

| Cross Property Customer 1 Line |             |   |             |                    |      |          |         |          |           |             |            |          |          |               |         |          |          |          |
|--------------------------------|-------------|---|-------------|--------------------|------|----------|---------|----------|-----------|-------------|------------|----------|----------|---------------|---------|----------|----------|----------|
|                                | Listing ID  | S | St# St Name | City               | Area | SLC      | Units   | GSI      | Cap       | L/C Price   | \$/Sqft    | Sqft     | YrBuilt  | Lsqft/Ac      | PrvPool | Grg Spcs | Date     | DOM/CDOM |
| 1                              | P1-11647    | S | 2415 2417   | Langdale AVE       | EAGL | 618      | STD     | 2        | \$59,820  | \$985,000   | \$560.93   | 1756     | 1921     | 7,013/0.16    | N       | 2        | 12/01/22 | 11/11    |
| 2                              | PF22218899  | S | 1674 N      | Sierra Bonita AVE  | PAS  | 646      | STD     | 2        | \$0       | \$800,000   | \$522.88   | 1530     | 1915/ASR | 9,259/0.2126  | N       | 1        | 11/29/22 | 10/10    |
| 3                              | PW22222379  | S | 11526       | Dorland ST         | WH   | 670      | STD     | 2        | \$36,360  | \$825,000   | \$495.20   | 1666     | 1949/ASR | 6,125/0.1406  | N       | 3        | 12/02/22 | 5/5      |
| 4                              | PW22218738  | S | 3135        | Minnesota ST       | LA   | 677      | PRO     | 2        | \$0       | \$915,000   | \$394.40   | 2320     | 1922/ASR | 22,396/0.5141 | N       | 1        | 12/02/22 | 5/5      |
| 5                              | PW22212729  | S | 6727        | Bissell ST         | HNPk | 699      | STD     | 2        | \$1,440   | \$590,000   | \$483.21   | 1221     | 1948/PUB | 3,611/0.0829  | N       | 1        | 12/02/22 | 13/13    |
| 6                              | PW22169513  | S | 844 W       | School ST          | CMF  | 699      | TRUS    | 2        | \$0       | \$660,000   | \$431.37   | 1530     | 1946/ASR | 4,992/0.1146  | N       | 2        | 12/02/22 | 89/89    |
| 7                              | TR22209805  | S | 3900 E      | 54th ST            | MW   | 699      | STD     | 2        | \$0       | \$690,000   | \$358.63   | 1924     | 1956/PUB | 5,755/0.1321  | N       | 2        | 11/30/22 | 27/27    |
| 8                              | 22158045    | S | 6919        | PASEO DEL SERRA    | LA   | C03      | STD     | 2        | 5         | \$1,470,000 | \$615.84   | 2387     | 1932     | 7,815/0.17    |         |          | 11/28/22 | 150/150  |
| 9                              | 22174035    | S | 724         | Superba AVE        | VEN  | C11      | STD     | 2        |           | \$2,585,000 | \$1,026.61 | 2518/OTH | 1950/ASR | 3,600/0.08    |         |          | 11/30/22 | 77/77    |
| 10                             | 22196669    | S | 1036        | Keniston AVE       | LA   | HPK      | STD     | 2        |           | \$1,950,000 | \$607.48   | 3210     | 1926     | 7,075/0.16    |         | 2        | 11/30/22 | 40/40    |
| 11                             | 22211363    | S | 1007        | Sanborn AVE        | LA   | 671      | STD     | 2        |           | \$1,875,000 | \$805.41   | 2328     | 1933     | 4,987/0.11    | N       | 2        | 12/02/22 | 24/24    |
| 12                             | 22199317    | S | 4050 1/2    | Rosabell ST        | CULV | C28      | STD     | 2        |           | \$1,550,000 | \$816.22   | 1899     | 1952     | 6,247/0.14    |         | 2        | 12/01/22 | 19/19    |
| 13                             | SB22147999  | S | 8131        | Holmes AVE         | LA   | C34      | STD     | 2        | \$3,050   | \$649,000   | \$540.83   | 1200     | 1929/ASR | 5,351/0.1228  | N       | 1        | 11/29/22 | 68/68    |
| 14                             | TR22224067  | S | 212 W       | 74th ST            | LA   | C34      | STD     | 2        | \$49,596  | \$663,000   | \$292.97   | 2263     | 2002/PUB | 5,950/0.1366  | N       | 0        | 11/30/22 | 16/16    |
| 15                             | MB22212578  | S | 1105 E      | 103rd PL           | LA   | C34      | STD     | 2        | \$0       | \$711,000   | \$447.17   | 1590     | 2022/SEE | 2,082/0.0478  | N       | 1        | 11/30/22 | 21/21    |
| 16                             | MB22201222  | S | 1240 W      | 48th ST            | LA   | C34      | STD     | 2        | \$0       | \$945,000   | \$410.87   | 2300     | 1923/ASR | 6,500/0.1492  | N       | 0        | 12/01/22 | 40/40    |
| 17                             | GD22159864  | S | 232 W       | 49th ST            | LA   | C42      | NOD     | 2        | \$3,000   | \$490,000   | \$280.96   | 1744     | 1913/ASR | 5,447/0.125   | N       | 0        | 12/01/22 | 75/75    |
| 18                             | PW22151561  | S | 626         | Hoefner AVE        | ELA  | ELA      | TRUS    | 2        | \$69,600  | \$710,000   | \$344.66   | 2060     | 1998/PUB | 5,462/0.1254  | N       | 2        | 11/29/22 | 67/67    |
| 19                             | QC22221993  | S | 8014        | 1st ST             | PAR  | RL       | STD     | 2        | \$47,400  | \$710,000   | \$432.93   | 1640     | 1969/ASR | 3,897/0.0895  | N       | 3        | 11/28/22 | 9/9      |
| 20                             | 22187911    | S | 11300       | Covello ST         | SUNV | SUNV     | STD     | 2        |           | \$850,000   | \$491.90   | 1728/T   | 1942     | 8,059/0.18    |         |          | 11/28/22 | 85/85    |
| 21                             | IV22111307  | S | 8943        | Annetta AVE #A & B | SOG  | T4       | TPAP    | 2        | \$0       | \$866,000   | \$361.74   | 2394     | 1939/ASR | 7,658/0.1758  | N       | 4        | 11/30/22 | 34/34    |
| 22                             | P1-11114    | S | 314 N       | Holliston AVE      | PAS  | STD,TRUS | 3       | \$53,432 |           | \$1,025,000 | \$408.37   | 2510     | 1927/ASR | 13,678/0.31   | N       | 3        | 11/28/22 | 56/56    |
| 23                             | 22209435    | S | 405 W       | 19th ST            | SP   | 185      | STD     | 3        |           | \$1,155,000 | \$449.59   | 2569/E   | 1963/EST | 9,001/0.2     |         | 3        | 11/29/22 | 21/21    |
| 24                             | IV22218947  | S | 10907       | Weaver AVE         | SELM | 619      | REO,AUC | 3        | \$0       | \$798,000   | \$260.53   | 3063     | 1913/APP | 11,826/0.2715 | N       | 0        | 12/01/22 | 17/290   |
| 25                             | DW22232332  | S | 215 1/2 S   | Townsend AVE       | LA   | 699      | STD     | 3        | \$0       | \$602,000   | \$327.17   | 1840     | 1925/PUB | 6,501/0.1492  | N       | 2        | 12/02/22 | 6/6      |
| 26                             | PW22181694  | S | 5660        | Via Corona ST      | LA   | 699      | STD     | 3        | \$26,400  | \$800,000   | \$313.36   | 2553     | 1948/ASR | 5,951/0.1366  | N       | 3        | 11/28/22 | 29/29    |
| 27                             | PW22049766  | S | 308 E       | 56th ST            | LA   | C36      | STD     | 3        | \$71,760  | \$750,000   | \$247.20   | 3034     | 1923/ASR | 5,656/0.1298  | N       | 1        | 12/02/22 | 219/219  |
| 28                             | 22201043    | S | 3505        | 8th AVE            | LA   | PHHT     | STD     | 3        |           | \$1,300,000 | \$675.32   | 1925     | 1984     | 5,603/0.12    | N       |          | 12/02/22 | 27/27    |
| 29                             | SB22184820  | S | 850         | Loma DR            | HMB  | 148      | STD     | 4        | \$199,260 | \$3,052,500 | \$799.92   | 3816     | 1971/ASR | 3,170/0.0728  | N       | 2        | 11/30/22 | 76/76    |
| 30                             | P1-11022    | S | 812         | Southview RD       | ARCD | 605      | STD     | 4        | \$85,896  | \$1,890,000 |            |          | 1957     | 7,333/0.16    | N       | 0        | 12/02/22 | 97/97    |
| 31                             | SB22201579  | S | 2417 S      | Budlong AVE        | LA   | C16      | STD     | 4        | \$106,740 | \$1,350,000 | \$328.15   | 4114     | 1982/PUB | 6,752/0.155   | N       | 0        | 11/28/22 | 36/36    |
| 32                             | 22187443    | S | 5360        | Clinton ST         | LA   | HPK      | STD     | 4        |           | \$2,121,650 | \$549.94   | 3858     | 1938     | 5,590/0.12    | N       | 3        | 11/28/22 | 46/46    |
| 33                             | DW222066435 | S | 9538        | Compton AVE        | LA   | C37      | STD     | 4        | \$46,572  | \$695,000   | \$390.45   | 1780     | 1930/ASR | 3,430/0.0787  | N       | 0        | 11/30/22 | 172/172  |
| 34                             | SR22182564  | S | 7248        | Vineland AVE       | SUNV | SUNV     | STD     | 4        | \$54,692  | \$900,000   | \$336.57   | 2674     | 1952/ASR | 6,360/0.146   | N       | 4        | 11/30/22 | 25/25    |
| 35                             | 22128917    | S | 9622        | LONG BEACH BLVD    | SOG  | T2       | STD     | 4        |           | \$800,000   | \$213.16   | 3753/E   | 1945     | 6,715/0.15    | N       |          | 12/01/22 | 195/195  |
| 36                             | SB22061149  | S | 2908 W      | 141st Pl           | GR   | 119      | STD     | 5        | \$62,100  | \$1,150,000 | \$278.25   | 4133     | 1958/PUB | 6,525/0.1498  | N       | 0        | 11/30/22 | 119/119  |
| 37                             | SB22183455  | S | 1531        | Torrance BLVD      | TORR | 122      | STD     | 5        | \$101,820 | \$1,495,000 | \$365.97   | 4085     | 1987/PUB | 7,501/0.1722  | N       | 0        | 12/01/22 | 0/0      |
| 38                             | 22202251    | S | 5834        | Ferguson DR        | COM  | ELA      | STD     | 5        |           | \$1,475,000 | \$298.46   | 4942/A   | 1990     | 10,247/0.23   |         |          | 11/29/22 | 5/5      |
| 39                             | 22208923    | S | 1721        | Armancost AVE      | LA   | WLA      | STD     | 5        |           | \$2,685,000 | \$569.10   | 4718     | 1961     | 6,158/0.14    |         |          | 12/02/22 | 14/14    |
| 40                             | 22212221    | S | 8360        | Blackburn AVE      | LA   | C19      | STD     | 7        |           | \$2,480,000 | \$417.16   | 5945     | 1955     | 6,250/0.14    | N       |          | 11/30/22 | 14/14    |
| 41                             | 22210613    | S | 1251        | Wellesley AVE      | LA   | WLA      | STD     | 7        |           | \$3,824,397 | \$640.71   | 5969/A   | 1987/ASR | 6,355/0.14    | N       |          | 11/30/22 | 21/21    |
| 42                             | PW22159775  | S | 215 W       | Acacia AVE         | GD   | 628      | STD     | 8        | \$135,912 | \$2,400,000 | \$428.57   | 5600     | 1952/PUB | 7,573/0.1739  | N       | 0        | 11/29/22 | 26/26    |
| 43                             | 22134651    | S | 144 S       | ELM DR             | BEVH | C01      | STD     | 8        |           | \$3,500,000 | \$541.13   | 6468     | 1930     | 6,070/0.13    |         |          | 12/02/22 | 162/162  |
| 44                             | BB22071511  | S | 11843       | Hamlin ST          | NHLW | NHO      | STD     | 8        | \$119,052 | \$1,750,000 | \$250.79   | 6978     | 1962/ASR | 8,996/0.2065  | N       | 8        | 12/02/22 | 51/51    |
| 45                             | 22206751    | S | 12602       | Moorpark ST        | STUD | STUD     | STD     | 8        |           | \$5,425,000 | \$586.55   | 9249     | 2017     | 6,405/0.14    |         | 11       | 12/02/22 | 20/20    |
| 46                             | SR22149411  | S | 7337        | Woodley AVE        | VNS  | VN       | STD     | 8        | \$102,624 | \$1,400,000 | \$281.80   | 4968     | 1964/ASR | 6,960/0.1598  | N       | 0        | 11/30/22 | 83/83    |
| 47                             | SR22233737  | S | 14827       | Victory BLVD       | VNS  | VN       | STD     | 9        | \$399,480 | \$4,750,000 | \$332.66   | 14279    | 2022/BLD | 6,496/0.1491  | N       | 0        | 12/01/22 | 15/15    |
| 48                             | 22192251    | S | 958 S       | Lake ST            | LA   | C42      | STD     | 12       |           | \$3,026,000 | \$238.34   | 12696    | 1922     | 7,473/0.17    |         |          | 12/01/22 | 92/92    |
| 49                             | 22147341    | S | 6809        | BAIRD AVE          | RES  | RES      | STD     | 15       | 0         | \$3,250,000 | \$357.85   | 9082     | 1964     | 11,912/0.27   |         |          | 12/02/22 | 99/99    |

**Closed** • **Duplex**

**2415 2417 Langdale Ave • Eagle Rock 90041**

**2 units • \$474,500/unit • 1,756 sqft • 7,013 sqft lot • \$560.93/sqft •**

**Built in 1921**

**South of Colorado Blvd, West of Eagle Rock Blvd**

List / Sold: **\$949,000/\$985,000** ↑

**11 days on the market**

**Listing ID: P1-11647**



Amazing Investment Opportunity in one of L. A. 's most sought-after neighborhoods, Eagle Rock. Two (2) separate, detached single family houses on the same lot with one 2-car detached garage. A complete exterior renovation has been done on both houses and the detached garage. Both units are currently rented. The front house (2bed/1bath) has been newly remodeled, and current rent is \$3,400/month. The back house (2bed/2bath) has a current rent of \$1,585/month. Each house has its own laundry area inside. A lovely, landscaped curb appeal and modern touches make this property a prime address for living in the Eagle Rock Community. Centrally located off Eagle Rock Blvd, near Occidental College and freeways. Broker does not represent or guarantee the accuracy of the square footage, bedroom/bathroom count, lot size or lot lines/ dimensions, permitted or unpermitted spaces, school boundary lines or eligibility, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information.

**Facts & Features**

- Sold On 12/01/2022
- Original List Price of \$949,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Inside, Stackable
- \$59820 Gross Scheduled Income
- \$10898 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: Living Room, All Bedrooms Down, Kitchen
- Floor: Laminate, Tile
- Appliances: Dishwasher, Electric Oven, Microwave, Gas Range, Refrigerator
- Other Interior Features: Granite Counters

**Exterior**

- Lot Features: Front Yard, 2-5 Units/Acre, Sprinklers None, Lawn
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Stone, Wood
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$3,389
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:

- Cable TV: 01340891
  - Gardener:
  - Licenses:
- Other Expense:
  - Other Expense Description:

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  |       | 2    | 1     | 1      | Unfurnished | \$3,400     | \$3,400    | \$59,820  |
| 2:  |       | 2    | 2     | 1      | Unfurnished | \$1,585     |            |           |
| 3:  |       |      |       |        |             |             |            |           |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
- 618 - Eagle Rock area
  - Los Angeles County
  - Parcel # 5685029008

Michael Lembeck

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

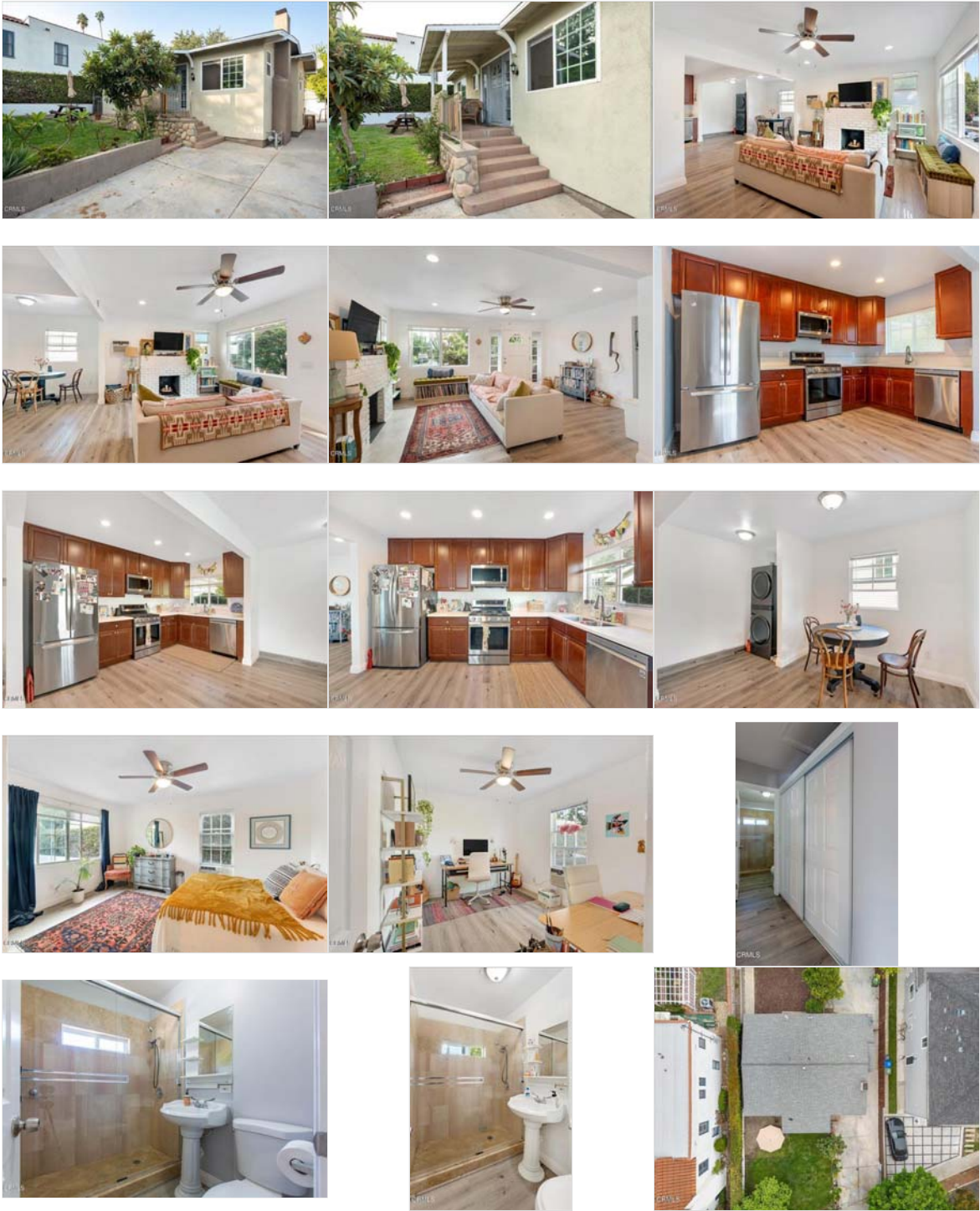
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: P1-11647

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**Closed** • Duplex

List / Sold: **\$825,000/\$800,000** ↓

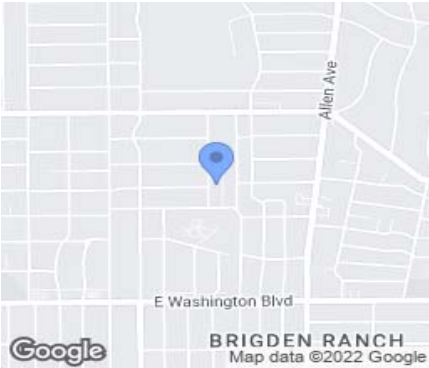
**1674 N Sierra Bonita Ave** • Pasadena 91104

**10 days on the market**

**2 units** • **\$412,500/unit** • **1,530 sqft** • **9,259 sqft lot** • **\$522.88/sqft** •  
**Built in 1915**

**Listing ID: PF22218899**

**North of Washington Blvd. East of Hill St.**



Two homes on a large lot with two separate addresses. Lot stretches from Sierra Bonita Ave. to University Drive. 1676 University Dr. Single story. In need of repair. Fixer-upper. 2 bedroom with 1 bath. Fireplace in living room with engravings. Window air conditioner / direct vent heating. Laundry hook ups on porch. 1 car detached garage was converted. Laminated floors in dining area and two bedrooms. One bathroom. Shower over tub. Newer windows. Fireplace in living room with tile. 1 car garage detached partially converted . Large yard fenced off. 1674 N. Sierra Bonita- 2 bedrooms and 1 bath. Living room. Breakfast area. Laundry room in kitchen. Newer windows. Laminate floors throughout. Kitchen with tile floors & laminate counter tops. 1 car attached garage with newer garage door. Fenced yard. Must be sold with existing tenant in place. 2 separate electric meters and 2 gas meter. Adjacent parcels also for sale. Can be sold individually or as a package. See MLS # PF22218898, PF22218897, PF22218896. Offers are due on 10/25/22 at 12 noon.

**Facts & Features**

- Sold On 11/29/2022
- Original List Price of \$825,000
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Natural Gas
- \$595 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Floor: Laminate, Tile
- Other Interior Features: Laminate Counters

**Exterior**

- Lot Features: Rectangular Lot
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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 | \$2,415     | \$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
- 646 - Pasadena (NE) area
  - Los Angeles County
  - Parcel # 5851005003

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: PF22218899

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**Closed** • **Duplex**

**11526 Dorland St • Whittier 90601**

**2 units • \$425,000/unit • 1,666 sqft • 6,125 sqft lot • \$495.20/sqft • Built in 1949**

**Broadway/Palm Avenue**

List / Sold: **\$850,000/\$825,000** ↓

**5 days on the market**

**Listing ID: PW22222379**



Great duplex in desirable Whittier location. Property offers two 2 bed/ 1bath units on separate meters. Living space is approximately 833 sq. feet per unit. Property also offers 3 parking garages and indoor laundry hookups. Low operating expenses with huge upside in potential net income. Centrally located near Uptown Whittier, Whittier Greenway Trail, Palm Park, schools, and other amenities. Priced to sell. Don't miss out.

**Facts & Features**

- Sold On 12/02/2022
- Original List Price of \$850,000
- 1 Buildings
- 3 Total parking spaces
- \$5,633 (Unknown)
- Laundry: Inside
- \$36360 Gross Scheduled Income
- \$33041 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

**Interior**

**Exterior**

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$3,319
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$620
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance: \$1,039
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,120
- Other Expense:
- Other Expense Description:

**Unit Details**

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 2      | Unfurnished | \$1,560     | \$1,560    | \$2,500   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,470     | \$1,470    | \$2,500   |

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8132027005

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: PW22222379

Printed: 12/04/2022 6:15:32 AM



**Closed** • **Duplex**

List / Sold: **\$920,000/\$915,000** ↓

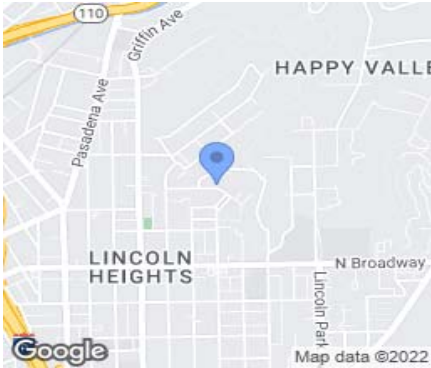
**3135 Minnesota St** • **Los Angeles 90031**

**5 days on the market**

**2 units** • **\$460,000/unit** • **2,320 sqft** • **22,396 sqft lot** • **\$394.40/sqft** • **Built in 1922**

**Listing ID: PW22218738**

**cross Minnesota and Johnston st**



A beautiful Spanish duplex with a lot of charms. A great opportunity for Investors or for someone who wants to live in one unit and rent the other one. This duplex needs a lot of work to bring back its charm. Each unit has a 2 bedrooms and one bath. A huge lot with 22,396 Sq Ft and has a very mature garden. The duplex has a lot of charms and has a lot of potential! Both units are vacant.

**Facts & Features**

- Sold On 12/02/2022
- Original List Price of \$920,000
- 2 Buildings
- 6 Total parking spaces
- 1 Total carport spaces
- Heating: Natural Gas
- \$542 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

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

**Unit Details**

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

**# Of Units With:**

- Separate Electric: 2
- Drapes:

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

Additional Information

- Probate Listing sale
  - Rent Controlled
- 677 - Lincoln Hts area
  - Los Angeles County
  - Parcel # 5208014018

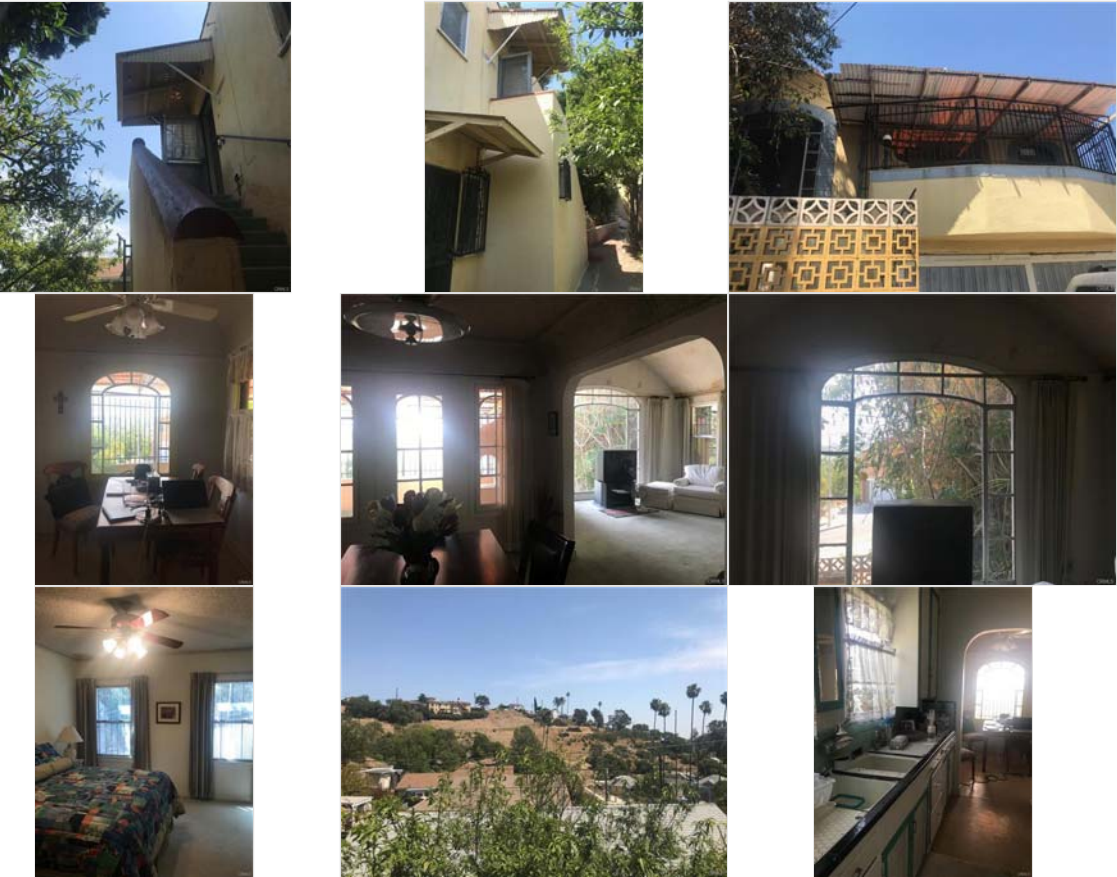
Michael Lembeck

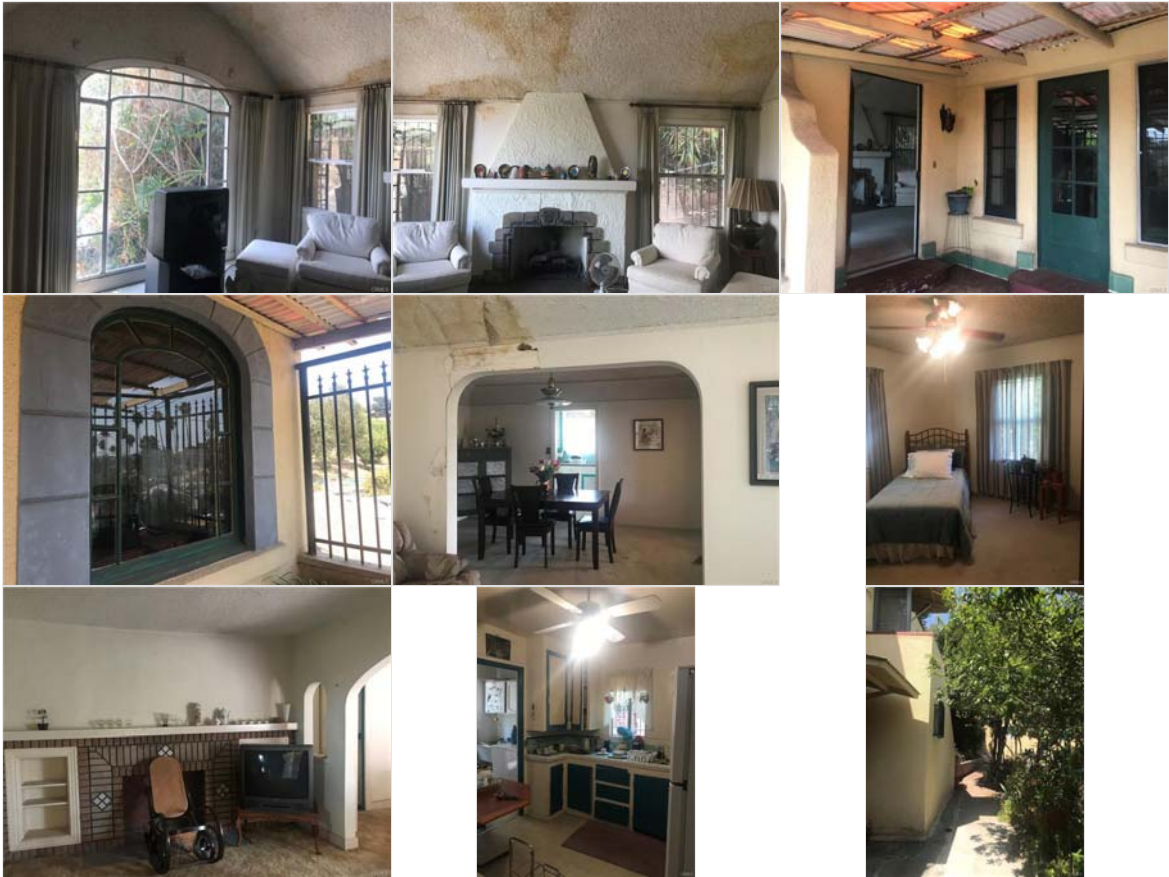
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income    LISTING ID: PW22218738

Printed: 12/04/2022 6:15:32 AM



**Closed** • Duplex

List / Sold: **\$580,000/\$590,000** ↑

**6727 Bissell St • Huntington Park 90255**

**13 days on the market**

**2 units • \$290,000/unit • 1,221 sqft • 3,611 sqft lot • \$483.21/sqft • Built in 1948**

**Listing ID: PW22212729**

**Turn right onto Bissell St**



Income Property Delivered Vacant!! Here is your Once in a Lifetime Opportunity to Own this Fantastic Multi Unit Property . The Front home is approximately has 2 bedrooms with 1.5 Bathroom. The Rear home is 1 bedroom with 1 bathroom. Each Home has It's own its own separate entrance. This Property has a huuugeee front yard. has laundry hook-ups and a bathroom with sink and shower. Don't miss this Great opportunity to own this fantastic property with tons of Possibilities!

**Facts & Features**

- Sold On 12/02/2022
- Original List Price of \$580,000
- 2 Buildings
- 1 Total parking spaces
- \$753 (Estimated)
- Laundry: Washer Hookup
- \$1440 Gross Scheduled Income
- \$2340 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$3,840
- Electric: \$1,200.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$840
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$300
- 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     | 3    | 2     | 1      | Unfurnished | \$720       | \$720      | \$2,000   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$720       | \$720      | \$1,650   |

**# Of Units With:**

- Separate Electric: 1
- Gas Meters: 1
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6324035011

Michael Lembeck

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

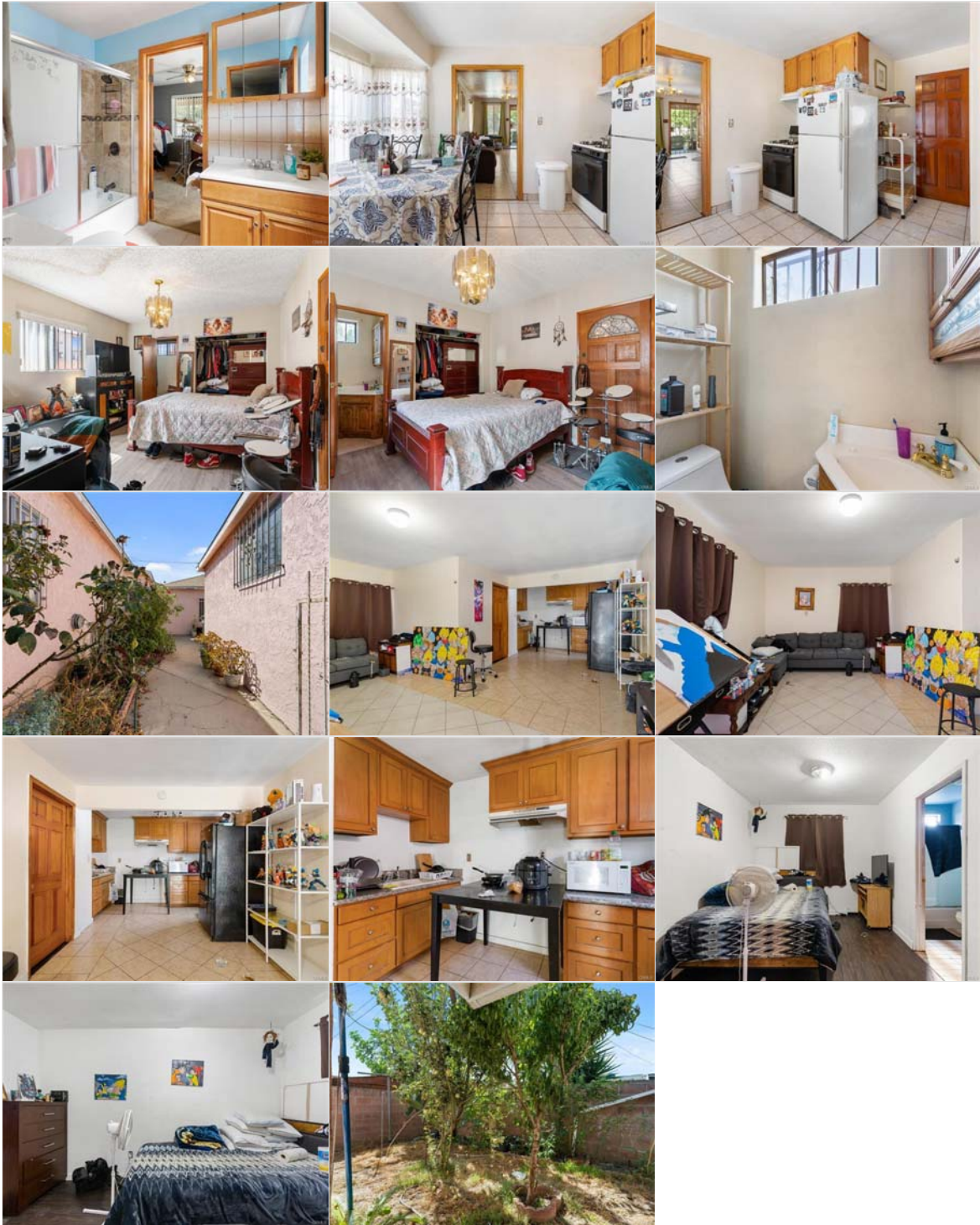
Re/Max Property Connection

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

Click arrow to display photos









CUSTOMER FULL: Residential Income    LISTING ID: PW22212729

Printed: 12/04/2022 6:15:32 AM

**Closed** • **Duplex**

**844 W School St • Compton 90220**

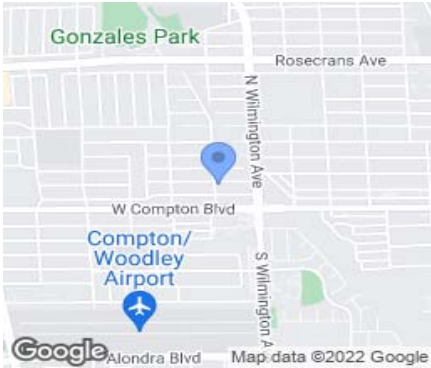
**2 units • \$334,500/unit • 1,530 sqft • 4,992 sqft lot • \$431.37/sqft •  
Built in 1946**

**Cross Streets are School & Wilmington**

List / Sold: **\$669,000/\$660,000** ↓

**89 days on the market**

**Listing ID: PW22169513**



PRICE REDUCED! Newly renovated duplex! This is an excellent opportunity as an investment, perfect to live in one unit and rent out the other. The front unit features 2 Bedrooms, 1 Bathroom, and new upgraded kitchen with white cabinets, quartz counter tops, and stainless-steel appliances. Spacious living room with new vinyl wood flooring. New carpet in bedrooms and attached one car garage with plenty of storage area. The back unit features 1 Bedroom, 1 Bath and two car attached garage. This unit does need some TLC. Both units have freshly painted interior and exterior, as well as washer/dryer hookups. Driveway is enclosed with gate providing you with an abundant space for parking. \*\* NEW SOD was installed, photos were taken prior\*\*

**Facts & Features**

- Sold On 12/02/2022
- Original List Price of \$739,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$606 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Carpet, Wood
- Appliances: Disposal, Gas Range, Microwave
- Other Interior Features: Pantry, Quartz Counters

**Exterior**

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

**Annual Expenses**

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

**Unit Details**

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

# Of Units With:

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

Additional Information

- Trust sale
- 699 - Not Defined area
  - Los Angeles County
  - Parcel # 6156014013

Michael Lembeck

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

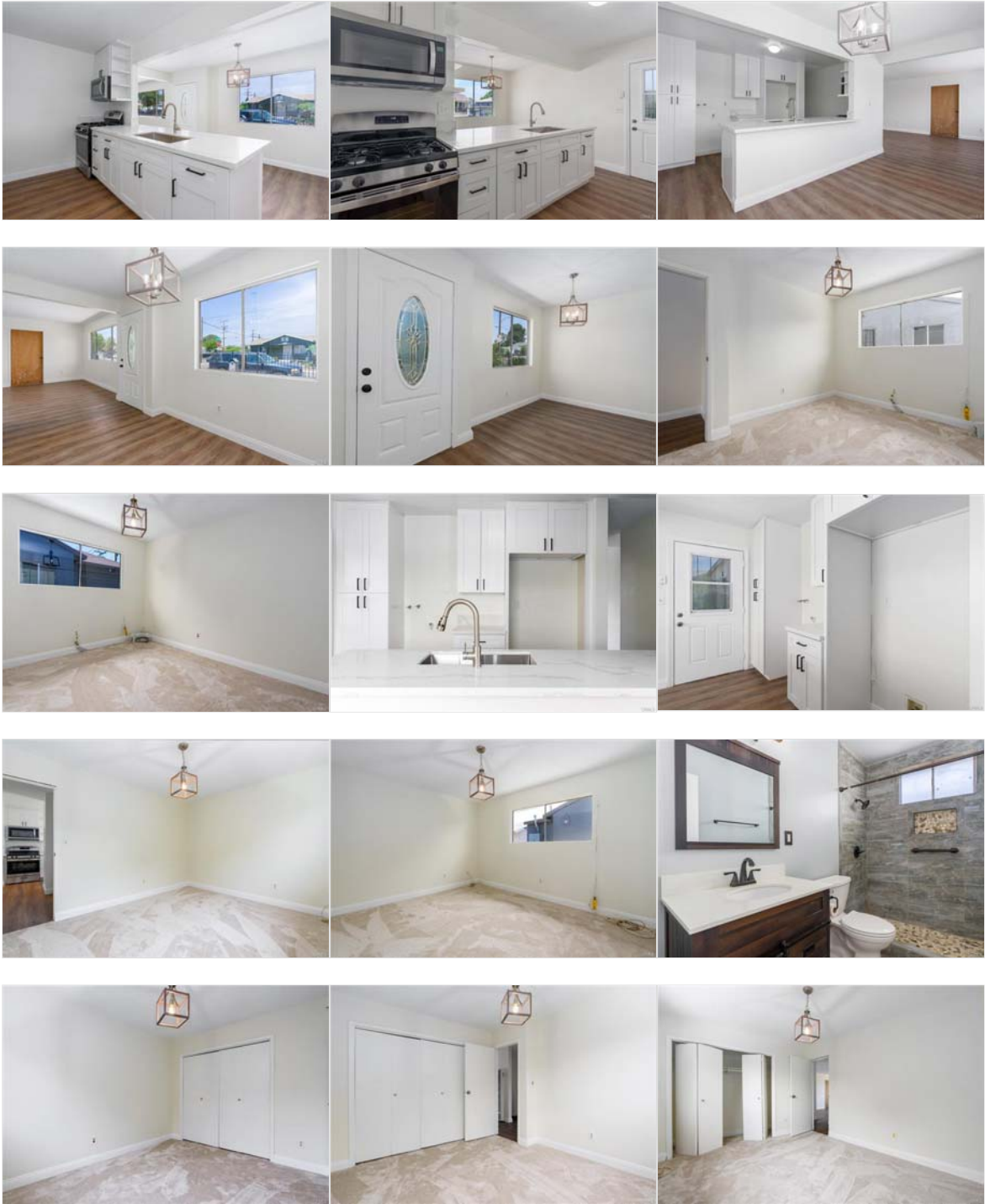
Re/Max Property Connection

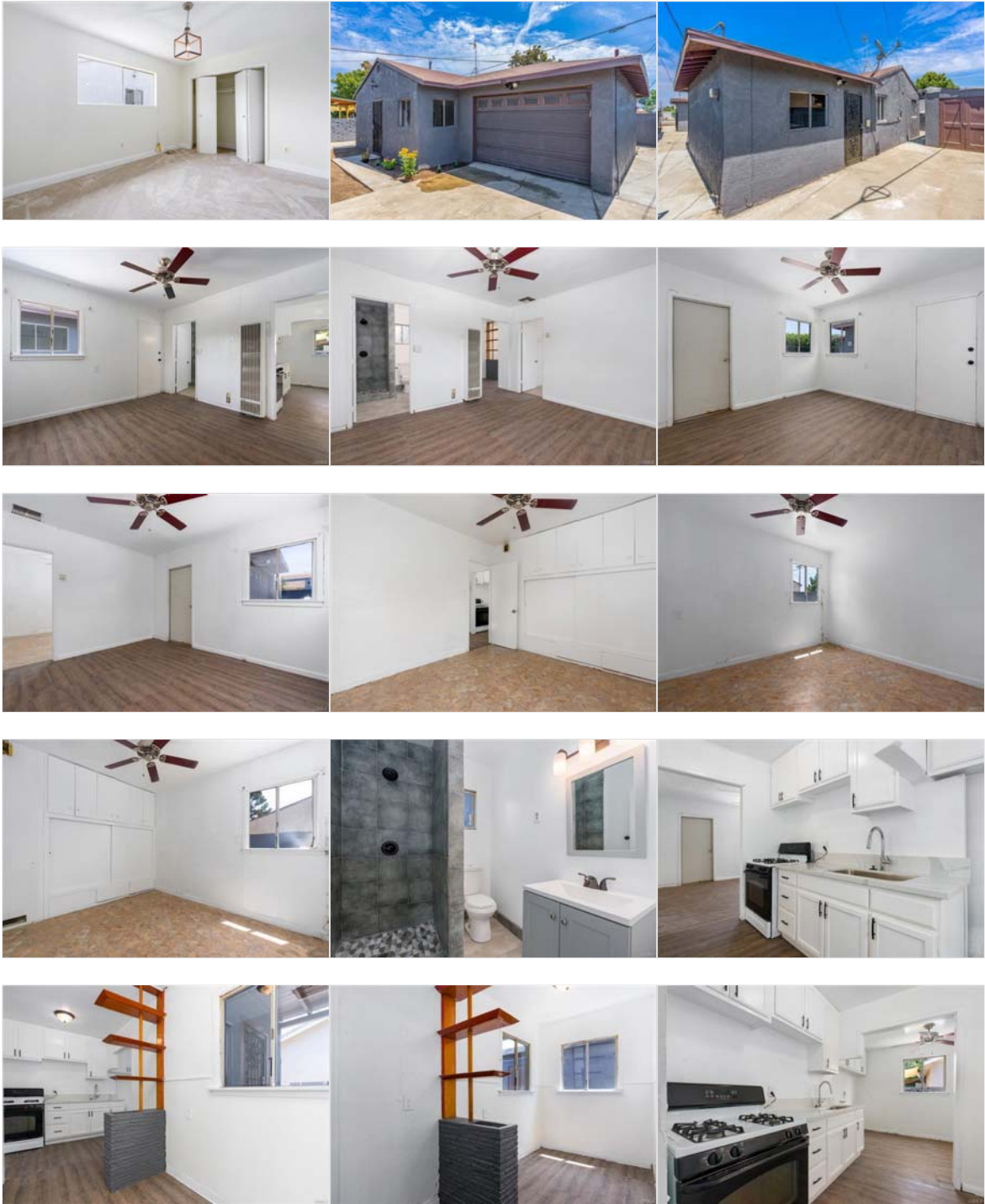
State License #: 01891031  
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income    LISTING ID: PW22169513

Printed: 12/04/2022 6:15:32 AM

**Closed •**

**3900 E 54th St • Maywood 90270**

**2 units • \$365,000/unit • 1,924 sqft • 5,755 sqft lot • \$358.63/sqft • Built in 1956**

**Corona Ave. & Slauson Ave.**

List / Sold: **\$730,000/\$690,000 ↓**

**27 days on the market**

**Listing ID: TR22209805**



Great investment opportunity in the City of Maywood. This Duplex property has so much potential! Front unit consist of a 2 bedrooms and 1 bathroom (outdated). Back unit consists of 3 bedrooms, 1 bathroom which was recently remolded back in December. 2 car garage with additional storage room and a long driveway for extra vehicle parking. The storage room at the rear of the property can be used to generate additional income or the potential of building an accessory dwelling unit (ADU) making the property a 3 unit maximizing cash flow. Both units are vacant and ready to generate some rental income. Perfect for buyers looking to live in one unit and have tenants help pay for their mortgage OR a great opportunity for investors searching for a rental investment.

**Facts & Features**

- Sold On 11/30/2022
- Original List Price of \$730,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$736 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: Kitchen
- Floor: Laminate, Vinyl
- Appliances: None

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02094258
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

# Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
  - Los Angeles County
  - Parcel # 6312010009

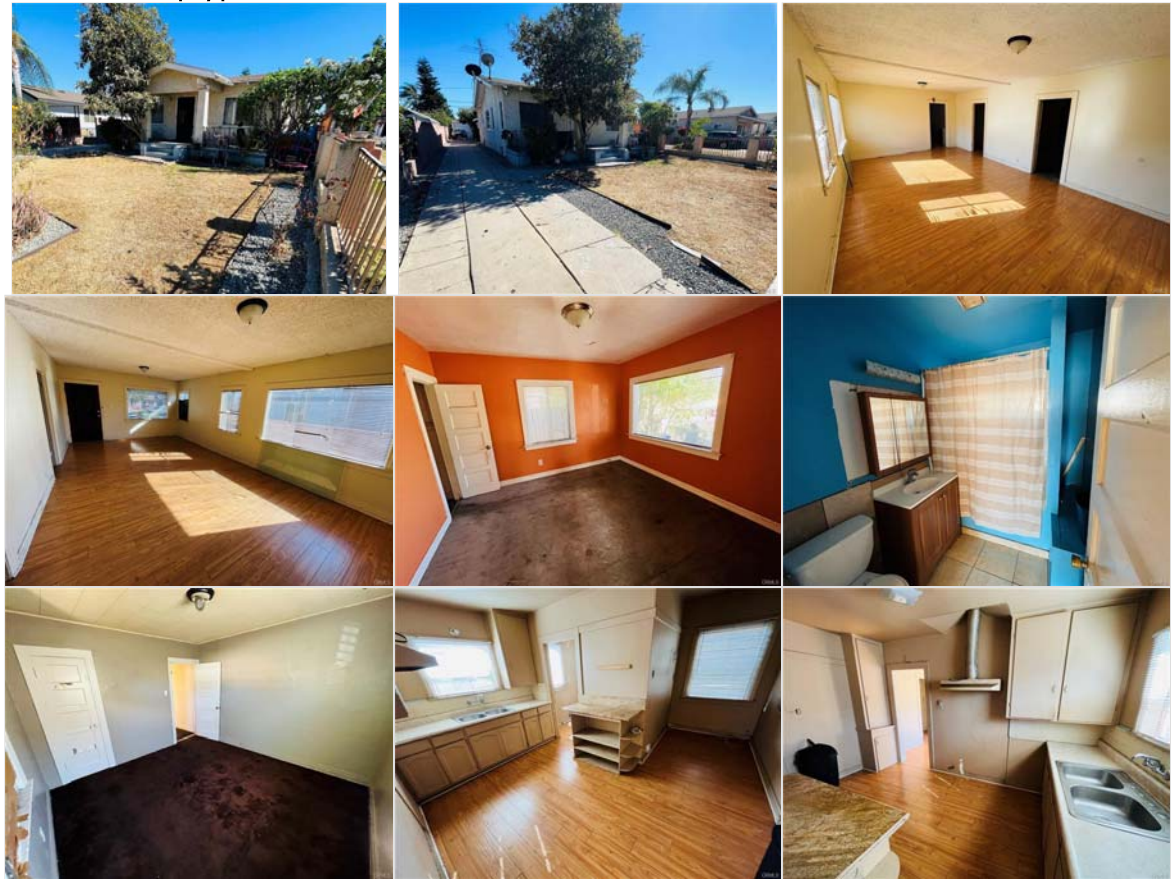
Michael Lembeck

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

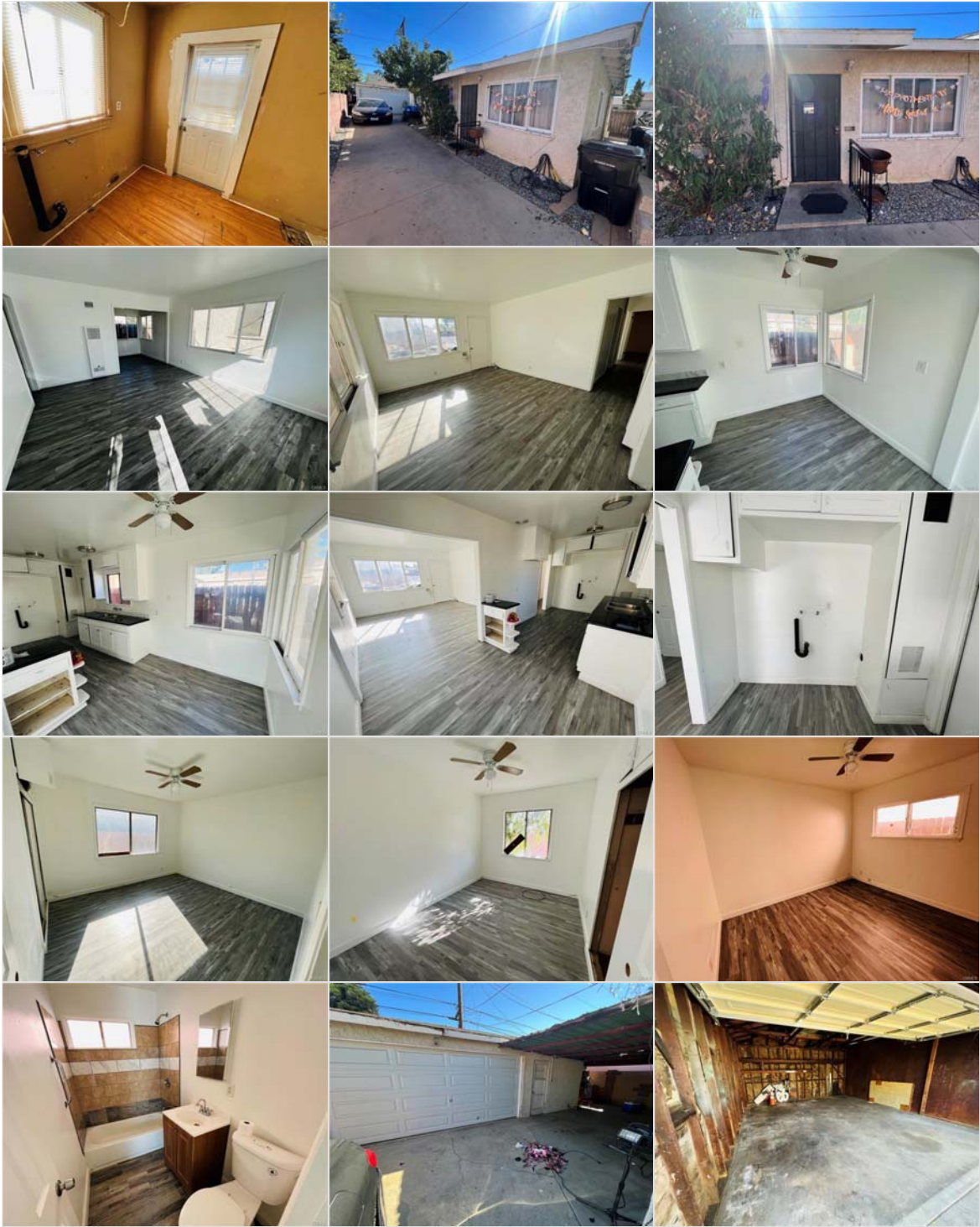
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: TR22209805

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List / Sold:

Closed •

\$1,550,000/\$1,470,000 ↓

150 days on the market

Listing ID: 22158045

**6919 PASEO DEL SERRA • Los Angeles 90068**  
**2 units • \$775,000/unit • 2,387 sqft • 7,815 sqft lot • \$615.84/sqft •**  
**Built in 1932**  
**Near cross streets Hillcrest Rd and Paseo del Serra**



We are pleased to present the opportunity to acquire 6919 Paseo Del Serra, a VACANT two-unit (duplex) income-producing property located in the beautiful Hollywood Hills. Nestled in a quiet enclave atop the Hollywood Hills, this unique investment opportunity comprises of one (1) studio and one (1) large three-bedroom / two bathroom unit. The property is situated on a 7,815 square foot lot with approximately 2,387 square feet of living space. This offering is perfect for an owner/user who is looking to take advantage of the relaxing retreat-style property, one that allows all the tenants to relax away from the hustle and bustle of the city life down below. The property is engulfed in lush greenery and boasts outstanding views of the city and the Hollywood hills. The property has undergone various upgrades throughout the years but still has great value-add potential. Current Rents are below market, giving a new owner generous upside through cosmetic renovations. Due to the property's convenient access to the 101 freeway, the area serves as a strong draw from a diversified tenant base. It is steps away from Yamashiro's Farmers Market on Thursdays, Hollywood Bowl, Hollywood & Highland, Runyon Canyon, and countless other amenities.

Facts & Features

- Sold On 11/28/2022
- Original List Price of \$1,690,000
- 1 Buildings
- Cap Rate: 4.8
- \$74345 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$28,669
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     |        | Unfurnished | \$6,500     | \$6,500    | \$6,500   |
| 2: | 1     | 0    | 1     |        | Unfurnished | \$2,350     | \$2,350    | \$2,350   |



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
- C03 - Sunset Strip - Hollywood Hills West area
  - Los Angeles County
  - Parcel # 5549021024

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

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

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CUSTOMER FULL: Residential Income    LISTING ID: 22158045

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List / Sold:

Closed •

\$2,595,000/\$2,585,000 ↓

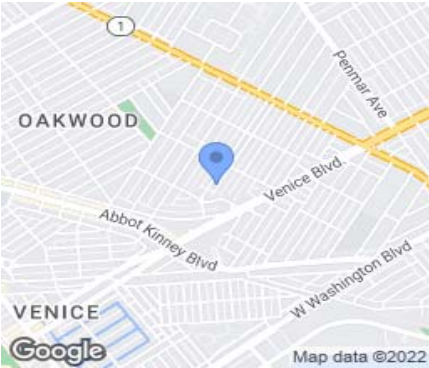
77 days on the market

Listing ID: 22174035

724 Superba Ave • Venice 90291

2 units • \$1,297,500/unit • 2,518 sqft • 3,600 sqft lot • \$1026.61/sqft •  
Built in 1950

West of Lincoln Blvd, North of Venice Blvd on Superba between Oakwood and Shell.



Irresistible Superba income property designed by award winning firm: pod architecture + design brings you the best of both worlds with a charming mid-century modern front dwelling: 2BR+1BA plus stunning detached 3-story architectural back house built in 2011: 3BR+2.5BA. The 900 SF front dwelling features a large 300 SF wrap-around patio deck, French doors that lead to the open living and dining areas with built-in book shelves & hard wood floors. The kitchen features custom cabinetry, the master bedroom opens to private deck plus there is an in-unit laundry room with washer/dryer. The 3-story back house with polygonal angled roof that provides natural light throughout the house has expansive neighborhood views on the top floor. There is a glass entry with small mud room, closet and stairs that lead to the 2nd floor living level. Features of this stunning home include modern maple interior wall to ceiling cladding with small art display, built-in walnut/maple credenzas and furniture throughout, island kitchen with Korean style hooded cooktop adjacent to dining area. The 3rd level features 3 bedrooms and 2 bathrooms including the master suite with private balcony, walk-in closets and master bath with extra large soaking tub. There are 2 additional bedrooms that feature custom built-ins including 2 Murphy beds. The house is raised on concrete/steel structural base and has Nest controlled HVAC system with MERV filters and fresh air intake, whole house water filter, hardwired security system and in-house laundry area with washer/dryer. Parking for 3 cars including a protected carport with outdoor cabinetry, counter, sink and automatic gate. The property has lovely mature landscaping with open spaces and a small grove of olive trees at the front of the property. Ideally located close to Abbot Kinney shops, restaurants and the BEACH!

Facts & Features

- Sold On 11/30/2022
- Original List Price of \$2,595,000
- 2 Buildings
- 3 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Dishwasher, Disposal, Refrigerator, Water Purifier

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Insurance:
- Maintenance:
- Workman's Comp:



- Furniture Replacement:
  - Trash:
  - Cable TV: 01524333
  - Gardener:
  - Licenses:
- 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 | \$4,295     | \$4,295    | \$4,295   |
| 2:  | 1     | 3    | 2     |        | Unfurnished | \$5,995     | \$5,995    | \$5,995   |
| 3:  |       |      |       |        |             |             |            |           |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
  - Los Angeles County
  - Parcel # 4241021010

Michael Lembeck

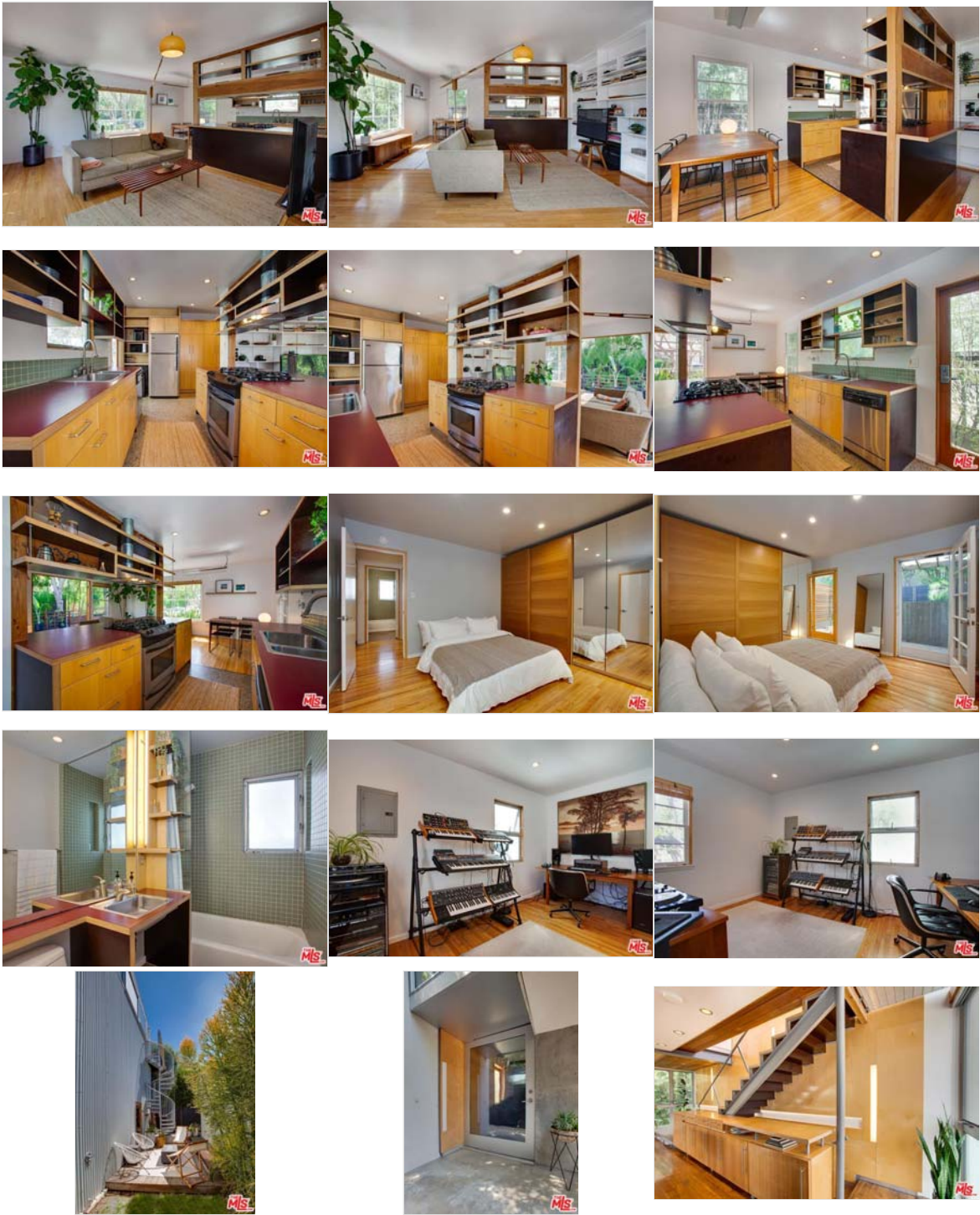
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

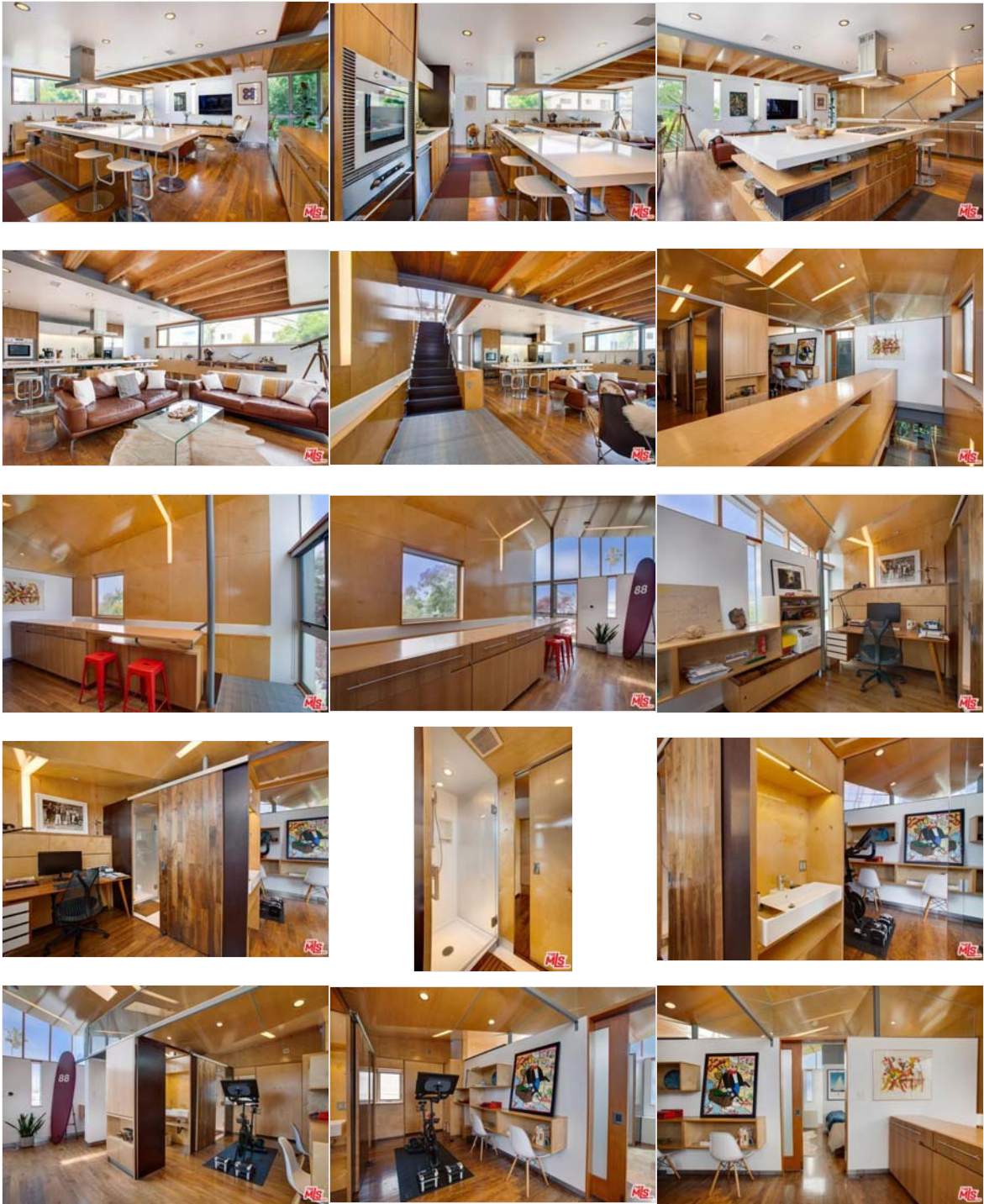
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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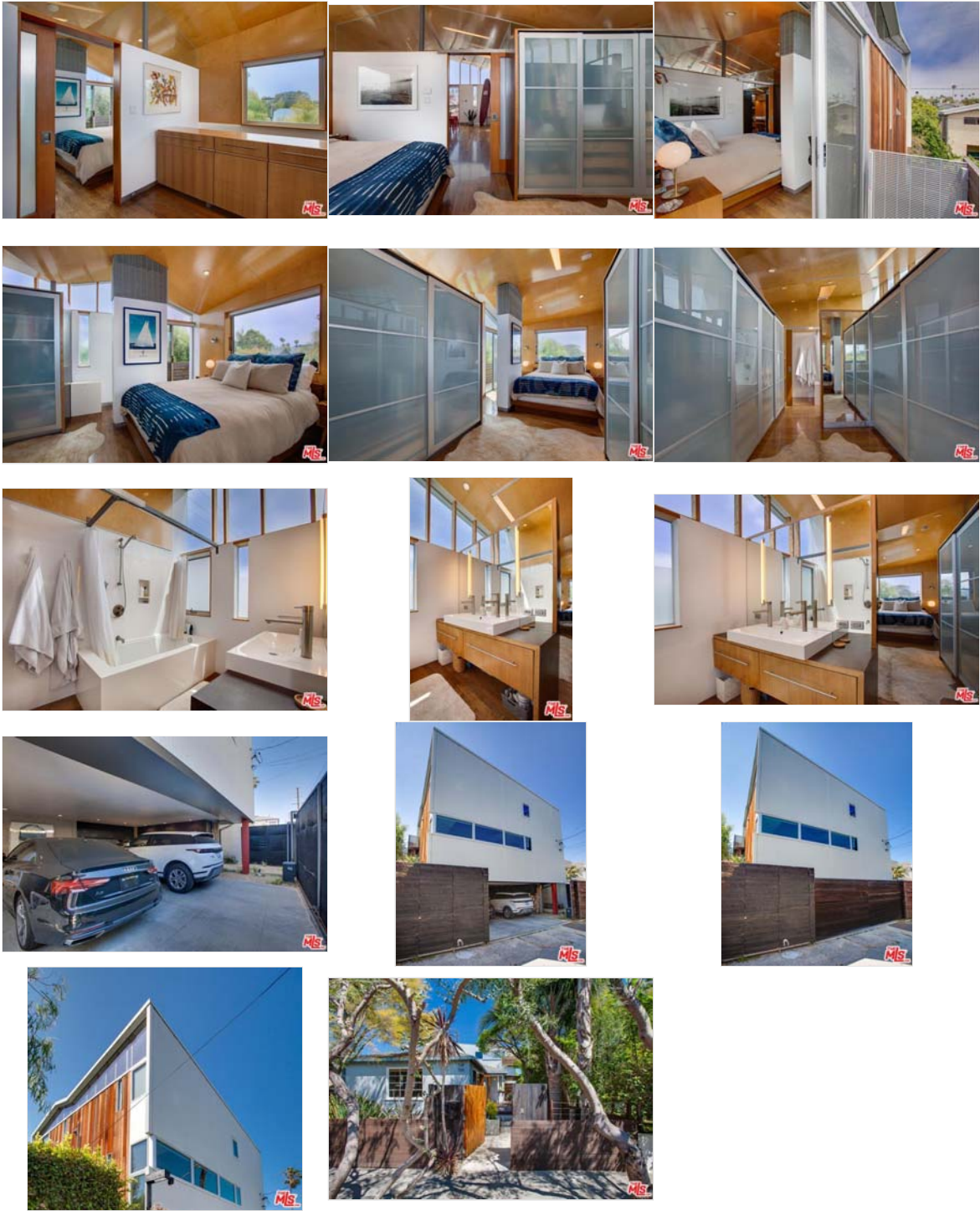












CUSTOMER FULL: Residential Income    LISTING ID: 22174035

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List / Sold:

Closed •

\$1,999,999/\$1,950,000 ↓

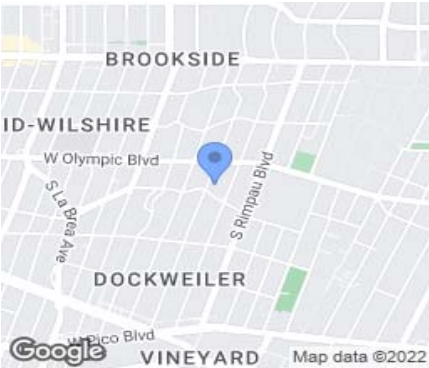
40 days on the market

Listing ID: 22196669

1036 Keniston Ave • Los Angeles 90019

2 units • \$1,000,000/unit • 3,210 sqft • 7,075 sqft lot • \$607.48/sqft • Built in 1926

Between Olympic and Pico, east of Rimpau, west of Highland



Here's your second chance if you missed this stunningly renovated Spanish duplex on a beautiful tree-lined street in Longwood Highlands. Subject to cancellation of current escrow. The level of attention to detail and thoughtful design is unparalleled. Grand scale rooms have high ceilings, ebonized hardwood floors, and fabulous light throughout. Kitchens feature stone floors, white glass slab counters, custom backsplashes and cabinetry, and stainless appliances. Baths are huge, with walk-in showers, and each unit has its own laundry room. Both units have central A/C, filtered water systems, recessed lights, built-in security systems, extra-wide center hall, and two private entrances. Upper unit has an additional sunlit office and lower unit kitchen has an office nook. Lower unit is tenant-occupied and can be shown only with accepted offer. Upper unit will be delivered vacant, perfect for an owner-occupant or to be leased at market rate. Property is fully gated. Backyard is a potted garden paradise. Two one-car garages plus room for 3 cars in driveway. Extraordinary bonus guest unit behind house. This property is exquisitely special. Owner is a licensed real estate agent. Furnishings available for sale separately. No sign on property.

Facts & Features

- Sold On 11/30/2022
- Original List Price of \$2,100,000
- 1 Buildings
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947898
- 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        | \$5,000   |
| 2:  | 1     | 2    | 1     |        | Unfurnished | \$3,635     | \$3,635    | \$3,635   |
| 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
- C18 - Hancock Park-Wilshire area
  - Los Angeles County
  - Parcel # 5083003020

Michael Lembeck

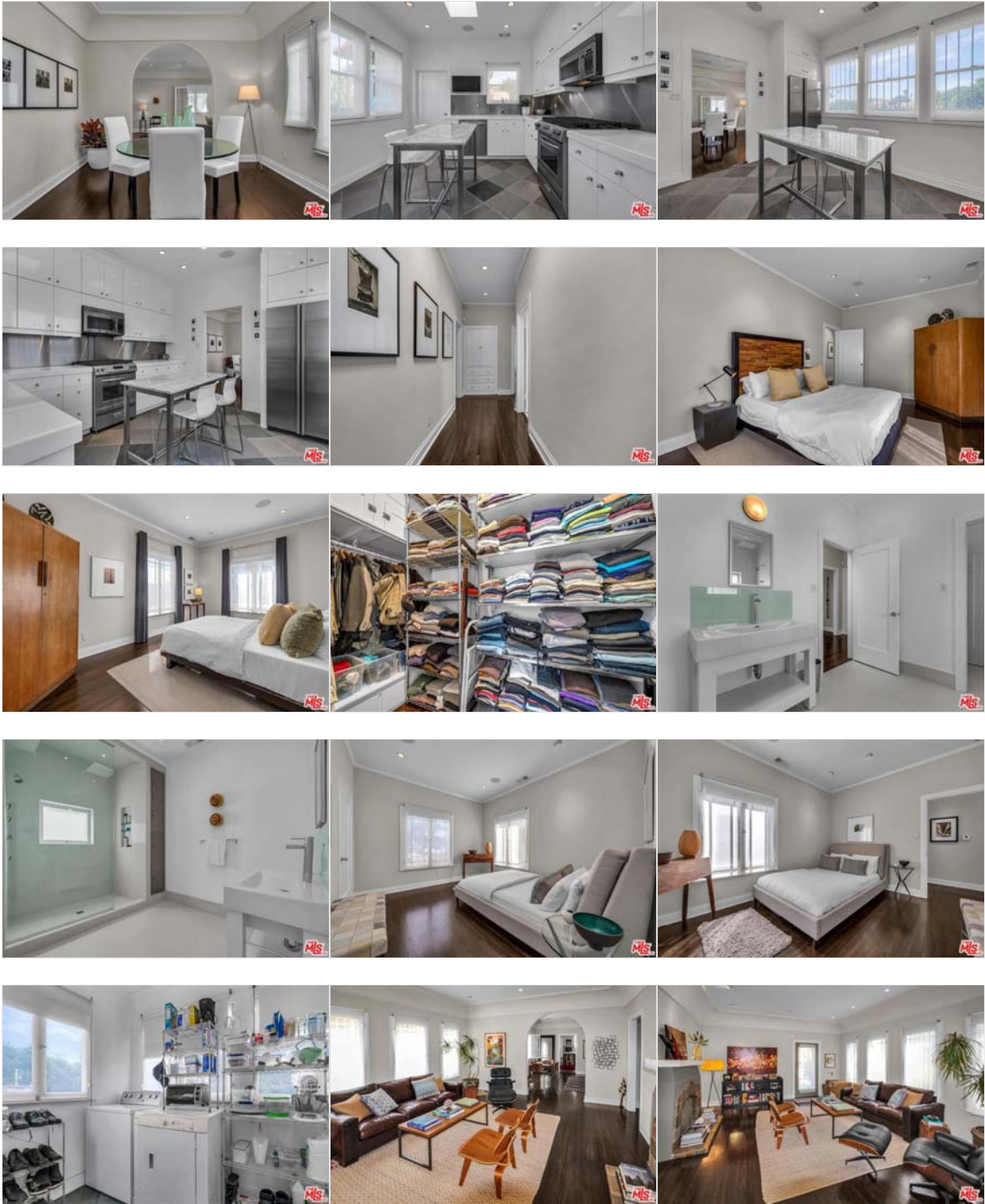
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

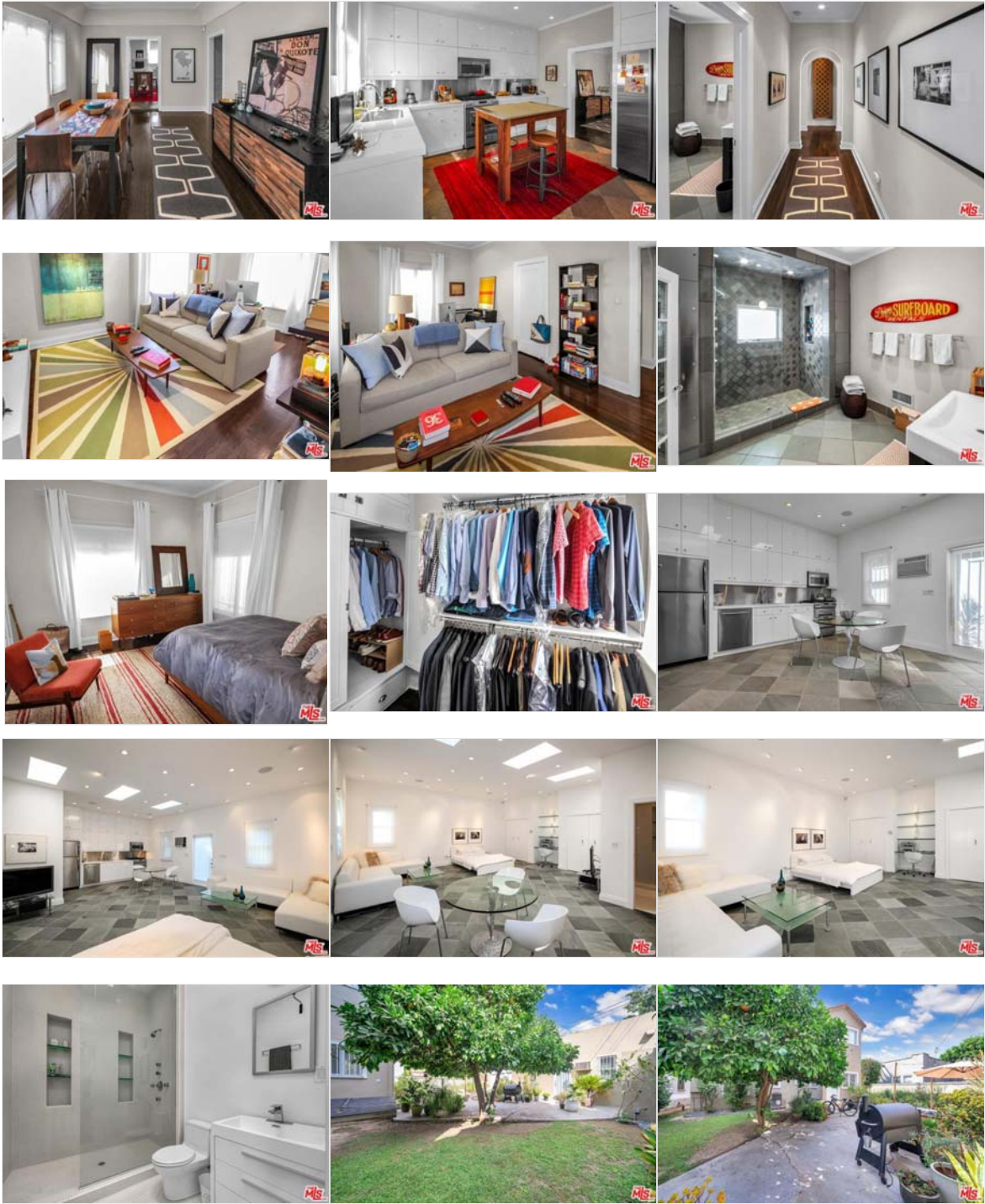
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income    LISTING ID: 22196669

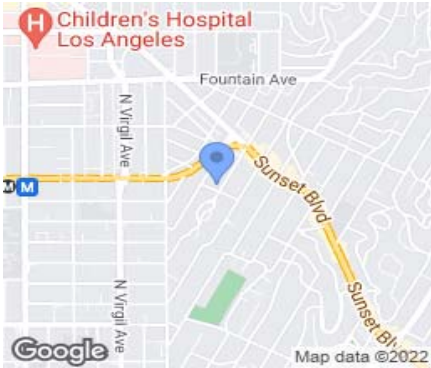
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Closed •

**1007 Sanborn Ave • Los Angeles 90029**

**2 units • \$925,000/unit • 2,328 sqft • 4,987 sqft lot • \$805.41/sqft • Built in 1933**

**1 block south of Sunset**



List / Sold:  
**\$1,850,000/\$1,875,000** ↑

**24 days on the market**

**Listing ID: 22211363**

This whimsical 1930's Spanish Casita in Silver Lake, within 1 block of the heart of Sunset Junction, is the perfect Urban Retreat. Currently used as a single family residence, this home allows you to rent out a portion of the home as a (3+2) (2 + 1) or (4+2) (1+1) or use as a (5+3). With one kitchen on the second floor and another on the 1st floor just off the private, gorgeous, lush backyard. This backyard oasis has a beautiful pergola topped with Honeysuckle and Bougainville vines that sets the stage for relaxation in your comfortable above ground spa tub. The view and aroma of the bountiful persimmon and guava trees transport you to the tropics. This romantic home has everything you yearn for in a character home; gorgeous built-ins, archways and moldings, eat-in kitchens, even a custom boudoir off the Main bedroom. The main bedroom features French doors that lead you to the Juliet balcony with views of your tropical haven. The neighboring bedroom enjoys the same scenery with beautiful sunlight dancing through several windows with access to the Juliet balcony. The light filled bedroom perched on the 3rd floor has views of the city and the Hollywood Hills. The 1st floor bedroom has charming built-ins and could be used as a 5th bedroom or an office. The nearby custom bathroom transports you to a luxurious Mediterranean spa. This bathroom also services the 1st floor living room that easily allows for indoor/outdoor living and entertaining. This enchanting home is featured in the current online issue of Architectural Digest and is just up the hill from Intelligencia Coffee and the Sultry and Sophisticated Cafe Stella, around the corner from Erewhon, half a mile to Sqirl, and just under a mile to Cafecito Organico.

**Facts & Features**

- Sold On 12/02/2022
- Original List Price of \$1,850,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Baseboard, Wall Furnace
- Laundry: Washer Included, Dryer Included

**Interior**

- Rooms: Basement, Dressing Area
- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator
- Other Interior Features: Ceiling Fan(s)

**Exterior**

- Security Features: 24 Hour Security, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Sewer: Other

**Annual Expenses**

- Total Operating Expense: \$0
- Insurance:

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

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 1     | 2    | 2     |        | Unfurnished | \$0         | \$0        | \$0       |
| 2:  | 1     | 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
- C21 – Silver Lake – Echo Park area
  - Los Angeles County
  - Parcel # 5427006016

Michael Lembeck

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

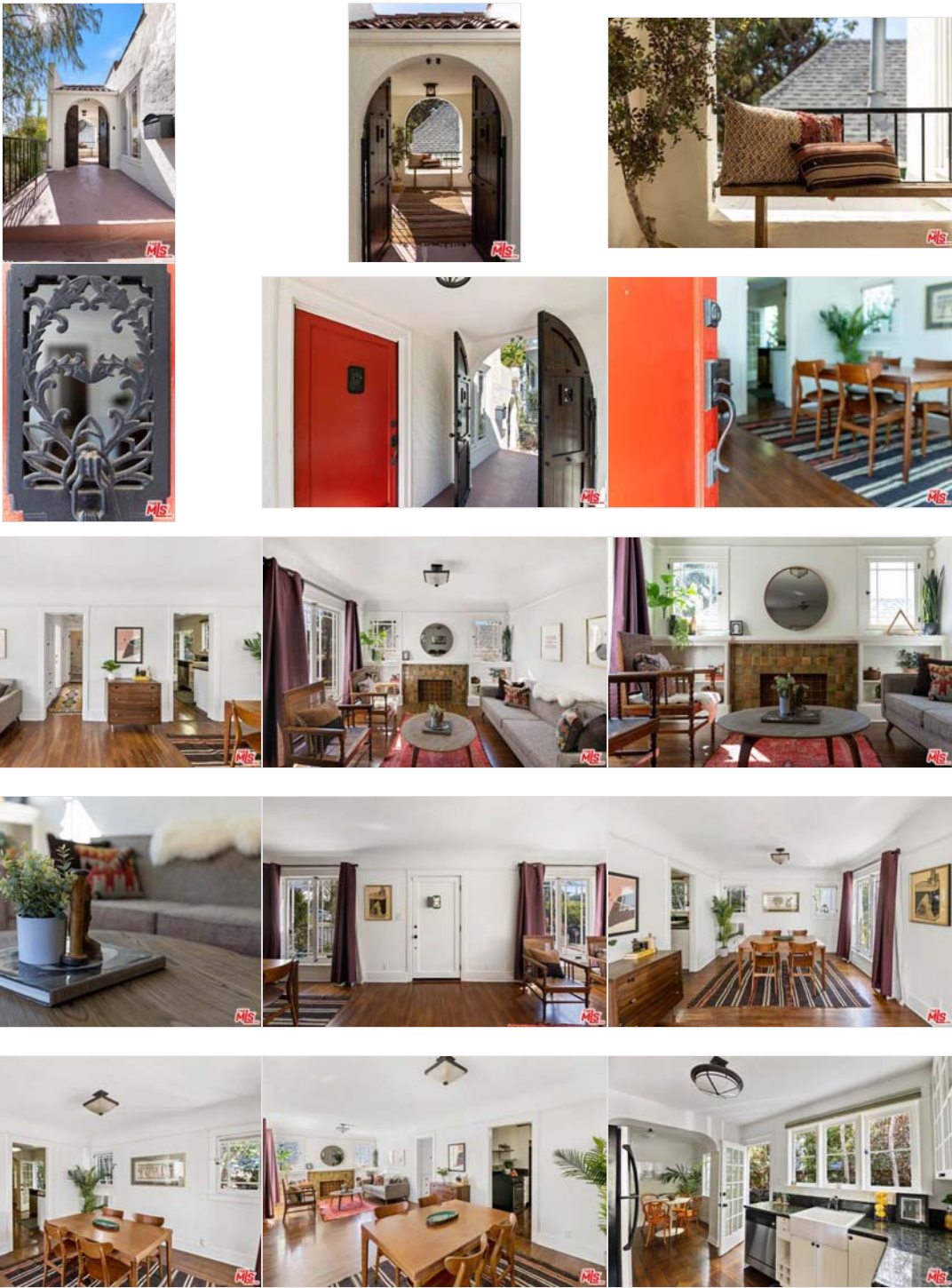
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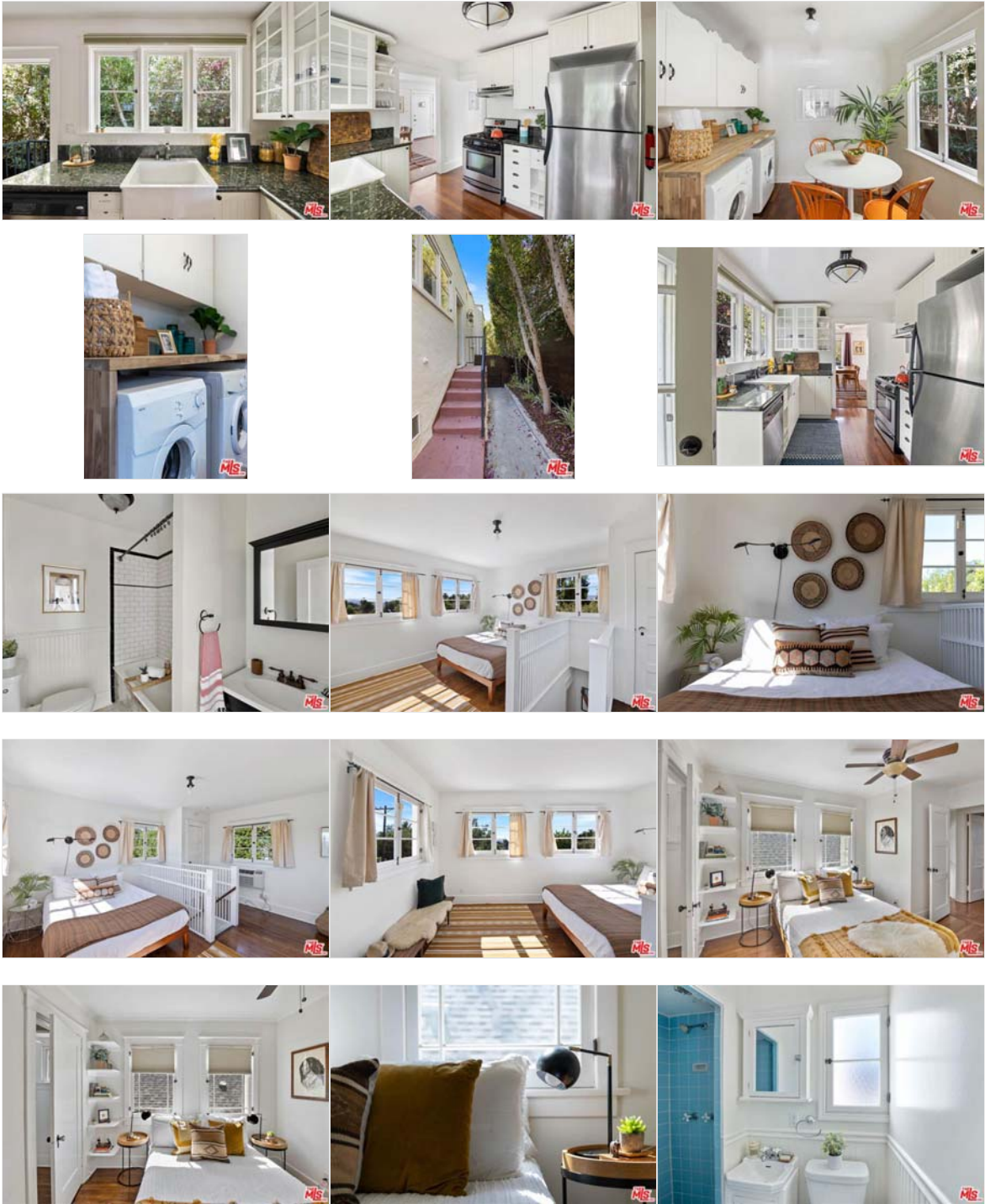
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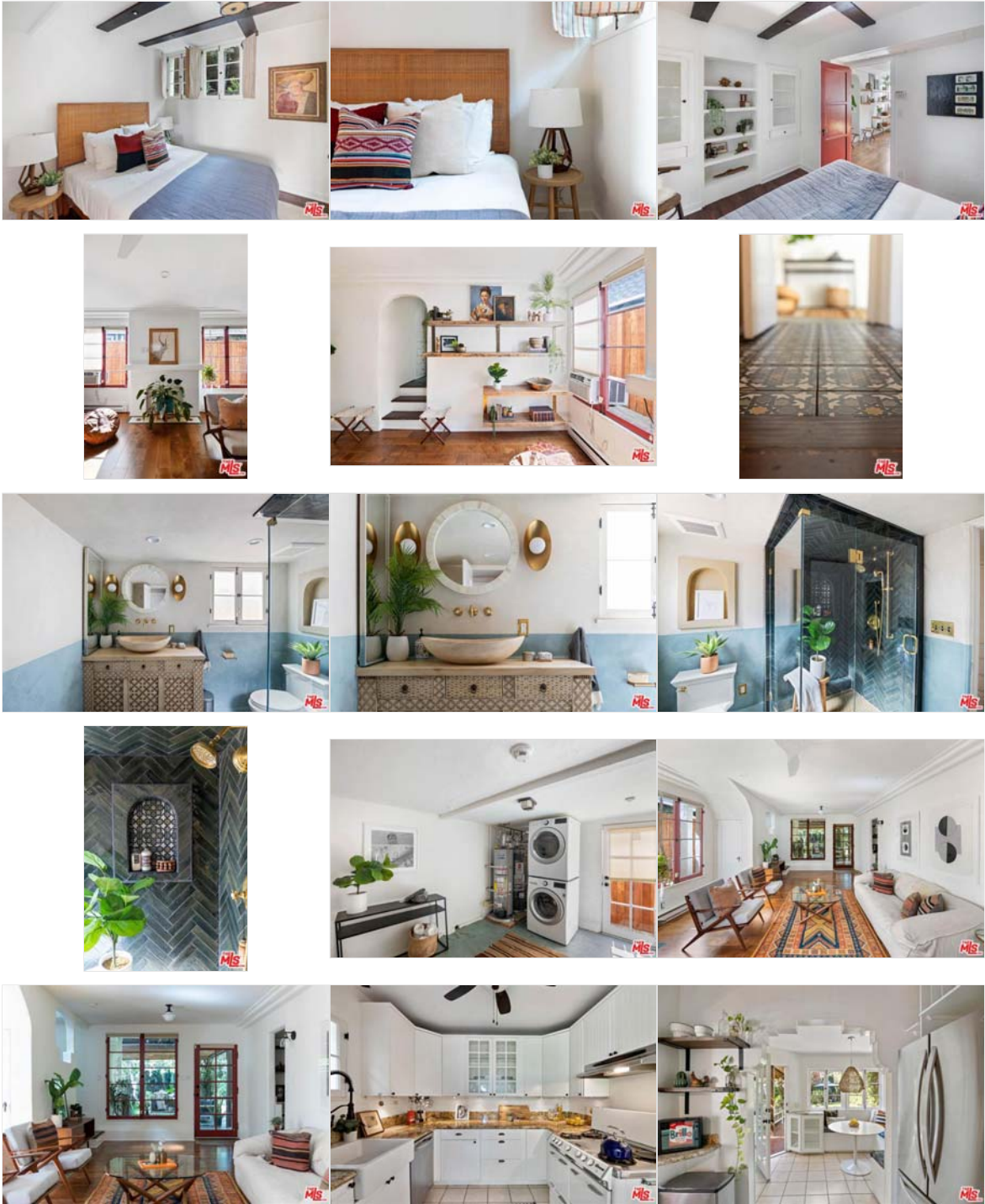


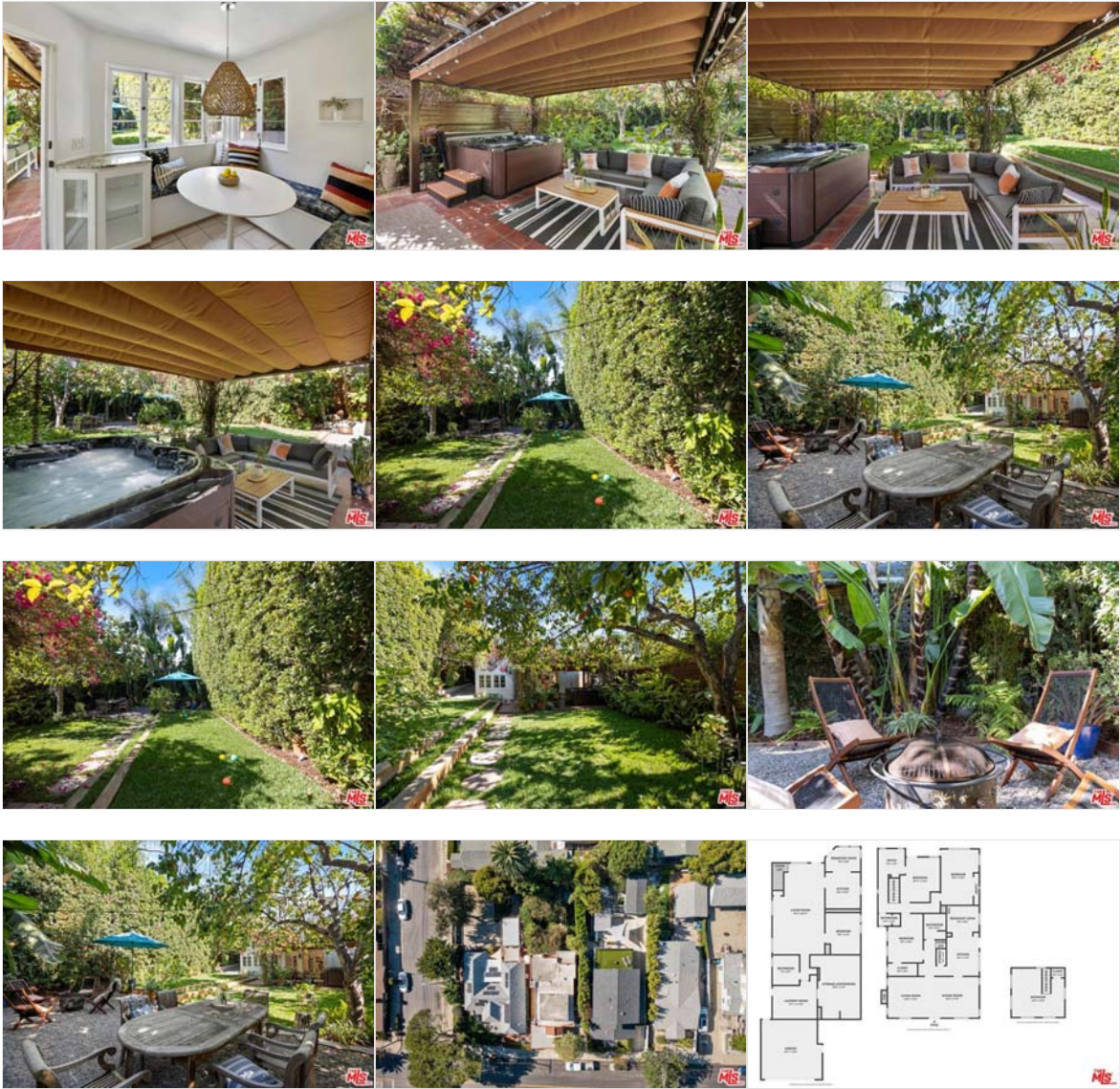












CUSTOMER FULL: Residential Income    LISTING ID: 22211363

Printed: 12/04/2022 6:15:32 AM



List / Sold:

Closed •

\$1,600,000/\$1,550,000 ↓

19 days on the market

Listing ID: 22199317

4050 1/2 Rosabell St • Culver City 90066

2 units • \$800,000/unit • 1,899 sqft • 6,247 sqft lot • \$816.22/sqft •  
Built in 1952

S of Washington Blvd., E of Beethoven St.



Excellent westside location, established interconnected local bus system, great for a buyer(s) who do not own a car, LAX 8 miles away, excellent Culver City schools. Set within the delightful Culver West neighborhood and enveloping you in total comfort is this traditional Culver City duplex with 2 attached units on oversized lot! A manicured front yard and expansive driveway lend beautiful curb appeal. Inside the inviting living area of the primary unit, neutral colors juxtapose against gleaming just Recently Refurbished Hardwood Floors while archways infuse the open layout with tons of character. Meals prepared by the avid cook can be enjoyed in the chandelier-lit dining area or alfresco in the well-kept backyard, an ideal spot for summer cookouts, reading, or unwinding after a long day. Your bedrooms and baths provide generous space and sunlight. The secondary unit, which includes a well-equipped kitchen, bedrooms with ceiling fans, and a bath of its own. Also featuring a detached garage, with potential to build 2 ADUs (approx. 840 sf & 500 sf Junior ADU for a total of 3200+ sf of living area), this outstanding dwelling is located minutes from iconic beaches, top-notch schools, parks, restaurants, and shops. Come take advantage of this amazing opportunity before it's gone. One of the best priced properties west of 405. Property will be sold "As Is". New Driveway! Windows & Sewer line were replaced 4-5years ago. ADU incentives for investors. Multi-generational options.

Facts & Features

- Sold On 12/01/2022
- Original List Price of \$1,600,000
- 1 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace

Interior

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

Exterior

Annual Expenses

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



- Licenses:

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 1     | 3    | 1     |        | Unfurnished | \$0         | \$0        | \$4,600   |
| 2:  | 1     | 2    | 1     |        | Unfurnished | \$0         | \$0        | \$3,800   |
| 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
- C28 - Culver City area
  - Los Angeles County
  - Parcel # 4231028011

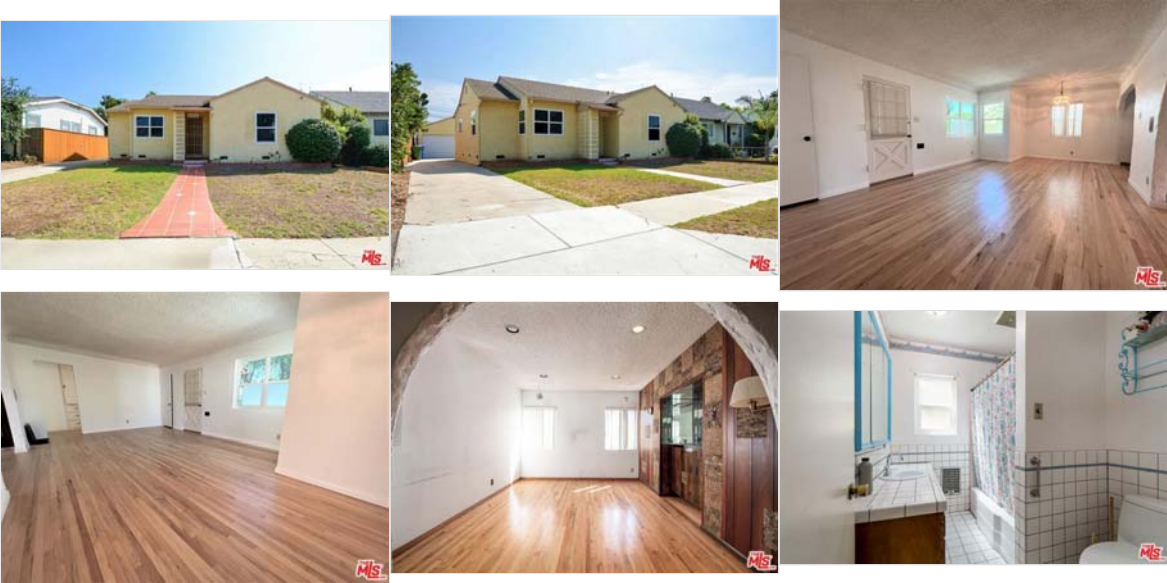
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031  
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income    LISTING ID: 22199317

Printed: 12/04/2022 6:15:32 AM

**Closed •**

**8131 Holmes Ave • Los Angeles 90001**

**2 units • \$324,500/unit • 1,200 sqft • 5,351 sqft lot • \$540.83/sqft •  
Built in 1929**

**Near Firestone Blvd & Graham Ave**

List / Sold: **\$649,000/\$649,000**

**68 days on the market**

**Listing ID: SB22147999**



- 2 SEPERATE UNITS & POSSIBLE ADU ATTACHED TO THE GARAGE. LIVE IN ONE UNIT & RENT THE OTHER TO HELP PAY THE MORTGAGE! FRONT UNIT IS A 4 BEDROOM 2 BATH WITH OUTDOOR STORAGE UNIT. BACK UNIT 1 BEDROOM 1 BATH WITH OUTDOOR STORAGE UNIT, & A 1 CAR GARAGE. ATTACHED TO THE ONE CAR GARAGE IS A BEDROOM, FULL BATHROOM & KITCHEN WITH WATER & DRAIN LINES, CURRENTLY OWNER USER. LONG GATED DRIVEWAY. THE UNITS ARE IN VERY CLOSE PROXIMITY TO SHOPPING CENTERS, GROCERY STORE, SCHOOLS, ROOSEVELT PARK,AND FRWY 105,110,710 . HURRY THIS UNITS WILL SELL FAST ! NO RENT CONTROL AREA ...

**Facts & Features**

- Sold On 11/29/2022
- Original List Price of \$649,000
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Individual Room
- \$3050 Gross Scheduled Income
- \$2950 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: Bonus Room, Converted Bedroom
- Floor: Laminate
- Appliances: Water Heater
- Other Interior Features: Stone Counters

**Exterior**

- Lot Features: Rectangular Lot, Level, Yard
- Fencing: Wrought Iron
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$230
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$80
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

**Unit Details**



|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 4    | 2     | 1      | Unfurnished | \$2,250     | \$2,250    | \$3,500   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$800       | \$800      | \$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
- C34 - Los Angeles Southwest area
  - Los Angeles County
  - Parcel # 6027018015

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: SB22147999

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**Closed** • **Duplex**

List / Sold: **\$639,000/\$663,000** ↑

**212 W 74th St • Los Angeles 90003**

**16 days on the market**

**2 units • \$319,500/unit • 2,263 sqft • 5,950 sqft lot • \$292.97/sqft • Built in 2002**

**Listing ID: TR22224067**

**FLORENCE AND MAIN**



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

**Facts & Features**

- Sold On 11/30/2022
- Original List Price of \$639,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$383 (Estimated)
- Laundry: In Closet
- \$49596 Gross Scheduled Income
- \$36501 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$13,095
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

**Unit Details**

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     | 0      | Unfurnished | \$2,035     | \$2,035    | \$2,239   |
| 2: | 1     | 4    | 2     | 0      | Unfurnished | \$2,098     | \$2,098    | \$2,308   |

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:



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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6031008015

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031  
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income    LISTING ID: TR22224067

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**Closed** • **Duplex**

**1105 E 103rd Pl** • **Los Angeles 90002**

**2 units** • **\$347,450/unit** • **1,590 sqft** • **2,082 sqft lot** • **\$447.17/sqft** • **Built in 2022**

**Between Central Ave and McKinley**

List / Sold: **\$694,900/\$711,000** ↑

**21 days on the market**

**Listing ID: MB22212578**



LIKE NO OTHER: NEW CONSTRUCTION\* \*LIVE SMART...RENT 1 & LIVE IN 1\* Opportunity knocks in the heart of Los Angeles under \$438.00 per square foot! Move in ready and just a short distance for it all. Front Unit is a contemporary townhome style featuring a functional modern floor plan with 2 master bedrooms and a balcony that provides a relaxing outdoor setting to enjoy the Los Angeles weather! Additionally, there are 2 full size bathrooms plus 1 powder room on the 1st floor. Rear unit is a detached ADU -1 bedroom and 1 bathroom. The newly installed solar panels are paid off making this an ideal low-cost benefit towards the monthly electrical bill. This area is quiet, with green lawns to your left & right. This is a must-see property, all major freeways and public transportation within close proximity including several popular new redevelopment projects including the now open FREEDOM PLAZA, it's the centerpiece of the transformation of the 9.5-acre retail center providing 114,431 sqft of retail space including Smart & Final, Nike, Ross, Blink Fitness Gym, Habit Grill, Starbucks, Jamba Juice and many more. The landscaped walkable areas inside the plaza provide areas for the community to gather, shop & socialize. Do not miss out-THIS IS THE ONE!

**Facts & Features**

- Sold On 11/30/2022
- Original List Price of \$694,900
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: Dual
- Heating: Ductless
- \$43 (Estimated)
- Laundry: Common Area
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Floor: Laminate

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$1,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

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

# 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
- C34 - Los Angeles Southwest area
  - Los Angeles County
  - Parcel # 6051009017

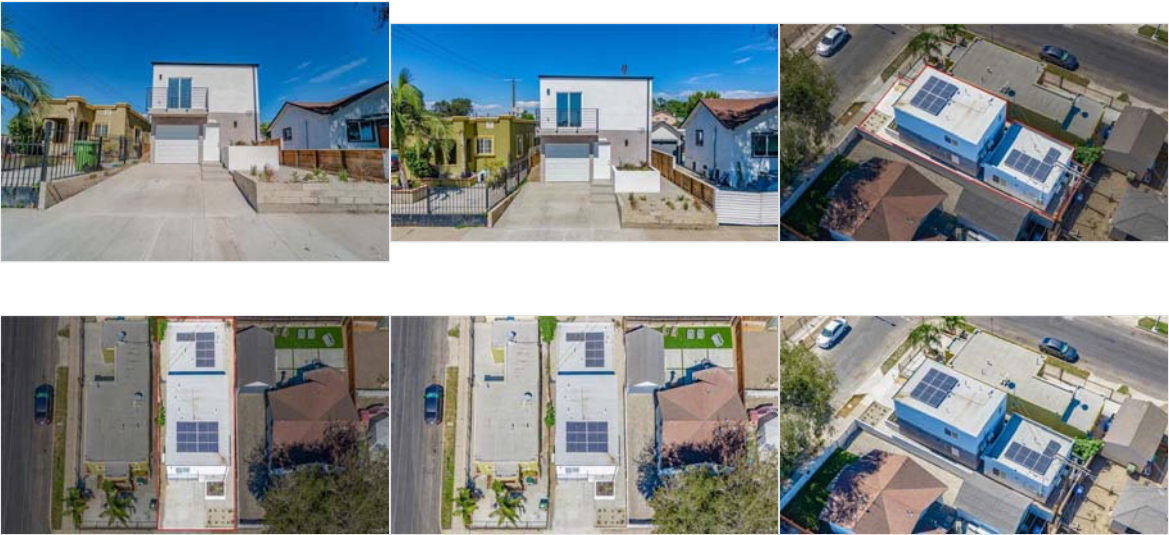
Michael Lembeck

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

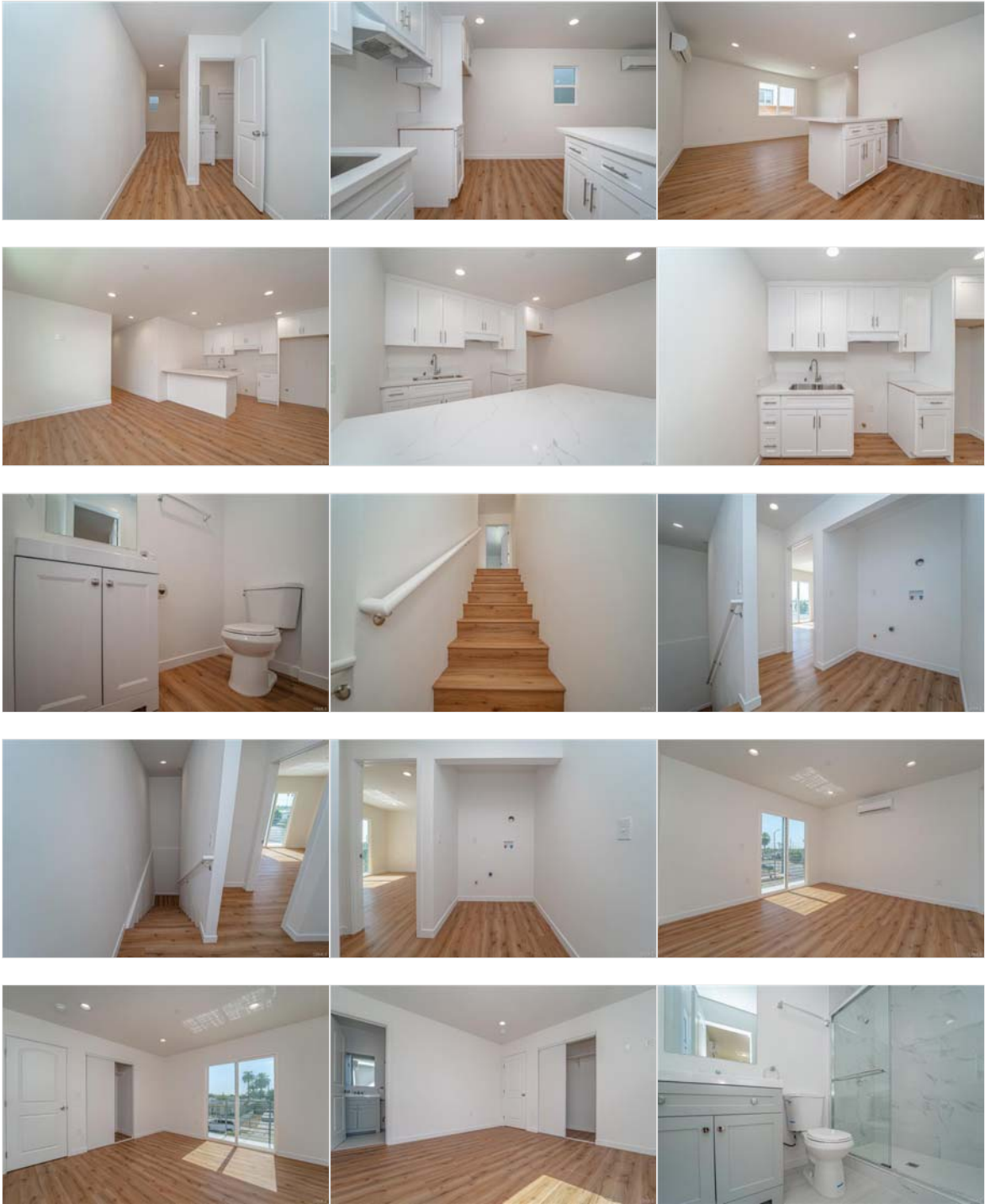
Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income    LISTING ID: MB22212578

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**Closed** • **Duplex**

**1240 W 48th St** • Los Angeles 90037

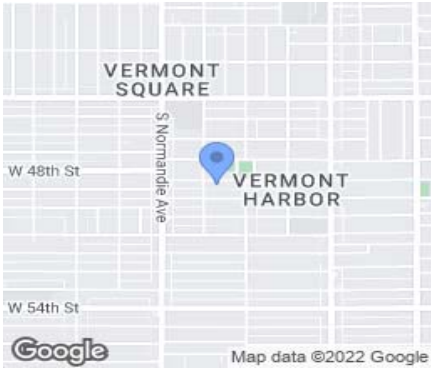
**2 units** • **\$472,450/unit** • **2,300 sqft** • **6,500 sqft lot** • **\$410.87/sqft** • **Built in 1923**

**Between Vermont and Normandie**

List / Sold: **\$944,900/\$945,000** ↑

**40 days on the market**

**Listing ID: MB22201222**



This is the one: Welcome to this California-style Craftsman that combines both its vintage character and modern touches! Front unit offers a functional floor plan with 4 large bedrooms and 2 full bathrooms. As you are driving up, there is no doubt of the stunning curb appeal displayed by the natural green hedged that is carefully maintained by the Owner for ultimate privacy, & minimal water usage. The property features maintained rock drought resistant garden and accessibility for parking up to 4 cars. This is a permitted (2)-unit property! Live in (1) and rent the others for instant rental income to offset mortgage payment. Situated in an unmatched location of prime Los Angeles real estate, commuters enjoy close proximity to USC Village with trendy restaurants & Trader Joe's/City Target, LA Coliseum, LAFC Stadium, and the Lucas Musuem which is under construction & a short commute to DTLA, Arts District, Baldwin Hills Mall, public transportation. Submit your offer asap to catch this one-of-a-kind home with tons of character & charm!

**Facts & Features**

- Sold On 12/01/2022
- Original List Price of \$944,900
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Baseboard
- \$396 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Floor: Wood

**Exterior**

- Lot Features: Back Yard, Front Yard, Lawn, Lot 6500-9999
- Sewer: Private Sewer

**Annual Expenses**

- Total Operating Expense: \$3,400
- Electric: \$600.00
- Gas: \$200
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: | 1     | 4    | 2     | 0      | Furnished  | \$0         | \$0        | \$0       |
| 2: | 1     | 1    | 1     | 0      | Furnished  | \$1,500     | \$1,500    | \$1,900   |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
- C34 - Los Angeles Southwest area
  - Los Angeles County
  - Parcel # 5017012009

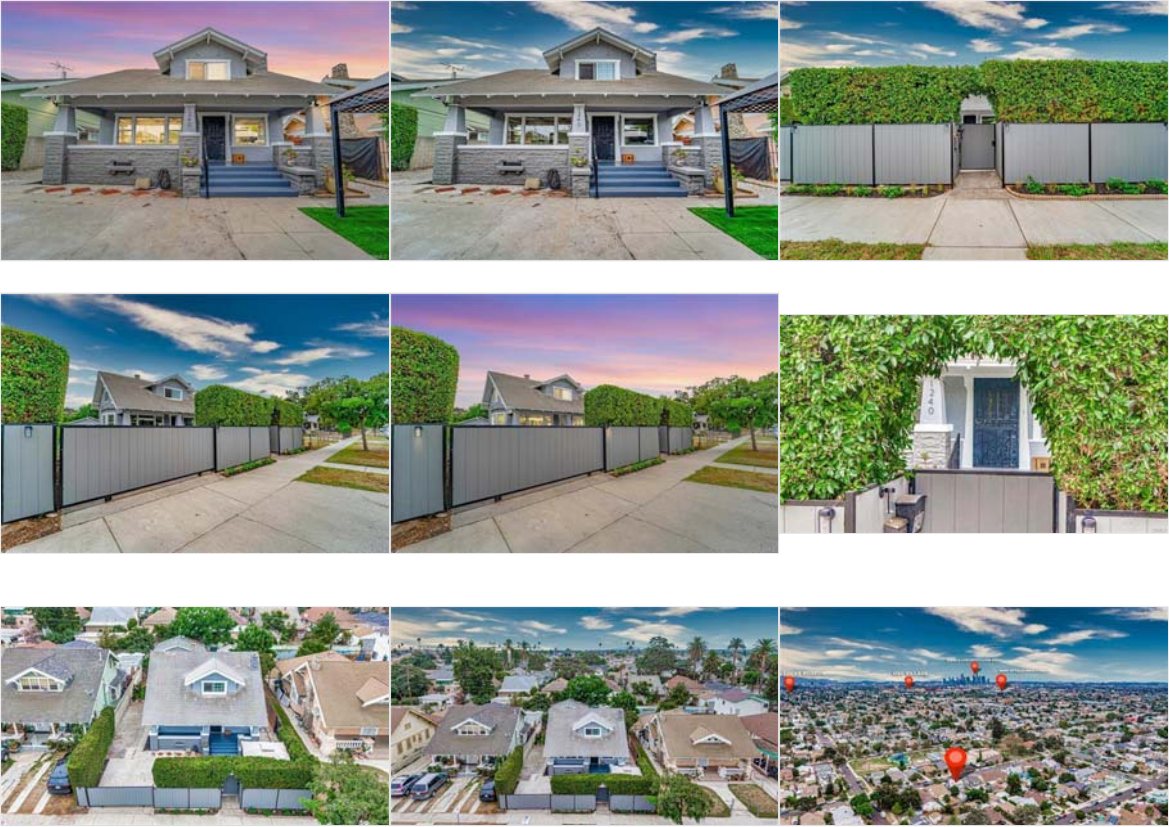
Michael Lembeck

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

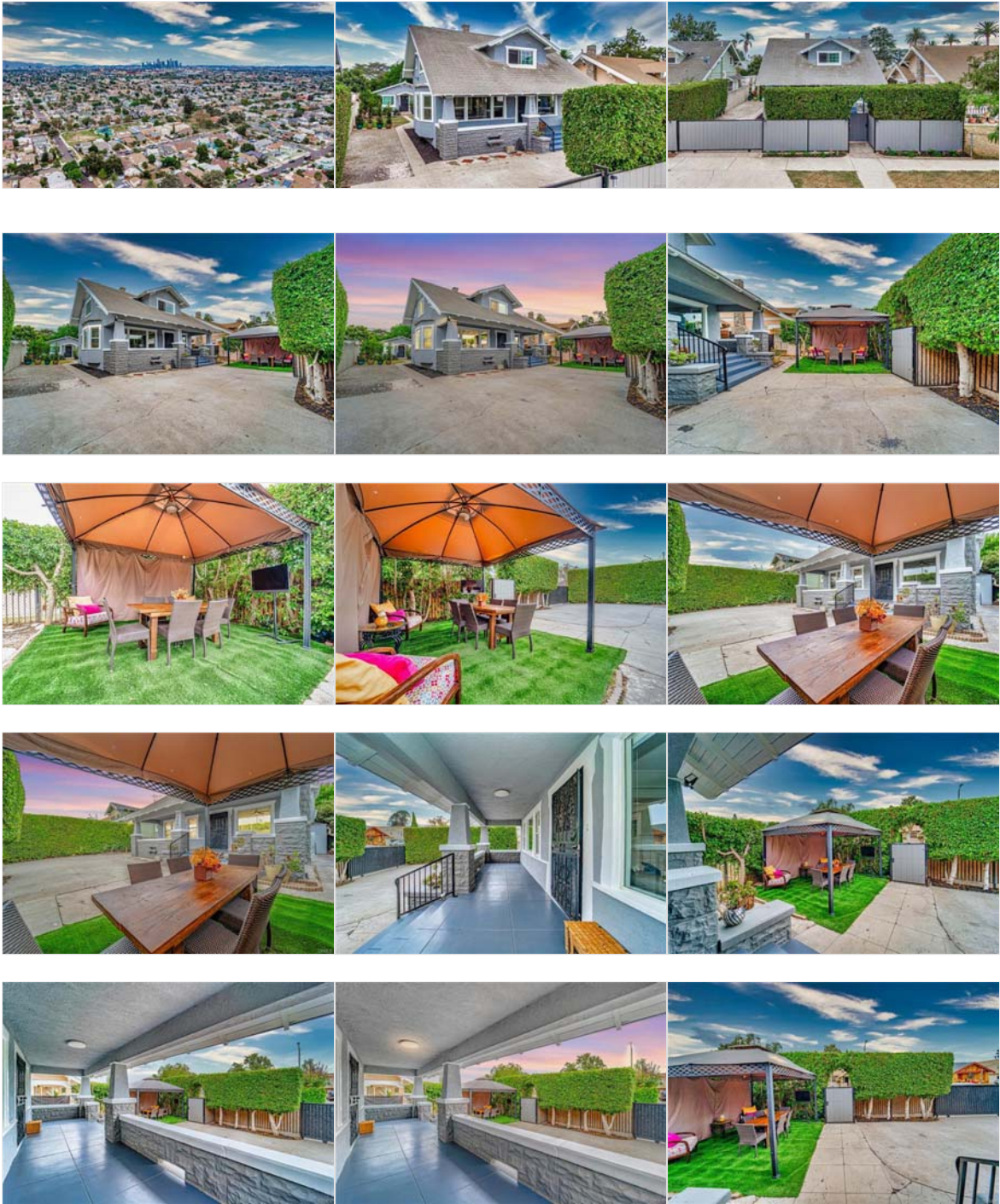
Re/Max Property Connection

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

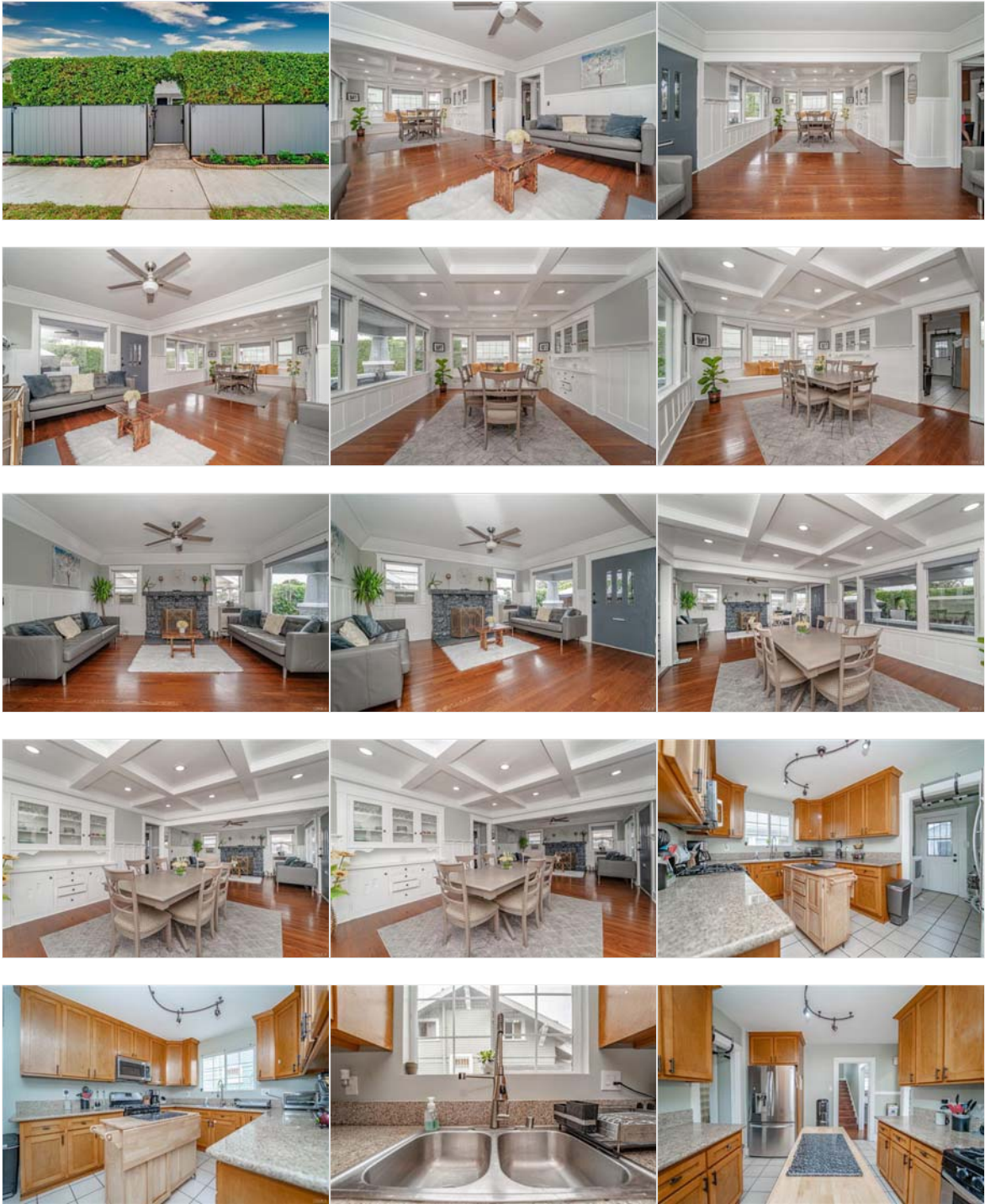
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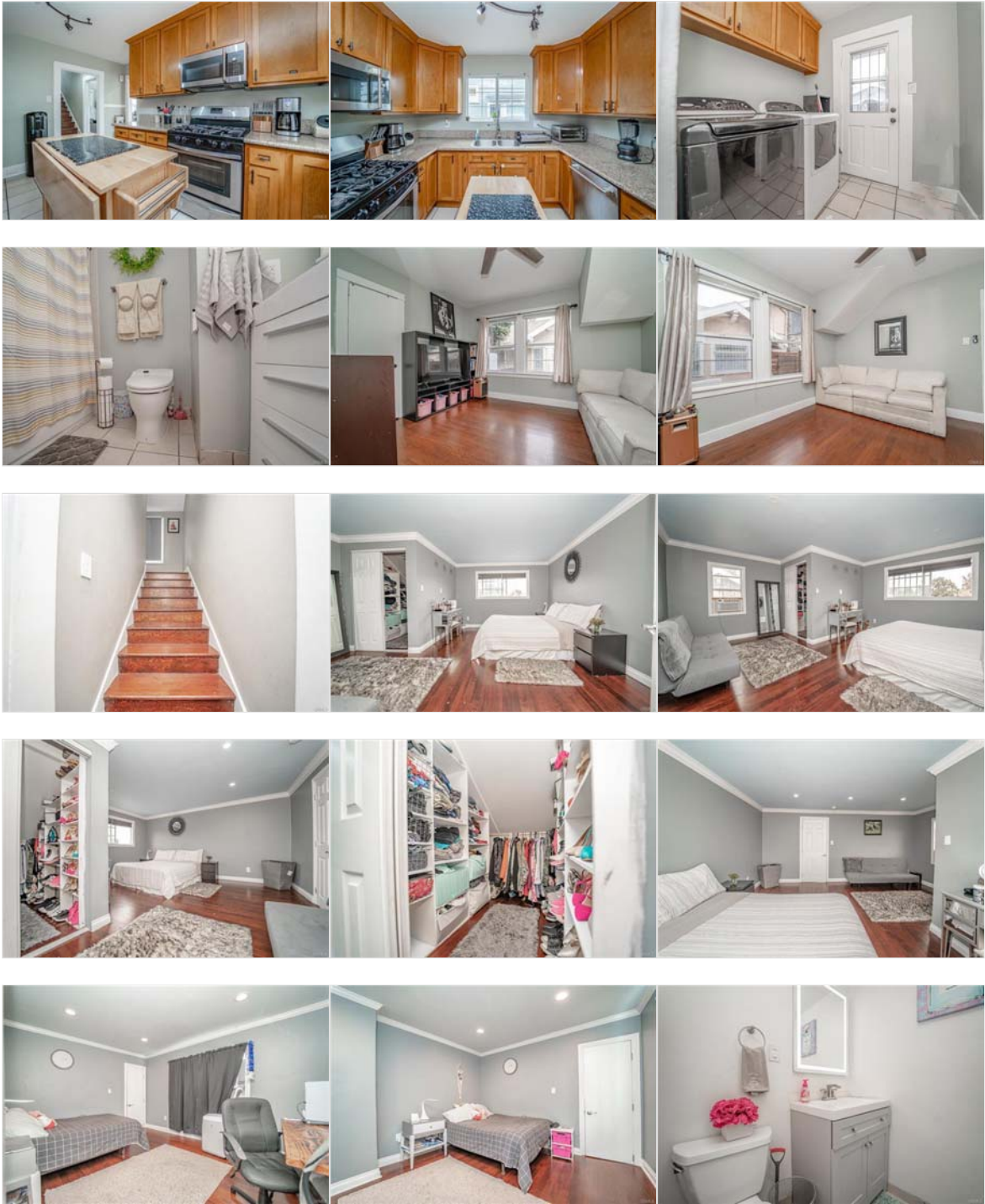




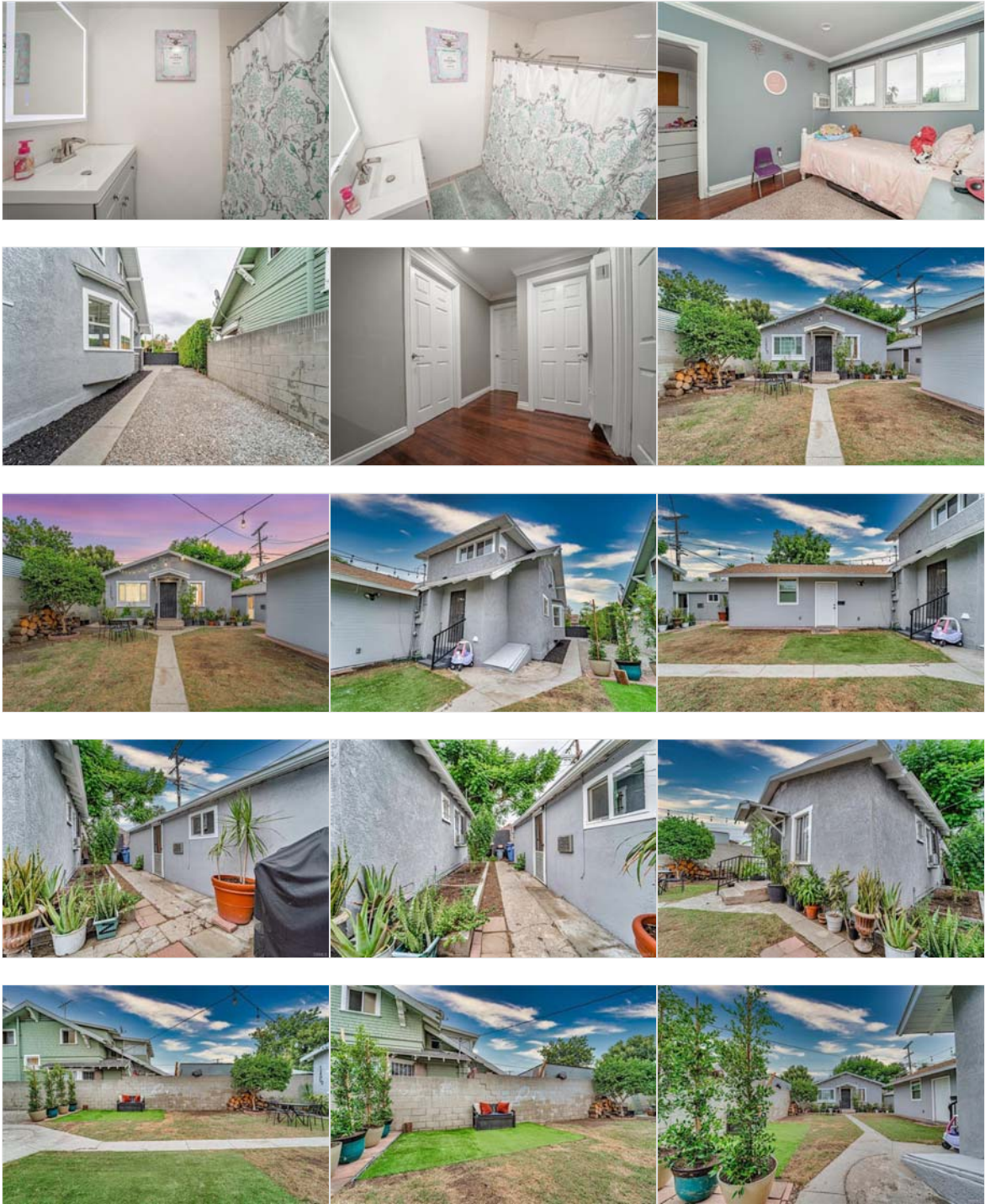
















CUSTOMER FULL: Residential Income    LISTING ID: MB22201222

Printed: 12/04/2022 6:15:33 AM

**Closed** • **Duplex**

**232 W 49th St • Los Angeles 90037**

**2 units • \$262,500/unit • 1,744 sqft • 5,447 sqft lot • \$280.96/sqft • Built in 1913**

**South of Downtown Los Angeles, West of 110 FWY**

List / Sold: **\$525,000/\$490,000** ↓

**75 days on the market**

**Listing ID: GD22159864**



This is a Classic Craftsman style duplex, which has a mirrored layout to each other. Both units share a fenced front yard with an expansive front porch. These units are minutes away from USC, Exposition Park and Downtown Los Angeles. In addition the attic has been converted to a small living quarter.

**Facts & Features**

- Sold On 12/01/2022
- Original List Price of \$650,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$3,257 (Estimated)
- \$3000 Gross Scheduled Income
- \$2700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$5,000
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$750
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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     | 2    | 1     | 0      | Negotiable | \$1,100     | \$1,100    | \$1,100   |
| 2: | 1     | 2    | 1     | 0      | Negotiable | \$1,900     | \$1,900    | \$1,900   |

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Notice Of Default sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5110020009

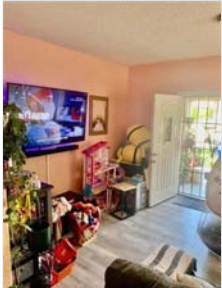
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income    LISTING ID: GD22159864

Printed: 12/04/2022 6:15:33 AM

Closed

• Duplex

626 Hoefner Ave

• East Los Angeles 90022

2 units • \$374,950/unit • 2,060 sqft • 5,462 sqft lot • \$344.66/sqft • Built in 1998

5 N toward Los Angeles, Exit 130A toward I-710, (R) Onto Telegraph Rd., (L) on to Goodrich Blvd., (R) onto Whittier Blvd., (L) onto Hoefner Ave property on Right

List / Sold: \$749,900/\$710,000

67 days on the market

Listing ID: PW22151561



This property offers 2 homes on a lot and is located amongst single family and duplex homes. The front single-level home offers 3 bedrooms, 2 bathrooms, a large family room and kitchen. This property also has a 1 bedroom, non-conforming unit attached at the back of the front home. The rear 2-story townhome offers 2 bedrooms, 1 ½ bathrooms with living room, dining room and kitchen with both bedrooms located upstairs along with a full bathroom. The rear of the property includes a detached, 2-car garage and a non-conforming unit attached that has the possibility to create an ADU. Outdoor laundry hookups along with a long driveway for parking rounds out this great property. With a little sweat equity, this property has great potential to perform well for its next owner. The property sits in close proximity to schools, shopping, markets and public transportation.

Facts & Features

- Sold On 11/29/2022
  - Original List Price of \$775,000
  - 3 Buildings
  - Levels: One
  - 2 Total parking spaces
  - Cooling: Wall/Window Unit(s)
  - Heating: Wall Furnace
  - \$1,119 (Estimated)
- Laundry: Outside
  - Cap Rate: 6.9
  - \$69600 Gross Scheduled Income
  - \$53805 Net Operating Income
  - 2 electric meters available
  - 2 gas meters available
  - 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room, Main Floor Bedroom
  - Floor: Tile
- Appliances: None
  - Other Interior Features: Ceiling Fan(s), Tile Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,160
  - Electric: \$1,020.00
  - Gas: \$600
  - Furniture Replacement:
  - Trash: \$1,000
- Insurance: \$1,300
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$1,160

- Cable TV: 01340270
  - Gardener:
  - Licenses:
- Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     | 0      | Unfurnished | \$0         | \$0        | \$2,600   |
| 2: | 1     | 2    | 2     | 0      | Unfurnished | \$1,400     | \$1,400    | \$1,900   |

# Of Units With:

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

Additional Information

- Trust sale
- ELA - East Los Angeles area
  - Los Angeles County
  - Parcel # 6341031012

Michael Lembeck

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

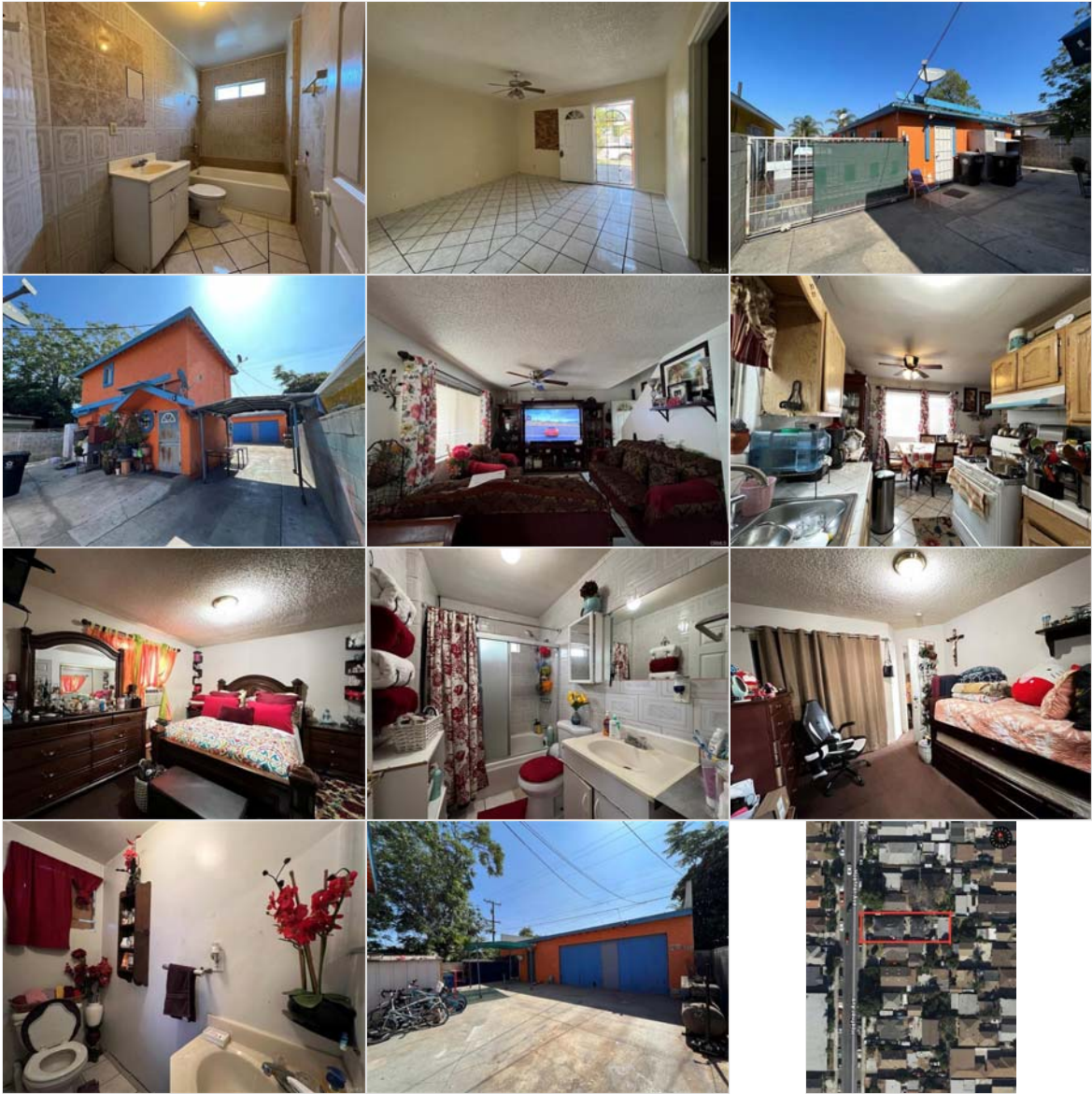
Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income    LISTING ID: PW22151561

Printed: 12/04/2022 6:15:33 AM

**Closed** • **Duplex**

**8014 1st St • Paramount 90723**

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

**Cross Street Paramount Blvd and Somerset Blvd**

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

**9 days on the market**

**Listing ID: OC22221993**



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

**Facts & Features**

- Sold On 11/28/2022
- Original List Price of \$675,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$689 (Estimated)
- Laundry: In Garage
- \$47400 Gross Scheduled Income
- \$46750 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

**Interior**

- Rooms: All Bedrooms Down

**Exterior**

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

**Annual Expenses**

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

**Unit Details**

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

# Of Units With:

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

Additional Information

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

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos









CUSTOMER FULL: Residential Income    LISTING ID: OC22221993

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Closed •

11300 Covello St • Sun Valley 91352

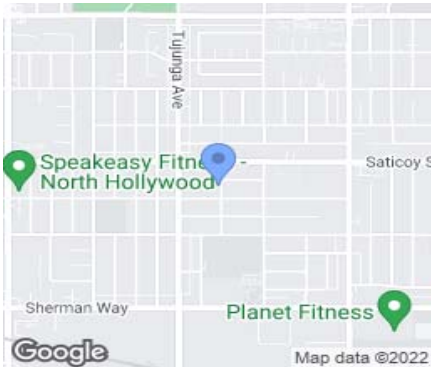
2 units • \$420,000/unit • 1,728 sqft • 8,059 sqft lot • \$491.90/sqft •  
Built in 1942

South of Saticoy St and East of Tujunga Ave

List / Sold: \$840,000/\$850,000 ↓

85 days on the market

Listing ID: 22187911



Priced to sell! Well maintained duplex with 2 separate houses on one lot with a combined SF of 1728 in a great Sun Valley neighborhood! The first unit has 3 beds and 1 bathroom and features hardwood floors throughout, porcelain tile in the wet areas. The updated kitchen features tons of cabinets, stainless steel appliances, recessed lighting, and granite counters. The bathroom has an updated shower, vanity, and brushed nickel fixtures. The second unit is 2 bed and 1 bath. Perfect for renting or those with large families. Both units have been updated, each unit has its own water heater, electrical panel, and its own address for separate utility bills. Located on a corner lot giving it a huge front yard that has grass, sprinklers, and is landscaped. The backyard is mostly concrete and features a side gate for additional secured parking along with the 2-car garage. Both units are currently rented with leases through Feb 28, 2023.

Facts & Features

- Sold On 11/28/2022
- Original List Price of \$889,000
- 1 Buildings
- Heating: Wall Furnace
- \$37450 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$11,750
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 1     |        | Unfurnished | \$2,400     | \$2,400    | \$3,000   |
| 2: | 1     | 2    | 1     |        | Unfurnished | \$1,600     | \$1,600    | \$2,400   |
| 3: |       |      |       |        |             |             |            |           |
| 4: |       |      |       |        |             |             |            |           |



5:  
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# Of Units With:

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

Additional Information

- Standard sale
- SUNV - Sun Valley area
  - Los Angeles County
  - Parcel # 2315016011

Michael Lembeck

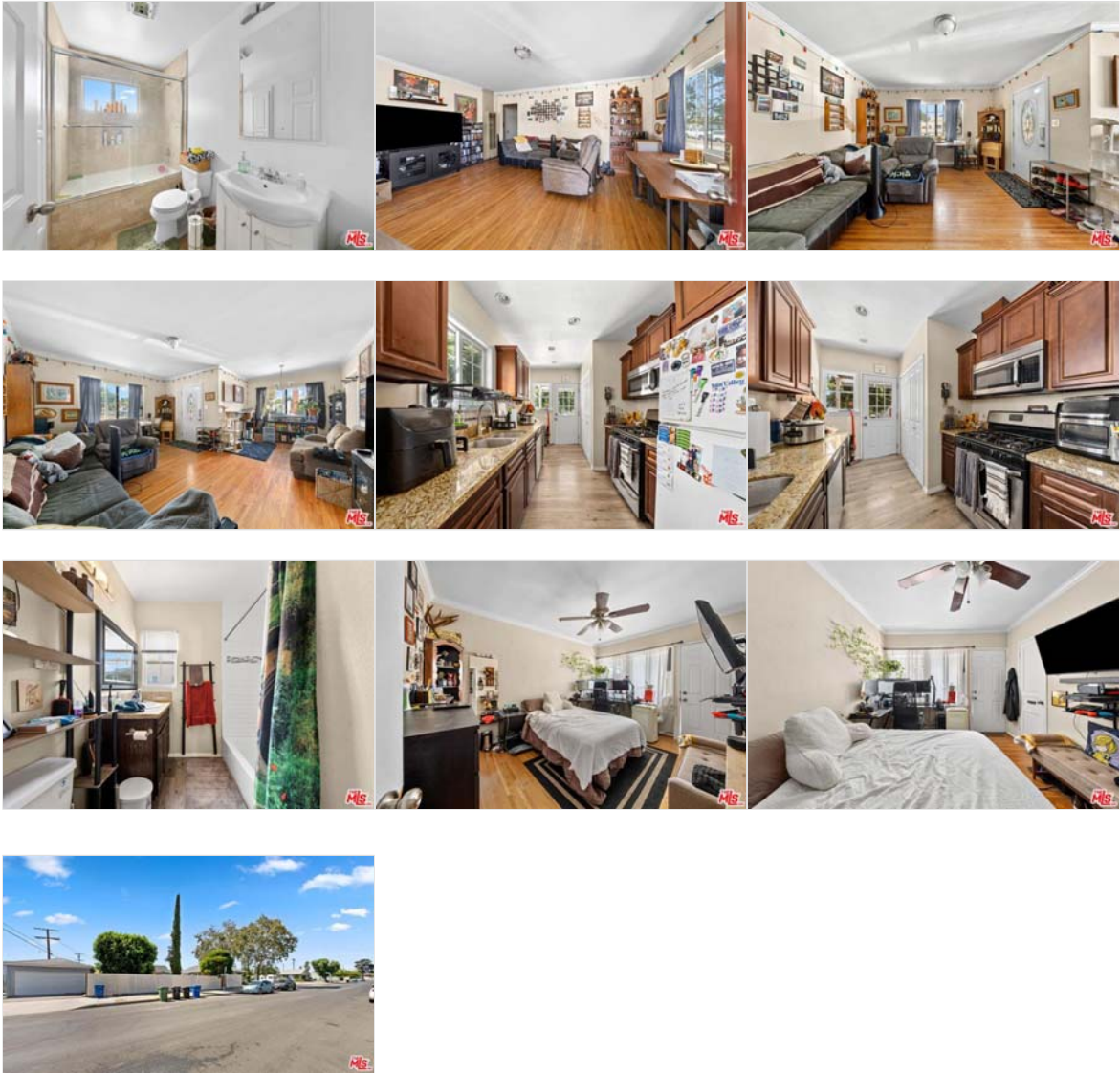
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: 22187911

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Closed •

8943 Annetta Ave # A & B • South Gate 90280

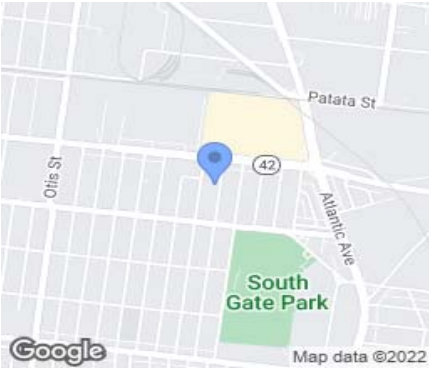
2 units • \$412,500/unit • 2,394 sqft • 7,658 sqft lot • \$361.74/sqft •  
Built in 1939

South of Firestone / East of Atlantic

List / Sold: \$825,000/\$866,000 ↑

34 days on the market

Listing ID: IV22111307



Great opportunity to own an investment property in the city of South Gate. 2 houses on one lot. The front unit is a 2 bedroom 1 bathroom with laundry hookups and an attached 2 car garage. The back unit was built in 1996. This 2 story approximately 1,640 square feet and consists of 3 bedrooms and 3 bathrooms and also has a 2 car attached garage. Live in one and rent the other or rent both.

Facts & Features

- Sold On 11/30/2022
- Original List Price of \$825,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- \$840 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02073643
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Drapes:
- Patio:



- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Third Party Approval sale
- Rent Controlled

- T4 - South Gate E of 710 area
- Los Angeles County
- Parcel # 6216016020

Michael Lembeck

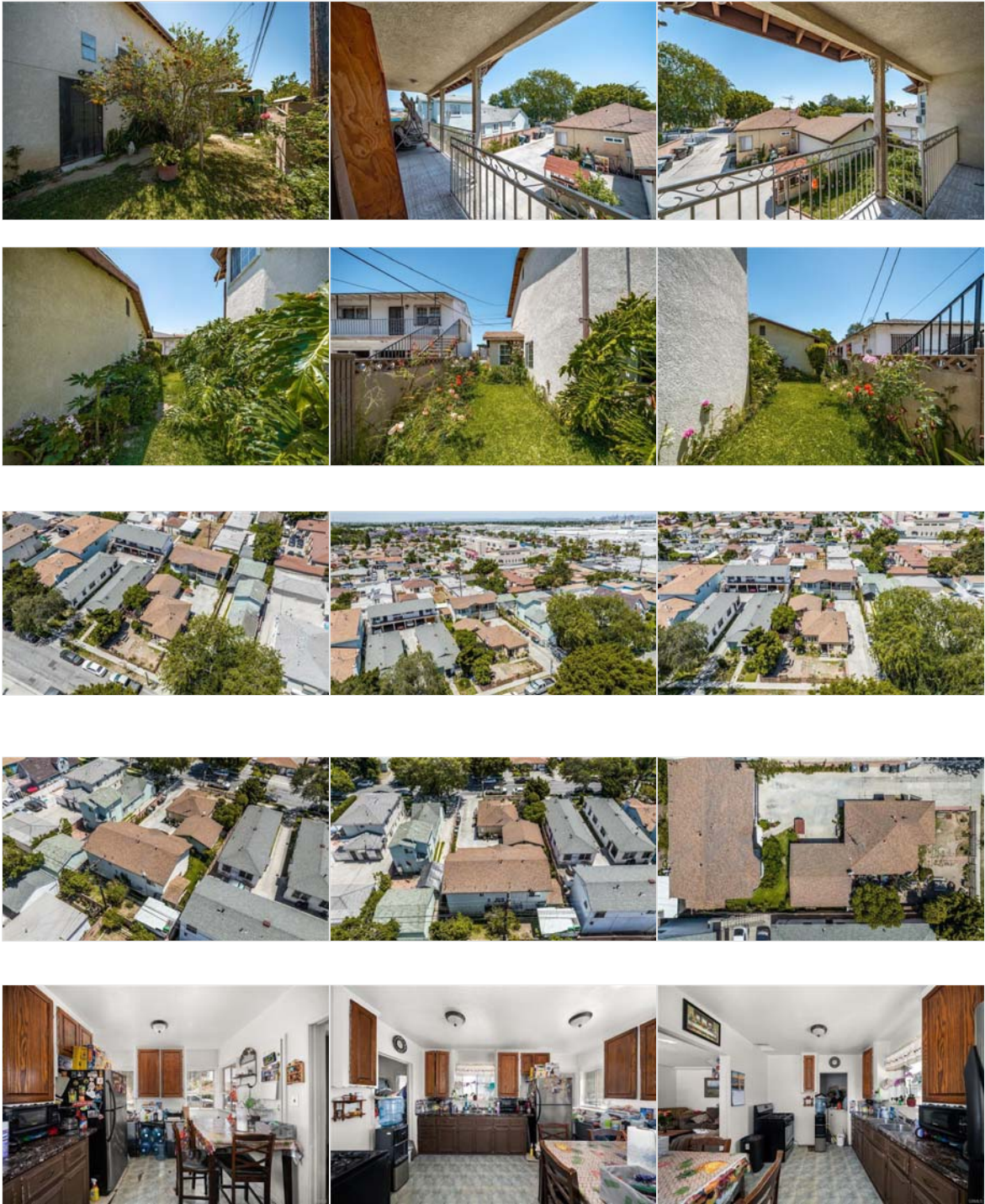
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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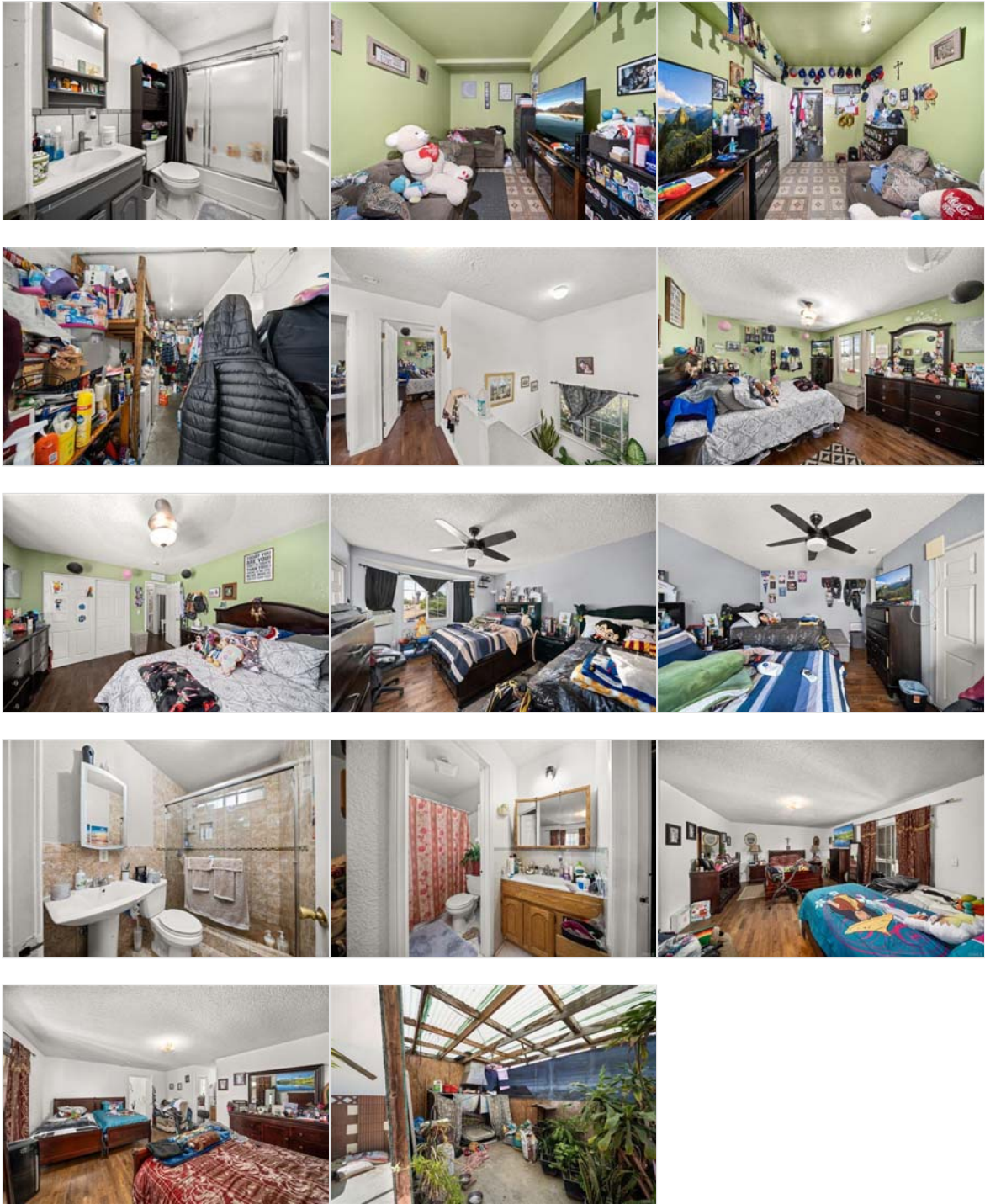












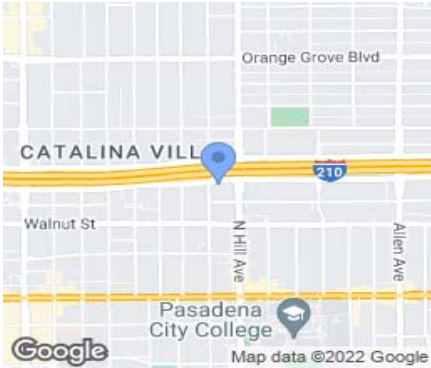
CUSTOMER FULL: Residential Income    LISTING ID: IV22111307

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Closed • Triplex

**314 N Holliston Ave • Pasadena 91106**  
**3 units • \$400,000/unit • 2,510 sqft • 13,678 sqft lot • \$408.37/sqft •**  
**Built in 1927**  
**Property is located on N Holliston Ave and Corson St**

List / Sold:  
**\$1,200,000/\$1,025,000** ↓  
56 days on the market  
Listing ID: P1-11114



Development opportunity - Up to 10 Units! Rare opportunity to acquire & restore a multi-family property consisting of 3 individual units on a 13,678 SF lot (per Assessor). This property includes the following unit mix: 314 Holliston Ave: 2 bed/1 bath, 660 SF. 316 N Holliston Ave: 2 bed/ 1 bath, 580 SF. 318 N Holliston Ave: 3 bed/1 bath, 1,270 SF. Each unit has a 1-car garage and are separately metered for water, electricity & gas. Unit 318 was badly damaged due to fire in 2021 and has been empty since. The other two units will be delivered occupied by long-term tenants. Located in an apartment heavy area, close to shopping, freeway access, this property is certain to be in demand, and provide the savvy investor with upside potential.

Facts & Features

- Sold On 11/28/2022
  - Original List Price of \$1,600,000
  - 3 Buildings
  - Levels: One
  - 3 Total parking spaces
  - Cooling: Wall/Window Unit(s)
  - Heating: Wall Furnace
- Laundry: Outside
  - \$53432 Gross Scheduled Income
  - \$40833 Net Operating Income
  - 3 electric meters available
  - 3 gas meters available
  - 3 water meters available

Interior

- Rooms: Living Room, Kitchen
  - Floor: Vinyl
- Appliances: Water Heater
  - Other Interior Features: Unfurnished

Exterior

- Lot Features: Sprinklers None
- Fencing: Chain Link
  - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,599
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 01947193
  - Gardener:
  - Licenses:
- Insurance: \$730
  - Maintenance: \$165
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$1,308
  - Other Expense: \$4,015
  - Other Expense Description: taxes

Unit Details



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

# Of Units With:

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

Additional Information

- Standard, Trust sale
- Los Angeles County
  - Parcel # 5738016058

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

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

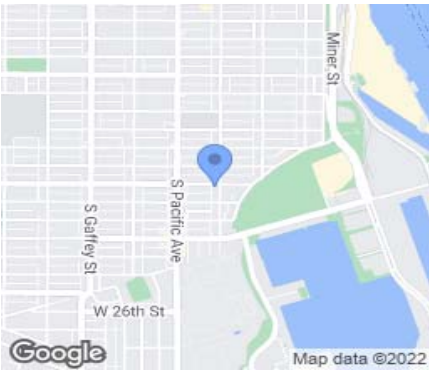
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Closed •

**405 W 19th St • San Pedro 90731**  
**3 units • \$425,000/unit • 2,569 sqft • 9,001 sqft lot • \$449.59/sqft •**  
**Built in 1963**  
**W 19th St & S Mesa St**

List / Sold:  
**\$1,275,000/\$1,155,000 ↓**  
**21 days on the market**  
**Listing ID: 22209435**



Three houses on two lots delivered empty. An investors dream or a family compound? The potential is unlimited. Priced below any sales comparable for individual homes. This property sits only a few blocks from the waterfront and is located directly across the street from a brand new construction townhomes project. Poised for long term growth, this property is perfect for an investor or owner user.

Facts & Features

- Sold On 11/29/2022
  - Original List Price of \$1,275,000
  - 3 Buildings
  - 3 Total parking spaces
  - Heating: Wall Furnace
- Cap Rate: 5.21
  - \$66403 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$27,797
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV:
  - Gardener:
  - Licenses:
- Insurance:
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer:
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     |        | Unfurnished | \$2,750     | \$0        | \$2,750   |
| 2: | 1     | 2    | 1     |        | Unfurnished | \$2,550     | \$0        | \$2,550   |
| 3: | 1     | 2    | 1     |        | Unfurnished | \$2,550     | \$0        | \$2,550   |
| 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
- 185 - Plaza area
  - Los Angeles County
  - Parcel # 7456032031

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: 22209435

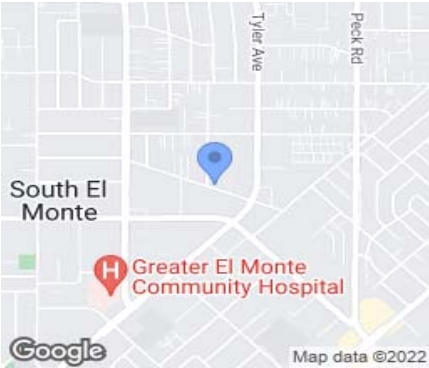
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**Closed** • **Triplex**

**10907 Weaver Ave** • **South El Monte 91733**  
**3 units** • **\$268,533/unit** • **3,063 sqft** • **11,826 sqft lot** • **\$260.53/sqft** •  
**Built in 1913**  
**from south on Continental Ave toward Weaver Ave**

List / Sold: **\$805,600/\$798,000** ↓  
**17 days on the market**  
**Listing ID: IV22218947**



Triplex opportunity in El Monte, CA. This will go fast if you blink it will be sold. Three-unit building located on a good size lot of approximately 11,826 square feet. This is a great opportunity to put your finishing touches on this gem. Don't miss this unique chance to say "hello" to your new dream getaway! All potential buyers are asked to check with City, County, Zoning, Tax, and other records to determine all details on this property listed above to their satisfaction. This is an AS-IS REO property.

**Facts & Features**

- Sold On 12/01/2022
  - Original List Price of \$805,600
  - 1 Buildings
  - Levels: One
  - 0 Total parking spaces
  - \$0 (Unknown)
- Laundry: See Remarks
  - 0 electric meters available
  - 0 gas meters available
  - 0 water meters available

**Interior**

**Exterior**

- Lot Features: Level
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 00800900
  - 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        | \$0       |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$0         | \$0        | \$0       |
| 3: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$0       |

**# Of Units With:**

- Separate Electric: 0
- Drapes:

- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Real Estate Owned, Auction sale

- 619 - El Monte area
- Los Angeles County
- Parcel # 8104022015

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: IV22218947

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Closed

• Triplex

215 1/2 S Townsend Ave

• Los Angeles 90063

3 units • \$211,666/unit • 1,840 sqft • 6,501 sqft lot • \$327.17/sqft • Built in 1925

60 Fwy to Downey and 3rd street, and right on Townsend Avenue-

List / Sold: \$634,999/\$602,000

6 days on the market

Listing ID: DW22232332



Investors, and or those looking to own a Multi Family property located in Los Angeles area!! The Gold Line Metro Line/Rail is in very close proximity, this property offers the following: Front house is a 2-bedroom 1 bath home, the Middle unit (stand-alone) is a 1 bedroom and 1 bath home, and a possible 3rd unit (Studio above the 2-car garage in the back of the property) \*\* see remarks. There are some Guayaba and Orange trees in the back yard, this property is in need of some TLC, and possibly rehab to achieve maximum income, however, presents a great opportunity.

Facts & Features

- Sold On 12/02/2022
  - Original List Price of \$634,999
  - 3 Buildings
  - 2 Total parking spaces
  - Cooling: Central Air, Dual, Wall/Window Unit(s)
  - Heating: Central
  - \$1,512 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
  - 3 electric meters available
  - 3 gas meters available
  - 1 water meters available

Interior

- Rooms: Basement, Den, Living Room
  - Floor: Carpet, Tile
- Appliances: Electric Range
  - Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Lot 6500-9999, Sprinkler System, Sprinklers In Front
  - Security Features: Security System
- Fencing: Fair Condition
  - Sewer: Public Sewer
  - Other Exterior Features: Sump Pump, TV Antenna

Annual Expenses

- Total Operating Expense: \$1,427
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash: \$576
  - Cable TV:
  - Gardener:
  - Licenses:
- Insurance: \$0
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$851
  - Other Expense:
  - Other Expense Description:

Unit Details



|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     |        |            |             |            |           |
| 2: | 1     | 1    | 1     |        |            |             |            |           |
| 3: | 1     |      | 1     |        |            |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
  - Los Angeles County
  - Parcel # 5232017016

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income    LISTING ID: DW22232332

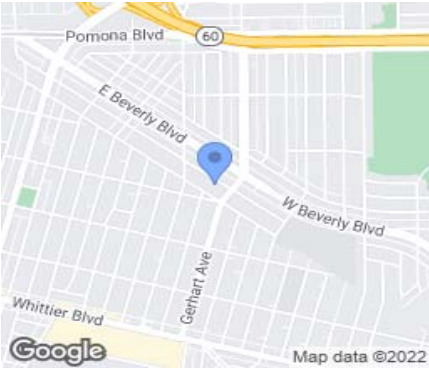
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Closed •

**5660 Via Corona St • Los Angeles 90022**  
**3 units • \$266,666/unit • 2,553 sqft • 5,951 sqft lot • \$313.36/sqft •**  
**Built in 1948**  
**Beverly/ Gerhart ave.**

List / Sold: **\$799,999/\$800,000** ↑  
**29 days on the market**  
**Listing ID: PW22181694**



First time on the market in 43 years. 3 nice size 1 bedroom units with 3 car garage. Title shows as 4 bed 4 bath but has 3 bedrooms.

Facts & Features

- Sold On 11/28/2022
- Original List Price of \$799,999
- 2 Buildings
- 3 Total parking spaces
- \$1,568 (Estimated)
- \$26400 Gross Scheduled Income
- \$19800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01743808
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 1      | Unfurnished | \$750       | \$750      | \$1,800   |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$750       | \$750      | \$1,800   |
| 3: | 1     | 1    | 1     | 1      | Unfurnished | \$700       | \$700      | \$1,800   |

# Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6342009011

Michael Lembeck

State License #: 01019397  
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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: PW22181694

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Closed •

308 E 56th St • Los Angeles 90011

3 units • \$283,333/unit • 3,034 sqft • 5,656 sqft lot • \$247.20/sqft •  
Built in 1923

Corner of 56th and San Pedro

List / Sold: \$850,000/\$750,000 ↓

219 days on the market

Listing ID: PW22049766



Fantastic corner lot location on the corner of 56th and San Pedro. Mixed Use. 3 Buildings on a lot. Corner Market / Store since being built in 1928. 1 Bedroom 1 Bath House, and a 3 Bedroom 1 Bath house with a detached garage. Long term tenants with good payment history.

Facts & Features

- Sold On 12/02/2022
  - Original List Price of \$1,100,000
  - 3 Buildings
  - 4 Total parking spaces
  - \$0 (Unknown)
- Laundry: Individual Room
  - Cap Rate: 7
  - \$71760 Gross Scheduled Income
  - \$56260 Net Operating Income
  - 3 electric meters available
  - 3 gas meters available
  - 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,500
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 01096925
  - Gardener:
  - Licenses:
- Insurance: \$4,500
  - Maintenance: \$0
  - 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     | 0    | 1     | 0      | Unfurnished | \$2,750     | \$2,750    | \$2,750   |
| 2: | 1     | 3    | 1     | 1      | Unfurnished | \$1,530     | \$1,530    | \$2,400   |
| 3: | 1     | 1    | 1     | 0      | Unfurnished | \$1,700     | \$1,700    | \$1,700   |

# Of Units With:

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



- Water Meters: 2
  - Carpet:
  - Dishwasher:
  - Disposal:
- Ranges:
  - Refrigerator:
  - Wall AC:

Additional Information

- Standard sale
  - Rent Controlled
- C36 - Metropolitan Southwest area
  - Los Angeles County
  - Parcel # 5101009022

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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: PW22049766

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Closed •

**3505 8th Ave • Los Angeles 90018**  
**3 units • \$449,667/unit • 1,925 sqft • 5,603 sqft lot • \$675.32/sqft •**  
**Built in 1984**  
**Crenshaw to Jefferson BLVD**

List / Sold:  
**\$1,349,000/\$1,300,000 ↓**  
27 days on the market  
Listing ID: 22201043



A rare investment opportunity 1 block west and beyond the reach of the Jefferson Park Historic Overlay Zone & NOT a HPOZ property. All 3 units will be delivered vacant at close of escrow. This property is in a quiet neighborly street and neighborhood that is surrounded by and benefitting from the Los Angeles Opportunity Zone investment. It is 2 building Triplex. Front Owner's unit is 3 Br/2 BA home with a soundproof windowless room that was used as a music/video/podcast recording studio and could now be used as a home theatre. Features Quite Cool Whole House Fan as well as split AC unit and new vinyl flooring, interior and exterior paint and 36 inches of attic insulation which keeps home warm in winter and cool in summer. Owner's unit upgraded in 2010, back unit consists of (2) Studio/1B units with individual garaged parking below them. Back units remodeled 2020-2022, upgraded upstairs bathrooms, laundry in each unit, gas wall heaters, and all new dual-paned windows. AGENTS READ PRIVATE REMARKS.

Facts & Features

- Sold On 12/02/2022
  - Original List Price of \$1,349,000
  - 2 Buildings
  - 2 Total parking spaces
  - Heating: Wall Furnace
- Laundry: Dryer Included
  - \$87350 Net Operating Income

Interior

- Rooms: Media Room, Master Bathroom
- Appliances: Dishwasher

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,850
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash: \$600
  - Cable TV: 02078798
  - Gardener:
  - Licenses:
- Insurance: \$1,500
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$1,800
  - Other Expense: \$750
  - Other Expense Description:

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 1     | 3    | 2     |        | Unfurnished | \$0         | \$0        | \$4,500   |
| 2:  | 1     | 0    | 1     |        | Unfurnished | \$1,200     | \$1,200    | \$1,800   |
| 3:  | 1     | 0    | 1     |        | Unfurnished | \$1,200     | \$1,200    | \$1,800   |
| 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
- PHHT - Park Hills Heights area
  - Los Angeles County
  - Parcel # 5044015017

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031  
26371 Crown Valley Pkwy, #180  
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CUSTOMER FULL: Residential Income    LISTING ID: 22201043

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List / Sold:

Closed •

\$3,275,000/\$3,052,500 ↓

76 days on the market

Listing ID: SB22184820

850 Loma Dr • Hermosa Beach 90254

4 units • \$818,750/unit • 3,816 sqft • 3,170 sqft lot • \$799.92/sqft • Built in 1971

6 Parcels North of 8th St and Loma Dr



New Price! \$570K Cumulative Adjustment | 850 Loma Drive is a well-positioned 4-Unit building located on a quiet street in Hermosa Beach less than a half mile from the pier. Built in 1971, the 3,816 SF building features (2) 2-bed/2-bath units, and (2) 1-bed/1-bath units. The property also includes an additional office/storage room (w/ full bathroom and kitchenette) offering the immediate opportunity to legalize as an ADU and maximize income (Buyer to Verify). Other amenities include a 2-Car Garage, (4) Carport Spaces, a shared laundry room & a rooftop deck with sweeping ocean views from Palos Verdes to Malibu. The building offers strong rental income in a high demand area with a current cap of 4.41% and a market cap of 5.12%. Given the ideal location in a high-growth city and consistent income this building provides, this is a great opportunity to own a quality asset for any Beach Cities CRE investor.

Facts & Features

- Sold On 11/30/2022
- Original List Price of \$3,850,000
- 1 Buildings
- 8 Total parking spaces
- 4 Total carport spaces
- \$1,199 (Estimated)
- Laundry: Dryer Included, Washer Included
- \$199260 Gross Scheduled Income
- \$144464 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: \$54,274
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$2,480
- Maintenance: \$5,330
- 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     | 1    | 1     | 0      | Furnished  | \$4,245     | \$4,245    | \$4,245   |

|    |   |   |   |   |             |         |         |         |
|----|---|---|---|---|-------------|---------|---------|---------|
| 2: | 1 | 1 | 1 | 0 | Unfurnished | \$2,540 | \$2,540 | \$3,000 |
| 3: | 1 | 2 | 2 | 1 | Unfurnished | \$4,500 | \$4,500 | \$4,500 |
| 4: | 1 | 2 | 2 | 1 | Unfurnished | \$3,520 | \$3,520 | \$4,500 |

# Of Units With:

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

Additional Information

- Standard sale
- 148 - Hermosa Bch Sand area
  - Los Angeles County
  - Parcel # 4187014002

Michael Lembeck

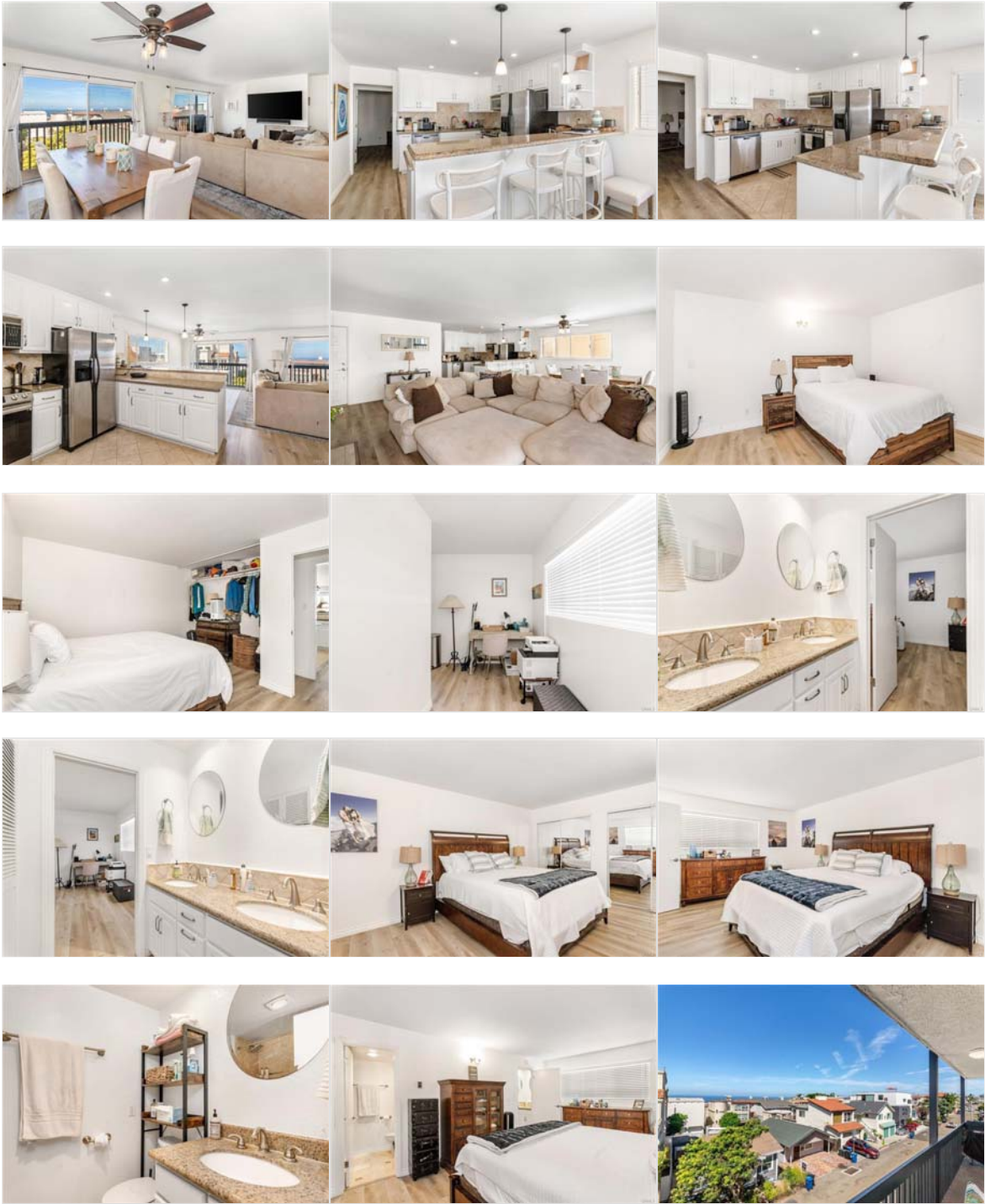
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031  
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List / Sold:

**Closed** • **Quadruplex**

**\$1,925,000/\$1,890,000** ↓

97 days on the market

Listing ID: P1-11022

**812 Southview Rd** • Arcadia 91007

**4 units** • **\$481,250/unit** • **sqft** • **7,333 sqft lot** • **No \$/Sqft data** • **Built in 1957**

**South of Huntington Dr., West of Baldwin Ave.**



This 4-unit apartment, built in 1957, is located in a cul-de-sac in the prime areas of City of Arcadia on a 7,333 square feet lot and a total of 3,560 square feet living areas. The property features 2 two-bedroom/one bath units and 2 one-bedroom/one bath units. All unit has its own private patio, water heater, wood floor, double-paned windows and sliding doors, and wall-unit air-conditionings. Unit A was renovated and updated with central air in the bedrooms, and unit C was partially renovated with split air in bedroom. The complex also features well maintained landscaping, a new roof (2022), 4 covered carports, a guest parking space, a storage room, and a coin-operated laundry room. It's convenient location to the Westfield Santa Anita Shopping Center, markets, banks, restaurant, and the famed Arcadia public schools offers stability for both tenants and investors.

**Facts & Features**

- Sold On 12/02/2022
- Original List Price of \$1,975,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s), See Remarks
- Heating: Wall Furnace
- Laundry: Community, Common Area, See Remarks, Individual Room
- \$85896 Gross Scheduled Income
- \$58995 Net Operating Income
- 4 electric meters available
- 5 gas meters available
- 0 water meters available

**Interior**

- Appliances: Gas Range, Gas Water Heater
- Other Interior Features: Unfurnished

**Exterior**

- Lot Features: 0-1 Unit/Acre, Sprinklers In Front, Cul-De-Sac
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Privacy, Vinyl
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$26,901
- Electric:
- Gas: \$700
- Furniture Replacement:
- Trash: \$1,100
- Cable TV:
- Insurance: \$1,779
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,026
- Other Expense:

- Gardener:
  - Licenses:
- Other Expense Description: Property taxes

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  |       | 2    | 1     | 1      | Unfurnished | \$2,168     | \$2,168    | \$2,300   |
| 2:  |       | 1    | 1     | 1      | Unfurnished | \$1,552     | \$1,552    |           |
| 3:  |       | 1    | 1     | 1      | Unfurnished | \$1,650     | \$1,650    |           |
| 4:  |       | 2    | 1     | 1      | Unfurnished | \$1,942     | \$1,942    |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
- 605 - Arcadia area
  - Los Angeles County
  - Parcel # 5783009016

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: P1-11022

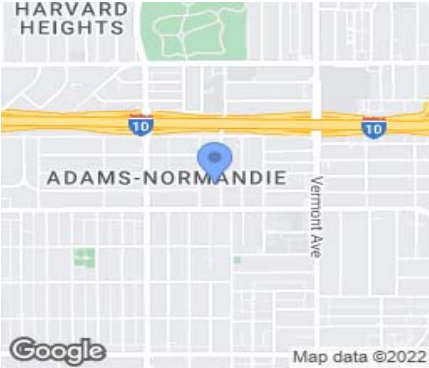
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Closed •

2417 S Budlong Ave • Los Angeles 90007

4 units • \$348,750/unit • 4,114 sqft • 6,752 sqft lot • \$328.15/sqft • Built in 1982

On S Budlong Avenue, between W Adams Blvd and W 24th Street



List / Sold:  
**\$1,395,000/\$1,350,000** ↓  
36 days on the market  
Listing ID: SB22201579

2417 S Budlong Ave in Los Angeles is a great investment and/or owner-user opportunity located in the heart of the Adams-Normandie District. The subject property consists of (4) four large 3-bedroom/1-bath units, where one unit will be delivered vacant. Built in 1982, the property is not subject to LA's RSO(Buyer to verify) and simply falls under AB-1482. With easy access to the 10 and 110 freeways, 2417 Budlong Ave is a commuter's dream where tenants enjoy the up and coming developments that are gentrifying the area.

Facts & Features

- Sold On 11/28/2022
- Original List Price of \$1,395,000
- 1 Buildings
- 5 Total parking spaces
- \$633 (Estimated)
- Laundry: See Remarks
- Cap Rate: 5.08
- \$106740 Gross Scheduled Income
- \$70845 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,558
- Electric: \$900.00
- Gas: \$900
- Furniture Replacement:
- Trash: \$900
- Cable TV: 02088571
- Gardener:
- Licenses:
- Insurance: \$4,051
- Maintenance: \$4,270
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 1     | 0      | Unfurnished | \$2,395     | \$2,395    | \$2,500   |
| 2: | 1     | 3    | 1     | 0      | Unfurnished | \$2,050     | \$2,050    | \$2,500   |
| 3: | 1     | 3    | 1     | 0      | Unfurnished | \$2,050     | \$2,050    | \$2,500   |

# Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
  - Los Angeles County
  - Parcel # 5054017021

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income    LISTING ID: SB22201579

Printed: 12/04/2022 6:15:33 AM

Closed •

5360 Clinton St • Los Angeles 90004

4 units • \$574,750/unit • 3,858 sqft • 5,590 sqft lot • \$549.94/sqft • Built in 1938

From Larchmont Blvd go east on Clinton St. From Melrose go south on N Windsor Blvd.



List / Sold:

\$2,299,000/\$2,121,650 ↓

46 days on the market

Listing ID: 22187443

Come and see this charming old Hollywood Fourplex located in the heart of Hancock Park! This rare two story building boasts four expansive one bedroom units (964 sqft each), with high ceilings, hardwood floors, original details, laundry in-unit, and breathtaking views of the Hollywood sign. Sitting on a picturesque treelined street close to the dining and shopping of Larchmont Village and Melrose. Exceptional light and bright Spanish style dwellings create multiple options for investors and owner-users alike. This is a great opportunity as there is one vacant unit ready for your personal touch. This building also has three detached garages which could be converted to ADU's or added onto. First time on the market in over 30 years. Take advantage of this rare opportunity!

Facts & Features

- Sold On 11/28/2022
  - Original List Price of \$2,299,000
  - 3 Buildings
  - Levels: Two
  - 6 Total parking spaces
  - 0 Total carport spaces
  - Cooling: Wall/Window Unit(s)
  - Heating: Floor Furnace
- Laundry: Washer Included, Dryer Included
  - Cap Rate: 3.5
  - \$80113 Net Operating Income
  - 4 electric meters available
  - 4 gas meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Gas Cooktop, Gas Oven
  - Other Interior Features: Ceiling Fan(s), 2 Staircases

Exterior

- Lot Features: Yard
  - Security Features: Smoke Detector(s), Window Bars
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$41,192
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 01792671
  - Gardener:
  - Licenses:
- Insurance: \$2,260
  - Maintenance: \$3,639
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$3,000
  - Other Expense: \$2,426
  - Other Expense Description:

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 1     | 1    | 1     |        | Unfurnished | \$0         | \$0        | \$3,500   |
| 2:  | 1     | 1    | 1     |        | Unfurnished | \$2,320     | \$2,320    | \$3,500   |
| 3:  | 1     | 1    | 1     |        | Unfurnished | \$2,380     | \$2,380    | \$3,500   |
| 4:  | 1     | 1    | 1     |        | Unfurnished | \$2,330     | \$2,330    | \$3,500   |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
- C18 - Hancock Park-Wilshire area
  - Los Angeles County
  - Parcel # 5523030001

Michael Lembeck

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

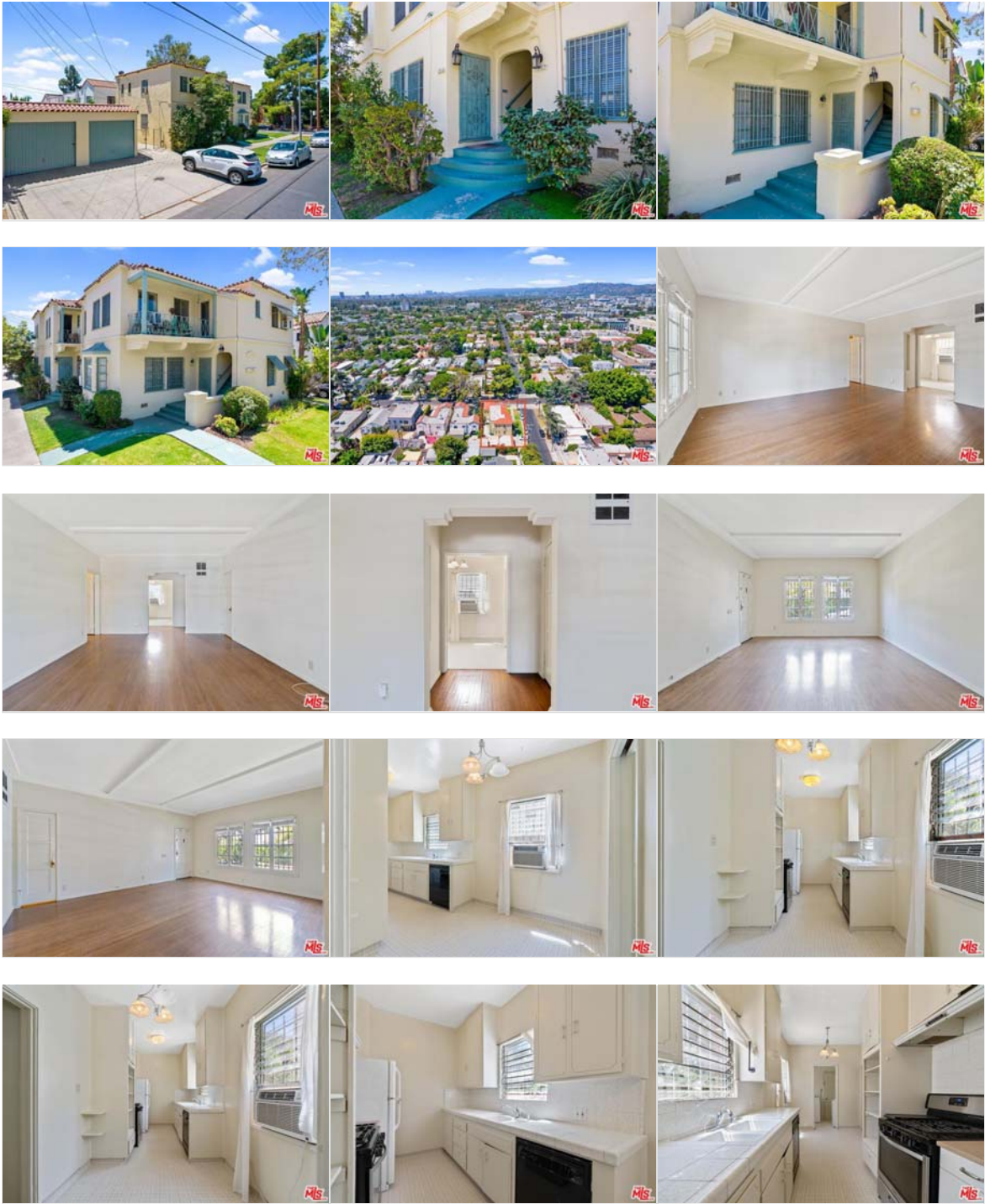
Re/Max Property Connection

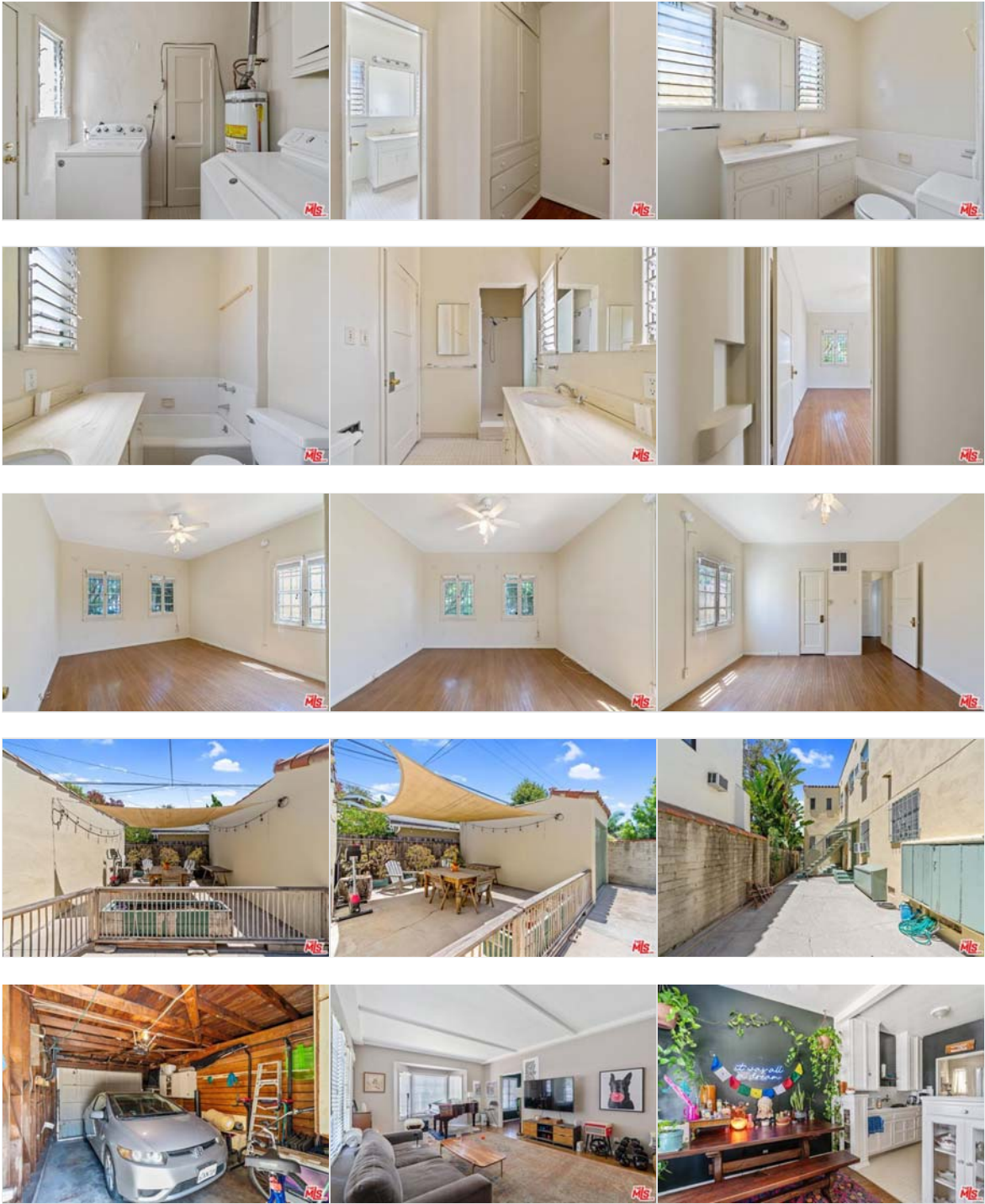
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

Click arrow to display photos

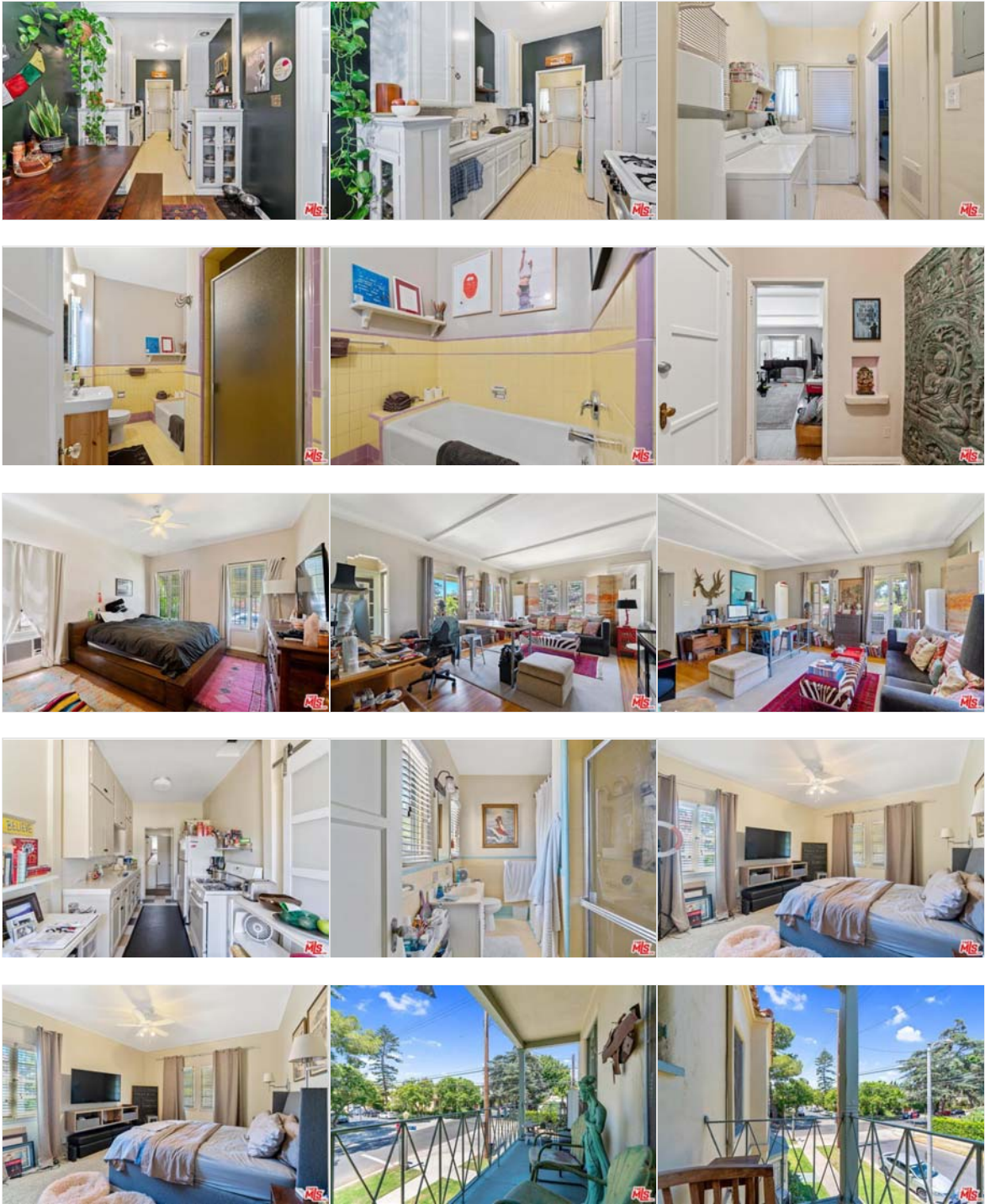
















CUSTOMER FULL: Residential Income    LISTING ID: 22187443

Printed: 12/04/2022 6:15:33 AM

Closed •

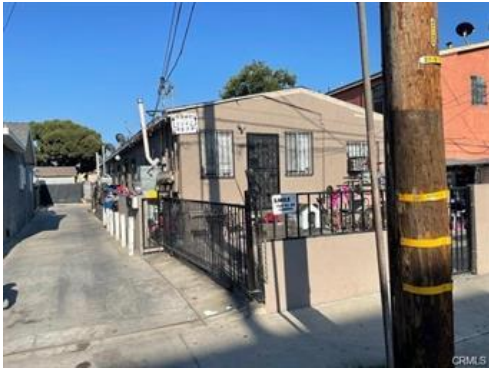
**9538 Compton Ave • Los Angeles 90002**  
**4 units • \$178,750/unit • 1,780 sqft • 3,430 sqft lot • \$390.45/sqft •**  
**Built in 1930**

**Near the intersection of Compton Av and East of Century Blvd**

List / Sold: **\$714,999/\$695,000 ↓**

**172 days on the market**

**Listing ID: DW22066435**



Investor Opportunity!! or Buyer!! This is a great opportunity to live in 1 and rent the other 3 units. 4 units with 2, 2 Bedroom 1 Bathroom, 2. 1 Bedroom 1 Bathroom. Within 6.4 miles from CSU Dominguez Hills, 6.5 miles from USC and 8.6 miles from LAX. Buyer and Buyer's Agent are advised to do their own due diligence to satisfy all information. AS-IS Sale, All tenants are month-to-month. There are 2- 2 Bedroom 1 Bath available. Please call Janice to set up an appointment.

**Facts & Features**

- Sold On 11/30/2022
- Original List Price of \$750,000
- 1 Buildings
- 0 Total parking spaces
- \$824 (Estimated)
- \$46572 Gross Scheduled Income
- \$43872 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$2,700
- Electric: \$240.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01413560
- Gardener:
- Licenses:
- Insurance: \$1,300
- 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 | \$762       | \$762      | \$1,700   |
| 2: | 2     | 1    | 1     | 0      | Unfurnished | \$815       | \$815      | \$1,700   |
| 3: | 3     | 2    | 1     | 0      | Unfurnished |             |            | \$2,400   |
| 4: | 4     | 2    | 1     | 0      | Furnished   |             |            | \$2,400   |

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6048021012

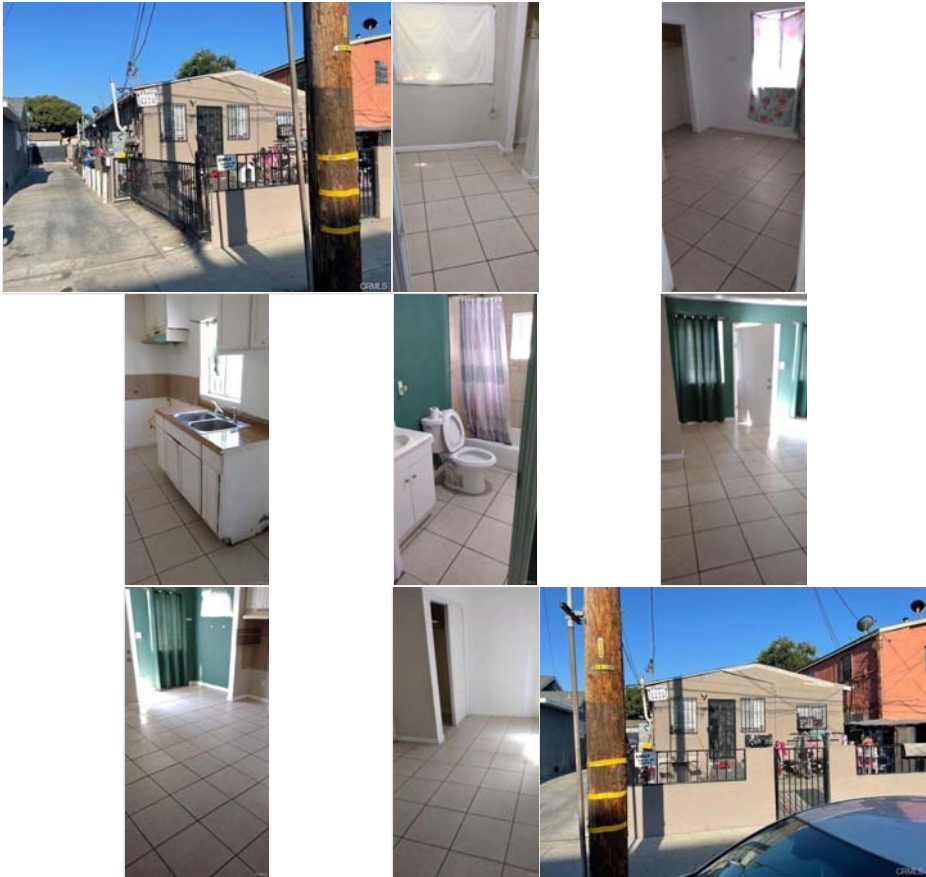
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW22066435

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**Closed** •

List / Sold: **\$950,000/\$900,000** ↓

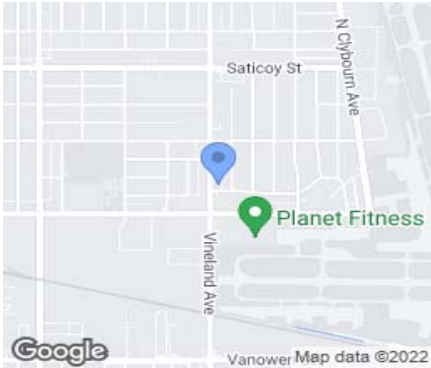
**7248 Vineland Ave • Sun Valley 91352**

**25 days on the market**

**4 units • \$237,500/unit • 2,674 sqft • 6,360 sqft lot • \$336.57/sqft •  
Built in 1952**

**Listing ID: SR22182564**

**Fom I-5 South exit San Fernando Rd., head South on Vineland. From 170 South, exit Sherman Way, head North on Vineland.**



INVESTMENT OPPORTUNITY! Great opportunity to purchase a highly sought-after, and amazing FOURPLEX that's simply too good to miss! This multifamily home is unique in that currently, all 4 units are INCOME PRODUCING! All are occupied with tenants in good standing. Unit #1 is a 2+1. Unit #2, #3 and #4 are a 1+1. All tenants are month-to-month. Tenants pay all utilities except water. AS-IS Sale. THERE ARE ALSO 4 PARKING SPOTS FOR THE RESIDENTS Enclosed garages. Easy access to nearby schools, shopping, restaurants, commuter routes and Burbank airport. Come grab this impressive investment property before it's too late! more pictures coming soon. DO NOT DISTURB TENANTS

**Facts & Features**

- Sold On 11/30/2022
- Original List Price of \$950,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$571 (Estimated)
- \$54692.2 Gross Scheduled Income
- \$48992.28 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: Living Room
- Floor: Carpet, Tile
- Appliances: Gas Oven, Gas Cooktop, Gas Water Heater

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$6,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

**Unit Details**

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$1,390     | \$1,390    | \$1,390   |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$1,131     | \$1,131    | \$904     |
| 3: | 1     | 1    | 1     | 1      | Unfurnished | \$904       | \$904      | \$904     |
| 4: | 1     | 1    | 1     | 1      | Unfurnished | \$1,131     | \$1,131    | \$1,131   |

# 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
- SUNV - Sun Valley area
  - Los Angeles County
  - Parcel # 2410018031

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: SR22182564

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Closed •

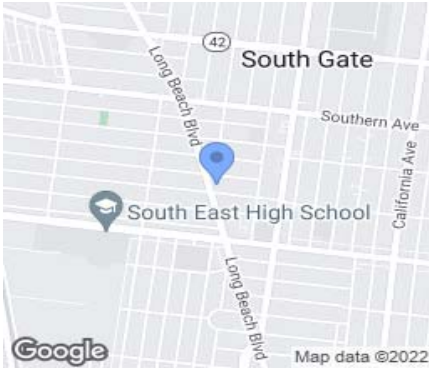
**9622 LONG BEACH Blvd • South Gate 90280**  
**4 units • \$217,000/unit • 3,753 sqft • 6,715 sqft lot • \$213.16/sqft •**  
**Built in 1945**

**Long Beach Blvd between Tweedy and Southern**

List / Sold: **\$868,000/\$800,000** ↓

**195 days on the market**

**Listing ID: 22128917**



Mixed use property in Southgate featuring a bar and retail down stairs and two residential apartments upstairs. Bar (1180sf) and one apartment unit (840sf) currently vacant and may be rented for market rents. Occupied units are on month to month leases and are paying below market rents. Great upside potential for new owner. Property has been in the same family for many years and is now a great opportunity for new management. Retail store (1010sf) rented for \$900/mo. Residential unit (805sf) is rented for a total of \$1,000 for month. Bar was previously rented for \$2000/month and is now vacant. All leases are month to month and verbal agreements. Seller may opt for 1031 exchange. Buyer to cooperate with seller 1031 exchange if necessary. Parking is accessed through a shared driveway. Great opportunity on a street that is marked for development.

Facts & Features

- Sold On 12/01/2022
- Original List Price of \$899,000
- 1 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Radiant
- Cap Rate: 3.5
- \$31723 Net Operating Income

Interior

- Appliances: None

Exterior

Annual Expenses

- Total Operating Expense: \$16,637
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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     | 1    | 1     |        | Unfurnished | \$1,000     | \$1,000    | \$1,750   |
| 2: | 1     | 1    | 1     |        | Unfurnished | \$0         | \$0        | \$1,750   |

|     |   |   |   |             |       |       |         |
|-----|---|---|---|-------------|-------|-------|---------|
| 3:  | 1 | 0 | 0 | Unfurnished | \$900 | \$900 | \$2,000 |
| 4:  | 1 | 0 | 0 | Unfurnished | \$0   | \$0   | \$2,000 |
| 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

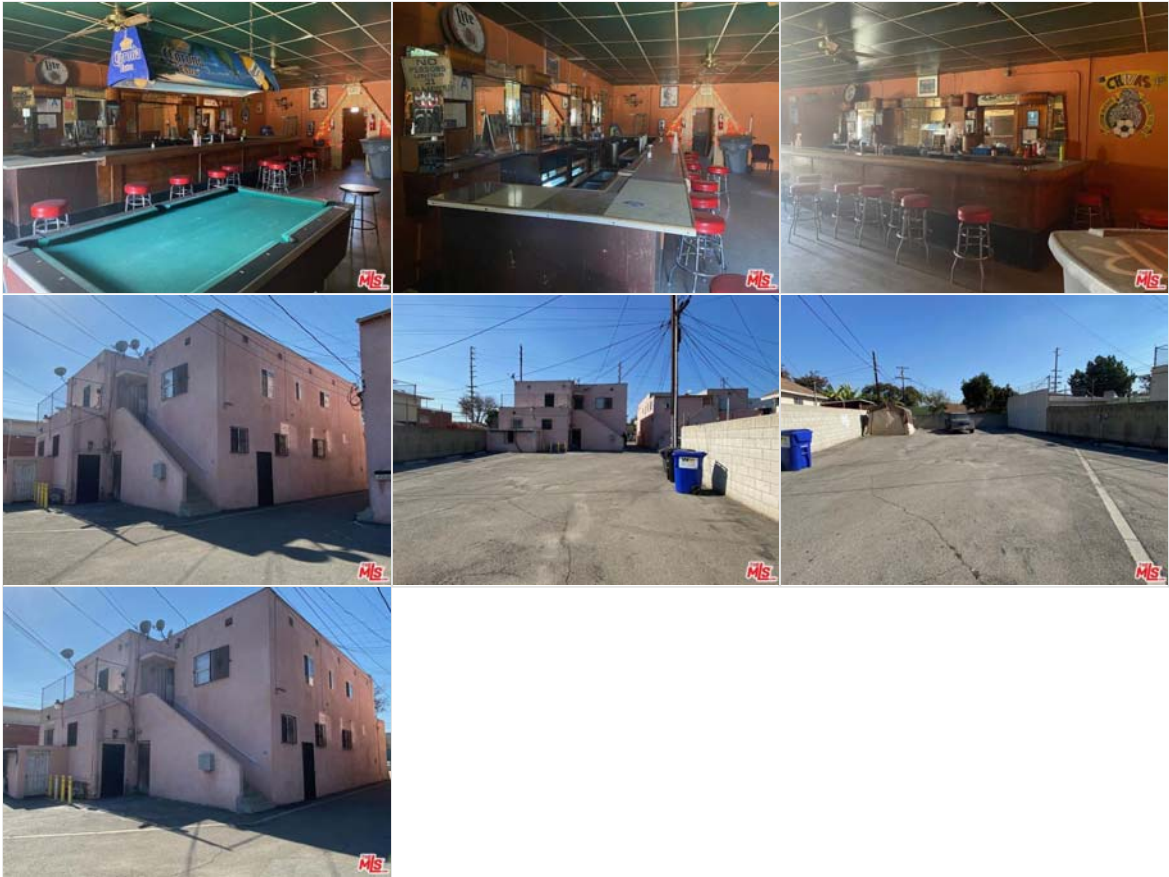
- Standard sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
  - Los Angeles County
  - Parcel # 6206014012

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

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

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CUSTOMER FULL: Residential Income    LISTING ID: 22128917

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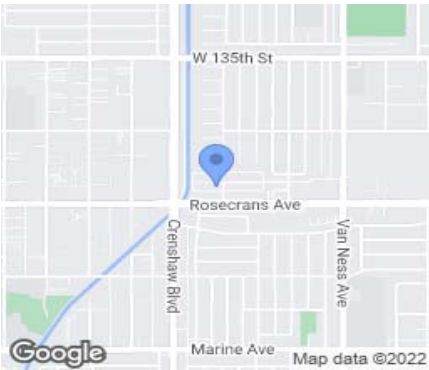


Closed • Apartment

2908 W 141st Pl • Gardena 90249

5 units • \$240,000/unit • 4,133 sqft • 6,525 sqft lot • \$278.25/sqft • Built in 1958

/



List / Sold:  
**\$1,200,000/\$1,150,000** ↓  
119 days on the market  
Listing ID: SB22061149

Price Reduced! Buyer's Walk-Through will be scheduled for those with a submitted offer only. Value-add investment opportunity! Nearly 100% rental upside with a pro-forma cap rate of 6%. No municipal rent control. This 4,133 SF building comes with a very attractive unit mix for both owner-user and investor. Two units have their own balcony. Five tuck-under parking spaces accessible via alley. Plenty of street parking. Easy access to 405, 110, and 105 Freeways. Prime for future appreciation. Buyer to cooperate with Seller's 1031 Exchange.

Facts & Features

- Sold On 11/30/2022
- Original List Price of \$1,375,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$18,188 (Other)
- \$62100 Gross Scheduled Income
- \$29891 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

Exterior

- Lot Features: Lawn
- Fencing: None
- Sewer: None

Annual Expenses

- Total Operating Expense: \$30,346
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management: 1
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     | 0      | Unfurnished | \$1,800     | \$1,800    | \$2,700   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$1,000     | \$1,000    | \$2,050   |
| 3: | 1     | 1    | 1     | 0      | Unfurnished | \$700       | \$700      | \$1,750   |

|    |   |   |   |   |             |       |       |         |
|----|---|---|---|---|-------------|-------|-------|---------|
| 4: | 1 | 1 | 1 | 0 | Unfurnished | \$800 | \$800 | \$1,750 |
| 5: | 1 | 1 | 1 | 0 | Unfurnished | \$875 | \$875 | \$1,750 |

# 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
- 119 - Central Gardena area
  - Los Angeles County
  - Parcel # 4059019006

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







List / Sold:

Closed •

\$1,495,000/\$1,495,000

0 days on the market

Listing ID: SB22183455

**1531 Torrance Blvd • Torrance 90501**  
**5 units • \$299,000/unit • 4,085 sqft • 7,501 sqft lot • \$365.97/sqft •**  
**Built in 1987**  
**At 1531 Torrance Blvd, between Denker Avenue and W 209th Street.**



We are pleased to present this pride of ownership 5-unit apartment building located at 1531 Torrance Blvd. This very well-maintained 4,085 SqFt building is situated on a 7,501 SqFt lot. This property consists of (4) 2-bed/1-bath, and (1) 2-bed/2-bath units. One of the 2-bed/1-bath units has been recently remodeled and will be delivered vacant. This property includes 10 on site parking spaces. Four of the units share a coin operated laundry room, and one of the units has their own washer/dryer hookup. The over all condition of this property is pristine including a new roof installed 3 years ago. The original front unit was built in 1940, and the four rear units were built in 1987. All units are separately metered.

Facts & Features

- Sold On 12/01/2022
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Heating: Central
- \$10,803 (Public Records)
- Laundry: Common Area
- Cap Rate: 4.25
- \$101820 Gross Scheduled Income
- \$63607 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$35,158
- Electric: \$1,125.00
- Gas: \$1,125
- Furniture Replacement:
- Trash: \$1,125
- Cable TV: 01517281
- Gardener:
- Licenses:
- Insurance: \$2,625
- Maintenance: \$3,055
- Workman's Comp:
- Professional Management: 5091
- Water/Sewer: \$1,125
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 2      | Unfurnished | \$1,700     | \$1,700    | \$2,200   |
| 2: | 1     | 2    | 2     | 2      | Unfurnished | \$1,480     | \$1,480    | \$2,300   |

|    |   |   |   |   |             |         |         |         |
|----|---|---|---|---|-------------|---------|---------|---------|
| 3: | 1 | 2 | 1 | 2 | Unfurnished | \$2,200 | \$2,200 | \$2,200 |
| 4: | 1 | 2 | 1 | 2 | Unfurnished | \$1,505 | \$1,505 | \$2,200 |
| 5: | 1 | 2 | 1 | 2 | Unfurnished | \$1,500 | \$1,500 | \$2,200 |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
- 122 - Harbor Gateway area
  - Los Angeles County
  - Parcel # 7351011013

Michael Lembeck

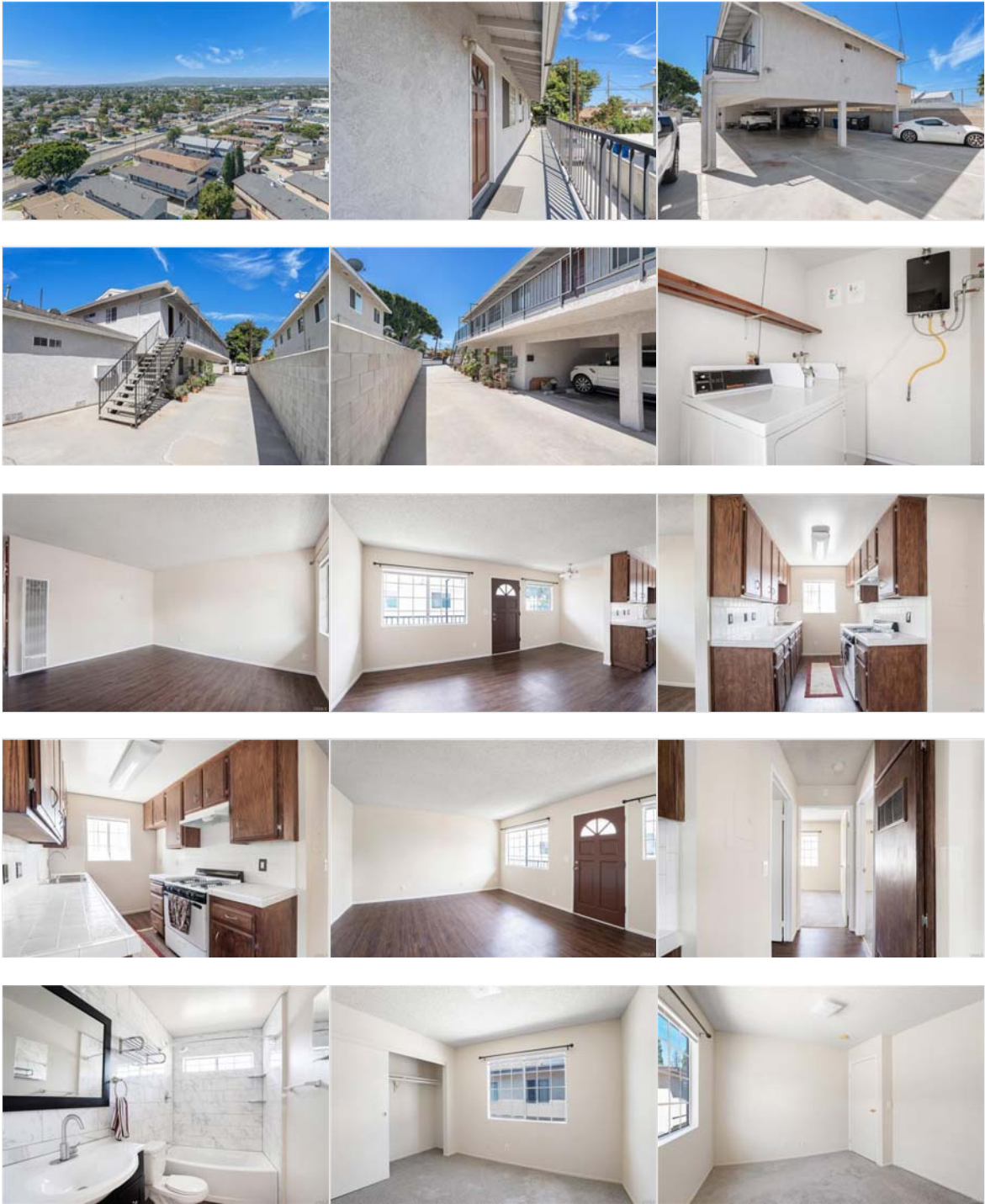
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: SB22183455

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List / Sold:

Closed •

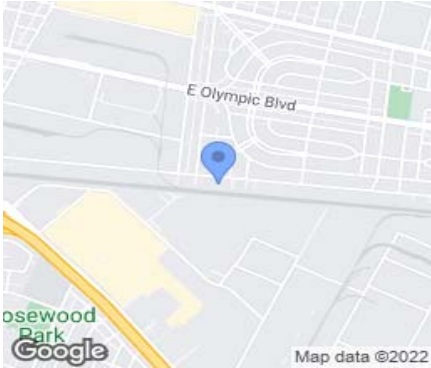
\$1,475,000/\$1,475,000

5 days on the market

Listing ID: 22202251

5834 Ferguson Dr • Commerce 90022  
5 units • \$295,000/unit • 4,942 sqft • 10,247 sqft lot • \$298.46/sqft •  
Built in 1990

This investment property is located in a prime Commerce neighborhood and is situated on Ferguson Drive between East Olympic Boulevard and Telegraph Road. Nearest major cross street of Garfield Avenue.



We are pleased to present a 5 unit in Commerce being offered for sale (by the original owner) for the first time in almost 33 years! This investment opportunity has an excellent unit mix of oversized 2 bedroom + 1 bathroom in all units. Take advantage of this great chance to own an income property, newly constructed in 1990 sitting on a very large 10,221 square foot lot zoned R3. A new investor would appreciate the strong in-place rents as it brings in 4.35% cap rate on current rents. The opportunity for growth can be seen from different perspectives on this pride-of-ownership property. For decades, the owners have given their time and love into this asset with many recent capital improvement. This truly is a one-of-a-kind trophy investment of its area. Some great features about this location is the two-story layout of the building, balcony for select units, on-site laundry, secured entry, garage parking for all units, separately metered for gas and electricity as a well as water heater for each unit. The property is located within a short Distance to the 5, 60, 101 & 710 Freeways. Don't run away, take advantage of the location as this is considered under the statewide AB1482 rent control of 5% + CPI (which is currently 10%).

Facts & Features

- Sold On 11/29/2022
- Original List Price of \$1,475,000
- 1 Buildings
- Cap Rate: 4.35
- \$63874 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$40,634
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     |        | Unfurnished | \$1,900     | \$1,900    | \$2,275   |

|     |   |   |   |             |         |         |         |
|-----|---|---|---|-------------|---------|---------|---------|
| 2:  | 1 | 2 | 1 | Unfurnished | \$1,925 | \$1,925 | \$2,275 |
| 3:  | 1 | 2 | 1 | Unfurnished | \$1,550 | \$1,550 | \$2,275 |
| 4:  | 1 | 2 | 1 | Unfurnished | \$1,785 | \$1,785 | \$2,275 |
| 5:  | 1 | 2 | 1 | Unfurnished | \$1,735 | \$1,735 | \$2,275 |
| 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
- ELA - East Los Angeles area
  - Los Angeles County
  - Parcel # 6338035014

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income    LISTING ID: 22202251

Printed: 12/04/2022 6:15:34 AM

Closed •

**1721 Armacost Ave • Los Angeles 90025**  
**5 units • \$550,000/unit • 4,718 sqft • 6,158 sqft lot • \$569.10/sqft •**  
**Built in 1961**  
**West on Iowa Ave, South on Armacost Ave**

List / Sold:  
**\$2,750,000/\$2,685,000 ↓**  
**14 days on the market**  
**Listing ID: 22208923**



Immaculate West LA Spanish style 5-unit garden apartment building that offers excellent amenities to tenants. Attractive unit mix consists of four 2 bed/2 bath and one 2 bed/2bath plus den. Featuring a current 4.25% cap rate with solid in-place rents, amenities consist of ample storage, including walk in closets, crown molding, on site laundry and covered parking just to name a few. If that wasn't enough, its proximity to an array of eateries on Sawtelle District, short walk to Stoner Park and quick drive to Target, Trader Joes and 405/10 Freeways make this property highly desirable for tenants to call this their home. This offering provides a rare opportunity to investors or owner user to acquire a great asset in a strong rental market. A rare gem!

Facts & Features

- Sold On 12/02/2022
- Original List Price of \$2,750,000
- 1 Buildings
- 5 Total parking spaces
- 5 Total carport spaces
- Heating: Central
- Laundry: Community
- Cap Rate: 4.25
- \$116983 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$46,559
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01046440
- 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     | 2    | 2     |        | Unfurnished | \$2,675     | \$10,450   | \$12,000  |
| 2: | 1     | 2    | 2     |        | Unfurnished | \$3,500     | \$3,500    | \$3,500   |

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13:

# Of Units With:

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

Additional Information

- Standard sale
- WLA - West Los Angeles area
  - Los Angeles County
  - Parcel # 4259013005

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

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

Click arrow to display photos







CUSTOMER FULL: Residential Income    LISTING ID: 22208923

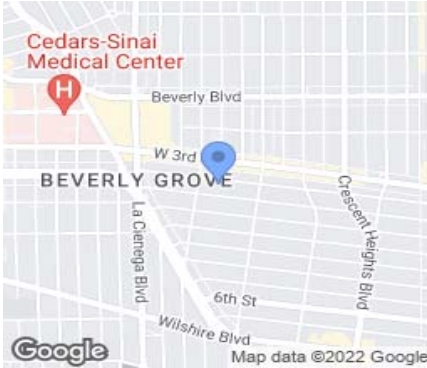
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Closed •

8360 Blackburn Ave • Los Angeles 90048

7 units • \$342,857/unit • 5,945 sqft • 6,250 sqft lot • \$417.16/sqft •  
Built in 1955

The subject property is situated in a prime Beverly Grove location, south of West 3rd Street and east of La Cienega Boulevard.



List / Sold:

\$2,400,000/\$2,480,000 ⬆

14 days on the market

Listing ID: 22212221

We are pleased to present a seven (7) unit apartment building located at 8360 Blackburn Avenue in Los Angeles, California. The subject property is situated in a prime Beverly Grove location, south of West 3rd Street and east of La Cienega Boulevard. Beverly Grove was built primarily in the 1920's and has a combination of quiet charm and close proximity to shopping, restaurants, and museums. Half of Beverly Grove residents aged 25 and older possessed a four-year degree in 2000, a high rate for both the city and the county. The percentage of residents with a master's degree was also high. One of the more noticeable features of this submarket is the Beverly Center, opened in 1982, which has various designer stores and restaurants. The Beverly Center is also home to the Museum of Dream Space, which is known as the first museum mainly exhibiting digital art in the United States. This area is also known for its trendy, upscale dining with options within walking distance from the subject property such as Angler, Yardbird, Son of a Gun, Bari, Matsumoto, Lawry's Prime Rib, SHAN Social House, and N10 Restaurant. Built in 1955, this property contains a great unit mix of one (1) studio / one-bathroom unit, two (2) one-bedroom / one-bathroom units, two (2) two-bedroom / one-bathroom units, and two (2) two-bedroom / two-bathroom units. The building features backyard patio space, a large covered balcony, an on-site laundry room, and RTI plans to complete the soft-story retrofit all right across the street from a brand new ground-up co-living development. The units have hardwood floors, large windows, and lots of space. There is one (1) parking space available per bedroom for a total of ten (10) parking spaces. Residents will love living in a quiet residential pocket just down the street from upscale retail, restaurant, and entertainment amenities. Situated in a prime Beverly Grove location, this offering presents an excellent opportunity for any investor to capitalize on a strong rental upside potential in one of the most upscale submarkets of Los Angeles.

Facts & Features

- Sold On 11/30/2022
  - Original List Price of \$2,400,000
  - 1 Buildings
  - 6 Total parking spaces
  - Heating: Wall Furnace
- Cap Rate: 3.95
  - \$94688 Net Operating Income

Interior

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

Exterior

- Lot Features: Rectangular Lot

Annual Expenses

- Total Operating Expense: \$51,318
- Insurance:

- Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 00530854
  - Gardener:
  - Licenses:
- 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 | \$1,575     | \$1,575    | \$1,800   |
| 2:  | 2     | 1    | 1     |        | Unfurnished | \$1,288     | \$1,288    | \$2,300   |
| 3:  | 2     | 2    | 1     |        | Unfurnished | \$1,950     | \$1,950    | \$2,900   |
| 4:  | 2     | 2    | 2     |        | Unfurnished | \$2,205     | \$2,205    | \$3,200   |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
  - Los Angeles County
  - Parcel # 5511034024

Michael Lembeck

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

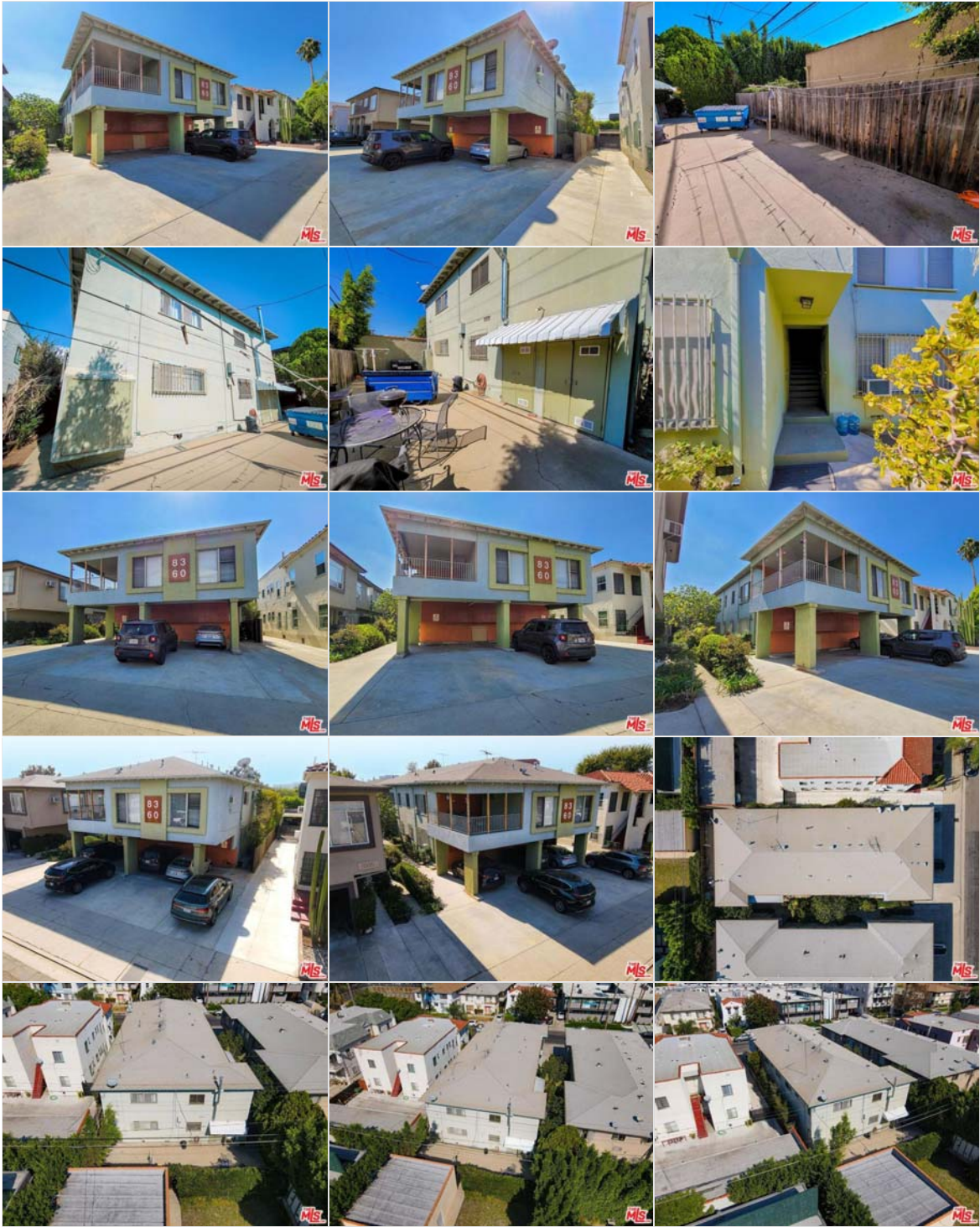
Re/Max Property Connection

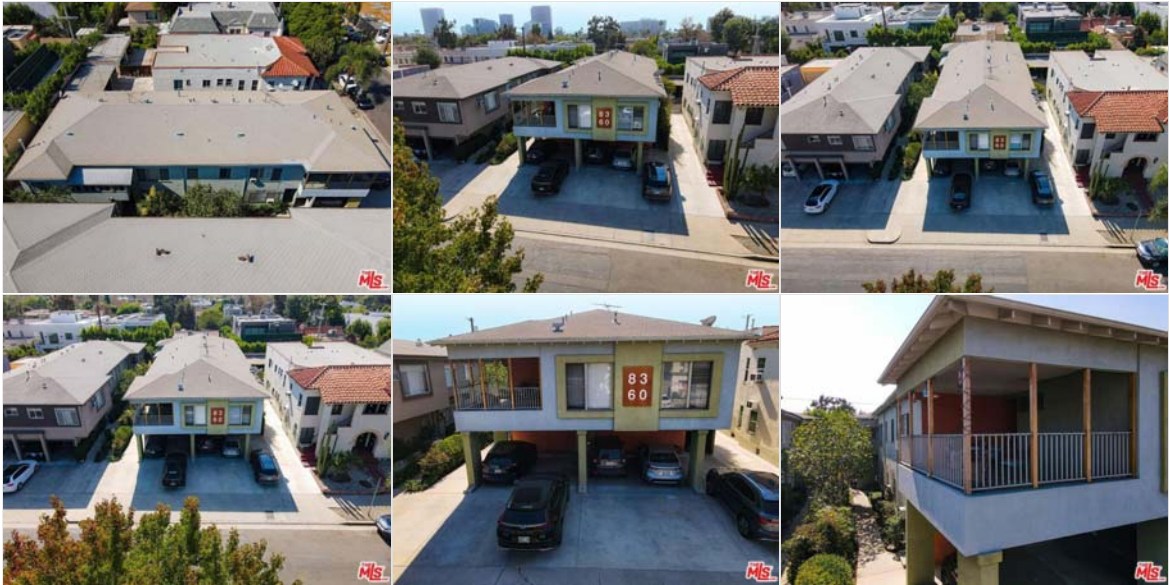
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income    LISTING ID: 22212221

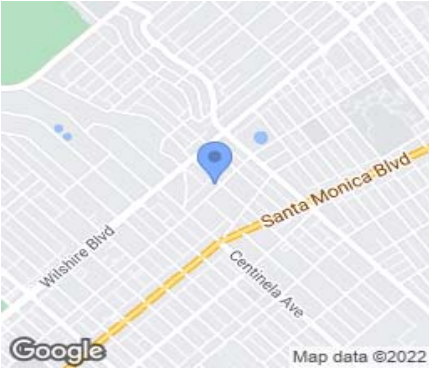
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Closed •

**1251 Wellesley Ave • Los Angeles 90025**  
**7 units • \$542,143/unit • 5,969 sqft • 6,355 sqft lot • \$640.71/sqft •**  
**Built in 1987**

**On the Northwest corner of Texas Avenue and Wellesley Avenue, just one block South of Wilshire Blvd. and Brentwood. Only blocks to the city of Santa Monica.**



List / Sold:

**\$3,795,000/\$3,824,397**

21 days on the market

Listing ID: 22210613

1251 Wellesley Avenue consists of 7 beautiful units ideally located in the heart of LA's vibrant Westside. The property was built in 1987, and as such, is NOT subject to the City of Los Angeles's Rent Stabilization Ordinance (AB 1482 applies). The property consists of one building with two floors of residential units over 1 level of gated parking (exempt from seismic soft story retrofit). The ideal unit mix consists of seven 1+1 units and an incredible 2 bedroom, 2.5 bathroom townhome style unit. The property features beautiful landscaping, new paint, and a fresh facade. Interiors have been finished with wood flooring and modern cabinetry. The building offers its residents a secure intercom entry, balconies, double/stack windows, an on-site laundry room, and ample gated parking (11 spaces for 7 units). Each unit has a fireplace, central HV/AC, walk-in storage, and a corner-view kitchen with sliding windows to outside. This property is only blocks from the City of Santa Monica. Located on the corner of Texas Avenue, just one block south of Wilshire Boulevard, the units have dynamite floor plans flooded with natural light. Within walking distance of Brentwood and the high-end dining and nightlife of Wilshire Blvd. and Santa Monica Blvd., this rare value add offering presents an astute investor with the unique opportunity to capitalize on higher market rents and to acquire a prestigious turnkey asset in one of the best rental locations in all of Los Angeles.

Facts & Features

- Sold On 11/30/2022
  - Original List Price of \$3,795,000
  - 1 Buildings
  - Cooling: Central Air
  - Heating: Central
- Laundry: Community
  - Cap Rate: 3.17
  - \$120297 Net Operating Income

Interior

- Floor: Wood
- Appliances: Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$77,800
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 01991628
  - Gardener:
  - Licenses:
- Insurance:
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer:
  - Other Expense:
  - Other Expense Description:



Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 6     | 1    | 1     |        | Unfurnished | \$2,308     | \$13,849   | \$17,370  |
| 2:  | 1     | 2    | 2     |        | Unfurnished | \$3,142     | \$3,142    | \$3,895   |
| 3:  |       |      |       |        |             |             |            |           |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
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| 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
- WLA - West Los Angeles area
  - Los Angeles County
  - Parcel # 4267036013

Michael Lembeck

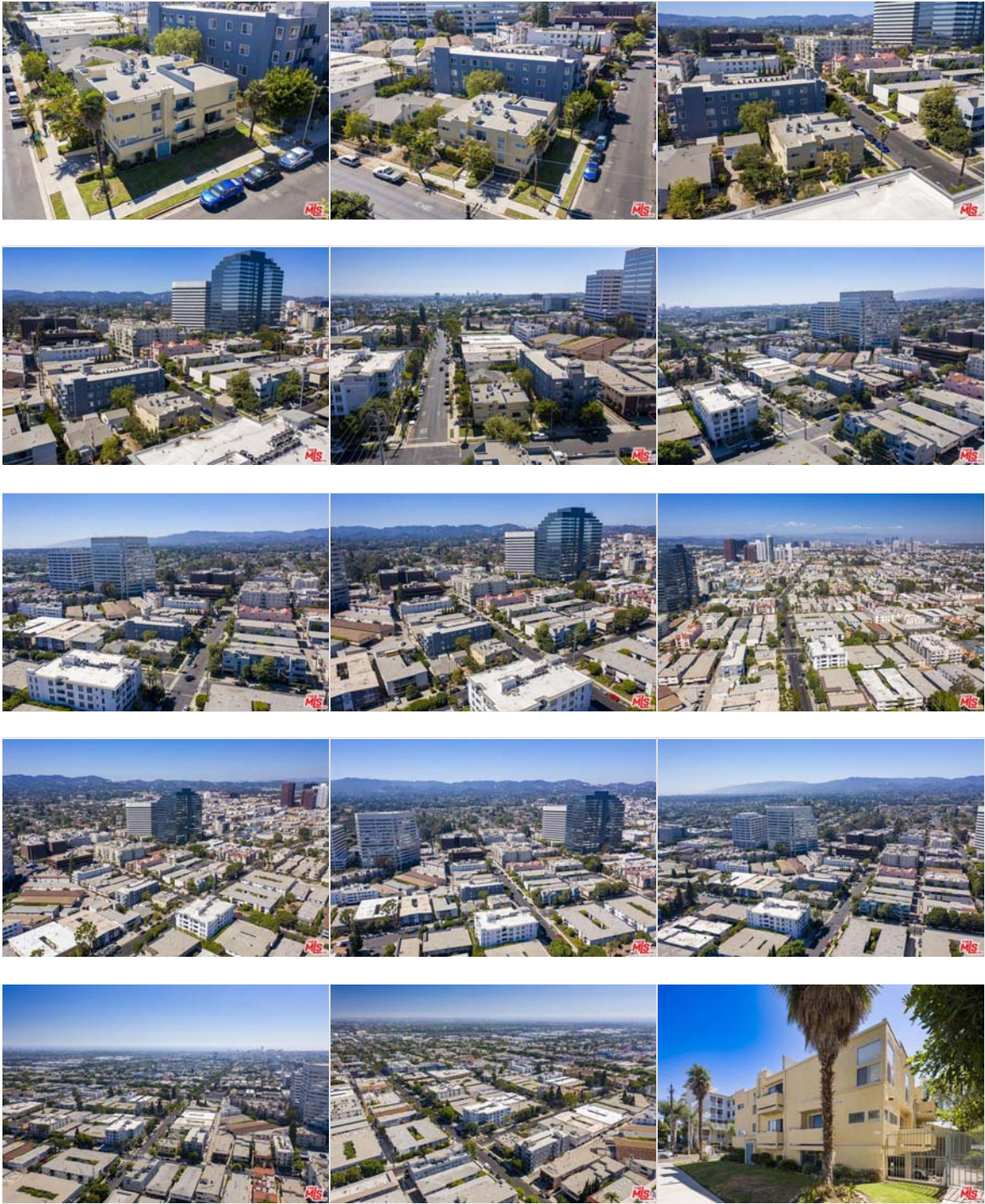
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: 22210613

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Closed •

215 W Acacia Ave • Glendale 91204

8 units • \$300,000/unit • 5,600 sqft • 7,573 sqft lot • \$428.57/sqft • Built in 1952

Contact Agent



List / Sold:  
\$2,400,000/\$2,400,000

26 days on the market

Listing ID: PW22159775

We are pleased to present the Elmer Apartments, an 8-unit apartment building in Central Glendale. The property is comprised of eight one-bedroom units equipped with gas cooking, gas wall heating, laminate and tile floors, assigned parking, and ceiling fans. Most units have been upgraded with granite countertops, new kitchen cabinets, and laminate wood flooring. This is a well-kept building with nearly 40% upside in rental income. This deal offers the opportunity for an investor to achieve nearly a 6% Cap Rate after stabilizing the rents.

Facts & Features

- Sold On 11/29/2022
- Original List Price of \$2,400,000
- 1 Buildings
- 10 Total parking spaces
- \$861 (Estimated)
- Laundry: Common Area
- \$135912 Gross Scheduled Income
- \$88128 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$43,707
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921625
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 8     | 1    | 1     | 0      | Unfurnished | \$1,394     | \$11,151   | \$1,950   |

# Of Units With:

- Separate Electric: 8
- Drapes:

- Gas Meters: 8
  - Water Meters: 0
  - Carpet:
  - Dishwasher:
  - Disposal:
- Patio:
  - Ranges:
  - Refrigerator:
  - Wall AC:

Additional Information

- Standard sale
  - Rent Controlled
- 628 - Glendale-South of 134 Fwy area
  - Los Angeles County
  - Parcel # 5641017017

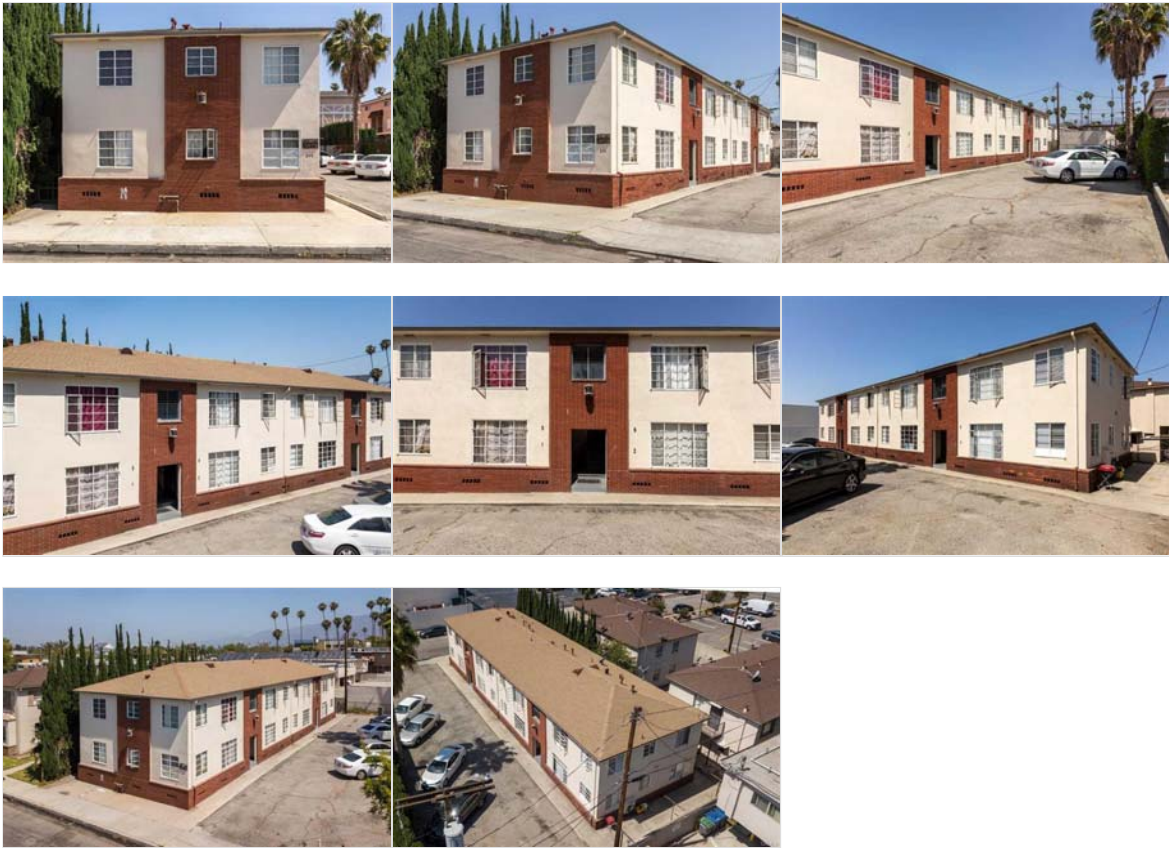
Michael Lembeck

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

Re/Max Property Connection

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

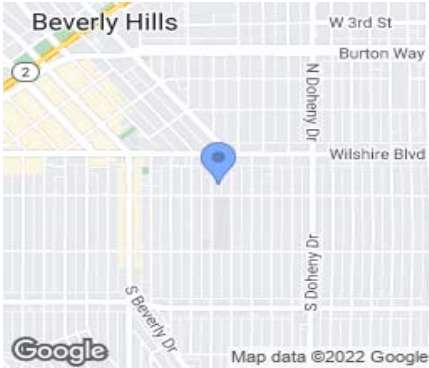
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Closed •

**144 S ELM Dr • Beverly Hills 90212**  
**8 units • \$450,000/unit • 6,468 sqft • 6,070 sqft lot • \$541.13/sqft •**  
**Built in 1930**  
**When driving on Wilshire Blvd - turn south on Elm Dr.**

List / Sold:  
**\$3,599,999/\$3,500,000 ↓**  
**162 days on the market**  
**Listing ID: 22134651**



**\*\*Please Download Offering memorandum\*\*** Concord is pleased to present 144 South Elm Drive, a rare, generational multifamily, Pride of Ownership investment opportunity in the heart of Beverly Hills. Located less than 600 feet from the iconic Golden Triangle, and within short walking distance to the most luxurious retailers, bars and restaurants that Beverly Hills has to offer. Rents are well below market rate, providing tremendous upside to a prospective investor, with some rents being more than 70% below prevailing market rates. Spacious and roomy units, with each One (1) Bedroom unit being over 750 Square Feet. Five (5) Parking spots in the rear, which is rare in the immediate area and can provide additional income. 6,468 Square Foot Building, situated on a 6,070 Square Foot Lot.

**Facts & Features**

- Sold On 12/02/2022
- Original List Price of \$4,099,000
- 1 Buildings
- Laundry: Dryer Included, In Garage
- Cap Rate: 4
- \$142000 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$65,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01856362
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     |        | Unfurnished | \$2,900     | \$2,900    | \$2,900   |
| 2: |       |      |       |        |             |             |            |           |
| 3: |       |      |       |        |             |             |            |           |
| 4: |       |      |       |        |             |             |            |           |
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| 6: |       |      |       |        |             |             |            |           |



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# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
- C01 - Beverly Hills area
  - Los Angeles County
  - Parcel # 4331013035

Michael Lembeck

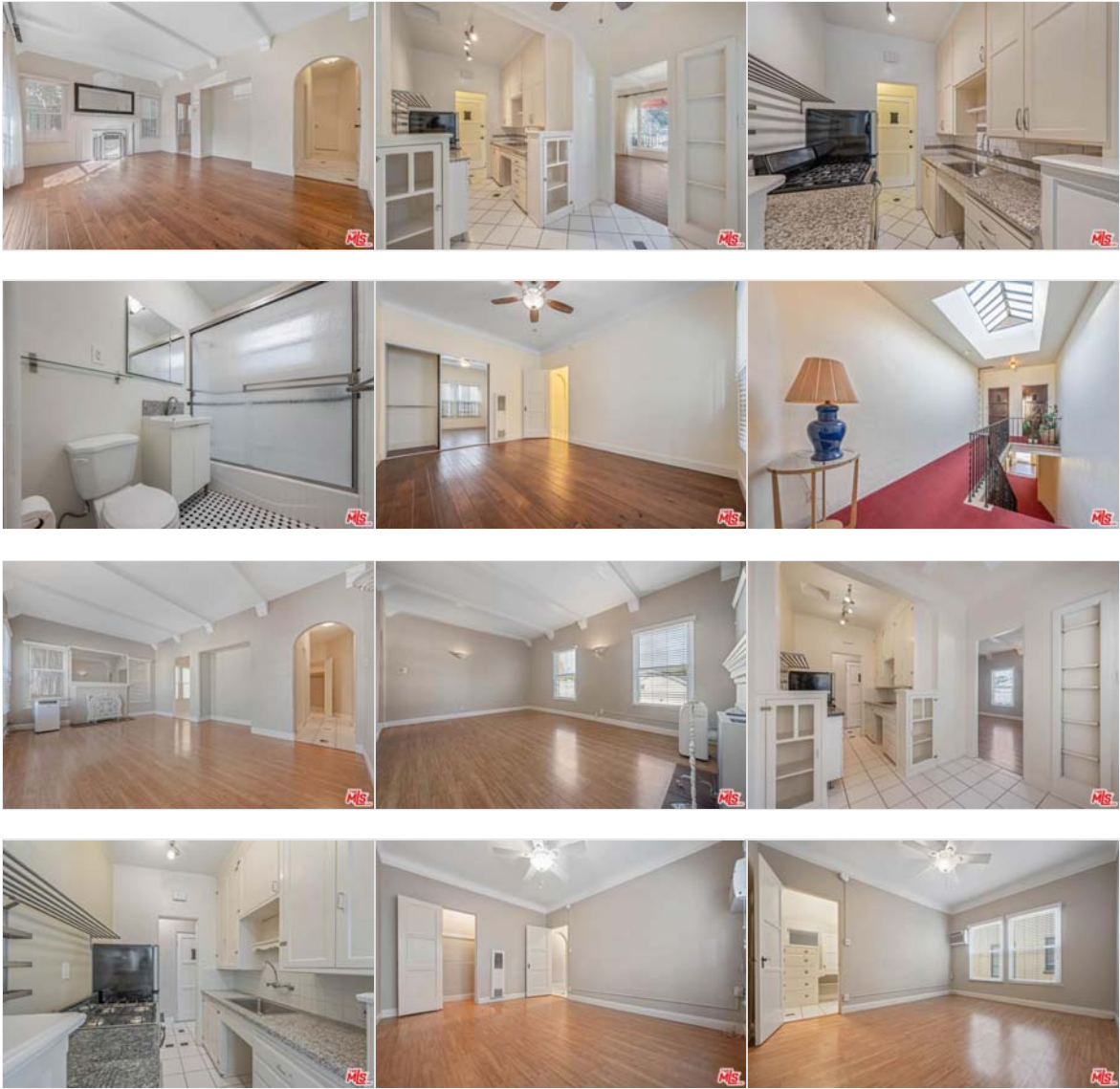
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: 22134651

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List / Sold:

Closed •

\$2,000,000/\$1,750,000 ↓

11843 Hamlin St • North Hollywood 91606

8 units • \$250,000/unit • 6,978 sqft • 8,996 sqft lot • \$250.79/sqft •  
Built in 1962

Off the 170 Freeway

51 days on the market

Listing ID: BB22071511



Located in TRENDY NORTH HOLLYWOOD, just blocks from the 170 Freeway and NoHo Arts District, this 8-unit apartment building offers a multitude of development and commercial opportunities. Below-market rents present an OPPORTUNITY for an enterprising investor looking for an income property with considerable upside potential. The building was RETROFITTED IN 2019 in accordance with the City of Los Angeles Ordinance 183893 and is compliant with all earthquake structural improvements. UPGRADES: Full double-pane window replacement done in 2020. New roof replaced in 2015. Plumbing replaced to copper in 2021. All units have been remodeled to include laminate floors and some units have upgraded bathrooms and kitchens. Building has been METICULOUSLY MAINTAINED providing the new owner with minimal deferred maintenance. Building is a PRIME CANDIDATE for ADU development, which could turn this building into a 10-12 plex. PRIME LOCATION in the up-and-coming NoHo Arts District with close access to the 170 and 101 Freeways as well as major retailers like Trader Joe's, Home Depot, Costco and top entertainment venues. BLOCKS from the NoHo West Shopping Development and the North Hollywood Recreation Development.

Facts & Features

- Sold On 12/02/2022
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$1,228 (Estimated)
- Laundry: Common Area
- \$119052 Gross Scheduled Income
- \$98309 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Laminate
- Appliances: Freezer, Gas & Electric Range, Microwave, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,086
- Electric: \$2,421.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$656
- Cable TV: 01417719
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,421
- Other Expense:



- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$1,121     | \$1,121    | \$1,800   |
| 2: | 2     | 2    | 1     | 1      | Unfurnished | \$750       |            |           |
| 3: | 3     | 2    | 1     | 1      | Unfurnished | \$1,000     |            |           |
| 4: | 4     | 1    | 1     | 1      | Unfurnished | \$840       |            |           |
| 5: | 5     | 2    | 1     | 1      | Unfurnished | \$1,129     |            |           |
| 6: | 6     | 2    | 1     | 1      | Unfurnished | \$1,750     |            |           |
| 7: | 7     | 2    | 1     | 1      | Unfurnished | \$1,700     |            |           |
| 8: | 8     | 2    | 1     | 1      | Unfurnished | \$1,925     |            |           |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
- NHO - North Hollywood area
  - Los Angeles County
  - Parcel # 2322020044

Michael Lembeck

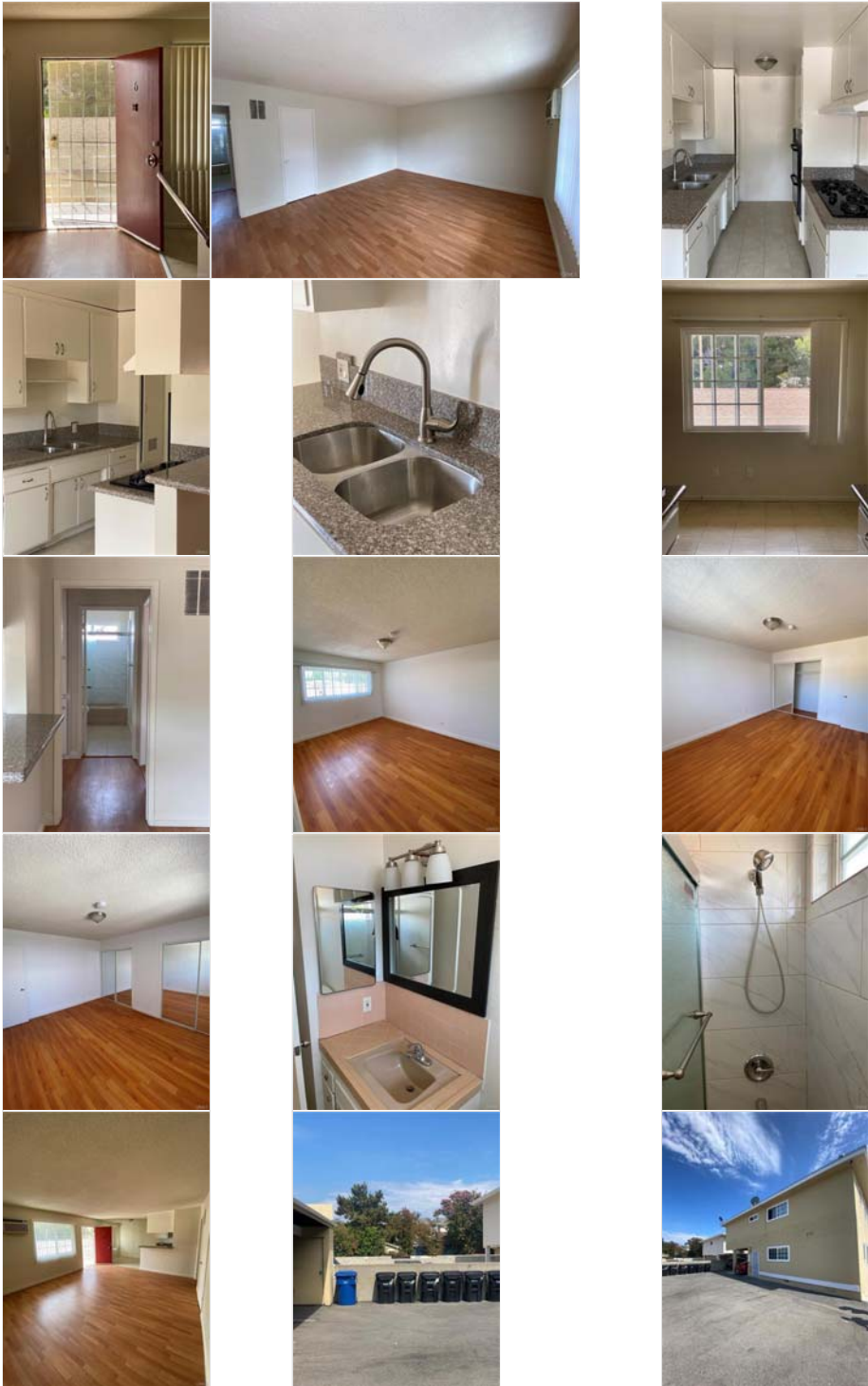
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: BB22071511

Printed: 12/04/2022 6:15:34 AM



Closed •

**12602 Moorpark St • Studio City 91604**  
**8 units • \$687,500/unit • 9,249 sqft • 6,405 sqft lot • \$586.55/sqft •**  
**Built in 2017**  
**Moorpark & Beeman**

List / Sold:  
**\$5,500,000/\$5,425,000 ↓**  
**20 days on the market**  
**Listing ID: 22206751**



We are proud to present The Beeman Apartments, a luxury and modern 8-unit apartment complex located in the heart of Studio City. This fully non-rent-controlled property is ideally situated between Coldwater Canyon and Laurel Canyon Ave, within walking distance from Ventura Blvd and all the shopping, dining, and entertainment that Studio City has to offer. This property is being offered for sale for the very first time, being sold by the original developer and architect. Built in 2017, this 8-unit property sits on a corner lot with an alley behind, and the 9,249 square foot building is comprised of (6) 1 bed / 1 bath units and (2) 2 bed / 2 bath units. The property boasts unique contemporary architecture on a family-friendly tree lined street, and the large units provide bright and open floor plans with impressively tall 9' or 13' ceilings. Each unit comes with a stunning European style kitchen, new stainless steel appliance, a private large balcony with translucent glass guardrails to provide light and visual privacy, and a full sized washer/dryer. The tenants can enjoy ample secure and gated parking spots, a locked enclosure for bicycles, abundant storage spaces, convenient building access through an elevator serving each floor, and a beautiful furnished roof deck that gives dramatic views of the Hollywood Hills and San Gabriel Mountains. This property presents a rare opportunity for an investor to acquire a true pride of ownership, ease of management, and truly unique non-rent-controlled property in one of the best locations the San Fernando Valley has to offer.

Facts & Features

- Sold On 12/02/2022
  - Original List Price of \$5,500,000
  - 1 Buildings
  - 11 Total parking spaces
- Laundry: Washer Included, Dryer Included
  - Cap Rate: 3.76
  - \$206887 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$89,289
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV:
  - Gardener:
  - Licenses:
- Insurance:
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer:
  - Other Expense:
  - Other Expense Description:

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 2     | 2    | 2     |        | Unfurnished | \$3,725     | \$7,450    | \$8,100   |
| 2:  | 6     | 1    | 1     |        | Unfurnished | \$2,956     | \$17,736   | \$19,350  |
| 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
- STUD - Studio City area
  - Los Angeles County
  - Parcel # 2375003013

Michael Lembeck

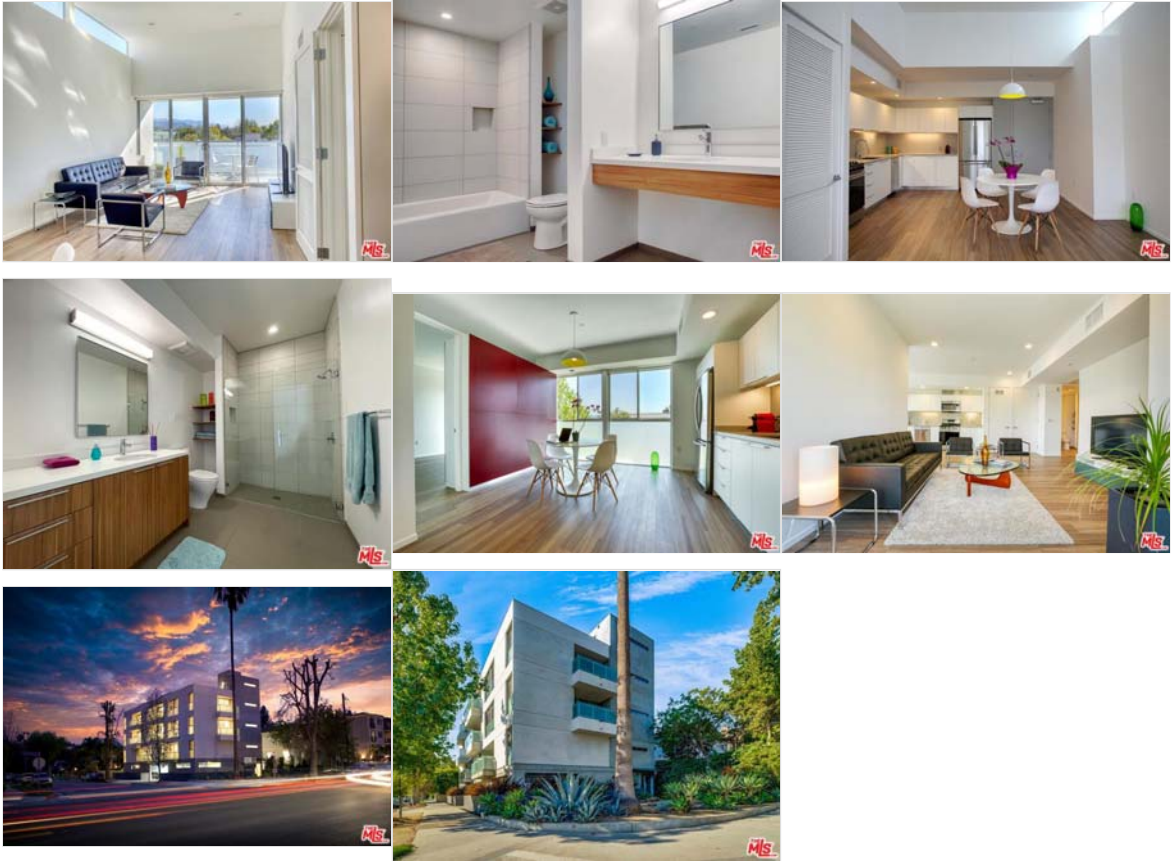
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: 22206751

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List / Sold:

Closed •

\$1,450,000/\$1,400,000 ↓

83 days on the market

**7337 Woodley Ave • Van Nuys 91406**  
**8 units • \$181,250/unit • 4,968 sqft • 6,960 sqft lot • \$281.80/sqft •**  
**Built in 1964**  
**Near Van Nuys airport, just West of the 405**

Listing ID: SR22149411



We are proud to represent this 8-unit apartment building in Lake Balboa area of Van Nuys. The property has an excellent unit mix consisting of (5) 1+1 units, (1) 2+2 unit, and (2) studio units. With a lot size of 6,960 square feet, the property has a total of 4,968 rentable square feet. The property has been seismically retrofitted. The property is situated in Van Nuys with close access to the 405, 101, and 170 freeways. Ventura Blvd. is just minutes away with all of its restaurants and shopping while the metro link transportations service allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and downtown Los Angeles. The property is separately metered for electricity. The building is an electric building.

Facts & Features

- Sold On 11/30/2022
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Radiant
- \$1,094 (Estimated)
- Laundry: Community
- \$102624 Gross Scheduled Income
- \$61301 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,785
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,600
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$2,600
- 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: | 5     | 1    | 1     | 0      | Unfurnished | \$1,060     | \$5,298    | \$9,000   |
| 2: | 1     | 2    | 2     | 0      | Unfurnished | \$1,097     | \$1,097    | \$2,100   |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
- VN - Van Nuys area
  - Los Angeles County
  - Parcel # 2205025001

Michael Lembeck

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

Re/Max Property Connection

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

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List / Sold:

**Closed** • **Apartment**

**\$5,000,000/\$4,750,000** ↓

**15 days on the market**

**14827 Victory Blvd • Van Nuys 91411**

**9 units • \$555,556/unit • 14,279 sqft • 6,496 sqft lot • \$332.66/sqft • Built in 2022**

**Listing ID: SR22233737**

**EAST OF KESTER - On Victory**



MAJOR PRICE REDUCTION! 5.93 CAP / 12.52 GRM!!! PRICED FOR QUICK SALE! CERTIFICATE OF OCCUPANCY to be issued by December 1, 2022. Victory Nine (V9): V9 is a luxury nine-unit apartment building in Van Nuys, CA Eight of the nine luxury units offer townhouse style floor plans with 3 & 4 bedrooms and between 2.5 and 3.5 baths and one 1 bedroom, 1 bath. All the units are outfitted with modern fashionable finishes to attract tenants with upscale needs. The units feature premium wood laminate flooring and stylish tiles throughout. Kitchens feature custom wood cabinets and countertops, fully equipped with stainless steel appliances. There are separate washer and dryer utility areas in all units. Units have 1 to 3 private balconies and plenty of windows to maximize the natural light. Each unit has a high-tech visual security system, built-in speakers and is cable ready. The fully gated and secure subterranean parking garage services tenants with car and bicycle parking and is wired for a future electric car charging station. Tenants also have access to an expansive rooftop deck overlooking the skyline of the beautiful San Fernando Valley. Note: All units are individually metered for water, electric and gas, which will be the responsibility of each tenant. V9 is in Van Nuys, CA, Sherman Oaks adjacent, and is 8 miles northwest of Hollywood and 18 miles to downtown Los Angeles. Walking distance to Van Metro Orange Line Station which takes you downtown to connect to the other lines or to Chatsworth, CA. Conveniently located north of the 101 freeway and in between the 405 and 170 freeways, it is a growing neighborhood for families and young professionals. LOCATION HIGHLIGHTS: In the San Fernando Valley, Lake Balboa Park serves the Victory Nine community with an open park, a playground, boat and bike rentals, and a Japanese garden among other outdoor activities. Van Nuys Blvd. stretches with shops, dining, and entertainment. NEIGHBORING CITIES: Include Sherman Oaks, Studio City, North Hollywood, Burbank, and Encino.

**Facts & Features**

- Sold On 12/01/2022
- Original List Price of \$5,592,000
- 1 Buildings
- Levels: Three Or More
- 11 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 5.93
- \$399480 Gross Scheduled Income
- \$296282 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 9 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Insurance: \$0



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

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 4    | 3     | 0      | Unfurnished | \$0         | \$0        | \$4,495   |
| 2: | 1     | 3    | 4     | 0      | Unfurnished | \$0         | \$0        | \$3,950   |
| 3: | 1     | 3    | 4     | 0      | Unfurnished | \$0         | \$0        | \$3,231   |
| 4: | 1     | 3    | 4     | 0      | Unfurnished | \$0         | \$0        | \$3,750   |
| 5: | 1     | 3    | 3     | 0      | Unfurnished | \$0         | \$0        | \$3,495   |
| 6: | 1     | 4    | 3     | 0      | Unfurnished | \$0         | \$0        | \$4,195   |
| 7: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$1,924   |
| 8: | 1     | 4    | 4     | 0      | Unfurnished | \$0         | \$0        | \$4,250   |
| 9: | 1     | 3    | 3     | 0      | Unfurnished | \$0         | \$0        | \$4,000   |

# Of Units With:

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

Additional Information

- Standard sale
- VN - Van Nuys area
  - Los Angeles County
  - Parcel # 2236020017

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: SR22233737

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Closed •

958 S Lake St • Los Angeles 90006

12 units • \$240,000/unit • 12,696 sqft • 7,473 sqft lot • \$238.34/sqft •  
Built in 1922

corner of Olympic Blvd. and Lake St.

List / Sold:  
\$2,880,000/\$3,026,000 ↑

92 days on the market

Listing ID: 22192251



Only \$226/sf! Only 12.96x going in grm with plenty of upside...Walker's Paradise with a walk score of 95 out of 100...All ten (10) units are oversized 1+1's with approximately 1,000 sf per unit...Potential to convert the 1 bedroom units into 2 bedrooms...Separately metered for gas and electric ; Units have individual water heaters...There's a billboard on the property that can also be purchased for \$300,000.

Facts & Features

- Sold On 12/01/2022
- Original List Price of \$2,880,000
- 1 Buildings
- \$145790 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$69,848
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01520327
- 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    | 1    | 1     |        | Unfurnished | \$1,543     | \$18,526   | \$25,200  |
| 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
  - Rent Controlled
- C42 - Downtown L.A. area
  - Los Angeles County
  - Parcel # 5136006019

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: 22192251

Printed: 12/04/2022 6:15:34 AM



Closed •

6809 BAIRD Ave • Reseda 91335

15 units • \$223,333/unit • 9,082 sqft • 11,912 sqft lot • \$357.85/sqft •  
Built in 1964

West of Reseda Blvd/Vanowen St

List / Sold:  
**\$3,350,000/\$3,250,000** ↓  
99 days on the market  
Listing ID: 22147341



6809 Baird Ave is a 15-unit multi-family asset located in the heart of Reseda. This well maintained income property sits on an 11,912 SF lot and features a unit mix of 2 bedroom, 1 bedroom, bachelor, and studio units. 6809 Baird Ave remains an attractive property to a wide variety of qualified tenants in the ever developing city of Reseda, California. Tenants enjoy on-site amenities such as gated parking and laundry and the Soft-Story Retrofit has been completed per LADBS requirements. Centrally located in the San Fernando Valley, Reseda is one of the the fastest growing sub-markets for multi-family investments in the Greater Los Angeles Area. The recent suburbanization along with the diverse population makes it a very desirable location for both renters and homeowners.

Facts & Features

- Sold On 12/02/2022
- Original List Price of \$3,600,000
- 1 Buildings
- Cooling: Central Air
- Laundry: Washer Included, Dryer Included, Community
- Cap Rate: 0

Interior

- Appliances: Refrigerator

Exterior

- Lot Features: Front Yard
- Security Features: Automatic Gate, Gated Community, Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- 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 | \$1,600     | \$1,600    | \$1,600   |

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
  - Rent Controlled
- RES - Reseda area
  - Los Angeles County
  - Parcel # 2126023001

Michael Lembeck

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

Re/Max Property Connection

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

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