

Cross Property Customer 1 Line

Table with columns: Listing ID, S, St# St Name, City, Area, SLC, Units, GSI, Cap, L/C Price, \$/Soft, Soft, YrBuilt, LSoft/Ac, Pr. Contains 101 rows of property listing data.

Matrix

	<u>Listing_ID</u>	<u>S</u>	<u>St# St Name</u>	<u>City</u>	<u>Area</u>	<u>SLC</u>	<u>Units</u>	<u>GSI</u>	<u>Cap</u>	<u>L/C Price</u>	<u>\$/Sqft</u>	<u>Sqft</u>	<u>YrBuilt</u>	<u>L/Sqft/Ac</u>	<u>Pr</u>
102	<a href="#">SR21203807</a>	S	2075 E <a href="#">Imperial HWY</a>	LA	WATT	STD	6	\$101,544	0	\$1,150,000 ↓	\$188.56	6099	1929/ASR	18,686/0.429	N
103	<a href="#">320007539</a>	S	830 <a href="#">Raleigh ST</a>	GD	628	STD	7	\$0	0	\$1,800,000 ↓	\$364.96	4932	1945	9,517/0.21	N
104	<a href="#">DW21182154</a>	S	7002 <a href="#">Templeton ST</a>	HNPk	T1	TRUS	7	\$110,700	5	\$1,250,000 ↓	\$264.05	4734	1949/ASR	6,108/0.1402	N
105	<a href="#">21759848</a>	S	1041 N <a href="#">Stanley AVE</a>	WHO	C10	STD	8			\$2,900,000	\$429.25	6756	1957	6,526/0.14	N
106	<a href="#">21783476</a>	S	1261 <a href="#">Stoner AVE</a>	LA	WLA	STD	8			\$8,990,000 ↓	\$782.76	11485	2019	6,999/0.16	N
107	<a href="#">SR21223392</a>	S	15156 <a href="#">Dickens ST</a>	SO	SO	STD	10	\$206,140		\$3,300,000 ↓	\$381.15	8658	1961/ASR	10,741/0.2466	N
108	<a href="#">PW21241626</a>	S	4215 <a href="#">Santa Ana ST</a>	HNPk	T5	STD	13	\$171,780		\$2,400,000 ↓	\$258.96	9268	1964/APP	12,448/0.2858	N
109	<a href="#">21718336</a>	S	15 <a href="#">Eastwind ST</a>	MR	C12	STD	15			\$5,600,000 ↓	\$512.40	10929	1928	6,306/0.14	N
110	<a href="#">21776030</a>	S	15507 <a href="#">Moorpark ST</a>	ENC	ENC	STD	20			\$9,800,000 ↓	\$364.73	26869	1987	16,055/0.36	N
111	<a href="#">21795758</a>	S	6750 <a href="#">Glade AVE</a>	WHLL	WHLL	STD	28			\$8,650,000 ↑	\$333.87	25908	1984	24,304/0.55	N
112	<a href="#">SR21207187</a>	S	21125 <a href="#">Saticoy ST</a>	CNGA	CP	STD	30	\$486,910		\$6,630,000 ↓	\$264.35	25080	1971/APP	24,307/0.558	N
113	<a href="#">21795738</a>	S	7220 <a href="#">Oso AVE</a>	WIN	WIN	STD	42			\$11,250,000 ↑	\$278.52	40392	1985	37,406/0.85	N
114	<a href="#">SR21203618</a>	S	301 S <a href="#">Vermont AVE</a>	LA	KREA	PRO	52	\$409,620		\$7,750,000 ↑	\$238.11	32548	1923/ASR	27,992/0.6426	N

Customer Short

1109 Maple St, Inglewood 90301

STATUS: Closed

LIST/CLOSE: \$755,000/\$779,000 ↑

Hawthorne and Century



SQFT: 1,615
LOT(src): 0.1344/5,853 (A)
PARKING SPACES: 2
YEAR BLT(src): 1947 (ASR)
DOM / CDOM: 4/4
UNITS TOTAL: 2
BLDG TOTAL: 2

SALE TYPE: Trust
ML#: SB21233568
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: 102 - South Inglewood

PRICE PER SQFT: \$482.35
ORIGINAL \$: \$755,000
STORIES:
GSI: \$4,000
OP EXPENSE: \$2,400
NET INCOME: \$3,800

LIST DATE: 10/21/21

CLOSE DATE: 12/02/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 10/25/21

CLOSE PRICE: \$779,000

TERMS: Cash, Cash to New Loan, Conventional, FHA

Great opportunity to own a rare duplex that features 2 detached homes each with its own entrance. Front house entrance is off of Maple ave and the back house entrance is off the alley. Must see this unique layout. Both units feature 2 bedrooms 1 bath, hardwood flooring, formal dining rooms, a 1 car garage as well as front and backyards. Both homes have their own driveways for plenty of off-street parking. Low maintenance property featuring desert landscape. Mature fruit trees, orange, peach and tangerine. Conveniently located minutes from the new SOFI stadium, numerous shops and restaurants as well as LAX. Live in one and rent the other or rent them both.

CUSTOMER SHORT: Residential Income ML#: SB21233568

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10613 Condon Ave, Inglewood 90304

STATUS: Closed

LIST/CLOSE: \$850,000/\$845,000 ↓

Condon and Lennox



SQFT: 1,508
LOT(src): 0.1429/6,224 (A)
PARKING SPACES: 4
YEAR BLT(src): 1958 (ASR)
DOM / CDOM: 6/6
UNITS TOTAL: 2
BLDG TOTAL: 1

SALE TYPE: Standard
ML#: PW21222147
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: 105 - Lennox

PRICE PER SQFT: \$560.34
ORIGINAL \$: \$850,000
STORIES:
GSI: \$0
OP EXPENSE: \$0
NET INCOME: \$0

LIST DATE: 10/06/21

CLOSE DATE: 12/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 10/12/21

CLOSE PRICE: \$845,000

TERMS: Cash, Cash to New Loan, Conventional, FHA

Large two units, 2 bedrooms 1 bath each. Recently remodeled, upgraded kitchens, upgraded bathrooms recess lighting, central A/C and heater in both units, washer and dryer hookups, separately metered, gas and electrical. Property has a driveway with plenty of parking spaces Located close to SoFi Stadium, Hollywood Park Casino, The Forum, shopping centers, restaurants, parks and freeways. A must see! Do not disturb tenants!

CUSTOMER SHORT: Residential Income ML#: PW21222147

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11877 Ramona Ave, Hawthorne 90250

STATUS: Closed

LIST/CLOSE: \$629,900/\$660,000 ↑

Ramona and 120th



SQFT: 1,400
LOT(src): 0.1332/5,803 (A)
PARKING SPACES: 2
YEAR BLT(src): 1947 (ASR)
DOM / CDOM: 0/0
UNITS TOTAL: 2
BLDG TOTAL: 2

SALE TYPE: Trust
ML#: PV21256386
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: 108 - North Hawthorne

PRICE PER SQFT: \$471.43
ORIGINAL \$: \$629,900
STORIES:
GSI: \$0
OP EXPENSE: \$0
NET INCOME: \$0

LIST DATE: 10/13/21

CLOSE DATE: 12/02/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 10/29/21

CLOSE PRICE: \$660,000

TERMS: Cash, Cash to New Loan

Duplex with a front and rear house. This can either be used as a small duplex or a single family home with a detached guest house having 1 bedroom and 1 bath. There is a large detached 2 car garage. The condition of this home is mostly original yet it has a certain charm to it. Based on today's building guidelines there could also be some room for expansion. The front home has 3 bedrooms and 2 baths and laundry room. There is a dining area in the front, a living room and 3 bedrooms in the back. There is a back door that leads to the detached 1 bedroom small home. It appears as though the main house is permitted as a duplex and the rear unit is not permitted. The main house is about 1400 sq ft and the rear house is about 400 sq ft

CUSTOMER SHORT: Residential Income ML#: PV21256386

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**12714 Cedar Ave, Hawthorne 90250**

STATUS: **Closed**

LIST/CLOSE:  
\$815,000/\$825,000 ↑

Cross Streets El Segundo Blvd and Cedar. Between El Segundo Blvd and Prairie



SQFT: **1,822**  
LOT(src): **0.1171/5,100 (A)**  
PARKING SPACES: **1**  
YEAR BLT(src): **1952 (ASR)**  
DOM / CDOM: **71/71**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **SB21177438**  
B TRACT / MODEL:  
VIEW: **No**  
POOL / SPA:**No/No**  
AREA: **108 - North Hawthorne**

PRICE PER SQFT: **\$452.80**  
ORIGINAL \$: **\$890,000**  
STORIES: **One**  
GSI: **\$52,200**  
OP EXPENSE: **\$250**  
NET INCOME: **\$48,600**

LIST DATE: **08/10/21** CLOSE DATE: **11/30/21**  
PURCHASE CONTRACT: **10/21/21** CLOSE PRICE: **\$825,000**

CONCESSIONS: **\$7,000**  
TERMS: **Cash, Cash to New Loan, Conventional, FHA, VA Loan**

**NEW IMPROVED PRICE!** Welcome to 12714 Cedar Ave. This lovely home has 3 bedrooms, 2 bathrooms with 1,222sf living with an additional 600sf 1 bedroom and 1 bathroom in the back which is 2 years new! The lot is 5,100sf and zoned HAR3YY. The front house has been completely upgraded including a new electrical panel, recess lighting in the living room. The kitchen was remodeled with new granite countertop and a new sink and faucet. Both bathrooms have been remodeled as well. New central AC system, the entire house was painted in and out about 2 years ago, new flooring, all new double pane windows, entire house water supply line has been replaced in the last few years. The additional unit is all-new from head to toe. Property is tenant occupied and showings are only with an appointment. The property also listed under residential income mls# SB21176510. Call listing agent for additional details.

CUSTOMER SHORT:Residential Income ML#: SB21177438 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**4604 W 159th St, Lawndale 90260**

STATUS: **Closed**

LIST/CLOSE:  
\$850,000/\$875,000 ↑

Two blocks east of Inglewood Avenue



SQFT: **1,692**  
LOT(src): **0.1344/5,853 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **1957 (ASR)**  
DOM / CDOM: **Z/Z**  
UNITS TOTAL: **2**  
BLDG TOTAL: **3**

SALE TYPE: **Standard**  
ML#: **SB21226100**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA:**No/No**  
AREA: **113 - South Lawndale**

PRICE PER SQFT: **\$517.14**  
ORIGINAL \$: **\$850,000**  
STORIES:  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **10/11/21** CLOSE DATE: **11/30/21**  
PURCHASE CONTRACT: **10/26/21** CLOSE PRICE: **\$875,000**

CONCESSIONS: **\$15,000**  
TERMS: **Cash, Cash to New Loan**

Coming soon. Two houses on one lot.Three bedroom front house and one bedroom back house which was recently renovated. Great west Lawndale location two blocks from Redondo Beach. Great property for owner-occupant. Also this is a good investment property , Lawndale is a great rental area.

CUSTOMER SHORT:Residential Income ML#: SB21226100 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**15705 Spinning Ave, Gardena 90249**

STATUS: **Closed**

LIST/CLOSE:  
\$825,000/\$945,000 ↑

Turn left on Manhattan Beach Blvd and turn right onto Spinning.



SQFT: **1,508**  
LOT(src): **0.1696/7,389 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **1942 (PUB)**  
DOM / CDOM: **8/8**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **SB21219611**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA:**Yes/No**  
AREA: **117 - McCarthy**

PRICE PER SQFT: **\$626.66**  
ORIGINAL \$: **\$825,000**  
STORIES: **One**  
GSI: **\$58,200**  
OP EXPENSE: **\$2,419**  
NET INCOME: **\$36,475**

LIST DATE: **10/02/21** CLOSE DATE: **11/30/21**  
PURCHASE CONTRACT: **10/16/21** CLOSE PRICE: **\$945,000**

CONCESSIONS: **\$19,000**  
TERMS: **Cash, Cash To Existing Loan, Cash to New Loan, Conventional, FHA**

Welcome to 15705 Spinning Ave located within a phenomenal Gardena neighborhood. A beautiful single-story turn-key 3 bedroom 2 bathroom home with a large family den. Fresh new paint, new laminate floors, and a completely remodeled kitchen. Open concept throughout the living room, kitchen, and dining area, perfect for entertaining family gatherings. The Master bedroom has access to the backyard leading you to a paradise pool area. The corner lot allows for tons of light and constant breezes while the detached two-car garage is perfectly situated with a separate ADU studio. This is the home where your adventure begins – you get to decide where it takes you. Talk about centrally located! Close proximity to El Camino College, Ralphs and Target are walking distance, easy access to 405, 110, and 91 Freeways. Come and see it before it goes!

CUSTOMER SHORT:Residential Income ML#: SB21219611 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**1016 1018 Portola Ave, Torrance 90501**

STATUS: **Closed**

LIST/CLOSE:  
\$1,100,000/\$1,150,000 ↑

North Of Torrance BIVD, West of Van Ness



SQFT: **2,069**  
LOT(src): **0.107/4,662 (A)**  
PARKING SPACES: **4**  
YEAR BLT(src): **1920 (ASR)**  
DOM / CDOM: **13/13**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **SR21226216**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **134 - Old Torrance**

PRICE PER SQFT: **\$555.82**  
ORIGINAL \$: **\$1,100,000**  
STORIES: **One, Two**  
GSI: **\$50,400**  
OP EXPENSE: **\$10,213**  
NET INCOME: **\$40,187**

LIST DATE: **10/12/21** CLOSE DATE: **12/03/21**  
PURCHASE CONTRACT: **10/25/21** CLOSE PRICE: **\$1,150,000**

CONCESSIONS: **\$10,000**  
TERMS: **Cash to New Loan, Conventional**

Beautiful Duplex investment opportunity in the heart of Old Torrance! Two Units with their own laundry hookups and their own two car garages plus extra parking spaces. The Front unit is available. It is 732 Square feet. The Back Unit is currently rented on a month to month basis. It is 1337 square feet.

CUSTOMER SHORT:Residential Income ML#: SR21226216 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**23411 CATSKILL Ave, Carson 90745**

STATUS: **Closed**

LIST/CLOSE:  
\$799,000/\$800,000 ↑

Dolores & Sepulveda Blvd



SQFT: **1,568**  
LOT(src): **0.1422/6,195 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **1947 (ASR)**  
DOM / CDOM: **31/31**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **SB21195846**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: **No/No**  
AREA: **139 - South Carson**

PRICE PER SQFT: **\$510.20**  
ORIGINAL \$: **\$799,000**  
STORIES:  
GSI: **\$41,820**  
OP EXPENSE: **\$3,300**  
NET INCOME: **\$30,520**

LIST DATE: **09/13/21**

CLOSE DATE: **12/01/21**

CONCESSIONS: **\$10,000**

PURCHASE CONTRACT: **10/14/21**

CLOSE PRICE: **\$800,000**

TERMS: **1031 Exchange, Cash to New Loan**

Immaculate Duplex located in South Carson directly across from the James Foisia Park. First Unit has 2 Bedroom 2 Baths and Second Unit has 2 Bedrooms 2 Bath+ Den each totaling 784 square feet each totaling 1,568 sq ft. All One Level Units. Both Kitchens, Bathrooms have been remodeled. Vinyl Flooring in Living Room, Hallways and Bedrooms. Tile Flooring in Both Bathrooms. Laundry Hookups in each Unit. Both have a detached 2-Car Garage with Alley Access. Directly across from the park. The park has a Recreation Room, Baseball, Basketball Courts, Boxing, Tennis Courts and Swimming Pool. Convenient Bus Stop. Close to Schools, Shopping, Dining.

CUSTOMER SHORT: Residential Income ML#: SB21195846

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**3923 Bluff Pl, San Pedro 90731**

STATUS: **Closed**

LIST/CLOSE:  
\$1,995,000/\$2,000,000 ↑

South on Pacific Ave left on 40th st., left on Bluff Place, homes located on left.



SQFT: **5,377**  
LOT(src): **0.0964/4,201 (A)**  
PARKING SPACES: **4**  
YEAR BLT(src): **1931 (ASR)**  
DOM / CDOM: **82/82**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **PW21140499**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA: **No/No**  
AREA: **181 - Point Fermin**

PRICE PER SQFT: **\$371.95**  
ORIGINAL \$: **\$1,995,000**  
STORIES: **Two**  
GSI: **\$84,816**  
OP EXPENSE: **\$31,546**  
NET INCOME: **\$50,726**

LIST DATE: **06/24/21**

CLOSE DATE: **12/01/21**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **09/20/21**

CLOSE PRICE: **\$2,000,000**

TERMS: **1031 Exchange, Cash, Cash to New Loan, Submit**

Steps from the sand and breathtaking views, this charming Spanish Revival duplex in Point Fermin has it all. These two units sit back to back, with one fronting Bluff and the other 39th street. Each unit features amazing ocean, harbor and beach views, 3 bedrooms, 3 bathrooms, 2 car garages, new windows, good sized kitchens and formal dining areas. The bathrooms each offer their own unique Art Deco charm. Both units have their own recently redone rooftop decks that are perfect for barbecuing on a summer day or taking in one of Southern California's amazing sunsets. The units also have their own laundry/beach room on the ground floor separate from the garages featuring a shower, toilet, independent water heaters/furnaces, washer/dryer hook ups and room to store bikes, surfboards and any beach equipment. With a quick walk to Cabrillo Beach or Point Fermin Park and views you can't beat, you don't want to miss the opportunity to own this phenomenal property.

CUSTOMER SHORT: Residential Income ML#: PW21140499

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**1168 Lagoon Ave, Wilmington 90744**

STATUS: **Closed**

LIST/CLOSE:  
\$650,000/\$650,000

L Street and Lagoon



SQFT: **2,528**  
LOT(src): **0.1641/7,149 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **1922 (ASR)**  
DOM / CDOM: **0/0**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Standard, Trust**  
ML#: **DW21234029**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: **No/No**  
AREA: **195 - West Wilmington**

PRICE PER SQFT: **\$257.12**  
ORIGINAL \$: **\$650,000**  
STORIES:  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **10/17/21**

CLOSE DATE: **11/30/21**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **10/22/21**

CLOSE PRICE: **\$650,000**

TERMS: **Conventional**

Duplex with an additional unit not permitted. 3 Units in total, 2 separated buildings on one lot.

CUSTOMER SHORT: Residential Income ML#: DW21234029

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**2851 W Main St, Alhambra 91801**

STATUS: **Closed**

LIST/CLOSE:  
\$990,888/\$1,030,000 ↑

Main Street, Alhambra



SQFT: **2,252**  
LOT(src): **0.1651/7,193 (A)**  
PARKING SPACES: **3**  
YEAR BLT(src): **1924 (PUB)**  
DOM / CDOM: **38/105**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **CV21205628**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: **No/No**  
AREA: **601 - Alhambra**

PRICE PER SQFT: **\$457.37**  
ORIGINAL \$: **\$990,888**  
STORIES: **One**  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **09/16/21**

CLOSE DATE: **12/03/21**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **10/25/21**

CLOSE PRICE: **\$1,030,000**

TERMS: **Cash, Cash to New Loan, Conventional, Submit**

Duplex is ready for it's next owner who wants to live in one, and rent the other. Investors want a great duplex in the beautiful area of Alhambra. Come check this one out! Seller has put a NEW ROOF, NEWLY PAINTED on the exterior, RENOVATED Bathrooms(new floor tile, new medicine cabinet, new shower door, new paint, new molding, new bathroom vanity).; kitchen recently painted; new pipes. Original hardwood floors. Charming outdoor porch to enjoy the lovely summer evenings! Drought resistant landscape for easy maintenance. 2851 W Main has 2 bedrooms, 1 bathroom, with nice spacious living room with archway separating the living room from dining room. New vinyl fencing on side yard ~ use for your pet or even a play area. 2853 W Main has 2 bedroom 1 bathroom, same spacious open floorplan, dining area, kitchen. Seller has approved city floor plan for ADU at 3 car garage. See supplements. Buyer to verify all information with the city.

CUSTOMER SHORT: Residential Income ML#: CV21205628

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**1619 Keeler St, Burbank 91504**

STATUS: **Closed**

LIST/CLOSE:

**\$1,279,000/\$1,264,000 ↓**

Corner Keeler & Rogers



SQFT: **3,375**  
LOT(src): **0.1039/4,528 (A)**  
PARKING SPACES: **3**  
YEAR BLT(src): **1968 (ASR)**  
DOM / CDOM: **12/63**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Trust**  
ML#: **SR21233036**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA:**No/No**  
AREA: **610 - Burbank**

PRICE PER SQFT: **\$374.52**  
ORIGINAL \$: **\$1,279,000**  
STORIES: **Two**  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **10/21/21** CLOSE DATE: **11/30/21**  
PURCHASE CONTRACT: **11/02/21** CLOSE PRICE: **\$1,264,000**

CONCESSIONS: **\$0**  
TERMS: **Cash, Cash to New Loan**

Incredible opportunity to acquire this amazing Burbank duplex on a corner lot & it will be delivered 100% vacant!! Moratorium, smoratorium...you have nothing to worry about here. Ideal if you're looking to occupy both, occupy one & rent the other or rent both...the choice is all yours. Nearly 3,400 sq. ft. creates two ultra-spacious units. 1619 offers a private front yard, spacious living room with fireplace & direct-access into the 3 car-garage. Trouble with stairs...no problem, there's a chair-lift in place to whisk you to the upper level. Upstairs, discover a massive bedroom with fireplace, kitchenette, sauna, closet & private balcony. Would make a fabulous family room, recreation room or home business headquarters. An additional bedroom with balcony & hall bath further enhance. 1621 affords gorgeous flooring on the lower level, living room with fireplace & a light and bright kitchen. Upstairs, the front bedroom delivers the most incredible huge private patio overlooking a magical panoramic mountain view...truly unbelievable! An additional bedroom, bath & private rear yard add to the appeal. Sought after location mere moments to the Burbank Town Center places you right where you want to be. You certainly won't want to miss...Better Hurry!

CUSTOMER SHORT:Residential Income ML#: SR21233036 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**1822 Seigneur Ave, El Sereno 90032**

STATUS: **Closed**

LIST/CLOSE:

**\$630,000/\$610,000 ↓**

From Eastern ave. go North on N. Marney, Left Heidleman, left O'Sullivan, Left Seigneur



SQFT: **1,384**  
LOT(src): **0.1531/6,671 (A)**  
PARKING SPACES: **1**  
YEAR BLT(src): **1940 (ASR)**  
DOM / CDOM: **37/37**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **DW21083273**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **621 - El Sereno**

PRICE PER SQFT: **\$440.75**  
ORIGINAL \$: **\$650,000**  
STORIES:  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **04/16/21** CLOSE DATE: **11/29/21**  
PURCHASE CONTRACT: **08/17/21** CLOSE PRICE: **\$610,000**

CONCESSIONS: **\$0**  
TERMS: **Cash, Cash to New Loan, Conventional**

FIXER UPPER!!! Location, Location, Location. 2 units in El Sereno by Cal State L.A. in University Hills. Front unit is a 2 bedroom, 1 bathroom with unobstructed views from both bedrooms, laundry room, dining room and a 1 car attached garage. Back/bottom unit is a 1 bedroom 1 bath. Property has a nice usable deck at the bottom part of the property, perfect for barbecuing. Property has parking for 4-5 cars at the back bottom side of the property which is accessible from Eastern Ave. Walking distance to Cal Sate L.A. A MUST SEE

CUSTOMER SHORT:Residential Income ML#: DW21083273 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**3154 Verdugo Pl, Los Angeles 90065**

STATUS: **Closed**

LIST/CLOSE:

**\$1,170,000/\$1,035,000 ↓**

East of the 5 FWY



SQFT: **2,128**  
LOT(src): **0.1744/7,598 (A)**  
PARKING SPACES: **4**  
YEAR BLT(src): **2007 (ASR)**  
DOM / CDOM: **151/151**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **MB21097978**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **623 - Glassel Park**

PRICE PER SQFT: **\$486.37**  
ORIGINAL \$: **\$1,331,000**  
STORIES: **Multi/Split**  
GSI: **\$5,090**  
OP EXPENSE: **\$1,771**  
NET INCOME: **\$4,765**

LIST DATE: **05/07/21** CLOSE DATE: **11/29/21**  
PURCHASE CONTRACT: **10/05/21** CLOSE PRICE: **\$1,035,000**

CONCESSIONS: **\$7,500**  
TERMS: **1031 Exchange, Cash, Cash to New Loan, Conventional, FHA**

Two spacious homes on a lot with spectacular unobstructed views of the Downtown Skyline. Each house has an accommodating floor plan with 3 spacious bedrooms and 2 bathrooms. Attached 4 car garage for a stress free parking. Minutes from Downtown LA, Dodger Stadium, Staple Center, Convention Center, Coliseum, Rose Parade, Elysian Heights, Burbank Studios, Hollywood, Atwater Village, Glendale, Echo Park, Silverlake, Rose Bowl and Pasadena.

CUSTOMER SHORT:Residential Income ML#: MB21097978 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**4835 Monte Vista St, Los Angeles 90042** STATUS: **Closed**

LIST/CLOSE:  
\$995,000/\$1,252,000 ↑

Cross Street: Ave. 50



SQFT: **1,581**  
LOT(src): **0.12/5,317**  
PARKING SPACES:  
YEAR BLT(src): **1924**  
DOM / CDOM: **11/11**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **21100087**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA:**No/No**  
AREA: **632 - Highland Park**

PRICE PER SQFT: **\$791.90**  
ORIGINAL \$: **\$995,000**  
STORIES:  
GSI:  
OP EXPENSE: **\$1,565**  
NET INCOME: **\$70,435**

LIST DATE: **10/29/21** CLOSE DATE: **11/30/21**  
PURCHASE CONTRACT: **11/09/21** CLOSE PRICE: **\$1,252,000**

CONCESSIONS:  
TERMS:

Artist-owned duplex featuring two VACANT bungalows on a lot in the heart of Highland Park. Full of great design and original character, these detached homes are both move-in ready with recent updates throughout making this a perfect opportunity to live in one unit while renting out the other. The front 2BR/1BA features gorgeous new kitchen and bath and great light in every room. The back 1BR + Office has a stunning main living space with a pitched beamed ceiling. Fresh and mature landscaping around the property provides a variety of private and tranquil outdoor spaces for each unit, and each comes with a bonus creative space perfect for working from home or using as an artist studio. Located at the base of Mount Washington and just moments from Figueroa Street with many of the neighborhood's best shops and restaurants close by. Hiking trails, easy access to the 110 freeway and York Blvd are nearby as well making this amazing location one of the most desirable on the east side.

CUSTOMER SHORT:Residential Income ML#: 21100087

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**2176 Cooley Pl, Pasadena 91104** STATUS: **Closed**

LIST/CLOSE:  
\$929,000/\$934,000 ↑

North of Orange Grove West of Altadena Drive



SQFT: **1,454**  
LOT(src): **0.1506/6,558 (A)**  
PARKING SPACES: **6**  
YEAR BLT(src): **1926 (ASR)**  
DOM / CDOM: **41/41**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **CV21159455**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA:**No/No**  
AREA: **646 - Pasadena (NE)**

PRICE PER SQFT: **\$642.37**  
ORIGINAL \$: **\$929,000**  
STORIES: **One**  
GSI: **\$43,788**  
OP EXPENSE: **\$10,683**  
NET INCOME: **\$33,105**

LIST DATE: **07/21/21** CLOSE DATE: **11/30/21**  
PURCHASE CONTRACT: **10/25/21** CLOSE PRICE: **\$934,000**

CONCESSIONS: **\$0**  
TERMS: **1031 Exchange, Cash, Cash to New Loan, Conventional, Submit, VA Loan**

Rare opportunity to own a duplex (2176 & 2178) in this coveted northeast neighborhood of Casa Grande in Pasadena. This property sits on a beautiful tree lined street with unique properties that showcase Pasadena's distinct charm. Both units feature spacious layouts that include original architectural details such as curved archways and ceilings, livingrooms w/fireplaces, eat-in kitchens, separate laundry room/service porches, wide interior hallways & plenty of storage. The single-story floorplan consists of two side by side one bedroom units that can possibly be converted (check with city to verify) to include additional units or remodeled to make an expansive single family home. This ideal location is close to numerous shopping, restaurants, entertainment and Old Town Pasadena. Convenient freeway access with that home town feel that Pasadena is known for. Property also listed under residential MLS ID#CV21231675

CUSTOMER SHORT:Residential Income ML#: CV21159455

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**64 W Laurel Ave, Sierra Madre 91024** STATUS: **Closed**

LIST/CLOSE:  
\$1,188,000/\$1,167,500 ↓

Cross street Auburn



SQFT: **1,749**  
LOT(src): **0.1723/7,505 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **1950 (ASR)**  
DOM / CDOM: **60/60**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **AR21053538**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA:**No/No**  
AREA: **656 - Sierra Madre**

PRICE PER SQFT: **\$667.52**  
ORIGINAL \$: **\$1,188,000**  
STORIES:  
GSI: **\$45,800**  
OP EXPENSE: **\$11,160**  
NET INCOME: **\$11,160**

LIST DATE: **03/16/21** CLOSE DATE: **11/30/21**  
PURCHASE CONTRACT: **10/22/21** CLOSE PRICE: **\$1,167,500**

CONCESSIONS: **\$0**  
TERMS: **Cash to New Loan**

Back on market:Traditional/mid-century duplex in Sierra Madre. Pride of ownership, well maintained over the years. Minutes away from downtown shopping. Each unit features two bedrooms and one bath with updated amenities. 2 one car garages and backyard landscaped with grass and trees.Both units are currently rented. Perfect for either Homeowners or Investors.

CUSTOMER SHORT:Residential Income ML#: AR21053538

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**6322 Alta Ave, Whittier 90601** STATUS: **Closed**

LIST/CLOSE:  
\$725,000/\$730,000 ↑

N on Painter E on Hadley N on Alta To private drive, go up to 6322 Alta



SQFT: **1,440**  
LOT(src): **0.1201/5,231 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **1960 (ASR)**  
DOM / CDOM: **21/21**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Trust**  
ML#: **PW21200461**  
B TRACT / MODEL:  
VIEW: **No**  
POOL / SPA:**No/No**  
AREA: **670 - Whittier**

PRICE PER SQFT: **\$506.94**  
ORIGINAL \$: **\$725,000**  
STORIES: **One**  
GSI: **\$0**  
OP EXPENSE: **\$2,754**  
NET INCOME: **\$0**

LIST DATE: **09/10/21** CLOSE DATE: **12/02/21**  
PURCHASE CONTRACT: **10/01/21** CLOSE PRICE: **\$730,000**

CONCESSIONS: **\$0**  
TERMS: **Conventional**

Great area. Both units are the same and are separated by 2 one car garages with roll up doors.( see the photos) Each of the units are 2 bedroom & 1 bath each. Call if you have more questions. Units have a good size family kitchen with room for a table and chairs, full bathrooms with a shower on the tub, living room with lots of light, 2 nice sized bedrooms with windows and closets, No common living space walls, Separate gas and electric meters, This is a nice Duplex located in the Whittier Hills N. of Hadley and E. of Painter. Start off with new tenants and get new up to date rents to help you pay the bills in this little Goldmine.

CUSTOMER SHORT:Residential Income ML#: PW21200461

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**13634 Mar Vista St, Whittier 90602**

STATUS: **Closed\***

LIST/CLOSE:  
\$1,200,000/\$1,200,000

Between Painter and Colima on the south side of Mar Vista St.



SQFT: **4,170**  
 LOT(src): **0.7048/30,702 (A)**  
 PARKING SPACES: **17**  
 YEAR BLT(src): **1895 (ASR)**  
 DOM / CDOM: **20/20**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **PW21188280**  
 B TRACT / MODEL:  
 VIEW: **No**  
 POOL / SPA: **No/No**  
 AREA: **670 - Whittier**

PRICE PER SQFT: **\$287.77**  
 ORIGINAL \$: **\$1,200,000**  
 STORIES: **Two**  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **08/25/21** CLOSE DATE: **11/30/21**  
 PURCHASE CONTRACT: **09/14/21** CLOSE PRICE: **\$1,200,000**

Lovingly restored Two Story 8 bedroom 4 bathroom historic home with large front porch and separate mothers-in law's unit (with kitchen, full bathroom and bedroom) on a large 30,702 sqft lot. The main house consists of 6 bedrooms 2 baths upstairs and 2 bedroom 2 bathrooms downstairs. The Separate apartment style unit is 1 bedroom 1 bath. The property is being sold with 2nd parcel making it a grand total of 36,790 sqft. The grounds feature a peaceful water fountain with pathway and sitting area perfect for entertaining. The beautiful well maintained lush grounds also feature raised garden beds freshly tilled and ready for your fall organic planting. As you garden, you can watch the children play in the play ground area. The property has a two car garage with additional 3 car carport for parking and tons of storage. Plenty of space for an RV, boat or guest parking (more than a dozen cars). The property has two separate main street entrances. This home has a rich history and is known as The Holton-Haendiges Residence and Barn/Guest House. Landmark#48 as listed by the city of Whittier on the CITY OF WHITTIER OFFICAL LOCAL REGISTER OF HISTORIC RESOURCES.

CUSTOMER SHORT:Residential Income ML#: PW21188280 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**1517 Colton St, Los Angeles 90026**

STATUS: **Closed**

LIST/CLOSE:  
\$749,000/\$735,000 ↓

From Beverly Blvd- North on Glendale Blvd, Left on Colton St, Property on Right.



SQFT: **1,109**  
 LOT(src): **0.09/3,955**  
 PARKING SPACES: **0**  
 YEAR BLT(src): **1906**  
 DOM / CDOM: **12/12**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21795196**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: **No/No**  
 AREA: **C21 - Silver Lake - Echo Park**

PRICE PER SQFT: **\$662.76**  
 ORIGINAL \$: **\$749,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **10/14/21** CLOSE DATE: **12/01/21** CONCESSIONS:  
 PURCHASE CONTRACT: **10/26/21** CLOSE PRICE: **\$735,000** TERMS:

Historic Filipinotown is the current spot for hip properties, people and restaurants alike. Superb duplex situation: set above street behind gate, two houses on a lot, each with privacy, individual outdoor areas and views. Front house is spacious two bedroom, one bath, plus bonus room with lots of built-ins. Lovely front porch, yard, side yard with storage shed, private back patio. Back house is up an additional flight of stairs from front residence with one bedroom, one bath and loads of outdoor space. Original character in both homes. Great rental opportunities as front house is vacant and location is desirable, not too far from USC. Property is around the corner from Laveta and the Echo Park Village which includes One Dog Yoga, Gra nd Clark Street Bakery. Short distance to Echo Park Lake. This investment opportunity is waiting for you to snag it!

CUSTOMER SHORT:Residential Income ML#: 21795196 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**4646 Fisher St, Los Angeles 90022**

STATUS: **Closed**

LIST/CLOSE:  
\$620,000/\$680,000 ↑

MontereyPass Rd and Floral Dr



SQFT: **1,500**  
 LOT(src): **0.1264/5,508 (A)**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **1962 (ASR)**  
 DOM / CDOM: **9/9**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **DW21213982**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **699 - Not Defined**

PRICE PER SQFT: **\$453.33**  
 ORIGINAL \$: **\$620,000**  
 STORIES:  
 GSI: **\$0**  
 OP EXPENSE: **\$250**  
 NET INCOME: **\$0**

LIST DATE: **09/27/21** CLOSE DATE: **11/30/21** CONCESSIONS: **\$0**  
 PURCHASE CONTRACT: **10/08/21** CLOSE PRICE: **\$680,000** TERMS: **Cash, Conventional**

Great opportunity to own this well-maintained Duplex in East Los Angeles minutes to Downtown LA.Great for someone looking for an investment property that allows them to live in either unit and rent out the other, each with 2 bedrooms and 1 bath. Also included are 2 one car garages and more! This property is sold "as is".

CUSTOMER SHORT:Residential Income ML#: DW21213982 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**1504 Connell Pl, Los Angeles 90063**

STATUS: **Closed**

LIST/CLOSE:  
\$715,000/\$700,000 ↓

Cross Street is Rogers St.



SQFT: **2,016**  
 LOT(src): **0.0994/4,331 (A)**  
 PARKING SPACES: **4**  
 YEAR BLT(src): **1995 (PUB)**  
 DOM / CDOM: **47/47**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **WS21216307**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **699 - Not Defined**

PRICE PER SQFT: **\$347.22**  
 ORIGINAL \$: **\$785,000**  
 STORIES: **Two**  
 GSI: **\$37,680**  
 OP EXPENSE: **\$2,900**  
 NET INCOME: **\$34,780**

LIST DATE: **09/28/21** CLOSE DATE: **12/01/21** CONCESSIONS: **\$0**  
 PURCHASE CONTRACT: **11/14/21** CLOSE PRICE: **\$700,000** TERMS: **Cash, Conventional**

Fairly new building in great condition. Each unit has 2 parking spaces.Property is close to freeways and CSULA.

CUSTOMER SHORT:Residential Income ML#: WS21216307 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM



**14822 Arlee Ave, Norwalk 90650**

STATUS: **Closed**

LIST/CLOSE:  
**\$679,900/\$715,000** ↑

Pioneer Blvd to Excelsior Dr.



SQFT: **1,710**  
LOT(src): **0.1382/6,021 (A)**  
PARKING SPACES: **9**  
YEAR BLT(src): **1948 (ASR)**  
DOM / CDOM: **13/13**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **PW21198824**  
B TRACT / MODEL:  
VIEW: **No**  
POOL / SPA: **No/No**  
AREA: **699 - Not Defined**

PRICE PER SQFT: **\$418.13**  
ORIGINAL \$: **\$679,900**  
STORIES: **One**  
GSI: **\$51,600**  
OP EXPENSE: **\$2,060**  
NET INCOME: **\$49,540**

LIST DATE: **09/08/21**

CLOSE DATE: **12/01/21**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **09/24/21**

CLOSE PRICE: **\$715,000**

TERMS: **Conventional, Fannie Mae, FHA, Freddie Mac, Government Loan, VA Loan**

Welcome home to this multi generational home located on a very quiet cul de sac. This single story property can be used for an extended family to grow or you could consider the second structure as a possible ADU. If converted to a 2 story ADU this structure could bring in an excellent income stream. All completed work has been permitted and this could be a quick transformation. With a newer roof, dual pane windows, a carport, as well as a massive concrete RV Parking lot you can park all your toys and still have room to enjoy your oversized backyard and flat lot. The covered patio area is perfect for outdoor living, not to mention a place where the whole family could meet for Barbeques or for holiday functions. It's easy to see all of the opportunities that this home can bring for the right buyer.

CUSTOMER SHORT:Residential Income ML#: PW21198824

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**1531 W 22nd Pl, Los Angeles 90007**

STATUS: **Closed**

LIST/CLOSE:  
**\$779,999/\$750,000** ↓

West of Vermont/South of the 10 Fwy



SQFT: **1,677**  
LOT(src): **0.0967/4,214 (A)**  
PARKING SPACES: **0**  
YEAR BLT(src): **1913 (ASR)**  
DOM / CDOM: **104/104**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Standard, Trust**  
ML#: **OC21108236**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: **No/No**  
AREA: **699 - Not Defined**

PRICE PER SQFT: **\$447.23**  
ORIGINAL \$: **\$849,000**  
STORIES:  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **05/20/21**

CLOSE DATE: **12/01/21**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **10/18/21**

CLOSE PRICE: **\$750,000**

TERMS: **Cash to New Loan**

\*\*\*\*\*AS OF 10/01/2021- AVAILABLE NO OFFERS!!!\*\*\*\*\* WELCOME TO 1531 W. 22ND PLACE - THAT'S ONE MILE FROM USC! AND WOULD MAKE THE PERFECT RENTAL FOR USC STUDENTS. THIS BEAUTIFUL WELL MAINTAINED CRAFTSMAN STYLE DUPLEX (TWO HOMES ON A LOT) ALSO SO NEAR THE LOS ANGELES MEMORIAL COLISEUM, CLOSE TO FREEWAYS AND MINUTES AWAY FROM DOWNTOWN LOS ANGELES. THIS IS YOUR OPPORTUNITY TO LIVE IN THE FRONT HOUSE AND RENT THE REAR HOUSE. UPGRADES IN THE FRONT UNIT INCLUDES SOME UPGRADED ELECTRICAL WIRING AND NEW OUTLETS, NEW COPPER PLUMBING IN BOTH UNITS. THE LAUNDRY ROOM THERE'S NEW TILE, SHELVING AND LED LIGHTING. THERE'S ALSO NEW LED LIGHTING IN BEDROOM CLOSETS, ATTIC INSULATION AND ROOF AIR TURBINES. IN BOTH UNITS NEWER CEILING FANS WERE INSTALLED, RANGE EXHAUST AND SOME DUAL PANE WINDOWS. THIS WOULD BE THE PERFECT RENTAL FOR USC STUDENTS. THE SELLER WILL LEAVE ALL FURNITURE AND APPLIANCES THAT ARE IN THE FRONT UNIT. THE REAR UNIT INCLUDES THE REFRIGERATOR, STOVE WASHER AND DRYER.

CUSTOMER SHORT:Residential Income ML#: OC21108236

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**920 S Fresno St, Los Angeles 90023**

STATUS: **Closed**

LIST/CLOSE:  
**\$688,000/\$680,000** ↓

60 Fwy - Whittier Blvd. - Fresno



SQFT: **1,906**  
LOT(src): **0.1262/5,496 (N)**  
PARKING SPACES: **0**  
YEAR BLT(src): **1906 (ASR)**  
DOM / CDOM: **7/7**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **TR21138788**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: **No/No**  
AREA: **BOYH - Boyle Heights**

PRICE PER SQFT: **\$356.77**  
ORIGINAL \$: **\$688,000**  
STORIES:  
GSI: **\$0**  
OP EXPENSE: **\$70**  
NET INCOME: **\$0**

LIST DATE: **06/25/21**

CLOSE DATE: **12/03/21**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **07/05/21**

CLOSE PRICE: **\$680,000**

TERMS: **1031 Exchange**

Sweet duplex recently renovated and ready to GO! This property offers a huge lot with a low maintenance front yard and a huge backyard that includes fruit trees, privacy fencing and a built-in bbq perfect for the familia bbq's! Value adds include extra bonus spaces for a home office, guest room, gym, etc... With the right offer, the seller will deliver the entire building VACANT. Each unit has their own private entrances, tons of parking and plenty of storage. Upgrades included: newer kitchens bathrooms, electrical, paint, flooring and a common laundry room... etc. Showing Tuesday 12-2pm with an appointment. Truly a must see.

CUSTOMER SHORT:Residential Income ML#: TR21138788

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**431 N Hicks Ave, Los Angeles 90063**

STATUS: **Closed**

LIST/CLOSE:  
\$735,000/\$710,000 ↓

From N. Lorena st hang right on E. Cesar Chavez ave then left on N. Hicks ave



SQFT: **2,011**  
LOT(src): **0.1529/6,661 (A)**  
PARKING SPACES: **3**  
YEAR BLT(src): **1908 (ASR)**  
DOM / CDOM: **81/81**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **MB21163500**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **BOYH - Boyle Heights**

PRICE PER SQFT: **\$353.06**  
ORIGINAL \$: **\$750,000**  
STORIES: **One**  
GSI: **\$45,600**  
OP EXPENSE: **\$1,980**  
NET INCOME: **\$44,520**

LIST DATE: **07/26/21** CLOSE DATE: **12/03/21**  
PURCHASE CONTRACT: **10/22/21** CLOSE PRICE: **\$710,000**

CONCESSIONS: **\$0**  
TERMS: **Cash, Cash To Existing Loan, Cash to New Loan, Contract, Conventional, Submit**

#LaCounty#Duplex#Boyle Heights 2 Homes on 1 Large Lot #duplex boast 2011 square feet of Living space and Totals 5 bedrooms plus Den, 3.75 baths plus 1 car garage ! Currently used as 3 separate homes located in Los Angeles County and zoned LCR2. Front House is a 3 bedroom plus Den and 2.75 bath divided in the following way : Front part is a 3 bedroom 1.75 bath . Rear of front house is a Permitted DEN that is being used as a "single: 1 bedroom 1 bath w/ Kitchenette and bathroom. Property features Copper plumbing, new water line and solar panel paid in FULL. 2nd House Detached at Rear is a 2 bedroom 1bath 1 car garage with newer roofs on house and garage . Rear of front house (Single being used as Single 1 bedroom 1bath ) can be delivered VACANT at buyers expense prior to the close of escrow. Location is prime !! 10 to 15min from Down Town LA, a skip and a hop from El Mercadito ,East LA, Metro and Wellington Heights ,60,5 and 10 freeway Attention: Rent is Low at \$2700 versus what sellers contracts reflect with tenants which is \$4,550! Seller has started eviction process on each Call me for more info

CUSTOMER SHORT:Residential Income ML#: MB21163500

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**3229 E Cesar E Chavez Ave, Los Angeles 90063**

STATUS: **Closed**

LIST/CLOSE:  
\$675,000/\$730,000 ↑

East Cesar E Chavez Ave & N Evergreen Ave



SQFT: **2,400**  
LOT(src): **0.0603/2,625 (A)**  
PARKING SPACES: **4**  
YEAR BLT(src): **2006 (ASR)**  
DOM / CDOM: **12/12**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **OC21225170**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **BOYH - Boyle Heights**

PRICE PER SQFT: **\$304.17**  
ORIGINAL \$: **\$675,000**  
STORIES: **Two**  
GSI: **\$21,600**  
OP EXPENSE: **\$1,350**  
NET INCOME: **\$14,040**

LIST DATE: **10/11/21** CLOSE DATE: **12/02/21**  
PURCHASE CONTRACT: **10/23/21** CLOSE PRICE: **\$730,000**

CONCESSIONS: **\$0**  
TERMS: **Cash, Cash to New Loan, Conventional**

Great Duplex in Boyle Heights, 1 vacant and ready for move-in and once occupied! Tenant is paying \$1,800 with a current lease through August 2022. There is a total of 2,400 building sq ft, Total of 6 bedrooms, 3 bathrooms, 2,625 Lot Sqft, Built in 2006 2 car garage + 2 additional on site parking spaces gated with alley access. Purchase this great investment or live in one and rent the other! Property is being sold with the tenant in place. Please contact your Realtor and schedule a showing so you can make an offer today!

CUSTOMER SHORT:Residential Income ML#: OC21225170

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**8210 Willoughby Ave, Los Angeles 90046**

STATUS: **Closed**

LIST/CLOSE:  
\$2,165,000/\$2,181,500 ↑

South of Santa Monica Blvd, North of Melrose Ave.



SQFT: **2,980**  
LOT(src): **0.07/3,051 (A)**  
PARKING SPACES:  
YEAR BLT(src): **1929**  
DOM / CDOM: **0/0**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **21794004**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C10 - West Hollywood Vicinity**

PRICE PER SQFT: **\$732.05**  
ORIGINAL \$: **\$2,165,000**  
STORIES:  
GSI:  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **11/16/21** CLOSE DATE: **12/01/21**  
PURCHASE CONTRACT: **11/16/21** CLOSE PRICE: **\$2,181,500**

CONCESSIONS:  
TERMS:

A picturesque 1920's Spanish duplex set in the heart of West Hollywood. Charm, character and period features throughout, this property consists of two units, each two-bedrooms and two-bathrooms. Original tile bathrooms, arched doorways and hardwood floors throughout speak to the Spanish-style, yet a sense of sophisticated modern-day living prevails with modern finishes and high-end designer fixtures. Coved ceilings with carved beams and iron trusses frame the upper-unit living room which opens to a balcony and a large entertainers deck with views of the hills. Downstairs, the spacious light-filled living room opens to a beautifully hedged garden with direct access to the two-car garage. Both units have a large formal dining room which leads to the updated kitchen, each equipped with top of the line stainless steel appliances and separate laundry areas. A great owner/user, or investment, opportunity in a prime location, and within a short distance to West Hollywood restaurants, shops, nightlife, Melrose Ave, Pacific Design Center, and the famed Sunset Strip.

CUSTOMER SHORT:Residential Income ML#: 21794004

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**249 7Th Ave, Venice 90291**

STATUS: **Closed**

LIST/CLOSE:  
**\$1,565,000/\$1,565,000**

North of Rose, West of Lincoln, East of 6th, South of Dewey



SQFT: **1,330**  
 LOT(src): **0.0898/3,912**  
 PARKING SPACES: **5**  
 YEAR BLT(src): **1930**  
 DOM / CDOM: **115/115**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21742786**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **C11 - Venice**

PRICE PER SQFT: **\$1,176.69**  
 ORIGINAL \$: **\$3,590,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **06/04/21**  
 PURCHASE CONTRACT: **10/15/21**

CLOSE DATE: **11/30/21**  
 CLOSE PRICE: **\$1,565,000**

CONCESSIONS:  
 TERMS:

Located in Venice's trendy Rose Corridor, this ultra charming trophy property features 2 detached bungalows, detached office and phenomenal investment opportunity. Each with 2B + 1B, these light & bright Spanish style homes feature tons of natural lighting, their own private garage, in-unit laundry, private courtyards and decks and one incredible detail after another. A tree lined courtyard adjoins this beautiful compound to a wonderful work space/office for anyone looking to work from home or extra income. Walkable to some of the best restaurants in all of the city, cute coffee shops and stores as well as famous LA beaches, this location cannot be beat. One unit and office will be delivered vacant at the close of escrow.

CUSTOMER SHORT:Residential Income ML#: 21742786

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021  
 1:02:39 PM

**245 7Th Ave, Venice 90291**

STATUS: **Closed**

LIST/CLOSE:  
**\$1,695,000/\$1,565,000 ↓**

North of Rose, West of Lincoln, East of 6th, South of Dewey



SQFT: **1,326**  
 LOT(src): **0.09/4,235**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **1930**  
 DOM / CDOM: **115/115**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21743002**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **C11 - Venice**

PRICE PER SQFT: **\$1,180.24**  
 ORIGINAL \$: **\$1,795,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$25,740**  
 NET INCOME: **\$80,004**

LIST DATE: **06/04/21**  
 PURCHASE CONTRACT: **10/15/21**

CLOSE DATE: **11/30/21**  
 CLOSE PRICE: **\$1,565,000**

CONCESSIONS:  
 TERMS:

Located in Venice's Rose Corridor, this ultra charming duplex features 2 detached bungalows, bonus detached office and phenomenal investment opportunity. Each with 2B + 1B, these light & bright Spanish style homes feature tons of natural lighting, their own private garage, in-unit laundry, private courtyards and decks and one charming detail after another. A tree lined courtyard adjoins this beautiful property to a wonderful work space/office for anyone looking to work from home or for extra income. Walkable to some of the best restaurants in all of the city, cute coffee shops and stores as well as famous LA beaches, this location cannot be beat. One unit and office will be delivered vacant at the close of escrow.

CUSTOMER SHORT:Residential Income ML#: 21743002

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021  
 1:02:39 PM

**27 Buccaneer St, Marina del Rey 90292**

STATUS: **Closed**

LIST/CLOSE:  
**\$3,295,000/\$3,200,000 ↓**

South of Washington, West of Pacific Ave.



SQFT: **3,874**  
 LOT(src): **0.07/3,081**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **1956**  
 DOM / CDOM: **17/17**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21785756**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA:**No/No**  
 AREA: **C12 - Marina Del Rey**

PRICE PER SQFT: **\$826.02**  
 ORIGINAL \$: **\$3,295,000**  
 STORIES: **Two**  
 GSI:  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **09/25/21**  
 PURCHASE CONTRACT: **10/12/21**

CLOSE DATE: **11/30/21**  
 CLOSE PRICE: **\$3,200,000**

CONCESSIONS:  
 TERMS:

First time on the market, 27 Buccaneer Street is a beautiful Cape Cod architecturally designed tri level duplex with separate entrances located on the coveted Marina Del Rey Peninsula. Buccaneer is a lovely walk street with parking in the rear of the building. Steps to the sand, bike path, volleyball courts, restaurants and shops at the Venice Pier, colorful sunsets over the Pacific and warm ocean breezes, the Marina Del Rey Peninsula truly offers a great lifestyle. Large balcony with ocean views, perfect for entertaining. Two separate private garages and lots of storage room. This is an amazing opportunity for both an investor and owner user.

CUSTOMER SHORT:Residential Income ML#: 21785756

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021  
 1:02:39 PM

**1125 18Th St, Santa Monica 90403**

STATUS: **Closed**

LIST/CLOSE:  
**\$2,495,000/\$2,350,000 ↓**

North of Wilshire, South of California.



SQFT: **1,800**  
 LOT(src): **0.18/8,000**  
 PARKING SPACES:  
 YEAR BLT(src): **1923**  
 DOM / CDOM: **56/56**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21786020**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **C14 - Santa Monica**

PRICE PER SQFT: **\$1,305.56**  
 ORIGINAL \$: **\$2,995,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **09/20/21**  
 PURCHASE CONTRACT: **11/15/21**

CLOSE DATE: **12/03/21**  
 CLOSE PRICE: **\$2,350,000**

CONCESSIONS:  
 TERMS:

**DO NOT DISTURB TENANTS!!!** Incredible opportunity to own North of Wilshire in Santa Monica. Two free standing beautiful craftsman style homes each with their own yard. Each home is 2 bedrooms and one bath all located on one large 8,000 sq foot lot per assessor records. Large garage for storage. One unit is vacant. Great opportunity to live in one and rent the other, rent both homes or buyer to investigate development.

CUSTOMER SHORT:Residential Income ML#: 21786020

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021  
 1:02:39 PM

**120 N Berendo St, Los Angeles 90004**

STATUS: **Closed**

LIST/CLOSE:

**\$1,099,000/\$1,165,000** ↑

South of Beverly, North of 1st, West of Vermont.



SQFT: **2,964**  
LOT(src): **0.17/7,500**  
PARKING SPACES:  
YEAR BLT(src): **1922**  
DOM / CDOM: **65/65**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Real Estate Owned**  
ML#: **21773204**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C17 - Mid-Wilshire**

PRICE PER SQFT: **\$393.05**  
ORIGINAL \$: **\$1,249,000**  
STORIES:  
GSI:  
OP EXPENSE: **\$22,438**  
NET INCOME: **\$29,402**

LIST DATE: **08/18/21**  
PURCHASE CONTRACT: **10/22/21**

CLOSE DATE: **11/29/21**  
CLOSE PRICE: **\$1,165,000**

CONCESSIONS:  
TERMS:

Duplex located in convenient and central Koreatown. Building is 2,964 sf & Lot is 7,500 sf Zoned LAR3. Each unit is 3BD+2BA plus Den/Office and is approximately 1,482 sf. There are three enclosed garages with two additional surface area parking. Fully tenant occupied and subject to interior inspection. Tenants are long term and good standing. Profile shows 2BD+1BA each unit, buyer to perform due diligence. Property is in need of TLC. Property will be delivered with tenants in place.

CUSTOMER SHORT:Residential Income ML#: 21773204

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**1257 S Orange Grove Ave, Los Angeles 90019**

STATUS: **Closed**

LIST/CLOSE:

**\$1,950,000/\$1,760,000** ↓

SOUTH OF SAN VICENTE, EAST OF FAIRFAX



SQFT: **3,868**  
LOT(src): **0.16/7,225**  
PARKING SPACES: **3**  
YEAR BLT(src): **1929**  
DOM / CDOM: **133/133**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **21737736**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C19 - Beverly Center-Miracle Mile**

PRICE PER SQFT: **\$455.02**  
ORIGINAL \$: **\$1,999,000**  
STORIES:  
GSI:  
OP EXPENSE: **\$19,153**  
NET INCOME: **\$88,847**

LIST DATE: **05/28/21**  
PURCHASE CONTRACT: **10/27/21**

CLOSE DATE: **11/30/21**  
CLOSE PRICE: **\$1,760,000**

CONCESSIONS:  
TERMS:

Spanish Old World Hollywood Duplex. Perfectly set on a tree-shaded corner lot. Front gated garden entrance. First-floor unit 3 bed, 2 baths with Laundry hookups inside. The kitchen is updated with a breakfast nook and Hardwood Floors throughout the unit. Second-floor unit 3 bed, 2 baths with Laundry hookups inside. The kitchen was updated with a breakfast nook and Spanish Tile throughout the unit. Fully Fenced Backyard with mature fruit trees. Three Car Garage. Side yard allows room for Extra Storage.

CUSTOMER SHORT:Residential Income ML#: 21737736

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**1366 S ORANGE Dr, Los Angeles 90019**

STATUS: **Closed**

LIST/CLOSE:

**\$1,749,000/\$1,800,000** ↑

South of San Vicente Blvd, West of La Brea



SQFT: **2,852**  
LOT(src): **0.15/6,906**  
PARKING SPACES: **4**  
YEAR BLT(src): **1930**  
DOM / CDOM: **23/23**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **21791648**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C19 - Beverly Center-Miracle Mile**

PRICE PER SQFT: **\$631.14**  
ORIGINAL \$: **\$1,749,000**  
STORIES:  
GSI:  
OP EXPENSE: **\$22,200**  
NET INCOME: **\$65,171**

LIST DATE: **10/08/21**  
PURCHASE CONTRACT: **10/31/21**

CLOSE DATE: **11/30/21**  
CLOSE PRICE: **\$1,800,000**

CONCESSIONS:  
TERMS:

A stunning Spanish-style duplex in the heart of one of LA's most flourishing and burgeoning neighborhoods. This is an impressive, generously sized, and immaculately maintained 1930's home. Sunlight pours through the large picture windows in both units, each spanning more than 1,400 of. Perfect as an income property or as a place to call home on a charming and quiet block! Both units have been updated with new central HVAC, new window, copper plumbing, whilst still maintaining the original charm of the building. Open and flooded with light, enjoy gatherings in the generously sized living area graced by a fireplace and attached balcony (top unit) and host fantastic dinner parties in your formal dining room. Outside you'll find a gorgeous manicured garden anchored by orange, lemon, and pomegranate trees. A premium location within walking distance of Target, Michaels, Sprouts, and MidTown Center with Lowes, Ulta, etc, and easy access to DTLA, Beverly Hills, Culver City, and freeways.

CUSTOMER SHORT:Residential Income ML#: 21791648

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**912 N Hudson Ave, Hollywood 90038**

STATUS: **Closed**

LIST/CLOSE:

**\$1,699,000/\$1,600,000** ↓

South of Santa Monica Blvd, West of Cahuenga Blvd



SQFT: **1,880**  
 LOT(src): **0.1566/6,822 (A)**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **1907 (ASR)**  
 DOM / CDOM: **30/30**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **SR21176963**  
 B TRACT / MODEL:  
 VIEW: **No**  
 POOL / SPA: **No/No**  
 AREA: **C20 - Hollywood**

PRICE PER SQFT: **\$851.06**  
 ORIGINAL \$: **\$1,799,000**  
 STORIES: **Two**  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **08/11/21** CLOSE DATE: **11/29/21**  
 PURCHASE CONTRACT: **09/10/21** CLOSE PRICE: **\$1,600,000**

CONCESSIONS: **\$0**  
 TERMS: **Cash, Cash to New Loan, Conventional**

Excellent investment opportunity in a prime Los Angeles location. Totally vacant duplex – zoned LAR3. Room for expansion or development. Possible Small lot subdivision. Great location near parks, shopping & dining, including trendy Melrose Ave., Santa Monica Blvd & Larchmont Village. A short distance to Paramount Studios, Hollywood Blvd, The Grove & West Hollywood. Centrally located between downtown and the west side. Surrounded by multi-unit apartment buildings, this 2-story duplex sits on a lot of nearly 7,000 sf. Recently renovated, it includes a 2 bedroom, 1 bathroom unit on the main level, and a 1 bed, 1 bath unit on the upper level. Each unit offers private entry and separate electric & gas meters, separate water heaters (shared water meter) along with a 2-car detached garage. The bottom unit showcases hardwood floors throughout most areas, granite countertops in the kitchen and an updated bathroom. The upper unit has stylish, laminate flooring throughout, decorative steel railing and brand-new carpet. Granite countertops in the kitchen and updated bath. Charming craftsman style large front porch. Perfect opportunity to purchase and rent out as-is or take advantage of the spacious lot and R3 zoning to create your own investment opportunity.

CUSTOMER SHORT: Residential Income ML#: SR21176963 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**4142 Commonwealth Ave, Culver City 90232**

STATUS: **Closed**

LIST/CLOSE:

**\$1,750,000/\$1,775,000** ↑

East of Sepulveda, South of Washington, West Of Overland



SQFT: **1,781**  
 LOT(src): **0.12/5,505 (A)**  
 PARKING SPACES:  
 YEAR BLT(src): **1950**  
 DOM / CDOM: **115/115**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21754232**  
 B TRACT / MODEL:  
 VIEW: **No**  
 POOL / SPA: **No/No**  
 AREA: **C28 - Culver City**

PRICE PER SQFT: **\$996.63**  
 ORIGINAL \$: **\$1,895,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **07/16/21** CLOSE DATE: **12/03/21**  
 PURCHASE CONTRACT: **11/08/21** CLOSE PRICE: **\$1,775,000**

CONCESSIONS:  
 TERMS: **Cash**

Amazing opportunity to own two adorable homes on one lot in prime Culver City location - Perfect for an owner looking to live in one & rent out the other. Front home is 3 bedrooms, 1 bath and the rear home is 2-bedroom, 1 bath with attached one car garage and laundry room. Each unit has beautiful hardwood doors, recessed lighting, crown moldings, and central heat & A/C. Both units have separate laundry space and individual water heaters. Front home also recently received all new windows. Separately metered for gas and electric, a new owner will benefit from minimal property expenses. Each unit has separate, private yard space. Conveniently located next to restaurants, shops, & transit, this duplex is just a short distance from the beach as well as Downtown Culver City

CUSTOMER SHORT: Residential Income ML#: 21754232 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**1961 Carmen Ave, Los Angeles 90068**

STATUS: **Closed**

LIST/CLOSE:

**\$1,999,000/\$2,050,000** ↑

On Carmen Ave in between N Gower St and Vista Del Mar St



SQFT: **3,170**  
 LOT(src): **0.16/7,199**  
 PARKING SPACES:  
 YEAR BLT(src): **1909**  
 DOM / CDOM: **15/15**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21796388**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: **No/No**  
 AREA: **C30 - Hollywood Hills East**

PRICE PER SQFT: **\$646.69**  
 ORIGINAL \$: **\$1,999,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **10/20/21** CLOSE DATE: **12/03/21**  
 PURCHASE CONTRACT: **11/04/21** CLOSE PRICE: **\$2,050,000**

CONCESSIONS:  
 TERMS:

Walk into this Craftsman built in 1909 and be transported back to old Hollywood, before it became part of Los Angeles, when it was surrounded by vegetable fields. This gracious 3 bedroom and 2.5 bath main home is full of original details that evoke that time in history, before movies had sound: pocket doors, beautiful wood paneling and ceiling beams, a built-in desk with pigeonholes, original kitchen cabinets. The house has a wonderful wide front porch with a porch swing, where neighbors have long gathered to enjoy one another's company and catch up on the news. In back, you'll find a cactus that has been growing so long, its about as tall as the house, and a wonderful 2 bedroom 1 bath guesthouse that is the big house in miniature complete with its own vintage kitchen and built-in desk and has the cozy feel of a cabin you might find in a forest of redwoods. From the second floor of the main house, you can glimpse modern Hollywood, the neon signs and the top of the Capitol Records building. Inside and outside the home, you can mark the time by the bells of the Monastery of the Angels at the end of the block, where cloistered nuns produce handmade chocolate and their famous pumpkin bread. Getting to the diner on the corner or to the heart of Hollywood and its wonderful Sunday farmers market is a breeze. So is heading to the restaurants, bars and supermarkets of Franklin Village, just five minutes away. Parking will never be a problem for you, by the way, even though its at a premium in the neighborhood. Theres ample room in the long driveway.

CUSTOMER SHORT: Residential Income ML#: 21796388 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**968 W 43rd Pl, Los Angeles 90037**

STATUS: **Closed**

LIST/CLOSE:  
**\$599,000/\$550,000** ↓

968 W. 43rd pl.



SQFT: **1,984**  
LOT(src): **0.1236/5,383 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **1909 (ASR)**  
DOM / CDOM: **17/17**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **IN21211284**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C34 - Los Angeles Southwest**

PRICE PER SQFT: **\$277.22**  
ORIGINAL \$: **\$599,000**  
STORIES: **Two**  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **09/24/21**  
PURCHASE CONTRACT: **10/14/21**

CLOSE DATE: **12/02/21**  
CLOSE PRICE: **\$550,000**

CONCESSIONS: **\$0**  
TERMS: **Cash to New Loan**

Duplex in a great rental area. 1 bedroom 1 bathroom unit and a 4 bedroom 2 bathroom unit. Laundry hookups. 2 car garage. Gated entry with room for additional parking in the driveway. Great location. close to USC, transportation and freeways.

CUSTOMER SHORT:Residential Income ML#: IN21211284

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**1215 W 104Th St, Los Angeles 90044**

STATUS: **Closed**

LIST/CLOSE:  
**\$394,250/\$690,000** ↑

South of Century Blvd



SQFT: **945**  
LOT(src): **0.2/9,100**  
PARKING SPACES:  
YEAR BLT(src): **1921**  
DOM / CDOM: **11/11**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Probate Listing**  
ML#: **21761662**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C36 - Metropolitan Southwest**

PRICE PER SQFT: **\$730.16**  
ORIGINAL \$: **\$369,000**  
STORIES:  
GSI:  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **07/16/21**  
PURCHASE CONTRACT: **07/27/21**

CLOSE DATE: **12/02/21**  
CLOSE PRICE: **\$690,000**

CONCESSIONS:  
TERMS:

Probate Sale! . Estate of Jessie D Thomas. This 4 bed; 2 bath Multi-Family features +/-1869 Sq Ft of living space, +/-9099 Sq Ft lot, Zoned LCR320U\*; APN: 6060-008-021.NO SHOWINGS! The front unit has fire damage, not habitable and is boarded up. Rear unit is occupied. DO NOT DISTURB OCCUPANTS! The property will be occupied at closing.

CUSTOMER SHORT:Residential Income ML#: 21761662

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**713 W 49th Pl, Los Angeles 90037**

STATUS: **Closed**

LIST/CLOSE:  
**\$749,000/\$749,000**

W Figueroa S Vernon



SQFT: **2,016**  
LOT(src): **0.0965/4,202 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **1924 (ASR)**  
DOM / CDOM: **85/85**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **DW21166856**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C36 - Metropolitan Southwest**

PRICE PER SQFT: **\$371.53**  
ORIGINAL \$: **\$799,000**  
STORIES: **Two**  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **07/29/21**  
PURCHASE CONTRACT: **10/22/21**

CLOSE DATE: **12/03/21**  
CLOSE PRICE: **\$749,000**

CONCESSIONS: **\$4,000**  
TERMS: **Cash, Cash to New Loan, Conventional, FHA**

TWO UNITS Townhome style and remodeled. Turn key and move in ready. Both units are 2 bedrooms and 2 baths with two detached car garages. SOLAR PANELS are PAID OFF Each has its own private entrance and driveway. Electrical gates. New exterior and interior pain, front yard, water proof laminated floors. Central Air Conditioner. The other unit has window shutters. There are washer and dryer hookups for both units, title back yard. Property is ideal for large family or owner occupied live in one and rent the other. Or investor to hold a grow portfolio. MUST SEE. Won't last, see agent remarks.

CUSTOMER SHORT:Residential Income ML#: DW21166856

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**1431 W 95th St, Los Angeles 90047**

STATUS: **Closed**

LIST/CLOSE:  
\$799,900/\$775,000 ↓

Western & Century



SQFT: **1,489**  
LOT(src): **0.1111/4,839 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **1929 (ASR)**  
DOM / CDOM: **21/21**  
UNITS TOTAL: **2**  
BLDG TOTAL: **3**

SALE TYPE: **Standard**  
ML#: **CV21175677**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C36 - Metropolitan Southwest**

PRICE PER SQFT: **\$520.48**  
ORIGINAL \$: **\$799,900**  
STORIES: **One**  
GSI: **\$0**  
OP EXPENSE: **\$600**  
NET INCOME: **\$0**

LIST DATE: **08/09/21** CLOSE DATE: **11/29/21**  
PURCHASE CONTRACT: **09/10/21** CLOSE PRICE: **\$775,000**

CONCESSIONS: **\$2,500**  
TERMS: **Cash, Conventional, FHA, VA Loan**

Extremely rare opportunity!! Two vacant remodeled turnkey homes on one lot!! Beautiful curb appeal with newly planted Marathon 2 grass. Main front home: This beautiful 1920's home has been completely renovated from top to bottom. Milgard style double ping windows, 200 amp electrical panel, full plumbing re-pipe, new water heater, new ABS drain system directly to the main and hydro jet to city pipe. Full energy efficient central heating and cooling system. 3 Bedroom or 2 Bedroom 1 office with 1 main full bathroom and 1 master bath. Newer roof and recently sealed. This home has been equipped with LED recessed lighting throughout, Leviton switches and outlets. Fully functional kitchen with new cabinets, granite countertops, double sink w/garbage disposal, pot filler faucet over the range. Both master and main restroom new layout, DELTA shower valve and trim, new vanity, toilets, DELTA humidity fan and tile throughout. Must see. Dining room, living room, and bedrooms mirror the 1920's vintage plaster with square style Casings and Baseboards. Gas or wood fireplace located in the living room. Armstrong style laminate flooring, new interior doors, smoke detectors and wireless ADT security alarm system. This entire property has new Dunn Edwards Evershield exterior and Exquisite interior premium paint. All property walls and iron gates have been color matched to fascia trim. Rear home: 1 bedroom, one full bathroom and full kitchen, freshly painted and new ABS drain system. This home also has a new 100 amp electrical panel and separate gas meter. Private driveway and 2 car parking. Newer roof and recently sealed. Kitchen has granite countertops, and laminate wood flooring throughout the home. Large Garage: Brand new fully insulated and drywalled with separate 60amp electrical panel. Water and gas prepped with full 3" ABS drain system. No other garage like this multi-functional style. Rainwater drains have been installed for proper draining in the rear of the property. 3500 psi 5" cement pads to create parking area. Great Location!! Close to all SoCal's beaches, mountains, biking & hiking trails and attractions like Staple Center, SoFi stadium, LAX airport, and Metro subway.

CUSTOMER SHORT:Residential Income ML#: CV21175677

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**852 E 53rd St, Los Angeles 90011**

STATUS: **Closed**

LIST/CLOSE:  
\$450,000/\$400,000 ↓

East Of 110 Fwy, South of Vernon, North of Slauson



SQFT: **1,432**  
LOT(src): **0.1093/4,763 (A)**  
PARKING SPACES: **0**  
YEAR BLT(src): **1921 (ASR)**  
DOM / CDOM: **12/12**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Trust**  
ML#: **SR21228949**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C37 - Metropolitan South**

PRICE PER SQFT: **\$279.33**  
ORIGINAL \$: **\$450,000**  
STORIES: **One**  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **10/15/21** CLOSE DATE: **11/30/21**  
PURCHASE CONTRACT: **10/28/21** CLOSE PRICE: **\$400,000**

CONCESSIONS: **\$0**  
TERMS: **Cash, Conventional**

Investor special!!!! Two separate homes on one lot. The front home is a 3 bedroom plus 1 bath appx. 880 sq ft. The back home is a 1 bedroom plus 1 bath appx. 552 sq ft. Some cosmetic updates have been made to the interior. Exterior of the home shows repairs needed. The roof is 6-7 years old. Some of the windows have been replaced per owner.

CUSTOMER SHORT:Residential Income ML#: SR21228949

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**3748 Crawford St, Los Angeles 90011**

STATUS: **Closed**

LIST/CLOSE:  
\$529,900/\$555,000 ↑

off 10 fwy west, exit San PedroSt, L San Pedro St, R on E36th St, L on Crawford St



SQFT: **1,413**  
LOT(src): **0.0926/4,032 (A)**  
PARKING SPACES: **0**  
YEAR BLT(src): **1905 (PUB)**  
DOM / CDOM: **12/12**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **EV21211636**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C42 - Downtown L.A.**

PRICE PER SQFT: **\$392.78**  
ORIGINAL \$: **\$529,900**  
STORIES:  
GSI: **\$2,630**  
OP EXPENSE: **\$0**  
NET INCOME: **\$2,630**

LIST DATE: **09/13/21** CLOSE DATE: **12/02/21**  
PURCHASE CONTRACT: **10/14/21** CLOSE PRICE: **\$555,000**

CONCESSIONS: **\$10,000**  
TERMS: **Cash To Existing Loan, Conventional, Submit**

LOCATION, LOCATION, LOCATION. This charming Duplex is located in the heart of Los Angeles, minutes away from USC, Los Angeles Coliseum, & LAFB Soccer field along with plenty of shopping areas and restaurants. First unit is 2 bedroom 1 bath with basement for storage and the second unit is a 1 bedroom and 1 bath. Perfect to live in one and rent the other.

CUSTOMER SHORT:Residential Income ML#: EV21211636

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**1026 E 42Nd St, Los Angeles 90011**

STATUS: **Closed**

LIST/CLOSE:  
**\$699,000/\$675,000** ↓

Cross streets **Vernon Ave and Central Ave.**



SQFT: **784**  
LOT(src): **0.11/5,100 (A)**  
PARKING SPACES:  
YEAR BLT(src): **1914**  
DOM / CDOM: **25/25**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **21782120**  
B TRACT / MODEL:  
VIEW: **No**  
POOL / SPA:**No/No**  
AREA: **C42 - Downtown L.A.**

PRICE PER SQFT: **\$860.97**  
ORIGINAL \$: **\$699,000**  
STORIES:  
GSI:  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **09/09/21**  
PURCHASE CONTRACT: **10/12/21**

CLOSE DATE: **12/01/21**  
CLOSE PRICE: **\$675,000**

CONCESSIONS:  
TERMS:

Come and look at this nicely situated income property. Great for investment opportunity or to live in one and rent the other. They have great potential.

CUSTOMER SHORT:Residential Income ML#: 21782120

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**906 W 17th St, Los Angeles 90015**

STATUS: **Closed**

LIST/CLOSE:  
**\$729,999/\$730,000** ↑

S. Union Ave & W. 17th st.



SQFT: **2,060**  
LOT(src): **0.0975/4,248 (A)**  
PARKING SPACES: **0**  
YEAR BLT(src): **1902 (PUB)**  
DOM / CDOM: **27/123**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **PV21185265**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C42 - Downtown L.A.**

PRICE PER SQFT: **\$354.37**  
ORIGINAL \$: **\$729,999**  
STORIES:  
GSI: **\$72,000**  
OP EXPENSE: **\$34,800**  
NET INCOME: **\$37,200**

LIST DATE: **08/21/21**  
PURCHASE CONTRACT: **09/21/21**

CLOSE DATE: **12/03/21**  
CLOSE PRICE: **\$730,000**

CONCESSIONS: **\$5,000**  
TERMS: **Cash to New Loan**

Seller is motivated to sell this duplex that sits on a huge LR3 8,671 sqft lot. In the heart of it all this property is blocks away from Convention Center, Staples Center and close to USC and 110 freeway. This property has lots of potential including an opportunity to build/expand or live in one and rent the other unit out. Front unit is a 2 bedroom 2 bath and back unit is a 3 bedroom 1 bath both units will be delivered vacant at the close of escrow.

CUSTOMER SHORT:Residential Income ML#: PV21185265

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**7136 Pellet St, Downey 90241**

STATUS: **Closed**

LIST/CLOSE:  
**\$1,199,000/\$1,305,000** ↑

7136 Pellet St, Downey



SQFT: **3,094**  
LOT(src): **0.2753/11,990 (A)**  
PARKING SPACES: **14**  
YEAR BLT(src): **1969 (ASR)**  
DOM / CDOM: **6/6**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **OC21241749**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **D2 - Northwest Downey, N of Firestone, W of Downey**

PRICE PER SQFT: **\$421.78**  
ORIGINAL \$: **\$1,199,000**  
STORIES: **One**  
GSI: **\$76,800**  
OP EXPENSE: **\$4,000**  
NET INCOME: **\$72,800**

LIST DATE: **11/02/21**  
PURCHASE CONTRACT: **11/18/21**

CLOSE DATE: **11/29/21**  
CLOSE PRICE: **\$1,305,000**

CONCESSIONS: **\$0**  
TERMS: **Conventional**

INCREDIBLE OPPORTUNITY - Two home property located in the finest part of Downey on over a 1/4 acre parcel. The front home consists of 3 bedrooms, 2 bathrooms and is approximately 1,650 SF. A unique mother-in-law addition with fireplace exists on the backside of the home. Perfect for a lock-out/granny flat or for someone wanting a larger bedroom or second living room. A two-car private garage is associated with the front home. The rear home consists of 3 bedrooms, 2 bathrooms, and is approximately 1,400 SF. The rear home has it's own detached two car garage which could be easily converted into an ADU (additional dwelling unit). City provided information stating at least one more ADU could be added to this property providing a possible three home + property. Perfect for someone wanting to live in one home while renting the others to offset costs, for multi-generational purposes, or for investment purposes providing endless potential. Property is located near five star Rio Hondo Golf Club as well as five star Furman and Bell Gardens Park while being centrally located to wonderful schools and easy freeway access.

CUSTOMER SHORT:Residential Income ML#: OC21241749

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**8233 Cheyenne Ave, Downey 90242**

STATUS: **Closed**

LIST/CLOSE:  
**\$685,000/\$690,000** ↑

105 Frwy exit Dwoney go north and make a left on Cheyenne.



SQFT: **1,212**  
LOT(src): **0.12/5,228 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **1930 (EST)**  
DOM / CDOM: **12/12**  
UNITS TOTAL: **2**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **IV21197889**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **D3 - Southwest Downey, S of Firestone, W of Downey**

PRICE PER SQFT: **\$569.31**  
ORIGINAL \$: **\$695,000**  
STORIES: **One**  
GSI: **\$36,000**  
OP EXPENSE: **\$1,000**  
NET INCOME: **\$31,000**

LIST DATE: **09/06/21**  
PURCHASE CONTRACT: **09/19/21**

CLOSE DATE: **11/30/21**  
CLOSE PRICE: **\$690,000**

CONCESSIONS: **\$1,000**  
TERMS: **Cash, Cash To Existing Loan, Cash to New Loan, Conventional, FHA, Submit**

Really nice remodeled duplex in Downey Ca. Each unit has its own entrance and provides 1 bedroom / 1 room / 1 bath, remodeled kitchens as well as freshly painted. Detached 2 car garage with alley access. This duplex is perfect for living in one unit and renting the other to help with the mortgage. Great location, quiet street on South Downey between Paramount and Downey Ave, just north of Gardendale. Very close to shops and freeway. Will sell fast!

CUSTOMER SHORT:Residential Income ML#: IV21197889

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LIST/CLOSE:

**4326 E 4th St, East Los Angeles 90022** STATUS: **Closed****\$538,000/\$600,000** ↑

Going north on Eastern Av make a right turn on 4th St Property will be at the end of the street.



SQFT: **1,728**  
 LOT(src): **0.1692/7,370 (A)**  
 PARKING SPACES: **0**  
 YEAR BLT(src): **1922 (ASR)**  
 DOM / CDOM: **24/24**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Trust**  
 ML#: **DW21220282**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **ELA - East Los Angeles**

PRICE PER SQFT: **\$347.22**  
 ORIGINAL \$: **\$538,000**  
 STORIES:  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **10/04/21**CLOSE DATE: **11/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **10/28/21**CLOSE PRICE: **\$600,000**TERMS: **Cash, Conventional**

Diamond in the rough Duplex located in a high demand area of East Los Angeles. Property is a Fixer.

CUSTOMER SHORT: Residential Income ML#: DW21220282

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021  
1:02:39 PM**1052 S Townsend Ave, East Los Angeles 90023**STATUS: **Closed\***

LIST/CLOSE:

**\$710,000/\$740,000** ↑

Dennison St



SQFT: **1,990**  
 LOT(src): **0.1413/6,156 (A)**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **1924 (ASR)**  
 DOM / CDOM: **29/29**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **DW21178737**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **ELA - East Los Angeles**

PRICE PER SQFT: **\$371.86**  
 ORIGINAL \$: **\$710,000**  
 STORIES: **One**  
 GSI: **\$0**  
 OP EXPENSE: **\$59**  
 NET INCOME: **\$0**

LIST DATE: **08/12/21**CLOSE DATE: **11/30/21**CONCESSIONS: **\$5,000**PURCHASE CONTRACT: **09/14/21**CLOSE PRICE: **\$740,000**TERMS: **Cash to New Loan, Conventional, FHA**

Fantastic opportunity to own a one-of-a-kind, pride of duplex. First time on the market! Live in one and rent the other for extra income. , wrought iron fence and 2 separate driveways. Plenty of parking spaces along the driveway. The rear unit has 2 Bedrooms and 1 Bathroom, living room, dining room, and separate laundry room. The front unit has 2 Bedroom and 1 Bathroom. Each unit is separately Metered for Electrical and Gas and private lawn area. Close to public transport, schools, Cal State LA, DTLA & various fwys: 10, 60, 710, 5 & 101 fwys. About 0.3 miles from the Metro Gold line (Runs from Azusa/East LA). Short distance to several Metro bus lines. Buyer to verify all info & entire condition on their own diligence & must satisfy themselves as to all aspects of this property. Please call or text for showing appt on back unit only. All units to be deliver vacant. Do not disturb tenants! Bring us an offer today!

CUSTOMER SHORT: Residential Income ML#: DW21178737

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021  
1:02:39 PM**18613 Bryant St, Northridge 91324**STATUS: **Closed**

LIST/CLOSE:

**\$849,888/\$860,000** ↑

Reseda Bl.



SQFT: **2,583**  
 LOT(src): **0.1317/5,737 (A)**  
 PARKING SPACES: **4**  
 YEAR BLT(src): **1952 (ASR)**  
 DOM / CDOM: **110/110**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **TR21141838**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **NR - Northridge**

PRICE PER SQFT: **\$332.95**  
 ORIGINAL \$: **\$924,888**  
 STORIES: **Two**  
 GSI: **\$60,000**  
 OP EXPENSE: **\$8,740**  
 NET INCOME: **\$52,460**

LIST DATE: **06/29/21**CLOSE DATE: **12/01/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **10/23/21**CLOSE PRICE: **\$860,000**TERMS: **Cash, Conventional, FHA**

DUPLEX in Northridge!! Fixer upper. Great for first time investor! Great income property! Live in one and rent the other! Front house is a 3 bedroom 1 bathroom. Rear house is a 2 story, 7 bedroom 2 bathroom home with 2 car carport! Cal State Northridge less than a mile away. Great income opportunity!

CUSTOMER SHORT: Residential Income ML#: TR21141838

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021  
1:02:39 PM**18320 Arminta St, Reseda 91335**STATUS: **Closed**

LIST/CLOSE:

**\$1,000,000/\$940,000** ↓

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SQFT: **1,699**  
 LOT(src): **0.5015/21,846 (A)**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **1942 (ASR)**  
 DOM / CDOM: **36/42**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **SR21193985**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **RES - Reseda**

PRICE PER SQFT: **\$553.27**  
 ORIGINAL \$: **\$1,000,000**  
 STORIES: **One**  
 GSI: **\$21,300**  
 OP EXPENSE: **\$9,000**  
 NET INCOME: **\$21,300**

LIST DATE: **09/01/21**CLOSE DATE: **12/01/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **10/07/21**CLOSE PRICE: **\$940,000**TERMS: **1031 Exchange, Cash to New Loan**

Potential + here on this street to street 21,846 SF Lot. Can also be sold with adjacent property - listed separately but same owner (18328 Arminta listed for \$1,000,000) for approx 1 acre combined and build potentially 6 houses on both OR add an ADU on this one alone and don't develop both. Area of newer 2 story homes. Front house is a 2+1 + garage and is under market rent (\$1775). Back house is 2+2 with no one living there currently. Extra carports, parking areas, you name it. On septic. And yes, they are fixers. one DWP utility meter and separate gas meters. Tenants do not pay DWP. (long term owner of these properties BTW). drive by first

CUSTOMER SHORT: Residential Income ML#: SR21193985

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021  
1:02:39 PM

**18328 Arminta St, Reseda 91335**

STATUS: **Closed**

LIST/CLOSE:  
**\$1,000,000/\$940,000** ↓

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SQFT: **1,591**  
LOT(src): **0.5/21,782 (A)**  
PARKING SPACES: **0**  
YEAR BLT(src): **1940 (ASR)**  
DOM / CDOM: **36/36**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: [SR21193968](#)  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **RES - Reseda**

PRICE PER SQFT: **\$590.82**  
ORIGINAL \$: **\$1,000,000**  
STORIES: **One**  
GSI: **\$33,000**  
OP EXPENSE: **\$9,000**  
NET INCOME: **\$33,000**

LIST DATE: **09/01/21** CLOSE DATE: **12/01/21**  
PURCHASE CONTRACT: **10/07/21** CLOSE PRICE: **\$940,000**

CONCESSIONS: **\$0**  
TERMS: **1031 Exchange, Cash, Cash to New Loan**

Potential + here on this street to street 21,782 SF Lot. Can also be sold with adjacent property - listed separately but same owner (18320 Arminta) for approx 1 acre combined and build potentially 6 houses on both OR add an ADU on this one alone and don't develop both. Area of newer 2 story homes. Front house is a 3+1 + garage and is under market rent (\$1400). Back house is 1+1 under market rent (\$1350). Extra carports, parking areas, you name it. On septic. And yes, they are fixers. one DWP utility meter and separate gas meters. Tenants do not pay DWP. (long term owner of these properties BTW). drive by first

CUSTOMER SHORT:Residential Income ML#: SR21193968

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**12016 S Willowbrook Ave, Compton 90222**

STATUS: **Closed**

LIST/CLOSE:  
**\$629,900/\$605,000** ↓

120th and Willowbrook



SQFT: **1,421**  
LOT(src): **0.1633/7,113 (A)**  
PARKING SPACES: **0**  
YEAR BLT(src): **1925 (ASR)**  
DOM / CDOM: **8/8**  
UNITS TOTAL: **2**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: [SR21219022](#)  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **RO - Compton S of Rosecrans, E of Alameda**

PRICE PER SQFT: **\$425.76**  
ORIGINAL \$: **\$629,900**  
STORIES: **One**  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **10/01/21** CLOSE DATE: **12/01/21**  
PURCHASE CONTRACT: **10/09/21** CLOSE PRICE: **\$605,000**

CONCESSIONS: **\$0**  
TERMS: **Cash, Conventional, FHA**

Duplex: Main house features 3+2. Rear unit has 2 bedroom and 1 bath. Kitchen has granite counter tops and laminated flooring in living room, kitchen, hallway and bedrooms. 2 car carport in front of unit.

CUSTOMER SHORT:Residential Income ML#: SR21219022

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**3536 W 168th St, Torrance 90504**

STATUS: **Closed**

LIST/CLOSE:  
**\$995,000/\$1,035,000** ↑

Yukon Ave / W 168th St.



SQFT: **1,993**  
LOT(src): **0.1435/6,249 (A)**  
PARKING SPACES: **3**  
YEAR BLT(src): **1954 (ASR)**  
DOM / CDOM: **11/11**  
UNITS TOTAL: **3**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: [PW21220860](#)  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **132 - N Torrance - West**

PRICE PER SQFT: **\$519.32**  
ORIGINAL \$: **\$995,000**  
STORIES:  
GSI: **\$43,200**  
OP EXPENSE: **\$0**  
NET INCOME: **\$43,200**

LIST DATE: **10/04/21** CLOSE DATE: **11/29/21**  
PURCHASE CONTRACT: **10/15/21** CLOSE PRICE: **\$1,035,000**

CONCESSIONS: **\$0**  
TERMS: **1031 Exchange, Cash, Cash to New Loan, Conventional, Submit**

We proudly present this amazing fully occupied 3-unit property in a highly desirable neighborhood, located in the South Bay east of the 405 freeway in the City of Torrance. Excellent Torrance award winning schools, great shopping and dining options, and top notch hospitals. Next to Carr Elementary school! This investment offers an owner-occupied or investor a chance to acquire a solid rental property in an established rental market. The property is comprised of 2,000 sqft with a rear 2/1 unit and two 1/1 units all fully remodeled and in great condition. All units have a great layout, privacy and lots of storage space. Additionally washer & Dryer hook up in each unit and each unit has their own backyard. The property comes with 3 car garage with a great ADU potential and three-car space in the driveway. All of the tenants are very easy to manage and always pay on time and there is opportunity for a new investor to achieve higher market rents. Clean with well maintenance of lawn and landscaping. It's prime Torrance! Near by the Alondra Park & Golf Course, El Camino College, South Bay Galleria, Hawthorne, Lawndale, Inglewood, Space-X, Restaurants, Shops, easy to access 405,110 freeway, LAX air port and beaches.

CUSTOMER SHORT:Residential Income ML#: PW21220860

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**232 Avenue C, Redondo Beach 90277**

STATUS: **Closed**

LIST/CLOSE:  
\$2,195,000/\$2,220,000 ↑

Pacific Coast Hwy. - west on Avenue C - two blocks to the beach



SQFT: **2,789**  
LOT(src): **0.1379/6,005 (A)**  
PARKING SPACES: **7**  
YEAR BLT(src): **1927 (PUB)**  
DOM / CDOM: **10/10**  
UNITS TOTAL: **3**  
BLDG TOTAL: **2**

SALE TYPE: **Trust**  
ML#: **SB21185523**  
B TRACT / MODEL:  
VIEW: **No**  
POOL / SPA: **No/No**  
AREA: **157 - S Redondo Bch W of PCH**

PRICE PER SQFT: **\$795.98**  
ORIGINAL \$: **\$2,195,000**  
STORIES: **Two**  
GSI: **\$62,400**  
OP EXPENSE: **\$12,480**  
NET INCOME: **\$49,920**

LIST DATE: **08/19/21** CLOSE DATE: **12/01/21**  
PURCHASE CONTRACT: **09/03/21** CLOSE PRICE: **\$2,220,000**

CONCESSIONS: **\$0**  
TERMS: **1031 Exchange, Cash, Cash to New Loan**

This Beach side triplex with historic character and charm has been held and maintained by the same family that added the two units in 1957, retaining the original wood floors, arched ceilings, hall-door ways and windows. The tiled front façade tops off the beauty of this Southern California Beach 3 bedroom Bungalow with two 1 bedroom rentals over an oversized Garage (a double and a single plus a bonus storage work area). A fantastic location, that is within blocks to the beach, boutique stores, restaurants, bars, supporting local professional businesses and the famous Riviera Village thriving commercial hub. This property is ideal for an investor or an owner user subject to existing leases (3brdm - m/m - 1brdm - 1 yr lease - 1brdm). Property is being prepared for sale and will be active with a market brochure by 8/30. all offers to be made subject to inspection. Garage has been occupied by the current owner and will be cleared and vacant at the close of escrow. Seller will start responding to offers on September 1 or after once received.

CUSTOMER SHORT: Residential Income ML#: SB21185523

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**2129 Orange Grove Ave, Alhambra 91803 S/Hellman**

STATUS: **Closed**

LIST/CLOSE:  
\$1,378,000/\$1,378,000



SQFT: **3,144**  
LOT(src): **0.1764/7,683 (A)**  
PARKING SPACES: **3**  
YEAR BLT(src): **1982 (ASR)**  
DOM / CDOM: **13/13**  
UNITS TOTAL: **3**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **AR21231498**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: **No/No**  
AREA: **601 - Alhambra**

PRICE PER SQFT: **\$438.30**  
ORIGINAL \$: **\$1,378,000**  
STORIES: **One**  
GSI: **\$65,784**  
OP EXPENSE: **\$3,197**  
NET INCOME: **\$62,587**

LIST DATE: **10/12/21** CLOSE DATE: **12/01/21**  
PURCHASE CONTRACT: **11/01/21** CLOSE PRICE: **\$1,378,000**

CONCESSIONS: **\$0**  
TERMS: **1031 Exchange, Cash, Cash to New Loan, Conventional**

First time on the market ever. Classic bread and butter triplex located in one of Alhambra's Highly Desirable Neighborhoods. Perfect for owner user or investor. Huge down stairs unit is perfect for an owner user, 3 bedrooms, 2 baths, inside laundry, approx 1244 sq.ft. Both upstairs units are 2 bedroom 1 bath, approx. 950 sq.ft. each. 3 single car garages, plus extra parking for 4 more vehicles. Separate electric meters. Coin operated laundry in the garage for the upstairs units. All units are full occupied with rents current. !! Walking Distance to Valley Bl.!! Conveniently located near schools, Cal State LA, Parks, a variety of restaurants, shopping, and the 10 freeway, just Minutes away from Downtown LA

CUSTOMER SHORT: Residential Income ML#: AR21231498

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**1026 S Columbus Ave, Glendale 91204**

STATUS: **Closed**

LIST/CLOSE:  
\$1,250,000/\$1,175,000 ↓

Between S Columbus Ave & Florence Pl



SQFT: **2,201**  
LOT(src): **0.1565/6,819 (A)**  
PARKING SPACES: **4**  
YEAR BLT(src): **1919 (ASR)**  
DOM / CDOM: **160/160**  
UNITS TOTAL: **3**  
BLDG TOTAL: **2**

SALE TYPE: **Probate Listing**  
ML#: **DW21108515**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: **No/No**  
AREA: **628 - Glendale-South of 134 Fwy**

PRICE PER SQFT: **\$533.85**  
ORIGINAL \$: **\$1,299,999**  
STORIES:  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **05/20/21** CLOSE DATE: **11/29/21**  
PURCHASE CONTRACT: **11/03/21** CLOSE PRICE: **\$1,175,000**

CONCESSIONS: **\$0**  
TERMS: **Cash, Cash to New Loan, Conventional**

Price Reduction, seller said "Sell It" reduced the price by \$49,999....3-Units in Glendale....All 2-bedrooms 1-Bath Each. Unit #1 Main house 2-bedroom 1-bath owner occupied // Unit #2 Rent for 2-bedroom 1-bath \$1,600 // Unit #3 Rent for 2-bedroom 1-bath \$1,500 // 3 Water Meters // 3 Electric Meters // 3 Gas Meters. Each tenant pay their own utilities. The property runs from on street to street. Main house is on Florence and the Duplex is on Columbus. Live in the house and rent the other 2-units to help pay the mortgage. Hurry property will not last...

CUSTOMER SHORT: Residential Income ML#: DW21108515

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**1770 N Sierra Bonita Ave, Pasadena 91104**

STATUS: **Closed**

LIST/CLOSE:

**\$800,000/\$1,100,000** ↑

North of Washington Blvd and West of Allen Ave.



SQFT: **2,682**  
LOT(src): **0.2526/11,004 (A)**  
PARKING SPACES: **6**  
YEAR BLT(src): **1920 (ASR)**  
DOM / CDOM: **6/6**  
UNITS TOTAL: **3**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **PF21230992**  
B TRACT / MODEL:  
VIEW: **No**  
POOL / SPA: **No/No**  
AREA: **646 - Pasadena (NE)**

PRICE PER SQFT: **\$410.14**  
ORIGINAL \$: **\$800,000**  
STORIES: **Two**  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **10/18/21** CLOSE DATE: **11/30/21**  
PURCHASE CONTRACT: **10/29/21** CLOSE PRICE: **\$1,100,000**

CONCESSIONS: **\$0**  
TERMS: **Cash, Cash to New Loan, Conventional**

Ready for a remodel? Welcome to 1772- 1772 1/2 and 1774 North Sierra Bonita . A triplex located in an unincorporated area with a Pasadena address. Loads of character. Front porch -With a Porte co-chère. 1774 is a two story with 4 bedrooms and 2 baths / living room / high ceilings / built in hutch in formal dining room / kitchen with stove / access to interior staircase to basement and upstairs laundry room. 1772 has a living room / 1 bedroom / 1 bath / kitchen with stove / a dining area with a closet. 1772 1/2 does not have a kitchen but does have a oversized laundry room / 1 bedroom / 1 bath / living room. Large units in need of TLC. A great opportunity on a large lot. Central air conditioner on all units. 3 separate electric meters and 3 hot water heaters. Basement for extra storage. Zone LCR2Y. Covered attached storage with exterior entrance to basement. 2 car detached garage on a large lot.

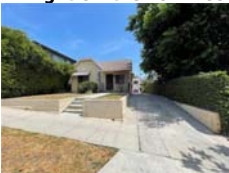
CUSTOMER SHORT:Residential Income ML#: PF21230992 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**628 N Occidental Blvd, Silver Lake 90026** STATUS: **Closed**

LIST/CLOSE:

**\$1,199,000/\$963,000** ↓

Right Off the 101 Freeway.



SQFT: **2,072**  
LOT(src): **0.1306/5,689 (A)**  
PARKING SPACES: **3**  
YEAR BLT(src): **1923 (ASR)**  
DOM / CDOM: **80/193**  
UNITS TOTAL: **3**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **DW21169474**  
B TRACT / MODEL:  
VIEW: **No**  
POOL / SPA: **No/No**  
AREA: **C21 - Silver Lake - Echo Park**

PRICE PER SQFT: **\$464.77**  
ORIGINAL \$: **\$1,199,000**  
STORIES:  
GSI: **\$78,000**  
OP EXPENSE: **\$19,995**  
NET INCOME: **\$58,000**

LIST DATE: **08/02/21** CLOSE DATE: **11/29/21**  
PURCHASE CONTRACT: **10/21/21** CLOSE PRICE: **\$963,000**

CONCESSIONS: **\$11,500**  
TERMS: **1031 Exchange, Cash To Existing Loan, Conventional**

Located in the heart of Silverlake! This is a great investment opportunity in a highly desired trendy community of Silverlake. Conveniently located close to shops, entertainment and freeways. This is a 3 unit building with 3 parking spaces and is well under market!!

CUSTOMER SHORT:Residential Income ML#: DW21169474 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**4108 E McMillan St., Compton 90221** STATUS: **Closed**

LIST/CLOSE:

**\$749,800/\$695,000** ↓

North of Rosecrans East of Atlantic Ave



SQFT: **2,450**  
LOT(src): **0.1325/5,772 (P)**  
PARKING SPACES: **4**  
YEAR BLT(src): **1942 (ASR)**  
DOM / CDOM: **282/282**  
UNITS TOTAL: **3**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **RS21017734**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: **No/No**  
AREA: **699 - Not Defined**

PRICE PER SQFT: **\$283.67**  
ORIGINAL \$: **\$718,800**  
STORIES:  
GSI: **\$4,120**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **01/27/21** CLOSE DATE: **11/30/21**  
PURCHASE CONTRACT: **11/05/21** CLOSE PRICE: **\$695,000**

CONCESSIONS: **\$0**  
TERMS: **Cash, Cash to New Loan, Conventional, FHA, FHA 203(b)**

ABSOLUTELY PERFECT FOR THE LARGE FAMILY AND OR EXTENDED FAMILY. MAKE AND OFFER. LIVE IN ONE AND RENT THE OTHERS TO HELP PAY YOUR MONTHLY MORTGAGE PAYMENTS. DO THE NUMBERS AND SEE THE BENEFITS OF BUYING THIS LOVELY PROPERTY. ALL SCHOOLS NEARBY AND THE 105 AND 710 FWYS NEARBY. House consists of ::::: 5 bedrooms 2 baths plus a DUPLEX in the rear consisting of 1 BEDROOM 1BA. and a STUDIO unit. ::::: Three units total. You can also live in one and rent the others to help with payments. Excellent opportunity. AS PER SELLERS INSTRUCTIONS, OFFERS SUBJECT TO INTERIOR INSPECTION. DO NOT DISTURB TENANTS, TENANTS HAVE BEEN NOTIFIED THAT PROPERTY IS FOR SALE. PLEASE ADHERE TO SELLERS REQUEST. THANK YOU. ANY INQUIRIES TO LISTING AGENT. HOUSE HAS 5 BEDROOMS 2 BATHS

CUSTOMER SHORT:Residential Income ML#: RS21017734 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**1615 2nd Ave, Los Angeles 90019**

STATUS: **Closed**

LIST/CLOSE:

**\$1,100,000/\$1,050,000** ↓

Venice Blvd & 2nd Ave



SQFT: **3,200**  
LOT(src): **0.1722/7,500 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **1959 (ASR)**  
DOM / CDOM: **146/146**  
UNITS TOTAL: **3**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **RS21063938**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$328.12**  
ORIGINAL \$: **\$1,100,000**  
STORIES:  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **03/26/21**  
PURCHASE CONTRACT: **09/06/21**

CLOSE DATE: **11/30/21**  
CLOSE PRICE: **\$1,050,000**

CONCESSIONS: **\$0**  
TERMS: **Submit**

Three units located in the heart of Arlington Heights! The front building consists of two units. One unit is a 2 bed 1 bath and the other is a 2 bed 2 bath unit. The back unit is a stand-alone building that also features 2 bedrooms and 1 bath and an attached 2 car garage. These units feature dual pane windows, new copper plumbing throughout, newer sewer lines, 15+ year roof and block wall on both sides. Lot is zoned R1.5 perfect for a developer. This Mid City/Arlington Heights property is also conveniently located near Koreatown and Central LA which features lots of trendy eatery, shopping centers, and is a short drive away from LACMA and The Grove. Only blocks away from Pio Pico Middle School, Arlington Heights Elementary and freeway access. Come take a look today!!!

CUSTOMER SHORT:Residential Income ML#: RS21063938

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**231 N Catalina St, Los Angeles 90004**

STATUS: **Closed**

LIST/CLOSE:

**\$995,000/\$995,000**

South of Beverly Blvd, between Normandie Ave and Vermont Ave



SQFT: **2,645**  
LOT(src): **0.1702/7,412 (A)**  
PARKING SPACES: **3**  
YEAR BLT(src): **1951 (ASR)**  
DOM / CDOM: **326/326**  
UNITS TOTAL: **3**  
BLDG TOTAL: **2**

SALE TYPE: **Trust**  
ML#: **PW20261070**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C17 - Mid-Wilshire**

PRICE PER SQFT: **\$376.18**  
ORIGINAL \$: **\$1,150,000**  
STORIES:  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **12/23/20**  
PURCHASE CONTRACT: **11/15/21**

CLOSE DATE: **11/30/21**  
CLOSE PRICE: **\$995,000**

CONCESSIONS: **\$0**  
TERMS: **Cash, Cash to New Loan**

Koreatown triplex, perfect for owner occupants, investors, AND developers! Below market rents with one unit delivered vacant at closing. OWNER OCCUPANTS: Live in one unit and rent the other units to pay some (or all) of your mortgage! You have 3 options: live in a studio apartment with private patio, 1-bedroom apartment above the garage, or 2-bedroom house in front with enclosed front porch, dining room, and bonus room. INVESTORS: Diverse and attractive unit mix, with huge rent upside potential in a prime location. Plus, 3 single car garages and additional covered parking in the rear, a rarity for this area. Rehab units to instantly add value. DEVELOPERS: R3-1 zoning in a Tier 3 TOC and QUALIFIED OPPORTUNITY ZONE. Sandwiched between an 8-Unit apartment and 10-Unit apartment, this lot is underutilized. See new construction across the street at 240 and 246 N. Catalina St. 6 units being built on similar lots with the same zoning. GREAT LOCATION! Walkscore of 89, with plenty of restaurants, stores, and public transportation within walking distance (Metro Red Line is 3 short blocks away and bus lines are all around). Minutes from Downtown and 101/110/10 freeways, perfect for commuters.

CUSTOMER SHORT:Residential Income ML#: PW20261070

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**6636 W 6th St, Los Angeles 90048**

STATUS: **Closed**

LIST/CLOSE:

**\$2,450,000/\$2,490,000** ↑

Above Wilshire between San Vicente and S. Sweetzer Ave.



SQFT: **4,664**  
LOT(src): **0.13/5,853 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **1929**  
DOM / CDOM: **9/9**  
UNITS TOTAL: **3**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **21787112**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA:**No/No**  
AREA: **C19 - Beverly Center-Miracle Mile**

PRICE PER SQFT: **\$533.88**  
ORIGINAL \$: **\$2,450,000**  
STORIES: **Two**  
GSI:  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **09/24/21**  
PURCHASE CONTRACT: **10/03/21**

CLOSE DATE: **11/30/21**  
CLOSE PRICE: **\$2,490,000**

CONCESSIONS:  
TERMS:

Pride of ownership tri-plex. Two huge 3 bed/2 bath units, up and down, each like a house, plus a legal permitted studio with kitchenette. Top floor vacant, ready for a pied-a-terre owner or lease. Excellent market-rate tenants. All systems updated / remodeled. Everything you do not see has been addressed. In preparation for sale, Seller made all recommended corrections to a 200+ page inspection report for your review. Seller has invested \$300,000+ in upgrades over the years. Excellent location on the Beverly Hills Border, next to a quiet parking structure that blocks noise from San Vicente. Ample parking for 7 cars, with 3 off street parking pads and 2 one-car garages. Hardwood floors. High Ceilings. Wood burning fireplaces. Large eat-in kitchens. Formal Dining rooms. Sunny western and southern exposures. Photos of the occupied units are available on request. Floor Plan and Summary of improvements available.

CUSTOMER SHORT:Residential Income ML#: 21787112

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**4108 Lafayette Pl, Culver City 90232**

STATUS: **Closed**

LIST/CLOSE:

**\$1,750,000/\$1,710,000** ↓

South Culver Blvd, East Duquesne



SQFT: **1,872**  
 LOT(src): **0.17/7,703**  
 PARKING SPACES:  
 YEAR BLT(src): **1923**  
 DOM / CDOM: **12/184**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21102541**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **C28 - Culver City**

PRICE PER SQFT: **\$913.46**  
 ORIGINAL \$: **\$1,750,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **11/05/21** CLOSE DATE: **12/01/21**  
 PURCHASE CONTRACT: **11/17/21** CLOSE PRICE: **\$1,710,000**

CONCESSIONS:  
 TERMS:

Amazing opportunity to buy an existing triplex in the heart of Downtown Culver City with the option to give this 100 year old property a facelift or tear down and start from scratch. From building your DREAM home or keeping as an investment multi unit. The possibilities on this extraordinary lot are endless!

CUSTOMER SHORT:Residential Income ML#: 21102541

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**314 W 68th St, Los Angeles 90003**

STATUS: **Closed**

LIST/CLOSE:

**\$690,000/\$700,000** ↑

North of Florence.



SQFT: **2,020**  
 LOT(src): **0.1178/5,130 (A)**  
 PARKING SPACES: **3**  
 YEAR BLT(src): **1921 (ASR)**  
 DOM / CDOM: **91/91**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **DW21107402**  
 B TRACT / MODEL:  
 VIEW: **No**  
 POOL / SPA:**No/No**  
 AREA: **C34 - Los Angeles Southwest**

PRICE PER SQFT: **\$346.53**  
 ORIGINAL \$: **\$690,000**  
 STORIES: **Two**  
 GSI: **\$41,304**  
 OP EXPENSE: **\$8,456**  
 NET INCOME: **\$32,848**

LIST DATE: **05/19/21** CLOSE DATE: **12/01/21**  
 PURCHASE CONTRACT: **08/30/21** CLOSE PRICE: **\$700,000**

CONCESSIONS: **\$5,500**  
 TERMS: **1031 Exchange, Cash, Cash To Existing Loan, Conventional, Fannie Mae, FHA, FHA 203(k), Freddie Mac, VA Loan**

Welcome to 314 W 68th St, located in the GREAT City of Los Angeles, Ca. Featuring 3 beautifully well designed units, each consisting of 2 bedrooms 1 bathroom each. As you walk inside the property, you'll immediately notice and be drawn to the superb craftsmanship. With two units side by side, and 1 unit located above, this triplex is boasting with privacy and comfortable living. Each unit contains a generous sized kitchen, dining, and living area, along with 2 generous sized bedrooms containing sliding closets, and 1 full restroom, with additional hallway storage. The front bottom units each have their own covered porch, along with independent entrances / walkways from the sidewalk. The top unit has its own private staircase entrance from the rear, along with a covered storage room prior to entry the actual unit. The backyard contains a driveway that is accessed through the alley, suffice for 2-3 cars. The backyard also contains a detached storage building. 314 W 68th St is located just minutes from Downtown Los Angeles, Hollywood, Inglewood, and LAX, between the 110, 105, 10 FHYS. 314 W 68th St is perfect for a first time buyer looking to begin their homeownership, or a seasoned investor looking to grow their Real Estate portfolio!

CUSTOMER SHORT:Residential Income ML#: DW21107402

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**5016 S Harvard Blvd, Los Angeles 90062**

STATUS: **Closed**

LIST/CLOSE:

**\$799,900/\$815,000** ↑

Western ave, East on 50th St. South on Harvard Blvd.



SQFT: **1,976**  
 LOT(src): **0.1194/5,201 (A)**  
 PARKING SPACES: **4**  
 YEAR BLT(src): **1938 (PUB)**  
 DOM / CDOM: **118/118**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **DW21098142**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **C34 - Los Angeles Southwest**

PRICE PER SQFT: **\$412.45**  
 ORIGINAL \$: **\$799,900**  
 STORIES:  
 GSI: **\$3,800**  
 OP EXPENSE: **\$200**  
 NET INCOME: **\$3,600**

LIST DATE: **05/05/21** CLOSE DATE: **11/30/21**  
 PURCHASE CONTRACT: **09/27/21** CLOSE PRICE: **\$815,000**

CONCESSIONS: **\$0**  
 TERMS: **Cal Vet Loan, Cash, Conventional, FHA, Submit, VA Loan**

Live in one, rent the others! The large front house features 3 bedrooms, 2 bathrooms with an open layout and opportunity to use the spacious attic for additional space. The front home has its private front yard. The separate back building features a 4 gar garage on the lower level. Each garage space is separated. The top level has a 2 bed, 1 bath unit, and a 1 bed, 1 bath unit. Fantastic location. Minutes from USC and Downtown LA many shops, entertainment, and eateries.

CUSTOMER SHORT:Residential Income ML#: DW21098142

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**1653 W 37Th St, Los Angeles 90018**

STATUS: **Closed**

LIST/CLOSE:

**\$1,050,000/\$1,000,000** ↓

Three blocks east of Western Ave



SQFT: **2,560**  
 LOT(src): **0.15/6,806 (A)**  
 PARKING SPACES:  
 YEAR BLT(src): **1913**  
 DOM / CDOM: **10/10**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21795980**  
 B TRACT / MODEL:  
 VIEW: **No**  
 POOL / SPA:**No/No**  
 AREA: **C34 - Los Angeles Southwest**

PRICE PER SQFT: **\$390.62**  
 ORIGINAL \$: **\$1,050,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **10/16/21** CLOSE DATE: **11/30/21**  
 PURCHASE CONTRACT: **10/26/21** CLOSE PRICE: **\$1,000,000**

CONCESSIONS:  
 TERMS:

3 units apartment with classic Spanish Charm. There are two building on the lot. The back unit is 4 bed 2 bath and other 2 units are each one bed.

CUSTOMER SHORT:Residential Income ML#: 21795980

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**1726 W 83Rd St, Los Angeles 90047**

STATUS: **Closed**

LIST/CLOSE:  
\$620,000/\$620,000

West on Manchester to Western (turn right), to 83rd St (turn right)



SQFT: **1,751**  
LOT(src): **0.15/6,648 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **1938**  
DOM / CDOM: **162/162**  
UNITS TOTAL: **3**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **21727148**  
B TRACT / MODEL:  
VIEW: **No**  
POOL / SPA:**No/No**  
AREA: **C36 - Metropolitan Southwest**

PRICE PER SQFT: **\$354.08**  
ORIGINAL \$: **\$635,499**  
STORIES:  
GSI:  
OP EXPENSE: **\$5,307**  
NET INCOME: **\$17,493**

LIST DATE: **05/01/21** CLOSE DATE: **11/29/21** CONCESSIONS:  
PURCHASE CONTRACT: **10/29/21** CLOSE PRICE: **\$620,000** TERMS: **Subject To Other**

This charming triplex is back on market! Great for owner occupy or rental income two or all units. Units are all one bedroom one bath, does need TLC. Conveniently located minutes from the new SoFi/Rams stadium and Hollywood Park area. Other conveniences include LAX, shopping centers, major freeways and entertainment. Detached 2 car garage with fantastic ADU potential. Seller is open to quick escrow.

CUSTOMER SHORT:Residential Income ML#: 21727148

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**1942 W 43rd St, Los Angeles 90062**

STATUS: **Closed**

LIST/CLOSE:  
\$819,000/\$855,000 ↑

Arlington and West 43rd st.



SQFT: **1,839**  
LOT(src): **0.1263/5,503 (A)**  
PARKING SPACES: **0**  
YEAR BLT(src): **1924 (ASR)**  
DOM / CDOM: **38/38**  
UNITS TOTAL: **3**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **SR21209017**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **PHHT - Park Hills Heights**

PRICE PER SQFT: **\$464.93**  
ORIGINAL \$: **\$819,000**  
STORIES: **One**  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **09/22/21** CLOSE DATE: **12/01/21** CONCESSIONS: **\$0**  
PURCHASE CONTRACT: **11/01/21** CLOSE PRICE: **\$855,000** TERMS: **Cash, Conventional**

Welcome to 1942 W 43rd st. A beautiful one story duplex. Walking in to your living room you have ample amounts of natural lighting, tall arched ceilings and unique arches heading towards your bedrooms. 3 bedrooms 1 bathroom with an ADU in the back that consist of 2 bedroom. You have washer dryer hookups in the kitchen with direct access to the backyard. Two long runways on each side of the home. One runway has a fully mature avocado tree, banana tree and citrus fruit. A great option for a gym setup on the other. Great income potential property!!

CUSTOMER SHORT:Residential Income ML#: SR21209017

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**3135 Kansas Ave, South Gate 90280**

STATUS: **Closed**

LIST/CLOSE:  
\$795,000/\$795,000

east of Long Beach Blvd



SQFT: **2,152**  
LOT(src): **0.1244/5,417 (A)**  
PARKING SPACES: **3**  
YEAR BLT(src): **1948 (ASR)**  
DOM / CDOM: **60/60**  
UNITS TOTAL: **3**  
BLDG TOTAL: **3**

SALE TYPE: **Standard**  
ML#: **PW21150344**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore**

PRICE PER SQFT: **\$369.42**  
ORIGINAL \$: **\$795,000**  
STORIES:  
GSI: **\$14,300**  
OP EXPENSE: **\$1,266**  
NET INCOME: **\$13,034**

LIST DATE: **07/09/21** CLOSE DATE: **12/01/21** CONCESSIONS: **\$0**  
PURCHASE CONTRACT: **09/07/21** CLOSE PRICE: **\$795,000** TERMS: **Cash, Conventional, FHA, VA Loan**

Great Location short walk to Restaurants, Public Transportation, Front unit 2 bed 1 Bath, 2 rear units 1 bedroom and 1 bathroom ea. Ea unit has its own Laundry, 1 parking per unit on Property , city pre sale inspection will be ordered on Monday , every unit has its own electric , gas and water Meters

CUSTOMER SHORT:Residential Income ML#: PW21150344

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**3846 W 119th St, Hawthorne 90250**

STATUS: **Closed**

LIST/CLOSE:  
\$1,400,000/\$1,415,000 ↑

w 119th st and Prairie Ave



SQFT: **5,024**  
LOT(src): **0.2756/12,003 (A)**  
PARKING SPACES: **10**  
YEAR BLT(src): **1961 (ASR)**  
DOM / CDOM: **10/10**  
UNITS TOTAL: **4**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **PW21233729**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **108 - North Hawthorne**

PRICE PER SQFT: **\$281.65**  
ORIGINAL \$: **\$1,400,000**  
STORIES: **One**  
GSI: **\$84,480**  
OP EXPENSE: **\$16,162**  
NET INCOME: **\$68,318**

LIST DATE: **10/21/21** CLOSE DATE: **11/30/21** CONCESSIONS: **\$0**  
PURCHASE CONTRACT: **11/08/21** CLOSE PRICE: **\$1,415,000** TERMS: **Cash, Cash to New Loan**

Perfect investment property in the heart of Hawthorne. Four total units share this expansive lot. The long driveway and individual unit garages allow for ample parking. Each unit offers a semi open floor plan, 3 large bedrooms and 2 large bathrooms with full size tub and laundry in unit.

CUSTOMER SHORT:Residential Income ML#: PW21233729

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**2250 N Frederic St, Burbank 91504**

STATUS: **Closed**

LIST/CLOSE:

**\$1,599,000/\$1,610,000** ↑

Between San Fernando Rd and Thornton



SQFT: **3,912**  
 LOT(src): **0.1492/6,499 (A)**  
 PARKING SPACES: **4**  
 YEAR BLT(src): **1964 (ASR)**  
 DOM / CDOM: **3/3**  
 UNITS TOTAL: **4**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **BB21225691**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **610 - Burbank**

PRICE PER SQFT: **\$411.55**  
 ORIGINAL \$: **\$1,599,000**  
 STORIES:  
 GSI: **\$79,450**  
 OP EXPENSE: **\$13,262**  
 NET INCOME: **\$66,188**

LIST DATE: **10/12/21** CLOSE DATE: **11/30/21**  
 PURCHASE CONTRACT: **10/15/21** CLOSE PRICE: **\$1,610,000**

CONCESSIONS: **\$18,300**  
 TERMS: **Cash, Cash to New Loan, Conventional**

Don't let this this great investment opportunity slip by. Submit your offer today for this fully occupied 4-plex in Burbank. First time on the market in almost 50 years. All units are 2 bedroom, 1 bath. Community laundry facility with carport parking in rear. New copper plumbing in 2019. Property is conveniently close to Empire Center, restaurants, parks, freeway access, and the Burbank airport. PLEASE DO NOT DISTURB THE TENANTS! Offers are subject to interior inspection.

CUSTOMER SHORT:Residential Income ML#: BB21225691

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**4615 Valley Blvd, Los Angeles 90032**

STATUS: **Closed**

LIST/CLOSE:

**\$725,000/\$710,000** ↓

Valley and Boca. East of Soto



SQFT:  
 LOT(src): **0.1123/4,893 (A)**  
 PARKING SPACES: **0**  
 YEAR BLT(src): **1949 (ASR)**  
 DOM / CDOM: **108/108**  
 UNITS TOTAL: **4**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **MB21126921**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **699 - Not Defined**

PRICE PER SQFT:  
 ORIGINAL \$: **\$750,000**  
 STORIES:  
 GSI: **\$40,380**  
 OP EXPENSE: **\$1,800**  
 NET INCOME: **\$38,580**

LIST DATE: **06/13/21** CLOSE DATE: **11/29/21**  
 PURCHASE CONTRACT: **09/29/21** CLOSE PRICE: **\$710,000**

CONCESSIONS: **\$0**  
 TERMS: **Cash, Cash to New Loan, Conventional**

Mixed use property on a excellent location, one parcel for three commercial units in front and a back house great location with a lots of exposure restaurant and schools near by. Must see to appreciate.

CUSTOMER SHORT:Residential Income ML#: MB21126921

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**150 E 36th St, Los Angeles 90011**

STATUS: **Closed**

LIST/CLOSE:

**\$799,900/\$790,000** ↓

(E) Jefferson (N) Main



SQFT: **2,672**  
 LOT(src): **0.1441/6,276 (A)**  
 PARKING SPACES: **8**  
 YEAR BLT(src): **1928 (ASR)**  
 DOM / CDOM: **18/18**  
 UNITS TOTAL: **4**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **CV21160155**  
 B TRACT / MODEL:  
 VIEW: **No**  
 POOL / SPA:**No/No**  
 AREA: **699 - Not Defined**

PRICE PER SQFT: **\$295.66**  
 ORIGINAL \$: **\$799,900**  
 STORIES: **Two**  
 GSI: **\$52,800**  
 OP EXPENSE: **\$4,200**  
 NET INCOME: **\$4,800**

LIST DATE: **08/09/21** CLOSE DATE: **11/30/21**  
 PURCHASE CONTRACT: **09/24/21** CLOSE PRICE: **\$790,000**

CONCESSIONS: **\$0**  
 TERMS: **Cash, Cash to New Loan, Conventional, FHA**

Wow, what a great 4 unit property situated in the City of Los Angeles. The 2 story single Building features 2 bedrooms, 1 bath each. They're 2 units on on the first floor and 2 units on the 2nd floor. Also each unit has 2 designated parking spaces. Property is also located not to far from USC and Downtown Los Angeles. A must see!!!

CUSTOMER SHORT:Residential Income ML#: CV21160155

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**2023 E 76th Pl, Los Angeles 90001**

STATUS: **Closed\***

LIST/CLOSE:

**\$849,900/\$865,000** ↑

Take Florence Blvd to Crocket Blvd to E 76th Pl.



SQFT: **2,224**  
 LOT(src): **0.147/6,405 (A)**  
 PARKING SPACES: **8**  
 YEAR BLT(src): **1920 (ASR)**  
 DOM / CDOM: **25/25**  
 UNITS TOTAL: **4**  
 BLDG TOTAL: **3**

SALE TYPE: **Standard**  
 ML#: **DW21167246**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **699 - Not Defined**

PRICE PER SQFT: **\$388.94**  
 ORIGINAL \$: **\$849,900**  
 STORIES:  
 GSI: **\$65,400**  
 OP EXPENSE: **\$17,931**  
 NET INCOME: **\$60,710**

LIST DATE: **07/29/21** CLOSE DATE: **11/30/21**  
 PURCHASE CONTRACT: **08/23/21** CLOSE PRICE: **\$865,000**

CONCESSIONS: **\$0**  
 TERMS: **1031 Exchange**

A once in a lifetime VALUE ADD property is now available for sale!! This amazing four-unit property features a 3 BR 1 Bath single-family residence, a Duplex that has (2) 1 Bedroom, 1 Bath units, and a 2 bedroom, 1 bath single-family residence that has been completely renovated!! Additionally, all four units have recently upgraded electrical panels. With parking for 8 spaces this property is truly an investor's delight and can be the centerpiece of any investors portfolio. Despite the COVID pandemic, ALL tenants have been paying and are on time with their rent. FMV Cap rate 7.5% (current is 5.5%) with a FMV GRM of 10.3 (Current 12.99%). Don't walk, RUN to this opportunity before it passes you by!!

CUSTOMER SHORT:Residential Income ML#: DW21167246

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**1109 N Mulberry St, Compton 90222**

STATUS: **Closed**

LIST/CLOSE: **\$2,000,000/\$2,350,000** ↑

Corner of Rosecrans and Mulberry



SQFT: **6,456**  
LOT(src): **0.3276/14,270 (A)**  
PARKING SPACES: **8**  
YEAR BLT(src): **2021 (BLD)**  
DOM / CDOM: **14/14**  
UNITS TOTAL: **4**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **NP21230197**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **699 - Not Defined**

PRICE PER SQFT: **\$364.00**  
ORIGINAL \$: **\$2,000,000**  
STORIES: **Two**  
GSI: **\$154,848**  
OP EXPENSE: **\$5,800**  
NET INCOME: **\$144,402**

LIST DATE: **10/18/21**  
PURCHASE CONTRACT: **11/01/21**

CLOSE DATE: **12/01/21**  
CLOSE PRICE: **\$2,350,000**

CONCESSIONS: **\$5,500**  
TERMS: **Cash to New Loan**

**UNPRICED OPPORTUNITY: BRAND NEW 2021 CONSTRUCTION BUILDING. \*\* NO RENT CONTROL! \*\*** Welcome to these newly built incredibly efficient and modern Duplexes. Each unit contains 4 bedroom + 3 bath town houses. All Four units have fabulous open floor plans with an abundance of natural light, central A/C & Heating, and in-unit washer/dryer hookups. Both buildings are highly efficient, outfitted with owned Solar Panels and individually metered for ALL utilities. Totaling 4 Detached 2-car garages, the likes of which can immediately be converted into two separate 800 Sqr ft. ADUs (confirmed by City of Compton. The Duplexes are located in a quiet residential neighborhood opposite the Centro Cristiano Victoria en Jesus Church. Do NOT miss out on this UNPRICED opportunity to acquire 4 (potentially 6) brand new units in the heart of Los Angeles.

CUSTOMER SHORT:Residential Income ML#: NP21230197

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**1230 Stanford St, Santa Monica 90404**

STATUS: **Closed**

LIST/CLOSE: **\$2,195,000/\$2,360,000** ↑

Head northwest on Lincoln Blvd toward Santa Monica Blvd. Turn right at the 1st cross street onto Santa Monica Blvd. Turn left onto Stanford St. Property will be on the left.



SQFT: **3,360**  
LOT(src): **0.19/8,502**  
PARKING SPACES: **4**  
YEAR BLT(src): **1916**  
DOM / CDOM: **11/11**  
UNITS TOTAL: **4**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **21796928**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA:**No/No**  
AREA: **C14 - Santa Monica**

PRICE PER SQFT: **\$702.38**  
ORIGINAL \$: **\$2,195,000**  
STORIES:  
GSI:  
OP EXPENSE: **\$23,313**  
NET INCOME: **\$46,255**

LIST DATE: **10/22/21**  
PURCHASE CONTRACT: **11/02/21**

CLOSE DATE: **12/02/21**  
CLOSE PRICE: **\$2,360,000**

CONCESSIONS:  
TERMS:

This 4-unit residential building is within seconds of hotspots on Wilshire and Santa Monica Blvd, minutes from the beach and Santa Monica Pier, and close by the 10 and 405 Freeways, making all of LA within reach! Spanning an R2-zoned 8,500 sq ft lot, the property offers four convenient garage spaces each rented separately. Three units are roughly 730 sq ft with 1 bed, 1 bath each. The fourth, vacant and largest unit is 1,050+ sq ft with 2 beds and 1 bath. Welcome home to a timeless exterior overflowing with curb appeal, pristine professional landscaping and mature trees. In back, the well-maintained swimming pool and patio hosts a built-in BBQ and plenty of space for lounge furniture, a sunny sanctuary for your residents. All in a highly sought-after location just moments to Bristol Farms, Erewhon Market, and Milo and Olive. Live in one or rent them all, earn income right away or redevelop and reimagine! Endless opportunities in a truly exceptional property.

CUSTOMER SHORT:Residential Income ML#: 21796928

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**4830 SATURN St, Los Angeles 90019**

STATUS: **Closed**

LIST/CLOSE: **\$2,849,800/\$2,845,000** ↓

South of Venice, East of La Brea



SQFT: **5,393**  
LOT(src): **0.16/7,000 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **2021**  
DOM / CDOM: **34/34**  
UNITS TOTAL: **4**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **21776364**  
B TRACT / MODEL:  
VIEW: **No**  
POOL / SPA:**No/No**  
AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$527.54**  
ORIGINAL \$: **\$2,849,800**  
STORIES:  
GSI:  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **08/24/21**  
PURCHASE CONTRACT: **09/27/21**

CLOSE DATE: **11/29/21**  
CLOSE PRICE: **\$2,845,000**

CONCESSIONS:  
TERMS:

Close to 5% Pro Forma CAP Rate 2021 built Non-Rent Controlled in prime Mid City.4830 Saturn is ready to be snatched by savvy investors perched only 10 minutes from Culver City and the countless local hotspots in the area. This neighborhood is rapidly becoming one of the hottest rental markets in Los Angeles, with several of the most highly anticipated mixed-use developments coming in a few minutes : the Culver City Steps (Amazon Studios headquarters), Ivy Station (HBO headquarters), Cumulus developments and much more. With the influx of entertainment, tech, and creative jobs coming to town, 4830 Saturn will attract high-quality professional tenants!The asset is comprised of two duplexes, with 3 units of 3 bedrooms and 1 unit of 4 bedrooms. All units are individually metered for water, power and gas which makes it extremely convenient in managing the asset. Each unit's thoughtful floor plan showcasing the massive living space and large bedrooms with matching bathroom counts checks all the boxes for Class A tenants and makes it always on the top of their list.In addition to its prime central location, the asset boasts countless other perks including a remarkable projected CAP rate close to 5%, NO RENT CONTROL, a 1-year builders warranty, minimal maintenance, a private yard area, in-unit laundry, upscale modern kitchens, stunning bathrooms, and spacious, open floorplans.

CUSTOMER SHORT:Residential Income ML#: 21776364

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**1475 E 56th St, Los Angeles 90011**

STATUS: **Closed**

LIST/CLOSE:  
\$1,082,000/\$1,082,000

cross streets Compton Ave and 56th ST



SQFT: **4,244**  
LOT(src): **0.2301/10,021 (A)**  
PARKING SPACES: **0**  
YEAR BLT(src): **1901 (ASR)**  
DOM / CDOM: **Z/Z**  
UNITS TOTAL: **4**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **DW21225423**  
B TRACT / MODEL:  
VIEW: **No**  
POOL / SPA:**No/No**  
AREA: **C23 - Metropolitan**

PRICE PER SQFT: **\$254.95**  
ORIGINAL \$: **\$1,082,000**  
STORIES: **Two**  
GSI: **\$69,600**  
OP EXPENSE: **\$7,353**  
NET INCOME: **\$62,247**

LIST DATE: **10/11/21**

CLOSE DATE: **11/30/21**

CONCESSIONS: **\$40,000**

PURCHASE CONTRACT: **10/18/21**

CLOSE PRICE: **\$1,082,000**

TERMS: **Cash, Cash to New Loan, Conventional**

First time in the market since 1993!! Excellent opportunity to make this Multi-Family Residential Quadruplex property part of your real estate assets. Close to shopping and minutes away from down town Los Angeles. Buyer's to perform their own due diligence regarding zoning, permits, etc. Property to be sold in "AS-IS" Condition.

CUSTOMER SHORT:Residential Income ML#: DW21225423

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**1944 Argyle Ave, Hollywood Hills 90068**

STATUS: **Closed**

LIST/CLOSE:  
\$2,349,000/\$2,200,000 ↓

Just north of Franklin, west of Beachwood.



SQFT: **6,000**  
LOT(src): **0.1918/8,356 (A)**  
PARKING SPACES: **5**  
YEAR BLT(src): **1920 (PUB)**  
DOM / CDOM: **151/151**  
UNITS TOTAL: **4**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **WS21138082**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C30 - Hollywood Hills East**

PRICE PER SQFT: **\$366.67**  
ORIGINAL \$: **\$2,349,000**  
STORIES: **Two**  
GSI: **\$129,696**  
OP EXPENSE: **\$37,550**  
NET INCOME: **\$88,256**

LIST DATE: **06/16/21**

CLOSE DATE: **12/03/21**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **11/23/21**

CLOSE PRICE: **\$2,200,000**

TERMS: **Cash, Cash to New Loan, Conventional, Fannie Mae, FHA**

Beautiful remodeled 4 unit property with tons of character in the Beachwood/Hollywood area north of Franklin Ave. This 6,000SF property has 4 identical 2 bedroom 1 bath units upgraded with amenities like stainless steel appliances, washer/dryers, and dishwashers. All new granite countertops and refinished hardwood floors. The property has gone through an extensive job of removing lead paint from the building, all while keeping its 1920's character with full testing and documentation. Property is prime for an buyer who wants to get close to \$9,000 in rent to help supplement their mortgage while living in this beautiful property.

CUSTOMER SHORT:Residential Income ML#: WS21138082

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**1400 Exposition Blvd, Los Angeles 90018**

STATUS: **Closed**

LIST/CLOSE:  
\$1,500,000/\$1,500,000

1400 Exposition Blvd, LA 90018



SQFT: **3,996**  
LOT(src): **0.13/6,002 (OTH)**  
PARKING SPACES:  
YEAR BLT(src): **1963**  
DOM / CDOM: **70/70**  
UNITS TOTAL: **4**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **21778240**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C34 - Los Angeles Southwest**

PRICE PER SQFT: **\$375.38**  
ORIGINAL \$: **\$1,500,000**  
STORIES:  
GSI:  
OP EXPENSE: **\$24,665**  
NET INCOME: **\$89,978**

LIST DATE: **08/30/21**

CLOSE DATE: **12/01/21**

CONCESSIONS:

PURCHASE CONTRACT: **11/09/21**

CLOSE PRICE: **\$1,500,000**

TERMS:

We are pleased to offer the opportunity to acquire this four (4) unit multifamily investment opportunity located at 1400 Exposition Blvd, just a short distance from the internationally renowned University of Southern California (USC). This two-story building is located in an Opportunity Zone, and was constructed of wood frame and stucco on a raised foundation built in 1963 with a square footage of 3,996 on a 6,002-square foot lot. The building has been reinforced and upgraded in compliance with the latest city codes and regulations, and is comprised of a remarkable unit mix, consisting of four (4) spacious 3-bedroom+ 1-bathroom units. The subject property is 100% occupied, and all tenants are current with rental payments. The investment boasts spacious floor plans, secured gated entry, an on-site laundry room for additional income, Ten (10) on-site parking spaces, and individually metered for gas and electricity.

CUSTOMER SHORT:Residential Income ML#: 21778240

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**308 E 119th St, Los Angeles 90061**

STATUS: **Closed\***

LIST/CLOSE:  
\$1,600,000/\$1,590,000 ↓

E 120th street to San Pedro Street



SQFT: **5,424**  
LOT(src): **0.1389/6,050 (A)**  
PARKING SPACES: **0**  
YEAR BLT(src): **2015 (PUB)**  
DOM / CDOM: **48/48**  
UNITS TOTAL: **4**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **SW21189919**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C34 - Los Angeles Southwest**

PRICE PER SQFT: **\$293.14**  
ORIGINAL \$: **\$1,650,000**  
STORIES: **Two**  
GSI: **\$125,000**  
OP EXPENSE: **\$0**  
NET INCOME: **\$94,872**

LIST DATE: **08/26/21**

CLOSE DATE: **11/30/21**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **10/14/21**

CLOSE PRICE: **\$1,590,000**

TERMS: **Cash, Conventional**

Great opportunity for investors excellent income, four units with 3 full bathrooms each, great location for renters with 8 parking spaces, close to shopping area and easy access to both 110 and 105 freeways. Brand new 2015 two duplex, good size of bedrooms, granite top kitchen, beautiful tiles in bathrooms, living area and kitchen for easy cleaning, all bedrooms and corridors are laminated wood floor, all 4 units have their own separate water meter, gas and electric meters.

CUSTOMER SHORT:Residential Income ML#: SW21189919

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**932 W 79th St, Los Angeles 90044**

STATUS: **Closed**

LIST/CLOSE:  
\$830,000/\$830,000

From 110 or Western Ave: Florence Ave to Vermont to W. 79th st



SQFT: **2,418**  
LOT(src): **0.1441/6,278 (A)**  
PARKING SPACES: **7**  
YEAR BLT(src): **1921 (ASR)**  
DOM / CDOM: **70/70**  
UNITS TOTAL: **4**  
BLDG TOTAL: **2**

SALE TYPE: **Probate Listing**  
ML#: **SR21158221**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C36 - Metropolitan Southwest**

PRICE PER SQFT: **\$343.26**  
ORIGINAL \$: **\$799,000**  
STORIES: **Multi/Split**  
GSI: **\$62,808**  
OP EXPENSE: **\$9,531**  
NET INCOME: **\$43,823**

LIST DATE: **07/16/21**  
PURCHASE CONTRACT: **10/01/21**

CLOSE DATE: **12/01/21**  
CLOSE PRICE: **\$830,000**

CONCESSIONS: **\$0**  
TERMS: **Cash to New Loan**

**BACK ON THE MARKET! Probate sale for a fourplex investment opportunity! No court confirmation. DEVELOPMENT OPPORTUNITY! Two buildings in gated property and with private parking and individual gas and electric meters. 3 unit back building was built in 1995 and hosts one 1 bed 1 bath unit and two 2 bed 1 bath units. Front unit stands alone and was built in 1921 and has 2 beds 1 bath, separate laundry room with hook-ups, small foyer and has new flooring and paint. Building recently passed city inspection (contact for details) and has undergone several improvements. With steady tenants and only a little over 3 miles from the new So-Fi Stadium, this could be a great investment opportunity for anyone seeking to start or expand their Real Estate portfolio. Drive-by only, please DO NOT disturb tenants.**

CUSTOMER SHORT:Residential Income ML#: SR21158221

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**706 W 90th St, Los Angeles 90044**

STATUS: **Closed**

LIST/CLOSE:  
\$874,900/\$858,000 ↓

Hoover Ave & 90th St



SQFT: **2,016**  
LOT(src): **0.1356/5,905 (A)**  
PARKING SPACES: **0**  
YEAR BLT(src): **1948 (ASR)**  
DOM / CDOM: **27/129**  
UNITS TOTAL: **4**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **DW21209149**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C36 - Metropolitan Southwest**

PRICE PER SQFT: **\$425.60**  
ORIGINAL \$: **\$874,900**  
STORIES:  
GSI: **\$0**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **09/22/21**  
PURCHASE CONTRACT: **10/19/21**

CLOSE DATE: **12/02/21**  
CLOSE PRICE: **\$858,000**

CONCESSIONS: **\$0**  
TERMS: **Cash, Cash to New Loan, Conventional, FHA**

**A TRUE DEFINITION OF A MAILBOX INCOME PROPERTY! This 4 Unit property was extensively & fully renovated in 2019 and features a brand new roof, new electrical system, new plumbing, new dual-pane windows, and exterior stucco. Each units interior was fully redone with new hardwood laminate flooring, new kitchen cabinets & granite counter tops, new appliances, and new bathrooms. The landscaping was recently redone and features brand new lawn with new irrigation system. New wrought-iron fence and redone wood fences. The property operates very efficiently with low maintenance cost and is the perfect property to have as a rental investment! These units are conveniently and centrally located near the new LA Rams SoFi stadium, the University of Southern California, the Forum Arena, LAFc stadium, the 110 & 105 freeway, majors stores & shops, and minutes away from the vibrant DTLA. This area is yet to be unlocked and explode in value!**

CUSTOMER SHORT:Residential Income ML#: DW21209149

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**5110 Compton Ave, Los Angeles 90011**

STATUS: **Closed**

LIST/CLOSE:  
\$799,000/\$779,000 ↓

Exit Slauson off the 110 Fwy Go East Exit Alameda on 10 fwy go south



SQFT: **3,692**  
LOT(src): **0.1136/4,948 (A)**  
PARKING SPACES: **5**  
YEAR BLT(src): **1961 (ASR)**  
DOM / CDOM: **30/30**  
UNITS TOTAL: **4**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **AR21172244**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C37 - Metropolitan South**

PRICE PER SQFT: **\$211.00**  
ORIGINAL \$: **\$824,900**  
STORIES: **Two**  
GSI: **\$44,064**  
OP EXPENSE: **\$8,880**  
NET INCOME: **\$35,184**

LIST DATE: **08/16/21**  
PURCHASE CONTRACT: **09/15/21**

CLOSE DATE: **12/01/21**  
CLOSE PRICE: **\$779,000**

CONCESSIONS: **\$0**  
TERMS: **Cash, Cash to New Loan**

**Great 4-Unit, Two-Story Building in the South-East Portion of South Los Angeles. Just 7 blocks away from Huntington Park. Parking in the rear for 5 cars. Built in 1961 and 2 of the 4 units are huge 1,120 sq ft with 3 bed 2 bath and the other 2 units are 2 bed 1 bath. All units have separate gas and electric meters. Close to bus stop and shopping centers. Since all 4 units are in a Single Structure and mostly concrete landscape makes for a low maintenance property.**

CUSTOMER SHORT:Residential Income ML#: AR21172244

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**1467 W Vernon Ave, Los Angeles 90062** STATUS: **Closed**

LIST/CLOSE:  
\$947,500/\$905,000 ↓

Vernon Ave & Normandie Blvd



SQFT: **3,372**  
LOT(src): **0.1692/7,369 (A)**  
PARKING SPACES: **0**  
YEAR BLT(src): **1914 (OTH)**  
DOM / CDOM: **82/82**  
UNITS TOTAL: **4**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **PW21115127**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C37 - Metropolitan South**

PRICE PER SQFT: **\$268.39**  
ORIGINAL \$: **\$985,000**  
STORIES: **Two**  
GSI: **\$66,000**  
OP EXPENSE: **\$22,715**  
NET INCOME: **\$41,305**

LIST DATE: **05/10/21**  
PURCHASE CONTRACT: **08/18/21**

CLOSE DATE: **11/30/21**  
CLOSE PRICE: **\$905,000**

CONCESSIONS: **\$0**  
TERMS: **Conventional**

We are pleased to present a 4-unit multi-family asset located in the Vermont Square neighborhood of South Los Angeles. A short 15-minute drive to Downtown Los Angeles and centrally located near 2 major freeways, the subject property gives tenants convenient access to the 10 and 110 Freeways. The property also sits about 1.2 miles south-west from the Los Angeles Memorial Coliseum, and just over 2 miles south from USC. Comprised of approximately 3,372 rentable square feet on a 7,369 square foot lot, the building features one 3-bedroom unit (\*1-bedroom per title) that will be delivered non-occupied, and three oversized 1-bedroom additional units. The one non-occupied unit, which fully rehabbed could command a rent of \$2,450 (\*buyer to verify), allows an investor to achieve market rent for that unit. This is a great opportunity to acquire a desirable multi-family asset with substantial upside and potential for an ADU development in an up-and-coming neighborhood of Los Angeles and could be a great addition to any investor's portfolio

CUSTOMER SHORT:Residential Income ML#: PW21115127

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**3635 E Cesar E Chavez Ave, City Terrace 90063** STATUS: **Closed**

LIST/CLOSE:  
\$839,000/\$900,000 ↑

West of Gage and E of Lorena.



SQFT: **2,494**  
LOT(src): **0.1454/6,335 (A)**  
PARKING SPACES: **7**  
YEAR BLT(src): **1946 (ASR)**  
DOM / CDOM: **11/11**  
UNITS TOTAL: **4**  
BLDG TOTAL: **5**

SALE TYPE: **Trust**  
ML#: **MB21220731**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA:**No/No**  
AREA: **CTER - City Terrace**

PRICE PER SQFT: **\$360.87**  
ORIGINAL \$: **\$839,000**  
STORIES:  
GSI: **\$74,400**  
OP EXPENSE: **\$3,560**  
NET INCOME: **\$2,130**

LIST DATE: **10/04/21**  
PURCHASE CONTRACT: **10/19/21**

CLOSE DATE: **12/01/21**  
CLOSE PRICE: **\$900,000**

CONCESSIONS: **\$0**  
TERMS: **Cash to New Loan, Conventional, FHA**

Gorgeous Gem awaiting for new ownership. This property is full of potential income! All units will be delivered vacant. Features a commercial/office, plus 3 individual units and large garage with bathroom. Direct access to an over-sized garage offering plenty of storage and parking. The garage has potential to be an additional rental income as an ADU. Family friendly neighborhood, the property is located walking distance to shopping and dining. Transportation is steps away from the front door. All 4 units are nicely manicured, the owner did a beautiful job with the upkeep and the improvements. Must see the pictures to appreciate the property.

CUSTOMER SHORT:Residential Income ML#: MB21220731

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**4734 E 57th St, Maywood 90270** STATUS: **Closed**

LIST/CLOSE:  
\$875,000/\$810,000 ↓

Off Atlantic go East on 57th St or off Slauson go north on Heliotorpe then left on 57th St



SQFT: **3,040**  
LOT(src): **0.1419/6,181 (A)**  
PARKING SPACES: **6**  
YEAR BLT(src): **1952 (ASR)**  
DOM / CDOM: **45/45**  
UNITS TOTAL: **4**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **CV21213966**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **T6 - Maywood, Bell**

PRICE PER SQFT: **\$266.45**  
ORIGINAL \$: **\$949,900**  
STORIES: **One, Two**  
GSI: **\$46,920**  
OP EXPENSE: **\$17,096**  
NET INCOME: **\$38,854**

LIST DATE: **09/27/21**  
PURCHASE CONTRACT: **11/12/21**

CLOSE DATE: **12/01/21**  
CLOSE PRICE: **\$810,000**

CONCESSIONS: **\$0**  
TERMS: **Submit**

Great Investment Property in the City of Maywood: Front house features 3 Bedroom, 1 Bath, large living room & kitchen, own front yard and a garage for storage and laundry area. Unit A (back bottom floor) 2 bedroom, 2 bath, living room, dining room, kitchen, and large closet space. Unit B (top left) 1 bedroom 1, 1 bath w/kitchen and living room. Unit C (top right) 1 bedroom, 1 bath, w/kitchen and living room. Half a block away from a full-service YMCA (Southeast Rio Vista) which includes pool, fitness, gym, indoor basketball court, baseball fields playground and even child care. Property conveniently located near major freeways, plenty of eateries, shopping areas, and not to mention minutes from downtown Los Angeles. Must See!

CUSTOMER SHORT:Residential Income ML#: CV21213966

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**1032 S Bedford St, Los Angeles 90035** STATUS: **Closed** LIST/CLOSE: **\$2,690,000/\$2,710,000** ↑

Exit N La Cienega or N Robertson Blvd off the 10 fwy. Located off of Bedford and Olympic



SQFT: **5,276** SALE TYPE: **Standard** PRICE PER SQFT: **\$513.65**  
 LOT(src): **0.137/5,968 (A)** ML#: **SB21125853** ORIGINAL \$: **\$2,690,000**  
 PARKING SPACES: **4** B TRACT / MODEL: STORIES:  
 YEAR BLT(src): **1963 (ASR)** VIEW: GSI: **\$164,172**  
 DOM / CDOM: **105/105** POOL / SPA: **No/No** OP EXPENSE: **\$50,886**  
 UNITS TOTAL: **5** AREA: **C09 - Beverlywood** NET INCOME: **\$110,160**  
 BLDG TOTAL: **1** Vicinity

LIST DATE: **06/10/21** CLOSE DATE: **12/02/21** CONCESSIONS: **\$0**  
 PURCHASE CONTRACT: **09/23/21** CLOSE PRICE: **\$2,710,000** TERMS: **Cash, Cash to New Loan**

1032 South Bedford Street is a five unit apartment building in the prime neighborhood of Pico Robertson in Los Angeles. The property is adjacent to the prominent cities of Beverly Hills, Century City, West Hollywood, Mid Wilshire, and West Los Angeles. It is only minutes away to numerous shopping attractions, key employment centers, and development projects. The five unit building is comprised of two 2 three bed/two bath units, two 2 two bed/two bath units, and one 1 studio. The three renovated units consist of new stainless steel appliances, new dual pane windows, hardwood floors, new cabinets and countertops, and updated bathrooms. The larger units feature both a reach in and walk in closet. These spacious units offer A/C units, plenty of storage and closet space making them highly desirable to prospective tenants. There are 4 covered parking spaces, 5 storage units, and an on site laundry facility available for all tenants. The units are separately metered for gas and electricity.

CUSTOMER SHORT: Residential Income ML#: SB21125853 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**1642 S Orange Dr, Los Angeles 90019** STATUS: **Closed** LIST/CLOSE: **\$1,350,000/\$1,500,000** ↑

S. Venice Blvd and W. of La Brea



SQFT: **4,352** SALE TYPE: **Standard** PRICE PER SQFT: **\$344.67**  
 LOT(src): **0.14/6,305** ML#: **21790816** ORIGINAL \$: **\$1,350,000**  
 PARKING SPACES: B TRACT / MODEL: STORIES:  
 YEAR BLT(src): **1938** VIEW: GSI:  
 DOM / CDOM: **12/12** POOL / SPA: **No/No** OP EXPENSE: **\$13,269**  
 UNITS TOTAL: **5** AREA: **C16 - Mid Los Angeles** NET INCOME: **\$62,931**  
 BLDG TOTAL: **1**

LIST DATE: **10/01/21** CLOSE DATE: **12/01/21** CONCESSIONS:  
 PURCHASE CONTRACT: **10/13/21** CLOSE PRICE: **\$1,500,000** TERMS:

Incredible generating income property!! Located in Los Angeles find an Income Property featuring 5-units. Each unit has 2 bedrooms and 1 bathroom. All the units have a bright and spacious floor-plan with lots of storage space, plus wood and tile flooring. All kitchens are equipped with nice appliances and ample cabinet space. Bathrooms have storage space. Bedrooms and bright and spacious. Close to Roscoes Chicken & Waffles, Michaels, Ulta Beauty, Lowes, Planet Fitness and so much more! Parking area retrofitting structure has been done recently. Interior Showing with accepted offer only

CUSTOMER SHORT: Residential Income ML#: 21790816 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**239 W 43rd St, Los Angeles 90037** STATUS: **Closed** LIST/CLOSE: **\$965,000/\$940,000** ↓

Westbound of interstate 110 & Northbound of E Vernon Ave



SQFT: **4,188** SALE TYPE: **Standard** PRICE PER SQFT: **\$224.45**  
 LOT(src): **0.1458/6,352 (A)** ML#: **SB21194636** ORIGINAL \$: **\$965,000**  
 PARKING SPACES: **0** B TRACT / MODEL: STORIES:  
 YEAR BLT(src): **1911 (ASR)** VIEW: GSI: **\$66,696**  
 DOM / CDOM: **6/6** POOL / SPA: **No/No** OP EXPENSE: **\$24,821**  
 UNITS TOTAL: **5** AREA: **C37 - Metropolitan** NET INCOME: **\$38,540**  
 BLDG TOTAL: **2** South

LIST DATE: **09/02/21** CLOSE DATE: **11/30/21** CONCESSIONS: **\$0**  
 PURCHASE CONTRACT: **09/13/21** CLOSE PRICE: **\$940,000** TERMS: **1031 Exchange, Cash, Cash to New Loan, Conventional**

239 43rd St is the perfect opportunity for an investor to own near Downtown and USC. Offered at \$230 a sq ft, this value-add opportunity has at least 30% upside in gross monthly income. The subject property boasts amazing floor plans. The front building has four huge 1 bedroom units averaging over 900 sq ft, each with a dining room, living room (all being used as an additional bedroom), kitchen, den and bathroom. The two units on top even have their own private balcony. The back building is a very private 500 sq ft 1-bedroom/1-bath bungalow style unit with its own yard, living room, and kitchen. At such a low price per sq ft, this is the perfect investment to own near USC, Downtown LA, Gilbert Lindsay Park, Exposition Park, Lucas Museum, Art's District, the Reef, Banc of California Stadium, LA Live, as well as billions of dollars' worth of developments currently in the works!

CUSTOMER SHORT: Residential Income ML#: SB21194636 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**2550 Tamora Ave, South El Monte 91733** STATUS: **Closed** LIST/CLOSE: **\$1,395,000/\$1,372,000** ↓

from 10 Fwy or 60 Fwy. Fern St and Tamora Ave



SQFT: **4,264** SALE TYPE: **Standard** PRICE PER SQFT: **\$321.76**  
 LOT(src): **0.2666/11,613 (A)** ML#: **WS20116949** ORIGINAL \$: **\$1,450,000**  
 PARKING SPACES: **0** B TRACT / MODEL: STORIES: **One**  
 YEAR BLT(src): **1962 (ASR)** VIEW: GSI: **\$62,040**  
 DOM / CDOM: **507/507** POOL / SPA: **No/No** OP EXPENSE: **\$30,000**  
 UNITS TOTAL: **6** AREA: **657 - So. El Monte** NET INCOME: **\$36,000**  
 BLDG TOTAL: **1**

LIST DATE: **06/17/20** CLOSE DATE: **12/03/21** CONCESSIONS: **\$0**  
 PURCHASE CONTRACT: **11/11/21** CLOSE PRICE: **\$1,372,000** TERMS: **Cash to New Loan, Conventional**

Price reduced. 6 Units income property in South El Monte. Lot size 11,040 sqft, Building size 4,264 sqft. Close to 10 Fwy and 60 Fwy. Great investment with Long term tenants. Do not miss this great opportunity.

CUSTOMER SHORT: Residential Income ML#: WS20116949 Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**219 N St Louis St, Los Angeles 90033**

STATUS: **Closed**

LIST/CLOSE:

**\$1,195,000/\$1,195,000**

West of Soto St, North of 1st St, South of Cesar Chavez Ave.



SQFT: **5,532**  
 LOT(src): **0.13/5,857**  
 PARKING SPACES: **4**  
 YEAR BLT(src): **1928**  
 DOM / CDOM: **26/26**  
 UNITS TOTAL: **6**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21792484**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **BOYH - Boyle Heights**

PRICE PER SQFT: **\$216.02**  
 ORIGINAL \$: **\$1,195,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$28,000**  
 NET INCOME: **\$49,692**

LIST DATE: **10/06/21**  
 PURCHASE CONTRACT: **11/01/21**

CLOSE DATE: **12/02/21**  
 CLOSE PRICE: **\$1,195,000**

CONCESSIONS:  
 TERMS:

Presenting 6 units located in PRIME Boyle Heights. Walking distance to 1st St shopping, Hollenbeck Park, and The 6th Street Bridge coming in Summer 2022 connecting Boyle Heights to Arts District. Offered at only \$216/ft and \$199K/unit. HUGE UPSIDE POTENTIAL of NEARLY 50%. This value-add building boasts (4) oversized, front facing, 1 bed + 1 bath units with the possibility to convert to 2 bedrooms. Two standard sized 1 bed + 1 bath units are located in the rear. One unit is fully remodeled and renting at \$2,075/mo. All units have inside laundry. Total of 4 one car private garages in rear plus one attached storage shed.

CUSTOMER SHORT:Residential Income ML#: 21792484

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**2826 Guirado St, Los Angeles 90023**

STATUS: **Closed**

LIST/CLOSE:

**\$1,449,000/\$1,425,000 ↓**

East of Soto, North of Whittier Blvd



SQFT: **5,288**  
 LOT(src): **0.15/6,587**  
 PARKING SPACES:  
 YEAR BLT(src): **1964**  
 DOM / CDOM: **76/76**  
 UNITS TOTAL: **6**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21750576**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA:**No/No**  
 AREA: **BOYH - Boyle Heights**

PRICE PER SQFT: **\$269.48**  
 ORIGINAL \$: **\$1,495,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$29,600**  
 NET INCOME: **\$63,670**

LIST DATE: **06/17/21**  
 PURCHASE CONTRACT: **09/04/21**

CLOSE DATE: **11/30/21**  
 CLOSE PRICE: **\$1,425,000**

CONCESSIONS:  
 TERMS:

This well-maintained 6 unit building located in prime Boyle Heights is the investment you have been waiting for. Located directly in the middle of Los Angeles, this building is priced at only \$274/foot and under \$241k/door. All units are 2 bedroom, 1 bathroom. The building is in decent shape, but the monthly rents have not been maximized. Well over 50% upside in rents. Some units are partially remodeled with laminate floors, but they could definitely be upgraded to get higher rents. Easily accessible to the shops on Whittier Blvd and Soto St, Downtown LA Art's District, public transportation and the freeways. Close to Boyle Heights Sports Center and Park.

CUSTOMER SHORT:Residential Income ML#: 21750576

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**2314 Oak St, Santa Monica 90405**

STATUS: **Closed**

LIST/CLOSE:

**\$3,595,000/\$3,495,000 ↓**

Ocean Park and 23rd Street



SQFT: **7,514**  
 LOT(src): **0.16/7,002 (A)**  
 PARKING SPACES:  
 YEAR BLT(src): **1971**  
 DOM / CDOM: **14/103**  
 UNITS TOTAL: **6**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21791386**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **C14 - Santa Monica**

PRICE PER SQFT: **\$465.13**  
 ORIGINAL \$: **\$3,595,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$73,880**  
 NET INCOME: **\$133,277**

LIST DATE: **10/04/21**  
 PURCHASE CONTRACT: **10/18/21**

CLOSE DATE: **12/03/21**  
 CLOSE PRICE: **\$3,495,000**

CONCESSIONS:  
 TERMS:

GRANT TOUR OF THE VACANT FRONT HOUSE - TUESDAY, OCTOBER 12th at 12pm. We are proud to present this impressive 6-unit apartment building located in Prime Ocean Park, Santa Monica. This unique property boasts a desirable unit mix consisting of an incredibly impressive three-bedroom front house and (5) two-bedroom units. There are four upgraded units in the property, which includes the front house. The Vacant Front House is about 3,000 SqFt and is a three-story townhouse with an expansive 4 car garage, large basement den, and a private roof top deck with sunset views. The front house is fully upgraded with flooring, kitchen, bathrooms, and brand new windows. There are in-unit washer/dryer hookups, and an upper-level laundry chute. Please do not disturb the tenants. All showings will be subject to an accepted offer.

CUSTOMER SHORT:Residential Income ML#: 21791386

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**5922 Bonsallo Ave, Los Angeles 90044**

STATUS: **Closed**

LIST/CLOSE:

**\$850,000/\$785,000 ↓**

From Figueroa, head West on 59th Pl, head North on Bonsallo ave



SQFT: **3,360**  
 LOT(src): **0.1302/5,670 (A)**  
 PARKING SPACES: **0**  
 YEAR BLT(src): **1961 (ASR)**  
 DOM / CDOM: **3/3**  
 UNITS TOTAL: **6**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **SR21192835**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **C36 - Metropolitan Southwest**

PRICE PER SQFT: **\$233.63**  
 ORIGINAL \$: **\$850,000**  
 STORIES: **Two**  
 GSI: **\$54,612**  
 OP EXPENSE: **\$9,600**  
 NET INCOME: **\$45,012**

LIST DATE: **08/31/21**  
 PURCHASE CONTRACT: **09/04/21**

CLOSE DATE: **12/03/21**  
 CLOSE PRICE: **\$785,000**

CONCESSIONS: **\$0**  
 TERMS: **Cash, Submit**

Check out this amazing opportunity to purchase a 6 unit apartment less than 3 miles from USC! Duplex directly next door to this property is also for sale, Property features 6 one unit apartments, there is a community laundry room where you may install coin operated machines (currently have them installed, but they will not remain in the property. Seller will take them with)

CUSTOMER SHORT:Residential Income ML#: SR21192835

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**8131 5th St, Downey 90241**

STATUS: **Closed**

LIST/CLOSE:  
**\$1,950,000/\$2,100,000** ↑

S/Florence Ave. & E/Paramount Blvd.



SQFT: **6,404**  
LOT(src): **0.2575/11,218 (A)**  
PARKING SPACES: **14**  
YEAR BLT(src): **1981 (ASR)**  
DOM / CDOM: **7/7**  
UNITS TOTAL: **6**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: **DW21182942**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **D2 - Northwest Downey, N of Firestone, W of Downey**

PRICE PER SQFT: **\$327.92**  
ORIGINAL \$: **\$1,950,000**  
STORIES: **Two**  
GSI: **\$13,920**  
OP EXPENSE: **\$42,415**  
NET INCOME: **\$84,578**

LIST DATE: **08/17/21**  
PURCHASE CONTRACT: **08/25/21**

CLOSE DATE: **12/02/21**  
CLOSE PRICE: **\$2,100,000**

CONCESSIONS: **\$0**  
TERMS: **Cash, Cash to New Loan**

Rare opportunity to own 6 townhome-style units in great North Downey location. Built in 1981 on a large 11,218 soft lot, each 2 story unit has 2 bedrooms, 1.5 bathrooms, fireplace, central AC, built-in stove/oven, dishwasher, private laundry hookups and 2 private garage spaces with newer automatic garage doors. Owner's unit has attached two car garage. Most units have a balcony or a patio. Room for rent increases and very desirable rental area and units.

CUSTOMER SHORT:Residential Income ML#: DW21182942

Printed by Michael Lembeck, State Lic: 01019397 on 12/05/2021 1:02:39 PM

**7217 Lemp Ave, North Hollywood 91605**

STATUS: **Closed**

LIST/CLOSE:  
**\$1,375,000/\$1,310,000** ↓

off of Sherman Way and Tujunga



SQFT: **4,348**  
LOT(src): **0.1522/6,632 (A)**  
PARKING SPACES: **6**  
YEAR BLT(src): **1958 (ASR)**  
DOM / CDOM: **39/39**  
UNITS TOTAL: **6**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **SR21181805**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA:**No/No**  
AREA: **NHO - North Hollywood**

PRICE PER SQFT: **\$301.29**  
ORIGINAL \$: **\$1,410,000**  
STORIES: **One**  
GSI: **\$100,812**  
OP EXPENSE: **\$21,095**  
NET INCOME: **\$79,717**

LIST DATE: **08/17/21**  
PURCHASE CONTRACT: **09/27/21**

CLOSE DATE: **11/30/21**  
CLOSE PRICE: **\$1,310,000**

CONCESSIONS: **\$0**  
TERMS: **1031 Exchange, Cash, Conventional**

BACK ON MARKET! MUST SEE! Great investment property in North Hollywood! This 4,348 SqFt building is comprised of six (6) units with a total of 11 bedrooms – FIVE (2) bed / (1) bath units, and ONE (1) bed / (1) bath unit! Presently, five of the units have current long-term tenants on month-to-month leases and one unit is vacant and has been completely remodeled, perfect for the next owner/user or for the new owner to pick a tenant of their choice at market rent! New owner may increase rents as desired, in line with LA Rent Control. Included on the property is a 6-car carport in the rear of the building for tenants' use, as well as a community laundry room. Owner covers the cost of water and maintenance of the grounds. Tenants cover their own utility and cable bills. Poised in the heart of North Hollywood, this property is a desirable asset to add to one's portfolio! Located nearby local restaurants, markets, establishments, public transportation and so much more! This building has a LOT of potential! The perfect opportunity for an investment in a high-demand area! PLEASE DO NOT DISTURB TENANTS!

CUSTOMER SHORT:Residential Income ML#: SR21181805

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**18127 Roscoe Blvd, Northridge 91325**

STATUS: **Closed**

LIST/CLOSE:  
**\$1,700,000/\$1,600,000** ↓

West of Lindley



SQFT: **4,700**  
LOT(src): **0.1791/7,800 (A)**  
PARKING SPACES: **6**  
YEAR BLT(src): **1957 (ASR)**  
DOM / CDOM: **64/64**  
UNITS TOTAL: **6**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **BB21182500**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **NR - Northridge**

PRICE PER SQFT: **\$340.43**  
ORIGINAL \$: **\$1,700,000**  
STORIES:  
GSI: **\$212,160**  
OP EXPENSE: **\$70,925**  
NET INCOME: **\$141,325**

LIST DATE: **08/18/21**  
PURCHASE CONTRACT: **10/21/21**

CLOSE DATE: **11/30/21**  
CLOSE PRICE: **\$1,600,000**

CONCESSIONS: **\$0**  
TERMS: **Cash, Cash To Existing Loan, Cash to New Loan, Conventional, Owner May Carry, Owner Will Carry, Private Financing Available**

6 Unit apartment complex in PRIME Northridge. The units are composed of four 2 bedroom 1 bath units and two 1 bedroom units. Units have been updated and income producing. Owner is also selling next door which is a mirror image at 18133 Roscoe Blvd. Buy one or both complexes. Seller financing is possible.

CUSTOMER SHORT:Residential Income ML#: BB21182500

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**5044 Laurel Canyon Blvd, Valley Village 91607**

STATUS: **Closed**

LIST/CLOSE:

**\$999,000/\$1,130,000** ↑

Major cross streets are Laurel Canyon Blvd & Riverside



SQFT: **1,514**  
 LOT(src): **0.1145/4,987 (A)**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **1937 (ASR)**  
 DOM / CDOM: **9/9**  
 UNITS TOTAL: **6**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **SR21203457**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **VVL - Valley Village**

PRICE PER SQFT: **\$746.37**  
 ORIGINAL \$: **\$999,000**  
 STORIES: **Two**  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **09/15/21**  
 PURCHASE CONTRACT: **09/24/21**

CLOSE DATE: **12/01/21**  
 CLOSE PRICE: **\$1,130,000**

CONCESSIONS: **\$0**  
 TERMS: **Cash to New Loan**

Multi-Family Residence or Development Opportunity located in Valley Village. Zoned LAR3 with Alley Access. This property lies north of Studio City, east of Sherman Oaks, and south/west of North Hollywood. This great location provides easy access to Ventura and Hollywood Freeways.- 101, 134, 170, and 405. You couldn't ask for a more central location. Do not disturb the occupant. The occupant will be at the property for two months. This is currently a single-family in terrible condition. it's being sold as land value. There are not 6 units on the property but a single-family home. Buyer to investigate how many units can be built on the property.

CUSTOMER SHORT:Residential Income ML#: SR21203457

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**2075 E Imperial Hwy, Los Angeles 90059** STATUS: **Closed**

LIST/CLOSE:

**\$1,185,000/\$1,150,000** ↓

2075 E. Imperial Hwy, Los Angeles, CA 90059



SQFT: **6,099**  
 LOT(src): **0.429/18,686 (A)**  
 PARKING SPACES: **0**  
 YEAR BLT(src): **1929 (ASR)**  
 DOM / CDOM: **13/13**  
 UNITS TOTAL: **6**  
 BLDG TOTAL: **3**

SALE TYPE: **Standard**  
 ML#: **SR21203807**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **WATT - Watts**

PRICE PER SQFT: **\$188.56**  
 ORIGINAL \$: **\$1,185,000**  
 STORIES:  
 GSI: **\$101,544**  
 OP EXPENSE: **\$36,499**  
 NET INCOME: **\$61,998**

LIST DATE: **09/15/21**  
 PURCHASE CONTRACT: **09/28/21**

CLOSE DATE: **11/30/21**  
 CLOSE PRICE: **\$1,150,000**

CONCESSIONS: **\$0**  
 TERMS: **Cash, Cash to New Loan, Contract, Conventional, Submit**

We are proud to offer for sale – for the first time in 19 years, Imperial Homes & Apartments. This unique investment opportunity is located at 2075 E Imperial Highway. Imperial Homes & Apartments is a multifamily community totaling 6 garden-style units comprised of 3 separate structures including 2 detached homes & a 4-unit apartment building. The homes were built in 1922 & 1929 and the fourplex was built in 1949. The fourplex is 2 stories and offers four spacious one-bedroom/one-bath units and a laundry room at the rear of the structure. The front house is a large single story three-bedroom/ 1.5 bath with attached garage. The rear home is a spacious single story three-bedroom/two-bath currently vacant and in need of significant rehab. The structures are wood frame with painted stucco exterior. Roofing for both homes is pitched and flat for the fourplex. The total building square feet is +/- 6,099 on a large +/- 18,686 square foot lot zoned LARD2. The lot is in an Opportunity Zone and designated Transit Oriented Communities (TOC) Tier 3! The exterior apartment building and front house were painted along with the windows being upgraded. Four of the 6 units have been renovated to different degrees. There was electrical and roof work done throughout the apartment building and front home. Common area amenities include laundry room, plenty of on-site parking and massive backyard. 2075 E Imperial Hwy is located in Watts, Los Angeles, CA south of Santa Ana Blvd., north of the 105 and east of Willowbrook Ave. Nearby destinations include California Science Centers, coffee shops, grocery stores, parks & recreation center. The closest grocery store is Pink Store Market and nearby coffee shops include Watts Coffee House, Donut Town & Water, Café Oaxaca, Dulce Vida, & Starbucks. Low vacancy rates in Watts coupled with continued low interest rates have led to multifamily investment properties becoming a highly attractive asset class. With many units at below market rents amidst a thriving rental market, 2075 E Imperial Hwy offers astute investors significant rental upside potential of roughly 21.9%.

CUSTOMER SHORT:Residential Income ML#: SR21203807

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**830 Raleigh St, Glendale 91205**

STATUS: **Closed**

LIST/CLOSE:

**\$1,850,000/\$1,800,000** ↓

Head south on Glendale Ave, make a right onto Raleigh. Cross Streets: Glendale/Raleigh



SQFT: **4,932**  
 LOT(src): **0.21/9,517 (P)**  
 PARKING SPACES: **0**  
 YEAR BLT(src): **1945**  
 DOM / CDOM: **86/86**  
 UNITS TOTAL: **7**  
 BLDG TOTAL: **0**

SALE TYPE: **Standard**  
 ML#: **320007539**  
 B TRACT / MODEL: **Not Applicable-105**  
 VIEW: **Yes**  
 POOL / SPA:**No/No**  
 AREA: **628 - Glendale-South of 134 Fwy**

PRICE PER SQFT: **\$364.96**  
 ORIGINAL \$: **\$1,850,000**  
 STORIES: **One, Two**  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **09/02/21**  
 PURCHASE CONTRACT: **11/29/21**

CLOSE DATE: **11/30/21**  
 CLOSE PRICE: **\$1,800,000**

CONCESSIONS: **\$0**  
 TERMS: **Cash, Cash to New Loan**

We are pleased to announce the sale of 830 Raleigh Street, a 7 unit true Value-Add Multifamily property located in the vibrant city of Glendale, CA. The Property is centrally located in the heart of Glendale right across Maple Park, walking distance to cafes, Restaurants, Downtown Business District, The Americana, and the recently renovated Glendale Galleria. The property consists of (3) 2 Bed / 1 Bath, (3) 1 Bed / 1 Bath, (1) Studio / 1 Bath. The building has significant upside to bring rates to market value. The property also has the potential to add (2) ADU'S. Also included in the sale of the subject property is an additional lot (APN: 5675-019-024, 1765 Square Feet) being used as the common area. The property has a laundry room on-site to add Washer/Dryer. 10 parking spaces. The property is located in one of the highest-rated school districts in the area.

CUSTOMER SHORT:Residential Income ML#: 320007539

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**7002 Templeton St, Huntington Park  
90255**

STATUS: **Closed**

LIST/CLOSE:

**\$1,450,000/\$1,250,000** ↓

N/Florence Ave. and W/Miles Ave.



SQFT: **4,734**  
LOT(src): **0.1402/6,108 (A)**  
PARKING SPACES: **6**  
YEAR BLT(src): **1949 (ASR)**  
DOM / CDOM: **25/25**  
UNITS TOTAL: **7**  
BLDG TOTAL: **2**

SALE TYPE: **Trust**  
ML#: **DW21182154**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **T1 - Vernon, Maywood,  
Hunt Pk & Bell, N of Florenc**

PRICE PER SQFT: **\$264.05**  
ORIGINAL \$: **\$1,450,000**  
STORIES: **Two**  
GSI: **\$110,700**  
OP EXPENSE: **\$35,435**  
NET INCOME: **\$71,944**

LIST DATE: **08/17/21**  
PURCHASE CONTRACT: **09/12/21**

CLOSE DATE: **12/02/21**  
CLOSE PRICE: **\$1,250,000**

CONCESSIONS: **\$0**  
TERMS: **Cash to New Loan**

Attractive 7 unit building in prime Huntington Park neighborhood ideally located close to Pacific Blvd with it's stores and restaurants, 10/110/710 freeways, and Downtown LA. Mid-Century Style with community laundry room and 5 one-bedroom units each with 1 bathroom + 2 two-bedroom units each with 1.75 bathrooms, hardwood & laminate floors, newly painted exterior trim, 6 garages with new automatic doors. Excellent opportunity in desirable rental location with upside in rents.

CUSTOMER SHORT:Residential Income ML#: DW21182154

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1:02:39 PM

**1041 N Stanley Ave, West Hollywood  
90046**

STATUS: **Closed**

LIST/CLOSE:

**\$2,900,000/\$2,900,000**

Cross streets are Santa Monica Blvd and N Stanley Avenue



SQFT: **6,756**  
LOT(src): **0.14/6,526**  
PARKING SPACES:  
YEAR BLT(src): **1957**  
DOM / CDOM: **21/21**  
UNITS TOTAL: **8**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **21759848**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **C10 - West Hollywood  
Vicinity**

PRICE PER SQFT: **\$429.25**  
ORIGINAL \$: **\$2,900,000**  
STORIES:  
GSI:  
OP EXPENSE: **\$59,708**  
NET INCOME: **\$89,985**

LIST DATE: **07/14/21**  
PURCHASE CONTRACT: **08/04/21**

CLOSE DATE: **11/30/21**  
CLOSE PRICE: **\$2,900,000**

CONCESSIONS:  
TERMS:

Presenting 1041 North Stanley Avenue, an 8-unit apartment asset in West Hollywood, one of the most desirable submarkets of Los Angeles. Located a half a block south of Santa Monica Boulevard and five blocks east of Fairfax, 1041 North Stanley Avenue tenants enjoy some of the hottest restaurants, shopping and nightlife within walking distance. Built in 1957, the property has an advantageous unit mix of (5) two-bedroom/two-bathroom and (3) one-bedroom/one-bathroom units with 8 parking spaces. This asset offers an investor a rare opportunity to own a value-add apartment asset in a class A location and neighborhood in West Hollywood. The current units are ripe for luxury renovations and offer a 63% upside potential in rental income. Densely packed into 1.9 walkable square miles, West Hollywood includes a vast culinary landscape, the Sunset Strips notorious nightlife, designer flagships lining the Design District, celebrity hot spots, global annual events, premier spas, fitness centers and entertainment. With the median price of homes at \$1.82 million, 1041 North Stanley Avenue is in a highly sought-after location.

CUSTOMER SHORT:Residential Income ML#: 21759848

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1:02:39 PM

**1261 Stoner Ave, Los Angeles 90025**

STATUS: **Closed**

LIST/CLOSE:

**\$9,000,000/\$8,990,000** ↓

Stoner & Wilshire



SQFT: **11,485**  
LOT(src): **0.16/6,999**  
PARKING SPACES:  
YEAR BLT(src): **2019**  
DOM / CDOM: **25/25**  
UNITS TOTAL: **8**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **21783476**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **WLA - West Los Angeles**

PRICE PER SQFT: **\$782.76**  
ORIGINAL \$: **\$9,000,000**  
STORIES:  
GSI:  
OP EXPENSE: **\$159,648**  
NET INCOME: **\$317,010**

LIST DATE: **09/13/21**  
PURCHASE CONTRACT: **10/08/21**

CLOSE DATE: **12/02/21**  
CLOSE PRICE: **\$8,990,000**

CONCESSIONS:  
TERMS:

We are pleased to present this new construction 8-unit building located at 1261 Stoner Avenue in Los Angeles, California. The Offering sits on 6,998 square feet of land with 11,485 square feet of rentable area and consists of (1) 2 Bed / 2.5 Bath, (3) 3 Bed / 2.5 Bath, and (4) 3 Bed / 3 Bath units. The Subject property is ideally located just blocks from the Wilshire & Bundy intersection and offers ocean views from its rooftop deck. Built in 2019, The Offering requires extremely low maintenance and management as it is constructed with high-end materials and luxury finishes. This environmentally-friendly LEED Platinum apartment utilizes passive design techniques aimed to minimize the energy load, and thus the environmental footprint of its occupants. Coupled with state-of-the-art technology, luxury designer finishes, and an emphasis on community, these timeless living spaces enhance tenant comfort, health, and financial savings. The Offering's remarkable design, plethora of unique amenities, and superior walkability (88 Walk Score) offers residents a living experience unrivaled by any competing properties in the sub-market. Additionally, residents also benefit from the Property's central location, providing easy access to many of Los Angeles major employment hubs including Santa Monica, Westwood, Century City, and Beverly Hills. With its premier location, stylish architecture, low maintenance/management and highend unit finishes, 1261 Stoner Avenue offers investors a turnkey asset with great returns and appreciation, in one of the best pockets of town.

CUSTOMER SHORT:Residential Income ML#: 21783476

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1:02:39 PM

**15156 Dickens St, Sherman Oaks 91403** STATUS: **Closed**

LIST/CLOSE:

**\$3,475,000/\$3,300,000** ↓

**South Of Ventura Boulevard East Of Sepulveda Boulevard**



SQFT: **8,658**  
LOT(src): **0.2466/10,741 (A)**  
PARKING SPACES: **0**  
YEAR BLT(src): **1961 (ASR)**  
DOM / CDOM: **29/29**  
UNITS TOTAL: **10**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: [SR21223392](#)  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **SO - Sherman Oaks**

PRICE PER SQFT: **\$381.15**  
ORIGINAL \$: **\$3,600,000**  
STORIES:  
GSI: **\$206,148**  
OP EXPENSE: **\$74,557**  
NET INCOME: **\$125,461**

LIST DATE: **10/04/21** CLOSE DATE: **11/29/21**  
PURCHASE CONTRACT: **11/05/21** CLOSE PRICE: **\$3,300,000**

CONCESSIONS: **\$25,000**  
TERMS: **1031 Exchange, Cash, Cash To Existing Loan, Cash to New Loan**

Reduced! The Royal Tahitian, a charming and well maintained 10-Unit apartment complex located south of Ventura Boulevard in prime Sherman Oaks location. Built in 1961, this 2 story well maintained apartment building consists of an excellent unit mix of (5) Two bedroom/Two bath apartments and (5) One bedroom/One bath apartments. The subject property offers its residents lovely spacious living quarters along with such amenities as balconies, hardwood floors, ceiling fans, wall air conditioning units, lots of closet space, and on-site laundry facility, all on approximately 8,658 square feet of building and sits on a lot size of approximately 10,767 square feet of land. Zoned LARD1.5. Parking for approximately 10 vehicles. Separately metered for gas and electric. Laundry room on premise brings in additional income. Soft story retrofit completed in 2019. Attractive assumable financing available. 15156 Dickens St is located south of Ventura Boulevard east of Sepulveda Boulevard and west of Kester Avenue. Located in one of the most desirable areas in all of The San Fernando Valley. Close proximity to 101/405 Freeways and walk to Ventura Boulevard to enjoy shopping, dining and entertainment. Sherman Oaks provides a quiet retreat right in the heart of the San Fernando Valley. This peaceful neighborhood boasts lots of green spaces along with a wide selection of charming restaurants and shopping areas – not to mention some of the most luxurious homes and apartments.

CUSTOMER SHORT:Residential Income ML#: SR21223392

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**4215 Santa Ana St, Huntington Park 90255**

STATUS: **Closed\***

LIST/CLOSE:

**\$2,495,000/\$2,400,000** ↓

**Florence Ave, S on Atlantic, to Santa Ana St, West to address**



SQFT: **9,268**  
LOT(src): **0.2858/12,448 (A)**  
PARKING SPACES: **21**  
YEAR BLT(src): **1964 (APP)**  
DOM / CDOM: **0/0**  
UNITS TOTAL: **13**  
BLDG TOTAL: **2**

SALE TYPE: **Standard**  
ML#: [PW21241626](#)  
B TRACT / MODEL:  
VIEW: **No**  
POOL / SPA:**No/No**  
AREA: **T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud**

PRICE PER SQFT: **\$258.96**  
ORIGINAL \$: **\$2,495,000**  
STORIES: **Two**  
GSI: **\$171,780**  
OP EXPENSE: **\$35,685**  
NET INCOME: **\$136,095**

LIST DATE: **10/27/21** CLOSE DATE: **11/30/21**  
PURCHASE CONTRACT: **11/02/21** CLOSE PRICE: **\$2,400,000**

CONCESSIONS: **\$0**  
TERMS: **Cash, Cash to New Loan, Submit**

This 13 unit complex has been in the same family for over 40 years. Great location between the 710, 110, 5, and 105 freeways. Really low to no tenant turnover for years. Good unit mix of (8) 2 bed/1bath and (5) 1 bed/1bath. Tenants pay their own gas & electric. Rents below market value, great rental upside potential. Onsite tenant parking in garages, covered carports and spaces.

CUSTOMER SHORT:Residential Income ML#: PW21241626

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**15 Eastwind St, Marina del Rey 90292**

STATUS: **Closed**

LIST/CLOSE:

**\$6,000,000/\$5,600,000** ↓

**Washington to Pacific**



SQFT: **10,929**  
LOT(src): **0.14/6,306**  
PARKING SPACES:  
YEAR BLT(src): **1928**  
DOM / CDOM: **92/92**  
UNITS TOTAL: **15**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: [21718336](#)  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA:**No/No**  
AREA: **C12 - Marina Del Rey**

PRICE PER SQFT: **\$512.40**  
ORIGINAL \$: **\$6,000,000**  
STORIES: **Multi/Split**  
GSI:  
OP EXPENSE: **\$26,120**  
NET INCOME: **\$190,060**

LIST DATE: **04/22/21** CLOSE DATE: **12/01/21**  
PURCHASE CONTRACT: **07/23/21** CLOSE PRICE: **\$5,600,000**

CONCESSIONS:  
TERMS: **Cash**

The Walker Arms is a once in a generation trophy investment opportunity. FIRST TIME EVER on the market. Tons of original character preserved beautifully along with the unbeatable location steps to the sand creates this once in a generation opportunity. 15 Eastwind St is situated within the attractive Marina Del Rey and Venice submarket. The property is located on a beautiful walk street steps from the beach yet close to all of the best amenities of Venice. 15-Eastwind St has 15 generously sized units and is a great value-add opportunity making this a truly special investment property.

CUSTOMER SHORT:Residential Income ML#: 21718336

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**15507 Moorpark St, Encino 91436**

STATUS: **Closed**

LIST/CLOSE:

**\$9,995,000/\$9,800,000** ↓

Ventura Blvd to Moorpark



SQFT: **26,869**  
 LOT(src): **0.36/16,055**  
 PARKING SPACES:  
 YEAR BLT(src): **1987**  
 DOM / CDOM: **1/1**  
 UNITS TOTAL: **20**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21776030**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **ENC - Encino**

PRICE PER SQFT: **\$364.73**  
 ORIGINAL \$: **\$9,995,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$101,029**  
 NET INCOME: **\$400,571**

LIST DATE: **09/07/21** CLOSE DATE: **11/30/21**  
 PURCHASE CONTRACT: **09/08/21** CLOSE PRICE: **\$9,800,000**

CONCESSIONS:  
 TERMS:

Amazing value for an income property with huge potential right off Ventura Blvd on a quiet street in Encino! Strategically located close to the 101 and 405 freeway on ramps, this well-maintained 26,869 SF, 20-unit apartment building comes with four 2 bed/2 bath units, each with unique layout, many beautifully updated and all occupied. Current rent is extremely low for the location and size of the units, allowing for incredible value add with potential to increase rents. Amenities include a spacious lobby, outdoor sitting area, recreation room, gym, and two parking spaces per unit with an additional large subterranean parking garage. In addition to the buildings coveted features, its in a premier location just steps from local restaurants, supermarkets, banks, and an assortment of retail stores. Don't miss out on this rare opportunity off one of the hottest streets in Encino!

CUSTOMER SHORT:Residential Income ML#: 21776030

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**6750 Glade Ave, Woodland Hills 91303**

STATUS: **Closed**

LIST/CLOSE:

**\$8,350,000/\$8,650,000** ↑

S/E Corner of Glade and Vanowen



SQFT: **25,908**  
 LOT(src): **0.55/24,304**  
 PARKING SPACES:  
 YEAR BLT(src): **1984**  
 DOM / CDOM: **19/19**  
 UNITS TOTAL: **28**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21795758**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **WHLL - Woodland Hills**

PRICE PER SQFT: **\$333.87**  
 ORIGINAL \$: **\$8,350,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$231,249**  
 NET INCOME: **\$251,799**

LIST DATE: **10/15/21** CLOSE DATE: **12/02/21**  
 PURCHASE CONTRACT: **11/03/21** CLOSE PRICE: **\$8,650,000**

CONCESSIONS:  
 TERMS:

\*Subject to SB1482 Rent Control, Long Term Owners, Good upside in Rents, Attractive Unit Mix, Strong Woodland Hills Location, Close Proximity to Warner Center and Westfield Mall, Large Corner Lot with Great Frontage.

CUSTOMER SHORT:Residential Income ML#: 21795758

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**21125 Saticoy St, Canoga Park 91304**

STATUS: **Closed**

LIST/CLOSE:

**\$7,000,000/\$6,630,000** ↓

just east of topanga canyon blvd;



SQFT: **25,080**  
 LOT(src): **0.558/24,307 (A)**  
 PARKING SPACES: **0**  
 YEAR BLT(src): **1971 (APP)**  
 DOM / CDOM: **0/0**  
 UNITS TOTAL: **30**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **SR21207187**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **CP - Canoga Park**

PRICE PER SQFT: **\$264.35**  
 ORIGINAL \$: **\$7,000,000**  
 STORIES: **Three Or More**  
 GSI: **\$486,919**  
 OP EXPENSE: **\$223,402**  
 NET INCOME: **\$263,310**

LIST DATE: **09/17/21** CLOSE DATE: **12/03/21**  
 PURCHASE CONTRACT: **09/20/21** CLOSE PRICE: **\$6,630,000**

CONCESSIONS: **\$0**  
 TERMS: **Cash to New Loan**

We are proud to represent this 30unit apartment building in Canoga Park. The building was constructed in 1971. Its unit mix consists of (12) one bedroom, one bathroom units and (18) two bedroom, two bathroom units. With a lot size of 24,307 square feet, the property has a total 25,080 rentable square feet. The tenants enjoy balconies, a swimming pool, onsite laundry, and a secured building. The property is conveniently located and is minutes away from the brand new Village at the Topanga shopping mall, Warner Center, and Pierce College. Tenants enjoy easy access to the 101 freeway and Orange Line. The property is separately metered for gas and electricity.

CUSTOMER SHORT:Residential Income ML#: SR21207187

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**7220 Oso Ave, Winnetka 91306**

STATUS: **Closed**

LIST/CLOSE:

**\$10,600,000/\$11,250,000** ↑

**N/E Corner of Oso and Sherman Way**



SQFT: **40,392**  
LOT(src): **0.85/37,406**  
PARKING SPACES:  
YEAR BLT(src): **1985**  
DOM / CDOM: **19/19**  
UNITS TOTAL: **42**  
BLDG TOTAL: **1**

SALE TYPE: **Standard**  
ML#: **21795738**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **WIN - Winnetka**

PRICE PER SQFT: **\$278.52**  
ORIGINAL \$: **\$10,600,000**  
STORIES:  
GSI:  
OP EXPENSE: **\$293,232**  
NET INCOME: **\$361,169**

LIST DATE: **10/15/21**

CLOSE DATE: **12/02/21**

CONCESSIONS:

PURCHASE CONTRACT: **11/03/21**

CLOSE PRICE: **\$11,250,000**

TERMS:

**\*Subject to SB1482 Rent Control, Long Term Owners, Good Upside in Rents, Attractive Unit Mix, Large Corner with Great Frontage, Strong Winnetka Location**

CUSTOMER SHORT:Residential Income ML#: 21795738

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**301 S Vermont Ave, Los Angeles 90020**

STATUS: **Closed\***

LIST/CLOSE:

**\$5,600,000/\$7,750,000** ↑

**3rd Stree and Vermont**



SQFT: **32,548**  
LOT(src): **0.6426/27,992 (AP)**  
PARKING SPACES: **3**  
YEAR BLT(src): **1923 (ASR)**  
DOM / CDOM: **27/27**  
UNITS TOTAL: **52**  
BLDG TOTAL: **5**

SALE TYPE: **Probate Listing**  
ML#: **SR21203618**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:**No/No**  
AREA: **KREA - Koreatown**

PRICE PER SQFT: **\$238.11**  
ORIGINAL \$: **\$5,600,000**  
STORIES:  
GSI: **\$409,620**  
OP EXPENSE: **\$0**  
NET INCOME: **\$0**

LIST DATE: **09/21/21**

CLOSE DATE: **11/30/21**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **10/18/21**

CLOSE PRICE: **\$7,750,000**

TERMS: **Cash, Subject To Court**

**Accepted offer of \$7,750,000. Overbidding will start at \$8,138,000. Court date will be December 6th, at 111 N. Hill Street, Dept 4 at 8:30 AM/ Interior inspections can be done on Nov. 29th at 11:30 AM promptly. Meeting on corner of New Hampshire and 3rd St. Probate sale, court confirmation required. This price also includes APN #5502-008-020 (3518 W. 3rd St). Major fixer, ideal for development. The subject site is composed of two assessor's parcels that have a combined site area of 27,992 square feet and is improved with two, two-story retail/residential buildings, a 3-car garage building with three apartments, a two-unit retail building, and a storage building. There are a total of 36 apartment units and 16 retail units. Drive by only with interior inspections upon acceptance of offer. Contact listing agent for the offer memorandum including complete property info and disclosures. Sold AS IS. Prefer cash buyer as conventional financing may not be available due to property condition.**

CUSTOMER SHORT:Residential Income ML#: SR21203618

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**Search Criteria**

Property Type is 'Residential Income'  
Standard Status is 'Closed'  
Contract Status Change Date is 11/28/2021 to 12/04/2021  
County Or Parish is 'Los Angeles'  
City is not 'Long Beach'  
Number Of Units Total is 2+  
Selected 114 of 114 results.