

Cross Property Customer 1 Line

Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSqft/Ac	PrvPool	Grp Soc	Date	DOM/CDOM
1	SB23097489	S 3316 Marine AVE <td>GR</td> <td>111</td> <td>TRUS</td> <td>2</td> <td>\$18,000</td> <td></td> <td>\$805,000</td> <td>\$558.25</td> <td>1442</td> <td>1944/ASR</td> <td>6,007/0.1379</td> <td>N</td> <td>2</td> <td>11/27/23</td> <td>31/31</td>	GR	111	TRUS	2	\$18,000		\$805,000	\$558.25	1442	1944/ASR	6,007/0.1379	N	2	11/27/23	31/31
2	SB23186058	S 1022 W 168th ST #B <td>GR</td> <td>119</td> <td>STD</td> <td>2</td> <td>\$0</td> <td></td> <td>\$725,000</td> <td>\$131.03</td> <td>5533</td> <td>1952/PUB</td> <td>5,533/0.127</td> <td>N</td> <td>2</td> <td>12/01/23</td> <td>22/22</td>	GR	119	STD	2	\$0		\$725,000	\$131.03	5533	1952/PUB	5,533/0.127	N	2	12/01/23	22/22
3	PW22215238	S 841 Island AVE <td>WILM</td> <td>195</td> <td>STD</td> <td>2</td> <td>\$0</td> <td></td> <td>\$615,000</td> <td>\$488.10</td> <td>1260</td> <td>1922/PUB</td> <td>7,497/0.1721</td> <td>N</td> <td>2</td> <td>12/01/23</td> <td>219/219</td>	WILM	195	STD	2	\$0		\$615,000	\$488.10	1260	1922/PUB	7,497/0.1721	N	2	12/01/23	219/219
4	23297909	S 501 Elm ST <td>ALH</td> <td>601</td> <td>STD</td> <td>2</td> <td></td> <td></td> <td>\$898,000</td> <td>\$526.07</td> <td>1707/A</td> <td>1953/ASR</td> <td>5,339/0.12</td> <td>N</td> <td>2</td> <td>11/27/23</td> <td>54/54</td>	ALH	601	STD	2			\$898,000	\$526.07	1707/A	1953/ASR	5,339/0.12	N	2	11/27/23	54/54
5	PW23199990	S 208 N Cordova ST <td>ALH</td> <td>601</td> <td>TRUS</td> <td>2</td> <td>\$0</td> <td></td> <td>\$1,038,000</td> <td>\$499.76</td> <td>2077</td> <td>1926/ASR</td> <td>5,648/0.1297</td> <td>N</td> <td>4</td> <td>11/28/23</td> <td>11/11</td>	ALH	601	TRUS	2	\$0		\$1,038,000	\$499.76	2077	1926/ASR	5,648/0.1297	N	4	11/28/23	11/11
6	WS23158439	S 313 N Dalton AVE <td>AZU</td> <td>607</td> <td>STD</td> <td>2</td> <td>\$91,200</td> <td></td> <td>\$1,400,000</td> <td>\$344.15</td> <td>4068</td> <td>2020/BLD</td> <td>7,093/0.1628</td> <td>N</td> <td>4</td> <td>11/29/23</td> <td>43/43</td>	AZU	607	STD	2	\$91,200		\$1,400,000	\$344.15	4068	2020/BLD	7,093/0.1628	N	4	11/29/23	43/43
7	23288417	S 4882 Wiota ST <td>LA</td> <td>618</td> <td>STD</td> <td>2</td> <td></td> <td></td> <td>\$1,076,868</td> <td>\$663.10</td> <td>1624/A</td> <td>1923/ASR</td> <td>6,717/0.15</td> <td>N</td> <td>2</td> <td>11/30/23</td> <td>91/91</td>	LA	618	STD	2			\$1,076,868	\$663.10	1624/A	1923/ASR	6,717/0.15	N	2	11/30/23	91/91
8	PW22258748	S 12232 Elliott AVE <td>ELM</td> <td>619</td> <td>TRUS</td> <td>2</td> <td>\$0</td> <td></td> <td>\$1,050,105</td> <td>\$395.22</td> <td>2657</td> <td>1923/ASR</td> <td>19,190/0.4405</td> <td>N</td> <td>4</td> <td>11/30/23</td> <td>284/284</td>	ELM	619	TRUS	2	\$0		\$1,050,105	\$395.22	2657	1923/ASR	19,190/0.4405	N	4	11/30/23	284/284
9	CV23149848	S 937 W Gladstone ST <td>GLDR</td> <td>629</td> <td>STD</td> <td>2</td> <td>\$0</td> <td></td> <td>\$1,545,000</td> <td>\$395.44</td> <td>3907</td> <td>2023/BLD</td> <td>20,230/0.4644</td> <td>N</td> <td>4</td> <td>11/29/23</td> <td>69/69</td>	GLDR	629	STD	2	\$0		\$1,545,000	\$395.44	3907	2023/BLD	20,230/0.4644	N	4	11/29/23	69/69
10	WS23196178	S 4735 Rosemead BLVD <td>RSMD</td> <td>651</td> <td>TRUS</td> <td>2</td> <td>\$25,260</td> <td></td> <td>\$925,000</td> <td>\$699.70</td> <td>1322</td> <td>1929/ASR</td> <td>11,369/0.261</td> <td>N</td> <td>0</td> <td>11/30/23</td> <td>6/6</td>	RSMD	651	TRUS	2	\$25,260		\$925,000	\$699.70	1322	1929/ASR	11,369/0.261	N	0	11/30/23	6/6
11	PW23037588	S 10522 Lou Dillon AVE <td>LA</td> <td>699</td> <td>STD,TRUS</td> <td>2</td> <td>\$36,000</td> <td></td> <td>\$699,000</td> <td>\$414.59</td> <td>1686</td> <td>1944/ASR</td> <td>6,493/0.1491</td> <td>N</td> <td>2</td> <td>11/30/23</td> <td>219/219</td>	LA	699	STD,TRUS	2	\$36,000		\$699,000	\$414.59	1686	1944/ASR	6,493/0.1491	N	2	11/30/23	219/219
12	23324997	S 228 San Juan AVE <td>VEN</td> <td>C11</td> <td>STD</td> <td>2</td> <td></td> <td></td> <td>\$1,380,000</td> <td>\$601.05</td> <td>2296/A</td> <td>1912/ASR</td> <td>1,530/0.03</td> <td>N</td> <td>2</td> <td>11/30/23</td> <td>13/13</td>	VEN	C11	STD	2			\$1,380,000	\$601.05	2296/A	1912/ASR	1,530/0.03	N	2	11/30/23	13/13
13	23299803	S 2407 Glencoe AVE <td>VEN</td> <td>C11</td> <td>STD</td> <td>2</td> <td></td> <td></td> <td>\$1,545,000</td> <td>\$757.72</td> <td>2039</td> <td>1921</td> <td>5,964/0.13</td> <td>N</td> <td>2</td> <td>11/28/23</td> <td>42/42</td>	VEN	C11	STD	2			\$1,545,000	\$757.72	2039	1921	5,964/0.13	N	2	11/28/23	42/42
14	PW23153447	S 1335 S Redondo BLVD <td>LA</td> <td>C17</td> <td>STD</td> <td>2</td> <td>\$5,416</td> <td>3</td> <td>\$1,250,000</td> <td>\$371.58</td> <td>3364</td> <td>1930/PUB</td> <td>6,404/0.147</td> <td>N</td> <td>3</td> <td>11/30/23</td> <td>75/75</td>	LA	C17	STD	2	\$5,416	3	\$1,250,000	\$371.58	3364	1930/PUB	6,404/0.147	N	3	11/30/23	75/75
15	IV23185346	S 1502 W 65th ST <td>LA</td> <td>C34</td> <td>STD</td> <td>2</td> <td>\$0</td> <td></td> <td>\$643,000</td> <td>\$573.08</td> <td>1122</td> <td>1928/ASR</td> <td>2,600/0.0597</td> <td>N</td> <td>0</td> <td>11/30/23</td> <td>16/16</td>	LA	C34	STD	2	\$0		\$643,000	\$573.08	1122	1928/ASR	2,600/0.0597	N	0	11/30/23	16/16
16	SB23184902	S 2103 W 103rd ST <td>LA</td> <td>C36</td> <td>STD</td> <td>2</td> <td>\$0</td> <td></td> <td>\$720,000</td> <td>\$402.68</td> <td>1788</td> <td>1947/PUB</td> <td>6,007/0.1379</td> <td>N</td> <td>2</td> <td>11/28/23</td> <td>23/23</td>	LA	C36	STD	2	\$0		\$720,000	\$402.68	1788	1947/PUB	6,007/0.1379	N	2	11/28/23	23/23
17	PW23172780	S 6924 Miramonte BLVD <td>LA</td> <td>C37</td> <td>TRUS</td> <td>2</td> <td>\$0</td> <td></td> <td>\$655,000</td> <td>\$418.80</td> <td>1564</td> <td>1924/ASR</td> <td>7,129/0.1637</td> <td>N</td> <td>3</td> <td>11/30/23</td> <td>11/11</td>	LA	C37	TRUS	2	\$0		\$655,000	\$418.80	1564	1924/ASR	7,129/0.1637	N	3	11/30/23	11/11
18	OC23041436	S 781 E 54th ST <td>LA</td> <td>C42</td> <td>STD</td> <td>2</td> <td>\$37,707</td> <td></td> <td>\$460,000</td> <td>\$323.72</td> <td>1421</td> <td>1913/ASR</td> <td>4,180/0.096</td> <td>N</td> <td>0</td> <td>11/27/23</td> <td>176/176</td>	LA	C42	STD	2	\$37,707		\$460,000	\$323.72	1421	1913/ASR	4,180/0.096	N	0	11/27/23	176/176
19	PW23195050	S 237 Columbia Pl <td>LA</td> <td>C42</td> <td>STD</td> <td>2</td> <td>\$22,200</td> <td></td> <td>\$660,000</td> <td>\$483.87</td> <td>1364</td> <td>1923/ASR</td> <td>1,272/0.0292</td> <td>N</td> <td>0</td> <td>11/29/23</td> <td>5/5</td>	LA	C42	STD	2	\$22,200		\$660,000	\$483.87	1364	1923/ASR	1,272/0.0292	N	0	11/29/23	5/5
20	PW23166639	S 466 Relden AVE <td>ELA</td> <td>ELA</td> <td>STD</td> <td>2</td> <td>\$0</td> <td></td> <td>\$840,000</td> <td>\$622.22</td> <td>1350</td> <td>1926/ASR</td> <td>5,219/0.1198</td> <td>N</td> <td>2</td> <td>11/30/23</td> <td>41/41</td>	ELA	ELA	STD	2	\$0		\$840,000	\$622.22	1350	1926/ASR	5,219/0.1198	N	2	11/30/23	41/41
21	SR23150376	S 6960 Encino	LKBL	LKBL	STD	2	\$120,000		\$1,325,000	\$692.27	1914	1951/PUB	11,326/0.26	N	1	11/28/23	81/81
22	SB23119991	S 3666 5th AVE <td>LA</td> <td>PHHT</td> <td>STD</td> <td>2</td> <td>\$69,958</td> <td></td> <td>\$1,043,000</td> <td>\$548.66</td> <td>1901</td> <td>1911/ASR</td> <td>4,965/0.114</td> <td>N</td> <td>0</td> <td>12/01/23</td> <td>63/63</td>	LA	PHHT	STD	2	\$69,958		\$1,043,000	\$548.66	1901	1911/ASR	4,965/0.114	N	0	12/01/23	63/63
23	PW23194949	S 15933 Beta AVE <td>BF</td> <td>RG</td> <td>STD,TRUS</td> <td>2</td> <td>\$62,400</td> <td></td> <td>\$935,000</td> <td>\$491.59</td> <td>1902</td> <td>1945/ASR</td> <td>5,902/0.1355</td> <td>N</td> <td>2</td> <td>11/28/23</td> <td>8/8</td>	BF	RG	STD,TRUS	2	\$62,400		\$935,000	\$491.59	1902	1945/ASR	5,902/0.1355	N	2	11/28/23	8/8
24	SR23106224	S 4706 Orion AVE <td>SO</td> <td>SO</td> <td>STD</td> <td>2</td> <td>\$74,400</td> <td></td> <td>\$1,225,000</td> <td>\$565.82</td> <td>2165</td> <td>1947/ASR</td> <td>5,250/0.1205</td> <td>N</td> <td>0</td> <td>11/28/23</td> <td>124/124</td>	SO	SO	STD	2	\$74,400		\$1,225,000	\$565.82	2165	1947/ASR	5,250/0.1205	N	0	11/28/23	124/124
25	SR23196405	S 2704 W Wyoming AVE <td>BBK</td> <td>610</td> <td>NOD,TRUS</td> <td>3</td> <td>\$75,540</td> <td></td> <td>\$985,000</td> <td>\$766.54</td> <td>1285</td> <td>1940/ASR</td> <td>7,864/0.1805</td> <td>N</td> <td>0</td> <td>12/01/23</td> <td>7/7</td>	BBK	610	NOD,TRUS	3	\$75,540		\$985,000	\$766.54	1285	1940/ASR	7,864/0.1805	N	0	12/01/23	7/7
26	23333893	S 316 N Florence ST <td>BBK</td> <td>610</td> <td>STD</td> <td>3</td> <td></td> <td>3</td> <td>\$1,499,000</td> <td>\$646.40</td> <td>2319/A</td> <td>1950/ASR</td> <td>6,894/0.15</td> <td>N</td> <td>3</td> <td>11/21/23</td> <td>0/0</td>	BBK	610	STD	3		3	\$1,499,000	\$646.40	2319/A	1950/ASR	6,894/0.15	N	3	11/21/23	0/0
27	23247989	S 837 MICHELTORRENA ST <td>LA</td> <td>671</td> <td>STD</td> <td>3</td> <td></td> <td>5</td> <td>\$1,950,000</td> <td>\$826.27</td> <td>2360</td> <td>1940</td> <td>8,054/0.18</td> <td>N</td> <td>0</td> <td>11/27/23</td> <td>175/175</td>	LA	671	STD	3		5	\$1,950,000	\$826.27	2360	1940	8,054/0.18	N	0	11/27/23	175/175
28	23319961	S 3986 S Harvard BLVD <td>LA</td> <td>C34</td> <td>STD</td> <td>3</td> <td></td> <td></td> <td>\$1,300,000</td> <td>\$520.00</td> <td>2500</td> <td>1922</td> <td>5,981/0.13</td> <td>N</td> <td>4</td> <td>11/29/23</td> <td>9/9</td>	LA	C34	STD	3			\$1,300,000	\$520.00	2500	1922	5,981/0.13	N	4	11/29/23	9/9
29	PW23167112	S 216 E 54th ST <td>LA</td> <td>C37</td> <td>STD</td> <td>3</td> <td>\$75,847</td> <td></td> <td>\$870,000</td> <td>\$324.63</td> <td>2680</td> <td>1914/ASR</td> <td>5,332/0.1224</td> <td>N</td> <td>0</td> <td>11/29/23</td> <td>22/22</td>	LA	C37	STD	3	\$75,847		\$870,000	\$324.63	2680	1914/ASR	5,332/0.1224	N	0	11/29/23	22/22
30	PV23154416	S 9254 Park ST <td>BF</td> <td>RG</td> <td>STD</td> <td>3</td> <td>\$55,740</td> <td>3</td> <td>\$969,000</td> <td>\$392.47</td> <td>2469</td> <td>1949/ASR</td> <td>12,416/0.285</td> <td>N</td> <td>2</td> <td>11/28/23</td> <td>9/6</td>	BF	RG	STD	3	\$55,740	3	\$969,000	\$392.47	2469	1949/ASR	12,416/0.285	N	2	11/28/23	9/6
31	PW23083068	S 4907 Astor Ave <td>COM</td> <td>T3</td> <td>STD</td> <td>3</td> <td>\$2,950</td> <td></td> <td>\$815,000</td> <td>\$377.31</td> <td>2160</td> <td>1961/ASR</td> <td>11,797/0.2708</td> <td>N</td> <td>2</td> <td>11/29/23</td> <td>87/87</td>	COM	T3	STD	3	\$2,950		\$815,000	\$377.31	2160	1961/ASR	11,797/0.2708	N	2	11/29/23	87/87
32	23281149	S 506 S Inglewood AVE <td>ING</td> <td>101</td> <td>PRO</td> <td>4</td> <td></td> <td>5</td> <td>\$1,000,000</td> <td>\$367.65</td> <td>2720</td> <td>1923/ASR</td> <td>6,757/0.15</td> <td>N</td> <td>4</td> <td>11/29/23</td> <td>126/126</td>	ING	101	PRO	4		5	\$1,000,000	\$367.65	2720	1923/ASR	6,757/0.15	N	4	11/29/23	126/126
33	PW23197106	S 2010 Manhattan Beach BLVD <td>REDO</td> <td>151</td> <td>STD</td> <td>4</td> <td>\$127,200</td> <td></td> <td>\$1,700,000</td> <td>\$440.41</td> <td>3860</td> <td>1961/ASR</td> <td>5,645/0.1296</td> <td>N</td> <td>4</td> <td>11/27/23</td> <td>13/13</td>	REDO	151	STD	4	\$127,200		\$1,700,000	\$440.41	3860	1961/ASR	5,645/0.1296	N	4	11/27/23	13/13
34	SB23191866	S 2105 Carnegie LN <td>REDO</td> <td>152</td> <td>STD</td> <td>4</td> <td>\$131,400</td> <td></td> <td>\$2,030,000</td> <td>\$415.64</td> <td>4884</td> <td>1973/ASR</td> <td>7,503/0.1722</td> <td>N</td> <td>6</td> <td>11/27/23</td> <td>31/214</td>	REDO	152	STD	4	\$131,400		\$2,030,000	\$415.64	4884	1973/ASR	7,503/0.1722	N	6	11/27/23	31/214
35	PI-15167	S 619 Park AVE <td>SPAS</td> <td>658</td> <td>STD,TRUS</td> <td>4</td> <td>\$84,000</td> <td>3</td> <td>\$1,801,240</td> <td>\$502.58</td> <td>3584</td> <td>1947/ASR</td> <td>8,593/0.19</td> <td>N</td> <td>4</td> <td>11/28/23</td> <td>66/66</td>	SPAS	658	STD,TRUS	4	\$84,000	3	\$1,801,240	\$502.58	3584	1947/ASR	8,593/0.19	N	4	11/28/23	66/66
36	PF23143698	S 934 Simmons AVE <td>LA</td> <td>699</td> <td>STD</td> <td>4</td> <td>\$4,854</td> <td></td> <td>\$812,500</td> <td>\$360.95</td> <td>2251</td> <td>1952/PUB</td> <td>5,188/0.1191</td> <td>N</td> <td>2</td> <td>12/01/23</td> <td>24/24</td>	LA	699	STD	4	\$4,854		\$812,500	\$360.95	2251	1952/PUB	5,188/0.1191	N	2	12/01/23	24/24
37	RS23152866	S 1730 W 149th ST <td>GR</td> <td>699</td> <td>STD</td> <td>4</td> <td>\$90,000</td> <td></td> <td>\$1,529,500</td> <td>\$364.69</td> <td>4194</td> <td>1987/ASR</td> <td>7,161/0.1644</td> <td>N</td> <td>4</td> <td>11/28/23</td> <td>72/72</td>	GR	699	STD	4	\$90,000		\$1,529,500	\$364.69	4194	1987/ASR	7,161/0.1644	N	4	11/28/23	72/72
38	PW23172952	S 719 Camulos ST <td>LA</td> <td>BOVH</td> <td>STD,TRUS</td> <td>4</td> <td>\$0</td> <td></td> <td>\$1,300,000</td> <td>\$262.52</td> <td>4952</td> <td>1963/ASR</td> <td>5,789/0.1329</td> <td>N</td> <td>2</td> <td>12/01/23</td> <td>29/68</td>	LA	BOVH	STD,TRUS	4	\$0		\$1,300,000	\$262.52	4952	1963/ASR	5,789/0.1329	N	2	12/01/23	29/68
39	MB23154478	S 2531 Folsom ST <td>LA</td> <td>BOVH</td> <td>STD</td> <td>4</td> <td>\$0</td> <td></td> <td>\$2,118,000</td> <td>\$387.91</td> <td>5460</td> <td>2023/BLD</td> <td>6,997/0.1606</td> <td>N</td> <td>0</td> <td>11/28/23</td> <td>62/158</td>	LA	BOVH	STD	4	\$0		\$2,118,000	\$387.91	5460	2023/BLD	6,997/0.1606	N	0	11/28/23	62/158
40	23300481	S 1822 S New England ST <td>LA</td> <td>C16</td> <td>STD</td> <td>4</td> <td></td> <td></td> <td>\$1,300,000</td> <td>\$288.50</td> <td>4506</td> <td>1913</td> <td>9,287/0.21</td> <td>N</td> <td>0</td> <td>11/29/23</td> <td>66/66</td>	LA	C16	STD	4			\$1,300,000	\$288.50	4506	1913	9,287/0.21	N	0	11/29/23	66/66
41	PW23196245	S 8412 5th ST <td>DOW</td> <td>D1</td> <td>TRUS</td> <td>4</td> <td>\$90,600</td> <td></td> <td>\$1,650,000</td> <td>\$378.87</td> <td>4355</td> <td>1973/ASR</td> <td>7,552/0.1734</td> <td>N</td> <td>3</td> <td>11/29/23</td> <td>14/14</td>	DOW	D1	TRUS	4	\$90,600		\$1,650,000	\$378.87	4355	1973/ASR	7,552/0.1734	N	3	11/29/23	14/14
42	CV23184542	S 14530 Bellflower BLVD #1 <td>BF</td> <td>RH</td> <td>STD</td> <td>4</td> <td>\$76,164</td> <td>3</td> <td>\$1,350,000</td> <td>\$326.88</td> <td>4130</td> <td>1971/ASR</td> <td>5,949/0.1366</td> <td>N</td> <td>0</td> <td>11/28/23</td> <td>17/17</td>	BF	RH	STD	4	\$76,164	3	\$1,350,000	\$326.88	4130	1971/ASR	5,949/0.1366	N	0	11/28/23	17/17
43	MB23085639	S 10205 S Prairie AVE <td>ING</td> <td>102</td> <td>STD</td> <td>5</td> <td>\$88,800</td> <td></td> <td>\$7,000,000</td> <td>\$1,346.15</td> <td>5200</td> <td>1956/ASR</td> <td>22,683/0.5207</td> <td>N</td> <td>10</td> <td>11/27/23</td> <td>56/56</td>	ING	102	STD	5	\$88,800		\$7,000,000	\$1,346.15	5200	1956/ASR	22,683/0.5207	N	10	11/27/23	56/56
44	23313347	S 4211 McLaughlin AVE <td>LA</td> <td>C13</td> <td>STD</td> <td>5</td> <td></td> <td>4</td> <td>\$1,760,000</td> <td>\$388.01</td> <td>4536</td> <td>1956</td> <td>7,727/0.17</td> <td>N</td> <td>0</td> <td>11/28/23</td> <td>9/9</td>	LA	C13	STD	5		4	\$1,760,000	\$388.01	4536	1956	7,727/0.17	N	0	11/28/23	9/9
45	TR23192427	S 415 E 84th ST #1 <td>LA</td> <td>C34</td> <td>STD</td> <td>5</td> <td>\$0</td> <td></td> <td>\$650,000</td> <td>\$195.08</td> <td>3332</td> <td>1962/PUB</td> <td>5,200/0.1194</td> <td>N</td> <td>0</td> <td>11/30/23</td> <td>6/6</td>	LA	C34	STD	5	\$0		\$650,000	\$195.08	3332	1962/PUB	5,200/0.1194	N	0	11/30/23	6/6
46	23292413	S 648 W 30th ST <td>LA</td> <td>C42</td> <td>STD</td> <td>5</td> <td></td> <td>5</td> <td>\$4,990,000</td> <td>\$978.43</td> <td>5100</td> <td>1908</td> <td>4,700/0.1</td> <td>N</td> <td>0</td> <td>11/28/23</td> <td>103/103</td>	LA	C42	STD	5		5	\$4,990,000	\$978.43	5100	1908	4,700/0.1	N	0	11/28/23	103/103
47	SR23123184	S 12420 Archwood ST <td>NHLW</td> <td>NHO</td> <td>STD</td> <td>5</td> <td>\$80,724</td> <td></td> <td>\$1,165,000</td> <td>\$253.32</td> <td>4599</td> <td>1959/ASR</td> <td>6,512/0.1495</td> <td>N</td> <td>0</td> <td>11/29/23</td> <td>68/68</td>	NHLW	NHO	STD	5	\$80,724		\$1,165,000	\$253.32	4599	1959/ASR	6,512/0.1495	N	0	11/29/23	68/68
48	AR23178693	S 324 W 50th ST <td>LA</td> <td>C42</td> <td>STD,TRUS</td> <td>6</td> <td>\$67,500</td> <td></td> <td>\$836,850</td> <td>\$183.68</td> <td>4556</td> <td>1922/ASR</td> <td>6,886/0.1581</td> <td>N</td> <td>1</td> <td>11/27/23</td> <td>22/22</td>	LA	C42	STD,TRUS	6	\$67,500		\$836,850	\$183.68	4556	1922/ASR	6,886/0.1581	N	1	11/27/23	22/22
49	BB23154703	S 14249 Sylvan ST <td>VNS</td> <td>VN</td> <td>STD</td> <td>6</td> <td>\$271,140</td> <td>6</td> <td>\$3,700,000</td> <td>\$475.09</td> <td>7788</td> <td>2023/BLD</td> <td>8,749/0.2008</td> <td>N</td> <td>8</td> <td>11/30/23</td> <td>48/48</td>	VNS	VN	STD	6	\$271,140	6	\$3,700,000	\$475.09	7788	2023/BLD	8,749/0.2008	N	8	11/30/23	48/48
50	23307875	S 9203 Park ST <td>BF</td> <td>RG</td> <td>STD</td> <td>7</td> <td></td> <td>4</td> <td>\$2,503,000</td> <td>\$306.82</td> <td>8158</td> <td>1987</td> <td>19,535/0.44</td> <td>N</td> <td>14</td> <td>11/30/23</td> <td>31/31</td>	BF	RG	STD	7		4	\$2,503,000	\$306.82	8158	1987	19,535/0.44	N	14	11/30/23	31/31
51	23318701	S 414 W Maple ST <td>GD</td> <td>628</td> <td>STD</td> <td>8</td> <td></td> <td>4</td> <td>\$2,000,000</td> <td>\$368.46</td> <td>5428</td> <td>1964</td> <td>8,446/0.19</td> <td>N</td> <td>11/29/23</td> <td>54/54</td>	GD	628	STD	8		4	\$2,000,000	\$368.46	5428	1964	8,446/0.19	N	11/29/23	54/54	
52	23308581	S 215 S Elm DR <td>BEVH</td> <td>C01</td> <td>STD</td> <td>8</td> <td></td> <td>4</td> <td>\$3,150,000</td> <td>\$527.73</td> <td>5969</td> <td>1932</td> <td>6,071/0.13</td> <td>N</td> <td>11/29/23</td> <td>83/83</td>	BEVH	C01	STD	8		4	\$3,150,000	\$527.73	5969	1932	6,071/0.13	N	11/29/23	83/83	
53	23261637	S 321 S Hamel RD <td>LA</td> <td>C19</td> <td>STD</td> <td>9</td> <td></td> <td>4</td> <td>\$3,465,000</td> <td>\$492.19</td> <td>7040/E</td> <td>1958</td> <td>5,467/0.12</td> <td>N</td> <td>11/27/23</td> <td>132/132</td>	LA	C19	STD	9		4	\$3,465,000	\$492.19	7040/E	1958	5,467/0.12	N	11/27/23	132/132	
54	23284403	S 3338 W 85th ST <td>ING</td> <td>101</td> <td>STD</td> <td>10</td> <td></td> <td></td> <td>\$2,175,000</td> <td>\$315.40</td> <td>6896</td> <td>1954</td> <td>10,500/0.24</td> <td>N</td> <td>10</td> <td>12/01/23</td> <td>108/108</td>	ING	101	STD	10			\$2,175,000	\$315.40	6896	1954	10,500/0.24	N	10	12/01/23	108/108
55	23313315	S 219 E Maple ST <td>GD</td> <td>628</td> <td>STD</td> <td>10</td> <td></td> <td></td> <td>\$4,375,000</td> <td>\$456.68</td> <td>9580</td> <td>1989</td> <td>8,700/0.19</td> <td>N</td> <td>11/29/23</td> <td>19/19</td>	GD	628	STD	10			\$4,375,000	\$456.68	9580	1989	8,700/0.19	N	11/29/23	19/19	
56	23309901	S 2915 Maple AVE <td>LA</td> <td>C42</td> <td>STD</td> <td>10</td> <td></td> <td>5</td> <td>\$1,230,000</td> <td>\$168.12</td> <td>7316/A</td> <td>1911</td> <td>12,550/0.28</td> <td>N</td> <td>11/29/23</td> <td>66/66</td>	LA	C42	STD	10		5	\$1,230,000	\$168.12	7316/A	1911	12,550/0.28	N	11/29/23	66/66	
57	23307309	S 5060 Bakman AVE <td>NHLW</td> <td>NHO</td> <td>STD</td> <td>14</td> <td></td> <td></td> <td>\$2,725,000</td> <td>\$394.93</td> <td>6900</td> <td>1962</td> <td>11,250/0.25</td> <td>N</td> <td>11/27/23</td> <td>62/62</td>	NHLW	NHO	STD	14			\$2,725,000	\$394.93	6900	1962	11,250/0.25	N	11/27/23	62/62	
58	AR23002463	S 2314 W Pico BLVD <td>LA</td> <td>KREA</td> <td>STD</td> <td>16</td> <td>\$200,079</td> <td></td> <td>\$2,600,000</td> <td>\$276.36</td> <td>9408</td> <td>1922/PUB</td> <td>7,003/0.1608</td> <td>N</td> <td>0</td> <td>12/01/23</td> <td>88/88</td>	LA	KREA	STD	16	\$200,079		\$2,600,000	\$276.36	9408	1922/PUB	7,003/0.1608	N	0	12/01/23	88/88
59	23323887	S 1424 N Poinsettia Pl <td>LA</td> <td>C20</td> <td>STD</td> <td>24</td> <td></td> <td></td> <td>\$6,000,000</td> <td>\$269.65</td> <td>22251</td> <td>1965</td> <td>12,501/0.28</td> <td>N</td> <td>0</td> <td>12/01/23</td> <td>42/42</td>	LA	C20	STD	24			\$6,000,000	\$269.65	22251	1965	12,501/0.28	N	0	12/01/23	42/42
60	23301953	S 732 S Normandie AVE <td>LA</td> <td>C17</td> <td>STD</td> <td>38</td> <td></td> <td></td> <td>\$4,100,000</td> <td>\$181.77</td> <td>22556</td> <td>1927/ASR</td> <td>7,518/0.17</td> <td>N</td> <td>11/28/23</td> <td>82/82</td>	LA	C17	STD	38			\$4,100,000	\$181.77	22556	1927/ASR	7,518/0.17	N	11/28/23	82/82	

Closed

Duplex

3316 Marine Ave

Gardena 90249

2 units • \$400,000/unit • 1,442 sqft • 6,007 sqft lot • \$558.25/sqft • Built in 1944

Take Marine E of Hawthorne Blvd.

List / Sold: \$800,000/\$805,000

31 days on the market

Listing ID: SB23097489



Desirable El Camino Village. Two houses perfect for a family compound plus a double garage and driveway parking. Front-living room, dining area, kitchen, two bedrooms, one bath with laundry hook-ups that have not been used for years. Back-one bedroom, one bath, kitchen. Nice private back yard. Close to El Camino College. Needs touch of work to customize it to your liking. Two gas meters. Two electric meters.9/8/2023 Back on market due to buyer not closing escrow. Buyer got a VA appraisal with no property conditions.

Facts & Features

- Sold On 11/27/2023
 - Original List Price of \$699,999
 - 3 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$0 (Unknown)
- Laundry: See Remarks
 - \$18000 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Level, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01952507
 - 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	\$1,000	
2:	1	1	1	1	Unfurnished	\$0	\$500	

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 111 - Bodger Park/El Camino area
 - Los Angeles County
 - Parcel # 4070003004

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Duplex

1022 W 168th St # B • Gardena 90247

2 units • \$360,000/unit • 5,533 sqft • 5,533 sqft lot • \$131.03/sqft • Built in 1952

Off of Vermont and 168th ST

List / Sold: \$720,000/\$725,000

22 days on the market

Listing ID: SB23186058



BOTH UNITS WILL BE DELIVERED VACANT. Each apartment home features separate patios, living & dining rooms. Two units of one bedroom and one bathroom. Too many upgrades to feature here. Incredible opportunity to live in one unit and rent the others out or utilize it as a total investment and rent both units + Garage out as they will be vacant, the choice is yours! Loved by one family since 1994. Zoned R3

- Facts & Features
- Sold On 12/01/2023
 - Original List Price of \$720,000
 - 1 Buildings
 - 2 Total parking spaces
 - \$531 (Estimated)

- Laundry: Inside
 - 2 electric meters available
 - 1 gas meters available
 - 2 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: 01458338
 - Gardener:
 - Licenses:

- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

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

- # Of Units With:
- Separate Electric: 2
 - Gas Meters: 1
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
 - Disposal:

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

- Additional Information
- Standard sale
 - Buyer Agency Compensation: 2.5%

- 119 - Central Gardena area
 - Los Angeles County
 - Parcel # 6111018024

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Closed •

841 Island Ave • Wilmington 90744

2 units • \$325,000/unit • 1,260 sqft • 7,497 sqft lot • \$488.10/sqft • Built in 1922

West of Avalon, South of PCH

List / Sold: \$650,000/\$615,000 ↕

319 days on the market

Listing ID: PW22215238



2 very well-maintained units on a huge lot with lots of potential. Sold with 1 unit with tenants in place. Both units are 1 bedroom and 1 bath, living room, kitchen and laundry area. They have tile flooring, newer windows, newer kitchen cabinets, newer bathroom sinks, scraped ceilings, ceiling fans. Unit 843 has new painting inside. 2 detached garages and additional carport. Long driveway for extra parking. New roof installed January/23. New heaters just installed in both units. Each unit has its own inside laundry area. Centrally located. Great opportunity for developers too!

- Facts & Features

- Sold On 12/01/2023
 - Original List Price of \$600,000
 - 1 Buildings
 - Levels: One
 - 6 Total parking spaces
 - 2 Total carport spaces
 - Heating: Wall Furnace
 - \$0 (Public Records)

- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available
- Interior

- Floor: Tile, Vinyl

- Other Interior Features: Tile Counters
- Exterior

- Lot Features: 0-1 Unit/Acre, Level with Street

- Fencing: Brick
 - Sewer: Public Sewer
 - Other Exterior Features: Awning(s)

- Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02163228
 - Gardener:
 - Licenses:

- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense: \$660
 - Other Expense Description: Gardner

Unit Details								
	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500
2:	1	1	1	1	Unfurnished	\$1,000	\$12,000	\$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
 - Buyer Agency Compensation: 2%

- 195 - West Wilmington area
 - Los Angeles County
 - Parcel # 7416029009

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Closed •

501 Elm St • Alhambra 91801

2 units • \$449,000/unit • 1,707 sqft • 5,339 sqft lot • \$526.07/sqft • Built in 1953

Go South on Fremont Ave., Go east on Commonwealth Ave. and north on Elm St.

List / Sold: \$898,000/\$898,000

54 days on the market

Listing ID: 23297909



Duplex in Alhambra in a great location. Front unit consists of spacious living room, 2 bedrooms, 1 bath, dining area, kitchen and laundry area. This unit has a guest house with living room, a bedroom, shower, kitchen, dining area and laundry hookups. Outside patio with fruit trees, plants and lush plantings. Rear unit lower portion has a studio with shower. Upstairs comprise of living room, kitchen, dining area, 1 bedroom and a full bath. There is a 1 car garage and accessible through the drivewat. Minutes to Costco, Home Depot, restaurants and shops. Front tenant occupies the front house and guest house and pays \$1850. Rear unit pays \$1650.

Facts & Features

- Sold On 11/27/2023
 - Original List Price of \$898,000
 - 3 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - 1 Total carport spaces
 - Heating: Wall Furnace
- \$35863 Net Operating Income

Interior

- Rooms: Guest/Maid's Quarters, Living Room
- Appliances: Disposal
 - Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$6,136
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01918023
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,850	\$1,850	\$3,000
2:	2	2	2		Unfurnished	\$1,650	\$1,650	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5342006019

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Duplex

208 N Cordova St

• Alhambra 91801

2 units

• \$487,500/unit

• 2,077 sqft

• 5,648 sqft lot

• \$499.76/sqft

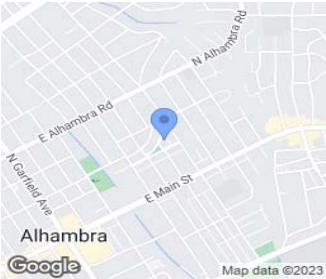
• Built in 1926

S/Huntington Dr. and West of Granada

List / Sold: \$975,000/\$1,038,000

11 days on the market

Listing ID: PW23199990



Location! Location! Location! Opportunity Calling... First time on the market in years! This is a unique 1926 Spanish duplex that offers so much potential. Upstairs unit offers beautiful mountain and city light views, 2 generous bedrooms, and 2 bathrooms and the downstairs unit offers 2 bedrooms, 1 bathroom with laundry hookups in bathroom. These 2 units have such charming characteristics that can only be appreciated by previewing in person. It is waiting for that very special person(s) that can visualize its true potential. Think of it as a blank canvas waiting for your special magic!

Facts & Features

- Sold On 11/28/2023
 - Original List Price of \$975,000
 - 2 Buildings
 - 4 Total parking spaces
 - \$0 (Assessor)
- 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: \$6,235
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$900
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance: \$2,935
 - 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	2	0					
2:	1	2	0					

Of Units With:

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

Additional Information

- Trust sale
 - Buyer Agency Compensation: 2%
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5336017007

Michael Lembeck

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

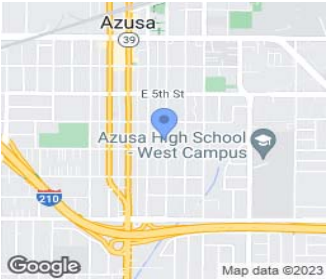
Re/Max Property Connection

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

Closed • Duplex

List / Sold:
\$1,488,000/\$1,400,000 ↓
43 days on the market
Listing ID: WS23158439

313 N Dalton Ave • Azusa 91702
2 units • \$744,000/unit • 4,068 sqft • 7,093 sqft lot • \$344.15/sqft •
Built in 2020
Cross Streets: E/Alameda Ave, N/3rd Ave



Great Investment!!! Luxury Duplex units built in 2020 Located in City of Azusa. Each unit features 5 bedrooms & 3.5 bathrooms(Including one bedroom suite and half bathroom downstairs, Master suite and another 2 bedroom share bedroom at upstairs), Open floor plan with Formal Living room, dinning area and kitchen, Open kitchen features newer Granite Countertops and newer cabinets with Stove. Each unit with its own inside laundry hook-ups, detached two car garage. Separate electricity, gas meters and water meter. Beautiful landscape with a private big front or backyard fenced all around with sprinkler system are perfect for entertaining and gathering! Convenient location near to 210 freeway, short distance to Citrus College, Azusa Pacific University, shopping center, Parks, bus station, restaurants and public schools.

Facts & Features

- Sold On 11/29/2023
- Original List Price of \$1,488,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$448 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Inside, Upper Level
- \$91200 Gross Scheduled Income
- \$75921 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,279
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522426
- Gardener:
- Licenses:
- Insurance: \$1,021
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	4	2	Unfurnished	\$3,800	\$3,800	\$4,000
2:	1	5	4	2	Unfurnished	\$3,800	\$3,800	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 607 - Azusa area
- Los Angeles County
- Parcel # 8611020011

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: \$985,000/\$1,076,868

4882 Wiota St • Los Angeles 90041

91 days on the market

2 units • \$492,500/unit • 1,624 sqft • 6,717 sqft lot • \$663.10/sqft • Built in 1923

Listing ID: 23288417

S. of Colorado Blvd, N. of Yosemite Drive, West of Figueroa



Facts & Features

- Sold On 11/30/2023
- Original List Price of \$1,075,000
- 2 Buildings
- Levels: One

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01430290
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$13,069
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,000
2:	2	1	1		Unfurnished	\$0	\$0	\$2,400
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5690020006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23288417

Printed: 12/03/2023 7:39:47 AM

Closed • Duplex

List / Sold:
\$1,150,000/\$1,050,105 ↓
284 days on the market
Listing ID: PW22258748

12232 Elliott Ave • El Monte 91732
2 units • \$575,000/unit • 2,657 sqft • 19,190 sqft lot • \$395.22/sqft •
Built in 1923
From 60 West, Exit Peck Rd and turn Right; Peck Rd turns in Durfee Ave; Turn Left on Elliott Ave



Excellent opportunity to own two separate houses on a large 19,190 sq. ft. lot in the city of El Monte. The front home consists of 4 bedrooms and 2 bathrooms. The approximately 1800 sq. ft. rear home was constructed in 1987 and consists of 3 bedrooms 2 bathrooms with a huge attached garage. This property on this huge lot possesses incredible potential as an investment for rental income or to live in one and rent the other. Additional possibilities include converting the detached garage into an ADU and possibly converting part of the rear home into a Junior ADU (check with city for potential). Additional features include lots of parking spaces as well as two separate driveways. A little TLC can turn this property into a real gem. Property has separate 2 water meters, 2 electrical meters and 2 gas meters. Come see for yourself what this property has to offer. Zoned EMR2

Facts & Features

- Sold On 11/30/2023
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02082542
- 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	4	2	2	Unfurnished	\$0	\$0	\$3,100
2:	1	3	2	2	Unfurnished	\$0	\$0	\$3,100

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
- Buyer Agency Compensation: 2.5%
- 619 - El Monte area
- Los Angeles County
- Parcel # 8107020019

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Single Family Residence

List / Sold:
\$1,539,950/\$1,545,000 ↓
69 days on the market
Listing ID: CV23149848

937 W Gladstone St • Glendora 91740
2 units • \$769,975/unit • 3,907 sqft • 20,230 sqft lot • \$395.44/sqft •
Built in 2023
E/BARRANCA AVE. & S/GLADSTONE ST.



Remarkable brand-new custom-built home by Bowden Development invites you to experience the epitome of modern living. 3,008 sqft, single-story gem boasts exceptional craftsmanship, a paid-off solar system, inviting ADU/guest house, meticulous landscaping & awe-inspiring mountain views. Features include built-ins, recessed lighting, quartz counters & dual-pane windows that are a testament to the thoughtful design & quality that define this home. Enter into the spacious great-room where your gaze is immediately drawn to the expansive backyard framed by glass doors, seamlessly blending indoor & outdoor spaces. Open floorplan effortlessly connects the great-room which offers a fireplace to a charming dining area & the kitchen, creating a perfect setting for entertaining. Discover culinary delights in the exquisite gourmet kitchen, a masterpiece in itself. The center island beckons you to gather around, all while the self-closing cabinets, walk-in pantry, top-of-the-line professional Jenn-Air appliances, including a refrigerator and a 5-burner cooktop, elevate the cooking experience. Farm-style sink adds a touch of elegance, & adjacent office area provides a dedicated workspace. The extra-spacious Master Suite offers a haven of tranquility. Grand private bathroom boasts double sinks, separate shower & luxurious soaking tub, promising relaxation. Large walk-in closet is perfect for personal items. 3 additional generously sized bedrooms cater to various needs – 1 showcasing its own space, the others designed in a convenient jack-and-jill setup, w/full bathroom. A well-appointed hall bathroom w/shower further enhances the living space. Convenience meets style in the large individual laundry room w/plenty of cabinets, a utility sink & adjacent mudroom, ensuring daily tasks are a breeze. 4-car attached garage provides direct access to the home, w/ample parking & fenced in RV parking next to the garage. Step into the spacious backyard & envision countless gatherings, playtime & relaxation amid carefully manicured landscaping. Separate to the main house, a 900 sqft ADU/guest house awaits. Complete w/its own address, electric & gas meters & private backyard. Offering 2 bedrooms & a bathroom ensuring comfortable living, while the layout embodies modern simplicity. Indulge in the luxury of a brand-new home that marries sophistication w/functionality. Seize this unique opportunity to own a true masterpiece conveniently located close to schools, shopping & transportation.

Facts & Features

- Sold On 11/29/2023
- Original List Price of \$1,598,888
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Great Room, Guest/Maid's Quarters, Jack & Jill, Kitchen, Laundry, Primary Bathroom, Primary Bedroom, Office, Walk-In Closet, Walk-In Pantry, Workshop
- Floor: Carpet, Laminate, Tile
- Appliances: Built-In Range, Dishwasher, Electric Oven, Disposal, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Water Line to Refrigerator
- Other Interior Features: Built-in Features, Ceiling Fan(s), High Ceilings, In-Law Floorplan, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Level with Street, Lot 20000-39999 Sqft, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02102670
- 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	4	3	4	Unfurnished	\$0	\$0	\$0
2:	1	2	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
- Buyer Agency Compensation: 2.5%
- 629 - Glendora area
- Los Angeles County
- Parcel # 8632023044

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$888,000/\$925,000 ↑

6 days on the market

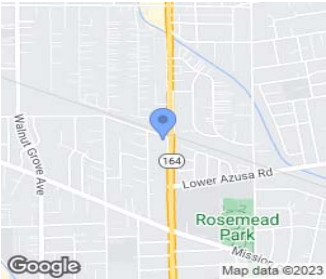
Listing ID: WS23196178

4735 Rosemead Blvd • Rosemead 91770

2 units • \$444,000/unit • 1,322 sqft • 11,369 sqft lot • \$699.70/sqft •

Built in 1929

Off of Grand Ave



NOT directly on Rosemead Blvd Set Back off the main drag! Large (11,000+ sqft) Lot with two small legal, non-conforming Houses ... use it as Income Property and/or collect Income as you Design, Plan and Build your new Home and ADU! The front house (4735) is 882 square feet with two bedrooms, one bath, living room, dining room, kitchen, breakfast room and laundry room. Right outside the laundry room door is a fenced in patio and behind that, a yard area. The back house (4737) is 440+ square feet with one bedroom, bath, living room and kitchen. The enclosed patio off the kitchen is being used by the tenants as a second bedroom. Behind this unit is a patio the width of the house which has laundry hook-ups. The front and side yards are very large and completely fenced. Recent renovations: new sewer line for front house; rebuilt tub walls, installed new tile, rebuilt floor and installed new vinyl and new vanity in bathroom of back house; new 100 amp electrical panel at back house; roof replaced on back house in 2015. According to the City, a new house and ADU can be built with a combined square footage of 4685 sqft (35% FAR). Buyers, please confirm with the City of Rosemead on what you can do with this great property! Don't pass up on this awesome opportunity!

Facts & Features

- Sold On 11/30/2023
 - Original List Price of \$888,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$557 (Public Records)
- Laundry: Individual Room, Inside, Outside
 - \$25260 Gross Scheduled Income
 - \$25260 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
 - Floor: Carpet, Vinyl, Wood
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Lot 10000-19999 Sqft, Level, Near Public Transit
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01918023
 - 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	\$1,170	\$1,170	\$2,200
2:	1	1	1	0	Unfurnished	\$935	\$935	\$1,800

Of Units With:

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

Additional Information

- Trust sale
 - Buyer Agency Compensation: 2%
- 651 - Rosemead/S. San Gabriel area
 - Los Angeles County
 - Parcel # 5389018020

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Duplex

10522 Lou Dillon Ave

• Los Angeles 90002

2 units • \$355,000/unit • 1,686 sqft • 6,493 sqft lot • \$414.59/sqft • Built in 1944

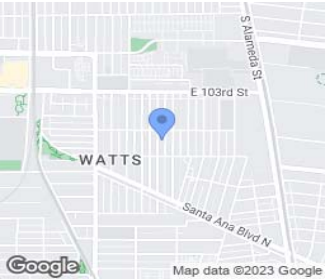
ALAMEDA

List / Sold:

\$710,000/\$699,000

219 days on the market

Listing ID: DW23037588



HUGE BONUS(CREDIT). Great Opportunity to purchase an investment property or live in one Unit with a lot of potential. Large lot ,close to freeways, alameda corridor, and strong rental market. 2 cars garage detached that can possible be converted into a ADU. Contact agent for more information.

Facts & Features

- Sold On 11/30/2023
 - Original List Price of \$699,000
 - 1 Buildings
 - 2 Total parking spaces
 - \$610 (Estimated)
- Laundry: Inside
 - \$36000 Gross Scheduled Income
 - \$36000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Garden
- 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	2	0	Unfurnished	\$1,500	\$1,500	\$2,500
2:	1	2	1		Furnished	\$1,500	\$1,500	\$2,500

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6066013022

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,450,000/\$1,380,000 ↓

13 days on the market

Listing ID: 23324997

228 San Juan Ave • Venice 90291

2 units • \$725,000/unit • 2,296 sqft • 1,530 sqft lot • \$601.05/sqft • Built in 1912

East of Main Street, West of Abbot Kinney Blvd, North of Windward Ave, South of Rose Ave



Craftsman 2 story Duplex just off Main Street and 3 blocks to beach. 2 Bedroom 1 Bath apartments, one on each floor. Each unit features hardwood floors, sun room, dining room, washer & dryer. Street Parking. Trust Sale sold in "As Is" condition. No court approval. Excellent for Owner-User with additional income from other unit. Priced for quick sale. Upstairs unit can be seen with an accepted offer. Do not disturb upstairs tenant. View upstairs photos here: <https://www.apartments.com/228-san-juan-ave-venice-ca/47yphhj/>

Facts & Features

- Sold On 11/30/2023
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- Heating: Floor Furnace, Wall Furnace
- Laundry: Washer Included, Dryer Included, Stackable
- \$42000 Net Operating Income

Interior

- Rooms: Sun, Living Room
- Floor: Wood, Tile, Vinyl
- Appliances: Refrigerator, Microwave, Range

Exterior

- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$4,500
2:	1	2	1		Unfurnished	\$3,900	\$3,900	\$4,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C11 - Venice area
- Los Angeles County
- Parcel # 4238010026

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

2407 Glencoe Ave • Venice 90291
2 units • \$850,000/unit • 2,039 sqft • 5,964 sqft lot • \$757.72/sqft •
Built in 1921
West of Walgrove

List / Sold:
\$1,700,000/\$1,545,000 ↓
42 days on the market
Listing ID: 23299803



Amazing opportunity to purchase an R4, corner lot duplex in Venice. Currently there are 2 detached homes. The main home is a 2+1 spanish with an attached two-car garage, large bedrooms and a laundry room and is oozing with charm. The 2nd home is a cute 1+1 Venice bungalow with a large bedroom and a private front yard/patio. There are plenty of options here. There is tons of unused land for you to add more units, make the detached garage an ADU, tear it down and take advantage of the zoning and build a large complex or move-in or keep it as is for future value. A brand new roof was put on all buildings last year and we even have the original blue prints from the 20's!

Facts & Features

- Sold On 11/28/2023
- Original List Price of \$1,700,000
- 2 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- \$44491 Net Operating Income

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$4,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01423165
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management: 2584
- Water/Sewer: \$456
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$4,000	\$2,375	\$4,000
2:	1	1	1		Unfurnished	\$2,750	\$1,931	\$2,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C11 - Venice area
- Los Angeles County
- Parcel # 4236006012

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

1335 S Redondo Blvd • Los Angeles 90019

2 units • \$725,000/unit • 3,364 sqft • 6,404 sqft lot • \$371.58/sqft • Built in 1930

On S Redondo Blvd. between Pico and San Vicente

List / Sold:

\$1,450,000/\$1,250,000 ↓

75 days on the market

Listing ID: PW23153447



Step into the timeless elegance of this exquisite 1930's Art Deco duplex, a true gem nestled within a vibrant neighborhood. With each unit spanning two stories, these meticulously designed spaces boast a harmonious blend of classic charm and modern functionality. Offering three spacious bedrooms and two thoughtfully appointed bathrooms in each unit, the grandeur of these residences is truly felt in their expansive 1600+ square feet layouts. The architectural marvel of the era is evident in the details, from the ornate fireplace and front door to the arched doorways and rose patterns subtly hidden in the drywall. You will love the colorful bathroom tiles, taking you back in time. A fun fact about this particular property is that it was featured in Tim Street-Porter's 1995 photo book, Freestyle: The New Architecture and Interior Design from Los Angeles! Both units are currently tenant occupied, and producing monthly income. Another added benefit to this property is the detached garages located at the rear, opening up exciting possibilities for a possible ADU conversion. Don't miss the chance to own a piece of history while embracing the potential for contemporary living in a coveted location.

Facts & Features

- Sold On 11/30/2023
 - Original List Price of \$1,450,000
 - 1 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - \$0 (Owner)
- Laundry: Common Area
 - Cap Rate: 3.2
 - \$5416 Gross Scheduled Income
 - \$46915 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,541
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$511
 - Cable TV: 00616212
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$460
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,063	\$3,063	\$4,500
2:	1	3	2	1	Unfurnished	\$2,353	\$2,352	\$4,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5070007007

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Single Family Residence

1502 W 65th St

• Los Angeles 90047

2 units

• \$312,500/unit

• 1,122 sqft

• 2,600 sqft lot

• \$573.08/sqft

• Built in 1928

Exit Gage from the 110 go west Left on Denker then Left on 65th st.

List / Sold: \$625,000/\$643,000

16 days on the market

Listing ID: IV23185346



ACTIVE SUBJECT TO CANCELANON OF PREVIOUS ESCROW! BUYER NOT PERFORMING. Welcome to 1502 W. 65th St., a charming single-family home located in the vibrant city of Los Angeles. This property offers a perfect blend of comfort, convenience, and style, making it an ideal place to call home. 2 bed and 1 bath main house plus a 1 bed 1 bath detached ADU with its own address. Step inside, and you'll discover a thoughtfully designed floor plan that maximizes space and functionality. The main living area boasts an abundance of natural light, creating a warm and inviting atmosphere. The living room provides a cozy space to relax or entertain guests, while the adjacent dining area is perfect for enjoying meals with family and friends. The kitchen is well-appointed and features ample storage, and a convenient layout that allows for easy meal preparation. Step outside into the backyard, and you'll find an intimate space for relaxation. Conveniently located in Los Angeles, this property offers easy access to a wide array of amenities. Nearby, you'll find shopping centers, restaurants and entertainment options to cater to all your needs and interests. The property also benefits from its proximity to major transportation routes, allowing for easy commuting and exploration of the surrounding areas. This home presents an incredible opportunity to own a charming home in a desirable location. With its well-designed layout, comfortable living spaces, and convenient amenities, this property is ready to welcome you home. Don't miss out on the chance to make this house your own and experience the best of Los Angeles living.

- Facts & Features

Sold On 11/30/2023

Original List Price of \$625,000

2 Buildings

Levels: One

0 Total parking spaces

Cooling: Wall/Window Unit(s)

Heating: Wall Furnace

\$6,119 (Estimated)

Laundry: In Kitchen

2 electric meters available

1 gas meters available

1 water meters available

Interior

Exterior

- Lot Features: Corner Lot

Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0

Electric:

Gas: \$0

Furniture Replacement:

Trash: \$0

Cable TV: 01978196

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	\$2,700
2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,300

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

Rent Controlled

Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area

Los Angeles County

Parcel # 6015007015

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Duplex

2103 W 103rd St

• Los Angeles 90047

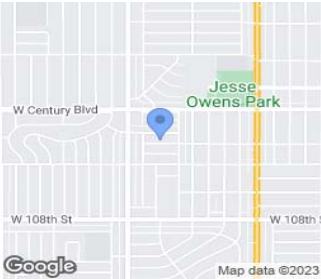
2 units • \$394,975/unit • 1,788 sqft • 6,007 sqft lot • \$402.68/sqft • Built in 1947

S of W Century Blvd, E of S Van Ness Ave, N of W 104th St, W of S Wilton Pl

List / Sold: \$789,950/\$720,000

23 days on the market

Listing ID: SB23184902



Discover the perfect blend of charm, convenience, and investment potential in this spacious duplex situated in the heart of Los Angeles. With each unit consisting of 2 well-appointed bedrooms and 1 full bathroom, this property is perfect for first-time homebuyers and investors alike, offering the opportunity to capitalize on a versatile rental property with an excellent location. Each of the 2 units boasts its own private laundry and a generous living area, ensuring both comfort and privacy for occupants. The spacious lot provides ample space for a beautiful backyard where you can unwind and entertain guests. Nestled within close proximity to SoFi Stadium and the highly anticipated Intuit Arena, this property ensures that you'll never be far from the action. With easy access to LAX, local beaches, and major freeways, this duplex is ideally situated for both work and play. The potential for a garage conversion to an Accessory Dwelling Unit (ADU) adds even more value and flexibility to this already attractive property. Whether you're looking to start or grow your real estate portfolio, or simply searching for the perfect place to call home, this duplex has it all. Don't miss the opportunity to own this exceptional property and enjoy all that Los Angeles has to offer. Reach out today to learn more about this amazing investment opportunity and make your dreams of homeownership a reality.

Facts & Features

- Sold On 11/28/2023
 - Original List Price of \$789,950
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$0 (Unknown)
- Laundry: Individual Room, Inside, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6058014015

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Duplex

6924 Miramonte Blvd

• Los Angeles 90001

2 units

• \$327,500/unit

• 1,564 sqft

• 7,129 sqft lot

• \$418.80/sqft

• Built in 1924

North of Florence Blvd. West of Alameda

List / Sold: \$655,000/\$655,000

11 days on the market

Listing ID: DW23172780



Upside potential located in the Florence -Graham neighborhood in the ever changing landscape of the Los Angeles Metropolitan Area. 2 houses on a large 7,100 sq ft. premium corner lot with two addresses on two streets, each with their own yards and garages. R3 zoned for possible expansion or new unit. Located minutes walk to Blue line (A line) Metro Hub which runs from Azusa to Long Beach Via Downtown Los Angeles. This property sits on a wide Southern California Palm tree lined street and is ripe with possibilities. Spanish charm and original architectural details lend to its appeal. The 2 bedroom 1 bathroom corner house has a well balanced and functional floor plan with plenty of newer windows allowing abundant natural light. Coved ceiling detail in living room and dining area with its archway in between lends to its old world appeal and adds great separation. Spacious kitchen and bath with original built-in cabinets. Convenient inside laundry. The 1 bedroom 1 bath unit with a 70th St. address is currently tenant occupied. It is separated by a chain link fence and has a small yard and 1 car garage with its own driveway. Great opportunity to create -Sweat Equity- by adding your personal touches, either as an addition to your real estate portfolio or simply as an owner occupant looking to offset costs with rental income. Opportunity knocks! Marquee picture has virtual grass and paint.

Facts & Features

- Sold On 11/30/2023
 - Original List Price of \$599,900
 - 4 Buildings
 - 3 Total parking spaces
 - \$1,065 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Living Room
- Floor: Laminate

Exterior

- Lot Features: Corner Lot
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01927637
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$2,300
2:	1	1	1	1	Unfurnished	\$900	\$900	\$1,600

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6010037011

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

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

Closed

• Duplex

781 E 54th St

• Los Angeles 90011

2 units

• \$255,000/unit

• 1,421 sqft

• 4,180 sqft lot

• \$323.72/sqft

• Built in 1913

110 Fwy, Exit, Slauson to McKenley Ave at Corner of E 54th Street

List / Sold: \$510,000/\$460,000

176 days on the market

Listing ID: OC23041436



Two units each with 2 bedroom/1 bath(781,783). Both units have copper plumbing and separate new electrical panels/breaker boxes. Unit 783 has been recently remodeled with new kitchen cabinets, granite counter tops, updated bathroom with new vanity, cast iron white tub, lighting, both tile and vinyl flooring, recessed lighting, and ceiling fans in bedrooms. Unit 781 has a new water heater and in original condition. Previous owner had relocated the bathrooms with permits adding 132 extra sqft and converted the bathroom into closets adding a room to each unit that is being used as a second bedroom. Assessor shows 1 bedroom one bath each. Exterior security cameras and electronic gate/fencing installed for tenant security. Driveway access to rear of duplex to accommodate 4 parked cars. Property is located with easy access to 110 fwy, downtown LA, USC, Star Wars Museum, and LA Coliseum. A must see! Perfect for 1st time buyers to live in one and rent out the other or cash flow for an investor! NOTE: AN ADU (ACCESSORY DWELLING UNIT) MAY ALSO BE PLACED IN BACK OF PROPERTY , IN PARKING SPACE, FOR EXTRA CASH FLOW.

Facts & Features

- Sold On 11/27/2023
 - Original List Price of \$649,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Assessor)
- \$37707 Gross Scheduled Income
 - \$30207 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
 - Floor: Carpet, Tile, Vinyl
- Appliances: Free-Standing Range, Freezer, Disposal, Gas Oven, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator
 - Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Granite Counters, Recessed Lighting, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Level, Near Public Transit
 - Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Electric, Security, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,465
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$480
 - Cable TV: 02216655
 - Gardener:
 - Licenses:
- Insurance: \$1,465
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,217	\$1,217	\$2,500
2:	1	2	1	0	Unfurnished	\$1,925	\$1,925	\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5103007027

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$649,999/\$660,000 ↑

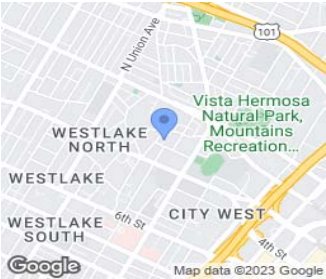
237 Columbia Pl • Los Angeles 90026

5 days on the market

2 units • \$325,000/unit • 1,364 sqft • 1,272 sqft lot • \$483.87/sqft • Built in 1923

Listing ID: DW23195050

Columbia Pl this is a walking street you cannot park on this street directly.



Nestled on one of the few remaining pedestrian-friendly streets in Los Angeles, this beautifully remodeled New York-style "row house" duplex stands as a testament to architectural elegance, crafted by the renowned architect David J. Witmer in 1923. Recognized by the State Historical Resource Commission as a "unique and invaluable property type," it resides in the heart of Los Angeles. Within walking distance, residents can explore a wealth of Los Angeles' cultural gems, such as The Broad Museum, Symphony Hall, the Museum of Contemporary Art (MOCA), and the scenic Echo Park Lake. This historic home not only embodies timeless charm but also provides unparalleled access to the city's renowned attractions.

Facts & Features

- Sold On 11/29/2023
 - Original List Price of \$649,999
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$0 (Seller)
- Laundry: Inside
 - \$22200 Gross Scheduled Income
 - \$20200 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02182130
 - Gardener:
 - Licenses:
- Insurance: \$800
 - 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	0	Unfurnished	\$0	\$0	\$2,200
2:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5153016016

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Duplex

466 Belden Ave

• East Los Angeles 90022

2 units • \$425,000/unit • 1,350 sqft • 5,219 sqft lot • \$622.22/sqft • Built in 1926

Cross streets Eagle and Belden

List / Sold: \$850,000/\$840,000

41 days on the market

Listing ID: DW23166639



Discover an exceptional duplex in the heart of East Los Angeles. This property features two updated homes on a single lot, both delivered vacant for your convenience. Each unit offers its own outdoor space and privacy, making it perfect for owner-users or savvy investors. With recently updated interiors and the potential to convert the detached two-car garage into an ADU, this property offers both immediate move-in readiness and long-term investment potential. Located in a vibrant neighborhood with easy access to amenities and transportation, this East LA duplex is a rare find. Don't miss your chance to explore the possibilities – schedule a viewing today and make it yours!

Facts & Features

- Sold On 11/30/2023
 - Original List Price of \$850,000
 - 2 Buildings
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$1,093 (Estimated)
- Laundry: In Kitchen, Outside
 - 2 electric meters available
 - 1 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,700
 - Electric:
 - Gas: \$300
 - Furniture Replacement:
 - Trash: \$300
 - Cable TV: 01983259
 - Gardener:
 - Licenses:
- Insurance: \$1,800
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$600
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- ELA - East Los Angeles area
 - Los Angeles County
 - Parcel # 6341013014

Michael Lembeck

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

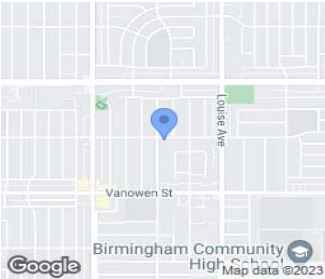
Re/Max Property Connection

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

Closed • Single Family Residence

6960 Encino • Lake Balboa 91406
2 units • \$650,000/unit • 1,914 sqft • .26 acre(s) lot • \$692.27/sqft •
Built in 1951
Google Maps

List / Sold:
\$1,300,000/\$1,325,000 +
81 days on the market
Listing ID: SR23150376



Beautiful house with a guest house. fully renovated and and cash flowing from AIRBNB! Property was redone: Electric panel upgrade, new roof, new AC, new kitchen, flooring and more!! HUGE lot 0.26 ACRES! with an option to convert the garage to an additional third unit. This huge lot offers plenty of additional options and opportunities to increase income options.

Facts & Features

- Sold On 11/28/2023
- Original List Price of \$1,300,000
- 1 Buildings
- 1 Total parking spaces
- \$0 (Unknown)
- Laundry: Dryer Included, Washer Included
- \$120000 Gross Scheduled Income
- \$101363 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,900
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Furnished	\$6,000	\$7,000	\$8,500
2:	1	2	1	0	Furnished	\$2,000	\$3,000	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- LKBL - Lake Balboa area
- Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

3666 5th Ave • Los Angeles 90018

2 units • \$522,500/unit • 1,901 sqft • 4,965 sqft lot • \$548.66/sqft • Built in 1911

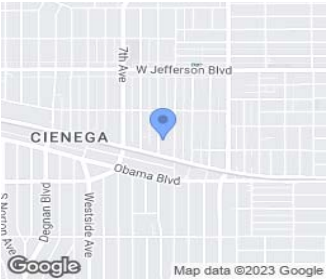
South of Jefferson

List / Sold:

\$1,045,000/\$1,043,000 ↓

63 days on the market

Listing ID: SB23119991



Located in historical Jefferson Park this completely renovated home plus ADU is exactly what you've been looking for. The main house is two levels with the first level being two bedrooms and one bath. The second level is a 1 bedroom, 1 large bath, den with its own private entrance. The 2nd level can also be used as a primary bedroom plus den or office. Great space for work from home. Tons of upgrades including, newer plumbing, electrical, roof, foundation, flooring, lighting, HVAC and french doors to the exterior. The detached fully permitted studio ADU includes a walk-in closet, large bathroom, kitchenette and tankless water heater. This home is walking distance to the Expo Metro line to Santa Monica Downtown and 3 stops from Whole Foods Market on La Cienega. Close to USC, the new George Lucas Museum, West Adams restaurants, coffee shops, bars, shopping and more! If you are looking for a great income property or a home to live in with built in income this is your opportunity(inquire regarding vacancies).

- Facts & Features
- Sold On 12/01/2023
 - Original List Price of \$1,175,000
 - 2 Buildings
 - 4 Total parking spaces
 - Cooling: Ductless
 - Heating: Ductless
 - \$0 (Unknown)

- Laundry: In Closet, Inside, Outside
 - \$69958.2 Gross Scheduled Income
 - \$60599.6 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

- Interior
- Other Interior Features: 2 Staircases

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

- Annual Expenses
- Total Operating Expense: \$9,259
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$600
 - Cable TV: 01901202
 - Gardener:
 - Licenses: 0

- Insurance: \$1,262
 - Maintenance: \$0
 - Workman's Comp: \$0
 - Professional Management: 5596.6
 - Water/Sewer: \$600
 - Other Expense:
 - Other Expense Description:

Unit Details								
	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,495		
2:	1	0	1		Unfurnished	\$1,540		

- # Of Units With:
- Separate Electric: 1
 - Gas Meters: 1
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:

- Drapes:
 - Patio:
 - Ranges: 3
 - Refrigerator: 3
 - Wall AC:

- Additional Information
- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
 - PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5044029019

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Closed

• Duplex

15933 Beta Ave

• Bellflower 90706

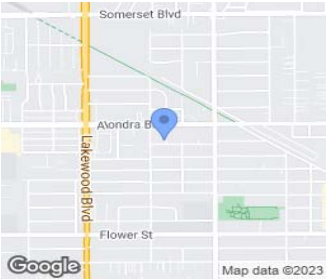
2 units • \$475,000/unit • 1,902 sqft • 5,902 sqft lot • \$491.59/sqft • Built in 1945

Listing ID: PW23194949

From 91 freeway head north on Clark Ave. Turn Left on Harvard St. Duplex will be on your right at Beta Ave & Harvard St.

List / Sold: \$950,000/\$935,000

8 days on the market



Welcome to the stunning, completely remodeled, move-in ready, duplex, located in the vibrant community of Bellflower. This duplex offers two homes and is situated on both a spacious corner lot and cul-de-sac. Two houses on one lot. Live in one, rent out the other or make it your next investment property! Consisting of a 3-bedroom/1-bathroom front house (1,320 sq/ft) and a 1-bedroom/1-bathroom back house (582 sq/ft). Each home comes with a single car garage space. Both homes have been completely remodeled. Brand-new kitchens with white shaker cabinets, quartz countertops, recessed lighting, new sinks, garbage disposals, dishwasher, built-in microwave, subway tile backsplash, stainless vent hood complete with all-new fixtures and hardware. The bathrooms were both completely renovated as well, with brand-new vanities, quartz countertop, new showers, glass, fans, lights, fixtures and hardware to match. As soon as you step inside this meticulously maintained property, you will be greeted by luxury vinyl plank (LVP) flooring that flows throughout the home which is waterproof and scratch proof which adds a touch of elegance and ties everything together beautifully. Both homes are completely detached from one another, with a shared backyard space which can be separated if needed. Great for investment or living, Beta Avenue has an abundance of street parking, separately metered, and all-new dual pane vinyl windows, electric panel and wiring in the back house. Plumbing has been updated to PEX and there are sewer cleanouts for both homes. The home has been completely painted inside and out, termite work, wood replacement and fumigation have all been done! This property's location is equally impressive as it provides easy access to all that Bellflower has to offer. From delicious dining options and unique shopping experiences to numerous parks and recreational facilities, there's something for everyone in this diverse community. Whether you're looking for an investment opportunity or a place to call your own, this property could be exactly what you're searching for.

- Facts & Features

• Sold On 11/28/2023

• Original List Price of \$950,000

• 2 Buildings

• Levels: One

• 2 Total parking spaces

• Heating: Floor Furnace, Wall Furnace

• \$694 (Estimated)

• Laundry: Gas & Electric Dryer Hookup, Individual Room, Washer Hookup

• \$62400 Gross Scheduled Income

• \$62400 Net Operating Income

• 2 electric meters available

• 2 gas meters available

• 2 water meters available

- Interior

• Appliances: Dishwasher, Disposal, Gas Range, Microwave, Range Hood

• Other Interior Features: Quartz Counters, Recessed Lighting

- Exterior

• Lot Features: Corner Lot, Cul-De-Sac

• Sewer: Public Sewer

- Annual Expenses

• Total Operating Expense: \$0

• Electric: \$0.00

• Gas: \$0

• Furniture Replacement:

• Trash: \$0

• Cable TV: 02014153

• Gardener:

• Licenses:

• Insurance: \$0

• Maintenance:

• Workman's Comp:

• Professional Management:

• Water/Sewer: \$0

• Other Expense:

• Other Expense Description:

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

- # Of Units With:

• Separate Electric: 2

• Gas Meters: 2

• Water Meters: 2

• Carpet:

• Dishwasher: 1

• Disposal: 2

• Drapes:

• Patio:

• Ranges: 2

• Refrigerator: 1

• Wall AC:

- Additional Information

• Standard, Trust sale

• Buyer Agency Compensation: 2.25%

• RG - Bellflower North of 91 Frwy, S of Alondra area

• Los Angeles County

• Parcel # 7105028007

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Closed • Duplex

4706 Orion Ave • Sherman Oaks 91403

2 units • \$636,667/unit • 2,165 sqft • 5,250 sqft lot • \$565.82/sqft • Built in 1947

North of Ventura, West of Sepulveda

List / Sold:

\$1,273,333/\$1,225,000 ↓

124 days on the market

Listing ID: SR23106224



Great remodeled income property in the heart of Sherman Oaks with RTI plans for a 2 bedroom ADU to be included. Both units are VACANT allowing you to get tenants in at current market rents right away with the opportunity for additional income with the completion of the ADU! The duplex is walking distance to Ventura Blvd and includes two - 2 bedroom / 2 bathroom units. Both units have been updated with new flooring, recessed lighting, updated bathrooms, updated kitchens with new appliances, new dual pane windows and washer and dryer in both units. The upstairs has a vaulted ceiling, an open floor plan and a large deck. The downstairs unit has a private patio and backyard area. Outside you will find a two car carport. The back of the property has been fenced off in preparation for the new two story ADU. All of this plus a prime Sherman Oaks location.

- Facts & Features**
 - Sold On 11/28/2023
 - Original List Price of \$1,400,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - 2 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$0 (Unknown)
- Laundry: Dryer Included, In Closet, Inside, Washer Included
 - \$74400 Gross Scheduled Income
 - \$67040 Net Operating Income
 - 3 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Exterior**
 - Lot Features: Paved
- Sewer: Public Sewer

- Annual Expenses**
 - Total Operating Expense: \$7,360
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00905345
 - Gardener:
 - Licenses:
- Insurance: \$5,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense: \$1,200
 - Other Expense Description: Gas

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

Of Units With:

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

- Additional Information**
 - Standard sale
 - Buyer Agency Compensation: 2.5%
- SO - Sherman Oaks area
 - Los Angeles County
 - Parcel # 2261040002

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

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

Closed

• Duplex

List / Sold:

\$949,999/\$985,000

7 days on the market

2704 W Wyoming Ave

• Burbank 91505

3 units

• \$316,666/unit

• 1,285 sqft

• 7,864 sqft lot

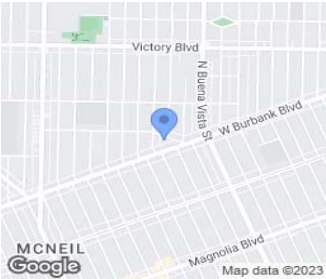
• \$766.54/sqft

• Built in 1940

Listing ID:

SR23196405

From I-5 S, exit Burbank Blvd. Keep right at the fork. Turn right to stay on Burbank Blvd. Keep left, then turn right onto Wyoming Ave.



OPEN HOUSE on 11/4/2023 from 1-3 PM. A one of a kind investment opportunity located in the desirable city of Burbank, CA is for sale! This beautiful neighborhood is only minutes away from world renowned studios, such as Disney and Warner Brothers. This triplex consists of one 3 bed/1 bath unit and two 1 bed/1 bath units on a 7,861 SF lot. It features a common fenced yard for all of the residents to enjoy, including a built in BBQ area. There is also potential to build a 4th unit on the property if ordinance allows. The possibilities are endless! Assessors Record warrants property as a Duplex with 1,285 SF of living space. Property shows as a Triplex with a converted garage and additional square footage. All units are occupied. The tenant who is inhabiting the 3 bedroom unit is not paying rent. Information listed is deemed reliable, however Broker, Agent, and Seller do not guarantee accuracy of any information provided. Buyer and Buyer's Agent are advised to verify facts, do their own due diligence, and contact corresponding licensed professionals. Trash, water, and electricity are included in rent on one bill. Insurance amount is unknown.

Facts & Features

- Sold On 12/01/2023
 - Original List Price of \$949,999
 - 3 Buildings
 - Levels: One
 - 5 Total parking spaces
 - \$260 (Unknown)
- Laundry: Dryer Included, Washer Included
 - \$75540 Gross Scheduled Income
 - \$57120 Net Operating Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,420
 - Electric: \$16,440.00
 - Gas: \$1,980
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01332632
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$2,995	\$3,500
2:	1	1	1	0	Unfurnished	\$1,800	\$1,800	\$2,500
3:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$2,000

Of Units With:

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

Additional Information

- Notice Of Default, Trust sale
 - Buyer Agency Compensation: 2%
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 2438001023

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,499,000/\$1,499,000

0 days on the market

Listing ID: 23333893

316 N Florence St • Burbank 91505
3 units • \$499,667/unit • 2,319 sqft • 6,894 sqft lot • \$646.40/sqft •
Built in 1950
South of Verdugo, West of Buena Vista st



TRIPLEX SOLD BEFORE PROCESSING. TWO 1 BEDROOM / 1 BATH UNITS & ONE 2 BEDROOM / 1 BATH UNIT

Facts & Features

- Sold On 12/01/2023
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: Multi/Split , Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Outside, See Remarks, Community
- Cap Rate: 3.4
- \$50184 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Carpet, Wood

Exterior

- Lot Features: Front Yard

Annual Expenses

- Total Operating Expense: \$14,977
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02221897
- 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	\$1,210	\$1,210	\$1,330
2:	1	1	1		Unfurnished	\$1,700	\$1,700	\$1,825
3:	1	2	1		Unfurnished	\$2,150	\$2,150	\$2,275
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2484005008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23333893

Printed: 12/03/2023 7:39:48 AM

Closed •

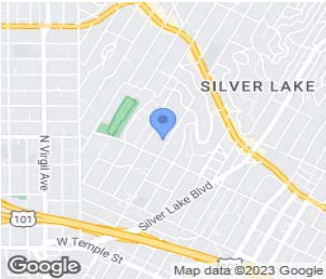
List / Sold:

\$1,950,000/\$1,950,000

175 days on the market

Listing ID: 23247989

837 MICHELTORENA St • Los Angeles 90026
3 units • \$650,000/unit • 2,360 sqft • 8,054 sqft lot • \$826.27/sqft •
Built in 1940
North of Silverlake blvd in the hills, and South of Sunset Blvd.



Triplex in the hills of Silverlake! CAN BE TURNED INTO 6 UNITS! And yes there are VIEWS! Perfect for an owner user of the front house or developer who wants to add ADUs! There is a charming 2 Bed, 1 1/4 bath front house with a living room with vaulted wood beam ceilings, separate dining room or office, private front yard, and large screened in patio off the kitchen with panoramic views to the ocean! Kitchen has Granite Countertops, Stainless Steel appliances, Pie Case Refrigerator and built in stove in the island. New Laminate floors in kitchen, living room, dining room and bathroom. Washer Dryer on Patio. Owned and paid off solar panels to front house. Solar hot water to front house. Copper plumbing in all units. New Roof. The back structure is three levels with a 1 bed, 1 bath on the top floor, a 1 bed , 1 bath on the middle floor, both with great views! One unit has new laminate floor and the other has wood floors. The ground floor has a small un permitted studio (according to brickwork LA ADU report attached in the docs, this non-habitable space has potential to convert to a unit) There is also a detached garage and an additional attached garage to the main house which has been turned in to storage rooms. **According to Brickwork LA ADU report, it may be possible to build 2 detached ADUs (one could be the detached garage and one could be ground up build) and convert a non habitable space (such as the ground floor unpermitted studio or the attached garage to to front house) This is a potential of adding 3 more units to existing triplex. We have a full website with video, materport, floor plans, drone footage and more. Please ask for the domain name. The triplex is gated and secure with a large yard filled with lemon, fig, and lime trees! *Great price for the neighborhood!

Facts & Features

- Sold On 11/27/2023
- Original List Price of \$1,950,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable, Individual Room
- Cap Rate: 5.4
- \$112900 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$8,000
- 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	2	1		Unfurnished	\$4,000	\$4,000	\$5,500
2:	2	1	1		Unfurnished	\$3,000	\$3,000	\$3,000
3:	3	1	1		Unfurnished	\$2,800	\$2,800	\$3,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5427031017

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

3986 S Harvard Blvd • Los Angeles 90062
3 units • \$433,000/unit • 2,500 sqft • 5,981 sqft lot • \$520.00/sqft •
Built in 1922
Harvard and MLK



List / Sold:
\$1,299,000/\$1,300,000
9 days on the market
Listing ID: 23319961

Investor's Dream in Vibrant South LA - Triplex Opportunity! This vacant triplex presents an exceptional investment opportunity, each unit has been completely renovated including HVAC, Plumbing, new roof, custom kitchen and baths with quartz counters and marble tile . Comprising three separate units with boundless potential, this property is a prime choice for investors looking to grow their real estate portfolio in South LA. All units are currently vacant, allowing for customization to suit your investment strategy. Situated in a vibrant and up-and-coming neighborhood in South Los Angeles, this triplex is perfectly positioned for potential tenants with its proximity to shopping, dining, and public transportation. Don't miss your chance to leave your mark in the South LA market. Live in one unit and offset your mortgage with the other two or rent all three and cashflow this turnkey investment!

Facts & Features

- Sold On 11/29/2023
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: One
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01523753
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$3,500	\$3,500
2:	2	2	1		Unfurnished	\$0	\$3,000	\$3,000
3:	3	1	1		Unfurnished	\$0	\$2,500	\$2,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5036028018

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Triplex

216 E 54th St

• Los Angeles 90011

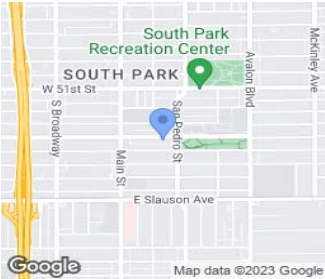
3 units • \$283,333/unit • 2,680 sqft • 5,332 sqft lot • \$324.63/sqft • Built in 1914

Go east once you get off the 110 freeway

List / Sold: \$850,000/\$870,000

22 days on the market

Listing ID: DW23167112



Over a 7% cap rate!! This is a DREAM property for an investor or occupant owner. The property has been managed & maintained by professional property management for the last 5 years. There are 3 units on the property within 2 buildings. Unit 1 is a 5/2. Unit 2 is a 2/1. Unit 3 is a 2/1. According to tax records, Unit 1 states 4 bedrooms however it does have a 5th bonus room. Each unit is individually metered for electricity & gas. There is a parking area in the back of the property with access from the alley which could potentially be used to build an ADU (buyer to verify). 2 units are close to market rent while there is a tremendous upside on Unit 3. All tenant ledgers are available upon request. Estoppels can be signed by each resident as well. Unit 2 was completely renovated down to the studs in 2019. The lot size is a little over 5,300 sq ft. Only a few minute drive to Exposition Park, USC, Downtown Los Angeles, and more. If interested after the sale, discounted professional property management services are available for 6 months with current manager.

Facts & Features

- Sold On 11/29/2023
 - Original List Price of \$930,000
 - 2 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Ductless
 - \$0 (Assessor)
- Laundry: Inside
 - \$75847.2 Gross Scheduled Income
 - \$53647.2 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom
 - Floor: Laminate
- Appliances: Gas Oven, Microwave
 - Other Interior Features: Ceiling Fan(s), Granite Counters, Laminate Counters

Exterior

- Lot Features: 2-5 Units/Acre, Rectangular Lot, Park Nearby
- Fencing: Wood
 - Sewer: Public Sewer
 - Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$22,200
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 01910967
 - Gardener:
 - Licenses:
- Insurance: \$18,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2	0	Unfurnished	\$3,150	\$3,150	\$3,500
2:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,200
3:	1	2	1	0	Unfurnished	\$1,171	\$1,171	\$2,200

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
 - Buyer Agency Compensation: 3%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 5101013007

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Triplex

9254 Park St

• Bellflower 90706

3 units

• \$366,333/unit

• 2,469 sqft

• 12,416 sqft lot

• \$392.47/sqft

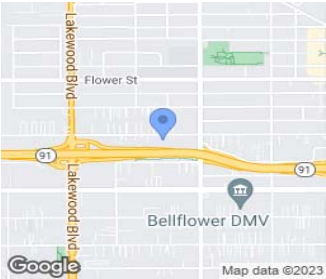
• Built in 1949

Exit 91 Freeway at Lakewood Blvd, turn left(north). Right(east) onto Park Street.

List / Sold: \$1,099,000/\$969,000

6 days on the market

Listing ID: PV23154416



Welcome to 9252, 9252 1/2, and 9254 Park Street, a unique and versatile three-unit property with private yards located in the heart of Bellflower. This property is an excellent investment opportunity for both seasoned investors and first-time buyers looking to capitalize on the Southern California real estate market. Possible ADU can be built. The front unit offers a charming and spacious layout, featuring 4 bedrooms and 2 baths. With 1,423 sqft of living space, backyard and a 2 car attached garage, this unit boasts a comfortable and inviting atmosphere. The middle and back units are a 1 bedroom/1 bath, 528 sq. ft. each, designed with functionality and comfort in mind. Both have private yards, one car garages and room for additional parking. Don't miss the chance to own this remarkable three-unit property situated in a desirable neighborhood of Bellflower. It's conveniently located near amenities, schools, freeways, parks and shopping centers, as well!

Facts & Features

- Sold On 11/28/2023
 - Original List Price of \$1,099,000
 - 3 Buildings
 - Levels: One
 - 5 Total parking spaces
 - 1 Total carport spaces
 - Heating: Natural Gas
 - \$1,096 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - Cap Rate: 3.43
 - \$55740 Gross Scheduled Income
 - \$37741 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom
 - Floor: Carpet, Wood
- Appliances: Dishwasher, Gas Range
 - Other Interior Features: Granite Counters, Tile Counters

Exterior

- Lot Features: Front Yard, Flag Lot
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,999
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,721
 - Cable TV: 01525011
 - Gardener:
 - Licenses:
- Insurance: \$2,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$543
 - Other Expense: \$11,555
 - Other Expense Description: Taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$1,870	\$1,870	\$3,500
2:	1	1	1	1	Unfurnished	\$1,125	\$1,125	\$1,650
3:	1	1	1	1	Unfurnished	\$1,650	\$1,650	\$1,650

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- RG - Bellflower North of 91 Frwy, S of Alondra area
 - Los Angeles County
 - Parcel # 7110007030

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Triplex

4907 Astor Ave

• Commerce 90040

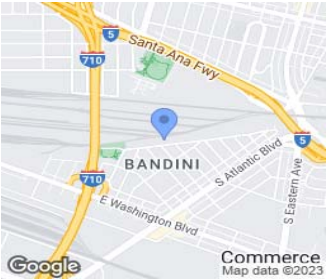
3 units • \$283,333/unit • 2,160 sqft • 11,797 sqft lot • \$377.31/sqft • Built in 1961

Atlantic BI & Washington BI

List / Sold: \$850,000/\$815,000

87 days on the market

Listing ID: DW23083068



Amazing income property, 3 units in the best area of commerce, in a very good condition live in one and rent the other two. You must see them to appreciate, you will fall in love!!!

- Facts & Features
- Sold On 11/29/2023
 - Original List Price of \$850,000
 - 3 Buildings
 - 2 Total parking spaces
 - \$5,861 (Assessor)

- \$2950 Gross Scheduled Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Exterior
- Lot Features: 0-1 Unit/Acre

- Sewer: Public Sewer

- Annual Expenses
- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02211662
 - Gardener:
 - Licenses:

- Insurance: \$250
 - 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	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0
3:	1	1	1	0	Unfurnished	\$0	\$0	\$0

- # Of Units With:
- Separate Electric: 3
 - Gas Meters: 3
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:

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

- Additional Information
- Standard sale
 - Buyer Agency Compensation: 2%

- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 5244011023

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Closed •

List / Sold:

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

126 days on the market

Listing ID: 23281149

506 S Inglewood Ave • Inglewood 90301
4 units • \$250,000/unit • 2,720 sqft • 6,757 sqft lot • \$367.65/sqft •
Built in 1923

East of San Diego Fwy, North of W Century Blvd, West of S La Brea Ave, and South of W. Manchester



Probate sale, subject to Court confirmation and overbidding in Court. Sale was confirmed in Court on Oct. 27th, 2023. For sale after 68 years! Great 4 units w/ 3 separate garages close to the SoFi Stadium and the Forum! Low maintenance. Great upside in rents. Separately metered for both gas and electricity. Two of the 1 bedroom units (Unit 506 & 506 1/2) are vacant and will be delivered vacant at close of escrow. Large lot, ideal for future development. Seller is a Court-appointed fiduciary and cannot make any representations as to the condition, history of the subject property. Sold AS IS and WHERE IS. Buyer to conduct their own investigations.

Facts & Features

- Sold On 11/29/2023
- Original List Price of \$1,000,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Central
- Cap Rate: 4.86
- \$48744 Net Operating Income

Interior

- Floor: Carpet, Tile, Wood, Vinyl
- Appliances: Microwave, Gas Range
- Other Interior Features: Ceiling Fan(s), Crown Molding, Intercom

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,086
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$925	\$925	\$1,500
2:	3	1	1		Unfurnished	\$1,675	\$5,025	\$1,967
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4020013010

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Commercial/Residential

List / Sold:
\$2,150,000/\$1,700,000 ↓
13 days on the market
Listing ID: PW23197106

2010 Manhattan Beach Blvd • Redondo Beach 90278
4 units • \$537,500/unit • 3,860 sqft • 5,645 sqft lot • \$440.41/sqft •
Built in 1961
1 Block East of N Aviation Blvd



2010 Manhattan Beach Blvd is a great opportunity to own an affordable apartment building in the Beach Cities, just East of Manhattan Beach. The large 3+2 unit is a great opportunity for an owner-user with family and can be divided into a 5th unit (without permit) by simply closing off a door – adding the potential for extra income. All the units have laundry hookups, have a single car garage with a tandem parking space, and are individually metered for gas & electricity. The building is well maintained and sits on a landscaped lot with a courtyard that has multiple fruit trees including persimmon, peach, grape, fig & guava. North Redondo is a great rental market with great access to the 405 Freeway, Polliwog Park, the newly remodeled Manhattan Village Mall, and the beach. This asset can produce a 4% return from day 1 with upside to 6% with a basic remodel plan.

Facts & Features

- Sold On 11/27/2023
- Original List Price of \$2,150,000
- 1 Buildings
- 8 Total parking spaces
- Heating: Electric
- \$1,364 (Assessor)
- Laundry: Dryer Included, Inside, Washer Included
- \$127200 Gross Scheduled Income
- \$87130 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Appliances: Gas Oven, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,254
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01481925
- Gardener:
- Licenses:
- Insurance: \$3,088
- Maintenance: \$3,816
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$3,200
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,750	\$3,750	\$4,500
2:	1	2	2	1	Unfurnished	\$2,365	\$2,365	\$3,250
3:	1	2	2	1	Unfurnished	\$2,295	\$2,295	\$3,250
4:	1	2	1	1	Unfurnished	\$2,190	\$2,190	\$3,250

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
- Buyer Agency Compensation: 2%
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4150003036

Michael Lembeck

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

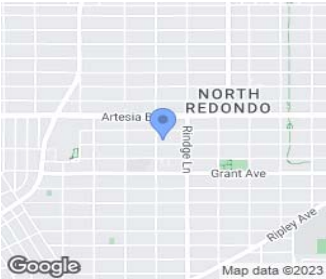
Re/Max Property Connection

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

Closed • Quadruplex

List / Sold:
\$2,250,000/\$2,030,000 ↓
31 days on the market
Listing ID: SB23191866

2105 Carnegie Ln • Redondo Beach 90278
4 units • \$562,500/unit • 4,884 sqft • 7,503 sqft lot • \$415.64/sqft •
Built in 1973
South of Artesia Blvd



4 townhome style apartments in a great North Redondo location. Each features wood beam ceilings in the bedrooms for a spacious feel and kitchens with dishwashers. The front unit is a 3 bedroom, living room and family room, 1.5 bath with it's own laundry. The other 3 units share a common laundry in the rear of the building. 2 double garages and 2 single garages for a total of 6 private enclosed parking spaces at the property rear. Each unit has a staircase to a private roof area. Just a short walk to public transportation, restaurants and supermarket and only 2 miles to the beach.

Facts & Features

- Sold On 11/27/2023
- Original List Price of \$2,250,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Electric
- \$1,493 (Assessor)
- Laundry: Community
- \$131400 Gross Scheduled Income
- \$121839 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room
- Floor: Carpet, Laminate, Vinyl
- Appliances: Electric Oven, Disposal
- Other Interior Features: Beamed Ceilings, Ceramic Counters, High Ceilings, Tile Counters

Exterior

- Lot Features: Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,561
- Electric: \$271.00
- Gas: \$1,191
- Furniture Replacement:
- Trash: \$1,168
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$3,631
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,000	\$3,000	\$3,500
2:	1	2	2	2	Unfurnished	\$2,700	\$2,700	\$3,000
3:	1	2	2	1	Unfurnished	\$3,000	\$3,000	\$3,000
4:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$2,800

Of Units With:

- Separate Electric: 5
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4156008015

Michael Lembeck

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

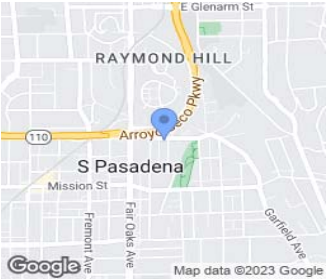
Re/Max Property Connection

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

Closed • Quadruplex

List / Sold:
\$1,880,000/\$1,801,240 ↓
66 days on the market
Listing ID: P1-15167

619 park Ave • South Pasadena 91030
4 units • \$470,000/unit • 3,584 sqft • 8,593 sqft lot • \$502.58/sqft •
Built in 1947
East of Fair oaks south of 110 FRWY



This 4 unit building is a one - two level wood frame & stucco with brick exterior.All units are 2 bdrms each unit. The 2 -west units are upgraded, newer laminate flooring, kitchens, appliances, 2- tankless water heaters, updated baths & paint.The East 2 - units are in beautiful original well maintained condition.Nice layout, good size living rooms, with corner windows, kitchens with breakfast areas good window coverage light filled units. All units have a 2nd entry / exit door to outside. Some garden planting area for tenants. Property includes 4 detached - 1 car garages with 1 car doors off alley.Superior location offering tenants access to: Twoheys newley open eatery, & Starbucks, plaza shopping, Fair oaks Restaurants, Bristol Farms Grocery, 110 Frwy access minutes away. Garfield Park, So. Pasadena Farmers market Thursday night.The building has periodic maintenance and upgrading reflecting better that average condition. Upstairs unit has east facing balcony. trust sale sold in its present disclosed as -is condition.

Facts & Features

- Sold On 11/28/2023
- Original List Price of \$1,880,000
- 1 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, See Remarks
- Laundry: Community, Outside, Individual Room
- Cap Rate: 3.04
- \$84000 Gross Scheduled Income
- \$72334 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile, Laminate
- Appliances: Gas Oven, Tankless Water Heater
- Other Interior Features: Balcony

Exterior

- Lot Features: Corner Lot, Sprinklers None
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$9,146
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,656
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,618
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,670
- Other Expense:
- Other Expense Description: laundry gas meter 264 yr. elect 240 yr

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$1,500	\$0	\$2,000
2:	2	1	1	4	Unfurnished	\$1,500		\$2,200
3:	2	1	1	1	Unfurnished	\$2,000		\$2,500
4:	2	1			Unfurnished	\$2,000		\$2,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5318005026

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

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

Closed

• **Quadruplex**

934 Simmons Ave

• Los Angeles 90022

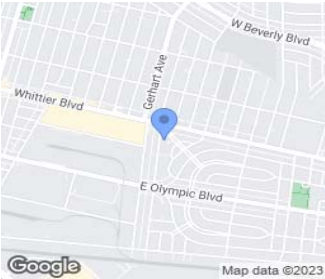
4 units • \$212,250/unit • 2,251 sqft • 5,188 sqft lot • \$360.95/sqft • Built in 1952

South of Whittier blvd

List / Sold: **\$849,000/\$812,500** ↓

24 days on the market

Listing ID: PF23143698



Fantastic Investment opportunity! Location, location, location! This Fourplex is conveniently located in a desirable residential Unincorporated area of East Los Angeles, with no rent control! Shopping centers, schools, parks, restaurants and access to freeways are just minutes away!

Facts & Features

- Sold On 12/01/2023
 - Original List Price of \$849,000
 - 2 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - \$1,981 (Estimated)
- Laundry: See Remarks
 - \$4854 Gross Scheduled Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01384444
 - Gardener:
 - Licenses:
- Insurance: \$1,900
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$155
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,650	\$1,650	\$2,200
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,700
3:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,700
4:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,700

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6339004003

Michael Lembeck

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

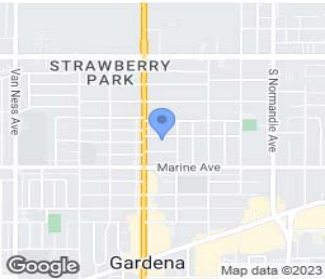
Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold:
\$1,575,000/\$1,529,500 ↓
72 days on the market
Listing ID: RS23152866

1730 W 149th St • Gardena 90247
4 units • \$393,750/unit • 4,194 sqft • 7,161 sqft lot • \$364.69/sqft •
Built in 1987
East of Western Ave. and South of Rosecrans Ave.



GREAT INVESTOR AND OWNER USER OPPORTUNITY IN GARDENA! Beautiful Turn Key 4-Unit with Newly Renovated. 4,194 Sqft Building on a 7,161 Sqft Lot, Built in 1987. This Property has been Well Maintained. Located in a residential neighborhood in Gardena! New Roof in 2019. Unit #3 was renovated in 2018 with New Laminate Flooring, Recess Lightings in living room/kitchen. New Kitchen Cabinet with Beautiful Quartz Countertop, New Refrigerator, and New Tiles for Bathroom Floorings. New Carpets for Unit #2 in 2019. New Water Heater for Unit #2 last year. Only Unit #1 comes with laundry/dryer. Other units do not have laundry/dryers. No common laundry room for the property. Each Unit have two parking spaces. One garage space and one outdoor parking space inside the property. Property is fenced with bricks on three sides. Individual water heaters for each units. Tenants pay their own gas and electricity. Owner pay water, trash, and common area electricity. A Perfect Income and owner user Opportunity for all Investors! Extremely Desirable Location Walking Distance to Restaurants and close proximity to nearby markets and shops. Easy access public transportation, and to the 110, 91, 105, & 405 freeways. *****DO NOT WALK ON THE PROPERTY OR DISTURB THE TENANTS. DRIVE BY ONLY. MORE INFORMATION TEXT OR E-MAIL JOHN PARK. DIRECT PHONE # & EMAIL IS BELOW. *****

Facts & Features

- Sold On 11/28/2023
- Original List Price of \$1,575,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$982 (Estimated)
- \$90000 Gross Scheduled Income
- \$62327 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,673
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,639
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$2,055	\$2,055	\$0
2:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$0
3:	1	2	2	1	Unfurnished	\$2,095	\$2,095	\$0
4:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6103021075

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Quadruplex

List / Sold:
\$1,349,000/\$1,300,000 ↓
29 days on the market
Listing ID: PW23172952

719 Camulos St • Los Angeles 90023
4 units • \$337,250/unit • 4,952 sqft • 5,789 sqft lot • \$262.52/sqft •
Built in 1963
Off of Whittier Blvd and Camulos



Excellent Opportunity for a Stunning Corner Lot Single Family Home & 3 UNITS! Introducing a remarkable opportunity to own a 4,952 square foot multi-family home that is hitting the market for the FIRST TIME in about 60 years! Situated in a highly desirable area in the Boyle Heights community this unique 4 PLEX offers so many possibilities for the owner-user or investor. The property features a 2 story single family home with 5 bedrooms & 2 bathrooms; which includes a remodeled spacious kitchen, living room, dining area, and family room for entertaining. Family owned over the years; this property boasts pride of ownership and meticulous maintenance and care over the years. The residence continues to retain its original character while seamlessly blending modern upgrades for comfortable living. The home features new dual pane windows throughout, newer roof, copper and plumbing, central heat & ac, updated kitchen, new flooring, laundry room and much more. In addition, the property consists of 3 units each with a desirable floor plan that consists of 2 bedrooms & 1 bath providing an excellent investment opportunity or a versatile living arrangement for extended families. Units are separately metered for gas & electricity. Property features on site parking which is priceless in this area; and 2 one car garages. The garages can also be rented out for parking or storage and or possible CONVERSION - buyer to verify with the city. LOCATION, LOCATION, LOCATION: just minutes from downtown Los Angeles. This is a rare opportunity to own a piece of LA. Best of all, this property is located in the rapidly growing prime location of Boyle Heights; central to many places with proximity to the Arts District and USC's Health Sciences campus, about a mile from the 6th St Bridge, near East Los Angeles College & the Citadel Outlets. In addition, easy access to the 5, 60, 101 and 10 freeways. But there is more; Boyle Heights is expected to launch their construction of a new 12-acre park that will span both sides of the new 6th St Bridge connecting Boyle Heights with the Arts District in downtown LA possibly in the coming year. The new green space will include dog parks, a skate park, playground, splash pad, an urban forest, sports court, playing fields & a plaza for public art and performances. Don't miss the opportunity to create your own legacy in this captivating multi-family home.

Facts & Features

- Sold On 12/01/2023
- Original List Price of \$1,349,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central, See Remarks
- \$0 (Unknown)
- Laundry: Individual Room, Inside, Washer Hookup
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Bonus Room, Family Room, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Laminate, Wood
- Appliances: Range Hood
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Desert Front, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 1331482
- 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	\$2,300
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,300
3:	1	2	1	0	Unfurnished	\$0	\$0	\$2,300
4:	1	5	2	1	Unfurnished	\$0	\$0	\$3,950

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 3

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5185033013

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold:
\$2,118,000/\$2,118,000 ↓
62 days on the market
Listing ID: MB23154478

2531 Folsom St • Los Angeles 90033
4 units • **\$529,500/unit** • **5,460 sqft** • **6,997 sqft lot** • **\$387.91/sqft** •
Built in 2023
N Soto Street, Folsom Street, N Mott Street



ATTENTION ALL INVESTORS: GREAT POSITIVE CASH FLOW UNITS. NEW, NEW, NEW...4 UNITS...NO RENT CONTROL...Three bedrooms, with four bathrooms each, each bedroom has it's own bathroom, 4 water meters, 4 electric meters, 4 gas meters, solar panels are paid for, electric gate door openers for all car gates, 2 car parking per unit, laundry area per unit, great area, close to everything, close to freeways, and many many more...

Facts & Features

- Sold On 11/28/2023
- Original List Price of \$2,118,888
- 2 Buildings
- Levels: One, Two
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Dual, Electric, ENERGY STAR
- Qualified Equipment, Gas
- Heating: Central, ENERGY STAR Qualified Equipment, High Efficiency
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, In Closet
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Kitchen, Laundry, Living Room, See Remarks
- Floor: Laminate
- Appliances: Microwave, Tankless Water Heater
- Other Interior Features: High Ceilings, In-Law Floorplan, Open Floorplan, Quartz Counters, Recessed Lighting, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00794070
- 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	4	0	Unfurnished	\$3,500	\$3,500	\$3,500
2:	1	3	4	0	Unfurnished	\$3,500	\$3,500	\$3,500
3:	1	3	4	0	Unfurnished	\$3,500	\$3,500	\$3,500
4:	1	3	4	0	Unfurnished	\$3,500	\$3,500	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5177026019

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,345,000/\$1,300,000 ↓

66 days on the market

Listing ID: 23300481

1822 S New England St • Los Angeles 90006
4 units • \$336,250/unit • 4,506 sqft • 9,287 sqft lot • \$288.50/sqft •
Built in 1913
1822 S. New England Street, LA 90006



We are pleased to offer the opportunity to acquire this four (4) unit value-add multifamily investment opportunity located at 1822 S. New England Street, well situated in the heart of Korea-town. The investment consists of one (1) structure, constructed of wood frame and stucco on a raised foundation built in 1913, with a square footage of 4,506 on a 9,112-square foot lot. The property consists of four (4) spacious 2-bedroom +1-bathroom units (Permitted 1-bedroom + 1-bathroom units on title), and the development opportunity to construct two (2) additional units, as well as two (2) ADU's to further increase cash flow. The site offers a zoning ordinance of LARD1.5, which allows for the construction of 6 total units by right. With a Tier 2 TOC (35% density bonus), this allows for the development of an additional 4 units, totaling a potential 10 buildable units. (Buyer to verify and do their own due diligence)

Facts & Features

- Sold On 11/29/2023
- Original List Price of \$1,345,000
- 1 Buildings
- \$46872 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$15,624
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02197571
- 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	\$1,067	\$1,067	\$2,400
2:	1	2	1		Unfurnished	\$1,851	\$1,851	\$2,400
3:	1	2	1		Unfurnished	\$1,223	\$1,223	\$2,400
4:	1	2	1		Unfurnished	\$1,067	\$1,067	\$2,400
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5056015016

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Commercial/Residential

List / Sold:

\$1,500,000/\$1,650,000 ⬆

14 days on the market

Listing ID: PW23196245

8412 5th St • Downey 90241

4 units • \$375,000/unit • 4,355 sqft • 7,552 sqft lot • \$378.87/sqft • Built in 1973

I-5 N to E Florence Ave in Santa Fe Springs. Take exit 123 from I-5 N Continue on E Florence Ave. Drive to 5th St in Downey



Nestled in the heart of Downey, 8412 Fifth Street presents a rare investment opportunity with its four-unit apartment complex. The owner's unit, positioned at the front, boasts a two-car garage for added convenience. Additionally, there is a one-car garage and three carports with storage options further enhancing the property's utility. The complex is adorned with dual-pane windows, reflecting a commitment to modern living and energy efficiency. Meticulously maintained, this property ensures a harmonious blend of comfort and functionality. The diverse layout of the units caters to varying lifestyle preferences. Apartment 101, a two-story residence, features three bedrooms and 2.5 baths, offering space for families. Apartment 102 stands as a charming one-bedroom, one-bath unit, while Apartments 201 and 202 each comprise two bedrooms and two baths, providing a comfortable living experience. With its strategic location in Downey and a thoughtful combination of amenities and design, 8412 Fifth Street stands as an enticing opportunity for both residents seeking a new home and investors looking to maximize their real estate portfolio.

Facts & Features

- Sold On 11/29/2023
 - Original List Price of \$1,500,000
 - 1 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - \$1,206 (Estimated)
- Laundry: Community, In Garage
 - \$90600 Gross Scheduled Income
 - \$81438.1 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,162
 - Electric: \$371.34
 - Gas: \$932
 - Furniture Replacement:
 - Trash: \$2,396
 - Cable TV: 01814504
 - Gardener:
 - Licenses: 61.64
- Insurance: \$3,851
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$830
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,750
3:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$1,850
4:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$1,850

Of Units With:

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

Additional Information

- Trust sale
 - Buyer Agency Compensation: 2%
- D1 - Northeast Downey, N of Firestone, E of Downey area
 - Los Angeles County
 - Parcel # 6254014037

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold:

\$1,435,000/\$1,350,000 ↓

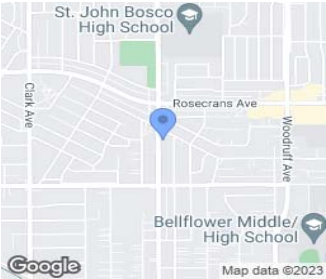
17 days on the market

Listing ID: CV23184542

14530 Bellflower Blvd # 1 • Bellflower 90706

4 units • \$358,750/unit • 4,130 sqft • 5,949 sqft lot • \$326.88/sqft • Built in 1971

Use GPS | South of I-105, North of CA-91; Near Intersection of Maplewood St and Bellflower Blvd



We are pleased to offer for sale this 4-Unit multi-family residential investment property located in the city of Bellflower. This property boasts an ideal unit mix designed to cater to a diverse tenant base. You'll find 1 spacious 3-bedroom/2-bathroom unit, 2 comfortable 2-bedroom/1-bathroom units, and 1 cozy 1-bedroom/1-bathroom unit. The versatile unit configuration is perfect for attracting a wide range of tenants, ensuring steady rental income. Tenants pay for their own electricity and gas while the owner pays for water and trash. Tenants enjoy the convenience of on-site carport parking, providing a safe and secure space for their vehicles. Additionally, an on-site laundry facility adds a touch of luxury, making this property an even more attractive choice for prospective renters. Nestled in the vibrant city of Bellflower, this property offers proximity to essential amenities, entertainment, and transportation options. Whether you're a seasoned investor or looking to dip your toes into the world of real estate, this property offers incredible potential for cash flow and long-term appreciation. With Bellflower's steady demand for rental housing, this is a gem to add to your portfolio.

Facts & Features

- Sold On 11/28/2023
- Original List Price of \$1,435,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 7 Total carport spaces
- \$1,276 (Estimated)
- Laundry: Community, Inside
- Cap Rate: 3.24
- \$76164 Gross Scheduled Income
- \$46489 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,321
- Electric: \$540.00
- Gas: \$660
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01018993
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,980	\$1,980	\$2,495
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,050
3:	1	2	1	0	Unfurnished	\$1,567	\$1,567	\$2,050
4:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- RH - Bellflower N of Alondra, E of Bellflower area
- Los Angeles County
- Parcel # 6274006029

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: CV23184542

Printed: 12/03/2023 7:39:48 AM

Closed

Commercial/Residential

10205 S Prairie Ave

Inglewood 90303

5 units

\$1,620,000/unit

5,200 sqft

22,683 sqft lot

\$1346.15/sqft

Built in 1956

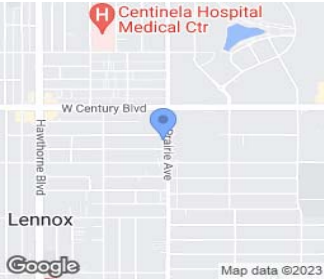
From Imperial Hwy go North on Prairie, to the address

List / Sold:

\$8,100,000/\$7,000,000

56 days on the market

Listing ID: MB23085639



Great Location, just across street of the new coming soon Home of the Los Angeles Clippers , the Intuit Dome. A bundle of opportunities for a seasoned and savvy investor.

- Facts & Features

Sold On 11/27/2023

Original List Price of \$8,100,000

5 Buildings

Levels: One

10 Total parking spaces

\$0 (Unknown)

Laundry: Inside

\$88800 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: \$0.00

Gas: \$0

Furniture Replacement:

Trash: \$0

Cable TV: 01914184

Gardener:

Licenses:

Insurance: \$0

Maintenance:

Workman's Comp:

Professional Management: 0

Water/Sewer: \$0

Other Expense:

Other Expense Description:

Unit Details								
	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	2	Unfurnished	\$2,600	\$2,600	\$2,600
2:	4	2	0	2	Unfurnished	\$4,800	\$4,800	\$4,800

- # 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

Buyer Agency Compensation: 2%

102 - South Inglewood area

Los Angeles County

Parcel # 4034012001

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Closed •

List / Sold:

\$1,800,000/\$1,760,000 ↓

9 days on the market

Listing ID: 23313347

4211 McLaughlin Ave • Los Angeles 90066
5 units • \$360,000/unit • 4,536 sqft • 7,727 sqft lot • \$388.01/sqft •
Built in 1956
McLaughlin & Washington



We are proud to present this well located 5-unit multifamily property located at 4211 McLaughlin Ave. Nestled in the highly sought after Mar Vista neighborhood, just outside the border of Culver City, 4211 McLaughlin Ave presents an extraordinary opportunity for investors to acquire a multifamily asset with exceptional value-add potential. Built in 1956, this well-maintained property features a building size of 4,536 square feet and sits on a lot spanning 7,752 square feet (0.18 acres). The property consists of five 2-bedroom, 1-bathroom units, averaging about 900 square feet. Residents can enjoy a common area courtyard, perfect for outdoor relaxation, and a convenient common area laundry room. Parking is not an issue as the building offers eight parking spots: four surface spots in front and four garages in the back alley. One of the most enticing aspects of this investment is the considerable upside in gross rents. There's over 45% potential upside, and rents can be increased in February 2024 by 7% without having to undertake any renovations (buyer to verify with LA City RSO). Additionally, three of the four garages in the back alley are currently leased out, providing an extra stream of income. Those three garages are signed up on separate leases which makes them fully non-rent controlled. A savvy buyer would investigate vacating those three garages in back and replacing them with an interior ADU, adding significant value with less cost than it would be to build a unit ground-up. Significant investment has been made in the property over the years, overseen by the same meticulous owner for the past 13+ years. The kitchens in all units have been remodeled with wood cabinets, granite countertops, and stainless-steel appliances, all installed by licensed contractors. The flooring has also been upgraded: laminate in the living rooms and bedrooms, tile in kitchens and bathrooms with the most recent upgrade featuring Mannington Adura Max waterproof luxury vinyl flooring in Apartment 1 as of September 2022. Additionally, to enhance energy efficiency, batt insulation was installed in the attics of both the front and rear buildings in 2019. For added security, the property features a locked front gate, locked laundry room, and rear gates, with all apartments equipped with double-lock systems.

Facts & Features

- Sold On 11/28/2023
- Original List Price of \$1,800,000
- 2 Buildings
- Levels: Two
- Cap Rate: 4.16
- \$74859 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$41,880
- 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:	5	2	1		Unfurnished	\$1,858	\$9,289	\$13,700
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4233007010

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Commercial/Residential

415 E 84th St # 1 • Los Angeles 90003

5 units • \$190,000/unit • 3,332 sqft • 5,200 sqft lot • \$195.08/sqft • Built in 1962

Off Manchester and Avalon.

List / Sold: \$950,000/\$650,000

6 days on the market

Listing ID: TR23192427



Welcome to an exceptional investment opportunity at 415 E 84th St, Los Angeles. This property is tailor-made for astute investors, presenting a unique 5-plex configuration. With a total of five units, this offering provides a strategic advantage for those seeking to diversify their real estate portfolio. The unit mix includes four 1-bedroom, 1-bathroom apartments, offering versatile living arrangements for various tenants, along with a fifth unit that offers the flexibility of either a 1-bedroom or 2-bedroom, 1-bathroom layout. The property is divided into two levels, with two units situated upstairs, providing tenants with scenic views of the neighborhood, enhancing their living experience. This listing is a rare find in a prime investment location. If you're looking to expand your real estate portfolio, 415 E 84th St is a smart choice. Don't miss this exclusive investment opportunity; contact your agent today to schedule a viewing and start your journey toward adding this valuable asset to your investment portfolio. Your path to real estate success begins now!

Facts & Features

- Sold On 11/30/2023
 - Original List Price of \$950,000
 - 2 Buildings
 - 0 Total parking spaces
 - \$493 (Estimated)
- Laundry: Individual Room, Inside
 - 5 electric meters available
 - 5 gas meters available
 - 5 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02021338
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

1:	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
	5	6	5	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6030029004

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

648 W 30th St • Los Angeles 90007
5 units • \$998,000/unit • 5,100 sqft • 4,700 sqft lot • \$978.43/sqft •
Built in 1908
648-652 W. 30th St., 90007

List / Sold:
\$4,990,000/\$4,990,000
103 days on the market
Listing ID: 23292413



We are pleased to offer the opportunity to acquire this Prime North of Campus five (5) unit, fully permitted seventeen (17) bedroom + seventeen (17) bathroom Student Housing investment opportunity, located in the highly desirable DPS Patrol Zone, and walking distance to the University of Southern California (USC). The subject property was expertly designed, remodeled, and constructed by the one of the top student housing operators near USC, renowned for their track record of delivering best-in-class off-campus housing and providing tenants with an unparalleled housing experience. The property is approximately 5,100 rentable square feet on a 4,700 square foot lot and is comprised of two (2) separate structures, with a unit mix consisting of four (4) 3-bedroom + 3-bathroom units in the front, and a 5-bedroom + 5-bathroom brand-new ADU in the back. The subject property's front structure was completely updated and remodeled in 2023, and features brand new flooring, brand new plumbing/electrical, updated roof, quartz countertops, stainless steel kitchen appliances, tiled showers with glass enclosures, and new in-unit washer & dryers. The back unit is a brand-new ADU recently constructed and completed in 2023 and features the same high-end finishes as the front unit, essentially delivering a brand new low maintenance structure to any prospective buyer. The investment is 100% occupied with USC students and fully leased for the 2023-2024 academic school year. Combined with parental guarantees on leases and occupancy levels routinely achieving 100% for the school year, the asset represents a low-risk investment that is poised for continued growth and excellent operating fundamentals. Tenants pay for all utilities of the property including Water/Gas/Electric/Trash.

Facts & Features

- Sold On 11/28/2023
- Original List Price of \$4,990,000
- 2 Buildings
- Levels: Two
- Cap Rate: 4.83
- \$241020 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$64,980
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	3	3		Unfurnished	\$18,000	\$18,000	\$20,400
2:	1	5	5		Unfurnished	\$7,500	\$7,500	\$7,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5123010013

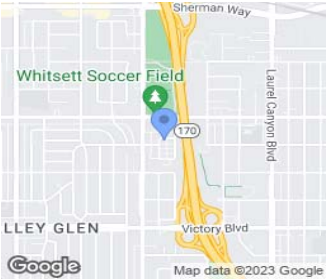
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

Closed • Apartment

List / Sold:
\$1,225,000/\$1,165,000 ↓
68 days on the market
Listing ID: SR23123184

12420 Archwood St • North Hollywood 91606
5 units • \$245,000/unit • 4,599 sqft • 6,512 sqft lot • \$253.32/sqft •
Built in 1959
Just west of 170, north of Victory



We are proud to represent this 5 unit apartment building in North Hollywood. Its unit mix consists of (2) 1+1 units and (3) 2+1 units. With a lot size of 6,512 square feet, the property has a total of 4,599 rentable square feet. North Hollywood offers many things to see and do, especially in its NoHo Arts District, which has been greatly expanding into a hip, pedestrian-friendly urban village. North Hollywood has historic shopping and interesting local restaurants and bars that make it a diverse, thriving neighborhood. It is home to many theatres, art galleries, cafes, music recording venues, and shops. Its residents have easy access of public transportation with the Metro rail stations and the North Hollywood Red Line and Orange line bus ways. They also have easy access to the 101, 170, and 134 freeways. North Hollywood is currently working on a \$1 billion mixed-use development at Lankershim and Chandler; the project will re-develop 15.6 acres of commercial and residential space, including 562 residential units and three high-rise office towers. This, combined with an already thriving Arts District, makes North Hollywood a smart place to invest. The property is separately metered for gas and electricity.

Facts & Features

- Sold On 11/29/2023
- Original List Price of \$1,300,000
- 1 Buildings
- 0 Total parking spaces
- \$1,000 (Estimated)
- Laundry: Community
- \$80724 Gross Scheduled Income
- \$46368 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,158
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01079007
- Gardener:
- Licenses:
- Insurance: \$2,299
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$1,340	\$2,680	\$3,600
2:	3	2	1	0	Unfurnished	\$1,349	\$4,047	\$6,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2333002023

Michael Lembeck

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

Re/Max Property Connection

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

Closed

Apartment

324 W 50th St

Los Angeles 90037

6 units

\$149,833/unit

4,556 sqft

6,886 sqft lot

\$183.68/sqft

Built in 1922

W/Broadway N/Slauson

List / Sold:

\$899,000/\$836,850

22 days on the market

Listing ID: AR23178693



Discover a remarkable investment opportunity at 324 W 50th Street in the vibrant city of Los Angeles. This well-maintained 6-unit apartment building offers a diverse array of units, including four spacious 1-bedroom, 1-bath apartments and two convenient studios. The property boasts a substantial lot size of 6,886 square feet, providing room for potential expansion, outdoor amenities, or landscaping enhancements. With a total building size of approximately 4,556 square feet, all residents enjoy comfortable living spaces. One of the standout features of this property is its versatility. There is the potential to create an additional dwelling unit (ADU) on the premises, allowing for increased rental income or the provision of a separate living space. Additionally, there is an opportunity to introduce onsite laundry facilities, which can enhance tenant convenience and generate supplementary income. Utility management is streamlined thanks to the existence of separate gas and electric meters for each of the six units. This simplifies billing and ensures efficient handling of tenant utilities. Convenience is key with easy freeway access, making it effortless for tenants to commute and access nearby amenities, shopping centers, and entertainment options. This 6-unit apartment building at 324 W 50th Street is a well-rounded investment in a sought-after Los Angeles location. Its unit mix, potential for expansion, and utility separation make it an attractive prospect for investors seeking steady rental income and future growth opportunities. Don't miss the chance to add this property to your real estate portfolio.

Facts & Features

- Sold On 11/27/2023
 - Original List Price of \$899,000
 - 1 Buildings
 - Levels: Two
 - 1 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: See Remarks
 - \$0 (Assessor)
- \$67500 Gross Scheduled Income
 - \$54300 Net Operating Income
 - 6 electric meters available
 - 6 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
 - Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Disposal
 - Other Interior Features: Storage

Exterior

- Lot Features: Lot 6500-9999, Near Public Transit
- Fencing: Chain Link, Wrought Iron
 - Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$17,300
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$500
 - Cable TV: 01914434
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$600
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1	0	Unfurnished	\$700	\$16,800	\$0
2:	4	1	1	0	Unfurnished	\$1,100	\$52,800	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5110022013

Michael Lembeck

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

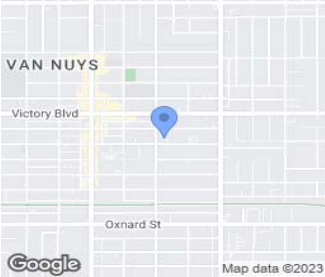
Re/Max Property Connection

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

Closed • Apartment

List / Sold:
\$3,695,000/\$3,700,000 ↓
48 days on the market
Listing ID: BB23154703

14249 Sylvan St • Van Nuys 91401
6 units • **\$615,833/unit** • **7,788 sqft** • **8,749 sqft lot** • **\$475.09/sqft** •
Built in 2023
On Sylvan between Van Nuys Blvd and Hazeltine Ave



14249 Sylvan St is a 2023 construction 6-unit located less than 5 minutes from Sherman Oaks in the best area of Van Nuys (steps from the Van Nuys Courthouse). This 6-unit is one of the few new construction properties that will be delivered FULLY RENTED! Avoid the stress of buying a vacant building and leasing up all the units yourself... instead, inherit a smoothly running, ultra-high cap rate property with great tenants! The existing cap rate is a whopping 5.67%! At an impossible to beat price per door of \$615,833, this will be gone before you know it. Plus, you get all of this with NO RENT CONTROL, SEPARATE METERS for all utilities, minimal expenses, premium design, and the ease of owning a hassle-free 2023 construction! 14249 Sylvan is made up of one large 4 bed, 4 bath tri-level single family residence, four 3 bed, 3 bath tri-level townhomes style units, a 1 bed, 1 bath unit (ADU) with spacious floorplans, and 10 parking spots (8 garage spots & 2 exterior spots). The excellent location, walking distance to the Van Nuys Courthouse, paired with the upscale modern units makes for quick, easy rentals. These premium townhomes feature unbeatable floorplans with extremely large, tenant friendly kitchens and living rooms. You will find noteworthy features including, but not limited to: designer tiles, quality wood doors, all appliances included, modern glossy cabinets, large islands, private rear yards, high ceilings, huge walk in closets, balconies off the living space, countless windows everywhere you look allowing for maximum light, natural wood water proof vinyl, and more! In addition to the high return, buyers will enjoy other perks including: NO RENT CONTROL, tons of parking, tastefully designed drought tolerant landscaping, a 1-year builder's warranty, brand new EVERYTHING, little to no maintenance, separate meters for gas, water & electric, and extreme desirability amongst renters for years to come.

Facts & Features

- Sold On 11/30/2023
- Original List Price of \$3,795,000
- 3 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$291 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 5.67
- \$271140 Gross Scheduled Income
- \$209513 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

- Rooms: Kitchen
- Floor: Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater
- Other Interior Features: Balcony, Living Room Balcony, Open Floorplan, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$50,781
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$3,115
- Maintenance: \$2,400
- 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	4	4	2	Unfurnished	\$5,000	\$5,000	\$5,000
2:	1	3	3	2	Unfurnished	\$4,000	\$4,000	\$4,000
3:	1	3	3	2	Unfurnished	\$3,895	\$3,895	\$3,895
4:	1	3	3	2	Unfurnished	\$3,800	\$3,800	\$3,800
5:	1	3	3	0	Unfurnished	\$3,900	\$3,900	\$3,900
6:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2240016022

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

9203 Park St • Bellflower 90706
7 units • \$382,857/unit • 8,158 sqft • 19,535 sqft lot • \$306.82/sqft •
Built in 1987

Located one mile west of Downtown Bellflower, the subject property is just east of Lakewood Blvd and north of the 91 Freeway.



List / Sold:
\$2,680,000/\$2,503,000 ↓
31 days on the market
Listing ID: 23307875

9203 Park is a sprawling townhouse complex located 1 mile west of Downtown Bellflower that features seven value-add townhouse-style units not subject to local rent control. These townhomes fall under State of California rent control, which allows for an annual rent increase of 5% + CPI (currently 8.8%). Residing on an 19,535 SF lot, 9203 Park features an attractive unit mix comprising of (1) 3-bdrm. & 2.5-bath single-family townhome and (6) 2-bdrm. townhouse-style units. Each unit features a back patio and a two-car garage with a side-by-side washer and dryer. Please note, there may be a possibility for a future owner to add an ADU or two (buyer to verify). The property presents approx. 37% rental upside compared to renovated townhomes in the area, and is offered at \$329 per foot, which at the list price it stabilizes at a 5.79% CAP rate and 12.07 GRM. 9203 Park is offered in conjunction with another 7-unit townhouse-style complex that is three parcels away (9137 Park) and can be purchased individually or together.

Facts & Features

- Sold On 11/30/2023
- Original List Price of \$2,680,000
- 4 Buildings
- Levels: Two
- 14 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, In Garage
- \$96137 Net Operating Income

Interior

- Floor: Carpet
- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$61,263
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01257829
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,343	\$2,343	\$3,500
2:	6	2	1		Unfurnished	\$1,851	\$11,110	\$15,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7110008025

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$2,300,000/\$2,000,000 ↓

54 days on the market

Listing ID: 23318701

414 W Maple St • Glendale 91204

8 units • \$287,500/unit • 5,428 sqft • 8,446 sqft lot • \$368.46/sqft • Built in 1964

Head south on Columbus Avenue and turn right onto west Maple Street. The subject property is located in-between Columbus Avenue and Pacific Avenue.



We are pleased to announce the opportunity to purchase 414 W. Maple St., an 8-unit multifamily property in the Pacific-Edison neighborhood of southwest Glendale. Available for the first time in 38 years, this value-add opportunity will allow an investor to capture over 42% in rental upside through implementation of interior and exterior renovation program. This property is truly an irreplaceable asset as the zoning for this parcel, R2250, will only allow a future 3-unit multifamily development opportunity. Built in 1964, the property is comprised of a two-story structure that includes six 2 bed/1 bath units and two 1 bed/1 bath units. The property provides tenants with ten parking spaces that include a combination of carport, tuck-under spaces at the rear of the property. There is minimal landscaping, and all units are individually metered for gas and electricity. Buyers might potentially explore the opportunity to convert the tuck under parking spaces into an ADU for additional revenue streams. Located west of Central Ave, 414 W. Maple St. is located in-between Columbus Ave. and Pacific Ave. and is within proximity to three of Glendale's main thoroughfares, San Fernando Rd., Central Ave, and Brand Blvd. Residents of this property are a short distance to multiple bus stops located on Pacific and San Fernando as well as Edison Elementary School. There area is filled with many restaurants, retail shops and businesses and the provides tenants with ease of access to larger retail centers located at Glendale Galleria, The Americana of Glendale, and the Los Feliz Shopping Center that includes tenants such as Costco, Best Buy, Panda Express, Starbucks, Wells Fargo, Chase, T-Mobile, Verizon and many more. The property is within a short distance to the 134 and 5 Freeways will provide tenants with an easy commute to nearby neighborhoods such as Burbank, Eagle Rock, Los Feliz, Downtown Los Angeles, Pasadena, and all areas of San Ferando Valley.

Facts & Features

- Sold On 11/29/2023
- Original List Price of \$2,300,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- Heating: Wall Furnace
- Cap Rate: 3.97
- \$91340 Net Operating Income

Interior

Exterior

- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$53,136
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$1,325	\$2,650	\$3,800
2:	6	2	1		Unfurnished	\$1,627	\$9,762	\$13,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5696016005

Michael Lembeck

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

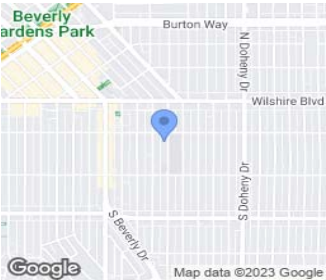
Re/Max Property Connection

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

Closed •

215 S Elm Dr • Beverly Hills 90212
8 units • \$456,250/unit • 5,969 sqft • 6,071 sqft lot • \$527.73/sqft •
Built in 1932

Just south of the Golden Triangle. Walking distance to Wilshire and Beverly Drive. Premier Beverly hills location.



List / Sold:

\$3,650,000/\$3,150,000 ↓

83 days on the market

Listing ID: 23308581

As exclusive advisors, we are pleased to present 215 South Elm Drive, an 8-Unit apartment building built in 1932 and located in the heart of Beverly Hills. This charming Beverly Hills architectural asset features a two-story center hall layout with Eight (8) One Bedroom & One Bathroom apartment homes. These high-demand, well-proportioned interiors have historically facilitated high resident retention and low vacancy rates. For the incoming Buyer, the offering presents an exceptional long term opportunity to achieve market rents and a long-term value proposition though improved operations, unit attrition and interior updates. A recent neighborhood rental survey of One Bed / One Bath units shows nearby properties capture very strong rents of approx. \$3,000 per month vs. the average of \$2,243 per month at 215 South Elm Drive. It is estimated that there is long-term rental upside estimated at 20-25%, leaving plenty room to create a meaningful return on investment. The building amenities include secured entry, center hallway layout, common area laundry, and carport parking for 5 vehicles. Utilities are separately metered for gas and electrical. THE INTERIOR UNITS215 South Elm Drive features Eight (8) spacious One-Bedroom units pf approx. +/- 700 square feet and featuring a myriad of classic vintage finishes along with modern upgrades. In the recent past, all eight apartment homes have been nicely renovated most feature NEW kitchens and NEW Baths with wood flooring, 3-panel doors, arched ceilings, ornate fixtures, large closets with mirrored doors, and a substantial appliance package with a dishwasher, refrigerator, stove and microwave. Each of the eight units has been extensively remodeled COMMON AREAS & BUILDING AMENITIESThe common areas are replete with classic original wood flooring, 1930's hardware, arched molding, ornate iron work, large skylights, antique lighting, common area laundry, and central boiler. Utilities are separately metered for gas & electrical. Covered carport parking is provided for 5 vehicles and is situated in the rear of the property, accessible through the alleyway that runs from Gregory Way and Charleville Blvd. Contact listing agents for complete offering memorandum.

Facts & Features

- Sold On 11/29/2023
- Original List Price of \$3,650,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Wall Furnace
- Laundry: Community
- \$140709 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$72,999
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01229985
- 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	\$2,243	\$17,947	\$24,400
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.75%
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4331009004

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

321 S Hamel Rd • Los Angeles 90048

9 units • \$408,333/unit • 7,040 sqft • 5,467 sqft lot • \$492.19/sqft • Built in 1958

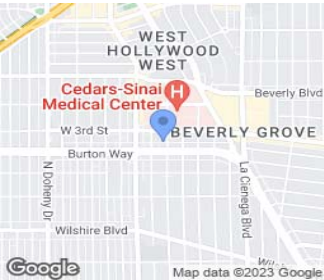
The property is situated in a prime Beverly Grove location just south of West 3rd Street east of La Cienega Boulevard, minutes from some of the best entertainment and retail in all of Los Angeles.

List / Sold:

\$3,675,000/\$3,465,000 ↓

132 days on the market

Listing ID: 23261637



We are pleased to present a nine (9) unit multifamily property located at 321 South Hamel Road in Los Angeles, California. The property is situated in a prime Beverly Grove location just south of West 3rd Street east of La Cienega Boulevard, minutes from some of the best entertainment and retail in all of Los Angeles. Originally built in 1958, this recently partially renovated apartment building contains a good unit mix of six (6) one-bedroom / one-bathroom units, two (2) two-bedroom / one-bathroom unit, and one (1) one-bedroom / one-bathroom ADU unit. The property is located in the sought-after Beverly Grove area of Los Angeles, California. Situated adjacent to some of the best entertainment, retail, and restaurant amenities that LA has to offer, this property boasts an unbeatable location. The property features a good unit mix with strong rental upside, making it an excellent investment opportunity. The large luxury units are designed with high-end amenities, offering residents a comfortable and luxurious living experience. Additionally, units 1, 2, 3, 4, 5, and 8 have been renovated to provide modern finishes and updated appliances. Recently completed, the 550 SF ADU 1+1 unit comes equipped with a washer and dryer, offering convenient and comfortable living accommodations for tenants. On-site laundry facilities are also available for resident use. The property features on-site covered parking, providing tenants with a safe and secure place to park their vehicles. Situated in a prime Beverly Grove location this offering presents an excellent opportunity for any investor to acquire a partially renovated apartment building walking distance to some of the best retail in all of LA.

- Facts & Features**
 - Sold On 11/27/2023
 - Original List Price of \$3,675,000
 - 1 Buildings
 - Levels: Multi/Split
 - Heating: Wall Furnace
- Cap Rate: 4.14
 - \$152181 Net Operating Income

- Interior**
 - Floor: Wood
- Appliances: Dishwasher, Refrigerator

- Exterior**
 - Lot Features: Landscaped, Lawn

- Annual Expenses**
 - Total Operating Expense: \$76,454
 - 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:	6	1	1		Unfurnished	\$1,905	\$1,905	\$2,350
2:	2	2	1		Unfurnished	\$2,725	\$2,725	\$2,800
3:	1	1	1		Unfurnished	\$2,750	\$2,750	\$2,750
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

- # Of Units With:**
 - Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

- Additional Information**
 - Standard sale
 - Buyer Agency Compensation: 1.75%
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 4334011012

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

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

Closed •

List / Sold:
\$2,295,000/\$2,175,000 ↓
108 days on the market
Listing ID: 23284403

3338 W 85th St • Inglewood 90305
10 units • \$229,500/unit • 6,896 sqft • 10,500 sqft lot • \$315.40/sqft •
Built in 1954
West of Crenshaw Boulevard



Facts & Features

- Sold On 12/01/2023
- Original List Price of \$2,800,000
- 2 Buildings
- Levels: Multi/Split
- 10 Total parking spaces
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 101 - North Inglewood area
 - Los Angeles County
 - Parcel # 4011024028

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$4,975,000/\$4,375,000 ↓

19 days on the market

Listing ID: 23313315

219 E Maple St • Glendale 91205
10 units • \$497,500/unit • 9,580 sqft • 8,700 sqft lot • \$456.68/sqft •
Built in 1989
Glendale



Facts & Features

- Sold On 11/29/2023
- Original List Price of \$4,975,000
- 1 Buildings
- Levels: Two
- 18 Total parking spaces
- 18 Total carport spaces
- Cooling: Central Air
- \$1 Net Operating Income

Interior

- Appliances: Gas Oven

Exterior

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5641009013

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

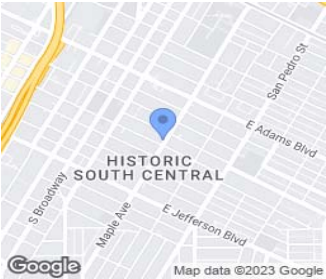
\$1,250,000/\$1,230,000 ↓

66 days on the market

2915 Maple Ave • Los Angeles 90011
10 units • \$125,000/unit • 7,316 sqft • 12,550 sqft lot • \$168.12/sqft •
Built in 1911

Listing ID: 23309901

The subject properties are in a solid South Los Angeles location, east of USC and south of E Adams Boulevard.



We are pleased to present a ten (10) unit multifamily redevelopment opportunity located in Los Angeles, California. The subject properties are in a solid South Los Angeles location, east of USC and south of E Adams Boulevard. Built in 1911 and 1913 respectively, this property is a double-lot multifamily property consisting of ten (10) one-bedroom / one-bathroom units total; six (6) standard sized units in the corner lot and four (4) larger units in the adjacent lot. The back of the property features fully parked on-site parking. The property is a very ideal value-add opportunity, priced at 5.48 pro forma GRM and 13.86% pro forma cap rate. This double-lot is situated on a hard signalized corner and is zoned LAR3-1 with 12,550 SF of combined land. This allows for the development of fifteen (15) units by-right, or twenty-four (24) units utilizing tier 1 TOC benefits. The zoning allows for 45' max height and an FAR of 3:1. With TOC, a developer can be granted incentives to build 56' max height and a 4.2:1 FAR. Tenants will enjoy living in close proximity to the University of Southern California (USC) along with its collegiate amenities. The strength of this area is demonstrated by CityView, a development firm that just completed their latest mixed-use complex featuring 296-units with ground floor retail just a few blocks from the subject property on the corner of Adams Boulevard and Grand Avenue. Situated in a solid South Los Angeles location, this offering presents an excellent opportunity for any investor to capitalize on either capturing rental upside or developing up to twenty-four (24) units in a strong rental market adjacent to USC at an attractive basis.

Facts & Features

- Sold On 11/29/2023
- Original List Price of \$1,700,000
- 5 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 4.89
- \$61127 Net Operating Income

Interior

Exterior

- Lot Features: Landscaped

Annual Expenses

- Total Operating Expense: \$43,296
- 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:	4	1	1		Unfurnished	\$902	\$902	\$1,975
2:	6	1	1		Unfurnished	\$894	\$894	\$1,850
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 4%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5128004023

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

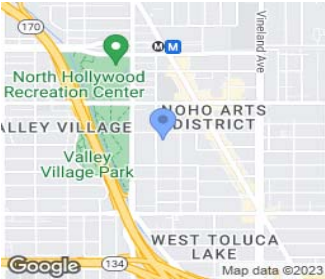
List / Sold:

\$3,100,000/\$2,725,000 ↓

62 days on the market

Listing ID: 23307309

5060 Bakman Ave • North Hollywood 91601
14 units • \$221,429/unit • 6,900 sqft • 11,250 sqft lot • \$394.93/sqft •
Built in 1962
Cross Streets: Bakman Ave & Otsego St



5060 Bakman Avenue is a rare 14-unit multifamily property spanning 6,900 SF, located in the vibrant heart of North Hollywood. The unit mix comprises (14) 1 Bed + 1 Bath units, with 3 units delivered vacant, providing potential for immediate occupancy or strategic repositioning. Located on an 11,250 SF lot and Zoned LAR4 within a TOC zone, paves the way for potential development opportunities. For added convenience, the property also features 14 assigned parking spaces on a large, paved parking lot, and an on-site laundry room. The property provides the opportunity to reposition and upgrade the apartment building to capture premium market rents. Once stabilized, investors can anticipate an 8%+ Cap Rate and a 13.8 +/- GRM. With the potential to scale operations and optimize expenses, there's a tangible opportunity to achieve an even higher rate of return. This makes 5060 Bakman Avenue a valuable addition to any savvy investor's portfolio, especially in the highly coveted NOHO district, which consistently witnesses rental growth and attracts a steady influx of new residents each year. Residents are drawn to this North Hollywood enclave for its trendy dining spots, as well as its eclectic shopping destinations and abundant local employment opportunities. The property's location ensures residents have unparalleled access to parking and public transportation, facilitating seamless commutes to prominent areas like Studio City, Valley Village, Toluca Lake, Hollywood, Universal City, DTLA, and Sherman Oaks.

Facts & Features

- Sold On 11/27/2023
- Original List Price of \$3,100,000
- 1 Buildings
- Levels: Three Or More
- 14 Total parking spaces
- Cooling: Wall/Window Unit(s), Evaporative Cooling
- Heating: Wall Furnace
- Laundry: Washer Included, Community, Individual Room
- Cap Rate: 5.3
- \$165043 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Vinyl, Carpet, Tile

Exterior

Annual Expenses

- Total Operating Expense: \$83,850
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	14	1	1		Unfurnished	\$1,502	\$21,035	\$29,652
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2353013012

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Commercial/Residential

List / Sold:
\$2,600,000/\$2,600,000
88 days on the market
Listing ID: AR23002463

2314 W Pico Blvd • Los Angeles 90006
16 units • **\$162,500/unit** • **9,408 sqft** • **7,003 sqft lot** • **\$276.36/sqft** •
Built in 1922
West on Pico Blvd



Proud to present the sale of 2314 W Pico Blvd. A Prime Value-Add Opportunity at the heart of the Pico-Union Neighborhood. This submarket has been on the rise for years as more and more luxury developments pour into the area pushing a high occupancy rate in the last decade. The offering consists of 16 units with a low price per SQFT $\pm$ \$276 which offers a whopping Proforma CAP Rate of over $\pm$ 9% and low Proforma GRM of $\pm$ 8.15x (Buyer to verify)! 2314 W Pico Blvd is perfectly adjacent to Downtown Los Angeles, Harvard Heights, Mid-City, MacArthur Park, University Park, and Koreatown. Built-in 1922, this building consists of 16 exceptional units totaling $\pm$ 9,408 SF of square footage on a sizeable $\pm$ 7,003 SF lot. The property is an easily maintained two-story building, with an efficient unit mix of (16) large studios averaging $\pm$ 500 SQFT each. Each unit offers a spacious and functional layout, including a large full kitchen & bathrooms with large closet space. The building has undergone major capital improvements in recent years, including a full electrical upgrade (service and main panel - 2019), earthquake retrofitting (2019), and a new mini split A/C system for each unit. (Buyer to verify & conduct due diligence). With an underutilized roof-top, buyers can possibly convert it into a prime Tenant Common Area with added amenities & stunning view of Downtown Los Angeles and Koreatown.

Facts & Features

- Sold On 12/01/2023
- Original List Price of \$2,600,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Estimated)
- Cap Rate: 4.8
- \$200079 Gross Scheduled Income
- \$124840 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02021933
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	16	0	1	0	Unfurnished	\$16,473	\$16,473	\$26,400

Of Units With:

- Separate Electric: 16
- Gas Meters: 16
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- KREA - Koreatown area
- Los Angeles County
- Parcel # 5056004004

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:
\$7,300,000/\$6,000,000 ↓
42 days on the market
Listing ID: 23323887

1424 N Poinsettia Pl • Los Angeles 90046
24 units • \$304,167/unit • 22,251 sqft • 12,501 sqft lot • \$269.65/sqft •
Built in 1965
Just West of La Brea Blvd and just South of Sunset Blvd and North of Fountain. A True Prime Location.



We are pleased to present the opportunity to acquire a value-add multifamily property located in the West Hollywood/Hollywood submarket of Los Angeles. This charming property is located at 1424 N. Poinsettia Place and is comprised of 24 units across +/- 22,251 square feet of improvements and +/- 12,632 square feet of land. The Poinsettia Place Apartments is conveniently located on Poinsettia Place, just south of Sunset Blvd., between La Brea Ave. and Martel Ave., north of Fountain Ave. Built in 1965, the property is made up of 12 One-Bedroom / One-Bath units, and 12 Two-Bedroom / Two-Bath units. The quiet and picturesque street makes the building highly desirable to potential tenants. The building is individually metered for electricity and master metered for water and gas for the central water heater. Ample 40 space covered parking is accessed via gated entry. Great location in Los Angeles borders West Hollywood. Tenants can easily enjoy all of the work, dining, and entertainment opportunities nearby. The new ownership can renovate, remodel and reposition units as the units turn capturing a higher-income tenant base and top-of-market rents. The surrounding area has gentrified with a number of nearby hotel renovations and development projects completed. Please contact agents for full offering memorandum.

Facts & Features

- Sold On 12/01/2023
- Original List Price of \$7,300,000
- 1 Buildings
- Levels: Multi/Split
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$259934 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$194,595
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01229985
- 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:	12	2	2		Unfurnished	\$1,659	\$19,908	\$34,740
2:	12	1	1		Unfurnished	\$1,499	\$27,540	\$17,988
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5548019033

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$5,100,000/\$4,100,000 ↓

82 days on the market

Listing ID: 23301953

732 S Normandie Ave • Los Angeles 90005
38 units • \$134,211/unit • 22,556 sqft • 7,518 sqft lot • \$181.77/sqft •
Built in 1927
south of Wilshire east of Western



Prime location and high cash flow, the Kent Apartments enjoy an enviable location that puts the best of the Koreatown district at your fingertips. The building has 38 units. the steady stream of rental income is just the beginning, as the Kent Apartments also offer substantial upside in rents. This is a great investment for those investors seeking to enhance their portfolio's value while enjoying stable returns. The Kent Apartments stand as an iconic cornerstone in Koreatown's thriving landscape. With its prime location, historical significance, and future potential, this property encapsulates the essence of what makes this district a sought-after haven for investors. A blend of history, modernity, and financial promise converge at the Kent Apartments, inviting investors to partake in a truly unique and rewarding opportunity. Kent Apartments are 38 units operating as 37 on-site manager occupies 2 units. Seller motivated, major price reduction.

Facts & Features

- Sold On 11/28/2023
- Original List Price of \$6,100,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Wall Furnace
- Cap Rate: 5.52
- \$276935 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$294,612
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01990696
- 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:	29	0	1		Unfurnished	\$1,363	\$39,527	\$39,527
2:	9	1	1		Unfurnished	\$1,363	\$10,904	\$10,904
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5094005017

Michael Lembeck

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

Re/Max Property Connection

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