

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L Sqft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	24445125	S	2141 Echo Park AVE	LA		STD	2			\$1,068,000	773.35	1381/A	1925/ASR	3,600/0.0826	N	1	11/05/24	21/21
2	SB24071574	S	3712 3714 102nd ST	ING	102	STD	2	100,200		\$1,000,000	568.83	1758	1951/ASR	12,176/0.2795	N	1	11/08/24	67/67
3	PV24139409	S	1563 W 218th ST	TORR	122	STD	2	97,200		\$1,517,000	403.14	3763	2006/ASR	7,201/0.1653	N	2	11/06/24	99/99
4	24429131	S	2209 Speyer LN	REDO	152	STD	2			\$1,670,000	832.09	2007	1955	8,242/0.1892	N	2	11/05/24	25/25
5	24425889	S	3137 Atwater AVE	LA	606	STD	2			\$1,401,908	811.76	1727/T	1924	4,799/0.1102	N		11/08/24	91/91
6	CV24211830	S	4733 Durfee AVE	ELM	619	STD	2	0		\$1,200,000	465.12	2580	1958/ASR	13,564/0.3114	N	0	11/08/24	0/0
7	SR24184351	S	126 N Cedar ST	GD	628	STD	2	0		\$1,550,000	473.57	3273	1997/ASR	7,335/0.1684	N	3	11/08/24	19/19
8	SB24182203	S	1234 San Gabriel BLVD	RSMD	651	TRUS	2	0		\$1,938,000	485.84	3989	1937/ASR	37,039/0.8503	N	4	11/08/24	15/15
9	CV24212301	S	19735 197 Camino De Rosa W	WAL	668	STD	2	20,400		\$990,000	483.16	2049	1944/ASR	9,554/0.2193	N	4	11/08/24	2/2
10	AR24134510	S	240 S Avenue 24	LA	677	STD	2	0		\$835,000	627.82	1330	1972/ASR	2,720/0.0624	N	0	11/08/24	80/80
11	DW24161762	S	39 Westminster AVE	VEN	C11	PRO	2	0		\$1,570,000	996.19	1576	1965/ASR	3,148/0.0723	N	0	11/05/24	55/55
12	24442599	S	1237 W 24th ST	LA	C16	STD	2			\$787,500	469.03	1679	1906	5,885/0.1351	N		11/04/24	15/15
13	24428677	S	4938 Maplewood AVE	LA	HPK	STD	2			\$1,050,000	615.47	1706	1919	7,260/0.1667	N		11/04/24	83/83
14	DW22158936	S	822 E 88th PL	LA	C34	STD	2	50,400		\$690,000	247.76	2785	1947/ASR	5,046/0.1158	N	2	11/04/24	227/227
15	PW24006464	S	523 W 76th Street	LA	C36	STD	2	46,752	4	\$650,000	306.17	2123	1922/ASR	6,899/0.1584	N	0	11/05/24	252/252
16	BB24046553	S	6705 Denny AVE	NHLW	NHO	STD	2	39,360		\$750,000	462.96	1620	1944/ASR	6,250/0.1435	N	2	11/05/24	183/183
17	RS24172225	S	8176 Evergreen AVE	SOG	T2	STD	2	1,000		\$770,000	423.31	1819	1924/ASR	6,018/0.1382	Y	0	11/07/24	25/25
18	DW24182057	S	5010 E 59th PL	MW	T6	STD	2	48,000		\$715,000	304.94	1416	1923/ASR	6,903/0.1585	N	2	11/04/24	1/1
19	24438277	S	1626 Echo Park AVE	LA		STD	3			\$1,225,000	387.29	3163	1938	5,410/0.1242	N		11/07/24	44/44
20	SB24176071	S	473 W 21st ST	SP	181	STD	3	65,112	6	\$858,000	452.05	1898	1951/ASR	5,120/0.1175	N	3	11/04/24	36/36
21	24428275	S	274 Acacia ST	ALTA	604	STD	3			\$1,000,000	376.72	2579	1923	12,548/0.2881	N		11/07/24	83/83
22	AR24191691	S	245 S Wabash AVE	GLDR	629	STD	3	89,400	6	\$1,280,000	558.95	2290	1950/ASR	6,382/0.1465	N	0	11/08/24	16/16
23	PI-19053	S	1821 E Woodbury RD	PAS	646	STD	3	102,300	6	\$1,215,000	370.88	3276	1934/PUB	9,170/0.2105	N	0	11/07/24	43/43
24	WS24184015	S	3547 E Green ST	PAS	646	STD	3	73,680		\$1,235,000	484.31	2550	1951/PUB	7,562/0.1736	N	0	11/07/24	13/13
25	PI-19355	S	101 S Sunnyslope AVE	PAS	648	STD	3	58,616		\$1,120,000	652.68	1716	1947/ASR	6,750/0.155	N	3	11/05/24	12/12
26	24418681	S	1827 Thayer AVE	LA	C05	STD	3			\$2,352,000	654.06	3596/A	1947/ASR	7,000/0.1607	N		11/04/24	39/39
27	24403092	S	817 Vernon AVE	VEN	C11	STD	3			\$1,605,000	983.46	1632	1952	4,802/0.1102	N	2	11/05/24	147/147
28	24424115	S	43 Dudley AVE	VEN	C11	STD	3			\$2,416,000	1,282.38	1884	1907	3,081/0.0707	N	2	11/04/24	64/64
29	SR24132662	S	1734 Magnolia AVE	LA	C23	STD	3	61,692		\$789,000	371.29	2125	1904/PUB	7,968/0.1829	N	0	11/08/24	63/290
30	JT24138964	S	34127 128th ST E	PBLM	PBLM	STD	3	28,200		\$380,000	191.15	1988	1986/ASR	26,585/0.6103	N	0	11/05/24	23/23
31	SR24189753	S	22931 Burbank BLVD	WHLL	WHLL	STD	3	148,560		\$1,875,000	457.32	4100	1954/ASR	18,127/0.4161	N	0	11/08/24	26/170
32	24415987	S	4208 Pacific Coast HWY	TORR	128	STD	4			\$1,660,000	512.35	3240	1972	11,690/0.2684	N		11/04/24	178/178
33	PW23221549	S	1316 Amethyst ST	REDO	155	STD	4	106,500	3	\$1,765,000	421.64	4186	1963/ASR	5,608/0.1287	N	4	11/06/24	195/195
34	WS24183754	S	1065 E Spazier AVE	BBK	610	STD	4	99,000	4	\$1,592,000	486.55	3272	1944/PUB	9,268/0.2128	N	4	11/05/24	29/29
35	WS24128001	S	11839 Roseglen ST	ELM	619	STD	4	89,160		\$2,100,000	582.52	3605	1935/ASR	31,234/0.717	N	5	11/07/24	49/49
36	SR24210790	S	834 W Walnut AVE	MNRO	639	TRUS	4	74,194		\$1,337,000	330.20	4049	1976/ASR	10,646/0.2444	N	4	11/08/24	18/18
37	CV24144755	S	895 N Euclid AVE	PAS	699	STD	4	26,460		\$1,150,000	333.82	3445	1965/PUB	7,002/0.1607	N	6	11/08/24	78/121
38	24411213	S	3608 S Centinela AVE	LA	C13	STD	4		6	\$1,900,000	605.29	3139	1944	9,019/0.207	N		11/04/24	31/31
39	PW24157560	S	120 S Catalina ST	LA	C17	STD	4	0		\$1,522,000	285.45	5332	1958/ASR	9,024/0.2072	N	2	11/06/24	57/57
40	GD24155978	S	927 W Gage AVE	LA	C34	STD	4	89,037	6	\$975,000	304.59	3201	1957/PUB	6,116/0.1404	N	0	11/07/24	44/44
41	24404577	S	636 W 81st ST	LA	C36	STD	4			\$950,000	454.98	2088	1925	9,310/0.2137	N		11/05/24	142/142
42	24413019	S	612 W 57th ST	LA	C42	STD	4		6	\$825,000	262.07	3148	1929	5,541/0.1272	N		11/05/24	119/119
43	TR24090061	S	2339 Birkdale ST	LA	CYPK	STD	4	40,044		\$1,050,000	333.33	3150	1963/ASR	4,835/0.111	N	0	11/06/24	6/6
44	24434317	S	1628 Cactus DR	LNCR	LAC	STD	4		7	\$940,000	232.96	4035/A	1990/ASR	15,478/0.3553	N	8	11/06/24	100/100
45	24413695	S	6223 S Van Ness AVE	LA	PHHT	STD	4			\$825,000	267.68	3082/A	1936/ASR	6,003/0.1378	N	5	11/07/24	85/85
46	24427757	S	412 N Mayo AVE	CMP	RO	STD	4			\$975,000	316.15	3084	1965	7,124/0.1635	N	0	11/08/24	35/35
47	CV24118340	S	8601 Chestnut AVE	SOG	T4	STD,TRUS	4	53,880		\$1,025,000	197.31	5195/A	1965/ASR	6,800/0.1561	N	4	11/06/24	186/186
48	24388361	S	840 W 52nd ST	LA	C34	STD	5		5	\$1,025,000	197.31	1780	1940/ASR	6,136/0.1409	N	4	11/06/24	19/19
49	DW24152425	S	8741 Firestone BLVD	DOW	D2	STD	5	45,000		\$700,000	393.26	3728	1953/ASR	7,807/0.1792	N	5	11/05/24	30/30
50	CV24146373	S	1357 Orange Grove AVE	GD	628	TRUS	6	150,000	5	\$1,775,000	476.13	4611	1959/ASR	7,357/0.1689	N	6	11/07/24	37/37
51	CV24180732	S	204 S Bandy AVE	WCOV	669	TRUS	6	102,036		\$1,400,000	303.62	5462/A	1930	6,487/0.1489	N		11/07/24	17/17
52	24455289	S	4031 Griffin AVE	LA	679	STD	6		5	\$1,875,000	209.63	6732/E	1961/EST	8,281/0.1901	N		11/04/24	134/134
53	24408113	S	567 E 67th ST	ING	101	STD	7		5	\$1,945,000	302.07	6439	1963	6,821/0.1566	N		11/05/24	70/70
54	24432667	S	926 N Hudson AVE #2	LA	C20	STD	7		6	\$1,235,000	333.42	3704	1910	3,276/0.0752	N		11/07/24	91/91
55	23238041	S	316 N Bixel ST	LA		STD	8		5	\$2,325,000	368.17	6315	1950/ASR	8,767/0.2013	N	0	11/05/24	140/140
56	PI-18133	S	1652 Huntington DR	SPAS	658	STD	8	170,460		\$1,050,000	150.00	7000	1968/ASR	7,425/0.1705	N	0	11/07/24	95/95
57	AR24135453	S	2022 E 2nd ST	LA	BOYH	STD	8	91,558		\$4,300,000	451.49	9524	1989/ASR	8,565/0.1966	N	20	11/04/24	0/0
58	SR24227085	S	1207 N Columbus AVE	GD	624	STD	10	267,588		\$4,200,000	443.22	9476	1979	14,554/0.3341	N		11/05/24	82/82
59	24428101	S	440 Millford ST	GD	628	STD	12			\$5,310,000	322.52	16464	1964/ASR	17,789/0.5002	N	15	11/07/24	121/121
60	PW24103226	S	2758 Orange AVE	TORR	134	STD	15	476,838		\$2,900,000	277.25	10460/A	1939	12,110/0.278	N	6	11/08/24	97/97
61	24402973	S	4189 4189 Leimert BLVD	LA	PHHT	STD	16		2	\$4,225,000	359.94	11738	1964/ASR	17,440/0.4004	N	8	11/06/24	58/58
62	PV24169147	S	23870 Los Codona AVE	TORR	129	PRO,TRUS	18	290,352										

Closed •

List / Sold: **\$998,000/\$1,068,000** ⬆

2141 Echo Park Ave • Los Angeles 90026

21 days on the market

2 units • **\$499,000/unit** • **1,381 sqft** • **3,600 sqft lot** • **\$773.35/sqft** •

Listing ID: 24445125

Built in 1925

Located at the Corner of Echo Park and Champlain- 2 addresses 2141 Echo Park Blvd and 1601 Champlain



Champlain (unit 1) is currently vacant & 2141 Echo Park Blvd (Unit 2) is presently occupied. Unit 1 updates include a new mini split system for AC & heat and new appliances. The kitchen is adorned with contemporary cabinetry and countertops indoor-outdoor living via the new glass door to a sizable private red brick patio directly off the kitchen dining area. Unit 2 has a private front and back yard with a floorplan that includes a breakfast room & a lovely living room surrounded by windows so sunlight streams in and the trees are in view. Additionally, the single-car garage, located next to unit 2, has been updated with a skylight and interior drywall, making it functional for a myriad of uses or a single-car garage if preferred. Both units have classic wood flooring throughout the primary living quarters and large laundry rooms that could serve a second purpose, plus private outdoor yards. The property's foundation was retrofitted in 2005, and many permitted updates have been done over time; however, the charm of the era has been carefully preserved.

Facts & Features

- Sold On 11/05/2024
 - Original List Price of \$998,000
 - 1 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Heating: Combination, Wall Furnace
 - SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside
 - \$64401 Net Operating Income

Interior

- Rooms: Bonus Room
 - Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

- Lot Features: Back Yard
- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$3,000
2:	2	1	1		Unfurnished	\$2,372	\$2,372	\$3,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- Los Angeles County
 - Parcel # 5420019001

Michael Lembeck

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

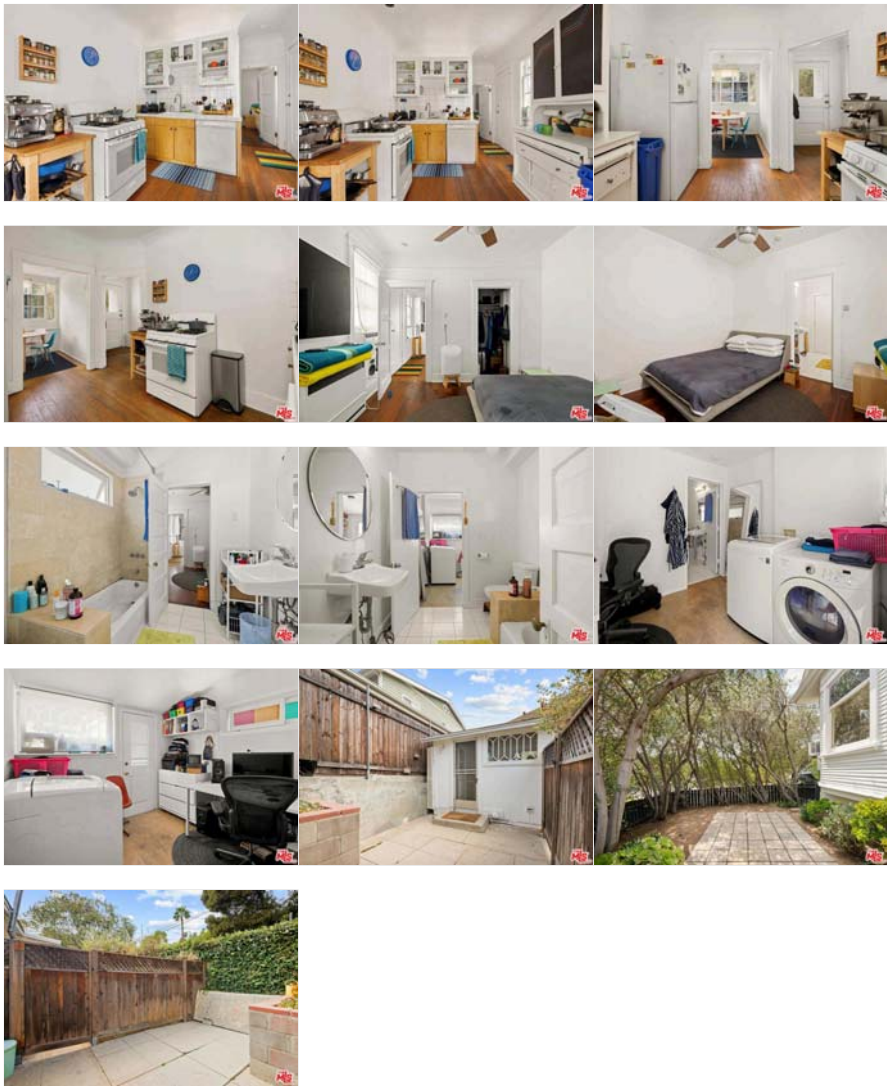
Citivist Realty Services, Inc

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

Click arrow to display photos







Closed • Duplex

List / Sold: \$949,000/\$1,000,000 ↓

3712 3714 W 102nd St • Inglewood 90303

67 days on the market

2 units • \$474,500/unit • 1,758 sqft • 12,176 sqft lot • \$568.83/sqft • Built in 1951

Listing ID: SB24071574

Continue on W 108th St. Take Yukon Ave S to W 102nd St



Exceptional Investment Opportunity in Inglewood! Discover this prime duplex on a 12,176 sq ft lot, perfect for investors eager to tap into the thriving Los Angeles market. This property features two units offering immediate rental income with potential for expansion and development. According to the seller, the structural integrity of the property has been well maintained. UNIT 1 = 4-bed, 1-bath UNIT 2 = 2-bed, 1-bath Delivered vacant and sold as-is, investors and buyers should check the Inglewood City website for zoning and development details. Ideal as a fixer-upper, this property is ready to be transformed into a high-yield asset. Its standout location provides stunning views of the new Clippers stadium and SoFi Stadium. Recently updated zoning (INM1L*) further enhances its potential. Buyers and their agents are advised to conduct their own due diligence regarding all aspects of the property.

Facts & Features

- Sold On 11/08/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- \$100200 Gross Scheduled Income
- \$100200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: None

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft, Sprinkler System, Sprinklers Drip System
- Fencing: Fair Condition
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	1	1	Unfurnished	\$0	\$0	\$8,350
2:	2	2	1		Unfurnished			

Of Units With:

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

Additional Information

- Standard sale
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4032006045

Michael Lembeck

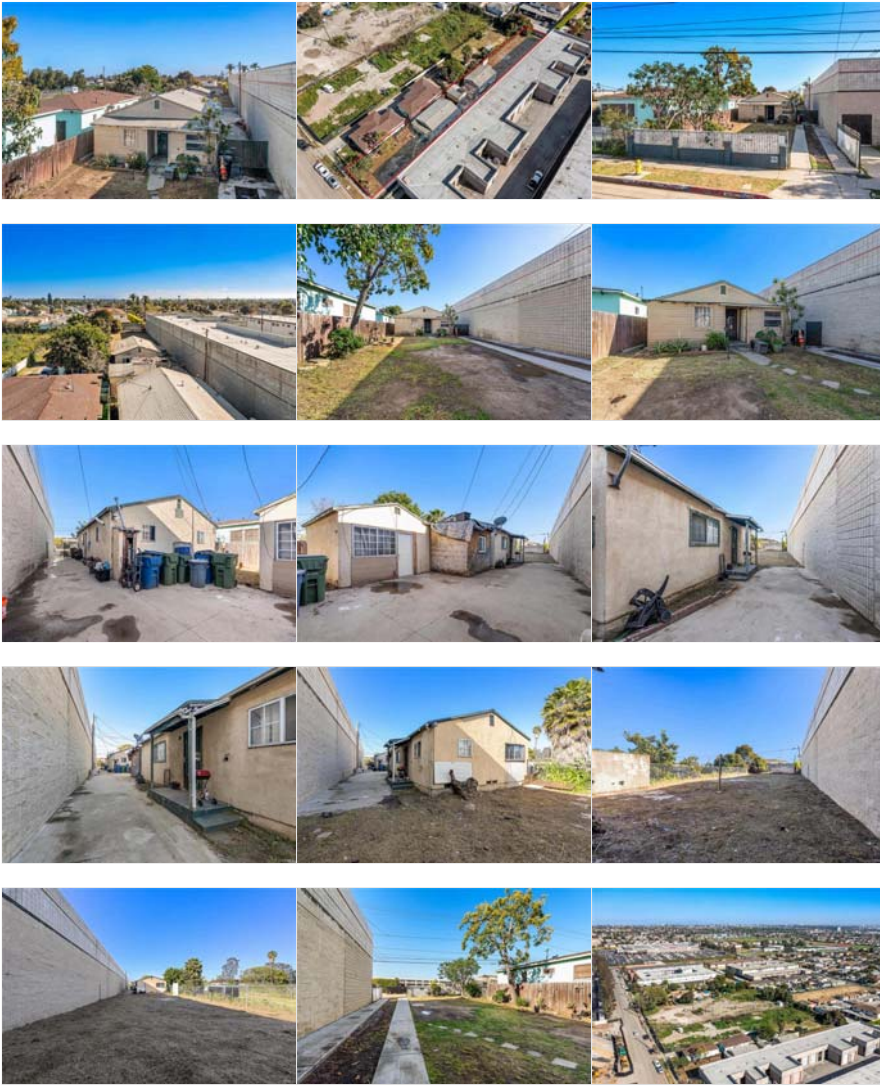
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





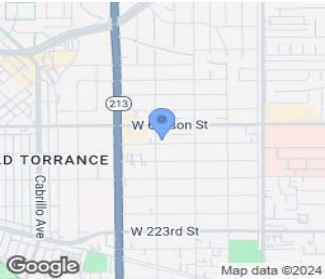
CUSTOMER FULL: Residential Income LISTING ID: SB24071574

Printed: 11/10/2024 9:33:28 AM

Closed • Single Family Residence

1563 W 218th St • Torrance 90501
2 units • \$735,000/unit • 3,763 sqft • 7,201 sqft lot • \$403.14/sqft •
Built in 2006
Cross streets: Harvard Blvd and 218th St

List / Sold:
\$1,470,000/\$1,517,000 ↓
99 days on the market
Listing ID: PV24139409



One-of-a-kind Duplex with Oversized Mechanic’s Garage! This duplex is a rare find—ideal for multi-generational households, investors seeking maximum returns, car enthusiasts, or owner-users looking for a luxurious home with rental income potential. Features a 4-bedroom, 3-bathroom main house, a 2-bedroom, 1-bathroom back unit, and a massive 728-square-foot mechanic’s garage, which could even be converted into a potential 3rd unit. The 2,751-square-foot main house welcomes you with a grand living room, where soaring two-story ceilings create an airy, open atmosphere. The first floor also includes two spacious bedrooms, a large laundry room, and two well-appointed bathrooms. The chef’s kitchen boasts stainless steel appliances, a large island with counter seating, granite countertops, and rich wood cabinetry. Step through the French doors from the kitchen to your dream outdoor kitchen designed for effortless entertaining. This outdoor kitchen has everything you need—a built-in BBQ, sink, flat top, range, and more! Upstairs, the primary bedroom is a true retreat, featuring French doors that open to a private deck, a wet bar, two walk-in closets, and a luxurious bathroom with a dual-sink vanity and dual shower heads. Unwind in the jacuzzi on the upstairs balcony, where you can relax in privacy. The massive mechanic’s dream garage is a standout feature, perfect for car enthusiasts and hobbyists. A 200-square-foot storage room/mudroom between the home and the garage allows for all your storage needs. The large driveway can fit an RV or boat, perfect for adventure-seekers, and even has the luxury of an RV sewer drain. The back unit, delivered vacant, offers its own private entrance and features an open-concept layout with two bedrooms, one bathroom, a well-equipped kitchen with wood cabinets and granite countertop. The unit also has its own central heating, AC, laundry facilities, and option for a parking spot in the driveway. There is even paid off solar panels on the main house. Don’t miss this incredible opportunity to own a truly unique and versatile property!

Facts & Features

- Sold On 11/06/2024
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$760 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$97200 Gross Scheduled Income
- \$91032 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Laundry, Living Room, Walk-In Closet
- Floor: Carpet, Tile
- Appliances: Built-In Range, Dishwasher, Double Oven, Disposal, Microwave, Refrigerator, Warming Drawer
- Other Interior Features: Balcony, Ceiling Fan(s), Granite Counters, High Ceilings, Recessed Lighting, Storage

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Sprinklers In Front, Yard
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Balcony, Barbecue Private

Annual Expenses

- Total Operating Expense: \$6,168
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02051216
- Gardener:
- Licenses:
- Insurance: \$2,868
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$0	\$0	\$5,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7346002038

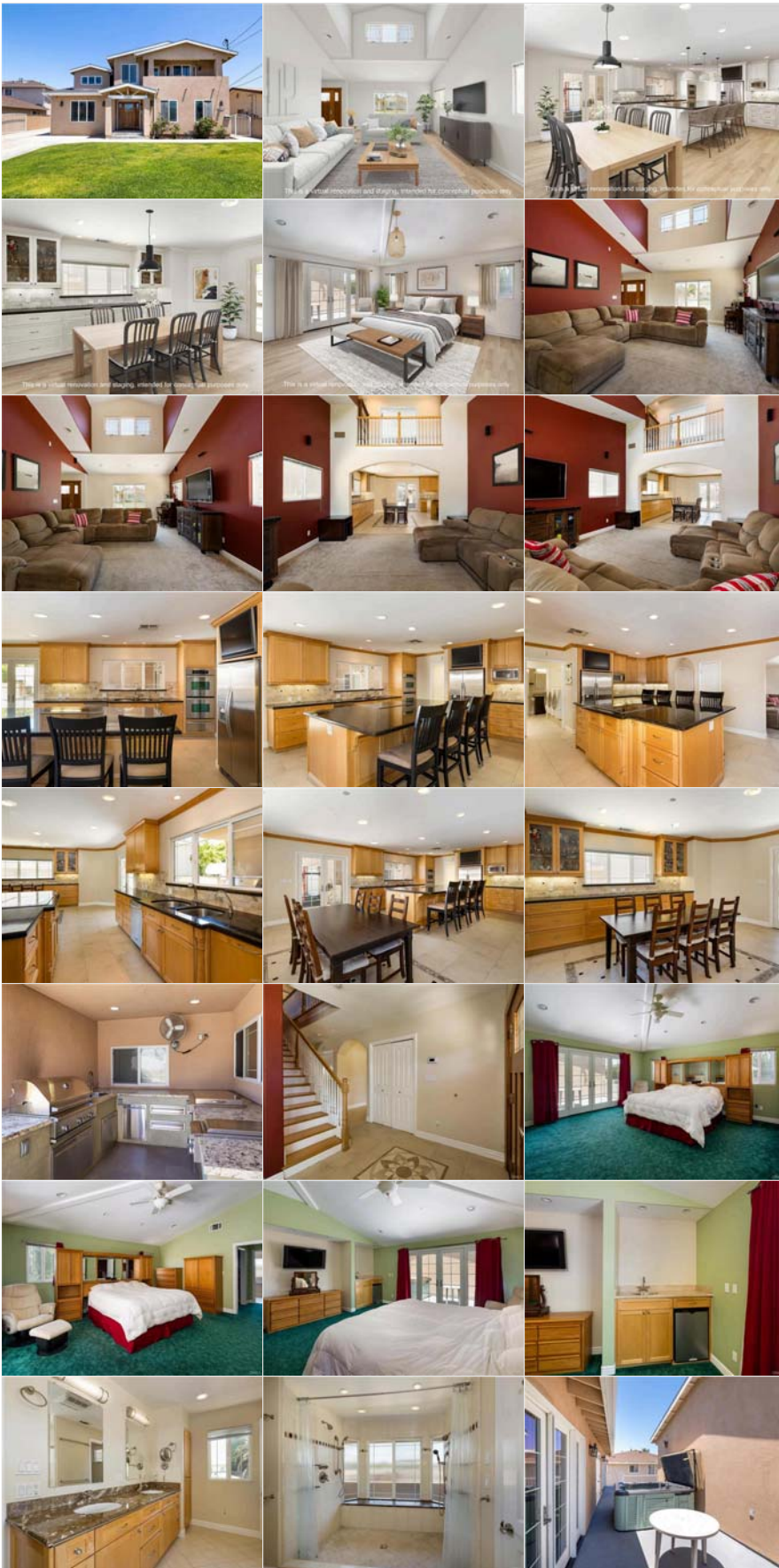
Michael Lembeck

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

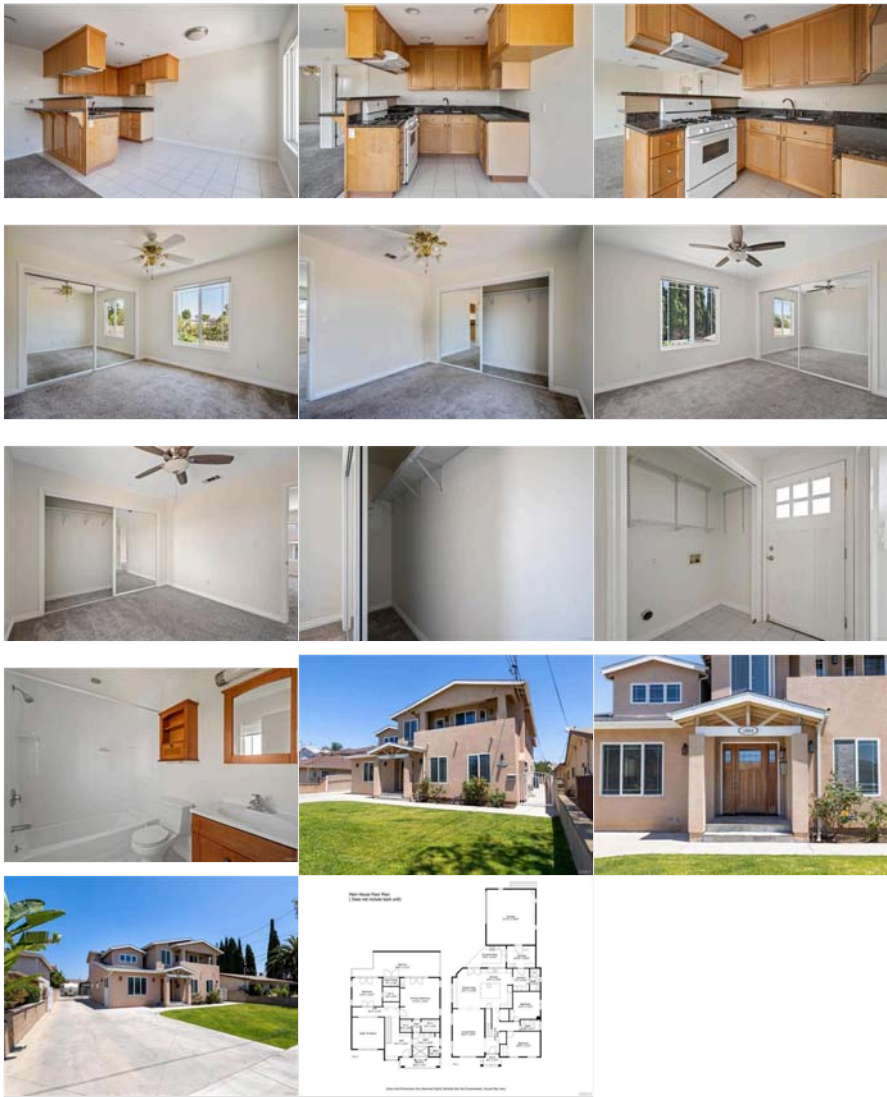
Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PV24139409

Printed: 11/10/2024 9:33:28 AM

Closed •

List / Sold:
\$1,630,000/\$1,670,000 ⬆

25 days on the market

Listing ID: 24429131

2209 Speyer Ln • Redondo Beach 90278
2 units • \$815,000/unit • 2,007 sqft • 8,242 sqft lot • \$832.09/sqft •
Built in 1955

Entry to Speyer is best from Rindge Lane. The subject is located south of Grant Avenue, North of Ripley Avenue, West of Inglewood Blvd.



Discover this charming duplex located in the highly sought-after neighborhood of North Redondo Beach. This well-maintained property offers two distinct living spaces, making it a versatile option for homeowners and investors alike. The front unit features 3 bedrooms and 1 bathroom, perfect for a family or as a primary residence. The back unit offers 2 bedrooms and 1 bathroom, providing an excellent opportunity for rental income or extended family living. Additionally, this property includes a bonus room that can be used as a home office, playroom, or guest suite, offering flexibility to meet your lifestyle needs. Developers may also find this parcel appealing due to the R2 zoning.

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$1,630,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:

Interior

- Floor: Carpet, Laminate, Wood
- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02188471
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4159009019

Michael Lembeck

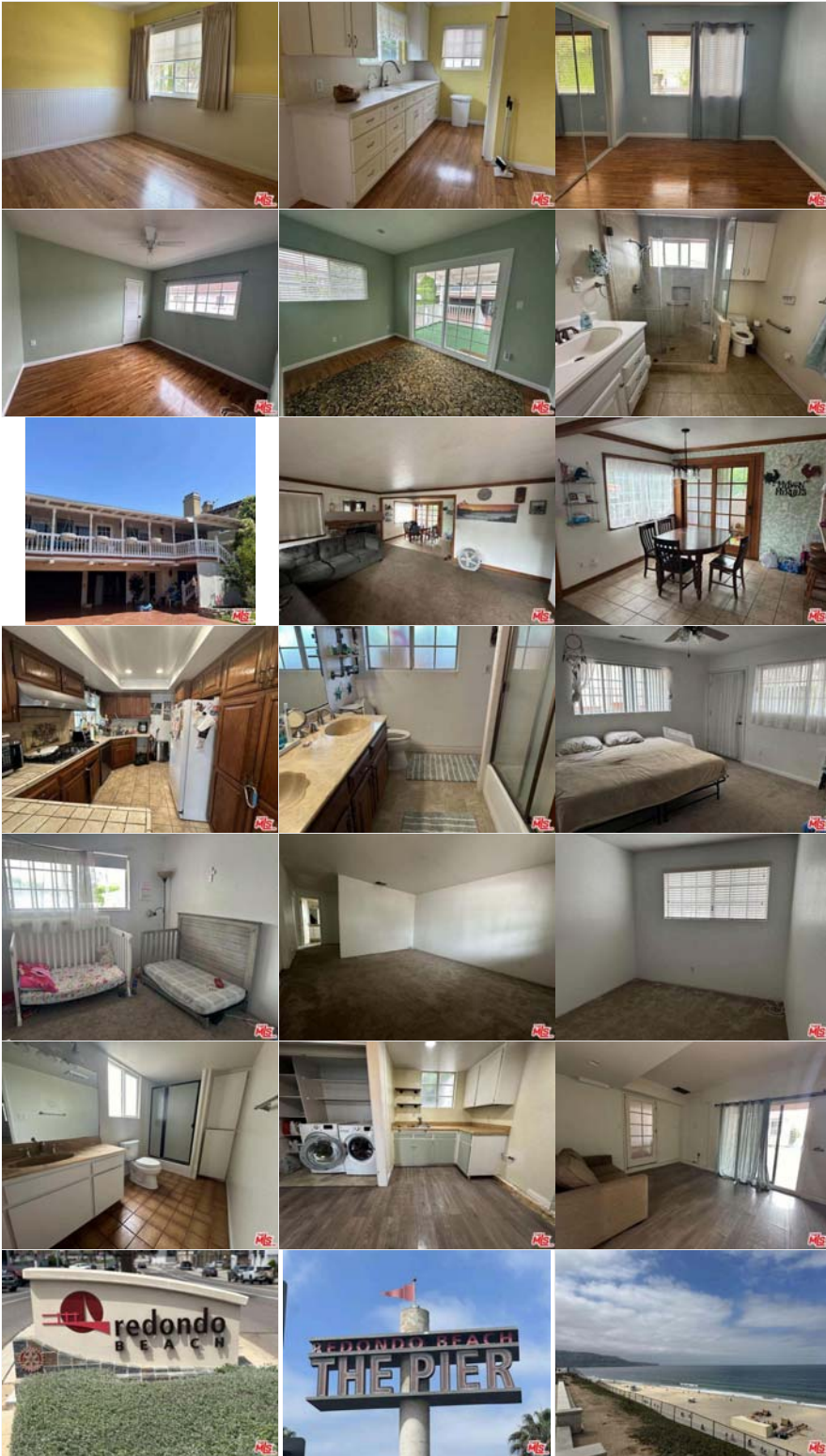
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24429131

Printed: 11/10/2024 9:33:29 AM

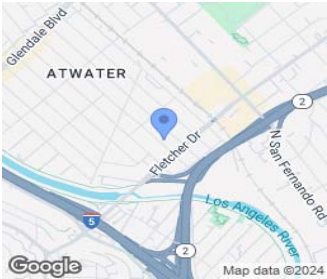
Closed •

List / Sold:
\$1,485,000/\$1,401,908 ↓

91 days on the market

Listing ID: 24425889

3137 Atwater Ave • Los Angeles 90039
2 units • **\$742,500/unit** • **1,727 sqft** • **4,799 sqft lot** • **\$811.76/sqft** •
Built in 1924
North of Fletcher Dr & South of Glendale Blvd.



Welcome to The Bungalows, a compound of two homes on lot in Atwater Village. You're welcomed through a rustic front gate surrounded by privacy hedges. Designed by Canopy Studio, Each home has been reimagined offering a blend of modern upgrades and timeless charm. The front house is a coveted Spanish-style home offering an open living & kitchen, en-suite primary bedroom, guest bed, custom guest bathroom, and functional storage. The rear California bungalow offers true charm with an original fireplace, open living space into kitchen, two beds, and one full bath, along with a stunning powder room finished with Roman clay for a touch of perpetual elegance, an enclosed sunroom off the rear of the property creates a beautiful space to make your own. Both homes feature engineered floors, custom cabinets, quartz countertops, European marble sinks, Moroccan plumbing fixtures, vintage and custom light fixtures, and much more. The exterior landscaping has been enhanced with a new drip line system in both the front and back yards. Take in everything that NELA has to offer situated near Glendale, Silverlake, Frog Town, and the beloved Glendale Blvd with ample restaurants, shops, and more.

Facts & Features

- Sold On 11/08/2024
- Original List Price of \$1,485,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Inside, Stackable

Interior

- Floor: Tile
- Appliances: Dishwasher, Disposal, Gas Cooktop, Oven, Range Hood, Refrigerator, Vented Exhaust Fan

Exterior

- Lot Features: Front Yard

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$3,800
2:	1	2	1		Unfurnished	\$0	\$0	\$4,750

Of Units With:

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

Additional Information

- Standard sale
- 606 - Atwater area
- Los Angeles County
- Parcel # 5436019036

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos







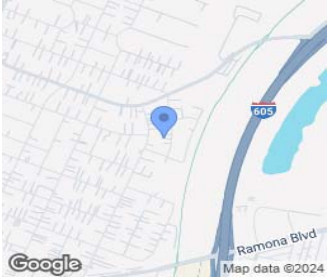
CUSTOMER FULL: Residential Income LISTING ID: 24425889

Printed: 11/10/2024 9:33:29 AM

Closed • Duplex

List / Sold:
\$1,149,888/\$1,200,000 
0 days on the market
Listing ID: CV24211830

4733 Durfee Ave • El Monte 91732
2 units • **\$574,944/unit** • **2,580 sqft** • **13,564 sqft lot** • **\$465.12/sqft** •
Built in 1958
Intersection: Lower Azusa Rd and Durfee Ave



Welcome to 4733 Durfee Avenue, El Monte – An Exceptional Multi-Unit Property! Nestled in the desirable northern part of El Monte, this property offers a unique blend of style and opportunity. Featuring two upgraded units, this property is perfect for homeowners looking for additional rental income or investors seeking a prime asset. Main Unit: Step through the elegant double door entry into this spacious 3-bedroom, 2-bath home. The first impression sets the tone with a beautiful front door and modern light fixture, leading you into a freshly upgraded interior that combines charm with contemporary finishes. The open floor plan is perfect for hosting and daily living alike. Detached Second Unit: This one-bedroom, one-bath unit with its own living room offers privacy and comfort—ideal for extended family and guests or as a rental unit for additional income. With upgrades throughout both units, this property is a must-see! Act fast, as opportunities like this don't last. It is guaranteed to sell within days of hitting the market!

Facts & Features

- Sold On 11/08/2024
- Original List Price of \$1,149,888
- 2 Buildings
- 0 Total parking spaces
- \$825 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,981
- Electric: \$50.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 02110927
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,320
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,566

Of Units With:

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

Additional Information

- Standard sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8545021025

Michael Lembeck

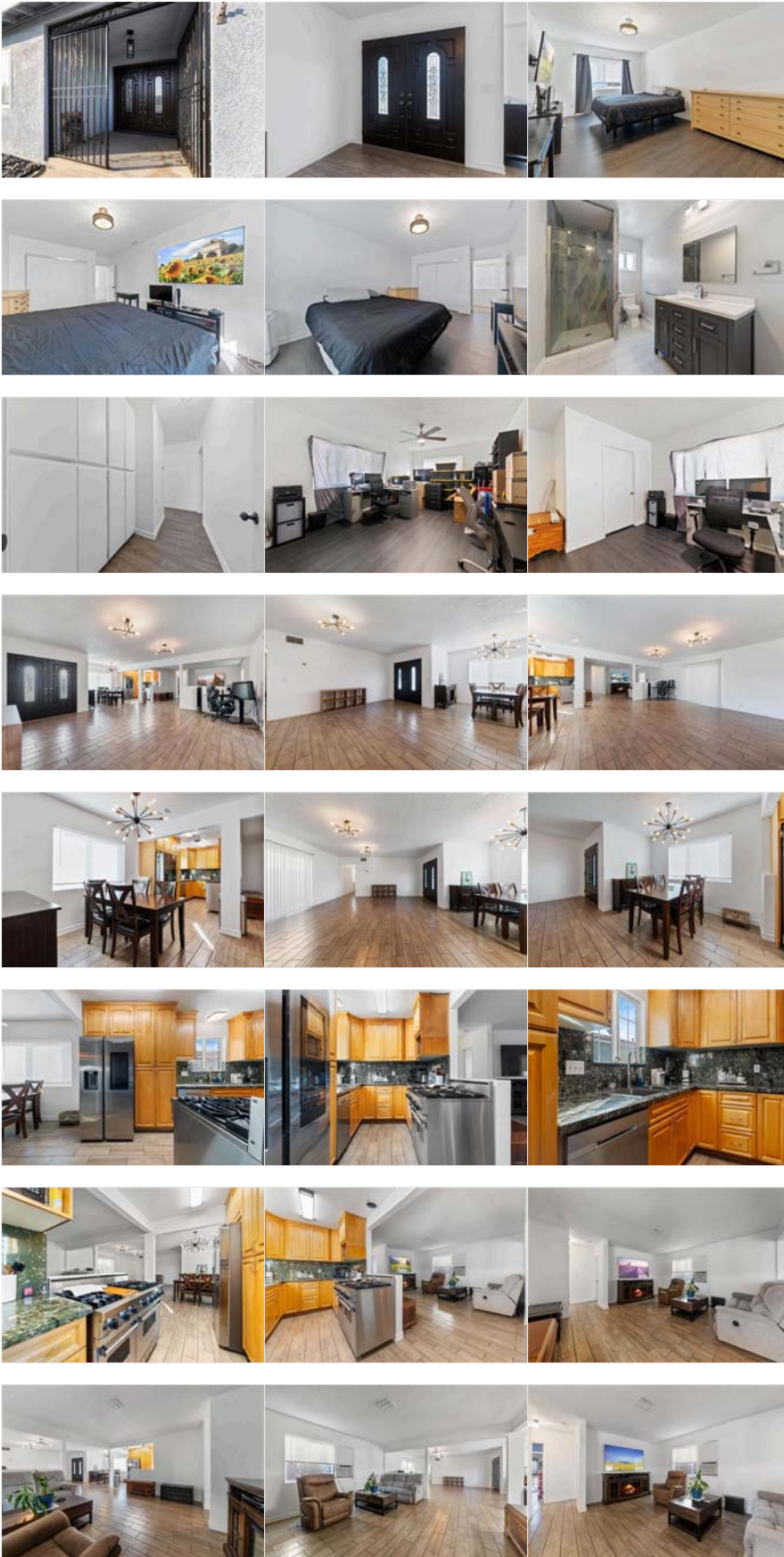
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: CV24211830

Printed: 11/10/2024 9:33:29 AM

Closed • Duplex

126 N Cedar St • Glendale 91206
2 units • \$775,000/unit • 3,273 sqft • 7,335 sqft lot • \$473.57/sqft •
Built in 1997
Take E Wilson Ave to N Cedar St

List / Sold:
\$1,550,000/\$1,550,000 +
19 days on the market
Listing ID: SR24184351



Welcome to 126 N Cedar St in the beautiful city of Glendale! This duplex features two distinct units, Unit 126 and Unit 124, each showcasing elegant details such as recessed lighting and crown molding throughout. Both units boast spacious living areas, ideal for relaxation and entertaining. Each kitchen is well-equipped with essential appliances including a dishwasher, gas stovetop, oven, and range hood. Additionally, each unit has its own dedicated laundry room with built-in features. **Unit 126** (the front unit) offers 2 bedrooms and 2 bathrooms. The primary bedroom includes an en-suite bathroom with a shower-in-tub. The second bedroom provides ample space for personalization and is served by a hallway bathroom, also with a shower-in-tub. **Unit 124** features 3 bedrooms and 3 bathrooms. One of the bedrooms includes a walk-in closet, while the primary bedroom is enhanced by a ceiling fan and an en-suite bathroom with a shower-in-tub. The third bedroom also has its own en-suite bathroom, equipped with a walk-in shower. Both units share a central patio space, perfect for enjoying the outdoors. The property includes a 3-car garage with space for 3 vehicles. Conveniently located near the 134 Freeway and just a short drive from Downtown Glendale, this duplex offers a fantastic opportunity. Don't miss out on this exceptional property!

Facts & Features

- Sold On 11/08/2024
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Range Hood
- Other Interior Features: Crown Molding, Recessed Lighting

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$0	\$0	\$4,500
2:	1	2	2	1	Unfurnished	\$0	\$0	\$3,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5674004010

Michael Lembeck

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

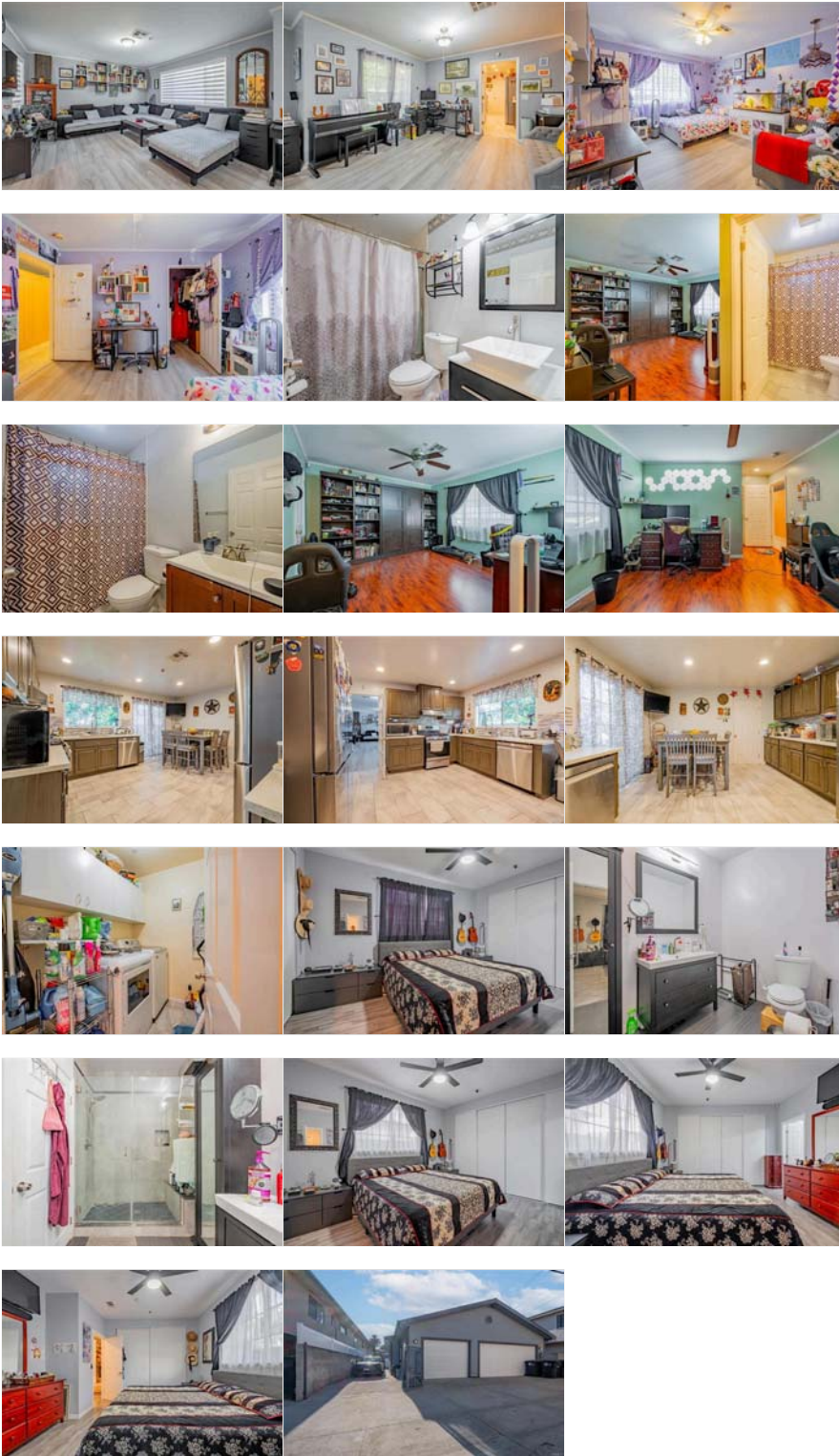
Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: SR24184351

Printed: 11/10/2024 9:33:29 AM

Closed • Duplex

List / Sold:
\$1,799,000/\$1,938,000

1234 San Gabriel Blvd • Rosemead 91770
2 units • \$899,500/unit • 3,989 sqft • 37,039 sqft lot • \$485.84/sqft •
Built in 1937
Rosemead

15 days on the market
Listing ID: SB24182203



2 Single Family Homes plus 2 Potential ADU's. This hidden gem, "The Orchard," is perfect for development, a family compound, or a serene home retreat. Situated on nearly an acre in Rosemead, this property is surrounded by mature trees and a long driveway, it's zoned for residential and agricultural use, ideal for multi-generational living or urban agriculture. In addition to the 2 single family homes there are 2 permitted structures, one currently used as a 1 bed/1 bath and the other used as a studio. Investors and developers will appreciate the zoning for up to four residences. Discover the blend of history, charm, and endless possibilities at The Orchard, ready to welcome your dreams. Check property website under agent remarks for further details.

Facts & Features

- Sold On 11/08/2024
- Original List Price of \$1,799,000
- 3 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: Central Air
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01876010
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5279022009

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SB24182203

Printed: 11/10/2024 9:33:29 AM

Closed • Duplex

List / Sold: \$989,950/\$990,000

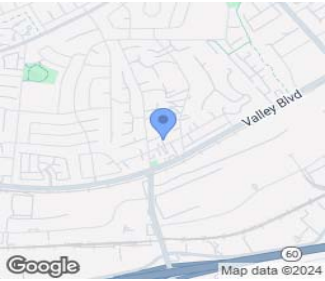
19735 19737 Camino De Rosa W • Walnut 91789

3 days on the market

2 units • \$494,975/unit • 2,049 sqft • 9,554 sqft lot • \$483.16/sqft • Built in 1944

Listing ID: CV24212301

FAIRWAY EXIT. VALLEY BLVD TO CAMINO DE TEODORO TO CAMINO DE ROSA



Discover a fantastic investment opportunity with this charming duplex located in the heart of Walnut, CA. Perfectly suited for families, young professionals, or students, this property features two separate homes, each boasting 3 spacious bedrooms and one full bathroom. Enjoy the flexibility of living in one home while renting out the other, with the added convenience of separate electricity, gas. The property is beautifully landscaped, featuring a welcoming front lawn and a large, private backyard, complete with a secure block wall. Each home has been upgraded with a new roof (2020), modern vinyl flooring, and some new windows, ensuring comfort and efficiency. Parking is abundant with two detached garages accommodating 2 cars, plus additional space for up to 4 more vehicles. These garages have ADU POTENTIAL! Buyer should verify with city. Location is key! This duplex is just minutes away from top-rated schools, including Walnut High School, Cal Poly Pomona, and Mt. SAC Community College. Enjoy easy access to the Village shopping centers, Marketplace, Lemon Creek Village, post office, and scenic walking trails. Major freeways, including the 60, 57, and 71, are easily accessible, making commuting a breeze. With new million-dollar homes emerging in the surrounding area, this property represents a remarkable opportunity for both comfortable and safe living and investment. Don't miss your chance to own this versatile and well-maintained duplex in a prime location!

Facts & Features

- Sold On 11/08/2024
- Original List Price of \$989,950
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 4 Total carport spaces
- \$896 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: In Garage, Inside, Washer Hookup
- \$20400 Gross Scheduled Income
- \$20400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Kitchen, Laundry, Living Room
- Floor: Carpet, Vinyl
- Appliances: Disposal, Gas Range, Gas Water Heater, Range Hood, Water Heater
- Other Interior Features: Ceiling Fan(s), Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Gentle Sloping, Lot 6500-9999
- Security Features: Smoke Detector(s)
- Fencing: Block, Good Condition, Partial, Wood
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$2,880
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01342039
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 668 - Walnut area
- Los Angeles County
- Parcel # 8722019007

Michael Lembeck

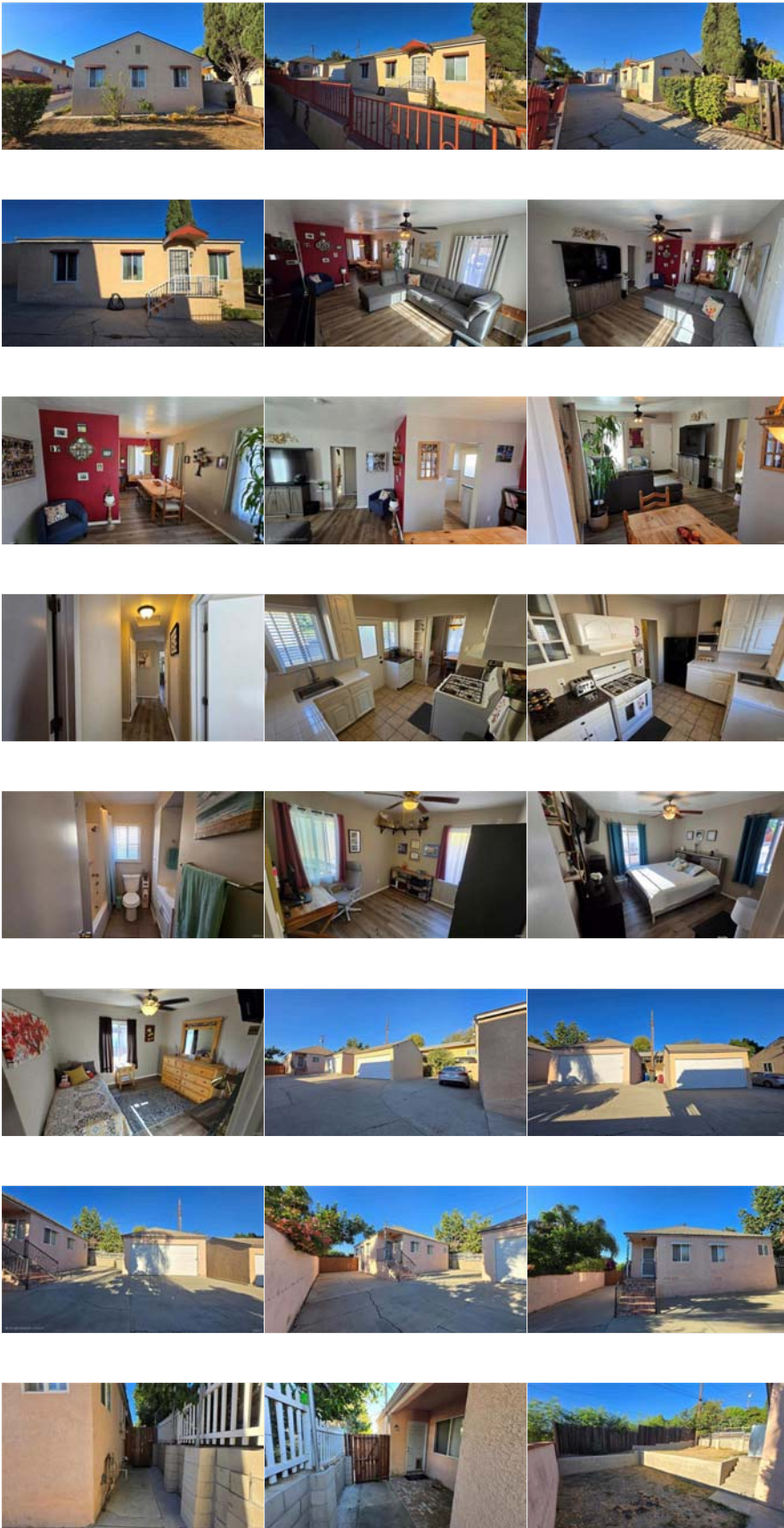
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: CV24212301

Printed: 11/10/2024 9:33:29 AM

Closed • Single Family Residence

List / Sold: \$899,000/\$835,000 ↓

240 S Avenue 24 • Los Angeles 90031

80 days on the market

2 units • \$449,500/unit • 1,330 sqft • 2,720 sqft lot • \$627.82/sqft • Built in 1972

Listing ID: AR24134510

Broadway and Daly



Two charming legal units delivered 100% VACANT in the trendiest part of booming Lincoln Heights! Located in the heart of it all just one block south of the adorable coffee shops and restaurants on N Broadway this versatile property has much to offer! Two distinct and perfectly appointed units with separate entrances offer a unique opportunity for multigenerational living, passive income or a phenomenal investment portfolio addition in an area that is off the charts with rapidly increasing value growth! Both units are spacious, super private and totally move in ready! The downstairs unit offers a comfortable living space with 2 bedrooms, 1 bathroom, a full kitchen, and a spacious living room. The upstairs unit has its own private entrance, boasting 2 bedrooms, 1 bathroom, and a sunny kitchen / lounge area. In addition there's an expansive backyard courtyard area that offers additional value to the occupants and could be great for lounging / entertaining, pets or future expansion. Each unit benefits from off street parking and separate electric meters. All situated in the vibrant, culturally rich and ever evolving Lincoln Heights neighborhood, this type of gem doesn't come along too often!

Facts & Features

- Sold On 11/08/2024
- Original List Price of \$950,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$230 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Living Room
- Floor: Tile
- Appliances: Gas Range, Refrigerator
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01430290
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5204005029

Michael Lembeck

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

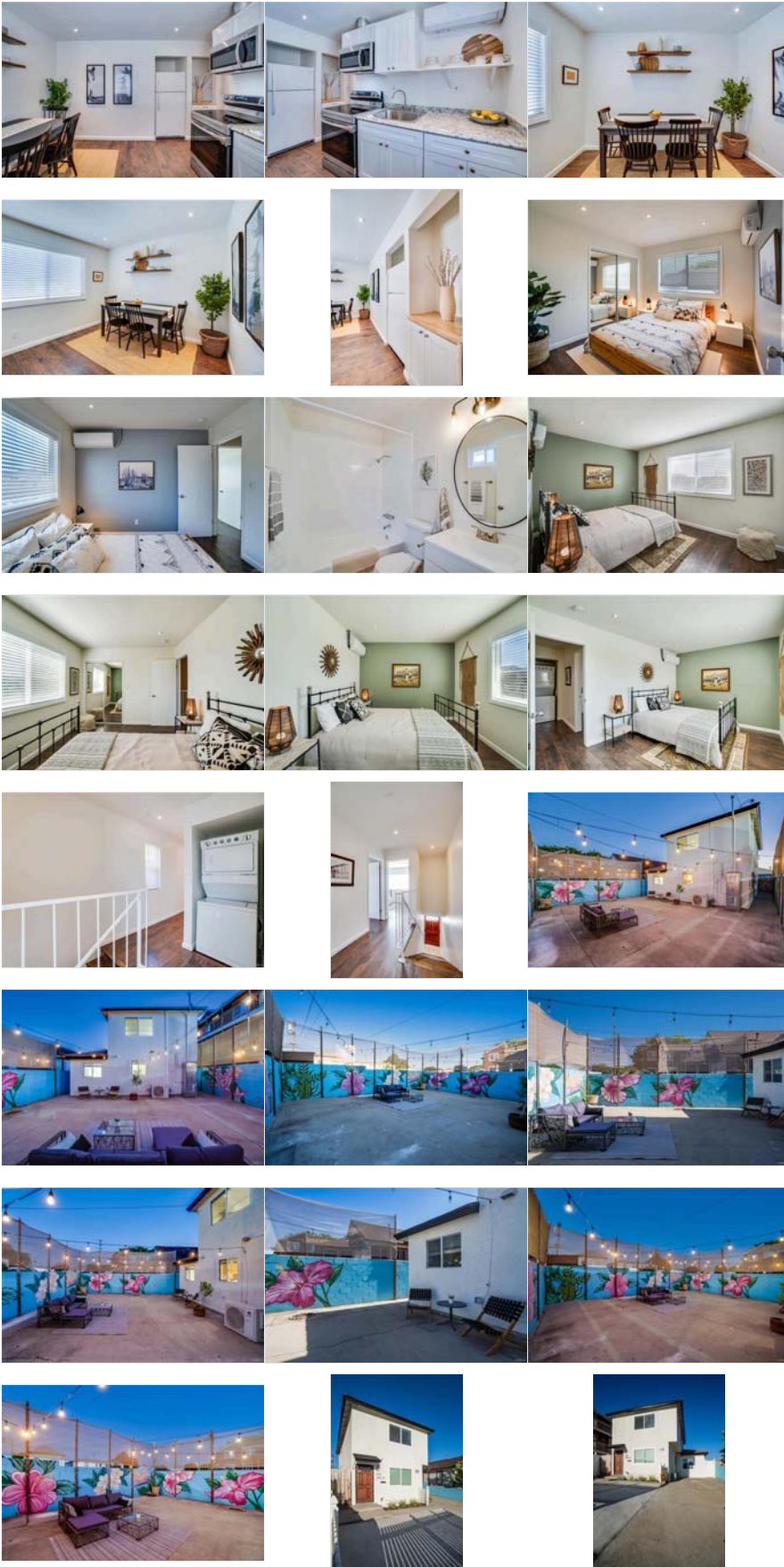
Citivest Realty Services, Inc

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

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: AR24134510

Printed: 11/10/2024 9:33:29 AM

Closed • Duplex

List / Sold:

\$1,595,000/\$1,570,000 ↓

55 days on the market

Listing ID: DW24161762

39 Westminster Ave • Venice 90291
2 units • \$797,500/unit • 1,576 sqft • 3,148 sqft lot • \$996.19/sqft •
Built in 1965
Take Pacific ave to Westminster.



Situated in arguably one of the most ideal parts of Venice Beach, this duplex is your perfect investment opportunity. Just steps from the sand and iconic Venice Beach Boardwalk, this duplex boasts two 2 bedroom, 1 bathroom units and 6 tandem style parking spaces. You'll forget about the world when you enter the private courtyard and experience nothing but serenity on the pavers and amongst the trees. The bottom unit has an excess of natural light that pours through endless windows and highlights the more modern approach to design. Uniform tile flooring flows throughout each room creating a sense of expansive living and entertaining spaces. The best feature would be the vintage bathroom tile perfectly preserved. The location simply can't be beat. Don't let this rare opportunity to transform this duplex into a distinguished Venice Beach home. Duplexes really come available in Venice Beach, so do not miss out on a chance to purchase this awesome property.

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$1,895,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Central
- \$259 (Estimated)
- SellerConsiderConcessionYN:
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C11 - Venice area
- Los Angeles County
- Parcel # 4226005017

Michael Lembeck

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

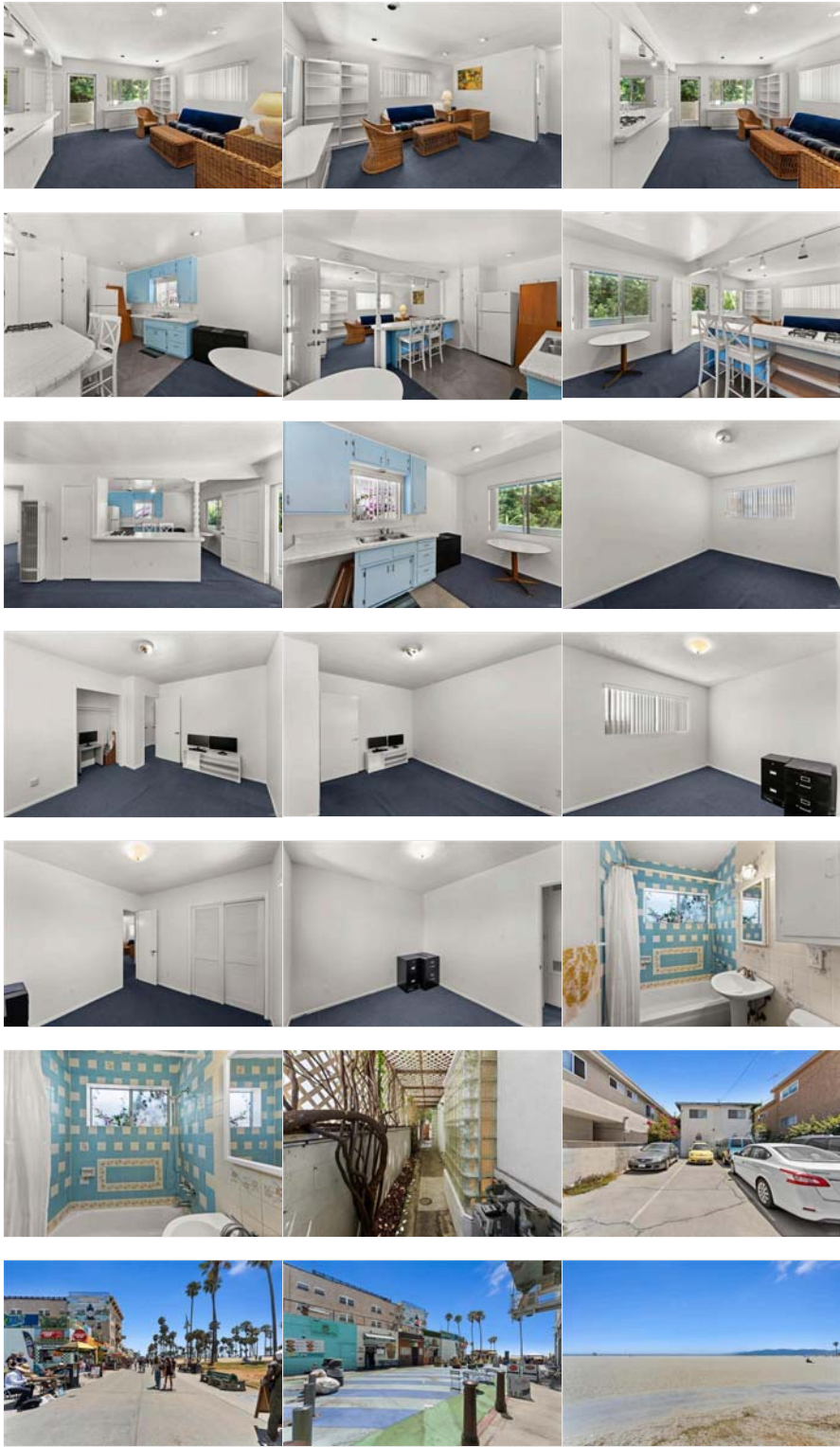
Citivist Realty Services, Inc

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

Click arrow to display photos







Closed •

List / Sold: **\$799,000/\$787,500** ↓

1237 W 24th St • Los Angeles 90007

15 days on the market

2 units • **\$399,500/unit** • **1,679 sqft** • **5,885 sqft lot** • **\$469.03/sqft** •
Built in 1906

Listing ID: 24442599

From the 110 and 10, go west on the 10. Exit South on Vermont Ave and turn left on W. 24th. Home is 2nd block in on the left.



Welcome to an exquisite opportunity in the heart of Downtown Los Angeles an exceptional property that seamlessly blends historic charm with the potential for modern luxury. This distinguished property features three unique structures, each offering its own distinct appeal. The centerpiece is a stunning historic Queen Anne home, boasting 2 bedrooms and 2 baths. Lovingly preserved and meticulously maintained, this residence exudes timeless elegance with intricate architectural details and spacious interiors. Currently rented to USC students, this home not only offers a great experience for its inhabitants, but also serves as an income-generating asset. Tucked behind the main house, a bungalow awaits a beautifully appointed 1-bedroom, 1-bath that provides a private oasis for guests or additional rental income. With its cozy ambiance and stylish design, this space is ready to be reimagined for those seeking comfort and tranquility. A versatile storage garage adds to the property's functionality, offering practical utility and additional space to suit your needs. Perfectly positioned just moments from the USC campus and a short drive from the vibrant energy of Downtown Los Angeles, this property is situated in a neighborhood renowned for its consistent growth and rising prestige. Whether you're an investor looking for a prime asset or a parent seeking a premier residence for your USC student children, this property offers unparalleled value. Having been lovingly cared for by the same owner for decades, this is ready to be reimagined and elevated to its full potential, with the capacity to command even greater rental income. Don't miss your chance to own a piece of Los Angeles history while adding modern-day luxuries in an unbeatable location.

Facts & Features

- Sold On 11/04/2024
 - Original List Price of \$799,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- \$5415.22 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$16,980
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01526567
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,924	\$1,924	\$3,500
2:	2	1	1		Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5055017005

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24442599

Printed: 11/10/2024 9:33:29 AM

Closed •

List / Sold: **\$999,800/\$1,050,000** ↗

4938 Maplewood Ave • Los Angeles 90004
2 units • **\$499,900/unit** • **1,706 sqft** • **7,260 sqft lot** • **\$615.47/sqft** •
Built in 1919

83 days on the market
Listing ID: 24428677

South of Melrose, West of Western



7,258 SF TOC TIER 2 R3 LOT 1 BEDROOM UNIT DUPLEX NEAR LARCHMONT! What a great opportunity to snatch this great-sized lot near the Larchmont Village. Perched upon a quiet tree-lined street, this beautifully maintained charming triplex is tucked away in the cozy neighborhood. Sitting on a great-sized 7,258 SF lot, 50 Ft x 145 Ft, zoned TOC Tier 2 R3, this one totally screams for small lot developers' attention as an ideal end product. Property is under Tier 2 TOC (Transit Oriented Community) guidelines which grant 60% maximum increase in the otherwise maximum allowed number of units permitted under the applicable zoning. Centrally located near everything! Close proximity to The Larchmont Village, Paramounts Studio, convenient to local grocers, restaurants, shopping, cafes on Melrose. New Target on Sunset & Western development which is 4 mins away is a big convenience. Sold AS-IS, Showing with an Accepted Offer only. Seller selects services.

Facts & Features

- Sold On 11/04/2024
- Original List Price of \$999,800
- 1 Buildings
- Levels: One, Three Or More
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01795652
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,406	\$1,406	\$2,500
2:	1	1	1		Unfurnished	\$1,297	\$1,297	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5522018020

Michael Lembeck

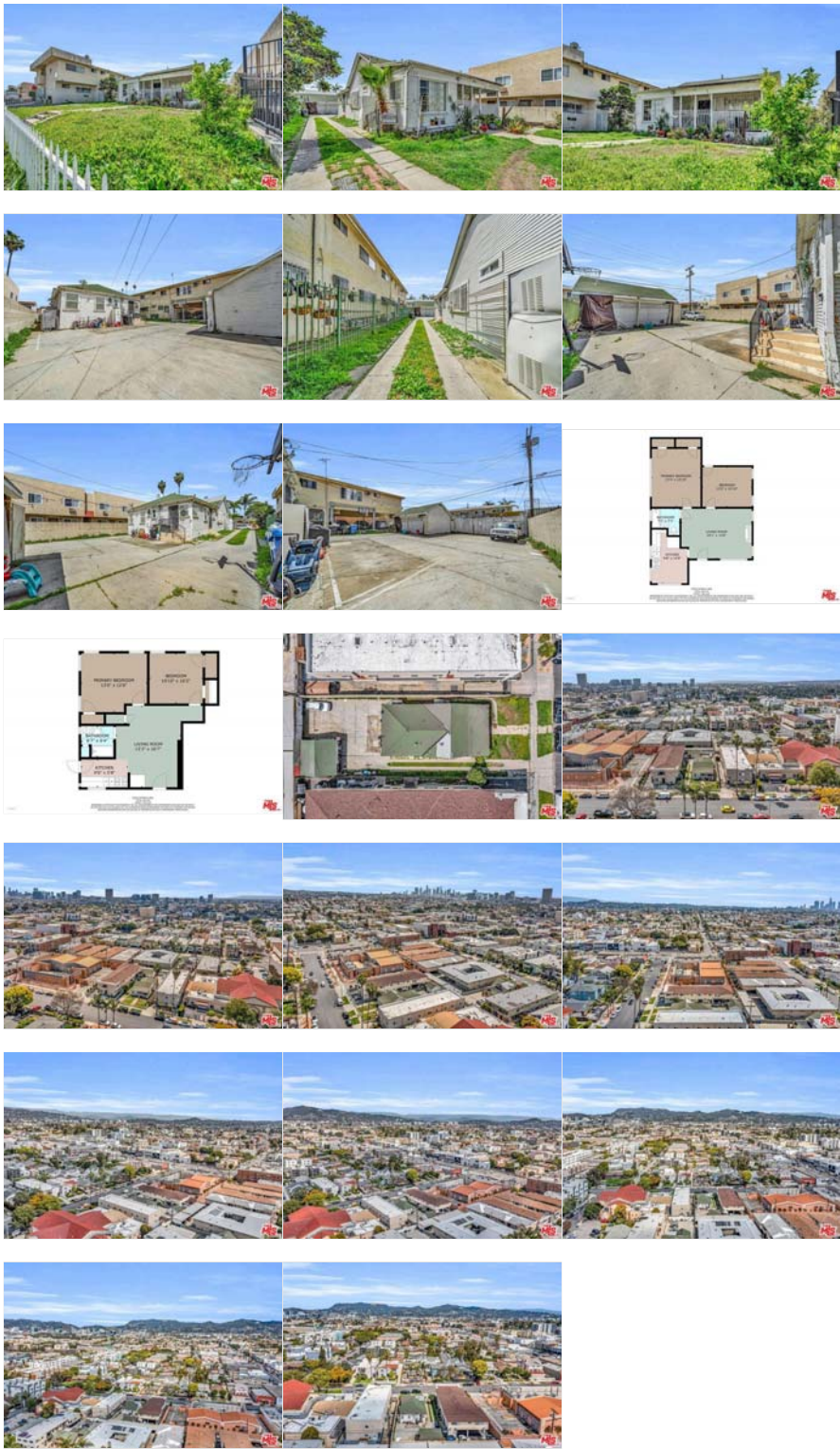
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos

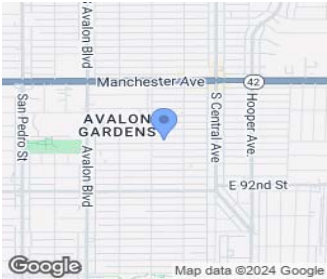




Closed •

List / Sold: **\$725,000/\$690,000** ↓
227 days on the market
Listing ID: DW22158936

822 E 88th Pl • Los Angeles 90002
2 units • **\$362,500/unit** • **2,785 sqft** • **5,046 sqft lot** • **\$247.76/sqft** •
Built in 1947
Follow GPS



Well located duplex featuring two buildings, in the front unit you'll find the original 2 bed 1 bath house, and in the back the second structure consisting of a second story unit with 3 bedrooms and 2 baths, the garage on the first floor was partially converted (buyer and buyer's agent to perform due diligence pertaining to permits on this conversion, and the property in general) to a 1 bed 1 bath unit, all three units are currently occupied, the property has access from the alley in the back to a cemented back yard with an operating gate on the street and garage door on the back of the unit.

Facts & Features

- Sold On 11/04/2024
- Original List Price of \$777,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- \$50400 Gross Scheduled Income
- \$46900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,500
- Electric: \$2,000.00
- Gas: \$500
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02051216
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	6	0	2	Unfurnished	\$4,200	\$4,200	\$4,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6042018021

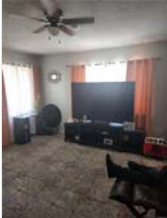
Michael Lembeck

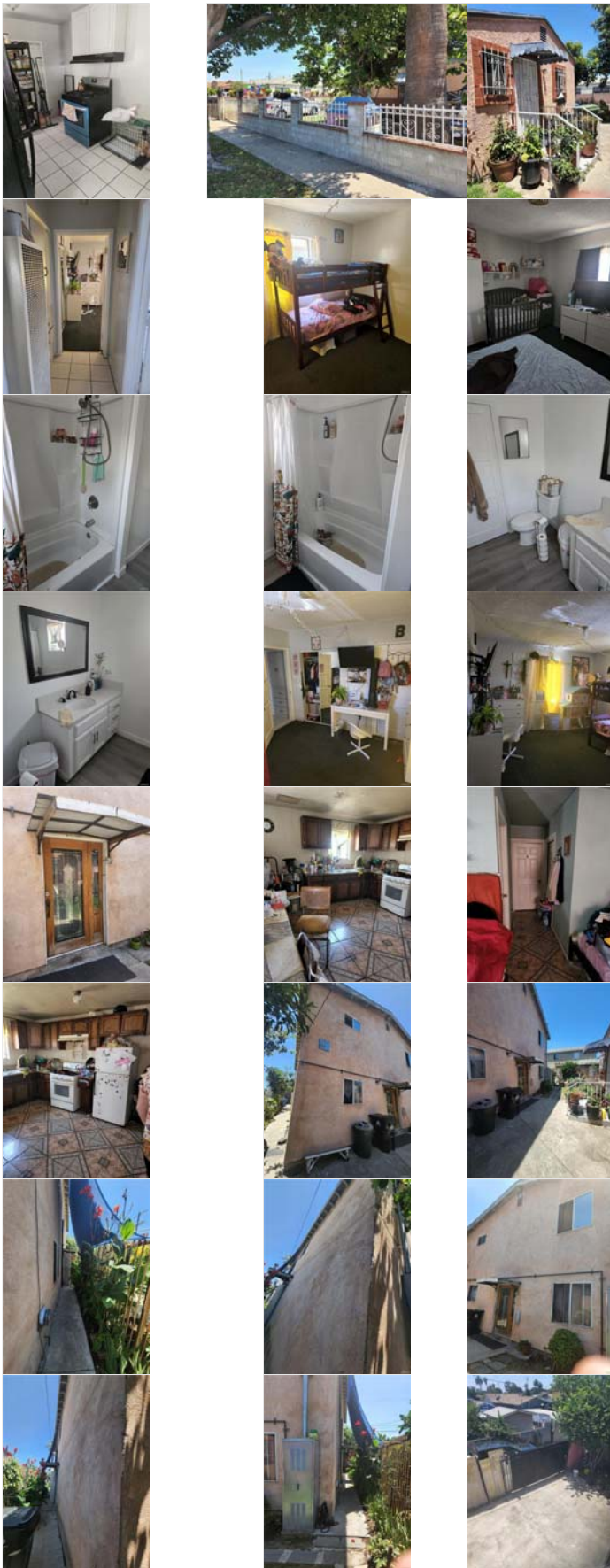
State License #: 01019397
Cell Phone: 714-742-3700

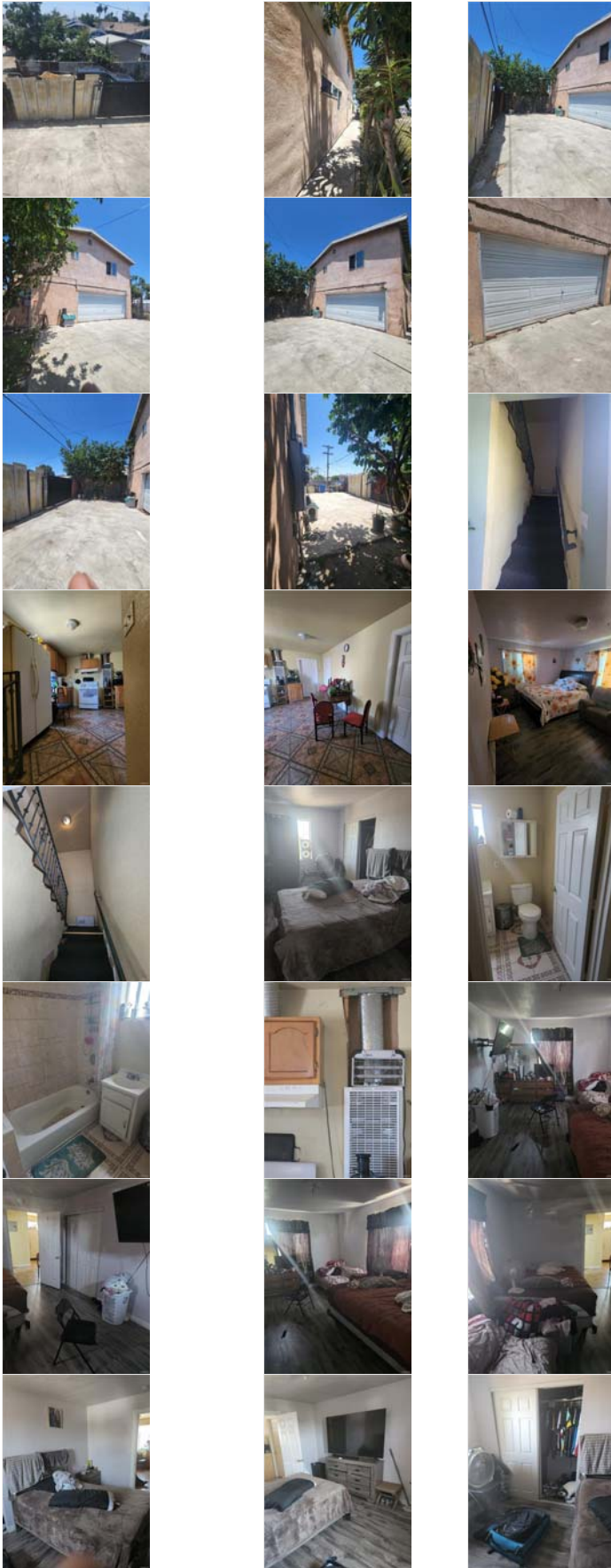
Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW22158936

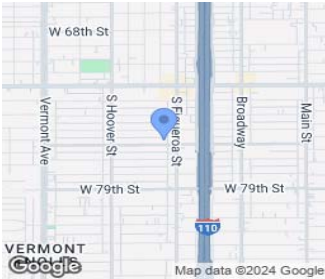
Printed: 11/10/2024 9:33:29 AM

Closed • Duplex

List / Sold: \$650,000/\$650,000 ↓

523 W 76th Street • Los Angeles 90044
2 units • \$325,000/unit • 2,123 sqft • 6,899 sqft lot • \$306.17/sqft •
Built in 1922
S Figueroa and W 76th St

252 days on the market
Listing ID: PW24006464



Seize this unique opportunity with a property that's RTI (Ready To Issue) permitted and poised for transformation. Currently a duplex, it comes with approved plans to convert into a 5-unit residential complex. This project represents a significant value add, increasing from a duplex to a total of five units. The total proposed square footage for this new development is a substantial 7,730 square feet! Utilize the favorable LAR3 zoning and TOC program in place. Additionally, this property is located in an area eligible for the Ladder Up Home Loan Grant, offering up to \$50,000 in grant credits for qualified owner-occupant buyers who meet eligibility requirements. This is a rare opportunity to secure a multi-unit property in a prime location with financial assistance available.

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$825,000
- 2 Buildings
- 4 Total parking spaces
- 0 Total carport spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Cap Rate: 4
- \$46752 Gross Scheduled Income
- \$32726 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,524
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01961305
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,876	\$1,876	\$3,000
2:	1	2	1	0	Unfurnished	\$2,020	\$2,020	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6020021029

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: PW24006464

Printed: 11/10/2024 9:33:29 AM

Closed • Duplex

List / Sold: \$845,000/\$750,000 ↓

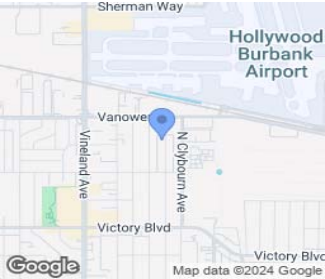
6705 Denny Ave • North Hollywood 91606

183 days on the market

2 units • \$422,500/unit • 1,620 sqft • 6,250 sqft lot • \$462.96/sqft • Built in 1944

Listing ID: BB24046553

between Vanowen and Victory



First time on the market in 68 Years!!! Duplex with both units being 2 bedroom / 1 bath each. Units approx. 810 SF each. Hardwood floors throughout. Double detached garaged shared, One garage parking for each unit. Private Yard. Potential for ADU & potential Junior ADU.

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$940,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Other)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$39360 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01885613
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,528	\$1,528	\$2,500
2:	1	2	1	1	Unfurnished	\$1,882	\$1,882	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2414024016

Michael Lembeck

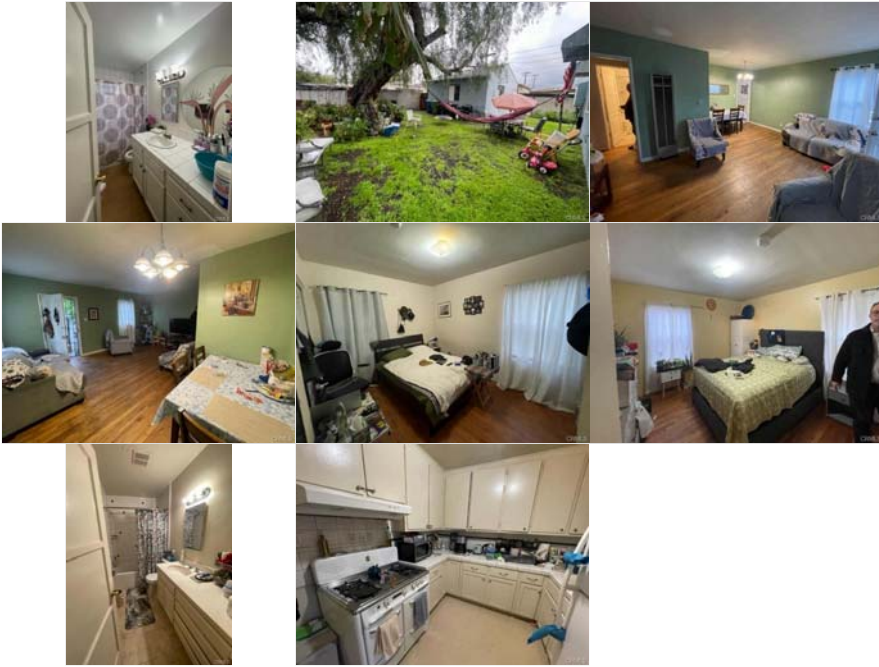
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: BB24046553

Printed: 11/10/2024 9:33:29 AM

Closed • Duplex

List / Sold: \$750,000/\$770,000

8176 Evergreen Ave • South Gate 90280
2 units • \$375,000/unit • 1,819 sqft • 6,018 sqft lot • \$423.31/sqft •
Built in 1924

25 days on the market

Listing ID: RS24172225

South of Florence Avenue, East State Street



Wow! Wow! The motivated seller has made many upgrades to the property. The front unit has a spacious living room, and dining room, kitchen, bathroom and all rooms have been painted, one bedroom has new carpet. It has a spare family room with a bar great for family gatherings. The master bedroom has a good view of the pool. You can live in the front home and have the other for the mother-in-law. Both families can enjoy the pool. This will not last! Property sold as is.. Offers will be presented to the seller this Friday, Sept 6th.

Facts & Features

- Sold On 11/07/2024
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$761 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- \$1000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6211015025

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: RS24172225

Printed: 11/10/2024 9:33:29 AM

Closed • Duplex

List / Sold: \$699,999/\$715,000

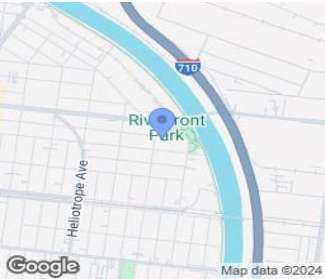
5010 E 59th Pl • Maywood 90270

1 days on the market

2 units • \$350,000/unit • 1,416 sqft • 6,903 sqft lot • \$504.94/sqft • Built in 1923

Listing ID: DW24182057

E 59th Place



Location, Location, LOCATION! One of the most sought out neighborhoods in Maywood. Here we have 2 Single Family Houses, each 2 Bedrooms 1 Bathroom, Perfect opportunity to Live in One and Rent Out the Other! Two Families can live together on lot! The detached 2 garage is great potential for create an additional dwelling unit. The property is located directly in front of Riverfront Park, walking distance to school and shopping centers. It does not get any better than this, Hurry Now before it is Too Late!

Facts & Features

- Sold On 11/04/2024
- Original List Price of \$699,999
- 3 Buildings
- 2 Total parking spaces
- \$785 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- \$48000 Gross Scheduled Income
- \$44000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01182091
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$2,450	\$2,450	\$2,800
2:	1	2	0	1	Unfurnished	\$1,500	\$1,500	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6314031011

Michael Lembeck

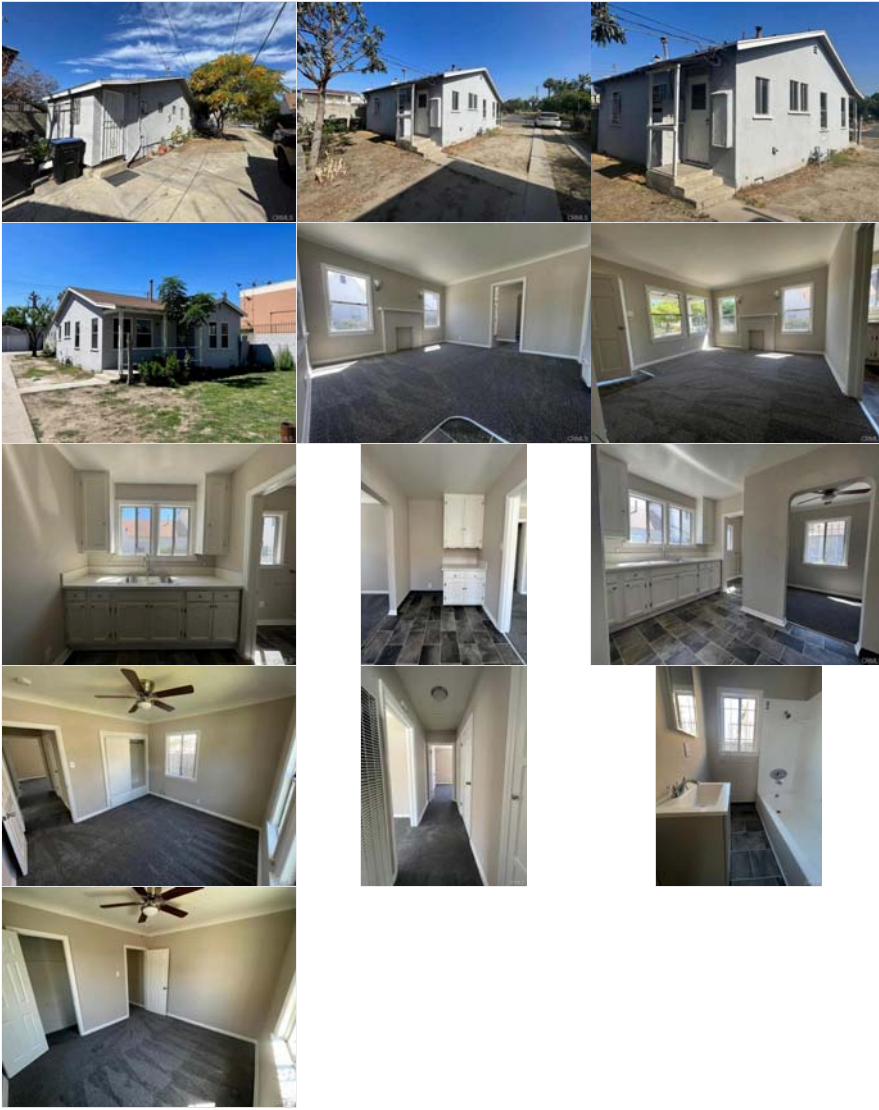
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: DW24182057

Printed: 11/10/2024 9:33:29 AM

Closed •

List / Sold:

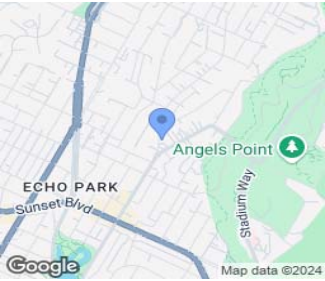
\$1,225,000/\$1,225,000 ↓

44 days on the market

Listing ID: 24438277

1626 Echo Park Ave • Los Angeles 90026
3 units • \$408,333/unit • 3,163 sqft • 5,410 sqft lot • \$387.29/sqft •
Built in 1938

1626 Echo Park Avenue rests in the Southern most part of Elysian Valley, an upcoming pocket of Los Angeles. Its unique location pinched in-between some of Los Angeles' biggest freeways provides a swift entry to Downtown Los Angeles, making it a sought-after destination for professionals and businesses alike.



This well maintained triplex in the middle of Echo Park is listed for the first time in 20 years. The property has a fenced off driveway. One unit is accessible from the street, with the other two units having access from inside the gated driveway. The property is perfect for an everyday investor or an owner/user, with one unit being delivered vacant. The property is only a couple minute drive to Dodger Stadium and within walking distance to restaurants and stores in the area.

Facts & Features

- Sold On 11/07/2024
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- SellerConsiderConcessionYN:
- \$73168 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$8,378
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01858487
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1		Unfurnished	\$2,830	\$8,489	\$10,500

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 5420028017

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed • Triplex

List / Sold: \$858,000/\$858,000

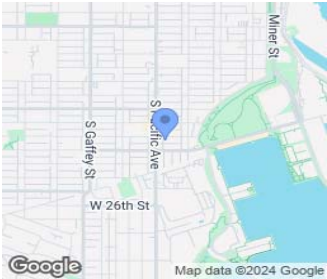
473 W 21st St • San Pedro 90731

36 days on the market

3 units • \$286,000/unit • 1,898 sqft • 5,120 sqft lot • \$452.05/sqft • Built in 1951

Listing ID: SB24176071

East of Pacific Ave off 21st Street



A well-maintained 3-plex in the highly desirable Point Fermin area of San Pedro is a great investment with strong rental income potential from day one... Two of the one-bedroom, one-bath units are already rented at \$1,750 and \$1,776 per month, while the vacant unit can be rented at market rates, potentially up to \$2,407 under the Section 8 program. **For owner-occupants, the vacant unit provides an opportunity to live on-site while generating rental income. Each unit features its own water heater, upgraded kitchen and bathroom, and a private rear patio. Additionally, there are three attached garages—one currently rented for \$160 per month—which could be converted into an Accessory Dwelling Unit (ADU) for added income.

Facts & Features

- Sold On 11/04/2024
- Original List Price of \$858,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$363 (Estimated)
- SellerConsiderConcessionYN: Yes
- Cap Rate: 5.73
- \$65112 Gross Scheduled Income
- \$49196 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Level, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,883
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$2,373
- Maintenance: \$1,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,900
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,900
3:	1	1	1	1	Unfurnished	\$1,776	\$1,776	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7456035001

Michael Lembeck

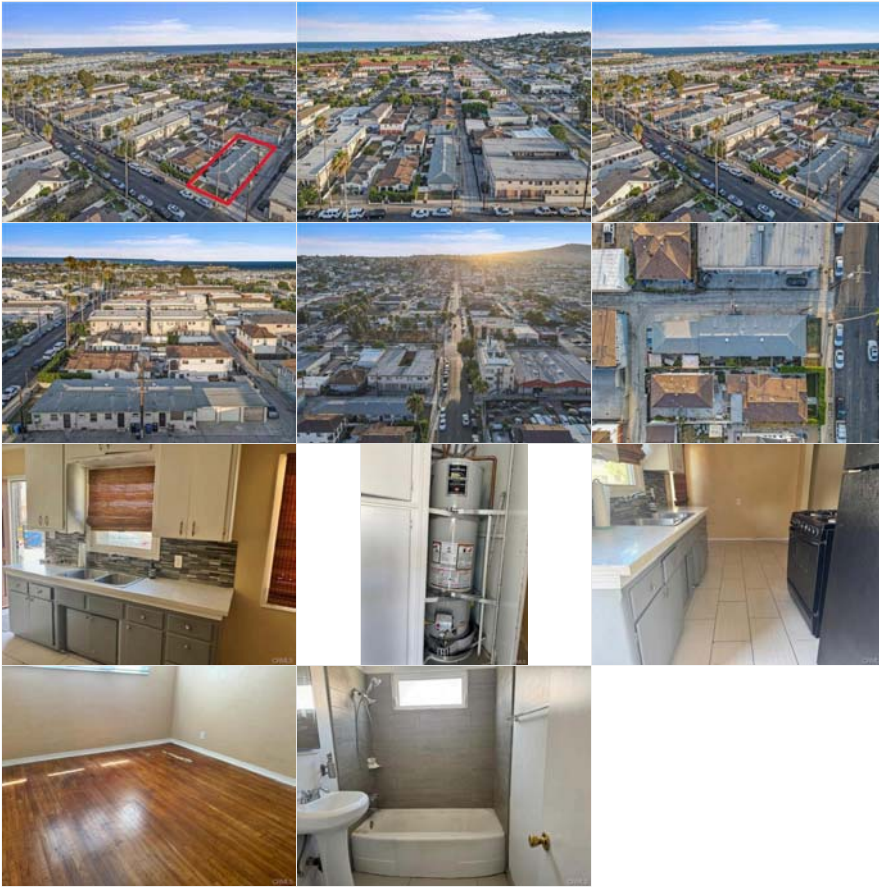
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SB24176071

Printed: 11/10/2024 9:33:29 AM

Closed •

274 Acacia St • Altadena 91001
3 units • \$616,333/unit • 2,579 sqft • 12,548 sqft lot • \$736.72/sqft •
Built in 1923
Waze or Google Maps

List / Sold:
\$1,849,000/\$1,900,000 ↓
83 days on the market
Listing ID: 24428275



This Altadena Craftsman compound from Counsel Design Group and principal designer Patrick Maziarski presents a multitude of possibilities to live, work, create, invest, and host. Framed by two majestic California live oaks, 274 Acacia St sits on a rare 75-foot-wide, 12K+ sq ft lot that offers three unique homes. Each home has been reimagined with the utmost attention to detail, including white oak floors, custom red oak cabinetry, custom millwork details throughout, and a cohesive color story inspired by the main residence's distinct Arts & Crafts motif wallpaper from Bradbury & Bradbury. The primary residence employs an atmospheric color palette, rich materials, and a variety of unexpected textures ranging from the original red brick to breccia antica marble. Each of the guest cottages features vaulted ceilings, the same design standards as the primary home, and flexible layouts designed to be just as suited for guests, tenants, home offices, studio space, or any combination thereof. The property has been extensively landscaped by Blvd Nursery, including new plantings, new decomposed granite, and new small-scale gravel driveway. 274 Acacia St is situated in the heart of west Altadena, giving you views of the San Gabriel mountains from all over the property. This opportune compound is just minutes away from West Altadena Wine and Spirits, Highlight Coffee, Perry's Joint, Stumptown, and offers quick and easy access for commuters, hikers, and Rose Bowl aficionados alike.

Facts & Features

- Sold On 11/07/2024
- Original List Price of \$1,995,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- SellerConsiderConcessionYN:
- \$9500 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 604 - Altadena area
- Los Angeles County
- Parcel # 5827019023

Michael Lembeck

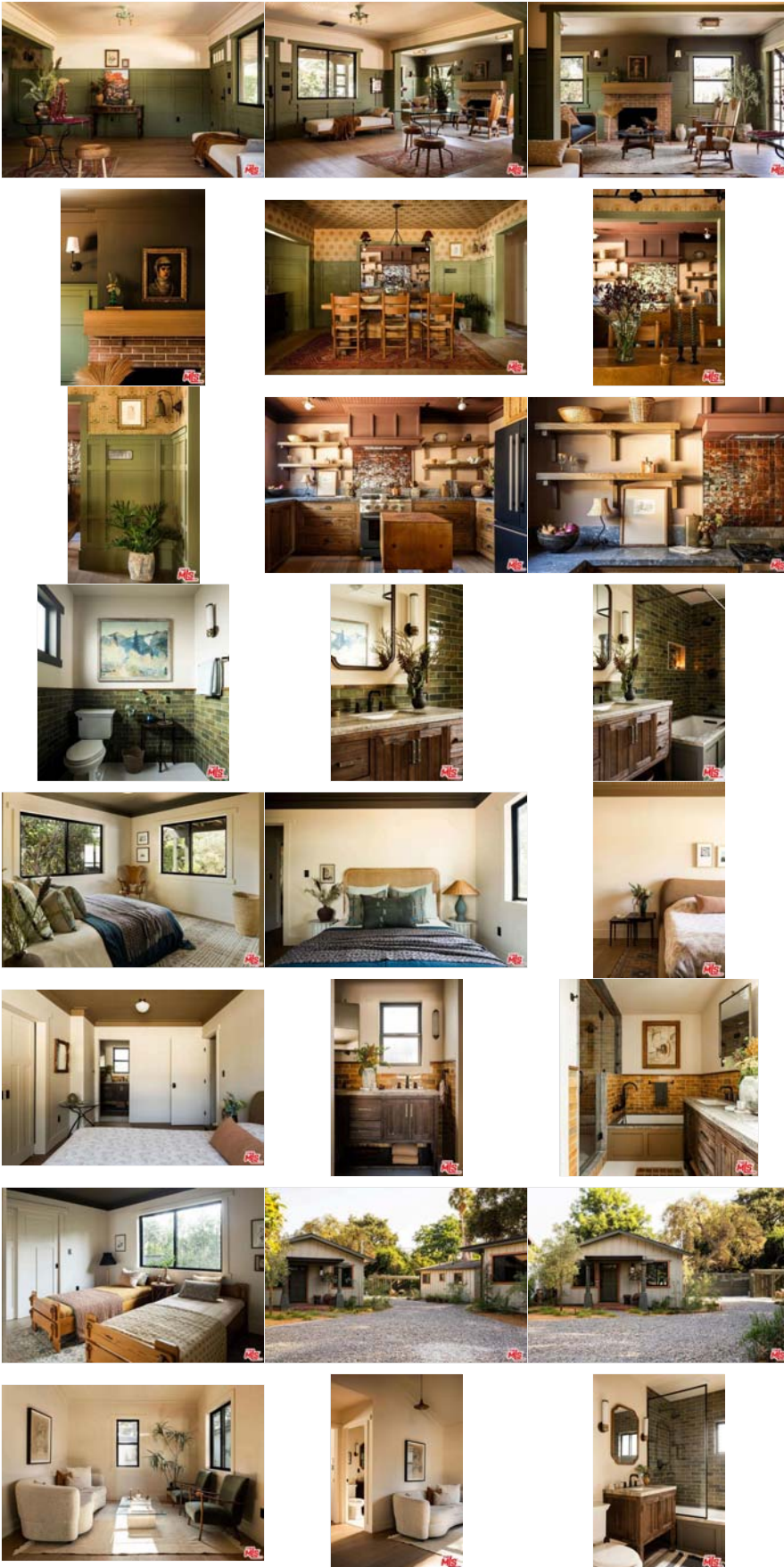
State License #: 01019397
Cell Phone: 714-742-3700

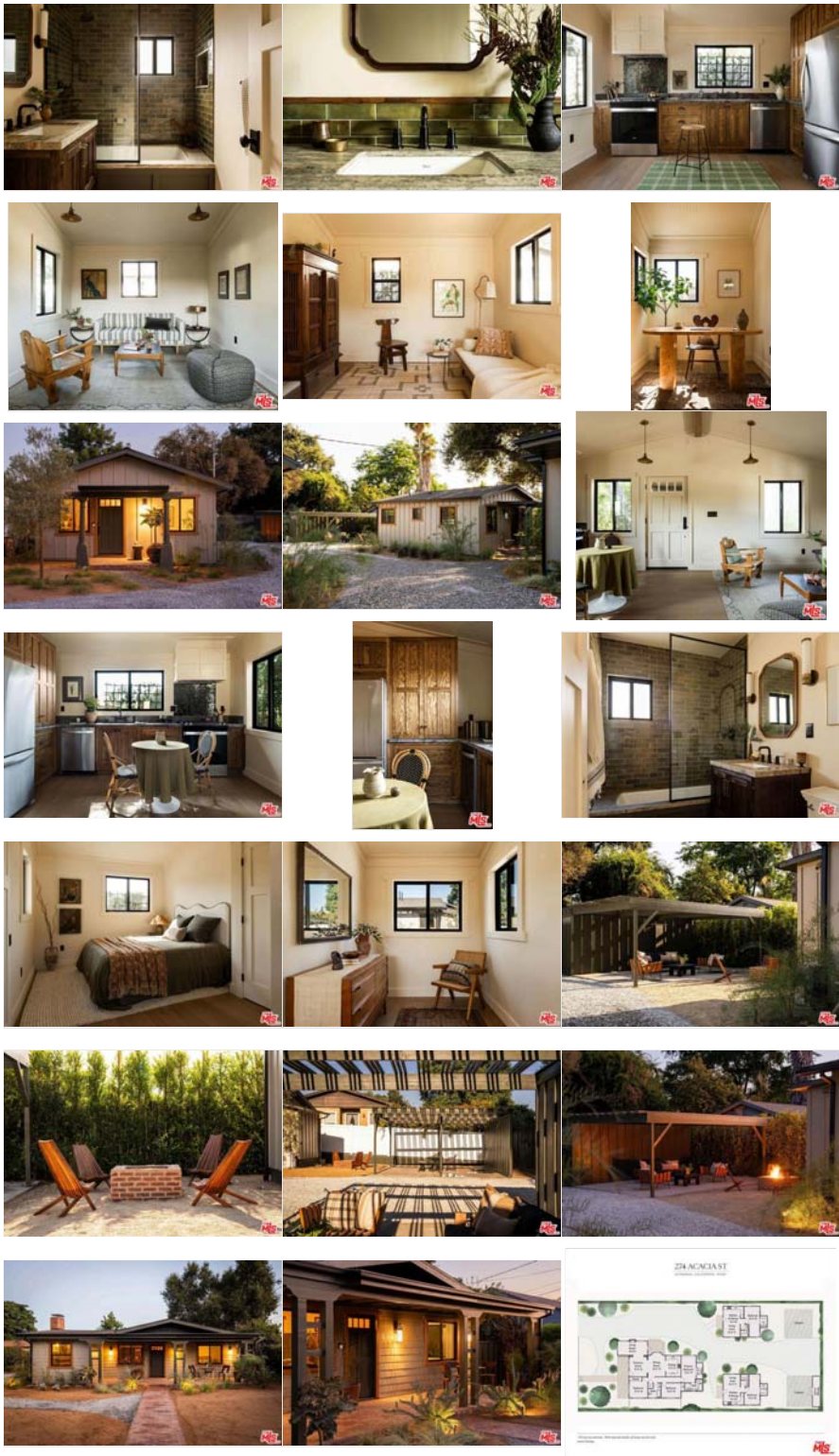
Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 24428275

Printed: 11/10/2024 9:33:29 AM

Closed • Triplex

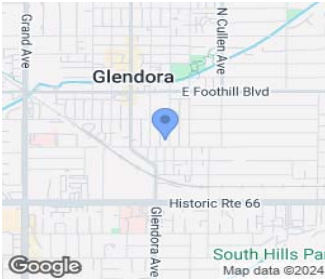
List / Sold:

\$1,200,000/\$1,280,000

16 days on the market

Listing ID: AR24191691

245 S Wabash Ave • Glendora 91741
3 units • \$400,000/unit • 2,290 sqft • 6,382 sqft lot • \$558.95/sqft •
Built in 1950
North of Route 66 / East of Glendora Ave.



Hard to find this fully renovated Triplex in the historic district of Glendora. Property is comprised of 3 individual dwelling, and each of them has 2 bedrooms and 1 bath. Each unit enjoys it's own laundry hookups and yard. All three units have New kitchens, New bathrooms, New floor throughout, New windows and New electrical wires and most new plumbing; Unit B also has New electrical panel; Unit A also has New roof , and two units has new water heaters etc. Each unit has two parking spaces. Each unit has separated gas meters and electrical meters, and shared water. Property is close to Glendora Civic Center, the Glendora Village, the library as well as near schools, shopping and public transportation.

Facts & Features

- Sold On 11/08/2024
 - Original List Price of \$1,200,000
 - 3 Buildings
 - Levels: One
 - 6 Total parking spaces
 - Cooling: Electric, See Remarks
 - Heating: Electric, See Remarks
 - \$992 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - Cap Rate: 5.78
 - \$89400 Gross Scheduled Income
 - \$69338 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Block, Wire
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,062
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$2,000
 - Cable TV: 01928893
 - Gardener:
 - Licenses:
- Insurance: \$921
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$2,700	\$2,800
2:	1	2	1	0	Unfurnished	\$2,375	\$2,375	\$2,500
3:	1	2	1	0	Unfurnished	\$0	\$2,375	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 629 - Glendora area
 - Los Angeles County
 - Parcel # 8639005023

Michael Lembeck

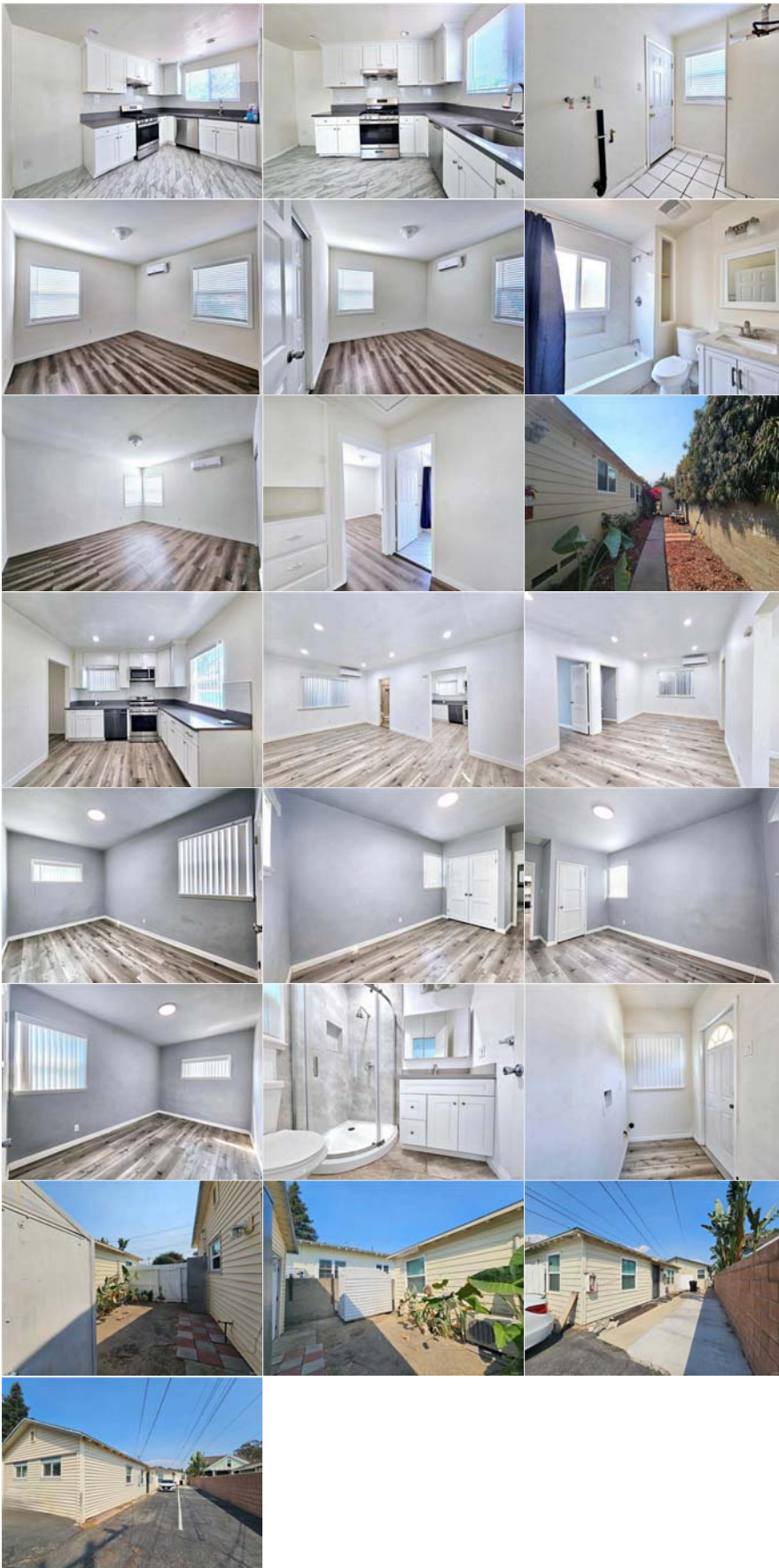
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





Closed • Triplex

List / Sold:

\$1,215,000/\$1,215,000 ↓

43 days on the market

Listing ID: P1-19053

1821 E Woodbury Rd • Pasadena 91104
3 units • \$405,000/unit • 3,276 sqft • 9,170 sqft lot • \$370.88/sqft •
Built in 1934

North on Allen Ave. Make Left at Woodbuy Rd. Home is on the right hand side (



Large 3 unit property in excellent unincorporated NE Pasadena location. Delivered with 2 units vacant. Each unit has a separate address. This is a great investment opportunity or possibility to live in the front home and rent the 2 additional units. The property is not subject to City of Pasadena Measure H rules. The front home is a detached 3 bedroom home with 2 full bathrooms, a large kitchen, huge living room with fireplace (fireplace deemed decorative only), and 3 entrances. There may be the possibility to divide the front home into 2 units. The rear two units are attached townhouse style 2 bedroom 1.5 bathroom units approximately 900 sq. ft. each. Property sits on a large 9,170 sq. ft. lot with the potential for redevelopment or additional units. Buyer to do their own investigations. Tenants enjoy ample parking, in-unit laundry or available laundry hookups, great proximity to nearby shops and restaurants and easy access to the 210 freeway, nearby hiking trails and Old Town Pasadena. All interior photos are of the vacant front unit that's available for viewing by appointment. The second unit just vacated but is not photographed and not yet available for showing Excellent opportunity to refresh these units and bring in new tenants at market rate. All offers must be on CAR Forms.

Facts & Features

- Sold On 11/07/2024
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: One, Two
- 5 Total parking spaces
- 4 Total carport spaces
- Cooling: Ductless, Electric, Wall/Window Unit(s)
- Heating: Electric, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 5.68
- \$102300 Gross Scheduled Income
- \$71250 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range, Gas Water Heater

Exterior

- Lot Features: Sprinklers None
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$7,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02212211
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	2	0	Unfurnished	\$0	\$0	\$3,900
2:	2	2	0	0	Unfurnished	\$0	\$0	\$2,800
3:	2	2	0	0	Unfurnished	\$1,825	\$1,825	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5851011010

Michael Lembeck

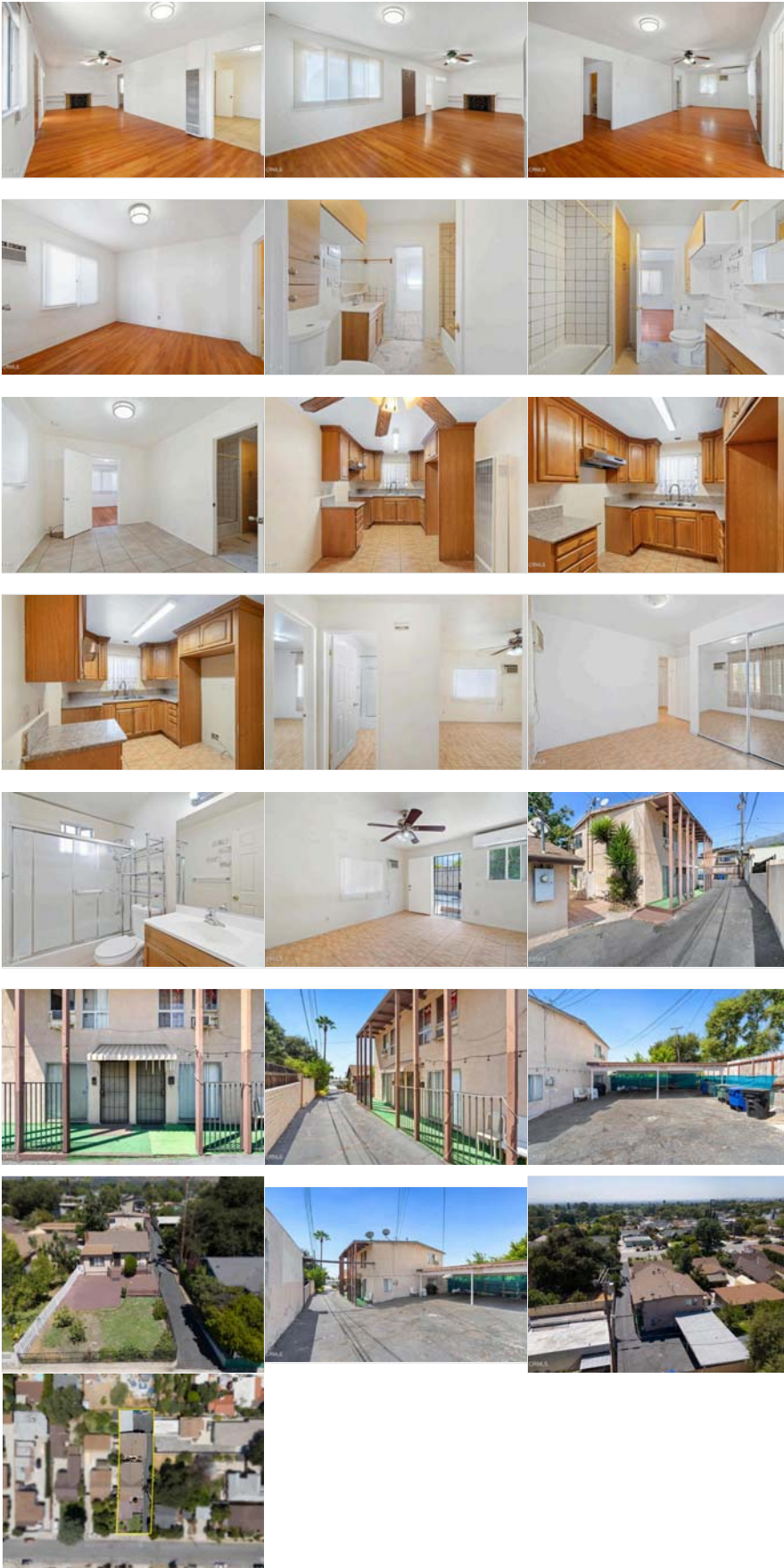
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





Closed • Triplex

List / Sold: \$938,000/\$1,235,000

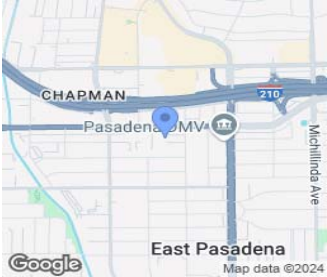
3547 E Green St • Pasadena 91107

13 days on the market

3 units • \$312,667/unit • 2,550 sqft • 7,562 sqft lot • \$484.31/sqft • Built in 1951

Listing ID: WS24184015

North of the 210 Freeway



Discover a rare investment opportunity in Northeast Pasadena with this charming triplex! The front unit boasts a spacious 3-bedroom, 1-bath layout complete with a private enclosed front yard, offering a blend of comfort and privacy. The middle unit features a cozy 1-bedroom, 1-bath configuration, while the rear unit offers 2 bedrooms and 1 bath—perfect for a variety of living arrangements. With ample parking available along the driveway and additional street parking, convenience is at your doorstep. Situated just moments from Pasadena's vibrant shopping, dining, and entertainment districts, this property is an exceptional find for savvy investors or those seeking multi-generational living in a prime location. Don't let this unique opportunity pass you by!

Facts & Features

- Sold On 11/07/2024
- Original List Price of \$938,000
- 2 Buildings
- 0 Total parking spaces
- \$1,004 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$73680 Gross Scheduled Income
- \$64685.94 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,994
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$835
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,750	\$2,750	\$3,000
2:	1	1	1	0	Unfurnished	\$1,640	\$1,640	\$1,800
3:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5754018023

Michael Lembeck

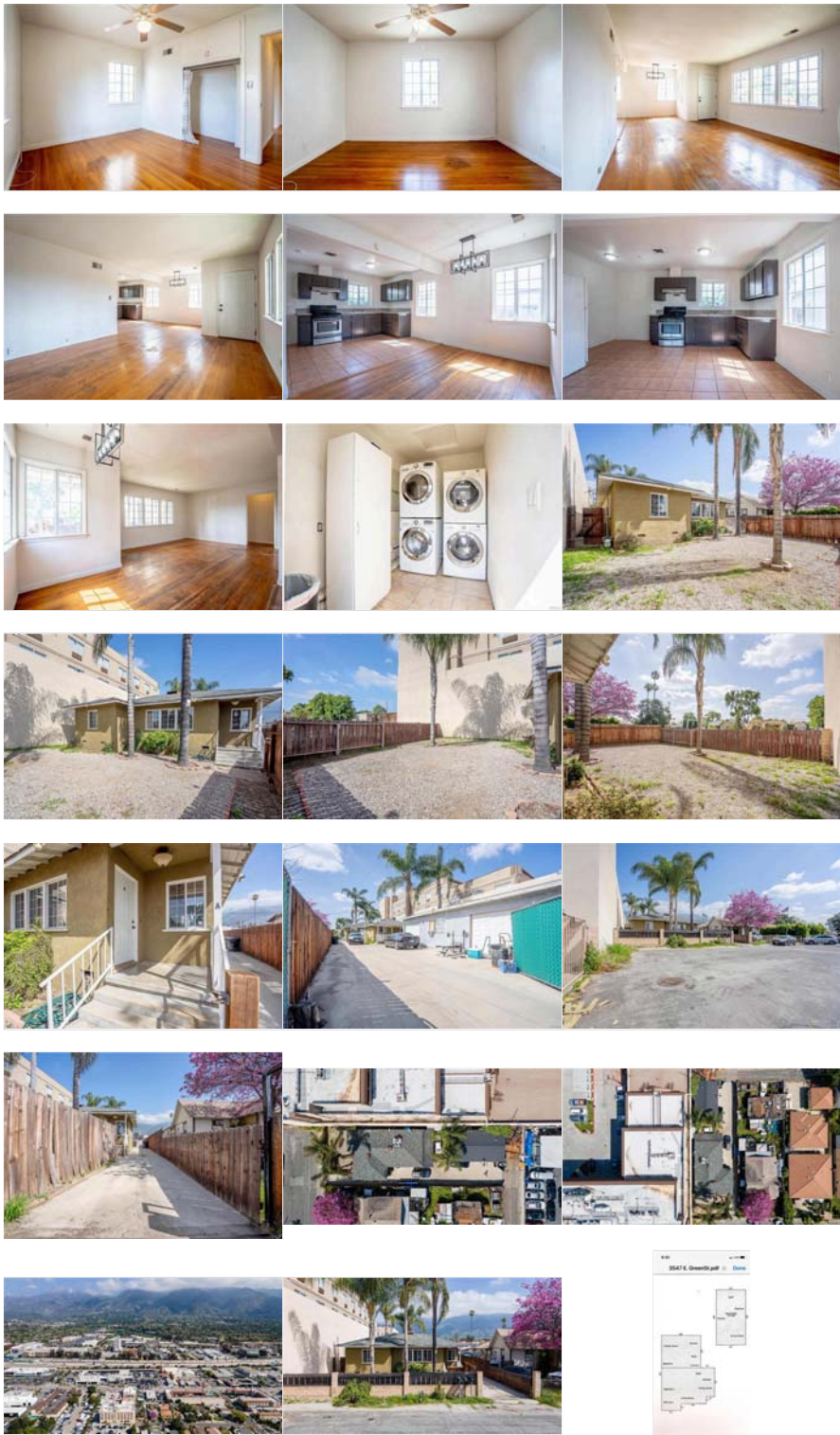
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: WS24184015

Printed: 11/10/2024 9:33:29 AM

Closed •

101 S Sunnyslope Ave • Pasadena
3 units • \$366,333/unit • 1,716 sqft • 6,750 sqft lot • \$652.68/sqft •
Built in 1947
S/Colorado, N/Del Mar, E/San Gabriel

List / Sold:
\$1,099,000/\$1,120,000 
17 days on the market
Listing ID: P1-19355



Located on a tree-lined street in a sought-after SE Pasadena neighborhood. These three single level attached homes feature its own patio area and washer/dryer inside each unit. The complex is beautifully landscaped with many fruit trees. Each unit has its own garage space with EV chargers. Upgrades also include new electrical panels, newer windows and refinished hardwood floors in two units. Property is well-maintained by all tenants, pride of ownership!

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside, See Remarks, Stackable
- \$58616 Gross Scheduled Income
- \$53516.39 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Vinyl, Wood
- Appliances: Gas Range, Gas Water Heater

Exterior

- Lot Features: Lawn
- Fencing: Wood

Annual Expenses

- Total Operating Expense: \$4,950
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,309
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$2,309
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,617	\$1,617	\$2,300
2:	1	1	1	1		\$2,260	\$2,260	\$2,300
3:	1	1	1	1		\$1,453	\$1,453	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 648 - Pasadena (SE) area
- Los Angeles County
- Parcel # 5748015023

Michael Lembeck

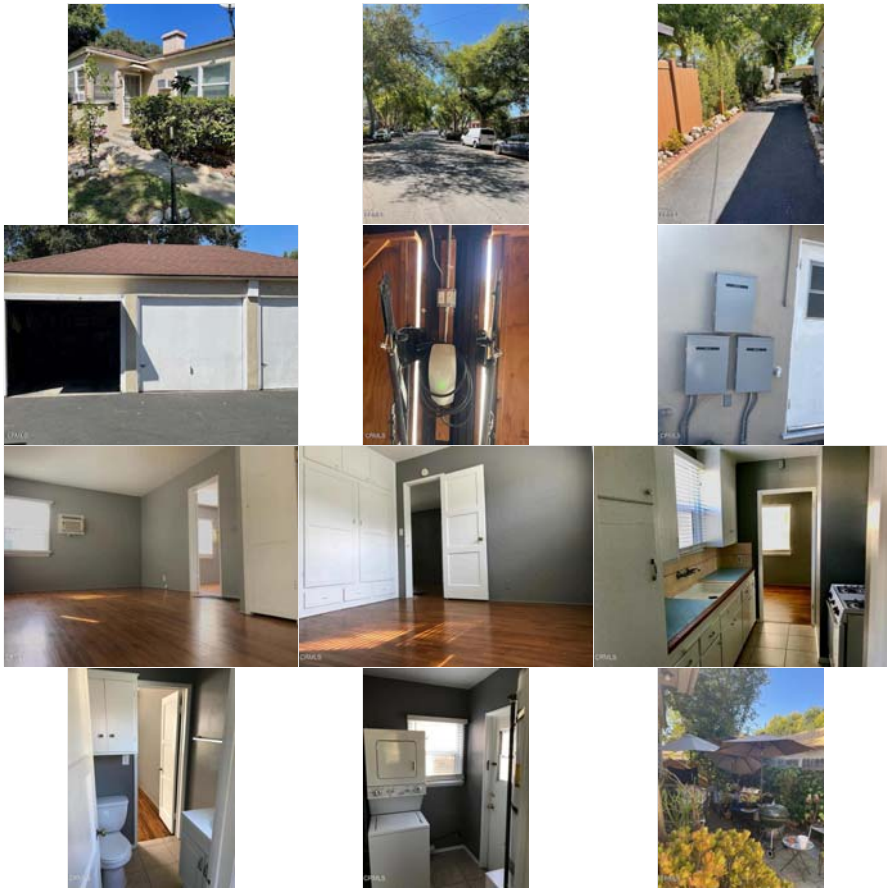
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: P1-19355

Printed: 11/10/2024 9:33:29 AM

Closed •

1827 Thayer Ave • Los Angeles 90025
3 units • \$798,333/unit • 3,596 sqft • 7,000 sqft lot • \$654.06/sqft •
Built in 1947
North East

List / Sold:
\$2,395,000/\$2,352,000 
33 days on the market
Listing ID: 24418681



First time on market in fifty years. Trophy triplex located in prestigious Century City on a quiet street. There are three oversized two bedroom one bath units. The rented units have been upgraded and have new central HVAC units to all three units. One unit will be delivered vacant and is ripe for remodel for owner occupancy or maximum rent in this highly desirable location. There is a larger three car garage with potential to add an ADU for additional income with ample on site parking. In addition, the front unit has one car parking adjacent to the unit. Buyer to perform due diligence regarding Los Angeles rent control. Driveway is an easement (shared driveway) with a adjacent building.

Facts & Features

- Sold On 10/31/2024
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside
- \$50000 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$24,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01914454
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # UNAVAILABLE

Michael Lembeck

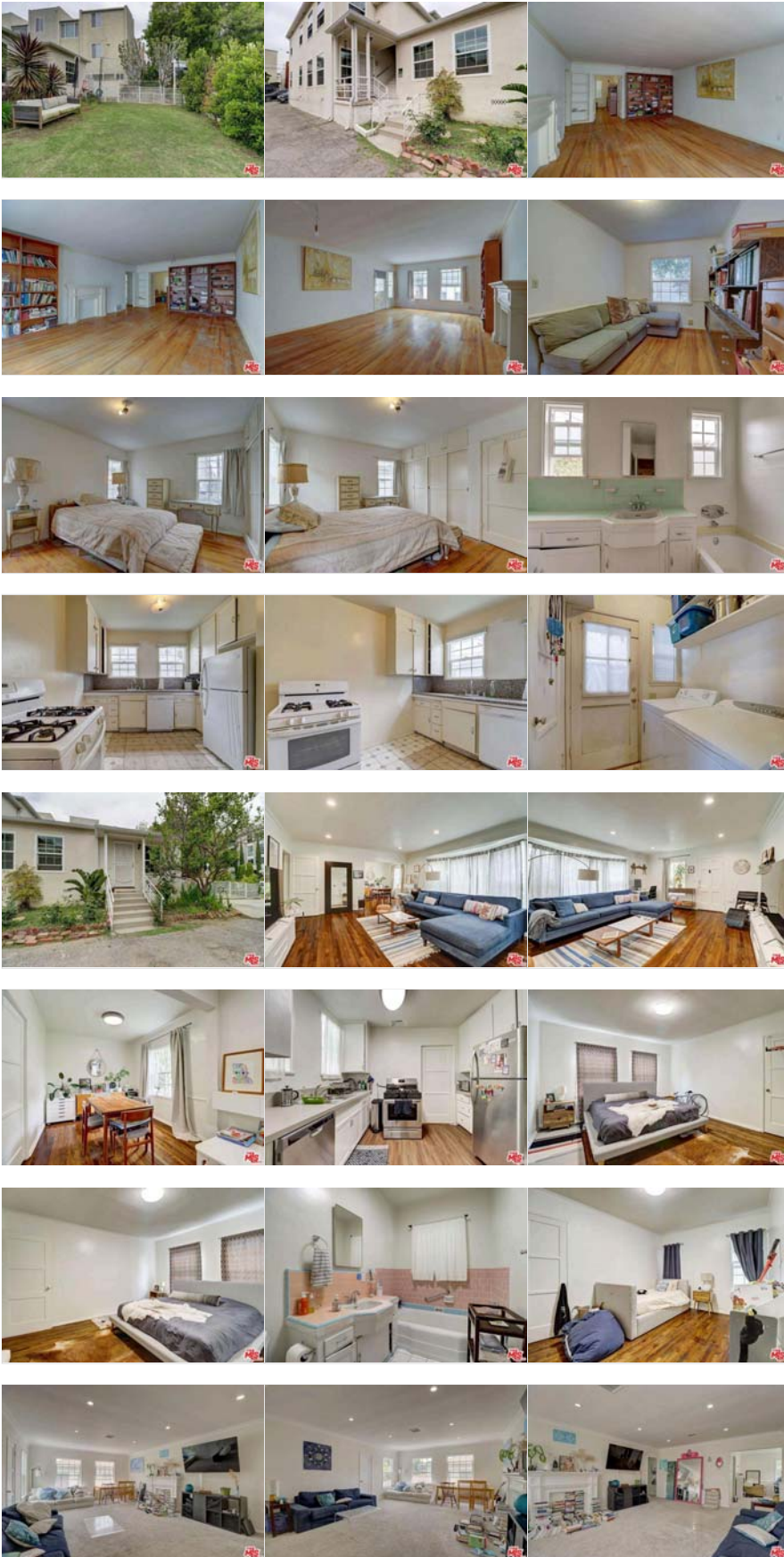
State License #: 01019397
Cell Phone: 714-742-3700

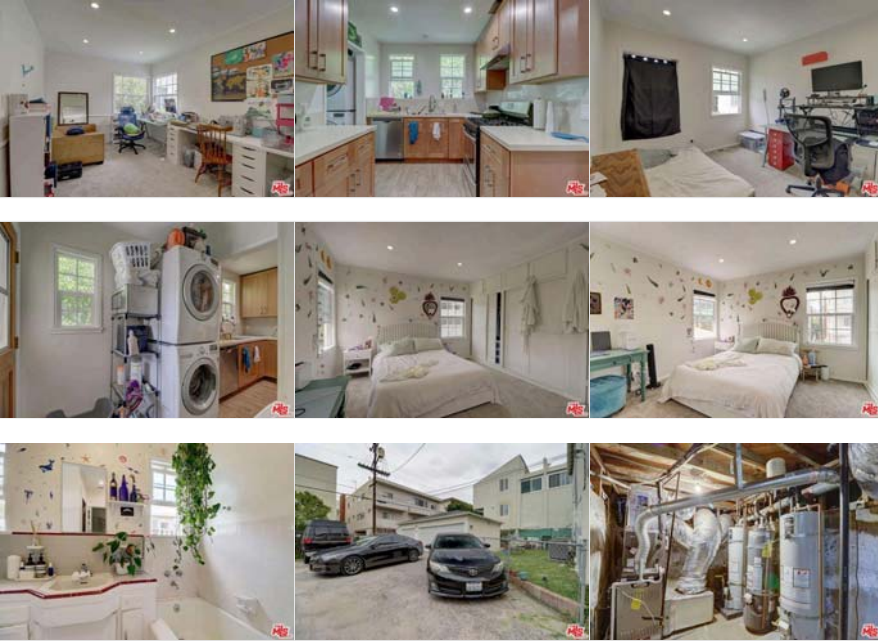
Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 24418681

Printed: 11/10/2024 9:33:30 AM

Closed •

817 Vernon Ave • Venice 90291
3 units • \$533,300/unit • 1,632 sqft • 4,802 sqft lot • \$983.46/sqft •
Built in 1952

List / Sold:
\$1,599,900/\$1,605,000 
147 days on the market
Listing ID: 24403097

West of Lincoln Blvd, East of 7th Ave, South of Rose Ave and North of Venice Blvd.



What a fantastic investment opportunity in the heart of Venice....Rent them all and reap the rewards or live in one of the units and enjoy all that Venice has to offer, while also easing that monthly mortgage burden....It is a WIN, WIN either way...Walking distance to fabulous shopping, restaurants and nightlife on Lincoln Blvd, the up and coming Rose Avenue Corridor, as well as the hip and trendy Abbot Kinney Blvd....Don't miss out on this amazing investment opportunity, as it will not last long.

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$1,599,900
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Outside, Washer Included
- \$4000 Net Operating Income

Interior

- Floor: Laminate, Wood

Exterior

Annual Expenses

- Total Operating Expense: \$400
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$4,650	\$4,650	\$4,800
2:	2	1	1		Unfurnished	\$2,500	\$2,500	\$2,800
3:	3	0	1		Unfurnished	\$2,250	\$2,250	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4240016058

Michael Lembeck

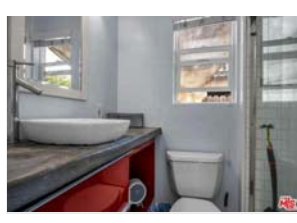
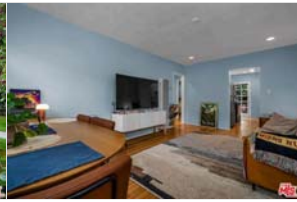
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 24403097

Printed: 11/10/2024 9:33:30 AM

Closed •

List / Sold:

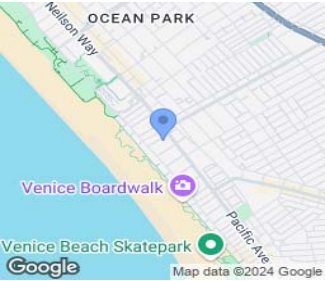
\$2,500,000/\$2,416,000 ↓

64 days on the market

Listing ID: 24424115

43 Dudley Ave • Venice 90291
3 units • \$833,333/unit • 1,884 sqft • 3,081 sqft lot • \$1282.38/sqft •
Built in 1907

Prime Venice Beach Walk Street. Driving Directions: Main Street to Rose Avenue to Speedway to Dudley Court to park in back of property.



Rare Venice Beach single-family Architectural Craftsman with two attached 1+1s for a total of 3 addresses. All units delivered vacant. Ideal for owner-end user with owner-occupied preferred financing, live in main home and rent 1+1 guest home and attached 1+1 garage apartment. Advertised square footage does not reflect 617 sq ft bonus loft in Unit A. See agent remarks for additional square footage disclosures. Located on a highly desirable 'Venice Beach Walk Street' steps to the Venice Beach sand, fully gated and secure with a neighborhood feel and cool ocean breeze. Remodeled over the last ten years including upgraded electrical, roof, knotty pine hardwood and engineered laminate wood floors, recessed lighting, central heat in the main home (can easily add AC to existing system), vaulted high ceilings, bonus loft space and copper plumbing. Intelligent floor plan for maximum use and underlying value. Custom designer fabricated metal gates with code access on the south and north side of property. Enchanting Buddha head water feature and mature succulent garden offers a zen meditative space after a long beach day. Over 2,000 sq ft of outdoor space including a gated courtyard for the main home with BBQ and bamboo landscaping for maximum privacy. Units B and C both have rooftop decks that measure 406 sq ft and 360 sq f with ocean views and sunset skies. All units have their own washer/dryers. Gas and water utilities are shared. Electricity is separately metered. Ample parking with 2x 1-car garages and 1 uncovered spot for a total of 3. Garage doors have special quiet hinges. Available now for showings. See docs links for floor plans, square footage breakdown and site plans from Seller illustrating square footage discrepancy from public records. See video link for property video.

Facts & Features

- Sold On 11/04/2024
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Heating: Central, Forced Air
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Stackable, Washer Included
- \$147000 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Attic, Entry, Family Room, Formal Entry, Guest/Maid's Quarters, Living Room, Loft, Primary Bathroom
- Floor: Laminate, Wood
- Appliances: Barbecue, Dishwasher, Disposal, Gas Range, Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), Furnished, High Ceilings, Living Room Deck Attached, Open Floorplan, Recessed Lighting, Two Story Ceilings

Exterior

- Lot Features: Front Yard, Landscaped
- Waterfront Features: Ocean Front
- Security Features: Card/Code Access, Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$39,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$8,500	\$8,500	\$9,500
2:	2	1	1		Unfurnished	\$3,500	\$3,500	\$3,800
3:	3	1	1		Unfurnished	\$3,000	\$3,000	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4286020022

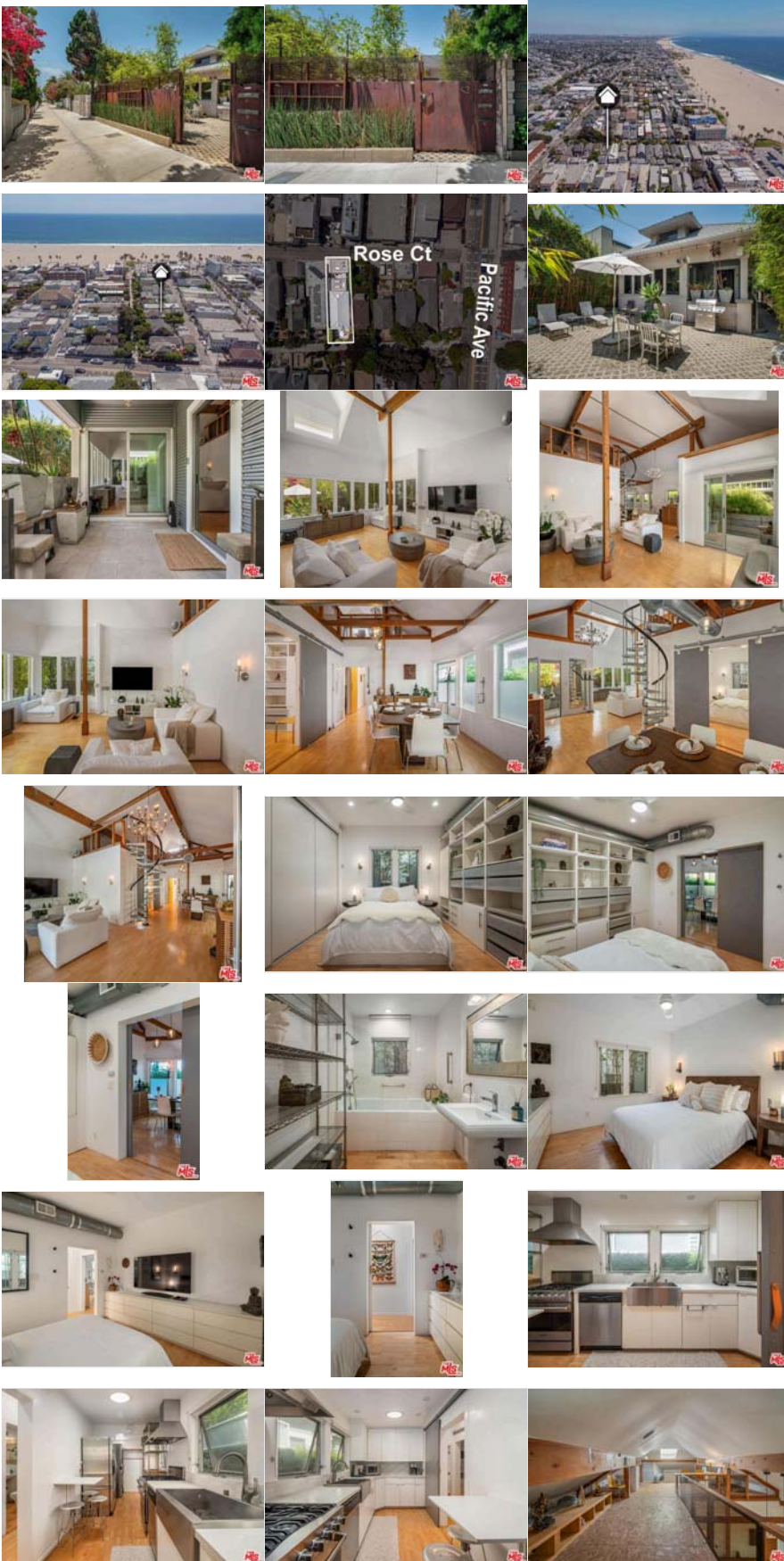
Michael Lembeck

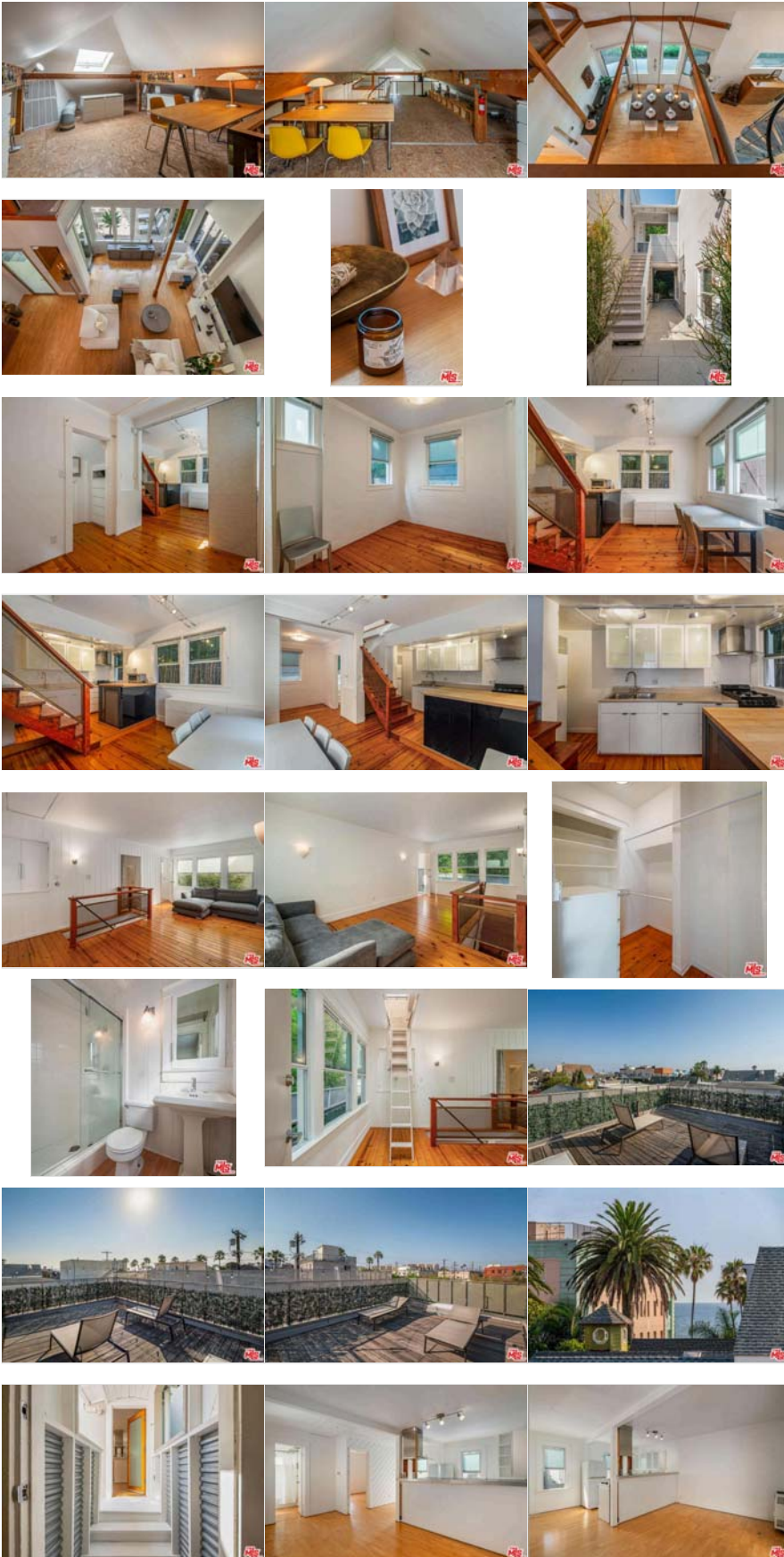
State License #: 01019397
Cell Phone: 714-742-3700

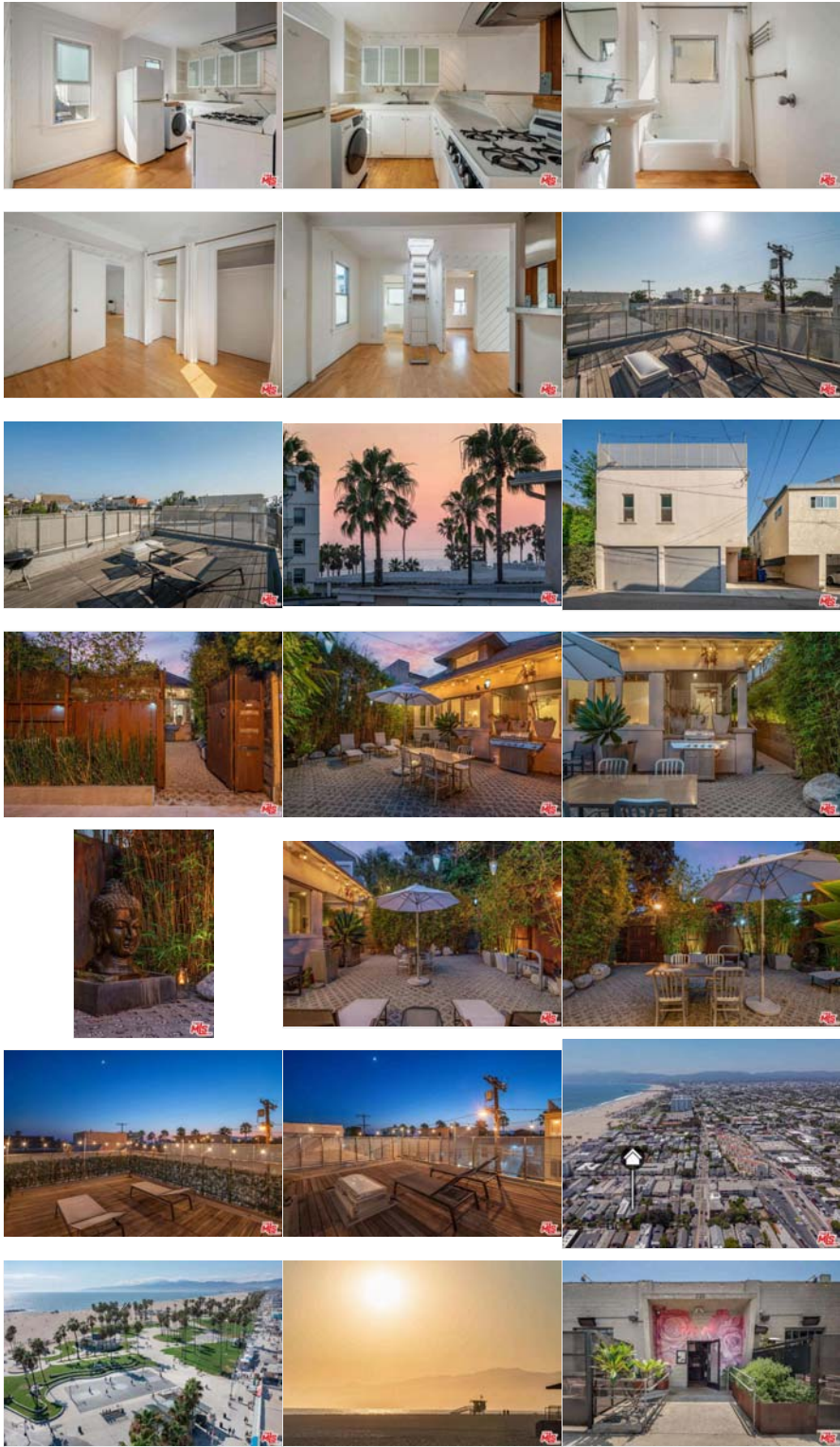
Citivist Realty Services, Inc

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

Click arrow to display photos







Closed • Triplex

List / Sold: \$799,999/\$789,000 ↓

1734 Magnolia Ave • Los Angeles 90006

63 days on the market

3 units • \$266,666/unit • 2,125 sqft • 7,968 sqft lot • \$371.29/sqft • Built in 1904

Listing ID: SR24132662

West Washington and Magnolia Ave.



Great investment opportunity to own this Income producing (TRIPLEX) in the city of Los Angeles. Property characteristics are as follow; Property built in 1904, Living area 2,125(SF), Lot size 7,966(SF) and Zoning LARD1.5/ Wrought iron fence, long drive-way with lots of parking space in the back, roof still in good condition. Units features; (#1)unit consist of 2 bedrooms 1 bath, (#2) unit 2 bedrooms and 1 bath and (#3) unit 1 Bedroom with a additional bonus room, making this unit a 2 bedrooms and 1 Bath. Rents are received monthly with no issues. Property located near schools, shops, restaurants, Public transportation, freeways and much more.

Facts & Features

- Sold On 11/08/2024
- Original List Price of \$995,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: See Remarks, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$479 (Estimated)
- SellerConsiderConcessionYN:
- \$61692 Gross Scheduled Income
- \$55292 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: See Remarks
- Appliances: Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses: 0
- Insurance: \$2,000
- Maintenance: \$1,200
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,784	\$1,784	\$2,500
2:	1	2	1	0	Unfurnished	\$1,714	\$1,714	\$2,500
3:	1	1	1	0	Unfurnished	\$1,493	\$1,493	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C23 - Metropolitan area
- Los Angeles County
- Parcel # 5056013021

Michael Lembeck

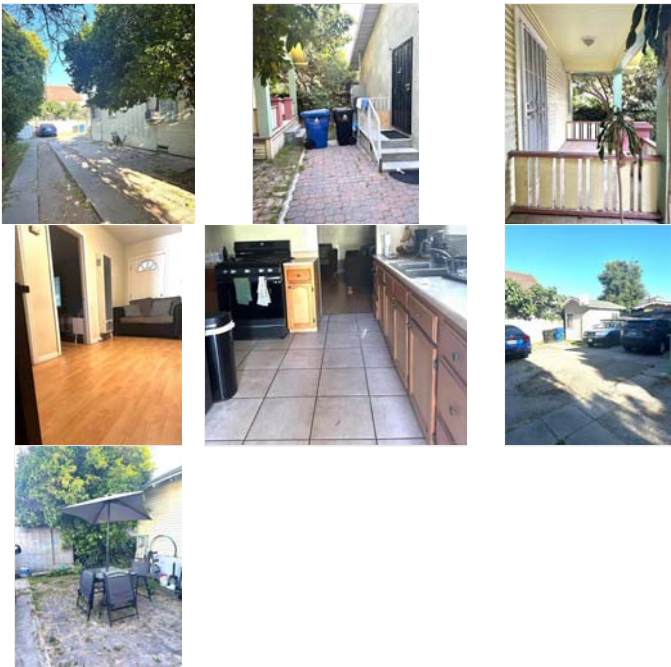
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SR24132662

Printed: 11/10/2024 9:33:30 AM

Closed • Triplex

List / Sold: \$375,000/\$380,000

34127 128th St E • Pearblossom 93553

23 days on the market

3 units • \$125,000/unit • 1,988 sqft • 26,585 sqft lot • \$191.15/sqft • Built in 1986

Listing ID: JT24138964

Hwy 138 to 128th St East.



Calling all Investors!! Rare opportunity for this great 3 Unit single story Apartment complex in the town of Pearblossom! Potential for growth and possibility to build additional units on this R3 zoned property. Each unit has 2 Bedrooms, 1 Bath, Kitchen, Living Room and Dining area. Carport area for parking 2 cars per unit. Units are all occupied, Please do not Disturb! *photographs with property lines/boundaries are an approximation and may not be exact.

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$375,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: Evaporative Cooling
- Heating: Propane, Wall Furnace
- \$311 (Estimated)
- SellerConsiderConcessionYN:
- \$28200 Gross Scheduled Income
- \$24026 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Propane Oven, Propane Range, Propane Water Heater, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$5,750
- Electric: \$350.00
- Gas:
- Furniture Replacement:
- Trash: \$1,400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,200
2:	1	2	1	0	Unfurnished	\$750	\$750	\$1,200
3:	1	2	1	0	Unfurnished	\$600	\$600	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- PBLM - Pearblossom area
- Los Angeles County
- Parcel # 3038014015

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos







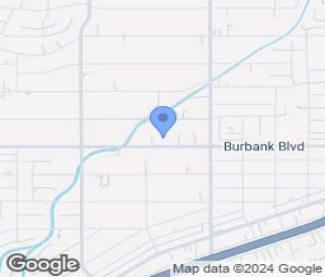
CUSTOMER FULL: Residential Income LISTING ID: JT24138964

Printed: 11/10/2024 9:33:30 AM

Closed • Duplex

List / Sold:
\$1,999,000/\$1,875,000 ↓
26 days on the market
Listing ID: SR24189753

22931 Burbank Blvd • Woodland Hills 91367
3 units • **\$666,333/unit** • **4,100 sqft** • **18,127 sqft lot** • **\$457.32/sqft** •
Built in 1954
East of Woodlake



Amazing investment opportunity in prime Woodland Hills ! 3 units with private yards and entrances.Rear home is currently vacant features 4 bedrooms 2 bathrooms and huge private yard.Second unite is 2 bed one bath large private yard ,lanai,outdoor seating and entertaining space,high vaulted ceiling with skylights,remodeled open concept floor plan.Front unit 5 bedrooms 2 bathrooms private front yard.Great for multi family use,live in one rent the others,great income generating property,possibly as rehab or sober living,many options in this rare property under 2 million in prime Walnut Acres location.Award winning school district,centrally located,all have their own washer dryer inside,private yards,private entrances,long private gated driveway,room for pool,to many upgrades to mention.a very special property

Facts & Features

- Sold On 11/08/2024
- Original List Price of \$1,999,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$476 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, Washer Hookup, Washer Included
- \$148560 Gross Scheduled Income
- \$21000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,000
- Electric: \$5,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01290500
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,400
- Other Expense: \$2,400
- Other Expense Description: gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2	0	Unfurnished	\$4,180	\$4,180	\$5,500
2:	1	2	1	0	Unfurnished	\$3,000	\$3,000	\$3,500
3:	1	4	2	0	Unfurnished	\$0	\$0	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- WHLL - Woodland Hills area
- Los Angeles County
- Parcel # 2041013005

Michael Lembeck

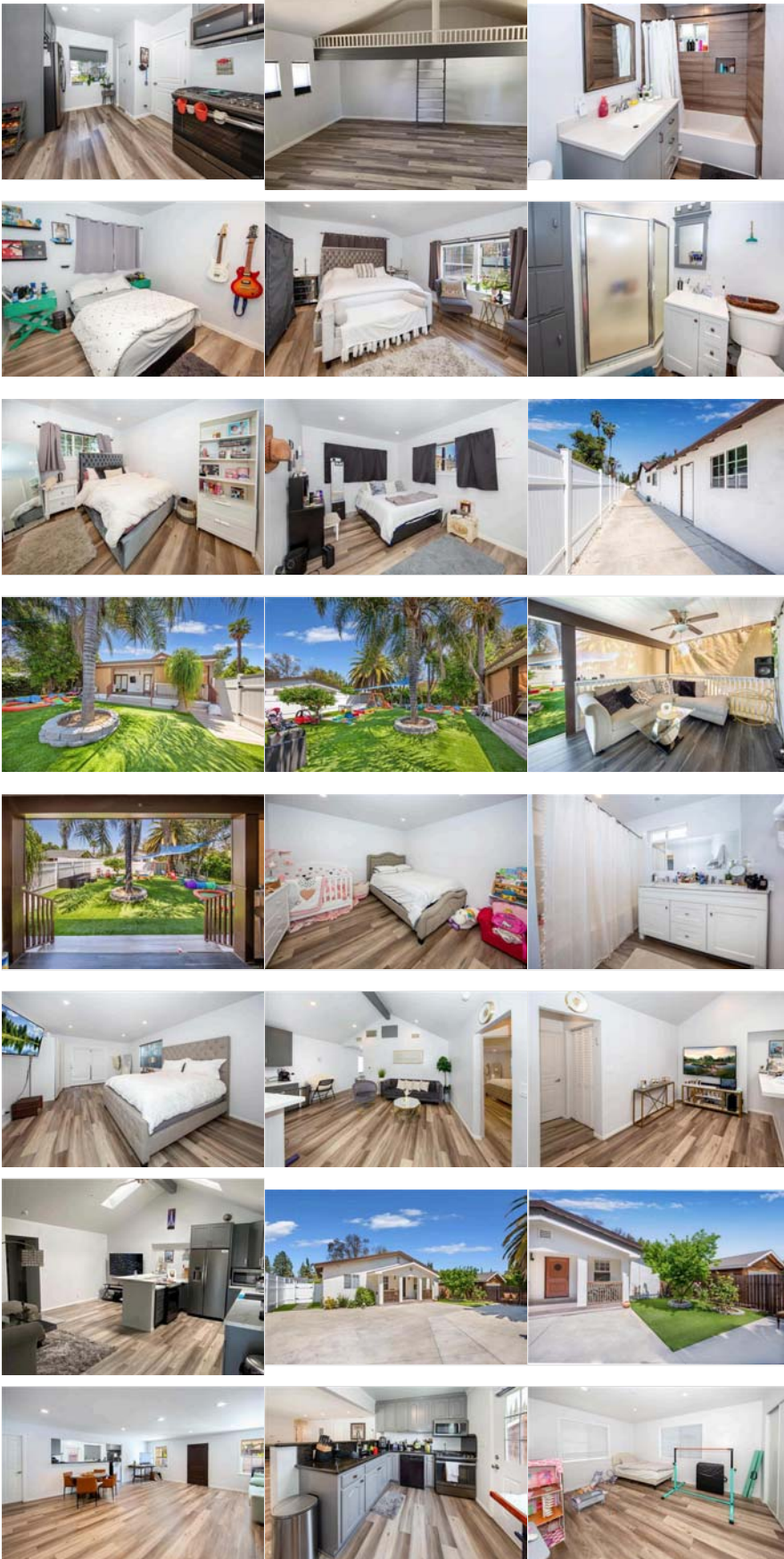
State License #: 01019397
Cell Phone: 714-742-3700

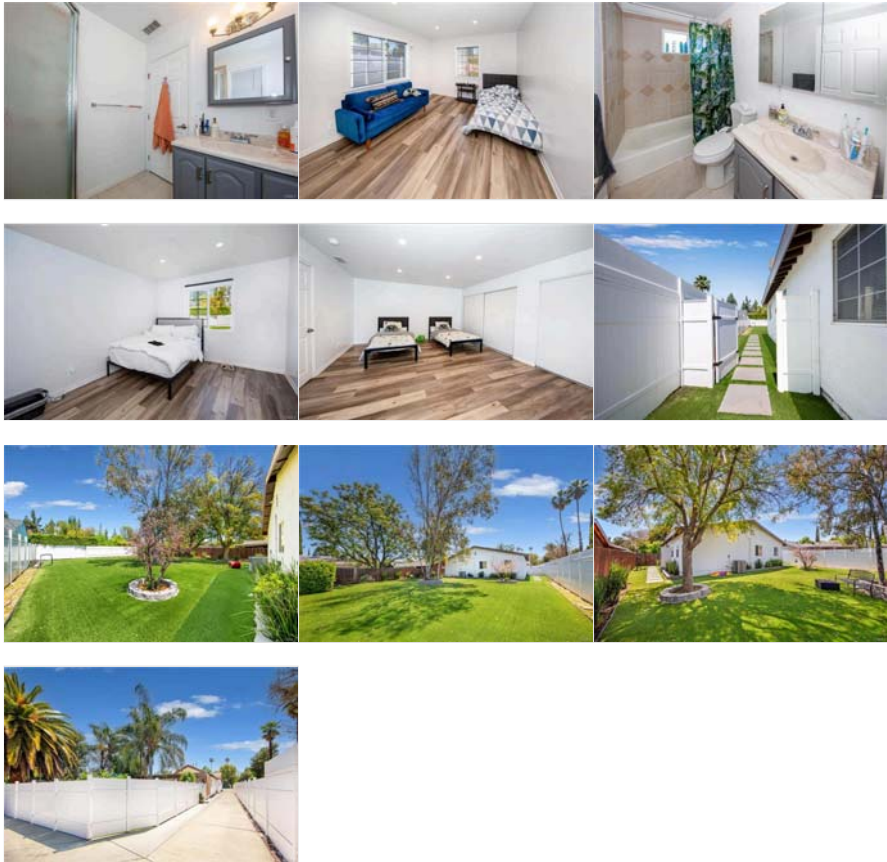
Citivist Realty Services, Inc

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

Click arrow to display photos







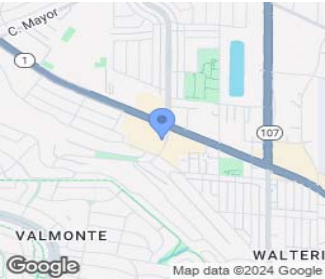
CUSTOMER FULL: Residential Income LISTING ID: SR24189753

Printed: 11/10/2024 9:33:30 AM

Closed •

4208 Pacific Coast Hwy • Torrance 90505
4 units • \$498,750/unit • 3,240 sqft • 11,690 sqft lot • \$512.35/sqft •
Built in 1972
Heading north on PCH, turn left on Vista Montana and turn right on to the plaza.

List / Sold:
\$1,995,000/\$1,660,000 ↓
178 days on the market
Listing ID: 24415987



Why rent when you can OWN! A rare investment opportunity that is 1031-EXCHANGE ELIGIBLE from RESIDENTIAL PROPERTY. Spanning 3,240 square feet across four units on an 11,690-square-foot lot, this single-level property boasts high visibility and traffic flow. Situated within the bustling Vista Plaza Shopping Center, it appeals to both investors and potential owner-users. Over 51% of the property will be delivered vacant, making it eligible for SBA FINANCING, which allows you to put as little as 10% down. The location is strategically positioned along the iconic Pacific Coast Highway, offering exceptional visibility and accessibility within South Torrance, a coastal city that's highly attractive to businesses and residents due to its proximity to major urban centers like Los Angeles and Orange County.

Facts & Features

- Sold On 11/04/2024
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- \$127248 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 128 - Hollywood Riviera area
- Los Angeles County
- Parcel # 7532008015

Michael Lembeck

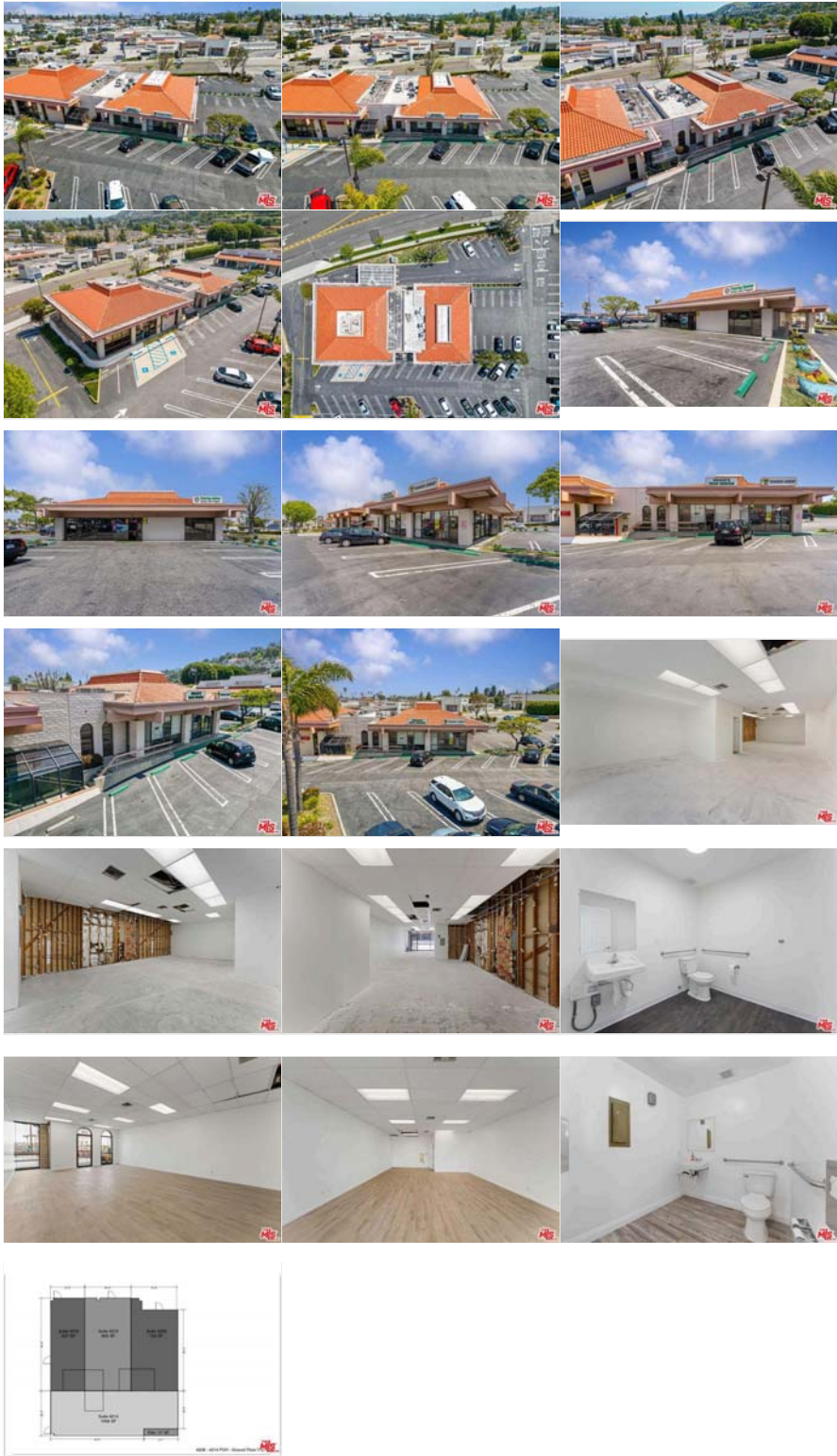
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24415987

Printed: 11/10/2024 9:33:30 AM

Closed • Quadruplex

List / Sold:

\$2,195,000/\$1,765,000 ↓

1316 Amethyst St • Redondo Beach 90277
4 units • \$548,750/unit • 4,186 sqft • 5,608 sqft lot • \$421.64/sqft •
Built in 1963
North of Beryl-South of 190th

195 days on the market
Listing ID: PW23221549



Great potential for this fourplex located at 1316 Amethyst St. This prime income producing property is located just East of the Redondo Beach Harbor. Walking distance to shops & restaurants. One 4BR-2Bath unit, Two 2BR-1.5bath units and One 1BR-1Bath unit. All electric with separate meters, common on-site laundry & 4 One car garages. Possible ADU opportunity. Buyer to cooperate with Seller's 1031. This listing can be sold with 1302 Amethyst PW23221549

Facts & Features

- Sold On 11/06/2024
- Original List Price of \$2,195,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Radiant
- \$1,138 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 3.25
- \$106500 Gross Scheduled Income
- \$71355 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Floor: Carpet
- Appliances: Built-In Range, Dishwasher, Electric Oven, Electric Range, Electric Cooktop, Electric Water Heater, Disposal
- Other Interior Features: Built-in Features

Exterior

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

Annual Expenses

- Total Operating Expense: \$31,950
- Electric: \$1,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01972189
- Gardener:
- Licenses:
- Insurance: \$2,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,750
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,500	\$2,500	\$3,500
2:	1	2	2	1	Unfurnished	\$1,675	\$1,675	\$2,900
3:	1	2	2	1	Unfurnished	\$2,900	\$2,900	\$2,900
4:	1	1	1	1	Unfurnished	\$1,800	\$1,800	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 155 - S Redondo Bch N of Torrance Bl area
- Los Angeles County
- Parcel # 7502015036

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PW23221549

Printed: 11/10/2024 9:33:30 AM

Closed • Quadruplex

1065 E Spazier Ave • Burbank 91502
4 units • \$400,000/unit • 3,272 sqft • 9,268 sqft lot • \$486.55/sqft •
Built in 1944
E Spazier Ave & S Glenoaks Blvd

List / Sold:
\$1,600,000/\$1,592,000 ↓
29 days on the market
Listing ID: WS24183754



The Spazier Apartments is a 4-unit apartment building located in Burbank, CA and is situated right on the border of Burbank and Glendale between San Fernando Rd. and Glenoaks Blvd. The subject property consists of 4-Two Bedroom / One Bath Units, with 4 detached enclosed garages. This property boasts a Walk Score of 89 - ideal for tenants. Per the assessor, the total livable square footage is 3,272sf with these spacious units all with hardwood floors. The lot size is 9,268sf with potential to build up to 4 ADU's - Buyer to verify with City of Burbank. This property is priced to sell, so please only. serious consideration.

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$1,600,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$412 (Estimated)
- SellerConsiderConcessionYN:
- Cap Rate: 4.02
- \$99000 Gross Scheduled Income
- \$64285 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$31,745
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,080
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$4,226
- Maintenance: \$4,950
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,160
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	4	Unfurnished	\$8,250	\$8,250	\$10,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 610 - Burbank area
- Los Angeles County
- Parcel # 5624002020

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: WS24183754

Printed: 11/10/2024 9:33:30 AM

Closed • Quadruplex

11839 Roseglen St • El Monte 91732
4 units • \$499,500/unit • 3,605 sqft • 31,234 sqft lot • \$582.52/sqft •
Built in 1935
North of Lower Azusa / East of Peck Road

List / Sold:
\$1,998,000/\$2,100,000 +
49 days on the market
Listing ID: WS24128001



Beautifully 4 individuals income property located in North part of El Monte , Excellent opportunity for owner users , investors and developers. Lot size : 31,225 Sqft. (100 x 310). Property features front unit : 4 bedrooms ,1 bathroom with oversize 2 car detached garage can be easy convert into ADU, 2nd ,3rd ,4th units each have 2 bedrooms ,1 bathroom with 1 car attached garage each. Total living area : 4,000 Sqft. Close to supermarket , shopping center, restaurants , bus lines , Freeway 10 /605. Easy to rent, No vacancy.

Facts & Features

- Sold On 11/07/2024
- Original List Price of \$1,998,000
- 4 Buildings
- 5 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- \$89160 Gross Scheduled Income
- \$81404 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,760
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,160
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$5,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,350
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	1	2	Unfurnished	\$2,100	\$2,100	\$3,300
2:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,300
3:	1	2	1	1	Unfurnished	\$1,620	\$1,620	\$2,300
4:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 619 - El Monte area
- Los Angeles County
- Parcel # 8547003006

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed • Quadruplex

List / Sold:
\$1,299,000/\$1,337,000 
18 days on the market
Listing ID: SR24210790

834 W Walnut Ave • Monrovia 91016
4 units • \$324,750/unit • 4,049 sqft • 10,646 sqft lot • \$330.20/sqft •
Built in 1976
North of the 210, East of Monterey



Multiple offers. Best & Final offers must be submitted no later than 5 pm on October 25th. Trust Sale, court confirmation NOT required. Don't miss this well priced and beautifully maintained fourplex located in the heart of Monrovia. Unit A has 2 bedrooms, 1.5 baths and a laundry area in its own direct access garage. Units B-D are all 2 bedroom, 1 bath units. They all have private side patios and individual garage parking in the rear. Some units have been updated. Security gated complex with additional exterior security cameras and there is a community laundry room. Sold AS IS. Also for sale by the trust is a duplex at 245 W. Cherry Avenue for \$899,000.

Facts & Features

- Sold On 11/08/2024
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, See Remarks
- \$74194 Gross Scheduled Income
- \$37076 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$37,118
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526373
- Gardener:
- Licenses:
- Insurance: \$8,693
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,418
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,600	\$1,600	\$0
2:	1	2	1	1	Unfurnished	\$1,540	\$1,540	\$0
3:	1	2	1	1	Unfurnished	\$1,540	\$1,540	\$0
4:	1	2	1	1	Unfurnished	\$1,562	\$1,562	\$0

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8506032015

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SR24210790

Printed: 11/10/2024 9:33:30 AM

Closed • Quadplex

895 N Euclid Ave • Pasadena 91104
4 units • \$300,000/unit • 3,445 sqft • 7,002 sqft lot • \$333.82/sqft •
Built in 1965
Garfield and Mountain

List / Sold:
\$1,200,000/\$1,150,000 ↓
78 days on the market
Listing ID: CV24144755



895 N Euclid Ave is a charming four-unit property situated on a large lot of approximately ±7,002 square feet. This prime Pasadena income-producing property is a great value-add opportunity for investment. The property is being sold as-is. The property is a short distance to grocery stores, restaurants, parks, and schools. It is also within minutes of essential city locations, including Shops on Lake Avenue, The Paseo, Old Town Pasadena, Pasadena City College, California Institute of Technology, Jet Propulsion Laboratory, Art Center College of Design, and Eaton Canyon Nature Center. Pasadena is ideally located within Southern California and offers easy and convenient access to all of Los Angeles County, Ventura County, San Bernardino County, and beyond via the 210, 134, 110, 2, and 5 freeways, as well as the Allen Gold Line Metro Rail station. Significant local landmarks within a 20-mile radius include The Huntington Library, The Rose Bowl, Dodger Stadium, Crypto.com Arena, Santa Anita Park, Griffith Observatory, Los Angeles Zoo, Hollywood Walk of Fame, Hollywood Bowl, Universal Studios, and more. Located in a centrally located neighborhood, this four-unit property offers stability for any type of investor, whether a first-time purchaser, seasoned investor, or those seeking a 1031 exchange opportunity.

Facts & Features

- Sold On 11/08/2024
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside
- \$26460 Gross Scheduled Income
- \$27000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen
- Other Interior Features: Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,329
- Electric: \$2,858.00
- Gas: \$702
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$3,139
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$4,000
- Other Expense Description: misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,125	\$1,125	\$4,100
2:	1	1	1	1	Unfurnished	\$500	\$500	\$2,098
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,495
4:	1	2	1	1	Unfurnished	\$500	\$500	\$2,495

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5725025014

Michael Lembeck

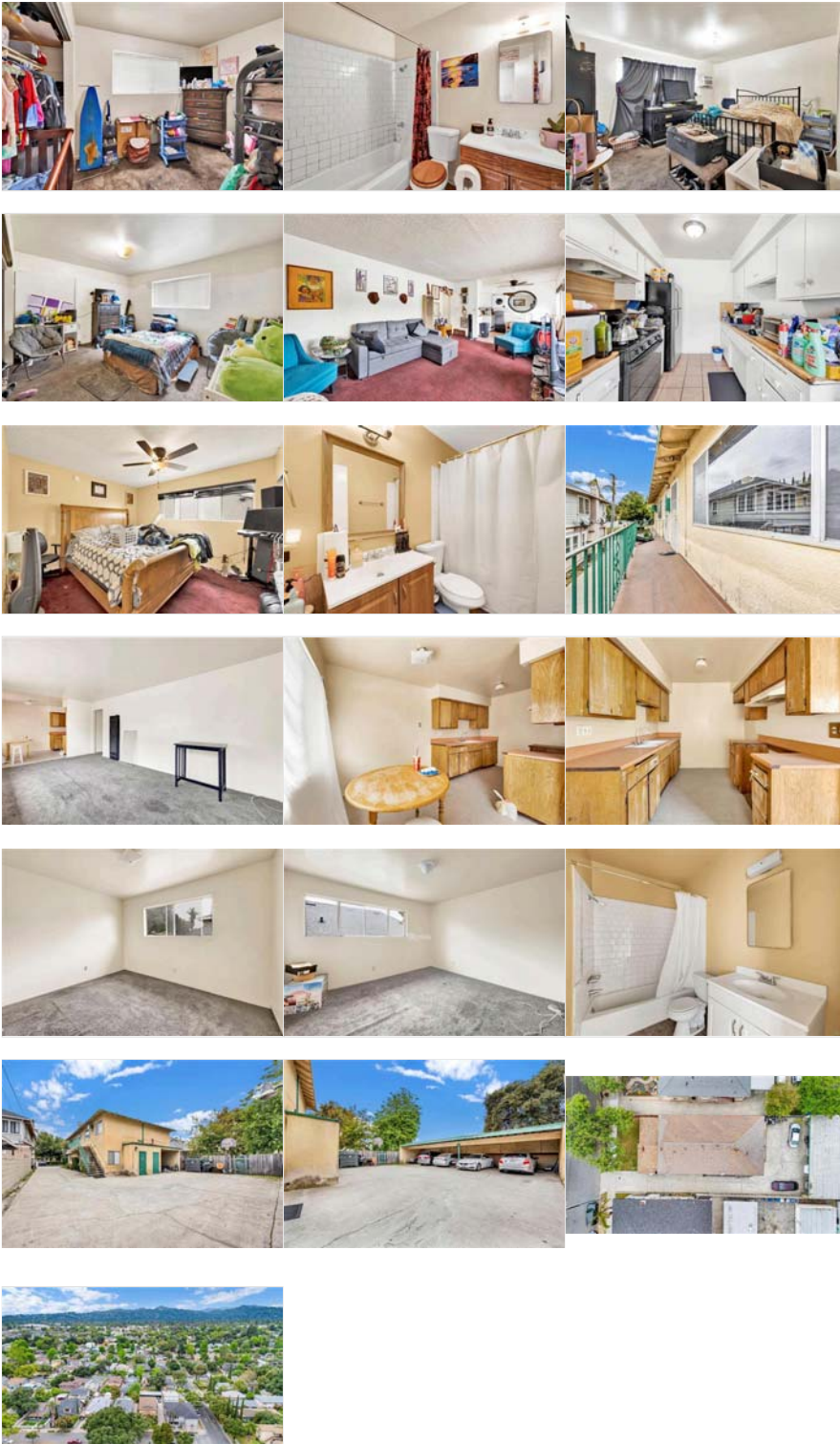
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: CV24144755

Printed: 11/10/2024 9:33:30 AM

Closed •

3608 S Centinela Ave • Los Angeles 90066
4 units • **\$473,750/unit** • **3,139 sqft** • **9,019 sqft lot** • **\$605.29/sqft** •
Built in 1944
North of Venice, West of Inglewood Blvd.

List / Sold:
\$1,895,000/\$1,900,000 ⬆
31 days on the market
Listing ID: 24411213



Charming 4-plex in appealing courtyard setting. Each unit is a 2-bedroom with one bath. Enclosed garage parking. This section of the Mar Vista neighborhood is a somewhat undiscovered, vibrant community with a diverse range of businesses and amenities known for its artistic atmosphere and community-focused environment. Mar Vista is noted for its global culinary offerings for residents looking for unique dining experiences. The neighborhood is known as a great place to live due to its proximity to the beach, major highways, and the overall quiet and respectful community atmosphere. It is also noted for being walkable and bike-friendly, with easy access to various amenities. Overall, this section if the Mar Vista neighborhood is a thriving community with a strong local business presence, supported by active community organizations and a diverse cultural and culinary scene .Discover this hidden gem for yourself.

Facts & Features

- Sold On 11/04/2024
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 5.53
- \$78268 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$26,648
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02057367
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,864	\$1,864	\$2,995
2:	1	2	1		Unfurnished	\$2,395	\$2,395	\$2,995
3:	1	2	1		Unfurnished	\$2,184	\$2,184	\$2,995
4:	1	2	1		Unfurnished	\$2,300	\$2,300	\$2,995

Of Units With:

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

Additional Information

- Standard sale
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4248026011

Michael Lembeck

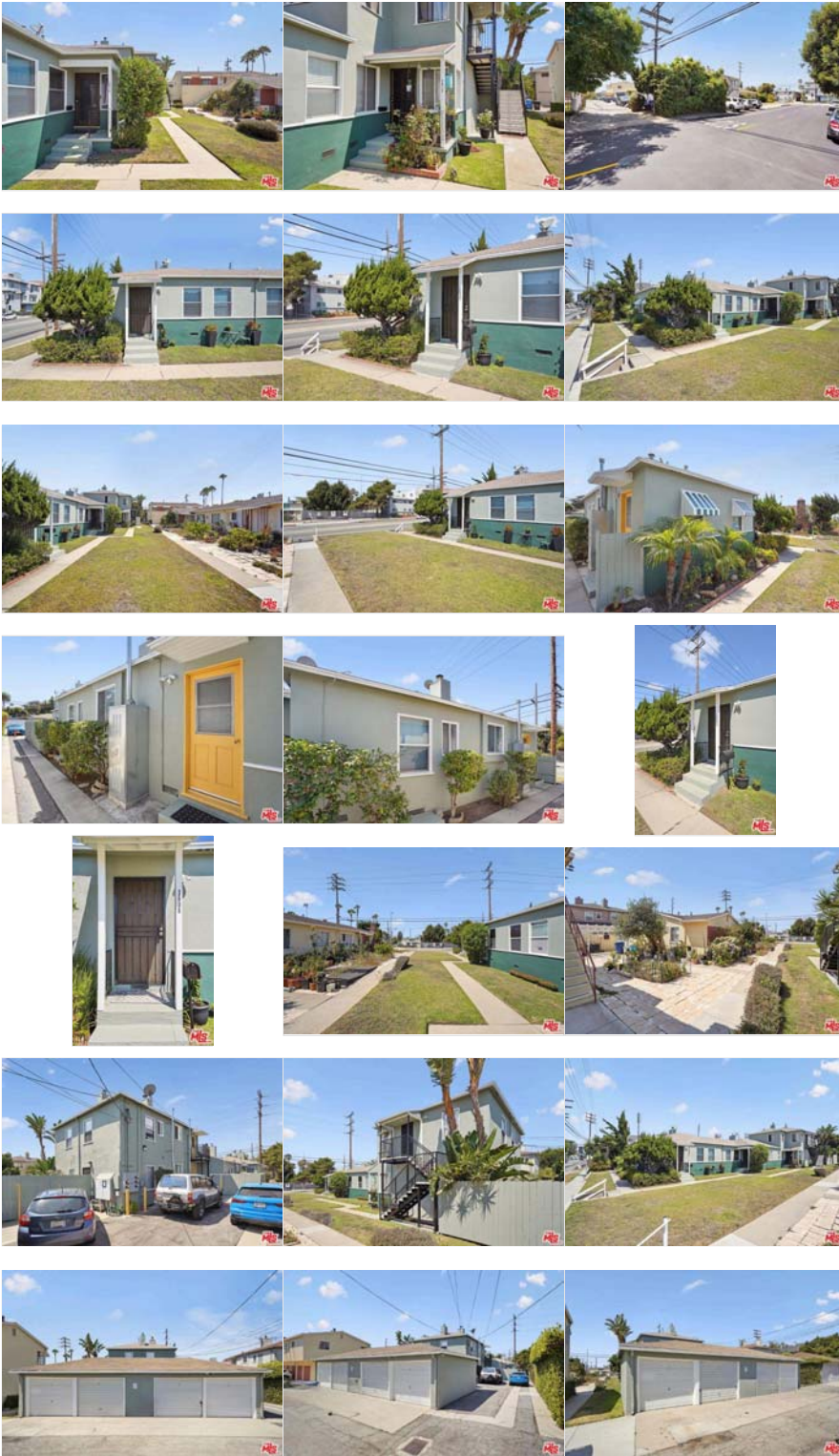
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24411213

Printed: 11/10/2024 9:33:30 AM

Closed • Quadruplex

120 S Catalina St • Los Angeles 90004
4 units • \$387,500/unit • 5,332 sqft • 9,024 sqft lot • \$285.45/sqft •
Built in 1958
S Catalina & 1st st

List / Sold:
\$1,550,000/\$1,522,000 ↓
57 days on the market
Listing ID: PW24157560



Investment Opportunity with Great Potential! This 4-unit property offers a fantastic investment opportunity! The front building's first floor/second floor has 3 bedrooms and 2 bathrooms each. The back building's first/second floor has 2 bedroom and 1 bathroom each. The front building is 2,022 sq ft each, and the back is 1,373 sq ft each. A garage is located in the backyard, providing a minimum of 8 parking spaces in total. Laundry rooms are available in both the front and back buildings. This is an excellent opportunity for investors. Don't miss out!

Facts & Features

- Sold On 11/06/2024
- Original List Price of \$1,550,000
- 2 Buildings
- 2 Total parking spaces
- \$796 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01933726
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$3,100
2:	1	3	2	1	Unfurnished	\$0	\$0	\$3,100
3:	1	2	1	0	Unfurnished	\$1,404	\$1,404	\$2,600
4:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5518023008

Michael Lembeck

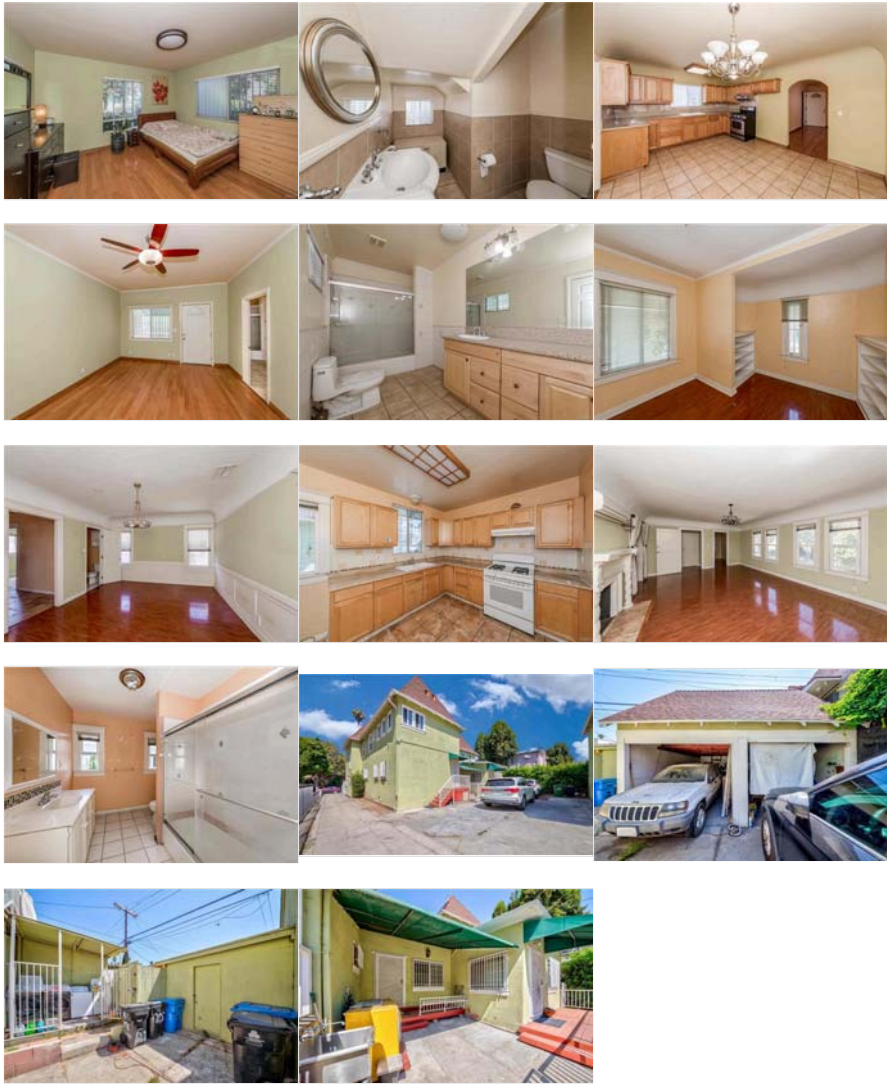
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: PW24157560

Printed: 11/10/2024 9:33:30 AM

Closed • **Quadruplex**

List / Sold: **\$995,000/\$975,000** ↓

927 W Gage Ave • Los Angeles 90044

44 days on the market

4 units • \$248,750/unit • 3,201 sqft • 6,116 sqft lot • \$304.59/sqft • Built in 1957

Listing ID: GD24155978

East of the 110 on Gage Ave between Vermont and Hoover.



We are pleased to present a four-unit property, with one unit currently vacant and available for immediate occupancy upon the close of escrow. This vacant unit, along with an additional unit, has been extensively renovated, featuring modern design elements and high-quality finishes. The property comprises four spacious 2-bedroom, 1-bathroom units, all located on the ground floor. According to public records, the building encompasses 3,200 square feet and is situated on a lot exceeding 6,100 square feet. The available unit has been significantly upgraded, including the installation of mini-split systems, a new kitchen with contemporary cabinets and countertops, a renovated bathroom, and updated plumbing. Conveniently located on Gage Avenue, the property is less than half a mile from the 110 Freeway, situated between Hoover and Vermont. The surrounding area includes a mix of single-family residences and apartment buildings. The remaining three units generate a total rental income of over \$4,900 per month, providing a substantial contribution towards the purchase and living expenses for potential buyers.

Facts & Features

- Sold On 11/07/2024
 - Original List Price of \$1,050,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Ductless
 - \$624 (Estimated)
 - SellerConsiderConcessionYN:
- Cap Rate: 6
 - \$89037 Gross Scheduled Income
 - \$59964 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,292
 - Electric: \$3,533.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02022092
 - Gardener:
 - Licenses: 427
- Insurance: \$2,420
 - Maintenance: \$3,536
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,533
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$972		
2:	1	2	1			\$1,866		
3:	1	2	1			\$2,080		
4:	1	2	1			\$0		\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6004015015

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: GD24155978

Printed: 11/10/2024 9:33:30 AM

Closed •

List / Sold: **\$995,000/\$950,000** ↓

636 W 81st St • Los Angeles 90044

142 days on the market

4 units • \$248,750/unit • 2,088 sqft • 9,310 sqft lot • \$454.98/sqft • Built in 1925

Listing ID: 24404577

110 N. to Manchester Exit, turn Left to Figueroa , turn Right to 81st St, turn Left.



Great investment opportunity. Eligible for new CHIP ordinance that can allow additional 50% density increase and significant parking reductions.(See Docs) Rent out or develop this 9310 sq ft lot. Zoned LAR3, TOC Tier 1, ED1 Eligible. Based on FAR 3, total buildable area may be 27,930 sq ft. All information provided deemed reliable but not guaranteed. Buyer and Buyers agent to verify all information with the city zoning and planning for accuracy. Property consists of 4 freestanding 1 bedroom/ 1 bath bungalows with ample parking in the back.

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$995,000
- 4 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01939139
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6032023003

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed •

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

612 W 57th St • Los Angeles 90037

119 days on the market

4 units • \$212,500/unit • 3,148 sqft • 5,541 sqft lot • \$262.07/sqft • Built in 1929

Listing ID: 24413019

Located one block northwest of Figueroa St. and Slauson Ave, 612 W. 57th is 2 miles south of BMO Stadium and the LA Coliseum.



612 West 57th St. is a 50% VACANT Spanish-style fourplex located 2 miles south of the LA Coliseum and BMO Stadium. The property is also in close proximity to South LA thoroughfares including Slauson Ave, Figueroa St, S. Hoover St, and the 110 Fwy. This significant value-add opportunity is offered at 5.79% CAP and 11.33 GRM on current rents, \$212,500 per unit, and \$270 per foot. 612 W. 57th presents approx. 30% rental upside. At projected market rents, the property will stabilize at a 8.33% CAP and 8.74 GRM. Built in 1929, this two-story Spanish-style property consists of (1) 2-bdrm. units and (3) 1-bdrm. units that sit on a 5,541 SF lot. Please note, there is a VACANT 2-bdrm. unit and a VACANT 1-bdrm. unit. Property amenities include 6 surface parking spaces. *** Please contact LA2 for more information. ***

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$850,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 5.79
- \$49199 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$23,950
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01845476
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,400	\$2,400	\$2,400
2:	3	1	1		Unfurnished	\$1,284	\$3,852	\$5,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5001017002

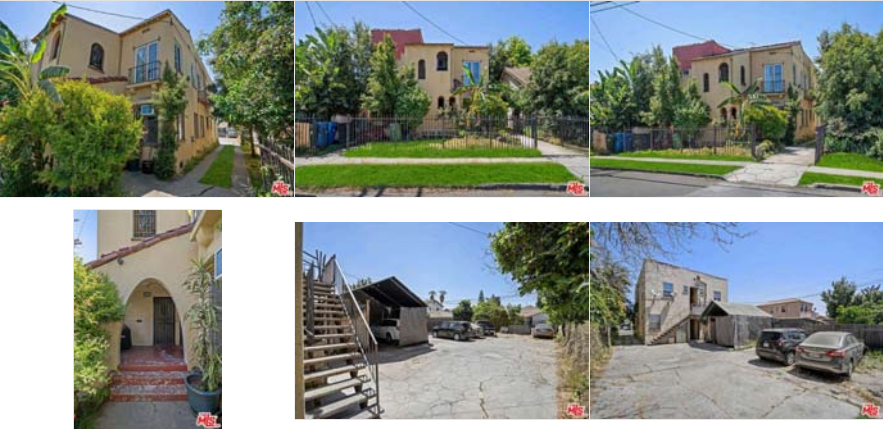
Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





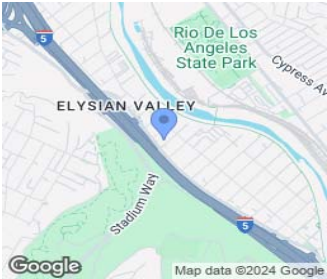
CUSTOMER FULL: Residential Income LISTING ID: 24413019

Printed: 11/10/2024 9:33:30 AM

Closed • Quadruplex

2339 Birkdale St • Los Angeles 90031
4 units • \$294,750/unit • 3,150 sqft • 4,835 sqft lot • \$333.33/sqft •
Built in 1963
5 FWY to Riverside Dr

List / Sold:
\$1,179,000/\$1,050,000 ↓
60 days on the market
Listing ID: TR24090061



Back on the market, buyer did not perform. Amazing opportunity to own 4 units located in one of the most desirable area of Los Angeles. Right behind Elysian Park, minutes away from Dodger stadium and China Town. So close to Echo Park and Silverlake that you can almost taste the amazing restaurants located in the area. 4 units 2 bedrooms 1 bath each with inside laundry hook ups. Live in one apartment and use the rents of the others to help cover your mortgage. A great business opportunity to own this building in a upcoming neighborhood and benefit of future value. Very low cost of maintenance, so close to FWY 5 entrance and 110 FWY.

Facts & Features

- Sold On 11/06/2024
- Original List Price of \$1,249,000
- 1 Buildings
- 0 Total parking spaces
- \$557 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$40044 Gross Scheduled Income
- \$33984 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,110
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$420
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$450
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,262	\$1,262	\$2,500
2:	1	2	1	0	Unfurnished	\$1,311	\$1,311	\$2,500
3:	1	2	1	0	Unfurnished	\$764	\$764	\$2,500
4:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- CYPK - Cypress Park area
- Los Angeles County
- Parcel # 5445030007

Michael Lembeck

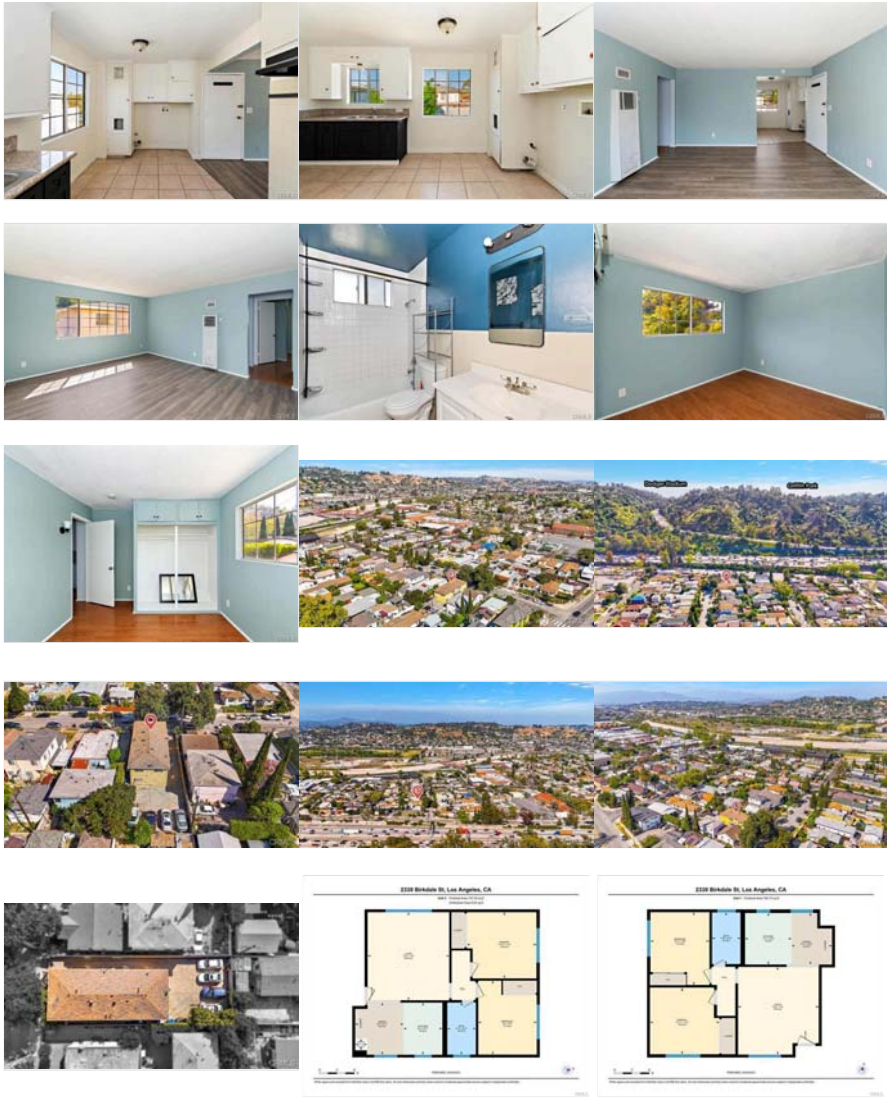
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: TR24090061

Printed: 11/10/2024 9:33:30 AM

Closed •

List / Sold: **\$940,000/\$940,000**
6 days on the market
Listing ID: 24434317

1628 Cactus Dr • Lancaster 93535
4 units • \$235,000/unit • 4,035 sqft • 15,478 sqft lot • \$232.96/sqft •
Built in 1990

At the intersection of Avenue J at 17th St East. Travel north on 17th St East to Cactus Dr.



Well sought after Quad in an awesome Quadruplex community in East Lancaster. Across the street from Super WalMart, Stater Bros, and a host of other retail stores

Facts & Features

- Sold On 11/06/2024
- Original List Price of \$940,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 6.5
- \$61253 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$27,898
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01268860
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$0	\$2,013	\$2,500
2:	1	2	2		Unfurnished	\$0	\$1,980	\$2,200
3:	1	2	2		Unfurnished	\$0	\$1,653	\$2,200
4:	1	3	3		Unfurnished	\$0	\$2,013	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3147038026

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





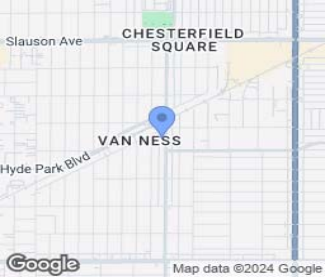
CUSTOMER FULL: Residential Income LISTING ID: 24434317

Printed: 11/10/2024 9:33:30 AM

Closed •

6223 S Van Ness Ave • Los Angeles 90047
4 units • \$200,000/unit • 3,082 sqft • 6,003 sqft lot • \$267.68/sqft •
Built in 1936
Google Maps: 6223 S Van Ness Ave, Los Angeles, CA 90047

List / Sold: **\$800,000/\$825,000** ↗
100 days on the market
Listing ID: 24413695



We are pleased to present a 4-unit property located in the Hyde Park neighborhood. This property is centrally located in close proximity to LAX, Sofi Stadium, Downtown Los Angeles, the Convention Center, USC Coliseum, and multiple museums. This opportunity is also a short drive to Crenshaw/Leimert Park, Inglewood and provides easy access to the 105 & 110 freeways as well as the new LAX/Crenshaw metro rail line, offering tenants convenience to numerous nearby amenities. The property consists of three standalone structures, all constructed in 1936, with a strong unit mix comprised of 1 three-bedroom two-bath unit, 1 two-bedroom one-bath unit, and 2 one-bedroom one-bath units. The property also features five 1-car garages in the rear accessible from the alley providing potential for ADU conversions.

Facts & Features

- Sold On 11/07/2024
- Original List Price of \$800,000
- 3 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$20,800
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02211662
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,900	\$0	\$2,900
2:	1	2	1		Unfurnished	\$2,500	\$0	\$2,500
3:	1	1	1		Unfurnished	\$2,100	\$0	\$2,100
4:	1	1	1		Unfurnished	\$2,100	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 4007022017

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24413695

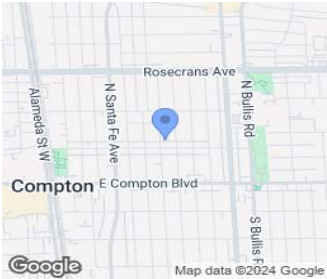
Printed: 11/10/2024 9:33:30 AM

Closed •

List / Sold: **\$950,000/\$975,000** ↗

412 N Mayo Ave • Compton 90221
4 units • \$237,500/unit • 3,084 sqft • 7,124 sqft lot • \$316.15/sqft •
Built in 1965
South of Rosecrans, between Alameda & Long Beach Blvd.

85 days on the market
Listing ID: 24427757



This is a nice 4-unit property boasting impressive curb appeal, generous living spaces, and good parking. The exterior has been thoughtfully revitalized with fresh paint, new wood trim, and a charming front yard that sets the stage for a warm welcome. Each unit offers off-street parking, ensuring convenience for all residents. Among these units, a beautifully renovated 2-bedroom, 1-bath ready for an owner-occupant or new tenant. This vacant unit has been updated with new paint, new flooring etc. Pride of ownership shows here.

Facts & Features

- Sold On 11/08/2024
 - Original List Price of \$950,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- \$67483 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$21,701
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01225141
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$1,450	\$1,450	\$0
2:	1	2	1		Unfurnished	\$2,195	\$2,195	\$0
3:	1	2	1		Unfurnished	\$1,492	\$1,492	\$0
4:	1	2	1		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- RO - Compton S of Rosecrans, E of Alameda area
 - Los Angeles County
 - Parcel # 6178012005

Michael Lembeck

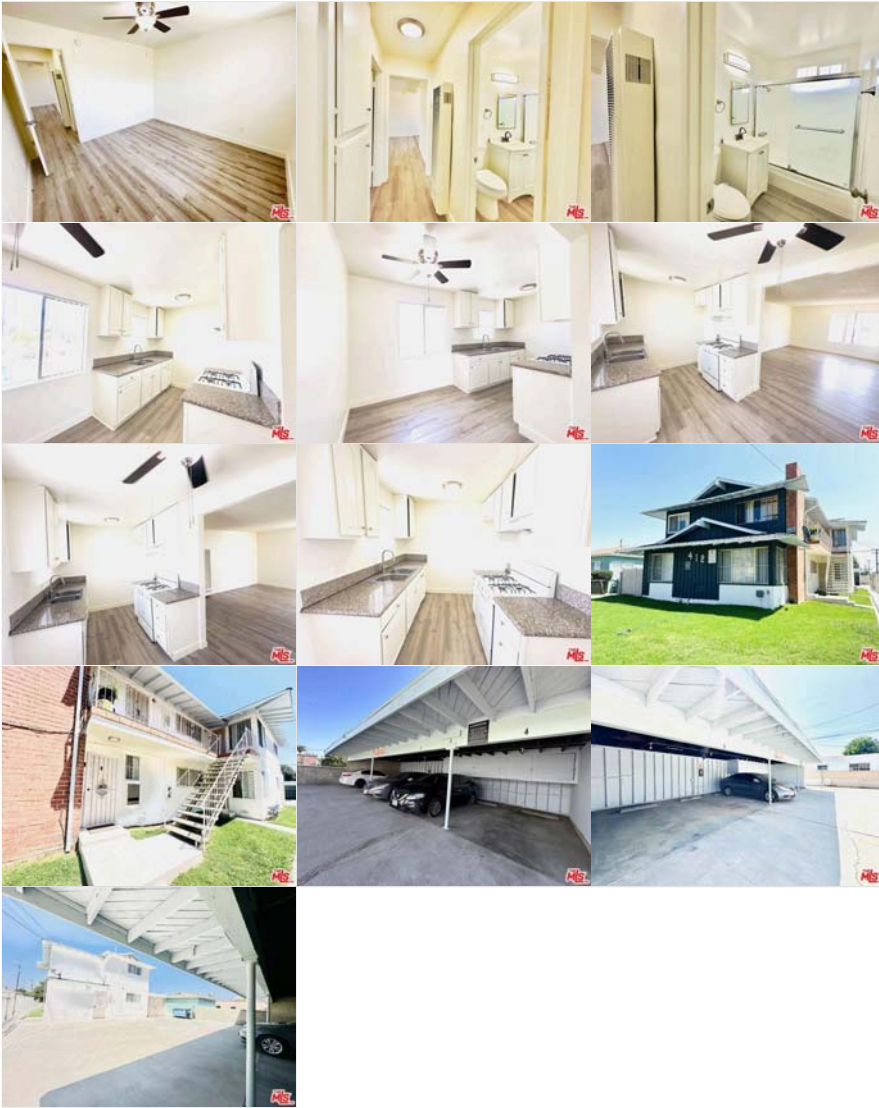
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24427757

Printed: 11/10/2024 9:33:30 AM

Closed • **Quadruplex**

List / Sold: **\$900,000/\$875,000** ↓

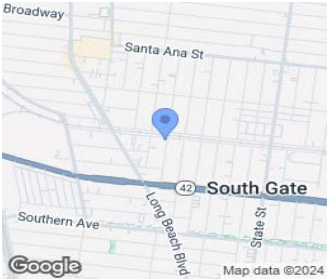
8601 Chestnut Ave • South Gate 90280

35 days on the market

4 units • **\$225,000/unit** • **2,668 sqft** • **4,813 sqft lot** • **\$327.96/sqft** • **Built in 1958**

Listing ID: CV24118340

710 to Firestone (W) to Chestnut (N). Building is on the corner of Chestnut and Ardmore on the left.



Don't miss this great investment opportunity located on a corner location in the city of South Gate. The building consists of two 2 bedroom, 1 bath units and two 1 bedroom, 1 bath units. The building has an unused room that previously was used as a laundry room. This can be converted back fairly easily to increase revenue. The parking is open on the side and in the back of the building with plenty of room for at least 6 cars. The current rents are under market due to the Covid restrictions but are being increased to try to get them to market rate. A little work and updating can make this into great investment.

Facts & Features

- Sold On 11/07/2024
- Original List Price of \$900,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,073 (Estimated)
- SellerConsiderConcessionYN:
- \$53880 Gross Scheduled Income
- \$29880 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Formica Counters, Unfurnished

Exterior

- Lot Features: Corner Lot, Level with Street
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,820
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$150
- Cable TV: 00760251
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$4,660
- Workman's Comp:
- Professional Management: 2160
- Water/Sewer: \$2,850
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	6	4	0	Unfurnished	\$4,490	\$4,490	\$5,800
# Of Units With:								
• Separate Electric: 4					• Drapes:			
• Gas Meters: 4					• Patio:			
• Water Meters: 1					• Ranges: 0			
• Carpet:					• Refrigerator: 0			
• Dishwasher: 0					• Wall AC:			
• Disposal: 0								

Additional Information

- Standard, Trust sale
- T4 - South Gate E of 710 area
- Los Angeles County
- Parcel # 6204015034

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: CV24118340

Printed: 11/10/2024 9:33:30 AM

Closed •

840 W 52nd St • Los Angeles 90037
5 units • \$250,000/unit • 5,195 sqft • 6,800 sqft lot • \$197.31/sqft •
Built in 1965
West of 110 Freeway & North of Slauson Avenue

List / Sold:
\$1,250,000/\$1,025,000 ↓
186 days on the market
Listing ID: 24388361



We are pleased to offer for sale a five-unit apartment community located at 840 West 52nd Street. The subject property is located north of Slauson Avenue and west of Hoover Street. This property is being sold as part of a 5 building, 79-unit portfolio that is available individually or any combination as a portfolio purchase. South Los Angeles is located south of Downtown Los Angeles. The subject property is located less than two miles from the University of Southern California and less than six miles from Downtown Los Angeles. Situated on a 6,802 square foot parcel, the property is comprised entirely of three-bedroom units. The property has 58% remaining rental upside through unit renovations along with on-site parking for every unit. The proximity to major employers and freeway access for residents, along with the value-add potential for a new owner to continue improvements and achieve superior market rents moving forward, make 840 West 52nd Street an excellent acquisition opportunity.

Facts & Features

- Sold On 11/06/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two, Multi/Split
- 6 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 5.35
- \$66852 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$45,081
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,634	\$1,634	\$3,150
2:	1	3	1		Unfurnished	\$2,750	\$2,750	\$3,000
3:	1	3	1		Unfurnished	\$1,682	\$1,682	\$3,000
4:	1	3	1		Unfurnished	\$1,648	\$1,648	\$3,000
5:	1	3	1		Unfurnished	\$1,902	\$1,902	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5001003010

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed • **Quadruplex**

List / Sold: **\$800,000/\$700,000** ↓

8741 Firestone Blvd • Downey 90241

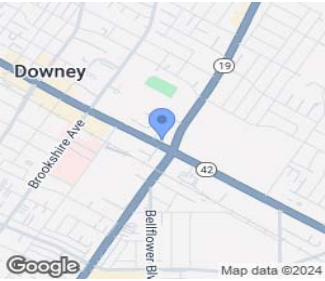
19 days on the market

5 units • **\$160,000/unit** • **1,780 sqft** • **6,136 sqft lot** • **\$393.26/sqft** •

Listing ID: DW24152425

Built in 1940

west of Lakewood Blvd



Wow what a great value add investment in the beautiful city of Downey. This consists of 4-1bedroom/1 bath units.with 2 double car garages. Property shows 4 units on title but is receiving 5 rents with beauty salon in front. Buyer and buyer's agent to do their own due diligence. This property is being along 8737 Firestone Blvd (3 mix-use units), 8727 Firestone Blvd (5 retail units), and 11114 Marbel Ave(3-2br/1bth units). Properties can be purchased together or individually. Hurry These won't Last. All offers must in by August 7th,2024

Facts & Features

- Sold On 11/06/2024
- Original List Price of \$800,000
- 1 Buildings
- 4 Total parking spaces
- \$1,080 (Estimated)
- SellerConsiderConcessionYN:
- \$45000 Gross Scheduled Income
- \$31500 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$750	\$750	\$1,300
2:	1	1	1	1	Unfurnished	\$750	\$750	\$1,300
3:	1	1	1	1	Unfurnished	\$800	\$800	\$1,300
4:	1	1	1	1	Unfurnished	\$800	\$800	\$1,300
5:	1	0	0	0	Unfurnished	\$650	\$650	\$800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- D2 - Northwest Downey, N of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6254028026

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed • Commercial/Residential

List / Sold:

\$1,875,000/\$1,775,000 ↓

30 days on the market

Listing ID: CV24146373

1357 Orange Grove Ave • Glendale 91205
6 units • \$312,500/unit • 3,728 sqft • 7,807 sqft lot • \$476.13/sqft •
Built in 1953
From 134 frwy, exit South on Harvey to E. Broadway, South on S.Verdugo, Rt on Orange Grove



Rare opportunity for this 6-unit income property on 7,807sqft lot. Two well maintained buildings with four units in the front building with two more units with their own private balconies in the second building over the garages. This second building has 5 garages and a coin laundry in a separate utility room. The parking lot has 5 spaces with alley access. All 6 units have their own separate power and gas meters. Two units have 2 bedrooms and 1 bath. The remaining 4 units have 1 bedroom, 1 bath. One of the 2 bedroom units is undergoing renovation. The other 5 have stable long-term renters. The apartment building is conveniently located southwest of the 134 & 2 interchange. Glendale High School is on the other side of S. Verdugo Rd. Adventist Health Glendale and the Eagle Rock Plaza Shopping Mall are nearby.

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- \$858 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community, Individual Room
- Cap Rate: 5.34
- \$150000 Gross Scheduled Income
- \$101513 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$40,987
- Electric:
- Gas: \$296
- Furniture Replacement:
- Trash: \$2,344
- Cable TV: 02024528
- Gardener:
- Licenses: 101
- Insurance: \$2,240
- Maintenance: \$6,975
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,738
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$2,000
2:	1	1	1	1	Unfurnished	\$1,675	\$1,675	\$2,000
3:	1	1	1	1	Unfurnished	\$1,675	\$1,675	\$2,000
4:	1	1	1	0	Unfurnished	\$1,525	\$1,525	\$1,900
5:	1	2	1	1	Unfurnished	\$1,945	\$1,945	\$2,300
6:	1	2	1	1	Unfurnished	\$0	\$0	\$2,300

Of Units With:

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

Additional Information

- Trust sale
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5680006020

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: CV24146373

Printed: 11/10/2024 9:33:31 AM

Closed • Commercial/Residential

List / Sold:
\$1,390,000/\$1,400,000 ↓
37 days on the market
Listing ID: CV24180732

204 S Bandy Ave • West Covina 91790
6 units • \$231,667/unit • 4,611 sqft • 7,357 sqft lot • \$303.62/sqft •
Built in 1959
E/Walnut Creek Pkwy, S/Bandy Ave



Presenting an excellent investment opportunity, this two-story, 6-unit apartment building ideally situated in a prime West Covina location. There are six 2-bed, 1-bath units, featuring solar hot water, individual gas and electric meters, along with a dedicated 1-car garage and a laundry room in the complex. The property is surrounded by lush greenery, providing a serene environment for residents. Its location near Plaza West Covina, a famous bakery, cinemas, and the 10 freeway makes it an attractive choice for tenants. Potential cap rate could be 4.63%. Buyers and/or their agent to complete their own due diligence in regard to all aspects of the property, including but not limited to income, expenses, and potential rents, etc.

Facts & Features

- Sold On 11/07/2024
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Community, Individual Room
- Cap Rate: 4.13
- \$102036 Gross Scheduled Income
- \$66036 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn, Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$41,517
- Electric: \$842.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,012
- Cable TV: 01908329
- Gardener:
- Licenses:
- Insurance: \$4,380
- Maintenance: \$1,728
- Workman's Comp:
- Professional Management: 4557
- Water/Sewer: \$4,012
- Other Expense: \$1,887
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$966	\$966	\$1,043
2:	1	2	1	1	Unfurnished	\$1,782	\$1,782	\$1,924
3:	1	2	1	1	Unfurnished	\$1,512	\$1,782	\$1,632
4:	1	2	1	1	Unfurnished	\$1,404	\$1,404	\$1,516
5:	1	2	1	1	Unfurnished	\$1,765	\$1,765	\$1,906
6:	1	2	1	1	Unfurnished	\$1,074	\$1,074	\$1,159

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- 669 - West Covina area
- Los Angeles County
- Parcel # 8476013004

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed •

4031 Griffin Ave • Los Angeles 90031
6 units • \$215,833/unit • 5,462 sqft • 6,487 sqft lot • \$209.63/sqft •
Built in 1930

List / Sold:
\$1,295,000/\$1,145,000 ↓
17 days on the market
Listing ID: 24455289



JNM Realty is pleased to represent, on an exclusive basis, the sale of 4021-4031 Griffin Ave., a 6-unit apartment complex located in the Montecito Heights submarket of Los Angeles. The property comprises two (2) buildings, a fourplex in the front and duplex over garage spaces in the back. All six (6) units are two-bedroom/one-bathroom units with approximately 60% potential upside to in-place rents through Section 8 and additional upside to the asset through additional dwelling units (ADUs). Included in the sale are plans that have been submitted for two (2) two-bedroom/two-bathroom ADUs. Section 8 rents for 2-bedroom/1-bathroom units are \$3,052/mo and Market Rate rents are potentially \$2,550/month; rent comp analysis attached. Four (4) units feature a washer/dryer in-unit and two (2) units share a washer/dryer in a secured common area. Tenants pay for electric, gas, and trash removal. The buildings were recently repainted along with other improvements to the exterior facade. The asset is attractively priced at \$215,833 per unit, with a 7.42% entry cap rate and a 9.42x GRM at acquisition through the use of Section 8, making it highly competitive with recent market comparables. The property is capable of stabilizing at a 13.40% cap rate and 5.89x GRM through the use of Section 8, with additional upside through the addition of the ADUs.

Facts & Features

- Sold On 11/07/2024
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$96042 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$41,762
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01926721
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,768	\$1,768	\$3,052
2:	1	2	1		Unfurnished	\$1,280	\$1,280	\$3,052
3:	1	2	1		Unfurnished	\$1,093	\$1,093	\$3,052
4:	1	2	1		Unfurnished	\$2,028	\$2,028	\$3,052
5:	1	2	1		Unfurnished	\$2,236	\$2,236	\$3,052
6:	1	2	1		Unfurnished	\$3,052	\$3,052	\$3,052

Of Units With:

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

Additional Information

- Standard sale
- 679 - Montecito Heights area
- Los Angeles County
- Parcel # 5207008012

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





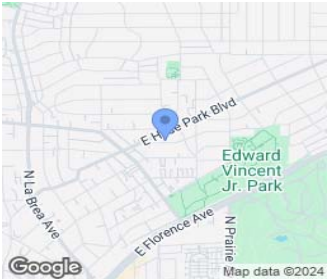
CUSTOMER FULL: Residential Income LISTING ID: 24455289

Printed: 11/10/2024 9:33:31 AM

Closed •

567 E 67th St • Inglewood 90302
7 units • \$275,000/unit • 6,732 sqft • 8,281 sqft lot • \$278.52/sqft •
Built in 1961
North of Florence Avenue, East of Centinela Avenue, South of Hyde Park Boulevard, East of Marlborough Avenue

List / Sold:
\$1,925,000/\$1,875,000 ↓
134 days on the market
Listing ID: 24408113



Outstanding North Inglewood Location | Located Approximately 1.5 Miles from SoFi Stadium & The Forum, and 2 Miles from Intuit Dome (NBA Clippers Arena) | 5.33% Current Cap Rate & 11.77 Current GRM | 8.03% Pro-Forma Cap Rate & 8.84 Pro-Forma GRM | 4 Units are Less than 80% of Inglewood FMR | Outstanding Unit Mix of (One) 3-Bedroom/2-Bathroom Unit, (Five) 2-Bedroom/1-Bathroom Units & (One) 1-Bedroom/1-Bathroom Unit | Large 8,281-SF Lot | Assumable Loan of Approximately \$1,000,000 at 3.60% Fixed Until July of 2026 | On-Site Laundry Facility & Private Patios | Total of 8 Parking Spaces | Centrally Located Near Hollywood Park, Youtube Theatre, Crenshaw/LAX Metro Line Station, SpaceX, Tesla, LAX Airport and Upcoming \$1 Billion Inglewood Transit Connector Project

Facts & Features

- Sold On 11/04/2024
- Original List Price of \$1,925,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Community, Dryer Included, Individual Room, Washer Included
- Cap Rate: 5.33
- \$102559 Net Operating Income
- 7 electric meters available
- 7 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$54,515
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01836728
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,400	\$2,400	\$2,600
2:	1	2	1		Unfurnished	\$1,367	\$1,367	\$2,600
3:	1	1	1		Unfurnished	\$1,600	\$1,600	\$2,150
4:	1	2	1		Unfurnished	\$1,496	\$1,496	\$2,600
5:	1	2	1		Unfurnished	\$1,468	\$1,468	\$2,600
6:	1	2	1		Unfurnished	\$2,600	\$2,600	\$2,600
7:	1	3	2		Unfurnished	\$2,704	\$2,704	\$3,000

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4014023007

Michael Lembeck

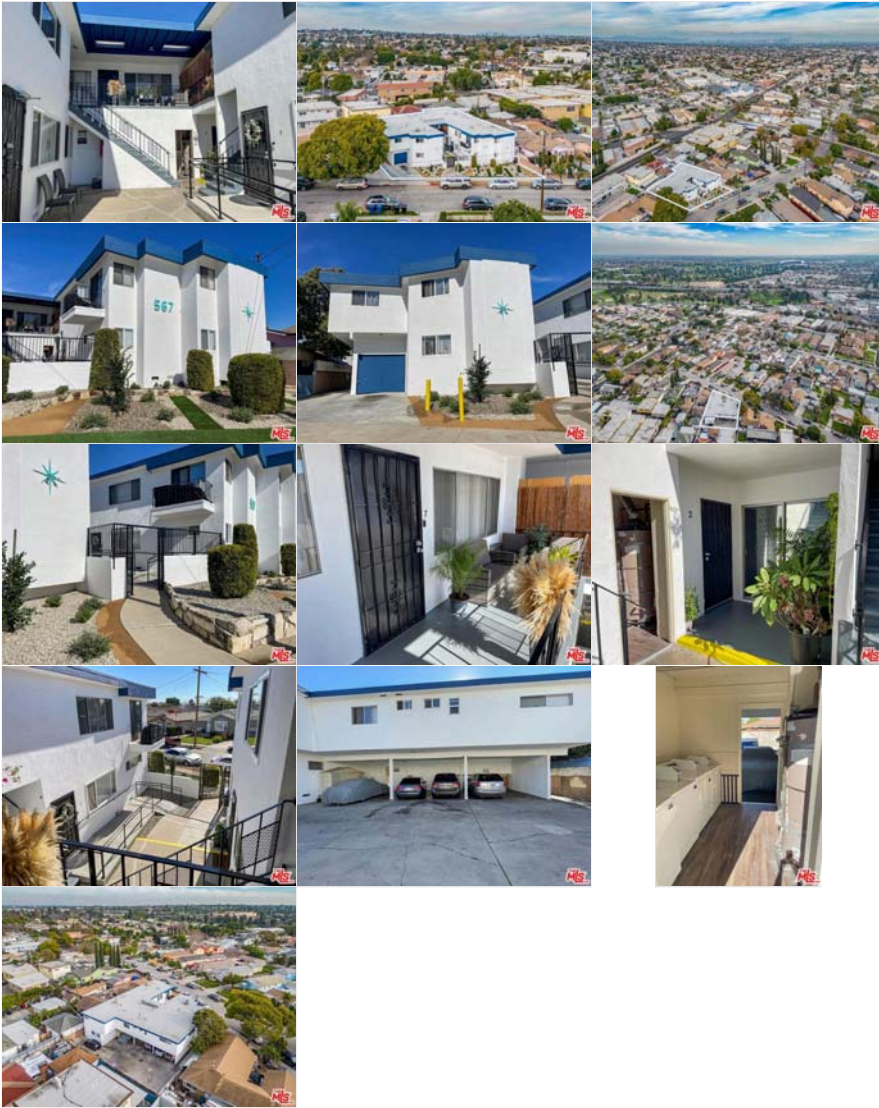
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24408113

Printed: 11/10/2024 9:33:31 AM

Closed •

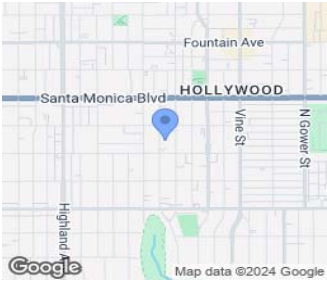
List / Sold:
\$2,075,000/\$1,945,000 ↓

70 days on the market

Listing ID: 24432667

926 N Hudson Ave # 2 • Los Angeles 90038
7 units • \$296,429/unit • 6,439 sqft • 6,821 sqft lot • \$302.07/sqft •
Built in 1963

The subject property is positioned in a prime Hollywood location, one block south of Santa Monica Boulevard, between Highland Avenue and Vine Street.



We are pleased to present a seven (7) unit apartment building located at 926 North Hudson Avenue in Los Angeles, California. The subject property is positioned in a prime Hollywood location, one block south of Santa Monica Boulevard, between Highland Avenue and Vine Street. Built in 1963, this property contains an excellent unit mix of one (1) one-bedroom / one-bathroom unit and six (6) two-bedroom / one-bath-room units. One (1) unit will be delivered vacant. Electrical main panel and unit sub panels are in the process of being upgraded. The units are very spacious averaging over 900 square feet per unit. This charming mid-century asset includes an on-site laundry room and several units that have been fully renovated. Equipped with fully parked carport parking, there is a great value add opportunity to potentially convert the carports into multiple ADJ unit(s). Residents will adore living along a quiet residential street in close proximity from some of the trendiest retail, restaurant, and entertainment amenities situated along Santa Monica Boulevard. Some of these amenities include Eat This Cafe, Trejo's Coffee and Donuts, The Formosa Cafe, The Three Clubs, and Hollywood Recreation Center. With easy access to the -101 Freeway tenants have quick and convenient transportation to numerous employment hubs throughout Los Angeles. Situated in a prime Hollywood location, adjacent to numerous new developments, this offering presents an excellent opportunity for any investor to capitalize on incredible rental upside potential.

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$2,075,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 5.27
- \$109326 Net Operating Income

Interior

- Floor: Tile, Wood
- Appliances: Refrigerator

Exterior

- Lot Features: Landscaped, Rectangular Lot

Annual Expenses

- Total Operating Expense: \$64,922
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,089	\$1,089	\$2,350
2:	6	2	1		Unfurnished	\$2,294	\$2,294	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5533022021

Michael Lembeck

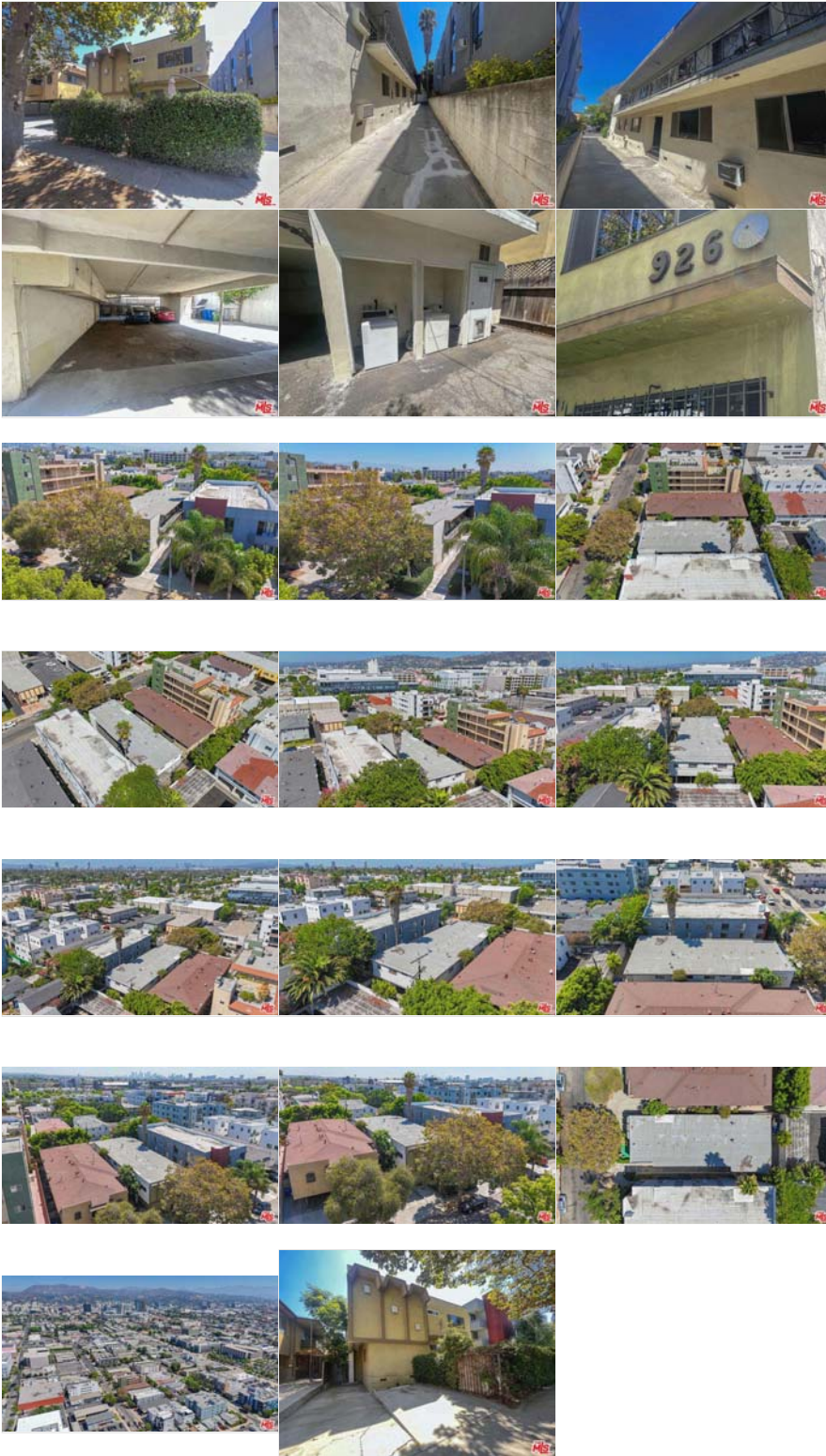
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24432667

Printed: 11/10/2024 9:33:31 AM

Closed •

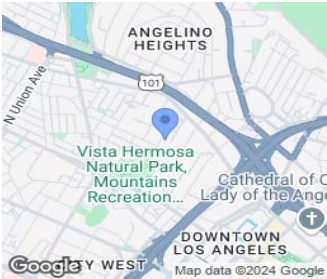
List / Sold:
\$1,325,000/\$1,235,000 ↓

91 days on the market

Listing ID: 23238041

316 N Bixel St • Los Angeles 90026
8 units • \$165,625/unit • 3,704 sqft • 3,276 sqft lot • \$333.42/sqft •
Built in 1910

North of 1st Street, south of Temple Street, east of Glendale Blvd and west of Beaudry Avenue.



This is an excellent opportunity to purchase a renovated, 8-unit multifamily asset adjacent to Downtown Los Angeles at the intersection of Historic Filipinotown, Echo Park and City West. The classic, two-story property features a well-maintained woodframe and stucco building with vintage, character architecture. The property includes a mix of one-bedroom and studio units. Six of the eight units have been fully remodeled and are achieving strong rents. The other two units are well below the current market rent and will allow for steady increases or a large increase in income when those units vacate. As an investment, the property is offered at an attractive going-in Cap Rate with over 25% remaining upside. The property was recently repainted with character accents throughout. The common area floors and light fixtures were all upgraded while preserving the character of the Property. The six renovated units feature newer, modern flooring, new paint, fully remodeled kitchens and bathrooms, and upgraded electrical. The property also features a spacious upstairs, outdoor terrace available to the tenants for their use. The property is separately metered for gas and electric and master metered for water. There are individual water heaters for each apartment, and there is also coin-operated laundry on-site. There is no on-site parking so the tenants utilize street parking.

Facts & Features

- Sold On 11/07/2024
- Original List Price of \$1,375,000
- 1 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 6.19
- \$82050 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$39,648
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	0	1		Unfurnished	\$1,144	\$4,575	\$5,400
2:	4	1	1		Unfurnished	\$1,450	\$5,800	\$7,600

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 5160021022

Michael Lembeck

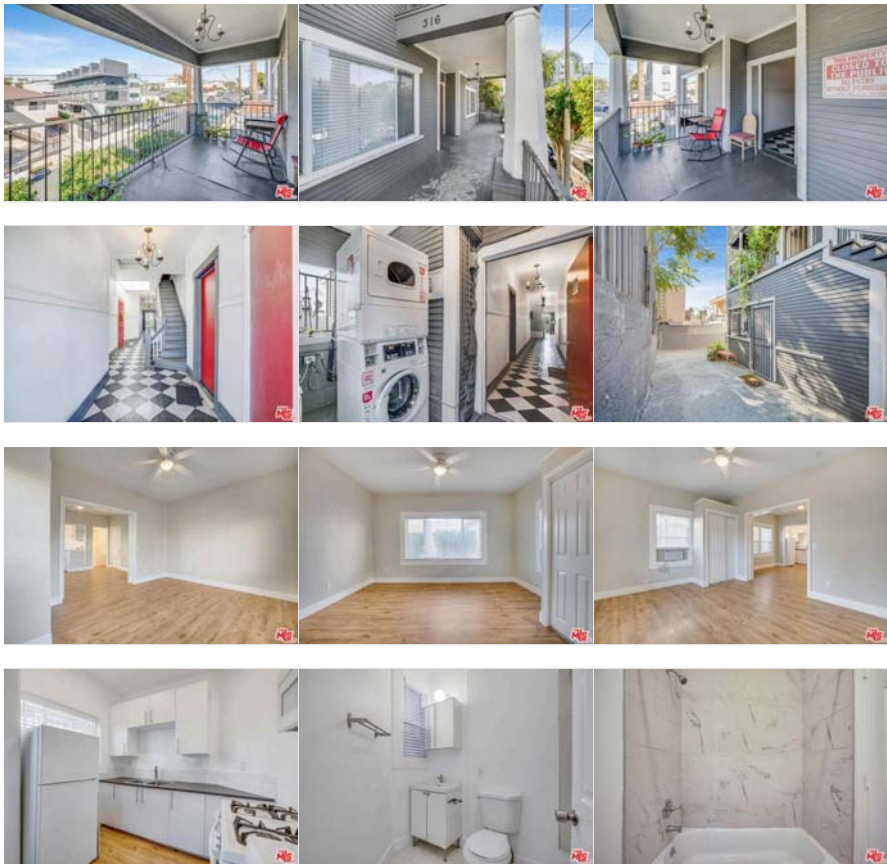
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 23238041

Printed: 11/10/2024 9:33:31 AM

Closed • Apartment

List / Sold:

\$2,498,000/\$2,325,000 ↓

140 days on the market

Listing ID: P1-18133

1652 Huntington Dr • South Pasadena 91030
8 units • \$312,250/unit • 6,315 sqft • 8,767 sqft lot • \$368.17/sqft •
Built in 1950
North side of Huntington Drive between Marengo and Fair Oaks



This is your classic mid-century garden apartment building with 8 very easy to rent units and located in prestigious South Pasadena. The location is close to the heart of South Pasadena's business district and a short drive to downtown Los Angeles and Old Town Pasadena. The unit mix consists of (7) 1 bedroom units and (1) 2 bedroom unit catering to a diverse range of tenants. The building has 6,315 square feet of living space and a lot size of 8,767 square feet. The property is individually metered for gas and electricity. A laundry room with a sink is conveniently located on-site. Parking is provided with 8 covered car ports each with their own storage cabinets. A new roof at a cost of over \$39,000 was put on in 2018. Tremendous up-side on rents. One vacant unit to immediately bring up to market rent. This property represents a great value-add opportunity for the discerning investor.

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$2,850,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.5
- \$170460 Gross Scheduled Income
- \$112401 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$52,945
- Electric: \$156.00
- Gas: \$285
- Furniture Replacement:
- Trash: \$2,762
- Cable TV: 02117426
- Gardener:
- Licenses: 317
- Insurance: \$5,848
- Maintenance: \$4,200
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,601
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	1	1			\$1,587	\$1,587	\$2,100
3:	1	1	1			\$1,791	\$1,791	\$2,100
4:	1	1	1			\$1,764	\$1,764	\$2,100
5:	1	1	1			\$1,680	\$1,680	\$2,100
6:	1	1	1			\$1,653	\$1,653	\$2,100
7:	1	1	1			\$1,682	\$1,682	\$2,100
8:	2	1	1			\$1,948	\$1,948	\$2,600

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5320009006

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





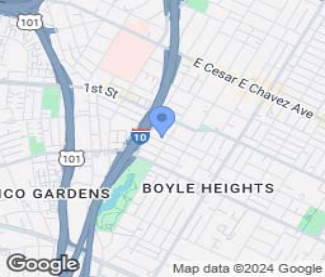
CUSTOMER FULL: Residential Income LISTING ID: P1-18133

Printed: 11/10/2024 9:33:31 AM

Closed • Apartment

List / Sold:
\$1,195,000/\$1,050,000 ↓
95 days on the market
Listing ID: AR24135453

2022 E 2nd St • Los Angeles 90033
8 units • \$149,375/unit • 7,000 sqft • 7,425 sqft lot • \$150.00/sqft •
Built in 1968
From 4th Street, go north on St. Louis Street, and left on 2nd Street to property.



A touch of French architecture in great Boyle Heights location with close proximity to bus line on 4th and Cummings and two light rail locations - Mariachi Plaza and Soto Street. Nearby to Hollenbeck Park which hosts a number of sports and fitness programs, cultural programs, barbecue pits, picnic spots, public bathrooms, and a skate park. Property has alley access to rear parking and is fully gated. There is parking easily for 8 cars on the property (four open spaces and four covered spaces) and more if small cars doubled up. Lots of room for bicycles and motorcycles. Easy access to 10/60/5/110, and 101 Freeways. Each unit is 2 bedroom and 2 bathrooms. Separate gas and electric metering paid by tenants. There is a common laundry room on ground floor. Property is relatively newer for Los Angeles and is clean and well maintained. All units occupied. Below market rents represents large upside potential for a new owner. Property is close to White Memorial Hospital, Little Tokyo, The Arts District, USC Health Campus, DTLA, and many more things the great City of Los Angeles has to offer. Manager resides in the \$600/mo unit explaining why that rent is low. Each unit has two bath rooms - one full bath and one half bath. Property has had soft story retrofit completed and signed off by the city. Please don't hesitate to call and ask questions.

Facts & Features

- Sold On 11/07/2024
- Original List Price of \$1,595,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,267 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area, Individual Room
- Cap Rate: 4.12
- \$91558 Gross Scheduled Income
- \$59066 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 6500-9999, Level, Near Public Transit
- Fencing: Good Condition, Wrought Iron
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$32,492
- Electric: \$1,140.00
- Gas: \$2,094
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance: \$9,000
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$600	\$600	\$2,200
2:	1	2	2	0	Unfurnished	\$964	\$964	\$2,200
3:	1	2	2	0	Unfurnished	\$1,050	\$1,050	\$2,200
4:	1	2	2	0	Unfurnished	\$1,000	\$1,000	\$2,200
5:	1	2	2	0	Unfurnished	\$1,000	\$1,000	\$2,200
6:	1	2	2	0	Unfurnished	\$1,040	\$1,040	\$2,200
7:	1	2	2	0	Unfurnished	\$1,013	\$1,013	\$2,200
8:	1	2	2	0	Unfurnished	\$962	\$962	\$2,200

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5183011024

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



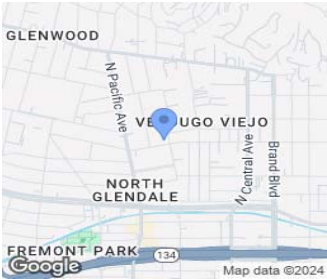
CUSTOMER FULL: Residential Income LISTING ID: AR24135453

Printed: 11/10/2024 9:33:31 AM

Closed • Apartment

1207 N Columbus Ave • Glendale 91202
10 units • \$440,000/unit • 9,524 sqft • 8,565 sqft lot • \$451.49/sqft •
Built in 1989
Prime Glendale location above Glenoaks Blvd.

List / Sold:
\$4,400,000/\$4,300,000 ↓
0 days on the market
Listing ID: SR24227085



We are proud to represent this 10 unit apartment building in Glendale. The building was constructed in 1989. Its unit mix consists entirely of (10) 2+2 units. With a lot size of 8,585 square feet, the property has a total of 9,524 rentable square feet. The property is situated on a beautiful tree-lined street located above Glenoaks Blvd and has tremendous upside in existing rents. It has been well-maintained by a long-term owner. The tenants enjoy subterranean parking, central a/c, balconies, and fireplaces. Property has an assumable loan of 756,000 at 3.5% interest fixed until 10/1/28. The building is centrally located within the Glendale Unified School District and is only a short 10 minute walk to Herbert Hoover High School and Eleanor J. Toll Middle School; it is also less than a 10 minute drive to Balboa Elementary School. There are nearby speciality schools, from dual language schools to technology magnet schools and arts and performance schools. Glendale Unified School District schools consistently rank well within California and even on the national level.

Facts & Features

- Sold On 11/04/2024
- Original List Price of \$4,400,000
- 1 Buildings
- 20 Total parking spaces
- \$1,256 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$267588 Gross Scheduled Income
- \$189973 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 10 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$71,087
- Electric: \$0.00
- Gas: \$493
- Furniture Replacement:
- Trash: \$5,941
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$5,714
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,847
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	2	2	2	Unfurnished	\$2,230	\$22,299	\$30,000

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 10
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 624 - Glendale-Chevy Chase/E. Glenoaks area
- Los Angeles County
- Parcel # 5633022019

Michael Lembeck

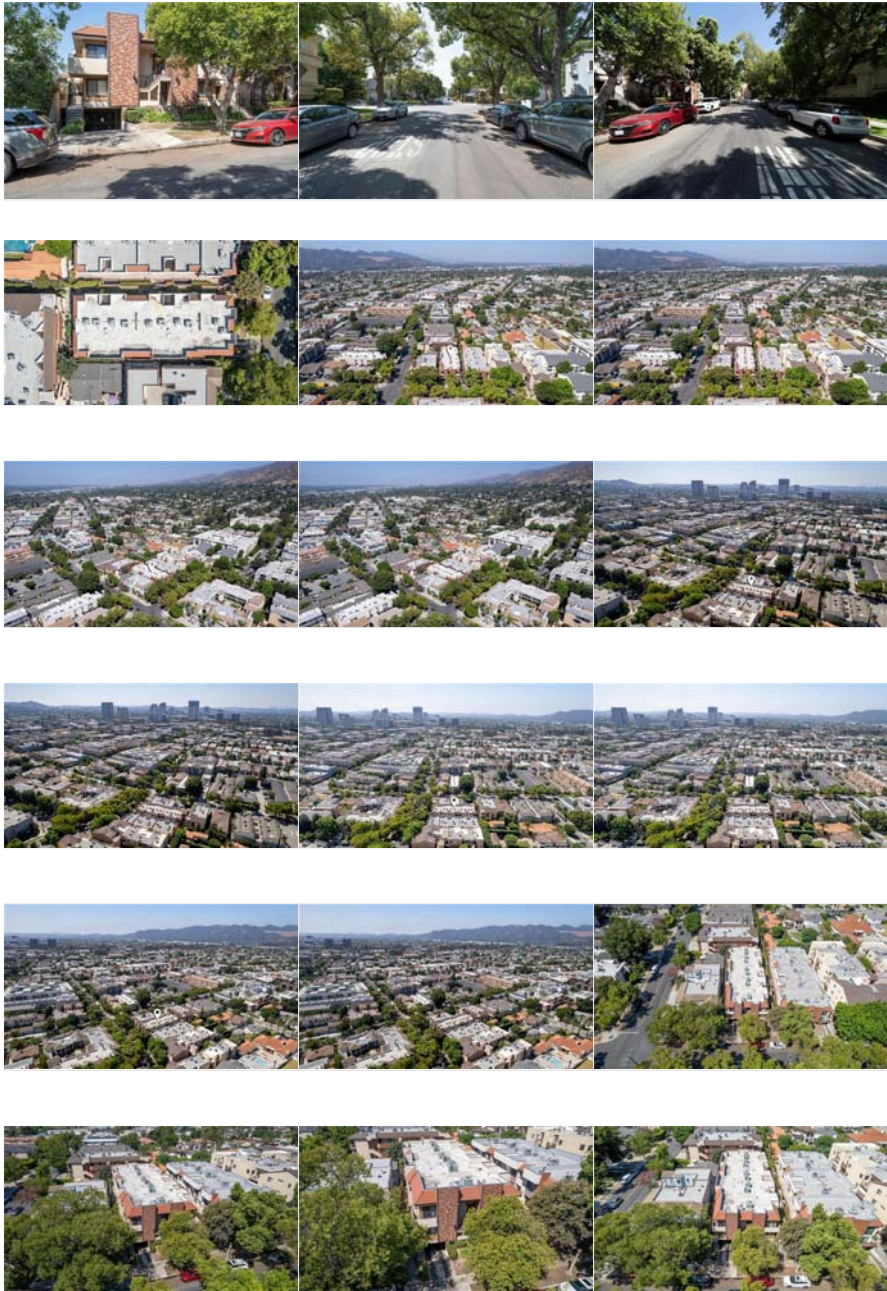
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





Closed •

List / Sold:

\$4,500,000/\$4,200,000 ↓

440 Milford St • Glendale 91203

82 days on the market

12 units • \$375,000/unit • 9,476 sqft • 14,554 sqft lot • \$443.22/sqft •
Built in 1979

Listing ID: 24428101

Located across the street from Columbus Elementary School, 440 W. Milford is 0.8 miles North of The Americana at Brand and Downtown Glendale.



440 W. Milford is a 12-unit courtyard-style complex in the suburban family-oriented neighborhood of Glendale. The property is located on a quiet tree-lined street with a mix of single-family homes, well-maintained apartment buildings and across from Columbus Elementary School. Located 0.8 miles from the heart of Downtown Glendale, this well-maintained property is under a mile from The Americana, Glendale Galleria, and a wide array of popular retailers, cafes, and restaurants along Brand Boulevard. Built-in 1979, the 2-story complex features (5) 2-bdrm. and 2-bath units, (1) 2- bdrm. unit, and (6) 1-bdrm. units. These units reside on a nicely landscaped 14,554 SF double lot zoned GLR4 that presents a possible opportunity to add ADUs (buyer to verify). Property amenities include approx. 18 covered parking spaces, balconies for select units, and controlled access. Please note, The City of Glendale currently allows an 8.8% annual rent increase, 5% + CPI (Consumer Price Index). 440 W. Milford will stabilize at a 6.06% CAP and 11.84 GRM with projected market rents for renovated units.

Facts & Features

- Sold On 11/05/2024
- Original List Price of \$4,500,000
- 1 Buildings
- Levels: Two
- 18 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.93
- \$221909 Net Operating Income

Interior

- Appliances: Disposal

Exterior

- Security Features: Card/Code Access, Gated Community

Annual Expenses

- Total Operating Expense: \$99,661
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02108711
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	2		Unfurnished	\$2,611	\$13,058	\$14,475
2:	1	2	1		Unfurnished	\$2,295	\$2,295	\$2,695
3:	6	1	1		Unfurnished	\$1,978	\$11,871	\$14,370

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5637020039

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





Closed • Apartment

List / Sold:
\$5,450,000/\$5,310,000 ↓
121 days on the market
Listing ID: PW24103226

2758 Orange Ave • Torrance 90501
15 units • **\$363,333/unit** • **16,464 sqft** • **21,789 sqft lot** • **\$322.52/sqft** •
Built in 1964
One block west of Sepulveda and Arlington Ave



We are pleased to present a 15 unit apartment community located at 2758 Orange Avenue in Torrance CA. Situated in Old Town, the subject property is proximate to many dining and entertainment options, and located on a quiet residential street. Current ownership has held this property for over 20 years and has maintained it particularly well including window roof and electric upgrades. Every subpanel has been upgraded in the units. 2758 Orange Avenue is an all electric building that benefits from a rare unit mix of mostly townhome style, two-story, condo quality floorplans. Amenities include oven range, large windows, vinyl plank flooring, and modern paint. The property also has ample parking, on-site laundry, private patios, and controlled gated access. Additionally a buyer has the opportunity to add up to 5 ADUs onsite. Priced attractively at over a 5.8% cap rate, and 11.43 GRM, the strong current cash flow with significant upside in NOI provides a rare value-add opportunity in a highly sought after submarket of the South Bay.

Facts & Features

- Sold On 11/07/2024
- Original List Price of \$5,450,000
- 1 Buildings
- Levels: Two
- 15 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 5.81
- \$476838 Gross Scheduled Income
- \$316743 Net Operating Income
- 16 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Electric Range, Gas Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s), Copper Plumbing Partial

Exterior

- Lot Features: Front Yard, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$148,854
- Electric: \$6,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,534
- Cable TV: 02015906
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Managemnt: 22842
- Water/Sewer: \$6,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	2	1	Unfurnished	\$2,595	\$2,595	\$2,595
2:	2	1	1	2	Unfurnished	\$2,158	\$4,316	\$4,390
3:	10	2	2	10	Unfurnished	\$2,672	\$26,721	\$31,000
4:	2	3	2	2	Unfurnished	\$3,272	\$6,543	\$7,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7359013019

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: PW24103226

Printed: 11/10/2024 9:33:31 AM

Closed •

List / Sold:

\$3,150,000/\$2,900,000 ↓

97 days on the market

Listing ID: 24402973

4189 4189-95 Leimert Blvd • Los Angeles 90008
16 units • \$196,875/unit • 10,460 sqft • 12,110 sqft lot • \$277.25/sqft •
Built in 1939
Leimert Boulevard near Crenshaw and MLK



This property is part of a portfolio sale in Leimert Park, which includes three buildings with a total of 40 units. The addresses are 4227-4233 Leimert Park Boulevard, 4189-4195 Leimert Park Boulevard, and 4141-4147 S. Bronson Avenue.

Facts & Features

- Sold On 11/08/2024
- Original List Price of \$3,150,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01854035
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	0	1		Unfurnished	\$0	\$0	\$0
2:	12	1	1		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5023004019

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed • Commercial/Residential

List / Sold:
\$5,000,000/\$4,225,000 ↓

23870 Los Codona Ave • Torrance 90505
18 units • \$277,778/unit • 11,738 sqft • 17,440 sqft lot • \$359.94/sqft •
Built in 1964

58 days on the market
Listing ID: PV24169147

From 405 Freeway, Exit Hawthorne Blvd, head South. Before hitting PCH, take a right on 240th st, take a right. Property is on the corner



18 unit residential apartment building in prime WALTERIA/South Torrance area. Situated in a strong rental market, this well maintained building offers a mix of spacious 1 & 2 bedroom apartments with 1 studio & a bonus unit. -INCOME- Current gross scheduled income is \$290,352/year. However, pro forma/market rents could bring the Gross scheduled income conservatively to around \$425,000/year. -LAYOUT- Large 11,738 sqft building on a 17,440 sqft lot. 25 bedrooms in total with 19 bathrooms and a bonus, 450 sqft studio that is currently being used for storage. 9 (1 bedroom/1 Bath), 8 (2 bedrooms/1 Bath) & 1 (Studio). Total of 18 garage spaces; 8 covered garages w/ auto door openers & 10 covered garages. Co-Op shared laundry room w/ 2 washing machines & 2 dryers. Rent includes trash & water while tenants pay electrical, gas, cable, etc. Each unit comes with a stove. -SCHOOLS- Top rated school district in the country; 10/10 South High school, 9/10 elementary and middle schools. -MAINTENANCE/UPDATES- Exceptionally Maintained throughout the years w/ a new roof in 2020, new dual pane windows & gutters throughout (2017), new sprinklers covering the entire lot (2017), water heater (2017), most individual fuse boxes are less than 10 years old, & exterior painting of entire building was completed in 2017. -LOCATION- Groceries, shopping, restaurants all within a 1 mile radius, 6 min drive to the Hollywood Riviera in Redondo Beach, 7 mins to the Pacific Ocean, 5 min drive to the Palos Verdes Peninsula & 25 mins to LAX airport. Centrally located in the heart of highly distinguished WALTERIA/South Torrance area & a rare opportunity to own a generational, top tier property!

Facts & Features

- Sold On 11/06/2024
- Original List Price of \$6,200,000
- 1 Buildings
- 18 Total parking spaces
- 10 Total carport spaces
- \$3,655 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 2.28
- \$290352 Gross Scheduled Income
- \$141352 Net Operating Income
- 19 electric meters available
- 19 gas meters available
- 1 water meters available

Interior

- Rooms: Galley Kitchen, Living Room
- Floor: Carpet, Laminate
- Other Interior Features: Storage

Exterior

- Lot Features: 16-20 Units/Acre, Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$140,289
- Electric: \$2,636.00
- Gas: \$6,686
- Furniture Replacement:
- Trash: \$17,934
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$4,303
- Maintenance: \$8,000
- Workman's Comp:
- Professional Management: 24000
- Water/Sewer: \$8,050
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	1	1	1	Unfurnished	\$1,353	\$12,180	\$1,800
2:	8	2	1	1	Unfurnished	\$1,545	\$10,816	\$2,200
3:	1	0	1	1	Unfurnished	\$1,200	\$1,200	\$1,500

Of Units With:

- Separate Electric: 19
- Gas Meters: 19
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing, Trust sale
- Rent Controlled
- 129 - South Torrance area
- Los Angeles County
- Parcel # 7378008080

Michael Lembeck

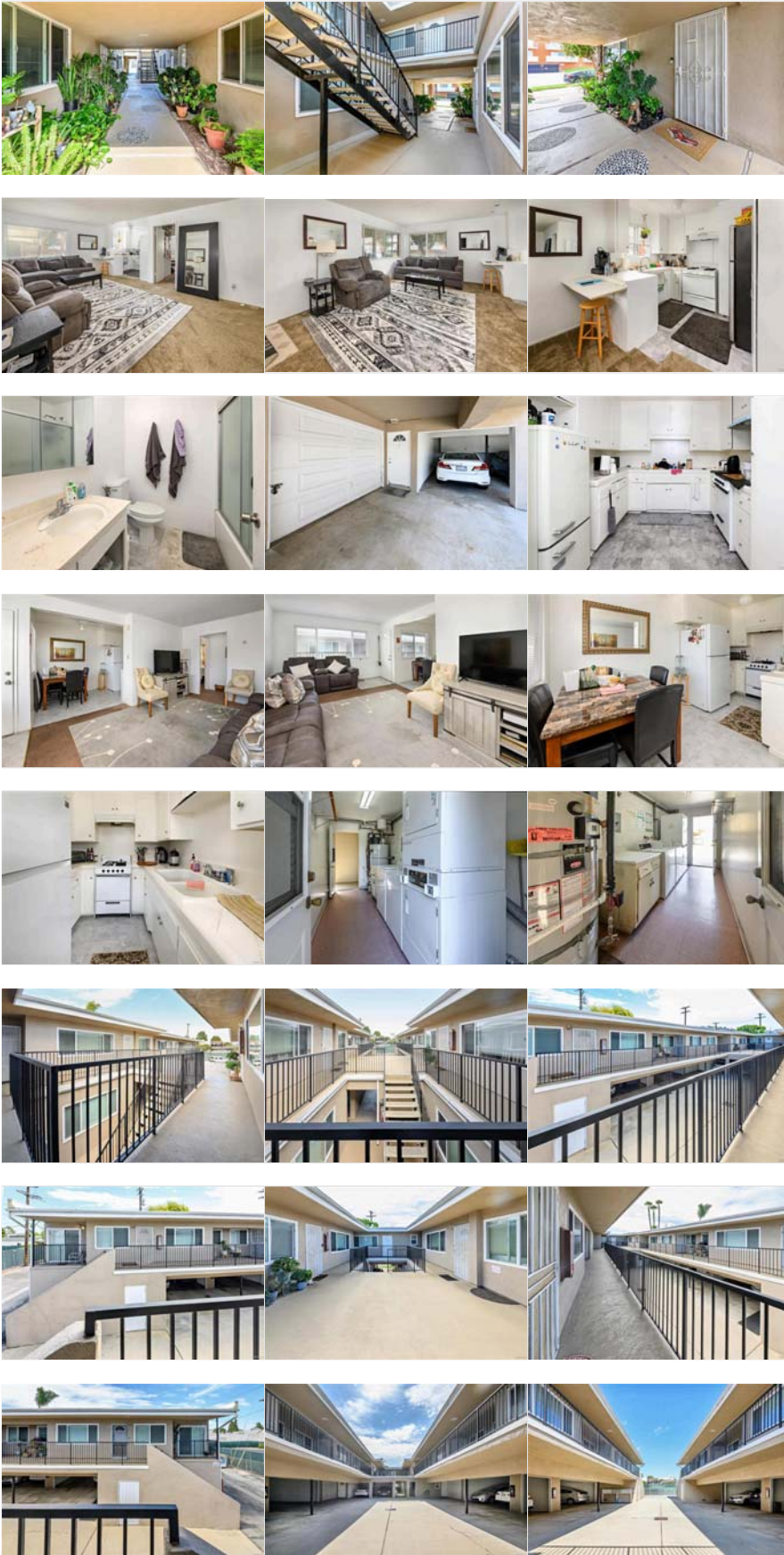
State License #: 01019397
Cell Phone: 714-742-3700

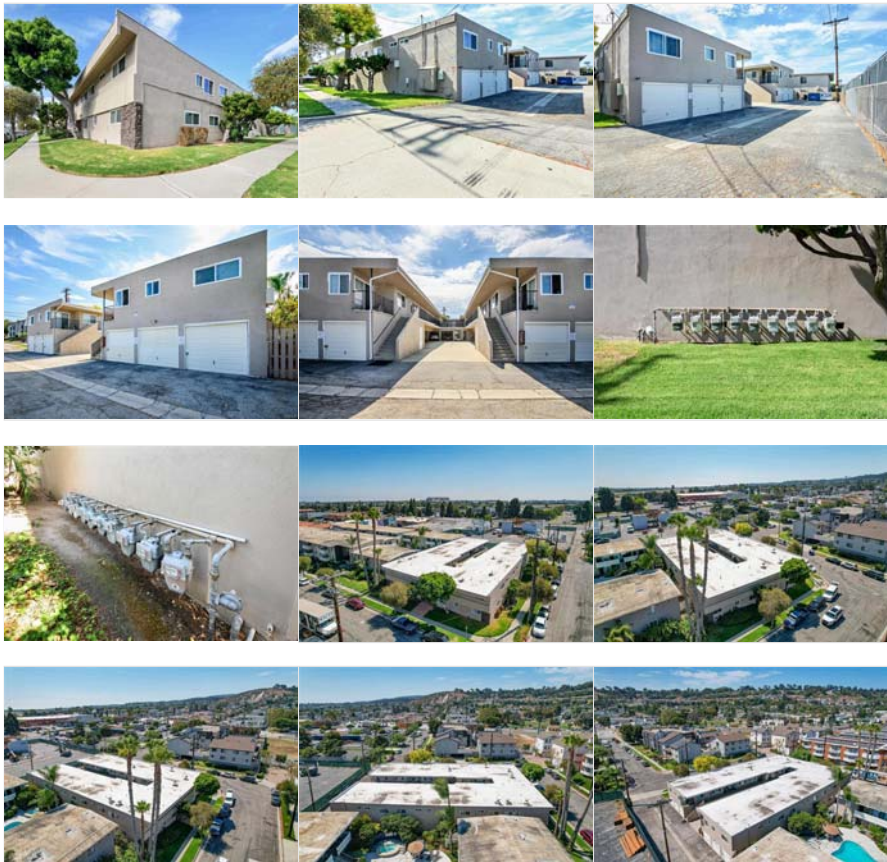
Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PV24169147

Printed: 11/10/2024 9:33:31 AM