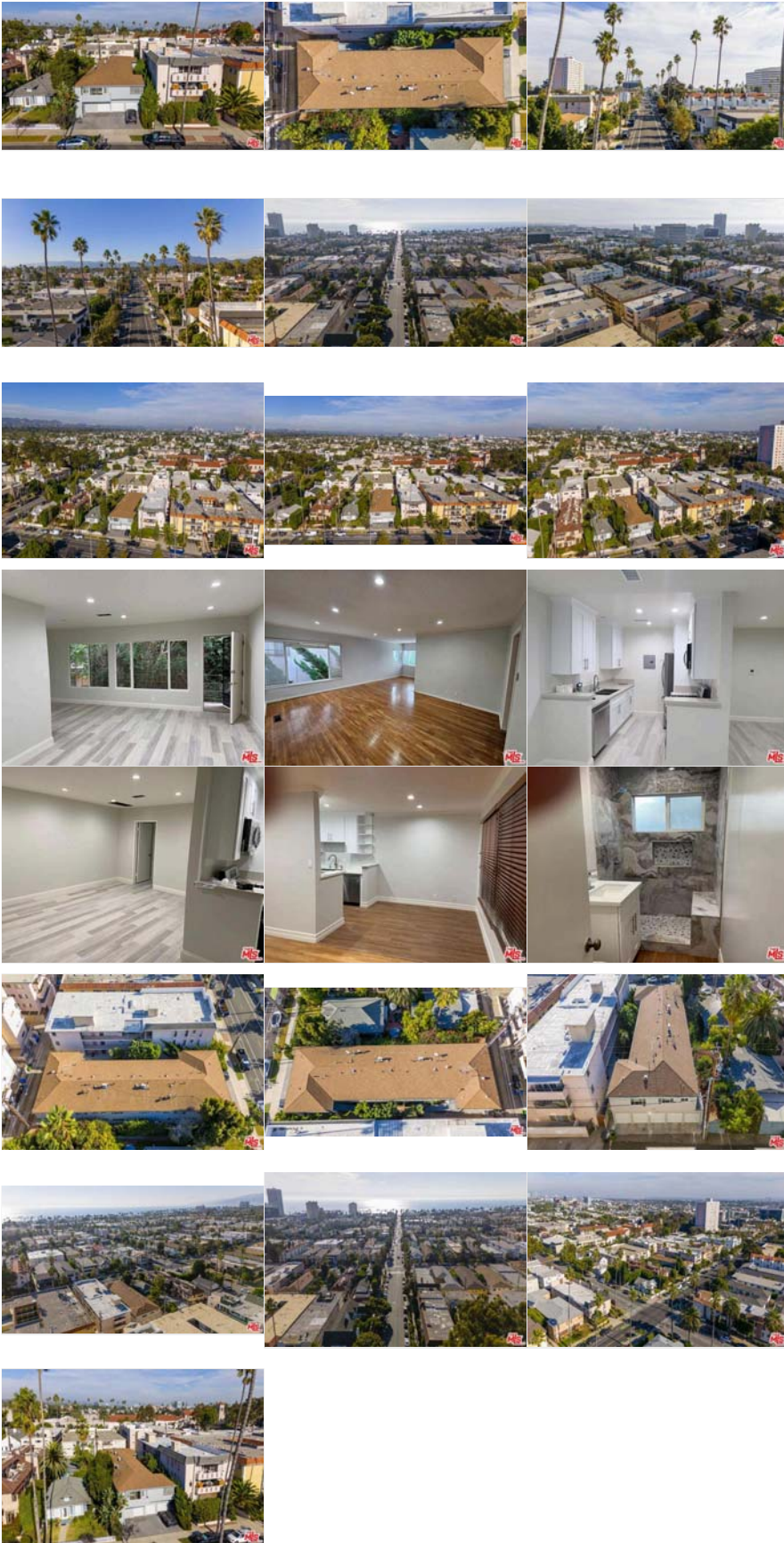
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Closed •

List / Sold:

\$2,495,000/\$2,300,000 ↓

37 days on the market

Listing ID: 24445111

11143 Aqua Vista St • North Hollywood 91602
10 units • \$249,500/unit • 6,895 sqft • 8,534 sqft lot • \$333.58/sqft •
Built in 1957
Aqua Vista & Vineland



We are proud to present The Pink Flamingo, a classic 10-unit multifamily property located at 11143 Aqua Vista Street in the highly desirable Studio City neighborhood. This property is subject to LA City's Rent Control (RSO), and this is the rst time the property has been listed for sale in over 35 years.Built in 1957, this Mid-Century Modern dingbat-style building consists of 8 one-bedroom, one-bath units and 2 two-bedroom, one-bath units. All units are currently occupied with all tenants paying their rent in full and on time. Furthermore, this investment offers a buyer the opportunity to capitalize on nearly 35% upside potential in rental income.The property spans 6,895 square feet on a lot of 8,531 square feet and includes on-site amenities such as a pool, laundry facilities, parking, and air conditioning in most units. Recent upgrades to the property include a brand new 400 AMP electrical system with subpanels for each unit, soft-story retrofitting completed in 2018, and a full roof replacement in 2017, ensuring a solid investment for the future.Most units have been carefully restored, showcasing gleaming solid hardwood oors, designer kitchens with gray cabinets, quartz countertops, and vintage-inspired pink and gray bathroom tiles. The property maintains its Mid-Century charm while offering modern conveniences like updated appliances, instant hot water, and ample closet space. With a strong walkability score of 71, tenants will enjoy the proximity to popular destinations such as Universal Studios, Warner Brothers, and trendy Tujunga Village, which boasts a variety of restaurants, cafes, and boutique shops.The Studio City location makes The Pink Flamingo an attractive investment for potential buyers. Known for its blend of quiet residential streets and easy access to major freeways and entertainment hubs, this area is ideal for tenants seeking a balance of suburban tranquility and urban convenience. Its proximity to major studios, along with the appeal of the surrounding upscale neighborhoods, ensures a steady demand for rentals, making it a stable and lucrative investment opportunity.

Facts & Features

- Sold On 11/27/2024
- Original List Price of \$2,600,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 4.59
- \$11497 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$71,068
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1		Unfurnished	\$1,611	\$12,889	\$16,400
2:	2	1	1		Unfurnished	\$1,527	\$3,053	\$4,990

Of Units With:

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

Additional Information

- Standard sale
- STUD - Studio City area
- Los Angeles County
- Parcel # 2366018004

Michael Lembeck

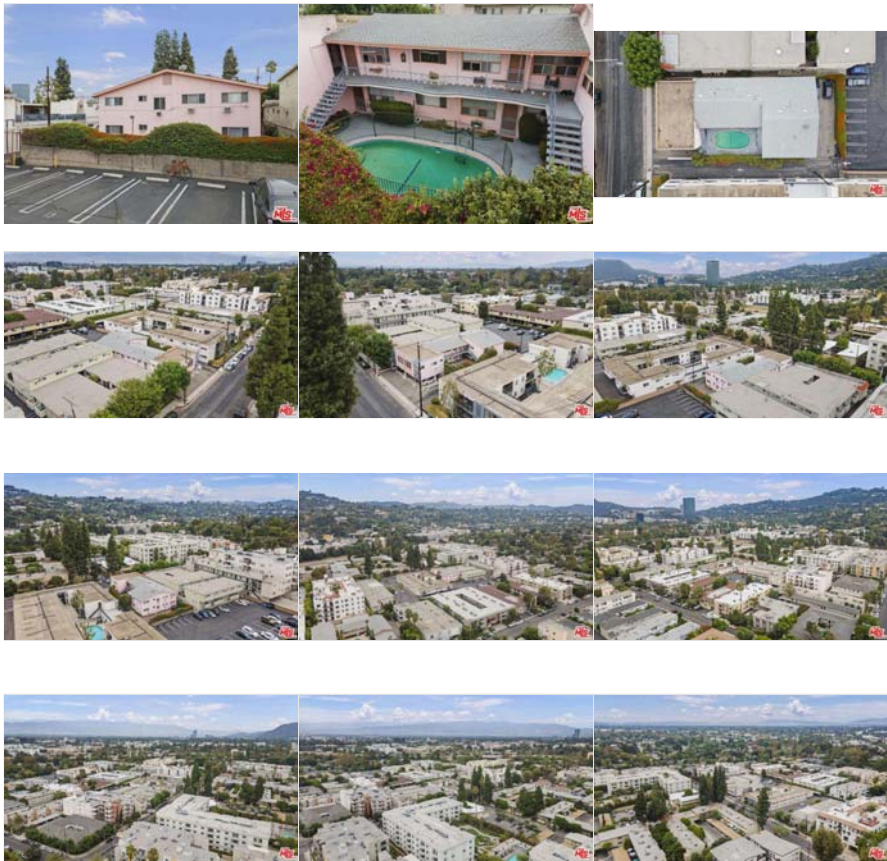
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CUSTOMER FULL: Residential Income LISTING ID: 24445111

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Closed •

List / Sold:

\$4,340,000/\$3,600,000 ↓

37 days on the market

Listing ID: 24424283

5211 Live Oak St • Cudahy 90201
16 units • \$271,250/unit • 14,800 sqft • 40,362 sqft lot • \$243.24/sqft •
Built in 1963
710 Freeway, Exit Florence Avenue West



We are pleased to present 5211 & 5213.25 Live Oak Street in Cudahy - a premier multifamily investment opportunity comprising 16 units across 8 duplexes. Each 925-square-foot, single-story unit features two bedrooms, garage parking, and washer/dryer hook-ups. With 13 units currently vacant and rent-ready, this property provides a compelling opportunity for a new owner to swiftly lease up and capitalize on substantial rental income, positioning it as a highly attractive investment in a desirable market.

Facts & Features

- Sold On 11/25/2024
- Original List Price of \$4,340,000
- 8 Buildings
- Levels: One
- 24 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 6.08
- \$263817 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$132,759
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- 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:	16	2	1		Unfurnished	\$2,150	\$34,425	\$37,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6226006052

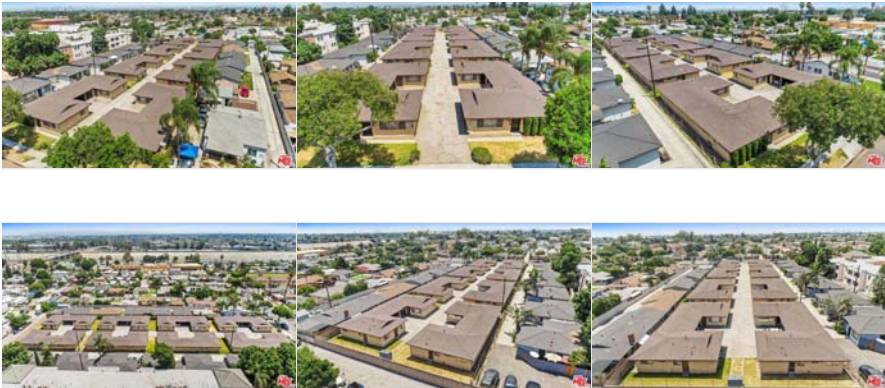
Michael Lembeck

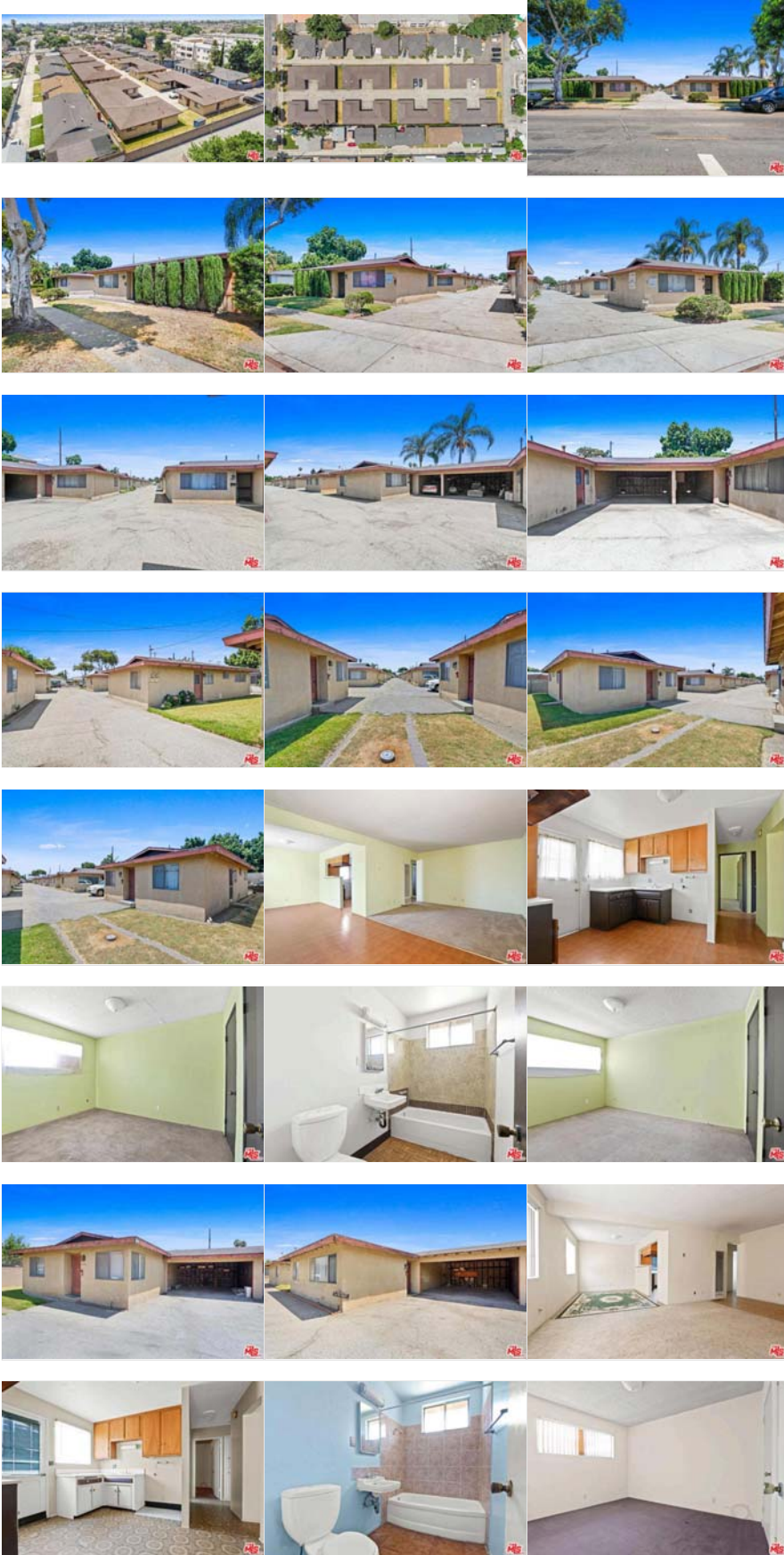
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CUSTOMER FULL: Residential Income LISTING ID: 24424283

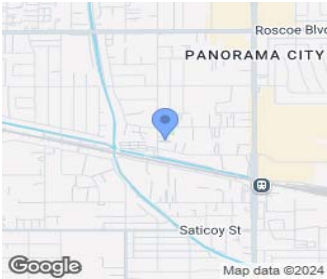
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Closed • Apartment

List / Sold:
\$3,395,000/\$3,300,000 ↓

7900 7910 Willis Ave • Panorama City 91402
24 units • \$141,458/unit • 13,824 sqft • 36,600 sqft lot • \$238.72/sqft •
Built in 1953
West of Van Nuys Blvd, South of Roscoe

23 days on the market
Listing ID: SR24163292



These three adjacent properties on Willis Avenue in Panorama City have incredible potential. First, there is tremendous upside in rents with a projected 7.37 GRM and approximately a 10% cap rate based on market rents. Additionally, at \$141,500 per unit, this is well below comparable sales given the sheer upside in rents. In addition, the property sits on 36,600 square feet of R3 zoned land with a Tier 3 TOC (70% bonus) allowing for up to 78 units to be developed.

Facts & Features

- Sold On 11/26/2024
- Original List Price of \$3,395,000
- 3 Buildings
- Levels: One
- 40 Total parking spaces
- \$1,285 (Estimated)
- SellerConsiderConcessionYN: No
- Cap Rate: 4.51
- \$2818313 Gross Scheduled Income
- \$153280 Net Operating Income
- 25 electric meters available
- 24 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$119,594
- Electric: \$4,000.00
- Gas: \$1,000
- Furniture Replacement: \$0
- Trash: \$8,404
- Cable TV: 01972189
- Gardener:
- Licenses: 2094
- Insurance: \$12,000
- Maintenance: \$13,824
- Workman's Comp: \$0
- Professional Management: 14853
- Water/Sewer: \$15,924
- Other Expense: \$2,400
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	18	1	1	0	Unfurnished	\$935	\$16,831	\$27,000
2:	6	2	1	0	Unfurnished	\$1,095	\$6,573	\$11,370

Of Units With:

- Separate Electric: 25
- Gas Meters: 24
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- PC - Panorama City area
- Los Angeles County
- Parcel # 2210021032

Michael Lembeck

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

Citivest Realty Services, Inc

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

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