

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg	Spcs	Date	DOM/CDOM
1	SB23156480	S	4211 4213 Artesia BLVD	TORR	132	STD	2	\$87,000		\$1,170,000↓	\$450.00	2600	1953/ASR	6,500/0.1492	N		2	11/09/23	50/50
2	OC23135737	S	12256 211th ST	HG	54	STD	2	\$2,500		\$950,000↓	\$490.20	1938	1918/ASR	5,257/0.1207	N		0	11/07/23	71/71
3	AR23184040	S	721 S 2nd AVE	ARCD	605	STD,TRUS	2	\$43,900		\$1,228,000↑	\$636.93	1928	1949/ASR	7,364/0.1691	N		2	11/09/23	15/15
4	WS23164368	S	831 N Angeleno AVE	AZU	607	STD	2	\$30,360		\$525,000↑	\$444.92	1180	1923/ASR	7,444/0.1709	N		0	11/07/23	12/12
5	AR23172044	S	18427 E Cypress ST	CVN	614	STD	2	\$60,600		\$1,100,000↓	\$574.11	1916	1940/ASR	11,577/0.2658	N		3	11/06/23	21/21
6	CV22249754	S	466 Vine ST	GD	628	STD	2	\$3,950		\$1,150,000↑	\$826.15	1392	1922/ASR	6,262/0.1438	N		2	11/06/23	285/362
7	23313879	S	412 N Avenue 50	LA	632	STD	2			\$1,315,000↑	\$636.19	2067	1921	7,950/0.18			1	11/06/23	17/17
8	P1-12905	S	2267 E Washington BLVD	PAS	646	TRUS	2	\$45,000		\$768,500↓	\$653.49	1176	1938	3,392/0.07	N		3	11/09/23	204/204
9	PW23196692	S	5814 5814 Via Corona ST	LA	699	STD	2	\$0		\$850,000↓	\$546.27	1556	1947/EST	5,905/0.1356	N		2	11/09/23	11/11
10	CV23140281	S	928 N Eastman AVE	LA	BOYH	PRO	2	\$0		\$400,000↓	\$223.71	1788	1909/ASR	7,718/0.1772	N		0	11/08/23	24/24
11	23308309	S	31 Buccaneer ST	VEN	C12	STD	2			\$2,835,000↓	\$702.25	4037/E		3,081/0.07	N		2	11/07/23	46/46
12	23314427	S	1024 S Hayworth AVE	LA	C19	STD	2			\$1,830,000↓	\$703.31	2602	1926	5,999/0.13	N		3	11/09/23	8/8
13	23316875	S	1820 Hyperion AVE	LA	671	STD	2			\$2,030,000↑	\$552.53	3674	1937	4,021/0.09			1	11/06/23	14/14
14	DW23050962	S	834 E 33rd ST	LA	C37	PRO	2	\$0		\$551,260↑	\$264.39	2085	1908/ASR	5,269/0.121	N		0	11/06/23	2/357
15	23301999	S	6701 S Figueroa ST	LA	C42	STD	2			\$555,000	\$300.98	1844	1907	4,757/0.1				11/09/23	47/47
16	GD23081939	S	6527 Pollard ST	GVZA	GVZA	STD	2	\$0		\$710,000↓	\$265.32	2676	1905/ASR	4,774/0.1096	N		1	11/09/23	53/53
17	DW23175295	S	1510 Del Amo BLVD	TORR	122	STD	3	\$0		\$973,000↑	\$414.04	2350	1944/PUB	5,001/0.1148	N		2	11/08/23	13/139
18	NP23194694	S	2611 N Lincoln ST	BBK	610	STD,TRUS	3	\$0		\$900,000↓	\$440.96	2041	1950/ASR	6,338/0.1455	N		3	11/08/23	6/6
19	MB22242313	S	301 S Avenue 55	LA	632	STD	3	\$62,040		\$850,000↓	\$422.68	2011	1914/ASR	6,743/0.1548	N		3	11/08/23	197/197
20	RS22187249	S	3235 Wisconsin AVE	LNWD	RM	STD	3	\$47,520		\$700,000↓	\$380.02	1842	1953/ASR	4,777/0.1097	N		3	11/10/23	434/434
21	23300521	S	1618 259th ST	HC	124	STD	4			\$1,025,000↓	\$382.46	2680/A	1986/ASR	5,001/0.11	N		1	11/07/23	46/46
22	23275059	S	1118 N Avalon BLVD	WILM	196	STD	4			\$826,000↓	\$167.61	4928/A	1929/ASR	10,000/0.22			5	11/08/23	156/156
23	GD23171708	S	440 N Lomita ST	BBK	610	STD	4	\$117,886		\$2,075,000↓	\$469.88	4416	1989/ASR	6,729/0.1545	N		0	11/05/23	20/20
24	23318015	S	4323 Avocado ST	LA	637	STD	4			\$2,365,000↓	\$461.55	5124/A	1925/ASR	7,014/0.16			5	11/08/23	10/10
25	DW23176379	S	1911 Sierra Leone AVE	ROW	652	STD	4	\$58,200		\$1,250,000↓	\$357.14	3500	1964/ASR	7,219/0.1657	N		0	11/08/23	0/32
26	DW23176300	S	1905 Sierra Leone AVE	ROW	652	STD	4	\$68,400		\$1,250,000↓	\$357.14	3500	1964/ASR	8,154/0.1872	N		0	11/08/23	0/54
27	CV23113855	S	1961 Evergreen ST	LVRN	684	STD	4	\$4,450		\$1,300,000↓	\$299.82	4336	1965/ASR	7,933/0.1821	N		5	11/07/23	84/84
28	23245917	S	1618 Tremont ST	LA	BOYH	NOD	4			\$750,000↓	\$339.06	2212/D	1926/ASR	7,496/0.17	N			11/09/23	211/220
29	23295977	S	600 N Juanita AVE	LA	671	STD	4			\$1,000,000↓	\$444.44	2250	1912	7,504/0.17				11/06/23	57/57
30	23291333	S	656 Laveta TER	LA	671	STD	4			\$1,825,000↑	\$532.23	3429	1924	4,605/0.1			4	11/09/23	10/86
31	23288735	S	338 W 74th ST	LA	C37	STD	4			\$660,000↓	\$318.23	2074/E	1924/ASR	6,352/0.14	N			11/07/23	84/84
32	23267533	S	451 S Bonnie Brae ST	LA	C42	STD	4			\$1,300,000↓	\$302.96	4291	1920	7,458/0.17				11/06/23	181/181
33	23316451	S	3521 E Cesar E Chavez AVE	LA	ELA	STD	4			\$700,000	\$289.26	2420	1918	7,386/0.16	N			11/07/23	6/6
34	OC23111158	S	3530 Edgehill DR	LA	PHHT	STD	4	\$97,200		\$1,150,000↓	\$624.32	1842	1951/ASR	7,327/0.1682	N		3	11/08/23	8/8
35	SB23133505	S	523 W 12th ST	SP	185	STD	5	\$108,060		\$950,000↓	\$241.85	3928	1986/ASR	4,982/0.1144	N		2	11/08/23	74/74
36	23306531	S	8861 Venice BLVD	LA	C09	STD	5			\$1,700,000	\$803.02	2117	1950	3,821/0.08				11/06/23	18/18
37	23256665	S	945 & 961 Marco PL	VEN	C11	STD	5			\$4,770,000↓	\$1,577.38	3024/E	1923	9,720/0.22	N			11/06/23	117/117
38	23300791	S	5628 Whitsett AVE	VVL	VVL	STD	6			\$1,320,000↓	\$253.75	5202	1957	7,133/0.16				11/07/23	18/18
39	SB21233266	S	241 W Tujunga AVE	BBK	610	STD	15	\$387,276		\$4,800,000↓	\$375.29	12790	1963/SEE	9,401/0.2158	N		0	11/08/23	539/539

Closed • **Single Family Residence**

List / Sold:

\$1,250,000/\$1,170,000 ↓

50 days on the market

Listing ID: SB23156480

4211 4213 Artesia Blvd • Torrance 90504

2 units • \$625,000/unit • 2,600 sqft • 6,500 sqft lot • \$450.00/sqft • Built in 1953

Hawthorne Blvd. East on Artesia Blvd.



Welcome to this unique, beautifully-landscaped house in North Torrance. The main house has a large living room with a fireplace, dining room area, with four bedrooms, two beautifully remodeled bathrooms, and a chef's kitchen, complete with a granite-topped rolling cart for extra flexibility while cooking and prepping. A commercial-grade, large two-oven gas stove and microwave top off the dream kitchen, with a BBQ and deck right outside of the kitchen. The original patio, off of the dining room area, was enclosed, and includes a high ceiling with an openable skylight, and a wet bar and fridge, for easy entertaining outside. There is a spacious, private, master bedroom, with a large walk-in closet and beautifully remodeled bathroom, with an attached laundry room. The fully permitted 1 bedroom, 1 bath ADU is at the back of the house, with alley access, dedicated parking, and a private entrance off of the alley. The bathroom in the ADU has been beautifully remodeled with an openable skylight, high ceilings in bedroom and bathroom and a walk in closet. The outdoor patio is the perfect place to relax in the covered spa, included in the sale. There is wrought iron fencing around the back lawn, a garden area, and a dog run. The detached double car garage has a built in workshop. There are four Mitsubishi ductless heat/air wall units throughout the home and ADU for room-to-room climate control. The house lends itself well to either an extended family, or rental income from the ADU.

Facts & Features

- Sold On 11/09/2023
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 3 Total carport spaces
- Cooling: Dual, Ductless, High Efficiency
- Heating: Combination, Ductless, Fireplace(s), Wall Furnace
- \$0 (Assessor)
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Inside, Washer Included
- \$87000 Gross Scheduled Income
- \$68700 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Suite, Walk-In Closet, Workshop
- Floor: Carpet, Tile, Wood
- Appliances: 6 Burner Stove, Free-Standing Range, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Water Heater, Water Line to Refrigerator
- Other Interior Features: Block Walls, Ceiling Fan(s), Granite Counters, In-Law Floorplan, Partially Furnished, Pull Down Stairs to Attic, Storage, Track Lighting, Wet Bar

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Level with Street, Lot 6500-9999, Near Public Transit, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Utilities - Overhead, Yard
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private, Rain Gutters

Annual Expenses

- Total Operating Expense: \$18,300
- Insurance: \$1,500

- Electric: \$300.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01854035
- Gardener:
- Licenses:

- 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	4	2	2	Furnished	\$0	\$0	\$5,000
2:	1	1	1	0	Furnished	\$0	\$0	\$2,250

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 132 - N Torrance - West area
- Los Angeles County
- Parcel # 4085014036

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







Closed • Duplex

List / Sold: **\$989,900/\$950,000** ↓

12256 211th St • Hawaiian Gardens 90716

71 days on the market

**2 units • \$494,950/unit • 1,938 sqft • 5,257 sqft lot • \$490.20/sqft •
Built in 1918**

Listing ID: OC23135737

Off Norwalk Blvd



Great investment opportunity. Pictures coming soon. This is a Two Unit property. The property is a Single-Family Residence with newly permitted/built 3 bedrooms, 2 baths Independent ADU located at the rear of the property. The ADU is move in ready, fully upgraded with a modern look and feel with stainless steel appliances. The front unit has 3 bedrooms and 1 bath with a fully upgraded kitchen and bathroom. Tenant occupied, please do not disturb tenants. Sellers are willing to offer \$10,000 towards solar panels. The property is located at the border of Hawaiian Gardens and Lakewood. ABC School District. Close to all major freeways, markets, and shopping centers.

Facts & Features

- Sold On 11/07/2023
- Original List Price of \$1,099,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$514 (Estimated)
- Laundry: Gas Dryer Hookup
- \$2500 Gross Scheduled Income
- \$2200 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Disposal, Gas Range, Microwave, Refrigerator, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01834942
- Gardener:
- Licenses:
- Insurance: \$3,500
- 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	\$2,500	\$2,500	\$30,000
2:	1	3	2	0	Unfurnished	\$3,200	\$3,200	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 54 - Hawaiian Gardens area
- Los Angeles County
- Parcel # 7066026015

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC23135737

Printed: 11/12/2023 7:10:06 AM

Closed • Duplex

List / Sold:

\$1,200,000/\$1,228,000 ↑

15 days on the market

Listing ID: AR23184040

721 S 2nd Ave • Arcadia 91006

2 units • **\$600,000/unit** • **1,928 sqft** • **7,364 sqft lot** • **\$636.93/sqft** •
Built in 1949

Northwest corner of Alice and 2nd Avenue. Most of the property faces Alice.



Excellent opportunity to own a fantastic single-level duplex with two side-by-side units in a prime Arcadia location. The spacious units are attached, but both really feel more like houses with their separate entrances, front yards, and front porches. Both units have great floorplans and feature 2 bedrooms, 1 bathroom, in-unit laundry hook-ups, 1 space in the garage, and 1 space in the driveway. The first unit is approximately 870 square feet, and the second unit is approximately 1,058 square feet. Please do not disturb tenants.

Facts & Features

- Sold On 11/09/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$819 (Estimated)
- Laundry: Individual Room
- \$43900 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$99,999,999
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$999,999
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$999,999
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$999,999
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,660	\$1,660	\$1,660
2:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%

- 605 - Arcadia area
- Los Angeles County
- Parcel # 5779017008

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



721 & 723 South 2nd Avenue, Arcadia



CUSTOMER FULL: Residential Income LISTING ID: AR23184040

Printed: 11/12/2023 7:10:08 AM

Closed • Duplex

List / Sold: **\$488,888/\$525,000** ↑

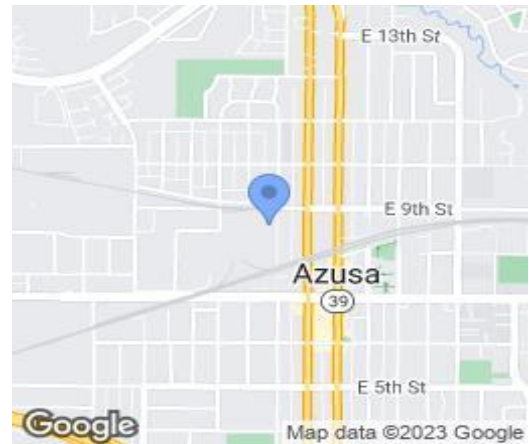
831 N Angeleno Ave • Azusa 91702

12 days on the market

2 units • **\$244,444/unit** • **1,180 sqft** • **7,444 sqft lot** • **\$444.92/sqft** •
Built in 1923

Listing ID: WS23164368

Crescent Dr. and Angeleno



Duplex: Two (2) separate structures on one lot. Front house has 2 Bedrooms and 1 Bath. Rear house has 1 Bedroom and 1 Bathroom. Property is sold "As-Is" in its present condition. Note: The Accuracy of the information provided is deemed reliable, but is not guaranteed, all sizes, measurements, square footage and descriptions are approximate, are subject to change and should be independently verified. Do not disturb occupants.

Facts & Features

- Sold On 11/07/2023
- Original List Price of \$488,888
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$542 (Estimated)
- \$30360 Gross Scheduled Income
- \$30110 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: None

Annual Expenses

- Total Operating Expense: \$250
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description: 250

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$2,000
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 607 - Azusa area
- Los Angeles County
- Parcel # 8605002188

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

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

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CUSTOMER FULL: Residential Income LISTING ID: WS23164368

Printed: 11/12/2023 7:10:08 AM

Closed • Duplex

List / Sold:

\$1,150,000/\$1,100,000 ↓

21 days on the market

Listing ID: AR23172044

18427 E Cypress St • Covina 91723

2 units • \$575,000/unit • 1,916 sqft • 11,577 sqft lot • \$574.11/sqft • Built in 1940

10 Hwy exit S Citrus Ave, head North and left turn on E Cypress St



Rare opportunity to own this charming two-unit property in the heart of Covina. This property is near by the Covina's local farmer's market, restaurants, entertainment options, and shopping destinations. Both units are currently leased with tenant occupied. The front unit is a two bed one bath with upgraded kitchen, dual pane windows, laminate flooring and has its own indoor laundry area. The back house is a three bed two bath with an upgraded kitchen. Concrete driveway throughout the property with plenty of parking space. Three car garage offer a potential ADU opportunity for the new owner, Agent and potential buyer will need to verify with the Los Angeles County or local authorities to confirm.

Facts & Features

- Sold On 11/06/2023
- Original List Price of \$1,150,000
- 2 Buildings
- 3 Total parking spaces
- \$0 (Estimated)
- Laundry: Inside
- \$60600 Gross Scheduled Income
- \$57600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Partially	\$2,100	\$2,100	\$2,400
2:	1	3	2	2	Partially	\$2,950	\$3,400	\$3,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: \$15000

- 614 - Covina area
- Los Angeles County
- Parcel # 8421022016

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Duplex

List / Sold:

\$1,145,000/\$1,150,000 ↑

285 days on the market

Listing ID: CV22249754

466 Vine St • Glendale 91204

2 units • \$572,500/unit • 1,392 sqft • 6,262 sqft lot • \$826.15/sqft • Built in 1922

West Of Vine Street & Pacific Ave



Opportunity to acquire a "value added" multi-family property in Glendale. This multifamily property is a family-held, well-maintained asset, ready to be handed to a new owner or investor. This Vine property offers an excellent value add investment opportunity strategically located in the desirable suburbs of Glendale. The property has two units each consisting of 1 Bd/1Ba with a full kitchen, small living room with fireplace, dining area and its own little porch. There are so many amazing details with Central HVAC, tank less water heaters, and shared laundry room, ample parking. Each unit is 700 sq ft. Rear property offers a grass area for BBQ's or entertainment.

Facts & Features

- Sold On 11/06/2023
- Original List Price of \$1,149,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air, Natural Gas
- \$205 (Estimated)
- Laundry: In Garage
- \$3950 Gross Scheduled Income
- \$3950 Net Operating Income
- 3 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: \$225
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$225
- 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	\$2,025	\$2,025	\$2,100
2:	1	1	1	1	Unfurnished	\$1,925	\$1,925	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5696009018

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







Closed •

List / Sold:

\$1,250,000/\$1,315,000 ↑

412 N Avenue 50 • Los Angeles 90042

17 days on the market

**2 units • \$625,000/unit • 2,067 sqft • 7,950 sqft lot • \$636.19/sqft •
Built in 1921**

Listing ID: 23313879

110N to Avenue 52 exit, merge onto Glen Ellen Place, turn right S Avenue 52, left onto Echo St, right onto Avenue 50.



Owner occupied, delivered vacant! Why buy a single family home and build an ADU, when you could buy two homes on a large lot nestled near the base of Mount Washington and ready for you and your renter, guest suite or work studio? 412 N Avenue 50 is an incredible property, consisting of a 3 bed 1 bathroom craftsman-style front house and a 2 bed 1 bathroom back house. The 1240 square foot front house (412 N Avenue 50) is thoughtfully designed with an eye for original charm and character. There are multiple outdoor lounge areas, including a newly landscaped front yard, outdoor dining area and tiki bar perfect for hosting alfresco. The back house (414 N Avenue 50) is an 827 square foot designer-styled, fully remodeled detached home with new craftsman style millwork paired with Scandinavian modern finishes, original floors, central air and a private flagstone patio with 8' high fencing. It has an established airbnb presence with Superhost status, earning on average \$3450 per month (or \$115 per night). Both units will be vacant at the close of escrow - live in one or rent out both for maximum income! Property includes an automatic driveway gate and ample car park in the back with room for 4+ cars plus a stand alone garage. A 15 minute walk from the heart of Figueroa in Highland Park and a stone's throw away from neighborhood favorites; Gloria's Restaurant, La Tropicana Market and Burritos La Palma. Do not miss this rare opportunity - will not last long!

Facts & Features

- Sold On 11/06/2023
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s), Central Air
- Heating: Central, Floor Furnace
- Laundry: Washer Included, Dryer Included
- \$8550 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- 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	\$4,550
2:	2	2	1		Unfurnished	\$3,500	\$3,500	\$4,000

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5471022004

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23313879

Printed: 11/12/2023 7:10:11 AM

Closed • Commercial/Residential

List / Sold: **\$799,000/\$768,500** ↓

2267 E Washington Blvd • Pasadena 91104

204 days on the market

2 units • **\$399,500/unit** • **1,176 sqft** • **3,392 sqft lot** • **\$653.49/sqft** •
Built in 1938

Listing ID: P1-12905

NE corner of Washington Blvd and Grand Oaks



Clean, cozy and practically move in ready! Zoned: Commercial. USE Code: Duplex, multi-family in beautiful Pasadena, with all it has to offer. Live/home ofc? Or lease out both sides? Three car garage could be made into 3rd Unit (you would have to verify) and 3 driveway spaces provide lots of parking/storage. It has updated windows, kitchen and bath cabinets which were all permitted. Buyers advised to do their own due diligence, however, Inspections, Permits and Assessor's documents are all available to see. Broker and agent do not represent or guarantee accuracy of the square footage, bd/bd count, lot size or lines, dimensions, permitted or un-permitted spaces, or any other info concerning conditions. Buyer to verify. It is a legal duplex. Sold 'AS IS' with NO repairs. Back on the market, Buyer did NOT perform. NO fault of property. This is a 1031 Exchange.

Facts & Features

- Sold On 11/09/2023
- Original List Price of \$795,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside, Gas Dryer Hookup, Washer Hookup
- \$45000 Gross Scheduled Income
- \$41000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Kitchen, Utility Room
- Floor: Laminate
- Appliances: None
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Corner Lot, Sprinklers None, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Satellite Dish

Annual Expenses

- Total Operating Expense: \$4,500
- Electric:
- Gas: \$600
- Furniture Replacement:
- Trash: \$900
- Cable TV: 02029658
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	1	Unfurnished	\$45,000	\$45,000	\$4,500
2:		1	1	1	Unfurnished			
3:								
4:								
5:								

6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5853017031

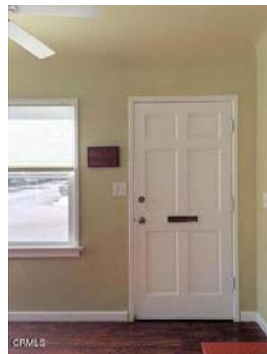
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: P1-12905

Printed: 11/12/2023 7:10:12 AM

Closed • **Single Family Residence**

List / Sold: **\$799,999/\$850,000** ↓

5814 5814 1/2 Via Corona St • Los Angeles 90022

11 days on the market

2 units • **\$400,000/unit** • **1,556 sqft** • **5,905 sqft lot** • **\$546.27/sqft** •
Built in 1947

Listing ID: PW23196692

ATLANTIC BLVD & BEVERLY BLVD



*****FOR SALE ONLY*** 2 HOMES IN ONE WITH 2 DIFFERENT ADDRESSES (5814 & 5814 1/2)!!! LIVE IN ONE AND RENT OUT THE OTHER!!!** If you are looking for a fully remodeled and beautifully finished home with a ADU that is located in a great East Los Angeles neighborhood? This home has it all! You just have to see it to fall in love with this beautifully designed property. Front unit address is approx. 1056 sq ft elegant living space of 2 bedrooms, 2 full bathrooms and the back unit ADU has is approx. 500 sq ft 1 bedroom and 1 full bathroom, complete with kitchen, living room, separate HVAC and washer & dryer (ALL PERMITTED). BOTH UNITS HAVE PERMITS FOR ELECTRICAL, PLUMBING, MECHANICAL AND WINDOWS. Perfect for an extended family or even rental income. Detached is a large two cars garage and behind it is an additional 300 sf storage spaces. Some of the many new items include are new remodeled kitchens, new remodeled bedrooms and bathrooms, new recessed lights, new baseboards, new tiles and laminate wood flooring, new garage door, water heater, new mini split, new interior paints, new windows and new interior and exterior doors throughout. The kitchens are custom designed with brand new beautiful wood cabinets, granite counter tops and high end appliances. IT IS BASICALLY BRAND NEW EVERYTHING!! Enjoy the outdoors with a large backyard that is perfect for entertaining and a beautiful courtyard in the front as well! Long driveway for plenty of parking. Bring your picky buyers to this one - they will love it!

Facts & Features

- Sold On 11/09/2023
 - Original List Price of \$935,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: SEER Rated 16+
 - Heating: Wall Furnace
 - \$804 (Estimated)
 - Laundry: In Closet
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available
-

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
 - Floor: Laminate
 - Appliances: Dishwasher, Gas Range, Range Hood, Water Heater
 - Other Interior Features: Granite Counters
-

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Yard
 - Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s), Window Bars
 - Sewer: Public Sewer
 - Other Exterior Features: Lighting
-

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01508014
 - Gardener:
 - Licenses:
 - Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:
-

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6342008003

Michael Lembeck

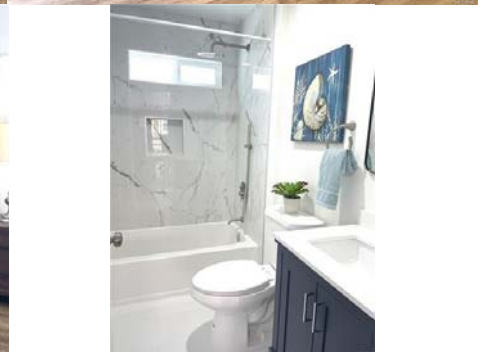
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$425,000/\$400,000** ↓

928 N Eastman Ave • Los Angeles 90063

24 days on the market

2 units • **\$212,500/unit** • **1,788 sqft** • **7,718 sqft lot** • **\$223.71/sqft** •
Built in 1909

Listing ID: CV23140281

Blanchard to Eastman



Excellent Investor opportunity awaits! This duplex is located in the perfect East Los Angeles neighborhood. The property requires major reconstruction and has much to offer. Great access to shopping, transportation and schools. Probate does not require court confirmation.

Facts & Features

- Sold On 11/08/2023
- Original List Price of \$500,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Seller)
- Laundry: Outside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01064901
- 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	0	0	Unfurnished	\$0	\$0	\$2,000
2:	1	2	0	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 4%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5230010008

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

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

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CUSTOMER FULL: Residential Income LISTING ID: CV23140281

Printed: 11/12/2023 7:10:16 AM

Closed •

List / Sold:

\$2,995,000/\$2,835,000 ↓

46 days on the market

Listing ID: 23308309

31 Buccaneer St • Venice 90292

2 units • \$1,497,500/unit • 4,037 sqft • 3,081 sqft lot • \$702.25/sqft • Built in

West of Pacific Avenue, first block of the beach. South of Washington Blvd.



TWO FOR THE PRICE OF ONE!! This one-of-a kind Marina Peninsula Architectural Duplex is located less than 400 feet from the beach on a Marina Del Rey walk street. This unique property is a rare find and must be seen. The primary front home, 31 Buccaneer is an architectural multi-level 3 bed/3 bath home. The main level is characterized by open space, high ceilings, floor to ceiling windows, modern kitchen with stainless steel appliances, a large island, and granite countertops. Ascend upstairs and you will find a loft, and primary bedroom, with balcony, and rooftop deck with ocean and city views. The back unit 31 1/2 Buccaneer is acting as 2-bedroom, 2 bath loft style beauty! Upon entering this unit you'll be captivated by the meticulously designed interior with soaring, vaulted ceilings, open loft areas, two decks with ocean and city views. This is a "must see" property with unlimited potential. You can have rental income, a place for extended family or guest, or open a wall and have one huge beach home. Perfect owner user or investment property.

Facts & Features

- Sold On 11/07/2023
- Original List Price of \$2,995,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- 2 Total carport spaces
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable
- \$129100 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$37,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$6,500	\$6,500	\$7,900
2:	1	2	2		Unfurnished	\$0	\$0	\$6,000
3:								
4:								
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4225001031

Michael Lembeck

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

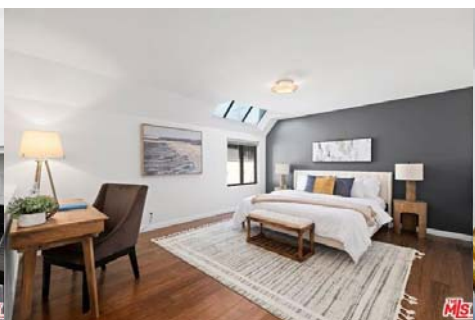
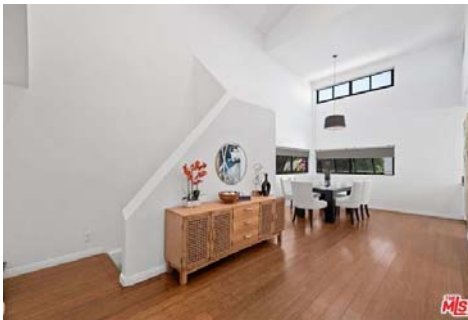
Re/Max Property Connection

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

Click arrow to display photos









Closed •

List / Sold:

\$1,895,000/\$1,830,000 ↓

8 days on the market

Listing ID: 23314427

1024 S Hayworth Ave • Los Angeles 90035

**2 units • \$947,500/unit • 2,602 sqft • 5,999 sqft lot • \$703.31/sqft •
Built in 1926**

Half a block South of Olympic, one block West of Fairfax.



Welcome to this stunning Spanish style duplex in the heart of Carthay Square! This fully vacant property offers the perfect opportunity for buyers looking for a beautiful home and an investment opportunity. As you step inside, you'll be greeted by an abundance of natural light streaming through the large windows in the spacious living room. The upper unit features two bedrooms, office space, and one bathroom, while the lower unit is two bedrooms, one bathroom, with both units featuring central air conditioning and heat, an amazing upgrade for hot summer days, and cool winter nights. The beautifully landscaped backyard provides a private oasis - a perfect space to dine al fresco and host gatherings. Additionally, the detached garage presents potential with the ability to convert it into an ADU, offering the possibility for additional income. Situated just south of Olympic Blvd and one block west of Fairfax Ave, this location provides convenient access to Cedars Sinai, the Original Farmer's Market, The Grove, a plethora of neighborhood restaurants, trendy shops, and entertainment options, as well as the new Metro Line coming soon! Art enthusiasts will appreciate the close proximity to cultural landmarks such as LACMA and the La Brea Tar Pits, providing several options for exploration and enjoyment. This property offers the perfect blend of comfort, charm, and investment potential. Don't miss your chance to own this exquisite Spanish style duplex in Carthay Square!

Facts & Features

- Sold On 11/09/2023
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 4.2
- \$79800 Net Operating Income

Interior

- Rooms: Office
- Floor: Tile, Wood
- Appliances: Dishwasher, Microwave, Refrigerator, Gas Range

Exterior

- Lot Features: Back Yard, Yard

Annual Expenses

- Total Operating Expense: \$34,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02111757
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	1	3	1	Unfurnished	\$5,000	\$0	\$5,000
3:							
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5086001032

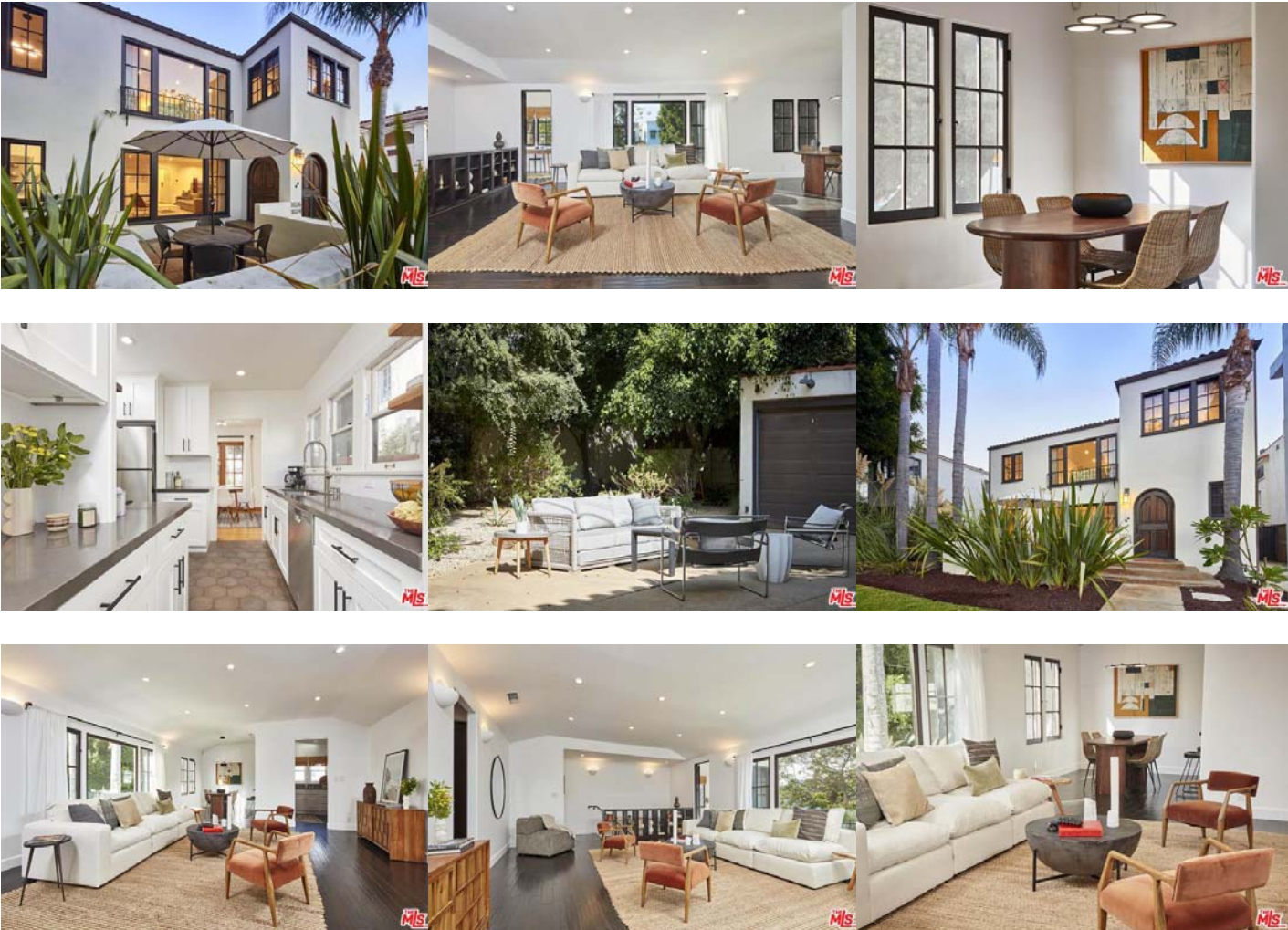
Michael Lembeck

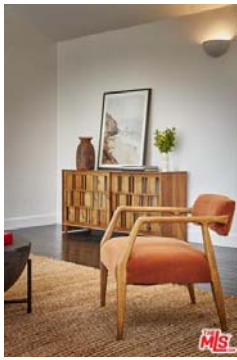
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

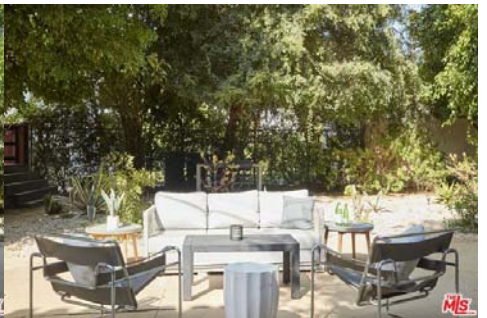
Click arrow to display photos











Closed •

List / Sold:

\$1,999,000/\$2,030,000 ↑

14 days on the market

Listing ID: 23316875

1820 Hyperion Ave • Los Angeles 90027

**2 units • \$999,500/unit • 3,674 sqft • 4,021 sqft lot • \$552.53/sqft •
Built in 1937**

Hyperion Ave North of Sunset Blvd.



We are pleased to present for sale an extremely rare mixed-use owner/user and/or investment opportunity in an iconic location, nestled between Silver Lake and Los Feliz - two of LA's most prized sub-markets. The 3,674 SF property is located north of famous Sunset Blvd and less than half a mile from the Historic Sunset Junction, adjacent to Los Feliz's booming Franklin Hills District. The property will be delivered 67% VACANT. With recent capital improvements of over \$250,000, this mixed-use asset has strong potential commercial tenancy and stabilized residential tenancy in place. The vacant commercial unit consists of a 2,474 SF office building with modern and eclectic restorations composed of beautiful flooring and expansive street facing windows providing an abundance of natural light. The residential unit is an exquisite 1,200 SF 2 bedroom + 1 Bathroom Artist Loft (utilizing a CUP) with a full kitchen and laundry hook ups with stunning wood work all throughout. The investment is strategically located on Hyperion Blvd with mountain views and boasts significant potential returns and minimal landlord responsibilities. A new owner will be able assume over \$1.1M in assignable seller financing that is available with 12 months remaining, interest-only, at 0.50% (you read that right, one half of a percent, interest only).

Facts & Features

- Sold On 11/06/2023
- Original List Price of \$1,999,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Cap Rate: 6.1
- \$121743 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$35,040
- 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	3		Unfurnished	\$13,065	\$13,065	\$13,965
2:								
3:								
4:								
5:								

6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5431001015

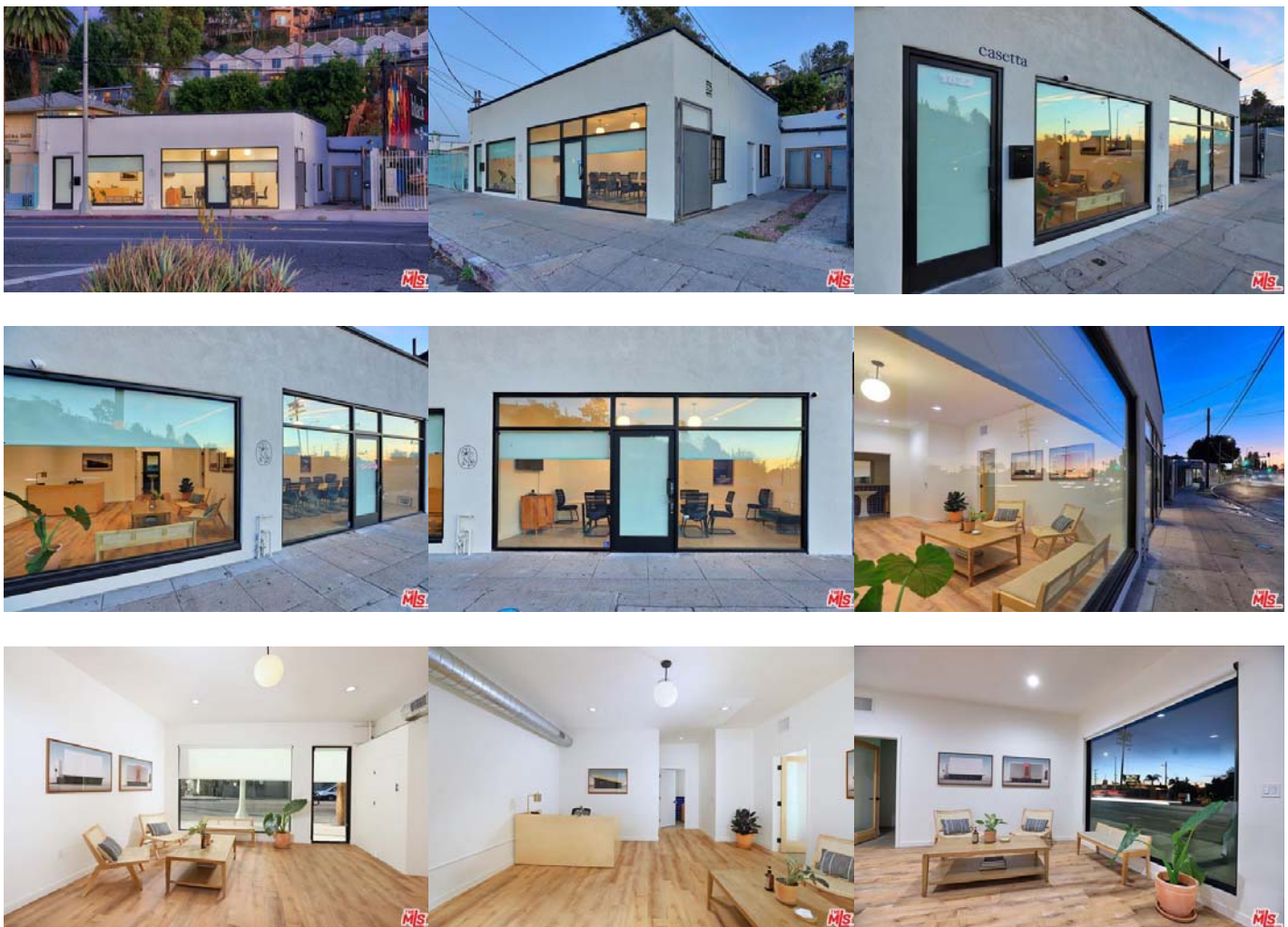
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 23316875

Printed: 11/12/2023 7:10:25 AM

Closed • **Single Family Residence**

List / Sold: **\$549,900/\$551,260** ↑

834 E 33rd St • Los Angeles 90011

2 days on the market

2 units • **\$274,950/unit** • **2,085 sqft** • **5,269 sqft lot** • **\$264.39/sqft** •
Built in 1908

Listing ID: DW23050962

E/ SAn Pedro & N/ Jefferson



Great investment opportunity located conveniently near the 110 freeway and the 60 freeway! Rent one and live in the other or perfect for fix and flip. Property has it own parking in rear. This victorian style units are in a highly desired area of south Los Angeles. Near LA Coliseum, Exposition Park, Downtown LA, Pico Union Station, Restaurants, shopping experiences, schools, the infamous USC, Fashion District, Arts Districts, and Produce District. Don't miss this wonderful opportunity of adding these units to you portfolio! Property is in dire need of termite repairs, including foundation repairs.

Facts & Features

- Sold On 11/06/2023
- Original List Price of \$549,900
- 2 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811455
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

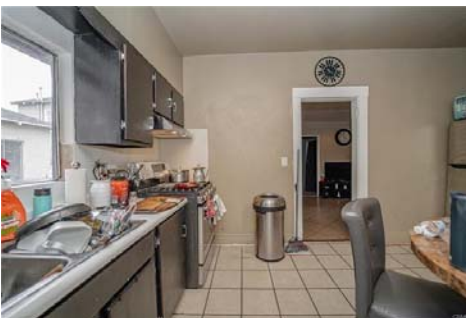
- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5120028009

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

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW23050962

Printed: 11/12/2023 7:10:30 AM

Closed •

List / Sold: **\$555,000/\$555,000**

6701 S Figueroa St • Los Angeles 90003

47 days on the market

2 units • **\$277,500/unit** • **1,844 sqft** • **4,757 sqft lot** • **\$300.98/sqft** •
Built in 1907

Listing ID: 23301999

South of Gage, North of Florence between S. Hoover and Broadway. West of the 110 Freeway.



Exciting opportunity for investors or those looking for income property. The units are detached and zoned LAC2. The front unit 6703 is a 3 bedroom, 1 bath and the back unit 6701 is a 2 bedroom 1 bath. Both units have washer dryer hook ups. Property is only minutes from USC, Downtown LA, Los Angeles Memorial Coliseum, LA Live, Schools, Shopping Centers, Museums, the 110 Freeway and much more. Broker/Agent doesn't guarantee accuracy of square footage, bed/bath count, lot size, permit info, descriptions herein or other info Buyer and Buyer's Agent to do their own investigations. DO NOT DISTURB *Large dog on property.

Facts & Features

- Sold On 11/09/2023
- Original List Price of \$555,000
- 2 Buildings
- Levels: One
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,000	\$1,000	\$2,900
2:	1	2	1		Unfurnished	\$0	\$0	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6013018032

Michael Lembeck

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

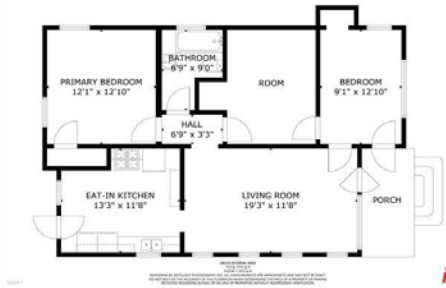
Re/Max Property Connection

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

Click arrow to display photos







Closed • Duplex

List / Sold: **\$900,000/\$710,000** ↓

6527 Pollard St • Garvanza 90042

53 days on the market

**2 units • \$450,000/unit • 2,676 sqft • 4,774 sqft lot • \$265.32/sqft •
Built in 1905**

Listing ID: GD23081939

Corner of York & Avenue 64



Don't miss out on the opportunity to own this remarkable duplex, which is now on the market for the first time in over 45 years! Nestled within the highly sought-after Garvanza Historic District, this mature 1905 duplex offers a unique chance to own a piece of history. Positioned in the prime location of Highland Park, this duplex provides a tranquil retreat from the bustling streets of York & Figueroa, while still offering easy access to local restaurants, shopping centers, and vibrant nightlife. Both units in this duplex are awaiting restoration and are being sold in their present condition, allowing you the freedom to customize and revive them to your liking. Unit 1 comprises 2 bedrooms and 1 bathroom, providing comfortable living quarters with ample space for relaxation and privacy. Unit 2 boasts 3 bedrooms and 2 bathrooms, offering even more room for your family or guests. The property features convenient parking options, including a driveway and a garage that requires restoration. With a generous living space of 2,676 square feet, this property ensures plenty of room for your lifestyle needs. Additionally, it sits on an expansive 4,774 square foot lot, allowing for potential outdoor enhancements and additional landscaping. Don't let this incredible opportunity slip away—seize the chance to restore and transform this duplex into your dream home.

Facts & Features

- Sold On 11/09/2023
- Original List Price of \$900,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- \$1,000 (Estimated)
- Laundry: Washer Hookup
- 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: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00804434
- 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	0	1	Unfurnished	\$0	\$0	\$3,000
2:	1	3	0	0	Unfurnished	\$0	\$0	\$4,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%

- GVZA - Garvanza area
- Los Angeles County
- Parcel # 5493024013

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: GD23081939

Printed: 11/12/2023 7:10:31 AM

Closed • **Triplex**

List / Sold: **\$968,000/\$973,000** ↑

1510 Del Amo Blvd • **Torrance 90501**

13 days on the market

3 units • **\$322,667/unit** • **2,350 sqft** • **5,001 sqft lot** • **\$414.04/sqft** •
Built in 1944

Listing ID: DW23175295

Main streets are Del Amo Blvd & S. Western Ave



Welcome to this fantastic triplex located in the desirable city of Torrance, Harbor Gateway Area. This property offers a unique opportunity for investment, featuring three separate units and convenient amenities. The triplex boasts two driveways, providing ample parking space for residents and guests. Each unit is designed for comfort and convenience, ensuring a pleasant living experience. The first (front) unit is a 1-bedroom, 1 bathroom unit. The second (middle) unit offers 2 bedrooms and 1 bathroom, ideal for those who desire a cozy yet functional living space. The third unit is a two-story, consists of 2 bedrooms and 2 bathrooms, 2 car detached garage offering a spacious layout and providing room for families or individuals. This property's location is a major highlight, allowing residents to enjoy the convenience of nearby shopping centers, where they can easily access a variety of shopping centers (Del Amo Mall & South Bay Galleria) retail stores, restaurants, and entertainment options. Minutes away from beach cities (Redondo Beach, Manhattan Brach, & San Pedro) Additionally, the proximity to the freeways 110 Harbor Freeway and 405 ensures quick and easy commuting to other areas of Los Angeles and beyond. Zoning LA RD1.5

Facts & Features

- Sold On 11/08/2023
- Original List Price of \$968,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- \$730 (Estimated)
- Laundry: Outside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01788242
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7351017013

Michael Lembeck

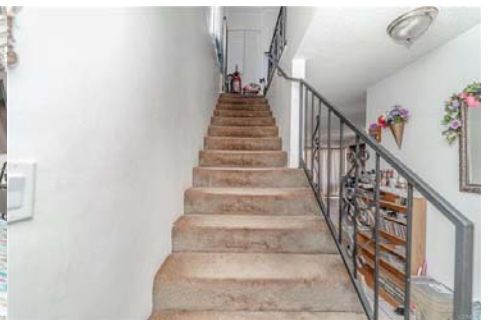
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos







Closed • **Triplex**

List / Sold: **\$1,299,900/\$900,000** ↓

2611 N Lincoln St • Burbank 91504

6 days on the market

**3 units • \$433,300/unit • 2,041 sqft • 6,338 sqft lot • \$440.96/sqft •
Built in 1950**

Listing ID: NP23194694

N Glenoaks Blvd



Exceptional Burbank Hill Area Triplex. Excellent walking or driving access. Quiet, single story courtyard building with patio & lawn area. Great unit mix: back unit is 2 bed 1 bath with a bonus room, the other 2 units are 1 bed 1 bath. Garages in the rear with alley access. Laundry room on site. All units are now rented out on a month to month basis. Drive by only.

Facts & Features

- Sold On 11/08/2023
- Original List Price of \$1,299,900
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$325 (Estimated)
- Laundry: Common Area, Community
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Wood

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,815	\$1,815	\$2,800
2:	2	1	1	1	Unfurnished	\$1,650	\$1,650	\$2,200

Of Units With:

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

Additional Information

- Standard, Trust sale
- 610 - Burbank area

• Buyer Agency Compensation: 2.5%

• Los Angeles County
• Parcel # 2473016035

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: NP23194694

Printed: 11/12/2023 7:10:31 AM

Closed • Triplex

List / Sold: **\$849,000/\$850,000** ↓

301 S Avenue 55 • Los Angeles 90042

197 days on the market

3 units • **\$283,000/unit** • **2,011 sqft** • **6,743 sqft lot** • **\$422.68/sqft** •
Built in 1914

Listing ID: MB22242313

Going North on the 110 Fwy, exit S Avenue 52 to the left, then right on Figueroa, right on Avenue 55



PRICE REDUCTION! Introducing a highly sought-after new listing in Highland Park's desirable neighborhood. This property features three units, including two with two bedrooms and one bathroom, and one with a single bedroom and bathroom. One of the units is a newer construction from around 1970, ensuring modern comforts. The gated lot is sizable, spanning approximately 7,000 square feet, and offers dedicated garages for each unit, along with additional parking spaces between the buildings. The location is unbeatable, with Downtown LA, Glendale, Pasadena, the Rose Bowl Stadium, and the Dodger Stadium all nearby. Convenient access to the 110 Freeway, excellent schools, parks, and churches along Figueroa Street make this an ideal choice. Hurry, at this price it won't last! Contact us immediately for a private showing.

Facts & Features

- Sold On 11/08/2023
- Original List Price of \$999,999
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$398 (Estimated)
- Laundry: Individual Room
- \$62040 Gross Scheduled Income
- \$52590 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 6500-9999
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,863
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01525011
- Gardener:
- Licenses: 150
- Insurance: \$1,313
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,564
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,861
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,564

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 632 - Highland Park area
- Los Angeles County
- Parcel # 5468029020

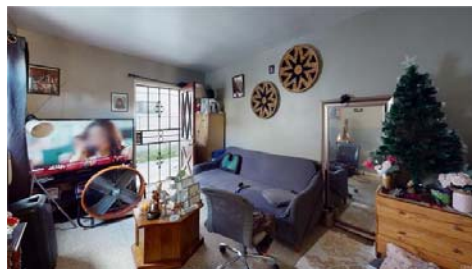
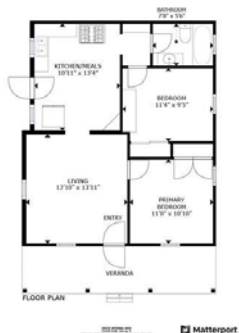
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





Matterport



Matterport

Matterport



Closed •

List / Sold: **\$750,000/\$700,000** ↓

3235 Wisconsin Ave • Lynwood 90262

434 days on the market

3 units • **\$250,000/unit** • **1,842 sqft** • **4,777 sqft lot** • **\$380.02/sqft** •
Built in 1953

Listing ID: RS22187249

east of Long Beach Bl / south Tweedy Bl



BACK IN THE MARKET nice 3 units , good location, close to schools , transportation , markets and shopping area

Facts & Features

- Sold On 11/10/2023
- Original List Price of \$750,000
- 2 Buildings
- 3 Total parking spaces
- \$752 (Estimated)
- Laundry: Individual Room
- \$47520 Gross Scheduled Income
- \$39600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,336
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,836
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,540	\$1,540	\$1,800
2:	1	1	1	1	Unfurnished	\$1,210	\$1,210	\$1,500
3:	1	1	1	1	Unfurnished	\$1,210	\$1,210	\$1,500

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
- Rent Controlled
- Buyer Agency Compensation: 2%
- RM - Lynwood area
- Los Angeles County
- Parcel # 6207008022

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

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

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CUSTOMER FULL: Residential Income LISTING ID: RS22187249

Printed: 11/12/2023 7:10:32 AM

Closed •

List / Sold:

\$1,100,000/\$1,025,000 ↓

46 days on the market

Listing ID: 23300521

1618 259th St • Harbor City 90710

**4 units • \$275,000/unit • 2,680 sqft • 5,001 sqft lot • \$382.46/sqft •
Built in 1986**

South of PCH and east of Western



I am proud to present this 4-unit apartment in Harbor City! 1618 259th St is a fantastic opportunity to acquire a 1986 construction apartment in the supply constricted South Bay. The property is not subject to LA City RSO. There is currently one vacancy at the property. The property is currently performing at a 4.75% Cap Rate & a 14.87 GRM and features a great unit mix of 1 and 2 bedroom floorplans. The building features 4 total parking spaces, 1 garage (currently rented for \$200/month) and a common area laundry room (owned machines). All units are due for rent increases on 1/1/2024.

Facts & Features

- Sold On 11/07/2023
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- \$52256 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$23,844
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01914434
- 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	\$1,285	\$1,285	\$1,650
2:	1	1	1		Unfurnished	\$1,265	\$1,265	\$1,900
3:	1	2	1		Unfurnished	\$1,415	\$1,415	\$2,400
4:	1	2	1		Unfurnished	\$2,200	\$2,200	\$2,200

5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 124 - Harbor City area
- Los Angeles County
- Parcel # 7411003022

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed •

List / Sold: **\$995,000/\$826,000** ↓

1118 N Avalon Blvd • Wilmington 90744

156 days on the market

**4 units • \$248,750/unit • 4,928 sqft • 10,000 sqft lot • \$167.61/sqft •
Built in 1929**

Listing ID: 23275059

On Avalon Blvd south of PCH



Perfect owner-user or value-add mixed use opportunity in Wilmington. The offering consists of 4 units! 2 units are vacant and 2 units are occupied. 2 units are ground floor retail, 1 unit is an upstairs office and the final unit is a 2 bed apt. The building sits on an oversized 10,000 sq ft lot with 8 parking spaces in the rear. There are also 5 single car garages that are rented.

Facts & Features

- Sold On 11/08/2023
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Multi/Split
- 13 Total parking spaces

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811831
- 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:	0	0	0		Unfurnished	\$0	\$0	\$0
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7423007010

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • **Apartment**

List / Sold:

\$2,300,000/\$2,075,000 ↓

20 days on the market

Listing ID: GD23171708

440 N Lomita St • Burbank 91506

4 units • \$575,000/unit • 4,416 sqft • 6,729 sqft lot • \$469.88/sqft • Built in 1989

North Of Magnolia Blvd.



Facts & Features

- Sold On 11/05/2023
- Original List Price of \$2,300,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- \$505 (Estimated)
- Laundry: Common Area
- \$117886 Gross Scheduled Income
- \$58109 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$62,043
- Electric: \$2,224.00
- Gas:
- Furniture Replacement:
- Trash: \$1,530
- Cable TV: 01469678
- Gardener:
- Licenses:
- Insurance: \$2,047
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,224
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Partially	\$3,193	\$3,193	\$3,500
2:	1	2	2	0	Partially	\$2,369	\$2,369	\$3,000
3:	1	2	1	0	Partially	\$2,400	\$2,400	\$3,000
4:	1	2	1	0	Partially	\$2,500	\$2,500	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2449017020

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

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

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CUSTOMER FULL: Residential Income LISTING ID: GD23171708

Printed: 11/12/2023 7:10:33 AM

Closed •

List / Sold:

\$2,590,000/\$2,365,000 ↓

10 days on the market

Listing ID: 23318015

4323 Avocado St • Los Angeles 90027

**4 units • \$647,500/unit • 5,124 sqft • 7,014 sqft lot • \$461.55/sqft •
Built in 1925**

Los Feliz Blvd and Commonwealth ave. South to Avocado, East To property



Rare opportunity to own a 4 unit multi-family building in prime Los Feliz location. Fabulous building with four units, each with 2 bedroom, 1.5 bath, and approximately 1300 sq. ft. Property has been well maintained, remodeled and painstakingly restored. Historical details, fireplaces, high ceilings, crown moldings, Oak hardwood flooring throughout, remodeled kitchens, bathrooms, powder rooms, huge French windows, light and bright units. Lower front unit is vacant and perfect for owner occupancy. Actual current cap rate of approximately 6.44. Gorgeous curb appeal with lush landscaping, mature fruit trees, two private front yard patios, Rear structure with 5 garages, 6 additional parking spaces on premises. Amazing location, minutes to the Griffith Park Observatory, LA Zoo, recreation centers, Greek Theater, LA Equestrian Center, and a short stroll to the hippest shopping and dining spots in Los Feliz village. Condo conversion possibilities. Broker/agent do not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information.

Facts & Features

- Sold On 11/08/2023
- Original List Price of \$2,590,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- Cap Rate: 6.44
- \$166840 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Wood
- Other Interior Features: Ceiling Fan(s), Crown Molding

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

3:	3	2	1	Unfurnished	\$3,420	\$3,420	\$4,200
4:	4	2	1	Unfurnished	\$2,950	\$2,950	\$4,200
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 637 - Los Feliz area
 - Los Angeles County
 - Parcel # 5591002014

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,300,000/\$1,250,000 ↓

0 days on the market

Listing ID: DW23176379

1911 Sierra Leone Ave • Rowland Heights 91748

**4 units • \$325,000/unit • 3,500 sqft • 7,219 sqft lot • \$357.14/sqft •
Built in 1964**

East of Fullerton Rd, South of Colima Rd



This 4-plex offers an incredible investment opportunity with strong rental potential. The growing demand for rental properties in Rowland Heights makes it an attractive option for investors seeking steady income. Rowland Heights is known for its convenient location with easy access to major highways, shopping centers, schools, and recreational facilities. Residents can enjoy a peaceful neighborhood while having all amenities within reach. All units area 2 bedroom, 1 bath units. This well maintained 4-plex offers four identical 2 bedroom, 1 bathroom units, providing an excellent chance for investors or owner occupants looking for rental income. Each unit has been carefully designed for comfortable living and is conveniently located in a desirable neighborhood. We look forward to helping you seize this excellent investment opportunity! Can be purchased with 1905, 1917, and 1923 Sierra Leone Ave.

Facts & Features

- Sold On 11/08/2023
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,308 (Estimated)
- \$58200 Gross Scheduled Income
- \$36400 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,800
- Electric: \$983.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$717
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$1,243
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,112
- Other Expense:
- Other Expense Description: 996

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$2,000
2:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$2,000
3:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$2,000
4:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$2,000

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 652 - Rowland Heights area
- Los Angeles County
- Parcel # 8253003011

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,350,000/\$1,250,000 ↓

0 days on the market

Listing ID: DW23176300

1905 Sierra Leone Ave • Rowland Heights 91748

4 units • **\$337,500/unit** • **3,500 sqft** • **8,154 sqft lot** • **\$357.14/sqft** •
Built in 1964

East of Fullerton Rd, South of Colima Rd



This 4-plex offers an incredible investment opportunity with strong rental potential. The growing demand for rental properties in Rowland Heights makes it an attractive option for investors seeking steady income. Rowland Heights is known for its convenient location with easy access to major highways, shopping centers, schools, and recreational facilities. Residents can enjoy a peaceful neighborhood while having all amenities within reach. All units area 2 bedroom, 1 bath units. This well maintained 4-plex offers four identical 2 bedroom, 1 bathroom units, providing an excellent chance for investors or owner occupants looking for rental income. Each unit has been carefully designed for comfortable living and is conveniently located in a desirable neighborhood. We look forward to helping you seize this excellent investment opportunity! Can be purchased with 1911, 1917, and 1923 Sierra Leone.

Facts & Features

- Sold On 11/08/2023
- Original List Price of \$13,500,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,685 (Estimated)
- \$68400 Gross Scheduled Income
- \$45600 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,800
- Electric: \$983.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$717
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$1,243
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,112
- Other Expense:
- Other Expense Description: 996

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$2,000
3:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$2,000
4:	1	2	1	0	Unfurnished	\$1,100	\$1,300	\$2,000

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 652 - Rowland Heights area
- Los Angeles County
- Parcel # 8253003012

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW23176300

Printed: 11/12/2023 7:10:37 AM

Closed • [Quadruplex](#)

List / Sold:

\$1,349,000/\$1,300,000 ↓

84 days on the market

Listing ID: CV23113855

1961 Evergreen St • La Verne 91750

4 units • **\$337,250/unit** • **4,336 sqft** • **7,933 sqft lot** • **\$299.82/sqft** •
Built in 1965

South of Foothill / west of D st.



Here is your opportunity to own a great 4plex in the city of La Verne *This is a great investment *These type of 4plex in La Verne don't come up for sale often *This property is close to everything your tenant can walk to downtown La Verne *It's one block away from Bonita High School *Its a desirable area for tenant and for investors *Rents are really low so you have a great upside potential *Don't wait it will not last on the market ***Please do not disturb tenant if you have any questions text the listing agent****

Facts & Features

- Sold On 11/07/2023
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$1,111 (Estimated)
- Laundry: Community
- \$4450 Gross Scheduled Income
- \$4150 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$280
- Electric: \$30.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV: 02027762
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,045	\$1,045	\$2,900
2:	1	2	2	1	Unfurnished	\$1,080	\$1,080	\$2,150
3:	1	2	2	1	Unfurnished	\$1,150	\$1,150	\$2,150
4:	1	2	2	1	Unfurnished	\$1,175	\$1,175	\$2,150

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 684 - La Verne area
- Los Angeles County
- Parcel # 8375031013

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV23113855

Printed: 11/12/2023 7:10:37 AM

Closed •

List / Sold: **\$799,000/\$750,000** ↓

1618 Tremont St • Los Angeles 90033

211 days on the market

**4 units • \$199,750/unit • 2,212 sqft • 7,496 sqft lot • \$339.06/sqft •
Built in 1926**

Listing ID: 23245917

Off of Medford St. / Closest cross streets are Alcazar St & Tremont St



****MASSIVE REDUCTION FOR FAST SALE. SOLD AS-IS**** 3D Tour: bit.ly/1618-Tremont & bit.ly/1620-Tremont | Unbelievable opportunity to own this fully remodeled triplex with an additional ADU along with the ability to build out 2 additional units! With an already excellent cap rate, adding additional units will produce a significantly large upside! Each home has been completely renovated inside and out including the plumbing, electrical, and roof! The lot contains (3) separate structures with 1620 Tremont sitting on the left side of the driveway featuring a standalone home with 2 beds, 1 bath, and around 528 sqft (tenant occupied). On the right side of the driveway sits 1618 Tremont, also a standalone house offering 2 beds, 1 bath, with approximately 720 sqft (tenant occupied). The last structure situated in the back of the lot is divided into (2) different homes: the right side showcasing an updated vacant 1 bed, 1 bath, approximately 470 sqft home, while the left side features a newly upgraded ADU studio with 1 bath and around 490 sqft (pending final city approval / plans attached in listing). Situated at the center of several in demand areas such as USC Keck Medical, Cal State LA, and Lincoln Park, expect a constant stream of qualified renters especially as LA prepares for the 2026 World Cup and 2028 Summer Olympics.

Facts & Features

- Sold On 11/09/2023
- Original List Price of \$1,125,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: See Remarks
- Cap Rate: 7.06
- \$70276 Net Operating Income

Interior

- Floor: Laminate, Tile
- Appliances: Gas Cooktop

Exterior

Annual Expenses

- Total Operating Expense: \$16,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,850	\$1,850	\$2,100
2:	1	2	1		Unfurnished	\$2,248	\$2,248	\$2,400
3:	1	1	1		Unfurnished	\$1,800	\$0	\$1,800
4:	1	0	1		Unfurnished	\$1,300	\$0	\$1,300
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Notice Of Default sale
- Buyer Agency Compensation: 1.75%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5202018008

Michael Lembeck

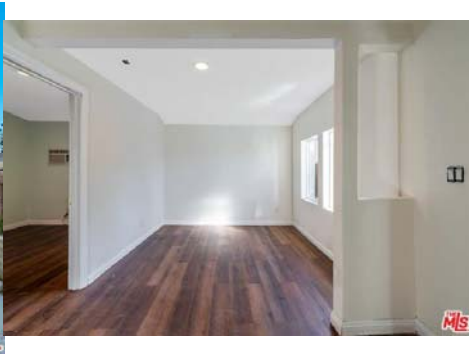
State License #: 01019397
Cell Phone: 714-742-3700

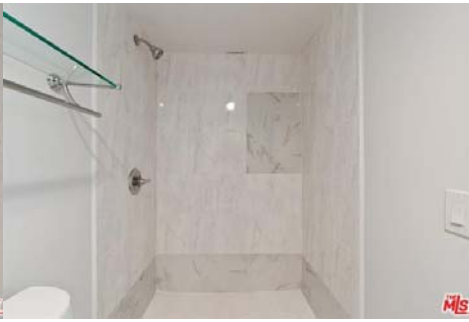
Re/Max Property Connection

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

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Closed •

List / Sold: **\$999,999/\$1,000,000** ↓

600 N Juanita Ave • Los Angeles 90004

57 days on the market

4 units • **\$250,000/unit** • **2,250 sqft** • **7,504 sqft lot** • **\$444.44/sqft** •
Built in 1912

Listing ID: 23295977

Located on the CORNER of Juanita and Clinton



Back on the Market! Buyer couldn't perform. This 4 unit Multi-Unit sits on a 7500 SqFt lot zoned R3-1 giving a new buyer endless possibilities for future income. There is 3-1bed/1bath units, a studio and a small bonus room with a full bath connected to one of the units that can be used to add space or possibly used as a small studio. Each unit has its own parking in the back yard with an automatic gate. 1 unit will be delivered vacant after 30 days, and the other units are tenant occupied. Vacant unit has been updated, and two of the other 3 units have also been updated through out the years. Located in the highly desired Virgil Village this property is minutes from amazing restaurants, bars, grocery stores, banks, parks, movie theaters, the train station, LA city College and walking distance to the super trendy area of Silver Lake. Don't miss out on this great opportunity!

Facts & Features

- Sold On 11/06/2023
- Original List Price of \$4,700,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available

Interior

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

Exterior

- Lot Features: Front Yard, Back Yard
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01524728
- 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	\$1,200	\$1,200	\$2,200
2:	1	1	1		Unfurnished	\$827	\$827	\$2,200
3:	1	1	1		Unfurnished	\$516	\$516	\$2,200
4:	1	0	1		Unfurnished	\$502	\$502	\$1,500
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5539023012

Michael Lembeck

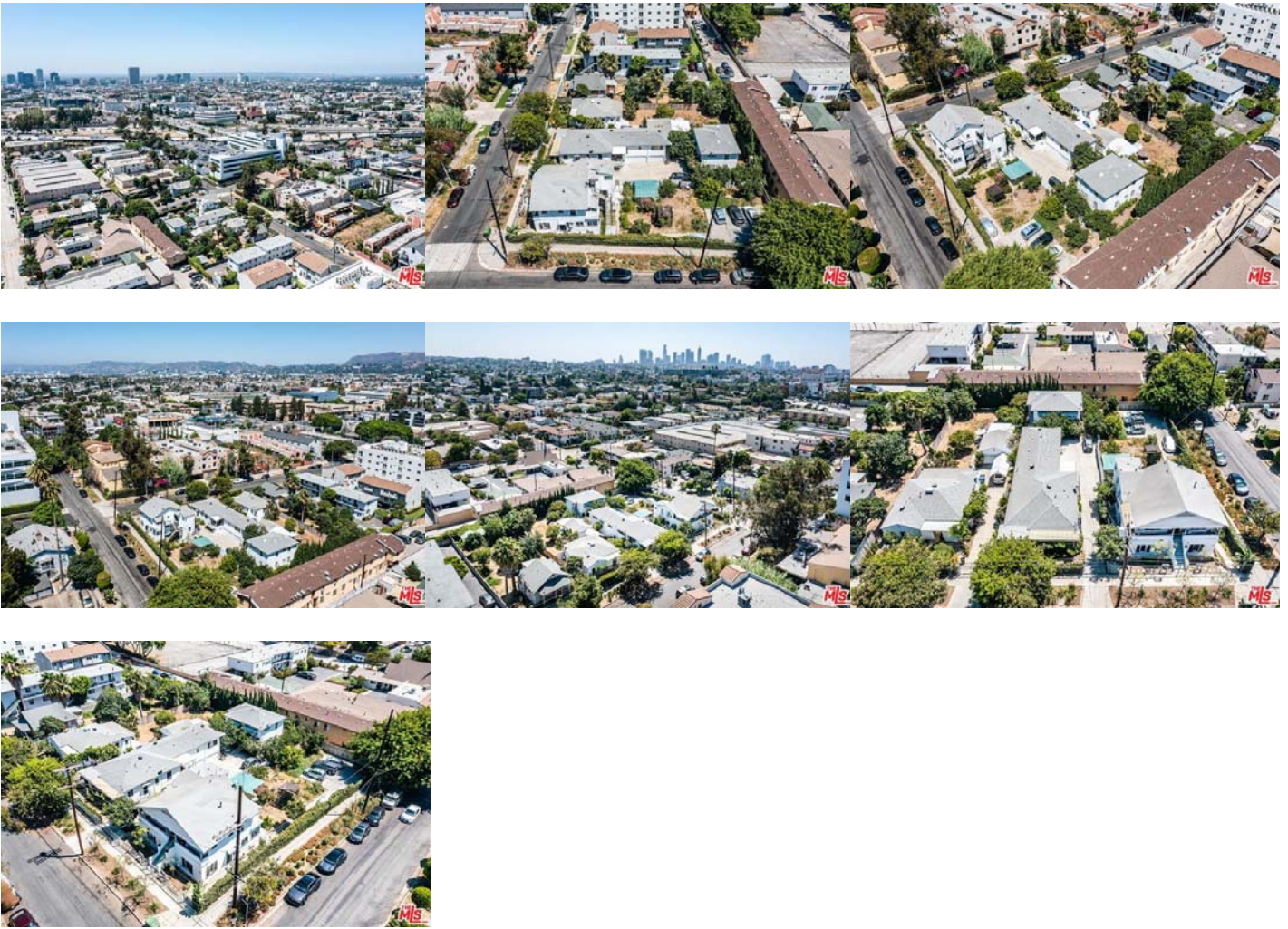
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed •

List / Sold:

\$1,649,000/\$1,825,000 ↑

656 Laveta Ter • Los Angeles 90026

10 days on the market

**4 units • \$412,250/unit • 3,429 sqft • 4,605 sqft lot • \$532.23/sqft •
Built in 1924**

Listing ID: 23291333

maps.google.com



Charming, beautifully-maintained fourplex to be delivered entirely VACANT, located in the desirable Angelino Heights HPOZ, walkable to Echo Park Lake and Sunset Boulevard's best bars, shops and restaurants. Each spacious, light-filled, 1 bedroom, 1 bathroom unit is approximately 850 square feet with an estimated market rent of \$2750/month. The units are rife with original details, historic touches and charm. Each unit features hardwood flooring, a large living room, and meticulous vintage bathrooms. Two units have bonus office nooks. Thoughtfully maintained by its current owner-occupant, upgrades include newer water heaters, dishwashers in each unit, vintage stoves, retrofitted foundation, and washers/dryers in each unit. The lower units feature semi-private back patio areas - a tenant's dream. Four completely separate street-level garages can be rented individually and potentially converted to ADUs (buyer to verify). Ideal for investors or owner-occupants - don't miss out on this opportunity for a vacant trophy property!

Facts & Features

- Sold On 11/09/2023
- Original List Price of \$1,649,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$132000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01742646
- 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	\$2,750
2:	1	1	1		Unfurnished	\$0	\$0	\$2,750
3:	1	1	1		Unfurnished	\$0	\$0	\$2,750
4:	1	1	1		Unfurnished	\$0	\$0	\$2,750
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5405007025

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 23291333

Printed: 11/12/2023 7:10:42 AM

Closed •

List / Sold: **\$695,000/\$660,000** ↓

338 W 74th St • Los Angeles 90003

84 days on the market

4 units • **\$173,750/unit** • **2,074 sqft** • **6,352 sqft lot** • **\$318.23/sqft** •
Built in 1924

Listing ID: 23288735

East of the 110 Freeway and South of Florence Ave.



\$100,000 PRICE REDUCTION. 338 W. 74th Street is a unique investment opportunity centrally located in South Los Angeles along Interstate 110, giving residents access to Downtown Los Angeles to the north, as well as the southern cities of Torrance and Long Beach. The 2,074 square foot, three-unit plus newly constructed ADU residential complex sits on a large 6,352 square foot lot. 3 of 4 units are currently under the HUD Housing Choice Voucher Program. Off-street parking is available for 6 cars.

Facts & Features

- Sold On 11/07/2023
- Original List Price of \$850,000
- 3 Buildings
- Levels: One
- \$46776 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$15,812
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811455
- 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	\$1,534	\$1,534	\$2,000
2:	1	0	1		Unfurnished	\$1,200	\$1,200	\$1,500
3:	1	1	1		Unfurnished	\$943	\$943	\$1,800
4:	1	0	1		Unfurnished	\$1,700	\$1,700	\$1,700
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6031009005

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23288735

Printed: 11/12/2023 7:10:43 AM

Closed •

List / Sold:

\$1,375,000/\$1,300,000 ↓

181 days on the market

Listing ID: 23267533

451 S Bonnie Brae St • Los Angeles 90057

**4 units • \$343,750/unit • 4,291 sqft • 7,458 sqft lot • \$302.96/sqft •
Built in 1920**

Between W 3rd. & W 6th.



Currently a Fourplex with month to month tenants. Zoned R4-1 And Tier 3 TOC, this property has a LETTER OF DETERMINATION in hand for 27 Units Plus Incentives (Case #: DIR-2016-4972-DB). Contact for Plans, Letter of Determination, Soil... (verify all development info directly with the city).

Facts & Features

- Sold On 11/06/2023
- Original List Price of \$1,375,000
- 2 Buildings
- Levels: Two
- Heating: Wall Furnace
- \$50147 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$13,141
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance: \$2,183
- Maintenance: \$2,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$1,715	\$1,715	\$3,000
2:	2	1	1		Unfurnished	\$2,060	\$2,060	\$2,200
3:	3	1	1		Unfurnished	\$644	\$644	\$2,200
4:	4	4	2		Unfurnished	\$855	\$855	\$3,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5154026008

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23267533

Printed: 11/12/2023 7:10:43 AM

Closed •

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

3521 E Cesar E Chavez Ave • Los Angeles 90063

6 days on the market

**4 units • \$175,000/unit • 2,420 sqft • 7,386 sqft lot • \$289.26/sqft •
Built in 1918**

Listing ID: 23316451

The subject property is situated in a good East Los Angeles location, north of 1st Street and east of S Indiana Street.



We are pleased to present a four (4) unit apartment building located at 3521 E Cesar E Chavez Avenue in Los Angeles, California. The subject property is situated in a good East Los Angeles location, north of 1st Street and east of S Indiana Street. Built in 1918, this property contains a great unit mix of two (2) one-bedroom / one-bathroom units, one (1) three-bedroom / one-bathroom unit, and one (1) three-bedroom / one-bathroom house. The units sit on a large 7,386 sqft lot with unincorporated Los Angeles County zoning LCC3*, within the Cesar Chavez Transect Zone and in the East Los Angeles 3rd Street Specific Plan Area. There is potential to build out an extra unit to maximize on by-right density, and to build up to two (2) ADU unit(s). The property features fully parked on-site parking available to the tenants. Tenants will appreciate living in a lively community with dominant access to Downtown and all parts of LA City. Situated in a good East Los Angeles location, this offering presents an excellent opportunity for any investor capitalize on 30-year fixed residential financing to add multiple ADU unit(s) and capture incredible rental upside potential in a strong rental market in unincorporated Los Angeles County.

Facts & Features

- Sold On 11/07/2023
- Original List Price of \$700,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 4.64
- \$32503 Net Operating Income

Interior

Exterior

- Lot Features: Landscaped

Annual Expenses

- Total Operating Expense: \$16,851
- 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	1		Unfurnished	\$1,180	\$1,180	\$2,750
2:	1	1	1		Unfurnished	\$938	\$938	\$1,800
3:	1	1	1		Unfurnished	\$1,236	\$1,236	\$1,800
4:	1	3	1		Unfurnished	\$886	\$886	\$2,500
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5232004005

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,250,000/\$1,150,000 ↓

8 days on the market

3530 Edgehill Dr • Los Angeles 90018

4 units • **\$312,500/unit** • **1,842 sqft** • **7,327 sqft lot** • **\$624.32/sqft** •
Built in 1951

Listing ID: OC23111158

South on Crenshaw, between Jefferson Blvd and 36th St



A tremendously rare opportunity to acquire a fully vacant 4 Unit property in a designated Opportunity Zone within the city of Los Angeles at the border of West Adams and Jefferson Park neighborhood. This one-story multifamily property totals 1,842 SF in size with a good mix of 2 bedroom and 2 studio units, all vacant and in rent ready condition for immediate occupancy. The entire corner lot size is 7,352sf in size, zoned LA-RD2, and comes with one attached garage and a separate detached garage that can be converted into an ADU in the future. Strong short & long term rental location in Jefferson Park & West Adams near tons of major new developments and the Metro Expo Line. This one won't last!

Facts & Features

- Sold On 11/08/2023
- Original List Price of \$1,175,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, See Remarks, Washer Hookup
- Cap Rate: 6
- \$97200 Gross Scheduled Income
- \$70054 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, See Remarks
- Floor: Carpet, Laminate, Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Corner Lot, Front Yard, Lawn
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,202
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01715650
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%

- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5044008038

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Apartment

List / Sold: **\$1,249,000/\$950,000** ↓

523 W 12th St • San Pedro 90731

74 days on the market

5 units • **\$249,800/unit** • **3,928 sqft** • **4,982 sqft lot** • **\$241.85/sqft** •
Built in 1986

Listing ID: SB23133505

Quarter block west of Pacific Ave



NO LA RENT CONTROL 523 W 12th St. presents a great investment opportunity, offering a combination of attractive features, significant rental upside, and a prime location in proximity to thriving development projects, making it an excellent choice for any investor. The property features, significant rental upside, and a prime location in proximity to thriving development projects, making it an excellent choice for any investor.

Facts & Features

- Sold On 11/08/2023
- Original List Price of \$1,425,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$853 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.89
- \$108060 Gross Scheduled Income
- \$69640 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: 36-40 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$35,214
- Electric: \$1,800.00
- Gas: \$450
- Furniture Replacement:
- Trash: \$3,564
- Cable TV: 01936770
- Gardener:
- Licenses:
- Insurance: \$2,750
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,128
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,600	\$2,600	\$2,600
2:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$2,600
3:	1	2	2	0	Unfurnished	\$1,500	\$1,500	\$2,600
4:	1	2	1	0	Unfurnished	\$2,500	\$2,500	\$2,500
5:	1	1	1	0	Unfurnished	\$1,125	\$1,125	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 185 - Plaza area
- Los Angeles County
- Parcel # 7454020019

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23133505

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Closed •

List / Sold:

\$1,700,000/\$1,700,000

18 days on the market

Listing ID: 23306531

8861 Venice Blvd • Los Angeles 90034

**5 units • \$340,000/unit • 2,117 sqft • 3,821 sqft lot • \$803.02/sqft •
Built in 1950**

Northwest corner of Venice Blvd. and Ivy St., Between National and La Cienega



Mixed-use 7 unit building on a corner location on Venice Boulevard a few blocks west of La Cienega Boulevard. This two-story building consists of two ground floor retail stores plus five one-bedroom apartments. Each unit is separately metered for electricity and the five residential units have their own gas meters. Parking is in the rear off the alley with room for 6 cars. New exterior paint and new roof. Incredible location right across the street from the planned Apple Campus development, the Helms Building, and the Metro E Line station. 3,825 square foot lot with C2 zoning and Tier 4 TOC designation. Great buy and hold opportunity in a location that is poised to take off. Please do not disturb tenants. Trust sale but court confirmation is not required.

Facts & Features

- Sold On 11/06/2023
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- Cap Rate: 3.6
- \$60742 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$42,326
- 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:	1	1	1		Unfurnished	\$1,106	\$1,106	\$1,106
2:	1	1	1		Unfurnished	\$1,595	\$1,595	\$1,595
3:	1	1	1		Unfurnished	\$1,650	\$1,650	\$1,650
4:	1	1	1		Unfurnished	\$969	\$969	\$969
5:	1	1	1		Unfurnished	\$1,595	\$1,595	\$1,595
6:	1	0	1		Unfurnished	\$1,250	\$1,250	\$1,250
7:	1	0	1		Unfurnished	\$600	\$600	\$600
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4312009014

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed •

List / Sold:

\$5,150,000/\$4,770,000 ↓

117 days on the market

Listing ID: 23256665

945 & 961 Marco Pl • Venice 90291

**5 units • \$1,030,000/unit • 3,024 sqft • 9,720 sqft lot • \$1577.38/sqft •
Built in 1923**

Linden Ave x Marco Pl



ONCE IN A LIFETIME OPPORTUNITY TO OWN A TRIPLE LOT WALK STREET PROPERTY - 945 and 961 Marco Place combined create a rare and enchanting triple-lot compound on the best Walk Street in Venice! Enter into a magical and lush garden with enchanting art installations by renowned artist, Ivotopia. Enjoy a soak in the beautiful built-in hot tub under a majestic tree or relax by the fountain. 945 includes 3 delightfully quintessential Venice bungalows, multiple outdoor entertainment areas and a bonus rec-room, this property is a serene retreat or an entertainer's dream come true. 961 is a beautiful and secluded 2 unit property, which is zoned LAC2, making it a great live/work space with numerous possibilities. The main house has a bright and open floor plan with soaring ceilings and a charming loft. The garden is private and serene, with mature trees and plants. Combined these three lots hold endless opportunities for your dream lifestyle, your next adventure, or investment portfolio. This is an extraordinary opportunity not to be missed. *All 5 units are vacant.* 6 car gated parking.

Facts & Features

- Sold On 11/06/2023
- Original List Price of \$5,150,000
- 5 Buildings
- Levels: Multi/Split
- Laundry: Washer Included, Dryer Included, In Garage, See Remarks

Interior

- Rooms: Living Room, Primary Bathroom, Bonus Room
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator
- Floor: Wood, Tile

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- Insurance:
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash:
- Water/Sewer:
- Cable TV: 01858429
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

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

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C11 - Venice area
- Los Angeles County
- Parcel # 4241023027

Michael Lembeck

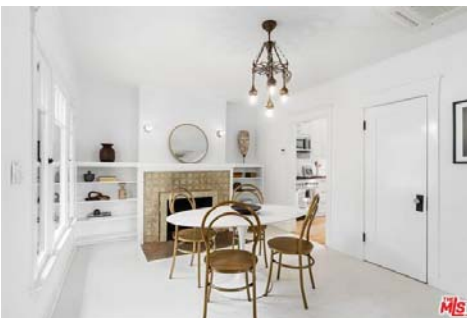
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,500,000/\$1,320,000 ↓

18 days on the market

Listing ID: 23300791

5628 Whitsett Ave • Valley Village 91607

**6 units • \$250,000/unit • 5,202 sqft • 7,133 sqft lot • \$253.75/sqft •
Built in 1957**

On Whitsett, just north of Burbank



BACK ON MARKET, BUYER DIDN'T PERFORM. We are excited to present this wonderful 6-unit apartment building. Located in prime Valley Village this gem boasts many interior/exterior UPGRADES throughout. One of the units is being DELIVERED VACANT offering the perfect opportunity for an OWNER/USER or to capture a high market rate rent. The building was constructed in 1957. Its unit mix consists of (4) 1+1 units and (2) 2+1 units. The vacant lower unit boasts new kitchen countertops, cabinets, laminate floors, and new bathroom fixtures. One of the 2-bedroom units has a new kitchen and cabinets, and hardwood floors. Most of the units have newer tile floors in the kitchens and bathrooms. All the units have been painted, freshened up and have newer A/C units. Most of the units have copper plumbing. There is security lighting throughout, separate meters and covered parking. There is also newer copper sprinkler valves and a new pressure regulator with copper water lines that extend to the street. With a lot size of 7,152 ft (apx), the property has a total of 5,202 (apx) rentable feet. The Valley Village community is a highly desirable area rich in culture and traditions and centrally located with easy access to public transportation. The surrounding area features established well-kept single-family homes and a variety of shopping centers, churches, temples, schools, and restaurants. The property is located close to the 101, 134, and 170 freeways and Ventura Blvd is just minutes away with restaurants and shopping while the Metro Link transportation allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and downtown Los Angeles.

Facts & Features

- Sold On 11/07/2023
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- \$85836 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$12,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$257
- 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	11	1		Unfurnished	\$1,369	\$1,369	\$1,900
2:	1	1	1		Unfurnished	\$1,800	\$1,800	\$1,900
3:	1	2	1		Unfurnished	\$897	\$897	\$2,650
4:	1	1	1		Unfurnished	\$844	\$844	\$1,900
5:	1	1	1		Unfurnished	\$844	\$844	\$1,900

6:	1	2	1	Unfurnished	\$1,560	\$1,560	\$2,650
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- VVL - Valley Village area
 - Los Angeles County
 - Parcel # 2340016047

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$5,300,000/\$4,800,000 ↓

539 days on the market

Listing ID: SB21233266

241 W Tujunga Ave • Burbank 91502

**15 units • \$353,333/unit • 12,790 sqft • 9,401 sqft lot • \$375.29/sqft •
Built in 1963**

Off Olive Ave.



Back on the market. Accepting offers. Price reduction. Seller is very motivated and any reasonable offers are entertained. Renovated 15 units apartment except 3 units unrenovated which is the value-add potential for higher rents. Please email the listing agent for the Setup Sheet, Rent Roll, & additional photos of renovated units.

Facts & Features

- Sold On 11/08/2023
- Original List Price of \$6,350,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (See Remarks)
- Laundry: Community
- Cap Rate: 5.26
- \$387276 Gross Scheduled Income
- \$278710 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$108,566
- Electric: \$8,035.00
- Gas: \$8,035
- Furniture Replacement:
- Trash: \$9,262
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$10,460
- Maintenance:
- Workman's Comp:
- Professional Management: 13852
- Water/Sewer: \$8,035
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	1	1	7	Unfurnished	\$12,553	\$12,553	\$13,300
2:	6	2	2	6	Unfurnished	\$13,475	\$13,475	\$14,280
3:	2	3	3	2	Unfurnished	\$5,990	\$2,990	\$5,990

Of Units With:

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

Additional Information

- Standard sale
- 610 - Burbank area

- Buyer Agency Compensation: 1.75%

- Los Angeles County
- Parcel # 2451018072

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB21233266

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