

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	22201031	S	5912 S Fairfax AVE	LA	103	STD	2			\$1,250,000.↓	\$574.98	2174	1949	7,136/0.16			2	11/10/22	6/6
2	22194461	S	831 13th ST	HMB	150	STD	2		2	\$1,935,000.↓	\$780.24	2480/E	1967/EST	3,727/0.08			3	11/08/22	42/42
3	OC22181461	S	18504 185 Grevillea AVE	REDO	153	STD,TRUS	2	\$20,400	3	\$1,150,000.↑	\$638.89	1800	1963/ASR	4,503/0.1034	Y		2	11/08/22	28/28
4	SB22140400	S	628 W 22nd ST	SP	181	STD	2	\$45,000		\$750,000.↓	\$561.80	1335	1921/ASR	4,999/0.1148	N		3	11/08/22	81/81
5	PW22188887	S	14873 Edgeridge DR	HH	631	STD	2	\$7,950		\$1,550,000.↓	\$450.45	3441	1956/ASR	58,401/1.3407	N		3	11/07/22	17/17
6	AR22174432	S	524 W Lemon AVE	MNRO	639	STD	2	\$60,000		\$1,089,800.↓	\$560.60	1944	1962/ASR	7,592/0.1743	N		1	11/09/22	56/56
7	SR22209846	S	201 W Riggin ST	MP	641	STD	2	\$0		\$710,000.↑	\$492.71	1441	1953/ASR	5,701/0.1309	N		2	11/10/22	17/17
8	OC22219458	S	409 Linda Rosa AVE	PAS	646	STD	2	\$41,250	0	\$1,210,000.↑	\$672.22	1800	1959/ASR	8,572/0.1968	N		3	11/07/22	1/1
9	CV22226769	S	518 W Marshall ST	SGAB	654	STD,TRUS	2	\$3,800		\$1,060,000.↑	\$396.56	2673	1980/ASR	6,842/0.1571	N		4	11/09/22	6/6
10	MB22147877	S	6023 Ferguson DR	COM	699	STD	2	\$4,000		\$645,000.↓		0	1950/ASR	4,003/0.0919	N		2	11/07/22	48/48
11	DW22210792	S	1721 W Caldwell ST	CMP	699	STD	2	\$60,000		\$775,000.↑	\$446.43	1736	1954/PUB	5,980/0.1373	N		0	11/08/22	5/5
12	OC22190308	S	1343 1345 Kellam AVE	ECHO	671	STD	2	\$144,000		\$2,125,000.↑	\$480.77	4420	1887/ASR	7,499/0.1722	N		0	11/08/22	43/43
13	DW22217160	S	919 W 49th ST	LA	C34	STD	2	\$0		\$849,900.↓	\$469.04	1812	1925/ASR	5,825/0.1337	N		0	11/09/22	0/34
14	22192825	S	8811 S Budlong AVE	LA	C36	STD	2		3	\$520,000.↓	\$313.44	1659	1949	2,468/0.05			2	11/07/22	41/41
15	CV22174593	S	6800 Denver AVE	LA	C36	STD	2	\$0		\$600,000.↑	\$546.45	1098	1923/PUB	5,400/0.124	N		0	11/08/22	5/5
16	DW22169821	S	1571 E 118th ST	LA	C37	STD	2	\$0		\$820,000	\$414.14	1980	1937/ASR	6,859/0.1575	N		2	11/07/22	20/20
17	SR22200084	S	44806 Genoa AVE #8	LNCR	LAC	STD	2	\$2,950		\$455,000.↓	\$253.62	1794	1979/ASR	7,810/0.1793	N		0	11/09/22	31/31
18	PW22210354	S	15311 Colorado AVE	PAR	RK	STD,TRUS	2	\$24,540		\$595,000	\$345.13	1724	1957/PUB	7,481/0.1717	N		2	11/10/22	6/6
19	PW22210348	S	15317 Colorado AVE	PAR	RK	STD,TRUS	2	\$28,200		\$620,000.↓	\$359.63	1724	1957/ASR	7,502/0.1722	N		2	11/10/22	6/6
20	DW22122632	S	12612 Santa Fe AVE	LNWD	RM	STD	2	\$60,000		\$850,000	\$378.11	2248	1947/PUB	6,013/0.138	N		0	11/08/22	30/30
21	P1-10737	S	3368 3374 Glenrose AVE	ALTA	604	STD	3	\$7,860		\$1,494,800.↓	\$485.96	3076	1909	29,751/0.68	N		2	11/10/22	43/43
22	22191075	S	573 Grand BLVD	VEN	C11	STD	3			\$1,867,097.↓	\$860.81	2169/A	1912/ASR	3,634/0.08	N			11/10/22	64/64
23	22185123	S	1644 Maltman AVE	LA	671	STD	3			\$1,401,750.↓	\$726.30	1930	1905	5,921/0.13			1	11/08/22	59/59
24	22215683	S	976 Hyperion AVE	LA	671	STD	3			\$2,150,000	\$1,079.86	1991/A	1912/ASR	7,351/0.1688				11/07/22	0/0
25	22192535	S	1774 W 37th DR	LA	PHHT	STD	3			\$794,000.↓	\$612.65	1296	1923	3,811/0.08				11/09/22	44/44
26	22177011	S	120 Brooks AVE	VEN	C11	STD	4		466	\$2,386,000.↓	\$879.79	2712	1973	3,000/0.06	N			11/10/22	80/80
27	SR22183741	S	1229 S Dunsmuir AVE	LA	C19	STD	4	\$98,304		\$1,600,000.↓	\$519.48	3080	1930/ASR	7,985/0.1833	N		3	11/09/22	10/106
28	22188669	S	429 N Spaulding AVE	LA	C19	STD	4		3	\$1,915,000.↓	\$506.48	3781/A	1925	6,422/0.14				11/10/22	57/57
29	22195417	S	1100 Echo Park AVE	LA	671	STD	4		3	\$1,350,000.↓	\$334.16	4040	1922/ASR	6,008/0.13				11/09/22	40/40
30	22178073	S	848 W 68th ST	LA	C34	STD	4			\$995,000	\$418.95	2375/A	1928/ASR	7,150/0.16				11/07/22	66/66
31	DW22175811	S	206 W 76th ST	LA	C37	STD	4	\$0		\$925,000.↓	\$392.95	2354	1922/ASR	6,301/0.1447	N		0	11/09/22	34/80
32	TR22102562	S	532 W 77th ST W	LA	C37	STD	4	\$76,980		\$935,000.↓	\$341.74	2736	1923/ASR	7,000/0.1607	N		0	11/10/22	77/77
33	22206339	S	5228 W Avenue L	LNCR	LAC	STD	4			\$380.↓	\$0.45	840	1956	16,280/0.37	N			11/10/22	35/35
34	SR22106653	S	15252 Gresham ST	NOH	NOH	STD	4	\$57,816		\$1,000,000.↓	\$298.69	3348	1955/PUB	6,885/0.1581	N		4	11/07/22	126/126
35	BB22238143	S	5232 Tilden AVE	SO	SO	STD	4	\$230,400	5	\$3,550,000	\$566.91	6262	2022/BLD	5,904/0.1355	N		8	11/08/22	0/0
36	SR22183779	S	10215 S 10th AVE	ING	102	STD	6	\$83,604		\$1,400,000.↓	\$312.92	4474	1956/ASR	7,827/0.1797	N		0	11/08/22	25/25
37	22200803	S	1943 N Hoover ST	LA	637	STD	6			\$2,850,000.↓	\$405.35	7031	1927/ASR	8,452/0.19	N			11/09/22	44/135
38	22147485	S	1050 W 84TH PL	LA	C36	STD	6		6	\$1,200,000.↓	\$348.43	3444/OTH	1939	5,263/0.12	N			11/10/22	150/150
39	PW22190123	S	850 N Marengo AVE	PAS	645	STD	7	\$119,760		\$1,800,000.↓	\$374.30	4809	1959/PUB	9,307/0.2137	N		0	11/09/22	29/29
40	22178343	S	1175 W 29th ST	LA	C16	STD	7			\$3,500,000.↓	\$598.50	5848	1959	8,566/0.19				11/11/22	103/103
41	AR22200913	S	617 S Almanson ST	ALH	601	STD	8	\$0		\$2,650,000.↓	\$473.21	5600	1955/ASR	11,859/0.2722	N		8	11/09/22	23/23
42	PF22065402	S	5446 Romaine ST	LA	C20	STD	8	\$103,320		\$1,000,000.↓	\$175.56	5696	1961/ASR	7,033/0.1615	N		8	11/09/22	152/152
43	22209665	S	11027 Strathmore DR	LA	C05	STD	12			\$5,650,000.↓	\$716.64	7884	1939	7,117/0.16				11/09/22	21/21
44	22176001	S	1111 S Norton AVE	LA	HPK	STD	20		4	\$3,000,000.↓	\$293.86	10209/A	1928/ASR	7,027/0.16				11/09/22	33/33

Closed •

List / Sold:

\$1,350,000/\$1,250,000 ↓

6 days on the market

Listing ID: 22201031

5912 S Fairfax Ave • Los Angeles 90056

**2 units • \$675,000/unit • 2,174 sqft • 7,136 sqft lot • \$574.98/sqft •
Built in 1949**

West of LaBrea, South of Slauson, East of LaCienega Blvd and South of 62nd St,



Lovely Sought After Ladera Heights Duplex! Two Units that consists of Two Bedrooms One Bath Each. 2 Two Car Detached Garages comes with Units. The Backyard is spacious. Clean and move in ready. This Duplex is close to all Conveniences - Home Depot, Ladera Shopping Center, Gym, Westfield Mall, Restaurants, Parks, 10 minutes from Kia Forum, SoFi Stadium, Entertainment plus more. Property Sold As-IS Condition without any warranties implied or expressed. Buyer is advised to independently investigate all aspects of the property. Owner's Unit shown by Appointment with Listing Agent. TENANT OCCUPIED UNIT WILL ONLY BE SHOWN WITH AN ACCEPTED OFFER!!!. Both UNITS WILL BE DELIVERED VACANT AT CLOSE OF ESCROW. Pre Approved letters required prior to viewing. PLEASE DO NOT DISTURB OCCUPANTS OR GO ON PROPERTY!!!

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$1,350,000
- 2 Buildings
- 2 Total parking spaces
- 2 electric meters available
- 2 gas meters available

Interior

- Appliances: Dishwasher, Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527404
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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

Of Units With:

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

Additional Information

- Standard sale
- 103 - Ladera Heights area
- Los Angeles County
- Parcel # 4019021003

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:

\$2,200,000/\$1,935,000 ↓

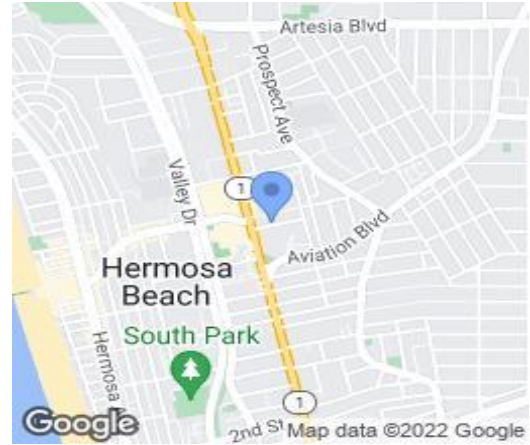
42 days on the market

Listing ID: 22194461

831 13th St • Hermosa Beach 90254

**2 units • \$1,100,000/unit • 2,480 sqft • 3,727 sqft lot • \$780.24/sqft •
Built in 1967**

West of Prospect Avenue, North of Aviation Boulevard, East of PCH, South of Pier Avenue



Outstanding Hermosa Beach Location - Half-Mile to the Beach & 1 Block to Pier Avenue | Two-Bedroom Unit Delivered Vacant - Presents Desirable Owner-User Opportunity | Great Unit Mix of 3-Bedroom/2-Bathroom Unit & 2-Bedroom/2-Bathroom Unit | Three-Bedroom Unit Features Ocean Views, Two Decks & Downstairs Patio | Two-Bedroom Unit is Fully Remodeled & Contains Covered Patio | Washer/Dryer Hook-Ups in Each Unit | No Local Rent Control - Defaults to AB 1482 | Walking Distance to Downtown Hermosa & Hermosa Beach Pier | Three Single-Car Garages | Qualifies for Residential Financing

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$2,200,000
- 1 Buildings
- 3 Total parking spaces
- Laundry: Washer Included, Dryer Included
- Cap Rate: 2.26
- \$49822 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,822
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 150 - Hermosa Bch East area
- Los Angeles County
- Parcel # 4185011019

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:

\$1,150,000/\$1,150,000 ↑

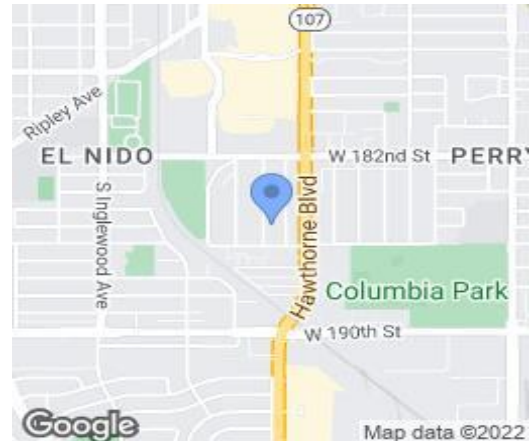
28 days on the market

Listing ID: OC22181461

18504 18506 Grevillea Ave • Redondo Beach 90278

2 units • \$575,000/unit • 1,800 sqft • 4,503 sqft lot • \$638.89/sqft • Built in 1963

WEST OF HAWTHORNE BLVD/ EAST OF ENGLEWOOD AVENUE



SOLID INVESTMENT WITH MULTIPLE USE OPPORTUNITIES. FRONT HOUSE IS VACANT W/LOCK BOX AND IS 3 BEDROOMS W/ 1.5 BATH. 1-CAR GARAGE & DRIVEWAY. THE 2ND UNIT IS A 2 BEDROOMS W/ 1 BATH, 1 CAR GARAGE & DRIVEWAY. HURRY ON THIS ONE. LOWEST PRICED DUPLEX IN R.B. PROPERTY TO BE SOLD AS-IS, SELLER WILL NOT DO ANY REPAIRS RENTS ARE PROJECTED. WALKING DISTANCE TO THE SOUTH BAY GALLERIA MALL. MAILING ADDRESS IS REDONDO BEACH, WITH THE PROPERTY SET WITHIN THE TORRANCE CITY LIMITS AND TORRANCE UNIFIED SCHOOL DISTRICT. CONVENIENTLY LOCATED TO THE 405 FWY AND PUBLIC TRANSPORTATION. IT IS ALSO NEARBY EL NIDO PARK, RESTAURANTS, RETAIL AND THE BEACH IS SHORT DRIVE AWAY.

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$1,010,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$466 (Estimated)
- Cap Rate: 2.59
- \$20400 Gross Scheduled Income
- \$26228 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,080
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,080
- Cable TV: 01365725
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0		\$3,750
2:	1	2	1	1	Unfurnished	\$1,600	\$19,200	\$3,050

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled

- 153 - N Redondo Bch/El Nido area
- Los Angeles County
- Parcel # 4083004010

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: OC22181461

Printed: 11/13/2022 6:04:02 AM

Closed • Duplex

List / Sold: **\$699,000/\$750,000** ↓

628 W 22nd St • San Pedro 90731

81 days on the market

**2 units • \$349,500/unit • 1,335 sqft • 4,999 sqft lot • \$561.80/sqft •
Built in 1921**

Listing ID: SB22140400

Go South on South Gaffey Street. Make a left onto W 22nd Street. The property is on the left hand side.



This property can be delivered vacant at closing. Private, peaceful, pleasant... This one level San Pedro home on an RD1.5 lot is an entertainer's heaven and a family paradise. This home with TWO kitchen areas and a THREE car garage has a great layout to also convert it to a duplex or separate it to create in-law quarters! Venture up the Spanish tiled front porch and enter through the front door into the cheerful living room with a cozy fireplace. Proceed into the dining area and sunny and bright kitchen with granite countertops, refinished cabinets, and sparkling stainless steel appliances, including a dishwasher and a microwave. For entertaining, you will enjoy the enclosed patio and expansive front and backyard areas. This home is roomy and spacious with three bedrooms and two bathrooms. The master suite includes its own full kitchen, sizeable closet area, an ensuite bathroom, and a fireplace. Don't miss the hardwood floors, massive THREE car garage, and interior laundry area. This property is also close to restaurants, shopping, and nightlife in the downtown San Pedro area, the beach, Cabrillo Marina, the famous Crafted at the Port of Los Angeles, and Brouwerij West brewery. Hurry and buy in San Pedro before the brand-new waterfront public market is complete!

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$775,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Kitchen, Inside, Washer Hookup
- \$45000 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite
- Floor: Laminate, Wood
- Appliances: Dishwasher, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s), Granite Counters, In-Law Floorplan, Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Level with Street, Rectangular Lot, Near Public Transit, Park Nearby, Utilities - Overhead
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

2: 1 1 1 1 Unfurnished \$0 \$0 \$1,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7462029019

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: SB22140400

Printed: 11/13/2022 6:04:03 AM

Closed •

List / Sold:

\$1,618,000/\$1,550,000 ↓

17 days on the market

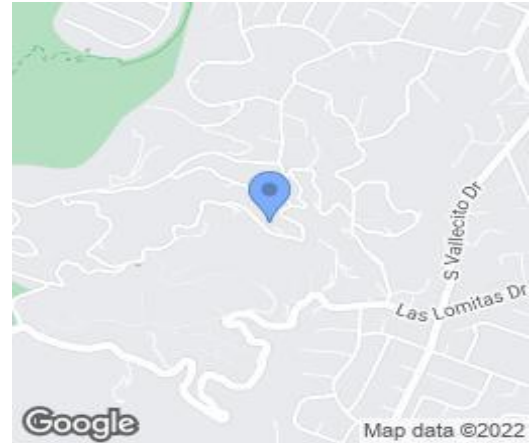
14873 Edgeridge Dr • Hacienda Heights 91745

2 units • \$809,000/unit • 3,441 sqft • 58,401 sqft lot • \$450.45/sqft •

Built in 1956

Listing ID: PW22188887

Edgeridge Dr. / Avocado Terrace



Breathtaking Turnbull Canyon Estate with panoramic views of San Gabriel Valley and Country Cottage guest house with views to match is 14873 Edgeridge Drive! The tranquil and private grounds with a long driveway and automatic security gate make an impressive statement from the moment you drive up to the property. Enter through the custom glass door and into a bright and spacious open floor plan with tile floors, high wood-beamed ceilings and a wood-burning fireplace. The gourmet chef's kitchen features an oversized granite island with a vegetable sink, breakfast bar, custom cabinetry, and stainless-steel appliances. The oversized great room with a brick fireplace and combined dining area that opens to the deck with picturesque views offers the perfect setting for intimate gatherings and entertainment. The main floor features 2 generously sized bedrooms, 2 bathrooms and individual laundry room. Located at the top floor, separate from the secondary bedrooms offering the utmost privacy is the grand master suite with exposed beam and wood ceilings, retreat with fireplace, brick deck and master bathroom with a separate dressing area with dual closets, double sinks, soaking tub and shower. The guest house is nicely sized featuring 2 bedrooms, 1 bathroom and kitchen with spectacular views + individual parking and a greenhouse. The yard features a koi pond, an outdoor kitchen with a covered patio and a grassy area! Additional features this home has to offer are a 3-car garage, long driveway with RV access, central AC+heating and plantation shutters. The property offers accessible freeway access & is located by local shopping, dining, St. John Vianney Church, schools and entertainment. An ideal combination of a remote yet convenient location + move-in ready home! Must see to appreciate!!

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$1,618,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Central
- \$0 (Assessor)
- Laundry: Individual Room, Inside
- \$7950 Gross Scheduled Income
- \$1008 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom, Retreat

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,008
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01218499
- Gardener:
- Licenses:
- Insurance: \$208
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

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

2:1210Unfurnished\$2,450\$2,450\$2,450

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
- 631 - Hacienda Heights area
 - Los Angeles County
 - Parcel # 8221020015

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: PW22188887

Printed: 11/13/2022 6:04:04 AM

Closed • Duplex

List / Sold:

\$1,100,000/\$1,089,800 ↓

56 days on the market

Listing ID: AR22174432

524 W Lemon Ave • Monrovia 91016

**2 units • \$550,000/unit • 1,944 sqft • 7,592 sqft lot • \$560.60/sqft •
Built in 1962**

Above Colorado Blvd, North on Mayflower, East (left) on Lemon Ave



Located in Beautiful North Monrovia, close to Old Town Monrovia, this property has 2 separate houses with plenty of parking. The Front House is currently occupied and is a spacious 4 bedroom 1 bath house which was remodeled in 2019. This front house has laminated floors, tile floors in Kitchen, Central A/C and heat, its own private fenced yard, inside Laundry Room and Carport for 2 cars. The Rear House has 2 bedrooms 1 bath and is newly remodeled and ready to move-in. New Kitchen Cabinets with Granite Counter top, Inside Laundry, New Vinyl Floors in Kitchen and Bath, New Carpet and Paint throughout house, new mini-blinds on windows, Central A/C and Heat, and new copper plumbing. It has a large front porch area to sit and relax, as well as its own Covered Patio Area with Fruit Trees. There is a large Carport for 2 cars as well as a Separate large one car garage. There is a 240 volt/50 amp EV charging plug already installed in carport for your EV Vehicle. Live in one and rent out the other or lease them both! Rent for front house is low, only \$2400. Could be \$3000.00 or more since 4 bedroom. Back house can be \$2000 or more so potential rent could be \$5000 per month. This beautifully remodeled property is hard to find in such a terrific area! Close to stores, schools, restaurants and the Metro-Gold Line! Don't miss this opportunity! Please, do not disturb occupants in Front House or walk onto property without appointment with Listing Agent.

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$1,249,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air
- \$0 (Public Records)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Washer Hookup
- \$60000 Gross Scheduled Income
- \$49433 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: None, Range Hood, Water Heater
- Other Interior Features: Copper Plumbing Partial, Granite Counters, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,567
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$936
- Cable TV: 00893870
- Gardener:
- Licenses: 80
- Insurance: \$1,170
- 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	4	1	0	Unfurnished	\$2,400	\$2,400	\$3,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 639 - Monrovia area
 - Los Angeles County
 - Parcel # 8505017001

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: **\$689,999/\$710,000** ↑

201 W Riggins St • Monterey Park 91754

17 days on the market

2 units • **\$345,000/unit** • **1,441 sqft** • **5,701 sqft lot** • **\$492.71/sqft** •
Built in 1953

Listing ID: SR22209846

Cross Street Isabella



Welcome to this Exclusive 1,441sq Ft. Monterey Park Duplex. Each unit is a little over 700sq Ft. Each unit has one spacious Bedroom with a large closet, Kitchen, Bathroom & Living Room. Both units have Hook-ups for Washer and Dryer. Each unit has a detached one-car garage with a storage area and space for a second vehicle in the driveway. The property has a large shared backyard. Great opportunity for Owner/occupant or Investment, Large corner lot 5,702sq Ft. Duplex is in a very desirable location, within walking distance to stores and several restaurants and public transportation.

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$689,999
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$478 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01110039
- 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	0	1	Unfurnished	\$1,700	\$1,700	\$1,850
2:	1	1	0	1	Unfurnished	\$0	\$0	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5273011042

Michael Lembeck

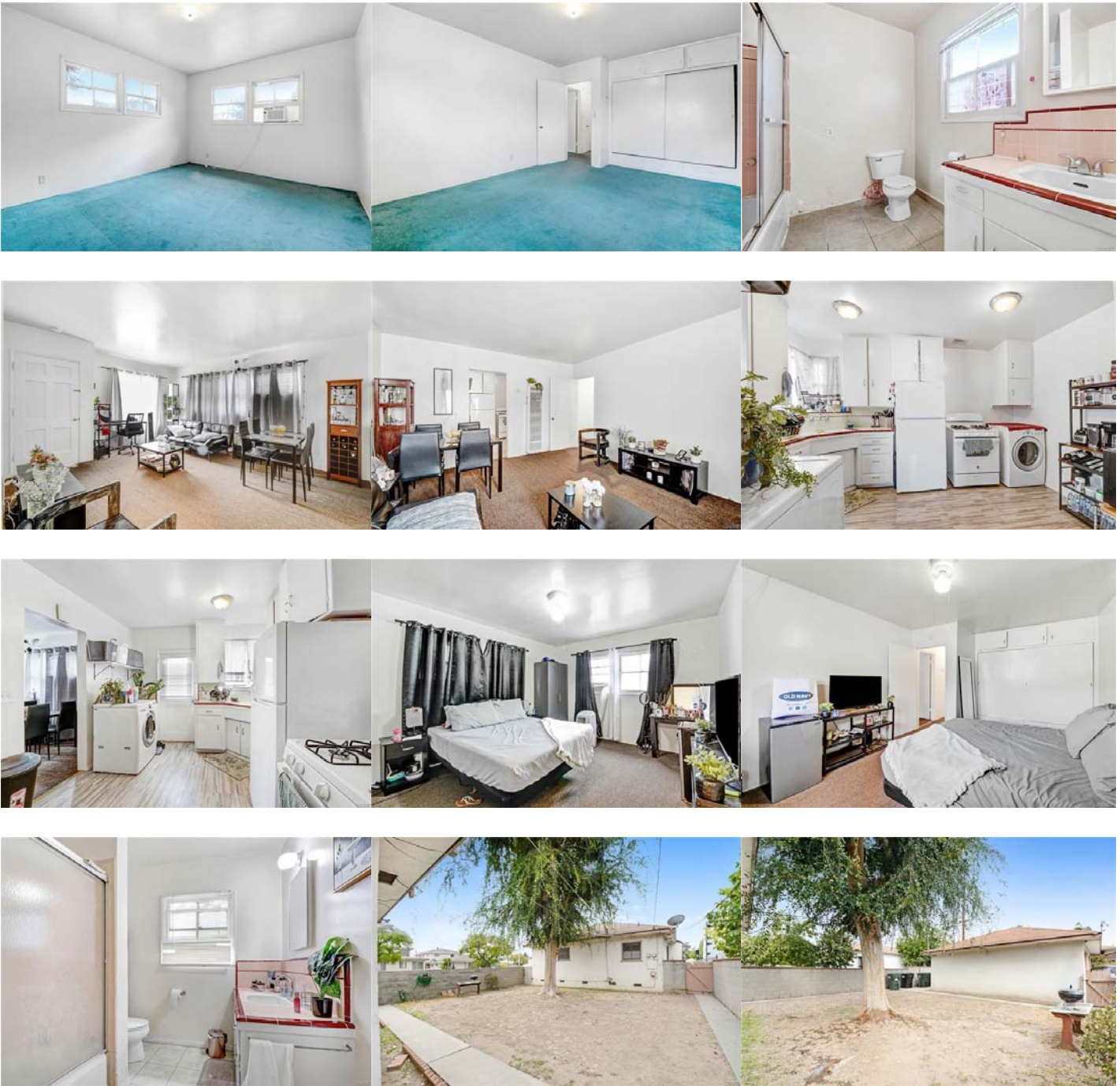
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed • Duplex

List / Sold:

\$1,199,000/\$1,210,000 ↑

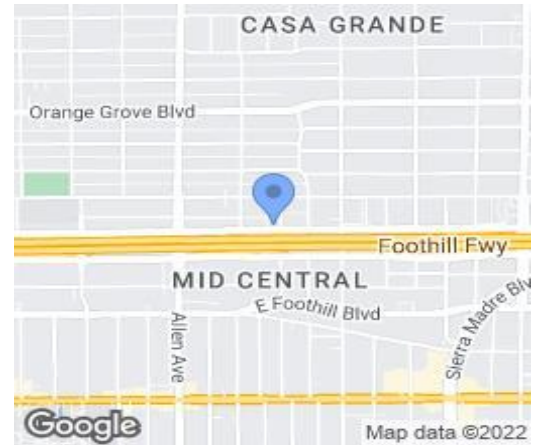
1 days on the market

Listing ID: OC22219458

409 Linda Rosa Ave • Pasadena 91107

2 units • **\$599,500/unit** • **1,800 sqft** • **8,572 sqft lot** • **\$672.22/sqft** •
Built in 1959

ALLEN AND MAPLE ST. Cross Streets: ALLEN AND MAPLE ST



Great Opportunity in Prime Pasadena Neighborhood! Unique lot that is Great for an Investor or as a Primary residence! Live in one home and rent the other home out! This oversized lot also has the potential to add multiple Adu's and or split the lot. Both homes have updates and have separate entrances, yards and parking. Rarely is an Income property with this type of upside available; East of Allen and near PCC and Downtown Pasadena.. in this great area will not last!

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- \$532 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Outside, Washer Included
- Cap Rate: 0
- \$41250 Gross Scheduled Income
- \$41250 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,885	\$1,895	\$2,800
2:	1	2	1	1	Unfurnished	\$1,575	\$1,575	\$2,000

Of Units With:

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

Additional Information

- Standard sale

- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5745002045

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: OC22219458

Printed: 11/13/2022 6:04:05 AM

Closed • Duplex

List / Sold: **\$950,000/\$1,060,000** ↑

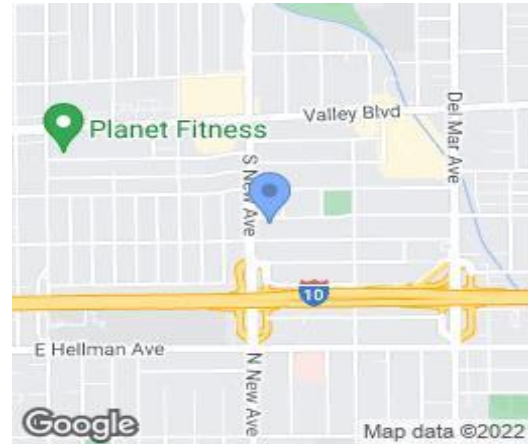
518 W Marshall St • San Gabriel 91776

6 days on the market

2 units • **\$475,000/unit** • **2,673 sqft** • **6,842 sqft lot** • **\$396.56/sqft** •
Built in 1980

Listing ID: CV22226769

Exit New Ave @ I-10 North on New Ave. then turn East on Marshall st.



2 unit

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- \$720 (Estimated)
- Laundry: In Garage
- \$3800 Gross Scheduled Income
- \$3430 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$370
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$177
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$193
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	3	4	Unfurnished	\$3,800	\$3,800	\$6,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5360034021

Michael Lembeck

Re/Max Property Connection

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

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

 **Click arrow to display photos**



CUSTOMER FULL: Residential Income **LISTING ID:** CV22226769

Printed: 11/13/2022 6:04:05 AM

Closed •

List / Sold: **\$630,000/\$645,000** ↓

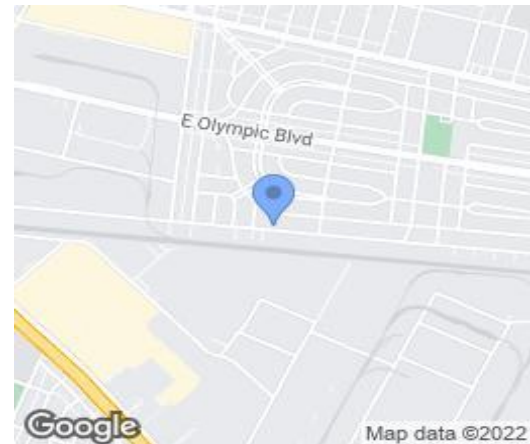
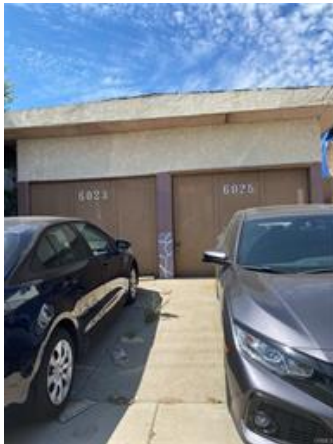
6023 Ferguson Dr • Commerce 90022

48 days on the market

2 units • \$315,000/unit • 0 sqft • 4,003 sqft lot • No \$/Sqft data •
Built in 1950

Listing ID: MB22147877

see Map



BACK TO MARKET!! Great opportunity!! Duplex with 2 rooms, one bathroom each, located in an excellent area. Will be delivered totally vacant. Live in one and rent the other to help pay the mortgage. You will not find anything cheaper in this place. Make your appointment, your buyers will love it. Both have a normal sized room, a slightly smaller one, the kitchen is medium sized and the living room is quite spacious in the 2 units.

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$650,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,097 (Estimated)
- Laundry: In Garage
- \$4000 Gross Scheduled Income
- \$4000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$120
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	2	2	Unfurnished	\$0	\$0	\$4,400

Of Units With:

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

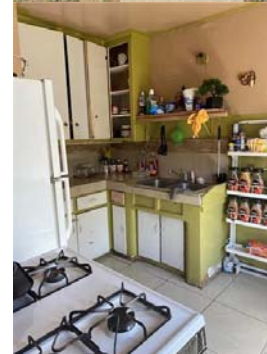
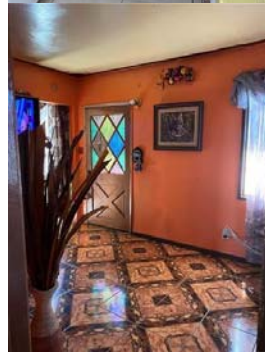
Additional Information

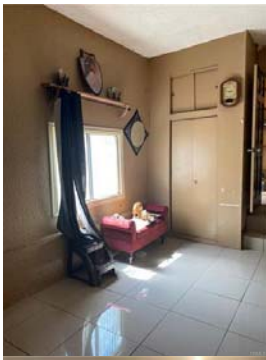
- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6338022015

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: **\$778,000/\$775,000** ↑

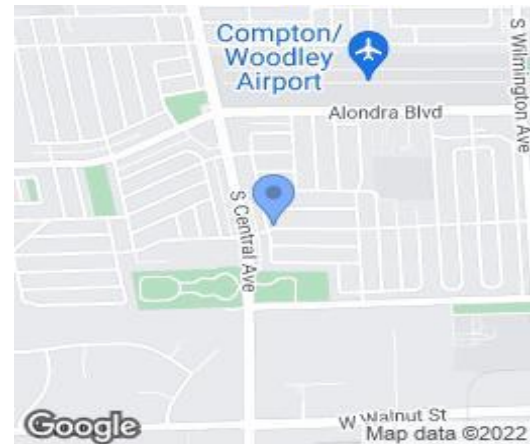
1721 W Caldwell St • Compton 90220

5 days on the market

2 units • \$389,000/unit • 1,736 sqft • 5,980 sqft lot • \$446.43/sqft • Built in 1954

Listing ID: DW22210792

Central & Alondra



2 HOMES ON ONE LOT! NEW CONSTRUCTION! from the foundation up. SFR plus ADU with 2 Separate addresses This Gem is Centrally located in a highly desirable pocket of Compton only a 10 min drive to Dignity Health Sports Park which sits on the campus of California State University and is a stone throw away to cities like Carson, Gardena, and West Rancho Dominguez. At first glance, you will be greeted with an ample front yard and driveway on a big green corner lot. The main home has 4 Bedrooms and 2 baths with one of the bedrooms having its own Office/Den and private entrance as a bonus. The second dwelling is completely separate from the main quarters it is a nice-sized studio with dedicated parking. Besides the huge front yard, there is also an abundant back yard a blank canvas ready for the new homeowners or investors! Both Homes have New Kitchens, Bathrooms with custom tile, Flooring, New Electrical wiring plus panel, Plumbing, New water heaters, New Concrete and Roof All are permitted and professionally done, No expense was spared. Must see to truly appreciate.

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$774,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Whole House Fan
- Heating: ENERGY STAR Qualified Equipment, High Efficiency
- \$665 (Estimated)
- Laundry: In Kitchen
- \$60000 Gross Scheduled Income
- \$56400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Other Interior Features: Copper Plumbing Full

Exterior

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

Annual Expenses

- Total Operating Expense: \$400
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01933854
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 1
- Drapes:

- Gas Meters: 1
- Water Meters: 2
- Carpet:
- Dishwasher: 2
- Disposal: 2

- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC: 0

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6141004023

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:

\$1,995,000/\$2,125,000 ↑

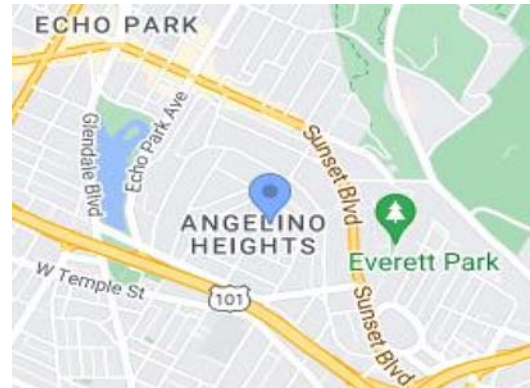
43 days on the market

Listing ID: OC22190308

1343 1345 Kellam Ave • Echo Park 90026

2 units • \$997,500/unit • 4,420 sqft • 7,499 sqft lot • \$480.77/sqft •
Built in 1887

BELVIEW, NORTH ON DOUGLAS RIGHT ON KELLAM



THIS WILL NOT LAST AT THIS PRICE, THIS HOME IS A HISTORIC CULTURAL MONUMENT #220 (DECLARED BY THE CITY COUNCIL AS "RESIDENCE") WAS BUILT IN 1887 BY THE CONTRACTOR JOHN M. SKINNER, THIS QUEEN ANNE RESIDENCE HAS BEAUTIFUL DETAIL WORK WITH SHINGLES IN DIAMOND AND CIRCULAR PATTERNS. IT HAS GARLAND TRIM WITH ATTRACTIVE WOOD TURNINGS ON THE PORCH. THE HOME HAS BEEN FEATURED IN 2 MOVIES. THE FRONT HOUSE HAS OVER 3,100 SQUARE FEET AND FEATURES A SPACIOUS HIGH CEILING FOYER WITH ALL 4 SPACIOUS BEDROOMS UPSAIRS. THE MASTER BEDROOM HAS AN AWESOME VIEW OF DOWNTOWN LOS ANGELES. REMODEL INCLUDED RESTORED ROPE AND WEIGHT WINDOWS, RESTORED DOOR KNOBS, DOOR HINGES, UPGRADED ELECTRICAL, PLUMBING, ROOF, INTERIOR AND EXTERIOR PAINT. UPSTAIRS AND DOWNSTAIRS BATHROOMS AND SEPARATE LAUNDRY ROOM. DOWNSTAIRS FEATURES 4 PARLORS AND A KITCHEN. CONFIRM WITH CITY TO CONVERT TO A TOTAL OF 4 UNITS THE HOME WAS PERMITTED FOR VOLUNTARY FOUNDATION STRENGTHENING IN 2016. THE DOWN STAIRS FRONT HOUSE DOES NEED COSMETIC CLEAN UP. THE REMODELED BACK CARRIAGE HOUSE (HAS A GOOD SIZE BACK AND SIDE YARD AND FEATURES 2 BEDROOMS UPSTAIRS (1 WITH CITY VIEWS) AND 1 BATHROOM. YOUR GUEST WILL ENJOY YOUR REMODELED KITCHEN. THE HOME CAN BE CONVERTED INTO 3 TO 4 TOTAL UNITS. PROPERTY IS SOLD IN IT'S AS IS WHERE IS CONDITIONS WITH NO GUARANTEES EXPRESSED OR IMPLIED. BUYER TO DO ALL OF THIER OWN DU DILLIGENCE TO THEIR OWN SATISFACTION. PLEASE NOTE THAT THE FRONT YARD LANDSCAPE/ WALKWAY AND DRIVEWAY HAVE BEEN DIGITLY ALTERED PHOTOGRAPHED THERE ARE SOME SPECIAL CIRCUMSTANCES WITH THIS PROPERTY SO CALL FOR DETAILS 2 OF THE SELLERS ARE LICENSED REAL ESTATE BROKERS. BUYER TO COOPERATE WITH SELLERS 1031 EXCHANGE

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$1,995,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Central
- \$414 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$144000 Gross Scheduled Income
- \$110500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Appliances: None, Disposal
- Other Interior Features: Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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	4	2	0	Unfurnished	\$0	\$0	\$7,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5405018016

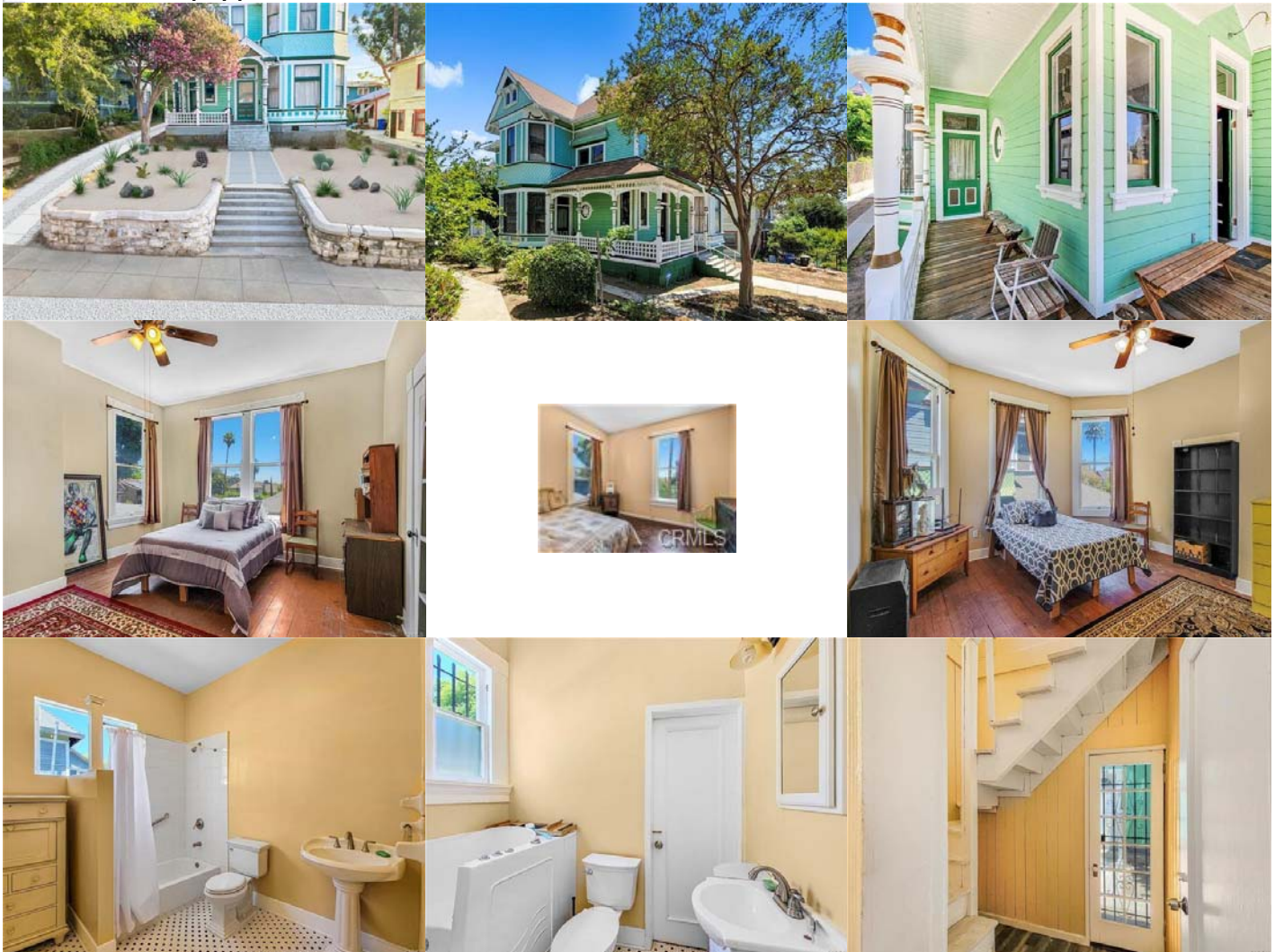
Michael Lembeck

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: **\$859,900/\$849,900** ↓

919 W 49th St • Los Angeles 90037

0 days on the market

2 units • **\$429,950/unit** • **1,812 sqft** • **5,825 sqft lot** • **\$469.04/sqft** •
Built in 1925

Listing ID: DW22217160

Vermont Ave / S Hoover St



Recently Remodeled Duplex... Features include: 4 Bedrooms / 2 Bathrooms + 2 Bedrooms / 1 Bathroom. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking. Alarm on property, Freshly painted interior and exterior. This is a must see!

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$859,900
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$305 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

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: 02031490
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5018012023

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: **\$500,000/\$520,000** ↓

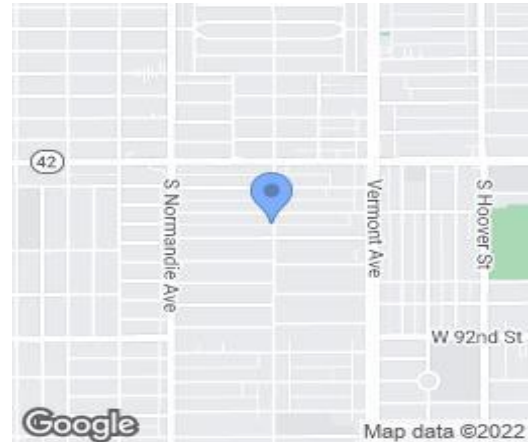
8811 S Budlong Ave • Los Angeles 90044

41 days on the market

2 units • **\$250,000/unit** • **1,659 sqft** • **2,468 sqft lot** • **\$313.44/sqft** •
Built in 1949

Listing ID: 22192825

N of Century, S of Manchester, W of Normandie, E of Vermont



Well maintained 2 unit building. 8811 is a 1 + 1 and 8813 is a 2+1. Both units to be delivered with tenants. Each unit is metered separately and have their own garages with parking in front of the garage as well. Property is located in the County of Los Angeles. Great starter investment and buy and hold opportunity. Please do not walk on property. All units are tenant occupied.

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$619,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 3.19
- \$20816 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$5,248
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,500	\$1,500	\$1,500
2:	1	2	1		Unfurnished	\$1,400	\$1,400	\$2,300
3:								
4:								
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

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6047008002

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: 22192825

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Closed • **Single Family Residence**

List / Sold: **\$600,000/\$600,000** ↑

6800 Denver Ave • Los Angeles 90044

5 days on the market

2 units • **\$300,000/unit** • **1,098 sqft** • **5,400 sqft lot** • **\$546.45/sqft** •
Built in 1923

Listing ID: CV22174593

110 South, exit Florence, West on Florence, Right on Denver



Great opportunity! Each unit has two bedrooms and one bath. Laundry hookups in each unit. Separate meter for gas and electric.

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$539,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$319 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: See Remarks

Exterior

- Lot Features: Front Yard
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01206776
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

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

• Parcel # 6013019009

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: CV22174593

Printed: 11/13/2022 6:04:12 AM

Closed • Duplex

List / Sold: **\$820,000/\$820,000**

1571 E 118th St • Los Angeles 90059

20 days on the market

**2 units • \$410,000/unit • 1,980 sqft • 6,859 sqft lot • \$414.14/sqft •
Built in 1937**

Listing ID: DW22169821

South of 105 fwy and & Imperial Hwy/West of Compton



Great duplex close to everything. Well kept by same family living in both units. Front unit is 4 bedrooms 2 baths. Remodeled just a few years ago. Open floor plan. Laminate and tile floors throughout. Beautifully kept oak kitchen cabinetry and granite countertops. Newer tiled baths. Spacious bedrooms. Covered wash area in back yard under covered patio. Back unit is 2 bedrooms 1 full bathroom Two car attached garage. Also a two car carport in front. Parking for up to 5 cars. Back yard is fully cemented for privacy and entertaining. Wrought iron in front yard with wood fences all around. Easy to maintain. Property has 2 gas, 2 electric and 1 water meter. Property can be delivered vacant at close. Do not miss as it will not last!!!

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$820,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$792 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Wood
- Other Interior Features: Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01823705
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6149010021

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: **\$459,000/\$455,000** ↓

44806 Genoa Ave # 8 • Lancaster 93534

31 days on the market

2 units • **\$229,500/unit** • **1,794 sqft** • **7,810 sqft lot** • **\$253.62/sqft** •
Built in 1979

Listing ID: SR22200084

14 fwy off at Ave K go east to 10th St W go north to Newgrove, go east to Genoa Ave.



Great location, in a popular downtown area, within easy walking distance to shopping and popular dining. Great price for this centrally located duplex. Units are occupied - do not disturb tenants. Current rents are as follows - Unit 1 - \$1,450.00 Unit 2 - \$1,500.00

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$459,000
- 1 Buildings
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- \$1,151 (Estimated)
- Laundry: See Remarks
- \$2950 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$1,450	\$1,450	\$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
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3133008003

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: SR22200084

Printed: 11/13/2022 6:04:13 AM

Closed • Duplex

List / Sold: **\$595,000/\$595,000**

15311 Colorado Ave • Paramount 90723

6 days on the market

2 units • **\$297,500/unit** • **1,724 sqft** • **7,481 sqft lot** • **\$345.13/sqft** •
Built in 1957

Listing ID: PW22210354

South on Paramount from 105 Fwy, West on Adams St., South on Colorado Ave.



Great investment opportunity! Recently updated Duplexes in the City of Paramount. Both units are spacious and offer 2 bedrooms and 1 bath, laundry, and an attached single car garage. Both units include new interior paint, wood laminated flooring throughout the bedrooms and family room, tiled showered walls and flooring in both bathrooms, New kitchen countertops, tiled flooring and cabinetry. Large rear yard which can accommodate an additional ADU. This lot has a common driveway that is shared with both duplexes 15311 (Right) and 15317 (Left) Colorado Ave. Both parcels are to be sold together. These units are in walking distance to local shopping and restaurants and centrally located to 4 major freeways, 710-FWY /105-FWY /91-FWY and the 605 FWY. Don't let this opportunity slip away.

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$595,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$743 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$24540 Gross Scheduled Income
- \$22500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen
- Floor: Laminate, Tile
- Appliances: Water Heater
- Other Interior Features: Ceiling Fan(s), Formica Counters

Exterior

- Lot Features: Front Yard, Lawn, Lot 6500-9999, Rectangular Lot, Utilities - Overhead
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Needs Repair, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,040
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$510
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$780
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$1,900
2:	1	2	1	1	Unfurnished	\$1,045	\$1,045	\$1,900

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale

- RK - Paramount South of Somerset area
- Los Angeles County
- Parcel # 6270013028

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: PW22210354

Printed: 11/13/2022 6:04:13 AM

Closed • Duplex

List / Sold: **\$655,000/\$620,000** ↓

15317 Colorado Ave • Paramount 90723

6 days on the market

2 units • **\$327,500/unit** • **1,724 sqft** • **7,502 sqft lot** • **\$359.63/sqft** •
Built in 1957

Listing ID: PW22210348

South on Paramount from 105 FWY, West on Adams St, South on Colorado



Great investment opportunity! Recently updated Duplexes in the City of Paramount. Both units are spacious and offer 2 bedrooms and 1 bath, laundry, and an attached single car garage. Both units include new interior paint, wood laminated flooring throughout the bedrooms and family room, tiled showered walls and flooring in both bathrooms, New kitchen countertops, tiled flooring and cabinetry. Large rear yard with a separate 2-car garage with alley access which can easily be converted to an ADU. This lot has a common driveway that is shared with both duplexes 15317 (left) and 15311 (right) Colorado Ave. Both parcels are to be sold together. These units are in walking distance to local shopping and restaurants and centrally located to 4 major freeways, 710-FWY /105-FWY /91-FWY and the 605 FWY. Don't let this opportunity slip away.

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$655,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$766 (Estimated)
- Laundry: In Kitchen
- \$28200 Gross Scheduled Income
- \$26160 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Family Room, Kitchen
- Floor: Laminate, Tile
- Appliances: Water Heater
- Other Interior Features: Ceiling Fan(s), Formica Counters

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999, Rectangular Lot, Level, Utilities - Overhead, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Poor Condition, Wood
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$2,040
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$510
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$780
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,000
2:	1	2	1	1	Unfurnished	\$945	\$945	\$2,000

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale

- RK - Paramount South of Somerset area
- Los Angeles County
- Parcel # 6270013027

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: **\$847,000/\$850,000**

12612 Santa Fe Ave • Lynwood 90262

30 days on the market

**2 units • \$423,500/unit • 2,248 sqft • 6,013 sqft lot • \$378.11/sqft •
Built in 1947**

Listing ID: DW22122632

SOUTH EL SEGUNDO BLVD



****BACK ON THE MARKET AS PF 8/30/2022**** Don't let this opportunity pass by of owning 2 units. Live in one & rent the other unit BRAND NEW UNIT(ADU) FINISHED IN MAY 2022. 2 BEDROOMS AND 2 BATHS ON THE BACK. . FRONT UNIT WAS 882 SQ 2/1 AND WAS CONVERTED INTO AN 1,448 SQ 4 BEDROOMS 2 BATHS WITH ALL INTERIOR NEW. ALL DRY WALL, ROOF, WINDOWS, DOORS AND FLOOR ARE NEW AS WELL AS OF FIXTURES. SPACE FOR 6 CARS INSIDE. MUST SEE TO APPRECIATE THE BEAUTY OF THIS UNITS. THIS IS A SFR WITH AN ADU WITH PERMITS. THEY HAVE SEPARATE GAS AND ELECTRICITY METERS. AND MOST IMPORTANT DIFFERENT ADDRESS 12614 SANTA FE AVE. MOST BEAUTIFUL UNITS IN THE AREA. BOTH UNITS ARE READY TO MOVE IN. FHA OR CONVENTIONAL IS OK. GREAT FOR A BIG FAMILY OR TO RENT AND LIVE IN THE OTHER UNIT. RENTS IN THE AREA ARE VERY HIGH. UNITS ARE NOT CURRENTLY RENTED. RENT AND EXPENSES ARE ESTIMATED BASED ON RENTAL AREA AVERAGE.

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- \$601 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$60000 Gross Scheduled Income
- \$49500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Built-In Range, Electric Cooktop

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,500
- Electric: \$2,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$700
- 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	0	Unfurnished	\$0	\$0	\$2,800
2:	1	2	2	0	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

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

- Ranges: 2
- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale

- RM - Lynwood area
- Los Angeles County
- Parcel # 6176003010

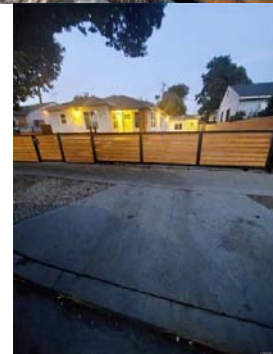
Michael Lembeck

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:

\$1,600,000/\$1,494,800 ↓

3368 3374 Glenrose Ave • Altadena 91001

43 days on the market

3 units • **\$533,333/unit** • **3,076 sqft** • **29,751 sqft lot** • **\$485.96/sqft** •
Built in 1909

Listing ID: P1-10737

Exit 210 on Lincoln Ave. Turn right onto W Woodbury Rd. Turn left onto N Fair Oaks Ave. Turn left onto W Las Flores Dr. Turn right to stay on W Las Flores Dr. Turn right onto Glenrose Ave. Property will be on the right.



We are pleased to present for sale an incredible development opportunity at 3368-3374 Glenrose Ave. in Altadena, CA. The property consists of three (3) existing single-family dwelling units with RTI permits for two (2) Additional Dwelling Units (ADU). Two of the existing units are vacant and are in the process of being renovated. The proposed ADUs are two (2) 1,200 sq ft three bedroom two bathroom units. The three (3) stand alone homes were built between 1909 and 1936, property to be sold in As-Is condition with one unit occupied with a month-to-month tenant. Near all that the foothills of Altadena offer, a truly unique opportunity to build in an increasingly popular area.

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: One, Two
- 2 Total parking spaces
- \$7860 Gross Scheduled Income
- \$7860 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Sprinklers None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01034776
- 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:		3	2	0	Furnished	\$665	\$665	\$1,000
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 604 - Altadena area
- Los Angeles County
- Parcel # 5832022012

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: P1-10737

Printed: 11/13/2022 6:04:13 AM

Closed •

List / Sold:

\$1,750,000/\$1,867,097 ↓

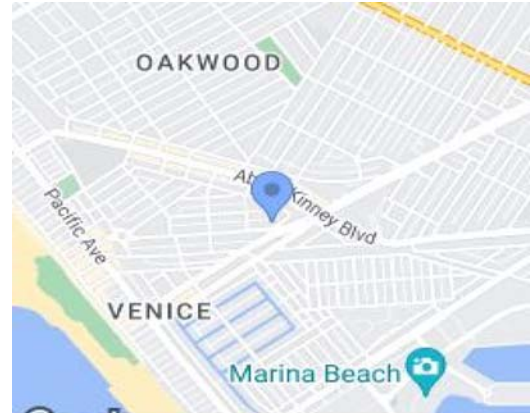
64 days on the market

Listing ID: 22191075

573 Grand Blvd • Venice 90291

**3 units • \$583,333/unit • 2,169 sqft • 3,634 sqft lot • \$860.81/sqft •
Built in 1912**

North of Venice, West of Abbot Kinney, East of Main, On Grand Blvd - Seconds Off Abbot Kinney!



SOLD AS IS - property in need of repairs. Welcome home to one of the most charming properties in Venice! This rare opportunity boasts three VACANT detached bungalow units that sprawl across the magical property, dripping in greenery. Situated seconds behind Abbot Kinney, this triplex encapsulates an eclectic and inviting charm, that will take your breath away. Rent all three units out at market rents for an incredible investment or turn this space into your own compound - the possibilities here are endless! //About This Home: As you enter this beautifully, and lovingly maintained property, there is a fabulous walkway that connects you to each of the three homes. You are surrounded by mature, and lush greenery that wraps the property and captures your heart. As you enter each unit you will be taken by the creative, cozy vibes, each with its own personality and outdoor space. Enjoy a 2 Bedroom + Bath Unit that has been updated, with original built-ins, and lovely light - move right in! There is another 1 Bedroom + 1 Bath bungalow ready for you to bring your vision, and creative flair. The back unit is the largest with 1 Bedroom + 2 Bathrooms, which has been updated with beautiful light, picturesque windows, original built-ins, and details throughout. A communal laundry space is at the back of the property. Escape the hustle and bustle in this quiet and serene sanctuary. //You'll Love: This legal income property allows you the chance to rent out all the units and establish an excellent investment property or live in one unit and rent the others for passive income, or utilize the entire property as a compound, and host friends/family. //The Neighborhood: In one of the best locations, you are around the corner from critically acclaimed restaurants, trendy boutiques, and just a stone's throw from the beach. A mere minute to the Venice Canals, Windward, and more. This treasure embodies the spirit of Venice and is truly a must-see!

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$1,995,000
- 3 Buildings
- Levels: Two, One
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Stackable, Community, Outside, Individual Room

Interior

- Rooms: Living Room, Jack & Jill, Walk-In Closet
- Floor: Laminate
- Appliances: Disposal, Refrigerator, Microwave, Range, Range Hood, Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02141799
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4238017010

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: 22191075

Printed: 11/13/2022 6:04:14 AM

Closed •

List / Sold:

\$1,499,000/\$1,401,750 ↓

59 days on the market

Listing ID: 22185123

1644 Maltman Ave • Los Angeles 90026

**3 units • \$499,667/unit • 1,930 sqft • 5,921 sqft lot • \$726.30/sqft •
Built in 1905**

Head North onto Maltman Avenue from Sunset Blvd.



JUST REDUCED! Rare Silver Lake triplex in the heart of Sunset Junction delivered with one unit vacant. Originally built in 1905, this income property is a perfect opportunity for an owner-user to take advantage of the vacant front house or for a savvy investor to invest in one of LA's hottest neighborhoods. The 2 bed, 1 bath main house lives like a single family home and is full of the original charm and character that makes Silver Lake so special. Additionally, there are 2 separate Craftsman-style 1 bed, 1 bath homes at the rear of the property that are currently tenant occupied. Each unit is private and has a fenced-in yard. The property is located within a block of Sunset Junction with easy access to some of the best retail shops & restaurants Silver Lake has to offer including The Window, Intelligentsia Coffee, Pine & Crane and much more. Los Feliz and Echo Park, the reservoir and Griffith Park are all just moments away in this very strong rental market.

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$1,799,000
- 3 Buildings
- 1 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Closet

Interior

- Appliances: Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$4,500
2:	1	1	1		Unfurnished	\$2,350	\$2,350	\$2,350
3:	1	1	1		Unfurnished	\$1,307	\$1,307	\$2,200
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
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5429023003

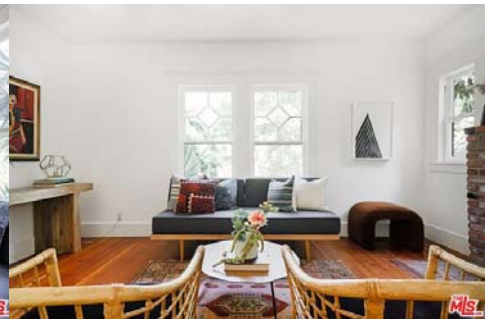
Michael Lembeck

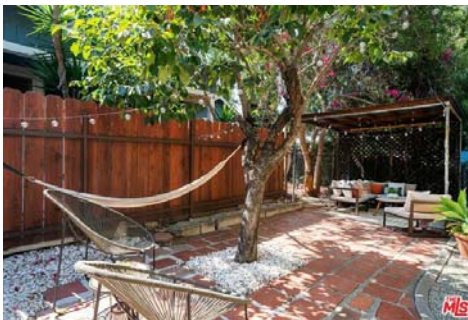
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos







Printed: 11/13/2022 6:04:14 AM

Closed •

List / Sold: **\$2,150,000/\$2,150,000**

976 Hyperion Ave • Los Angeles 90029

0 days on the market

3 units • **\$716,667/unit** • **1,991 sqft** • **7,351 sqft lot** • **\$1079.86/sqft** •
Built in 1912

Listing ID: 22215683

One block South of Sunset Blvd., on the Eastside of Hyperion Avenue.



Sold before processing. Vacant and fully renovated income property consisting of three separate bungalows, plus detached garage.

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$2,150,000
- 3 Buildings
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5427013027

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: 22215683

Printed: 11/13/2022 6:04:16 AM

Closed •

List / Sold: **\$949,000/\$794,000** ↓

1774 W 37th Dr • Los Angeles 90018

44 days on the market

**3 units • \$316,333/unit • 1,296 sqft • 3,811 sqft lot • \$612.65/sqft •
Built in 1923**

Listing ID: 22192535

West of Western Ave north of MLK



PRICE REDUCTION... PRICE REDUCTION.... This MODERN 3-Unit Triplex is delivered ALL VACANT & REMODELED with PERMITS. All units are 1BED/1BTH. Purchase as an investment and take advantage of the terrific rental market and start to collect rent right away or live in the main house and rent out the other units. All 3-Units have new copper plumbing, new Double-Pane Windows, new electrical & LED recessed lighting, updated roof, sparkling quartz countertops, new flooring, fresh paint throughout. Situated in close proximity to Expo/Western Metro station, USC Campus, LA Memorial Coliseum, SoFi Stadium, Exposition Park, Natural History Museum, shopping, restaurants and much more. All Three Units will be delivered vacant at close of escrow.

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$995,000
- 2 Buildings

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02041450
- 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	\$1,750	\$0	\$21,000
2:	2	1	1		Unfurnished	\$1,750	\$0	\$21,000
3:	3	1	1		Unfurnished	\$1,750	\$0	\$21,000

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

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5041036006

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: 22192535

Printed: 11/13/2022 6:04:18 AM

Closed •

List / Sold:

\$2,399,000/\$2,386,000 ↓

80 days on the market

Listing ID: 22177011

120 Brooks Ave • Venice 90291

**4 units • \$599,750/unit • 2,712 sqft • 3,000 sqft lot • \$879.79/sqft •
Built in 1973**

West of Main Street, East of Pacific, South of Rose Avenue, North of Wavecrest Avenue



Venice is truly one of a kind! This is an incredible opportunity to purchase a property in one of the most sought-after beach communities in the country. Venice Beach is world-famous for its boardwalk, skate park, and Windward Circle, and this property is just a block and a half from all the action. The Venice Canals is also nearby, making this an ideal location for those who want to be close to all the best that Venice has to offer. This multifamily property is listed as having three units, but there are four live-work flats within the compound. One of the units will be delivered vacant, so there is potential for income from the other units. This is a great opportunity to own real estate in a beach community. The two front-facing units consist of a downstairs 1 bedroom/1 bath unit with high ceilings, white travertine tile flooring throughout and a spacious lush outdoor private garden patio. The upstairs unit offers 2 bedrooms/2 baths, with a quaint balcony. This unique space includes a gas-burning fireplace, seven skylights, automatic blackout shades, travertine tiles in the bathrooms and kitchen. The back units include an upstairs large studio + 1 bath with high ceilings, piano finish laminate flooring, and travertine floors in the kitchen and bathroom. There is also its own balcony. The lower back unit is 1 bedroom/1 bath and will be delivered vacant. This trophy property was built in the 70s and retains its unique Venice vibe and architectural charm. There is loads of character and privacy. All kitchens have been updated, and three of the five bathrooms have been updated. The whole building has rooftop access, enjoy the Venice sunsets and add your personal touches to complete the vibe. Parking is a premium in Venice, but this property comes with three parking spaces. Don't miss out on this incredible opportunity! Call us today to schedule a showing.

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$2,433,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 3 Total carport spaces
- Heating: Radiant
- Laundry: Community, Outside
- Cap Rate: 466
- \$111720 Net Operating Income
- 4 gas meters available

Interior

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

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$47,880
- 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	2		Unfurnished	\$4,200	\$4,200	\$5,500
2:	1	1	1		Unfurnished	\$3,600	\$3,600	\$4,500
3:	1	1	1		Unfurnished	\$2,400	\$2,400	\$2,800
4:	1	0	1		Unfurnished	\$3,000	\$3,000	\$3,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C11 - Venice area
- Los Angeles County
- Parcel # 4286013012

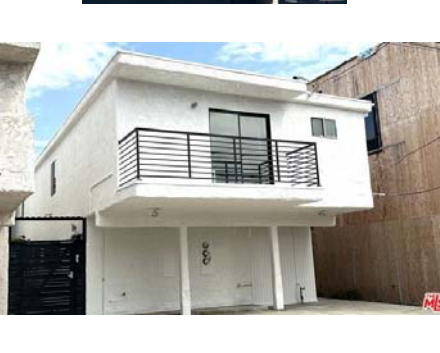
Michael Lembeck

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:

\$1,699,000/\$1,600,000 ↓

10 days on the market

Listing ID: SR22183741

1229 S Dunsmuir Ave • Los Angeles 90019

4 units • \$424,750/unit • 3,080 sqft • 7,985 sqft lot • \$519.48/sqft • Built in 1930



Beautiful Spanish character cottages. Walk to Fairfax and San Vicente! 75% delivered Vacant at close of escrow! Massive upside potential. Tenants pay their own water, electricity, gas and trash as all utilities are on separate meters for gas, electric, and water. Convert the 3 car garages to an ADU plus add an additional unit on top, please email to receive additional information on ADU's. With the ADU additions the potential increased revenue will be \$141,024 and the cap will be potentially 6.7%. The current ownership has remodeled two of the cottages. The front home features high barrel ceilings, remodeled kitchen, in unit washer and dryer, tankless water heater, new tile flooring, new counter tops, fresh paint and beautifully preserved hardwood flooring. R3 zoned, potential to build 15 units using TOC density bonus. A new 17 unit building is being built next door and it's 4 months from completion. Miracle Mile is a great rental market, attracting a huge supply of A+ tenants looking for quality units in a premium location. Convenient access to transit, employment, retail and entertainment venues. Minutes to downtown LA, Beverly Hills, Santa Monica and Culver City.

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$1,699,000
- 1 Buildings
- 3 Total parking spaces
- \$588 (Estimated)
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$98304 Gross Scheduled Income
- \$69624 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,731
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$3,893
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,800	\$2,800	\$2,800
2:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,000
3:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,000
4:	1	2	1	0	Unfurnished	\$1,092	\$1,092	\$2,800

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 4
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5085015033

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

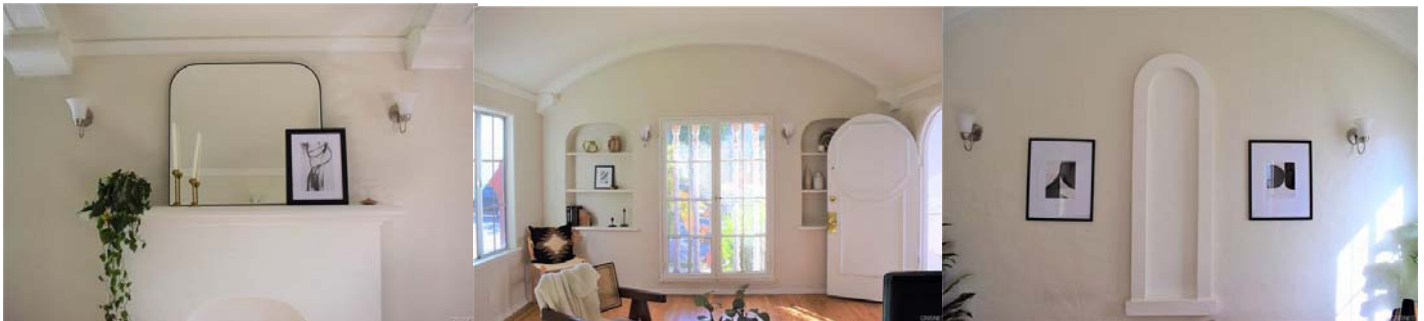
Re/Max Property Connection

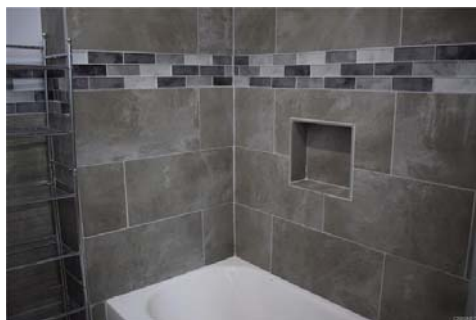
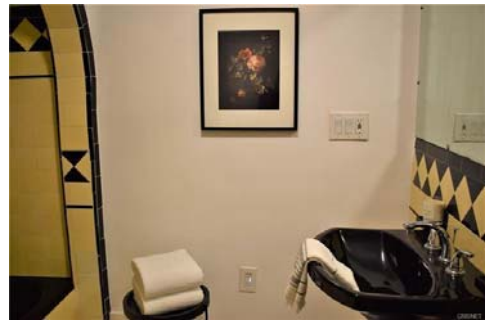
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed •

List / Sold:

\$2,099,000/\$1,915,000 ↓

57 days on the market

Listing ID: 22188669

429 N Spaulding Ave • Los Angeles 90036

4 units • **\$524,750/unit** • **3,781 sqft** • **6,422 sqft lot** • **\$506.48/sqft** •
Built in 1925

South of Melrose. East of Fairfax.



Gorgeous and charming 4-unit complex in highly desirable Fairfax District. This well maintained property sits on a quaint street and is a rare investment opportunity. All four units have long term tenants with amazing upside potential on monthly rents. All four units are light and bright with spacious living/dining areas, historic original charm/details throughout, but with all the modern amenities. Each unit comes with its own garage. Property sits in an ideal location just minutes from the world famous Melrose Ave, The Grove, Beverly Center, Fairfax Junction, West Hollywood, Downtown LA, high-end shopping, top-tier dining, amazing nightlife and everything else Los Angeles has to offer! Don't miss this incredible invest in one of Los Angeles' most vibrant & neighborhoods.

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$2,099,000
- 1 Buildings
- Cap Rate: 3.25
- \$71473 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$17,471
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,249	\$2,249	\$3,400
2:	1	2	1		Unfurnished	\$1,414	\$1,414	\$3,400
3:	1	1	1		Unfurnished	\$1,928	\$1,928	\$2,300
4:	1	1	1		Unfurnished	\$1,821	\$1,821	\$2,300
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
- Rent Controlled

- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5527027014

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: 22188669

Printed: 11/13/2022 6:04:21 AM

Closed •

List / Sold:

\$1,395,000/\$1,350,000 ↓

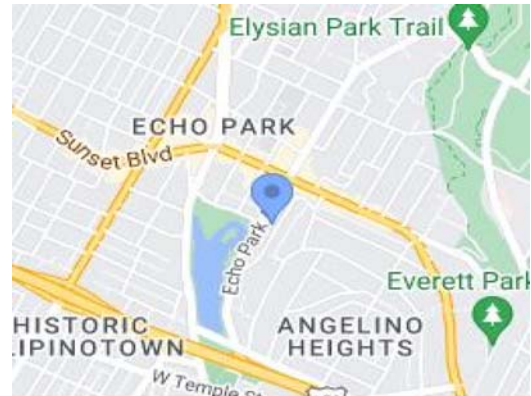
40 days on the market

Listing ID: 22195417

1100 Echo Park Ave • Los Angeles 90026

4 units • **\$348,750/unit** • **4,040 sqft** • **6,008 sqft lot** • **\$334.16/sqft** •
Built in 1922

Sunset Blvd to Echo Park Avenue.



Excellent investment opportunity with under market rents. Great owner user property. A walker's paradise, this two-story Quadruplex sits a stones throw away from Echo Park Lake and is situated on a street lot with street parking in front and rear. Each of the units are 1+1, however 2 of the units are using the space as 2 bedrooms! Two of the four units are on the second floor with their own private stairwells. Lots of original detail and ten-foot high ceilings. Two units with a view of Echo Park Lake! Two of the three units have breakfast nooks in their kitchens, allowing for the dining room to be used as a den or living room. Additional features such as hardwood floors, decorative faux fireplaces, copper plumbing and a tiered backyard with multiple patios, a tropical oasis with a fig tree, cacti and succulents. Take a sunset ride on the Echo Park Swan Boats steps from your front door. Tenants love living a lifestyle where they're close to Lassen's Natural Foods or countless trendy Echo Park and Silver hot spots like Stereoscope Coffee, Mohawk Bend, or Sage. Own a little piece of Echo Park history!

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$1,475,000
- 1 Buildings
- Heating: Gravity
- Cap Rate: 3
- \$77052 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$31,527
- 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	1	1		Unfurnished	\$2,150	\$2,150	\$2,200
2:	2	1	1		Unfurnished	\$1,852	\$1,900	\$2,200
3:	3	2	1		Unfurnished	\$1,199	\$1,200	\$2,500
4:	4	2	1		Unfurnished	\$1,171	\$1,171	\$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
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5404019005

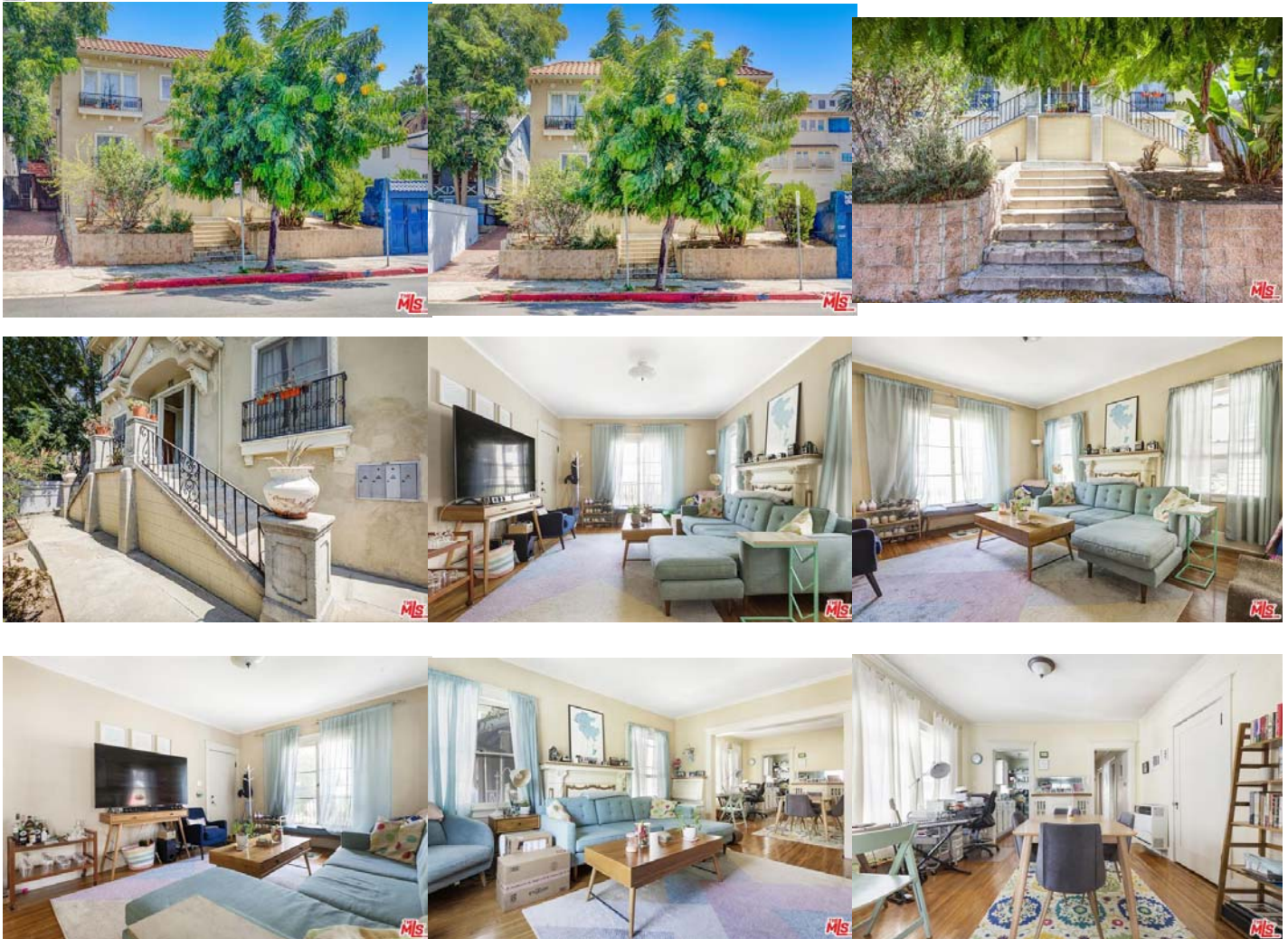
Michael Lembeck

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/\$995,000**

848 W 68th St • Los Angeles 90044

66 days on the market

**4 units • \$248,750/unit • 2,375 sqft • 7,150 sqft lot • \$418.95/sqft •
Built in 1928**

Listing ID: 22178073

South on Vermont Ave to 68th Street, left to 848 West 68th Street



Fantastic opportunity to own four newly fully renovated units on one lot. A rare opportunity to live in one of the units while generating income at current market value from the other 3 units or generate income on all 4 units. Two units will be delivered vacant while two units will be delivered tenant occupied. This property also has a large covered patio area which can be used to create a great relaxing backyard oasis or a bbq area. All 4 units have been updated with quartz countertops, appliances and newer floors with contemporary tiles or refinished original hardwood floors. Three Vacant units include; 1.) The fully renovated beautifully designed front house which has 1 bedroom/1 bathroom with an office, a large formal dining room that is open into the living room which makes for a great entertaining space. 2.) The 2 bedroom/1 bathroom in the back duplex house. This 2 bedroom has a spacious living room with a full kitchen and a walk-in closet off the primary bedroom. 3.) The Studio room is currently also vacant. The studio is attached to the front house and has a separate entrance from the side of the front home. It could be used as an additional bedroom, filming or recording studio, gym, recreation room, or a larger additional office which could be rented out separately or added into the front house rental. Tenant Occupied Unit only one; 4.) The 1 bedroom/1 bathroom is currently rented for \$1500. This unit has a full kitchen, living room and nice size bedroom.

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$995,000
- 2 Buildings
- 5 Total parking spaces
- 3 Total carport spaces
- Heating: Floor Furnace

Interior

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

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$2,100
2:	2	1	1		Unfurnished	\$0	\$1,500	\$1,500
3:	3	1	1		Unfurnished	\$900	\$0	\$900
4:	4	1	1		Unfurnished	\$0	\$0	\$1,500
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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6013008023

Michael Lembeck

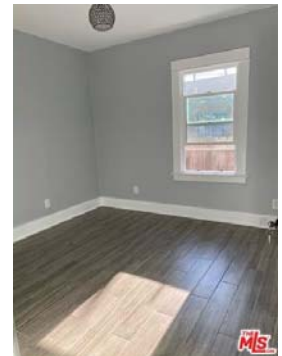
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Cell Phone: 714-742-3700

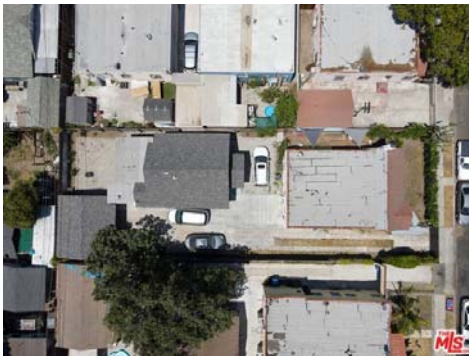
Re/Max Property Connection

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

▼ Click arrow to display photos







Closed •

List / Sold: **\$989,000/\$925,000** ↓

206 W 76th St • Los Angeles 90003

34 days on the market

**4 units • \$247,250/unit • 2,354 sqft • 6,301 sqft lot • \$392.95/sqft •
Built in 1922**

Listing ID: DW22175811

N 110th FWY, Exit on Manchester East, N. on Broadway



Don't miss out on 3 units. All units will be delivered vacant at the close of escrow. Front is a duplex with 1 bedroom 1 bath each. very spacious, completely remodeled. Back has a 2 bedroom 1 bath with their own laundry room. Close to shopping centers, a brand new long driveway that fits more than 10 cars. Great investment property, great to rent and live in one. This is really a must see to appreciate it.

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$999,000
- 3 Buildings
- 0 Total parking spaces
- \$446 (Estimated)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6031014010

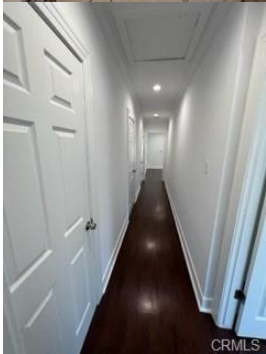
Michael Lembeck

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: **\$949,999/\$935,000** ↓

532 W 77th St W • Los Angeles 90044

77 days on the market

**4 units • \$237,500/unit • 2,736 sqft • 7,000 sqft lot • \$341.74/sqft •
Built in 1923**

Listing ID: TR22102562

South Florence, East of Hoover



We are Pleased to present this 4-unit pride of ownership multifamily property. rear bldg is a 4 bedroom and could possibly good owner user. this is adorable bungalow courtyard style layout with lots of palm trees. Located in central los angeles lot is 7000 sqft lot zoned RD2-1. This property consist of 3 residential buildings building to the right is a 3 bed, 2 bth, building to the left consist of 2- 1bed-1bth units the rear 1 bed has been freshly painted with new water proof flooring, new appliances, we have potential section 8 tenant at \$1650. per month and building at the rear building is 4 bed 2 bth. there is also 1 permitted storage approx. 90 sqft this property cash flows now. property has wrought iron around front of property and secured gate entrance. Conveniently located walking distance to bus stops, banks, shopping best of all less than 15 minutes to USC, Staples center, even new SOFI stadium. Bring your investors Now. The owner is listing agent and buyer to cooperate with reverse 1031 exchange at no expense to Buyer. unfortunately due to reverse 1031 this property can not be sold with FHA or VA financing. Buyers and buyers agent please do your due diligence seller purchased property with current layout but does not match assessor room count. 3 units are currently rented section 8, We have potential section 8 tenant for fourth unit - 1b1bth unit who is ready to pay @ \$1,650.

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$999,999
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- 0 Total carport spaces
- Heating: Forced Air, Wall Furnace
- \$510 (Estimated)
- Laundry: Inside
- \$76980 Gross Scheduled Income
- \$75820 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry
- Floor: Laminate, Vinyl, Wood
- Appliances: Free-Standing Range, Range Hood, Refrigerator, Tankless Water Heater, Water Line to Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Partially	\$2,219	\$2,219	\$3,519
2:	1	3	2		Partially	\$1,637	\$1,637	\$3,231
3:	1	1	1		Partially	\$1,009	\$1,009	\$1,750

4:111

Partially\$0

\$1,650

- # Of Units With:
- Separate Electric: 4

• Gas Meters: 4

• Water Meters: 1

• Carpet:

• Dishwasher:

• Disposal:

• Drapes:

• Patio:

• Ranges: 4

• Refrigerator: 4

• Wall AC:

Additional Information

- Standard sale

• Rent Controlled
- C37 - Metropolitan South area

• Los Angeles County

• Parcel # 6020017007

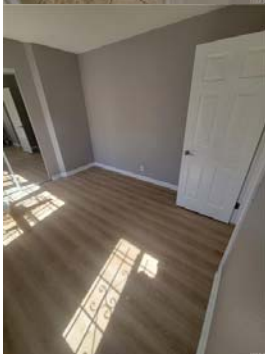
Michael Lembeck

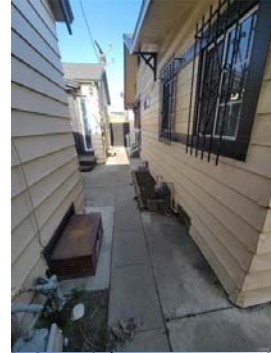
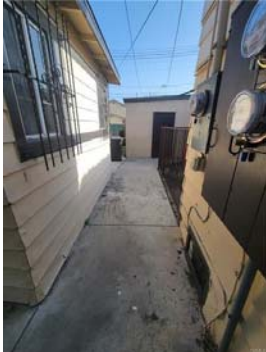
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed •

List / Sold: **\$385,000/\$380** ↓

5228 W Avenue L • Lancaster 93536

35 days on the market

4 units • **\$96,250/unit** • **840 sqft** • **16,280 sqft lot** • **\$0.45/sqft** •
Built in 1956

Listing ID: 22206339

Lancaster, west on Ave L



AMAZING INVESTMENT OPPORTUNITY! This property has a large lot with 2 driveways, lots of land to park your toys, cars or boats. Front house is a very spacious 2 bed 1 bath with a pantry and laundry room. Back house is a converted garage, 3 bed 1 bath with a beautiful kitchen, large living room, office area and laundry room. 3rd structure is a large shed/garage over 1000sqft. 3 structures on property.

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$385,000
- 3 Buildings
- Heating: Forced Air
- Laundry: See Remarks
- \$4750 Net Operating Income

Interior

- Rooms: Bonus Room
- Floor: Laminate
- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$260
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$2,500
2:	1	2	1		Unfurnished	\$700	\$700	\$2,200
3:	1	0	0		Unfurnished	\$50	\$50	\$200
4:	1	0	0		Unfurnished	\$0	\$0	\$250

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

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- LAC - Lancaster area
- Los Angeles County
- Parcel # 3102003006

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

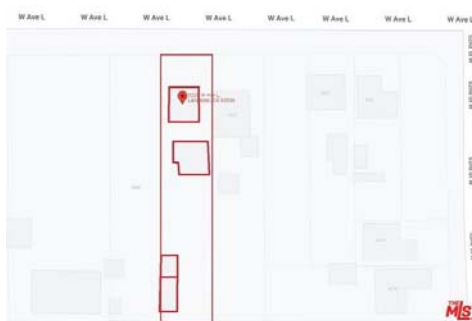
Re/Max Property Connection

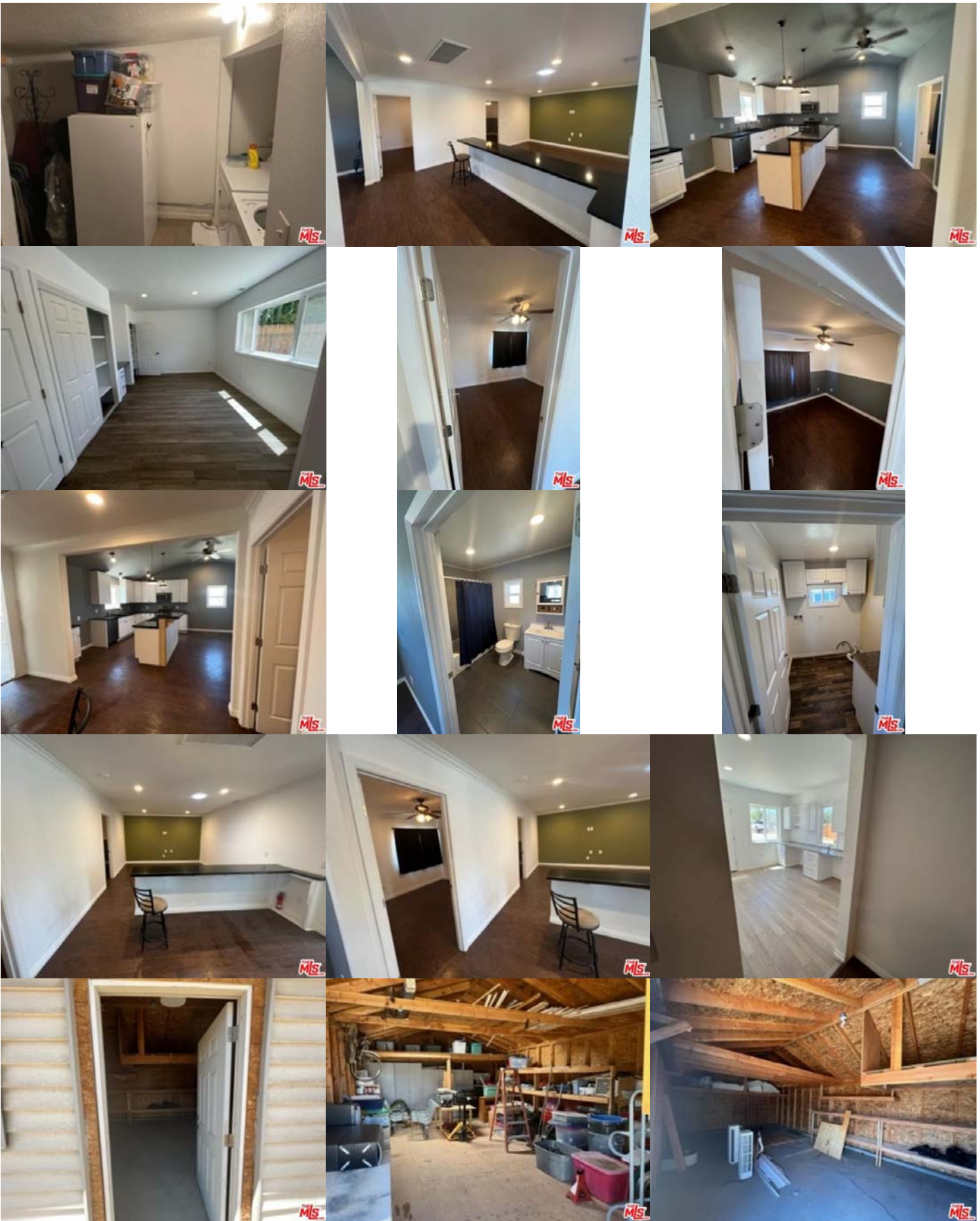
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • **Quadruplex**

List / Sold:

\$1,050,000/\$1,000,000 ↓

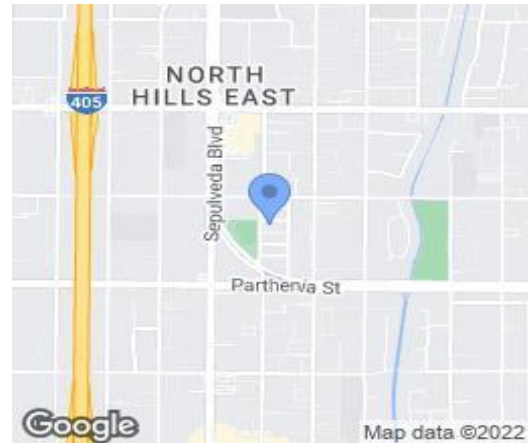
126 days on the market

Listing ID: SR22106653

15252 Gresham St • North Hills 91343

4 units • \$262,500/unit • 3,348 sqft • 6,885 sqft lot • \$298.69/sqft • Built in 1955

From the 405 exit Nordhoff east, south on Columbus Ave then east on Gresham St.



PRICE REDUCED by \$100K!!!. Tremendous 4 Unit investment opportunity in the North Hills area. All units are 2 Bedrooms and 1 Bath with 1 car garage each. Current rents are month to month and are below market. There is plenty of room for future rent increases. Tenants are all current and up-to-date in rent. The tenants pay for electricity and gas. There is a laundry room at the rear of the building. This area is close to shopping, restaurants, groceries, and public transportation. There is a large community park across the street where families play and gather around in the afternoon. Tenants are aware that the property is for sale. Drive by only or feel free to look around but please do not approach and speak to the residents. Interior inspection is available after an offer is accepted. The property just recently passed the City of Los Angeles Code Enforcement Inspection on April 12, 2022.

Facts & Features

- Sold On 11/07/2022
- Original List Price of \$1,150,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Radiant
- \$475 (Estimated)
- Laundry: Common Area
- \$57816 Gross Scheduled Income
- \$50371 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,445
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,447
- Maintenance: \$700
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,858
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,195	\$1,195	\$1,600
2:	1	2	1	1	Unfurnished	\$1,220	\$1,220	\$1,600
3:	1	2	1	1	Unfurnished	\$1,193	\$1,193	\$1,600
4:	1	2	1	1	Unfurnished	\$1,210	\$1,210	\$1,600

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- NOH - North Hills area
- Los Angeles County
- Parcel # 2654009014

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

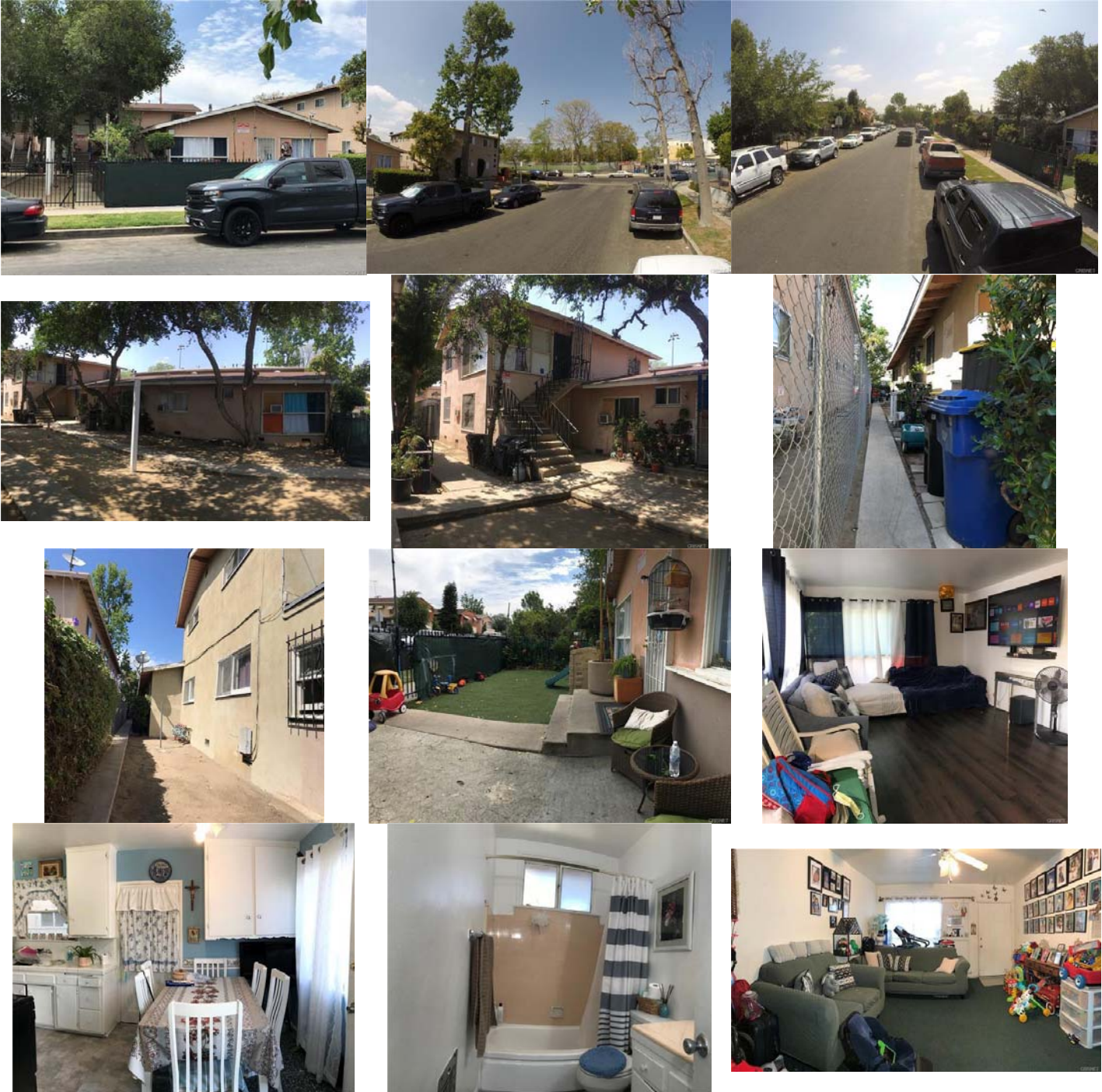
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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GENERAL ROLL WORKSHEET					
Company Name		Date			
Rolling Period From		To			
Rolling Period Days		Days			
Income	Year	Less Expenses	Monthly Roll	Annual	
Roll #1	Year 1 Annual	1198	+12	1198	
Roll #2	Year 1 Annual	1198	+12	1198	
Roll #3	Year 1 Annual	1198	+12	1198	
Roll #4	Year 1 Annual	1198	+12	1198	
Roll #5	Year 1 Annual	1198	+12	1198	
Roll #6	Year 1 Annual	1198	+12	1198	
Roll #7	Year 1 Annual	1198	+12	1198	
Roll #8	Year 1 Annual	1198	+12	1198	
Roll #9	Year 1 Annual	1198	+12	1198	
Roll #10	Year 1 Annual	1198	+12	1198	
Year Annual Roll		1198	+12	1198	
EXPENSES					
Roll Start Date				1198	
Management Fees				1198	
Insurance				1198	
Maintenance				1198	
Utilities				1198	
Construction Material				1198	
Other				1198	
Total Expenses				1198	
FOR ROLL USE ONLY					
Roll #1					
Roll #2					
Roll #3					
Roll #4					
Roll #5					
Roll #6					
Roll #7					
Roll #8					
Roll #9					
Roll #10					

Closed • **Quadruplex**

List / Sold: **\$3,550,000/\$3,550,000**

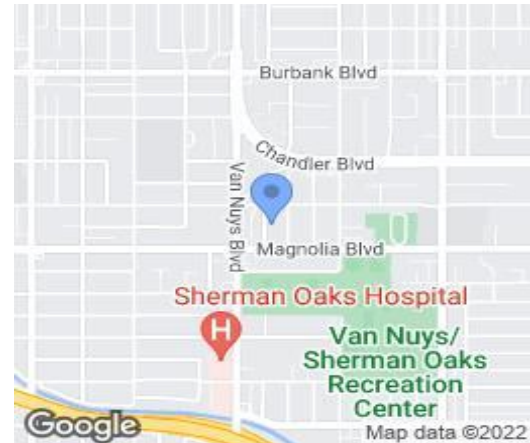
5232 Tilden Ave • **Sherman Oaks 91401**

0 days on the market

4 units • **\$887,500/unit** • **6,262 sqft** • **5,904 sqft lot** • **\$566.91/sqft** •
Built in 2022

Listing ID: BB22238143

Located on Tilden Ave, North of Magnolia



Sold before processing.

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$3,550,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- \$219 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 4.91
- \$230400 Gross Scheduled Income
- \$174160 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$47,024
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$2,505
- Maintenance: \$1,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- SO - Sherman Oaks area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

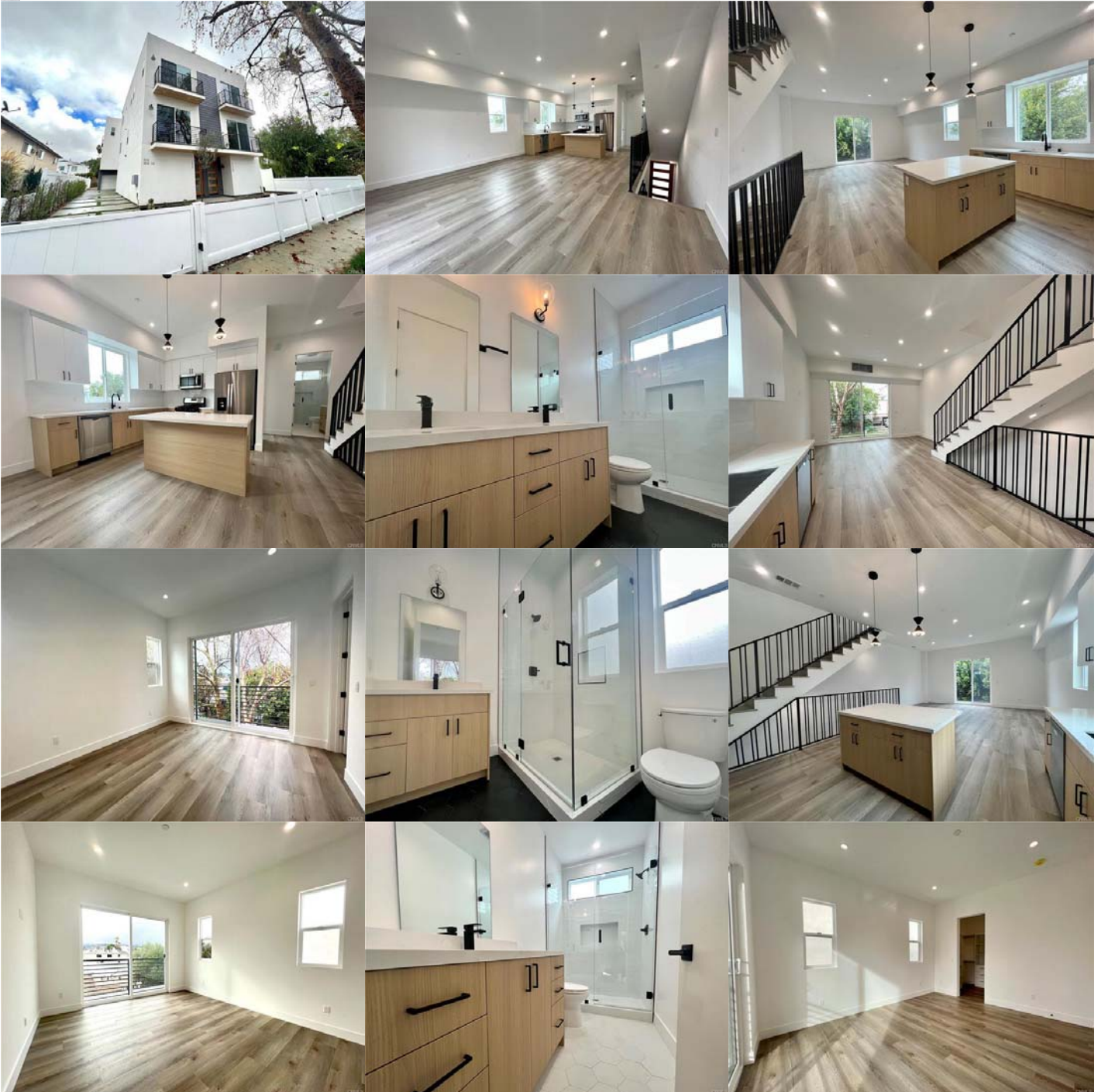
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: BB22238143

Printed: 11/13/2022 6:04:36 AM

Closed •

List / Sold:

\$1,420,000/\$1,400,000 ↓

25 days on the market

Listing ID: SR22183779

10215 S 10th Ave • Inglewood 90303

**6 units • \$236,667/unit • 4,474 sqft • 7,827 sqft lot • \$312.92/sqft •
Built in 1956**

Century Blvd and Crenshaw Blvd



This 2 Story garden-style apartment building has an excellent unit mix consisting of Four (4) 1 bedroom 1 bath, and Two (2) two bedroom 1 bath units. Corner lot with an approximant building square feet of 4,474 living area and a lot size of approximately 7,827 square feet of land. Built in 1956, the subject property is 100 per cent occupied with approximately 63%% upside in rents. Amenities include individual hot water heaters in each unit, central heating and air conditioning, newer roof, copper piping and carport parking for six (6) vehicles. Rental increases are due thereby adding immediate value to this well-maintained, value-add investment opportunity. Inglewood is a city in southwestern Los Angeles County, California, in the Los Angeles metropolitan area. As of the 2020 U.S. Census, the city had a population of 107,762. The city is in the South Bay region of Los Angeles County, near Los Angeles International Airport. Inglewood consists of ten neighborhoods which are indicated by symbols on street signs. The neighborhoods are the following areas: Morningside Park, Downtown Inglewood, Fairview Heights, Arbor Village, Hollypark Knolls, Centinela Heights, Century Heights, Inglewood Knolls, and Lockhaven. Inglewood is home to the Los Angeles Rams and Los Angeles Chargers of the National Football League who play at SoFi Stadium. The stadium hosted Super Bowl LVI in 2022. The Los Angeles Lakers and Los Angeles Kings played their home games the at The Forum until the completion of Crypto.com Arena in Downtown Los Angeles

Facts & Features

- Sold On 11/08/2022
- Original List Price of \$1,420,000
- 1 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: Central Air
- \$2,565 (Estimated)
- \$83604 Gross Scheduled Income
- \$46951 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,145
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$4,212	\$4,212	\$7,400
2:	2	2	1	0	Unfurnished	\$2,755	\$2,755	\$4,000

Of Units With:

- Separate Electric: 6
- Drapes:

- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4030007047

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: SR22183779

Printed: 11/13/2022 6:04:36 AM

Closed •

List / Sold:

\$2,995,000/\$2,850,000 ↓

44 days on the market

Listing ID: 22200803

1943 N Hoover St • Los Angeles 90027

**6 units • \$499,167/unit • 7,031 sqft • 8,452 sqft lot • \$405.35/sqft •
Built in 1927**

N. of Franklin, E. of Hillhurst and go right on Clarissa and go S. on Hoover. Corner of Clarissa and Hoover St.



A good size 6-unit corner building located in a sought-after Los Feliz area, of which 4 units are original, huge and spacious with "good bones" (all 2 bd + 1.5 ba) and an additional 2 units built in 1986 (2 bd + 1 ba and a 1 bd + 1 ba). The one bedroom will be delivered vacant at close of escrow. The 9 parking spots are on-grade, below the building, a laundry facility in the garage and both machines are owned by the Seller. Laundry income with a yearly average of \$1440 is included with the gross income. Currently, this property has below market rents but has a great potential to increase cash flow. Expenses are estimates based on an annual average.

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$2,995,000
- 1 Buildings
- Heating: Forced Air
- Laundry: In Garage
- \$172997 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$16,855
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02128396
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,771	\$2,771	\$3,200
2:	1	2	1		Unfurnished	\$2,982	\$2,982	\$3,200
3:	1	2	1		Unfurnished	\$2,720	\$2,720	\$3,200
4:	1	2	1		Unfurnished	\$2,591	\$2,591	\$3,200
5:	1	2	1		Unfurnished	\$2,677	\$2,677	\$3,200
6:	1	1	1		Unfurnished	\$1,960	\$1,960	\$1,960

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

- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5591015003

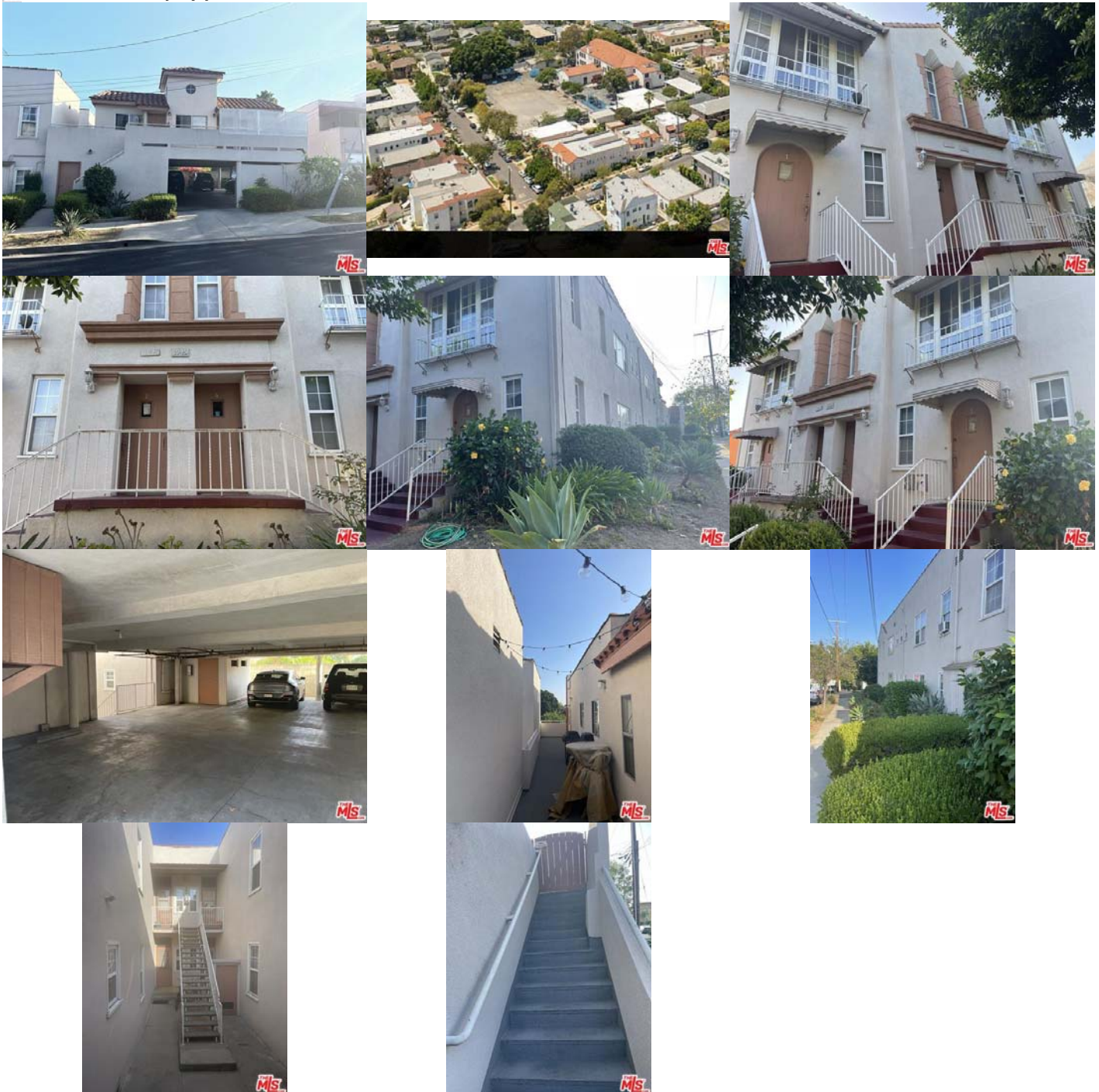
Michael Lembeck

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:

\$1,295,000/\$1,200,000 ↓

150 days on the market

Listing ID: 22147485

1050 W 84TH PI • Los Angeles 90044

**6 units • \$215,833/unit • 3,444 sqft • 5,263 sqft lot • \$348.43/sqft •
Built in 1939**

The subject property is positioned in a solid South Los Angeles location, north of Manchester Avenue and west of Vermont Avenue.



We are pleased to present a six (6) unit apartment building located at 1050 West 84th Place in Los Angeles, California. The subject property is positioned in a solid South Los Angeles location, north of Manchester Avenue and west of Vermont Avenue. Originally built in 1939, this property contains a good unit mix of two (2) newly constructed (2022) ADU studio / one bathroom units and four (4) one bedroom / one bathroom units. Spread across two (2) buildings, all the tenants have Section 8 which guarantees in place positive initial cash flow. Located in the coveted Vermont Knolls neighborhood of South LA, the property features lovely curb appeal, a lush front yard, and a relaxing center courtyard all in a quiet residential pocket with plenty of street parking adjacent to major commercial corridors on Manchester Avenue and Vermont Avenue. Los Angeles County's new Transit Oriented Vermont-Manchester mixed-use project, which was recently awarded \$20 million, is also located less than a quarter mile away from the subject property. Tenants will enjoy being just minutes away from the Ram's SoFi Stadium, USC, and Downtown LA. Within walking distance residents can find great restaurant, retail, and recreational amenities such as Wingstop, Bamboo Garden, Alfredo's Mexican Food, Smart & Final, Beauty Supply, and Hardcore Training Gym. Outdoor recreation is also available less than half a mile away at Vermont Miracle Park. Situated in a solid South Los Angeles location, this offering presents an excellent opportunity for an any investor to capitalize on an initial 5.65% cap rate in a gentrifying market of Los Angeles.

Facts & Features

- Sold On 11/10/2022
- Original List Price of \$1,370,000
- 2 Buildings
- Levels: Two
- Heating: Wall Furnace
- Cap Rate: 5.65
- \$73166 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator, Oven, Range, Built-In

Exterior

- Lot Features: Landscaped, Lawn, Front Yard

Annual Expenses

- Total Operating Expense: \$29,150
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1		Unfurnished	\$1,295	\$1,295	\$1,300
2:	4	1	1		Unfurnished	\$1,550	\$1,550	\$1,700
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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6033025002

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:

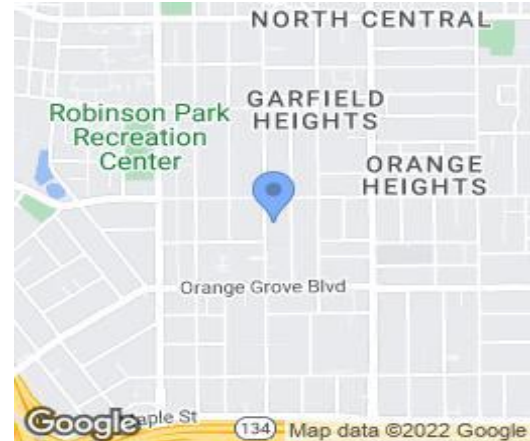
\$2,000,000/\$1,800,000 ↓

29 days on the market

850 N Marengo Ave • **Pasadena 91103**
7 units • **\$285,714/unit** • **4,809 sqft** • **9,307 sqft lot** • **\$374.30/sqft** •
Built in 1959

Listing ID: PW22190123

Contact Agent



We are pleased to present the Marengo Apartments, a 7-Unit value-add apartment building in Central Pasadena. The property offers a mix of large studios, one and two-bedroom units with amenities such as wall A/C and heating, gas cooking and spacious floor plans. The building has been owned by the same family for generations. A buyer can benefit from renovations to capture more than 45% upside in rents, bringing the property up to a 6% Cap Rate. **DISCLAIMER:** This property will be delivered with (2) Vacant 2-bedroom units. Buyers must understand that the property has delinquencies and must be sold "As-Is."

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$2,000,000
- 1 Buildings
- 9 Total parking spaces
- 7 Total carport spaces
- \$1,534 (Estimated)
- Laundry: Common Area
- \$119760 Gross Scheduled Income
- \$78483 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$37,684
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921625
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1	0	Unfurnished	\$925	\$1,850	\$1,595
2:	3	1	1	0	Unfurnished	\$1,180	\$3,540	\$1,895
3:	2	2	1	0	Unfurnished	\$2,295	\$4,590	\$2,295

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5725021006

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: PW22190123

Printed: 11/13/2022 6:04:38 AM

Closed •

List / Sold:

\$3,700,000/\$3,500,000 ↓

103 days on the market

Listing ID: 22178343

1175 W 29th St • Los Angeles 90007

7 units • \$528,571/unit • 5,848 sqft • 8,566 sqft lot • \$598.50/sqft • Built in 1959

11 total properties Adjacent to USC and North of the Campus & Village



We are pleased to present the opportunity to acquire The 29TH Street Portfolio, an eleven (11) building, 110-Bedroom, Student Housing Portfolio, located in the highly desirable DPS Patrol Zone, and walking distance to the University of Southern California (USC). Consisting of 11 separate structures, The 29TH Street Portfolio provides investors the opportunity to acquire a sizable presence in one of the most desirable infill student housing markets in the United States. Additionally, while the properties have been well maintained under current ownership, they are well suited for common area upgrades and interior unit remodeling/ updates that will further increase cashflow and returns. Combined with parental guarantees on leases and occupancy levels routinely achieving 100% for the school year, the asset represents a low-risk investment that is poised for continued growth and excellent operating fundamentals. The investment is 100% occupied with USC students, and fully leased for the 2022-2023 year perfectly positioned to benefit from the enrollment growth in an under-supplied student housing market. The following properties are being sold together as a portfolio sale: 1137 W. 29th Street, LA 90007, 1151 W. 29th Street, LA 90007, 1159 W. 29th Street, LA 90007, 1173 W. 29th Street, LA 90007, 1179 W. 29th Street, LA 90007, 1329 W. 29th Street, LA 90007, 2830 Menlo Ave, LA 90007, 1358 W. 29th Street, LA 90007, 1360 W. 29th Street, LA 90007, 1535 W. 30th Street, LA 90007, 1481 W. 25th Street, LA 90007.

Facts & Features

- Sold On 11/11/2022
- Original List Price of \$3,700,000
- 2 Buildings
- \$191700 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$63,900
- 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	1	1		Unfurnished	\$1,350	\$1,350	\$1,800
2:	1	1	1		Unfurnished	\$1,350	\$1,350	\$1,800
3:	1	1	1		Unfurnished	\$1,450	\$1,450	\$1,800
4:	1	1	1		Unfurnished	\$1,700	\$1,700	\$1,800
5:	1	1	1		Unfurnished	\$1,600	\$1,600	\$1,800
6:	1	1	1		Unfurnished	\$1,350	\$1,350	\$1,800
7:	1	8	8		Unfurnished	\$12,500	\$12,500	\$15,000
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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5055028026

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: 22178343

Printed: 11/13/2022 6:04:38 AM

Closed •

List / Sold:

\$2,850,000/\$2,650,000 ↓

23 days on the market

Listing ID: AR22200913

617 S Almansor St • Alhambra 91801

**8 units • \$356,250/unit • 5,600 sqft • 11,859 sqft lot • \$473.21/sqft •
Built in 1955**

On Almansor street across from Almansor Park



A rare opportunity to own a charming 8-Unit apartment building located across from Almansor Park. The tenants will enjoy having the park just across the street from their front doors with all its amenities such as, walking trails, baseball and soccer fields, basketball and tennis courts, lawn bowling area, gymnasium, playground, and a man-made lake adding more ambience. There is also an 18-hole golf course as well as its highly regarded restaurant overlooking the golf course with its delightful Sunday Brunch. This is a prime location of Alhambra. This two-story complex consists of two 2-bedroom and six 1-bedroom units. Each apartment has an off street, covered private parking space with a storage locker. To add more value to the property, there is office room that can be leased out. An on-site laundry room and a lovely courtyard round out this property.

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$2,850,000
- 2 Buildings
- Levels: Two
- 24 Total parking spaces
- 8 Total carport spaces
- \$0 (Unknown)
- Laundry: Common Area, Community
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01121690
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	10	8	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 601 - Alhambra area
- Los Angeles County
- Parcel # 5347024007

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:

\$1,750,000/\$1,000,000 ↓

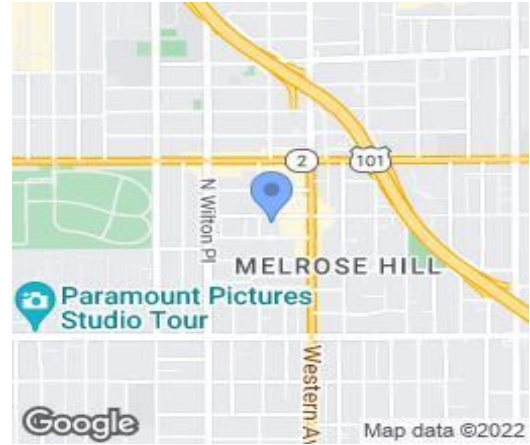
152 days on the market

Listing ID: PF22065402

5446 Romaine St • Los Angeles 90038

**8 units • \$218,750/unit • 5,696 sqft • 7,033 sqft lot • \$175.56/sqft •
Built in 1961**

W. of Western, S. of Santa Monica



Sold "as is". Drive by, subject to inspection. Great opportunity for those with vision. Needs retrofitting.

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$1,102 (Estimated)
- Laundry: Common Area
- \$103320 Gross Scheduled Income
- \$74218 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,102
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 00835027
- Gardener:
- Licenses:
- Insurance: \$3,215
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$10,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,090	\$1,090	\$1,800
2:	1	1	1	1	Unfurnished	\$1,060	\$1,060	\$1,800
3:	1	1	1	1	Unfurnished	\$1,180	\$1,180	\$1,800
4:	1	1	1	1	Unfurnished	\$1,070	\$1,070	\$1,800
5:	1	1	1	1	Unfurnished	\$800	\$800	\$1,800
6:	1	0	1	1	Unfurnished	\$840	\$840	\$1,200
7:	1	1	1	1	Unfurnished	\$1,120	\$1,120	\$1,800
8:	1	2	2	2	Unfurnished	\$1,450	\$1,450	\$2,200

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C20 - Hollywood area
- Los Angeles County
- Parcel # 5535006017

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: PF22065402

Printed: 11/13/2022 6:04:39 AM

Closed •

List / Sold:

\$7,250,000/\$5,650,000 ↓

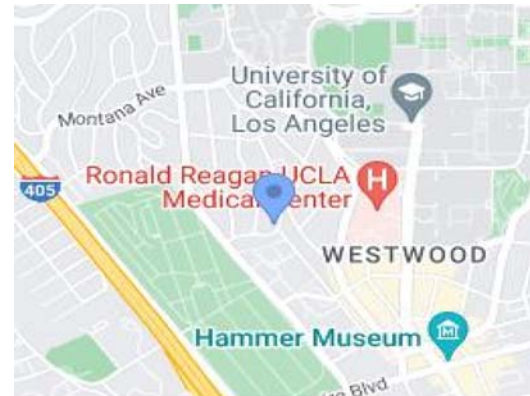
21 days on the market

Listing ID: 22209665

11027 Strathmore Dr • Los Angeles 90024

**12 units • \$604,167/unit • 7,884 sqft • 7,117 sqft lot • \$716.64/sqft •
Built in 1939**

Google Maps. Strathmore Dr. and Weyburn Pl.



We are pleased to present 11027-11037 Strathmore Drive, a 12-unit Spanish Colonial Revival courtyard style apartment located in the heart of Westwood (90024) and just 2 blocks from the UCLA campus. 11027 Strathmore Drive, built in 1939, has been owned and operated by the same family for more than 50 years and offers the next steward of this asset a rare opportunity to acquire an architectural income property which can be operated as student housing, corporate short-term rentals (30 day +) or as a traditional rental property. Two units will be delivered vacant at the close of escrow allowing for an owner-user to occupy a unit in one of the strongest and most stable rental markets with historically low vacancy and long-term appreciation. The Westwood Village submarket continues to be one of the most desirable neighborhoods in Los Angeles. An exceptional unit composition consists of SEVEN (7) One Bedroom | One Bathrooms, FOUR (4) Single Units, and ONE (1) Two Bedroom | One Bathroom for a total of 12 units. The asset, built in 1939, was designed by Joseph J. Rees and consists of 7,884 SF on a prominent 7,127 SF parcel with R4 Zoning. Rees designed or engineered over 100 buildings in the Los Angeles area including historical monuments such as The Sycamore Chateau, The Fine Arts Cinema in Beverly Hills, The Selma Las Palmas Courtyard Apartments, and much more. Common areas consist of a beautiful courtyard with trees that provide shade on a sunny day or refuge from the rain. Adding delight to this building are the separate private patios associated with a few of the units. Parking is provided for 8 vehicles.

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$7,250,000
- 1 Buildings
- \$154963 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$116,164
- 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	1	1		Unfurnished	\$1,700	\$1,700	\$3,700
2:	1	1	1		Unfurnished	\$2,050	\$2,050	\$3,500
3:	1	0	1		Unfurnished	\$1,090	\$1,090	\$2,500
4:	1	0	1		Unfurnished	\$1,115	\$1,115	\$2,500
5:	1	0	1		Unfurnished	\$1,090	\$1,090	\$2,500
6:	1	0	1		Unfurnished	\$1,600	\$1,600	\$2,500
7:	1	1	1		Unfurnished	\$2,500	\$2,500	\$3,200
8:	1	1	1		Unfurnished	\$1,850	\$1,850	\$3,200

9:	1	1	1	Unfurnished	\$0	\$0	\$3,700
10:	1	2	1	Unfurnished	\$1,900	\$1,900	\$3,900
11:	1	1	1	Unfurnished	\$1,180	\$1,180	\$3,700
12:	1	1	1	Unfurnished	\$0	\$0	\$3,200
13:							

Of Units With:

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

Additional Information

- Standard sale
- C05 - Westwood - Century City area
 - Los Angeles County
 - Parcel # 4363015014

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: 22209665

Printed: 11/13/2022 6:04:41 AM

Closed •

List / Sold:

\$3,200,000/\$3,000,000 ↓

33 days on the market

Listing ID: 22176001

1111 S Norton Ave • Los Angeles 90019

**20 units • \$160,000/unit • 10,209 sqft • 7,027 sqft lot • \$293.86/sqft •
Built in 1928**

South of Olympic Blvd, East of Crenshaw Blvd



We are pleased to present 1111 South Norton Avenue, a 20 unit, two story, reinforced brick apartment building located in the Country Club Park neighborhood of Los Angeles. The 10,209 sf three-story building sits on a 7,027 sf lot and is comprised of (4) one bedroom and one bathroom units and (16) studios. The subject property is ready for a new investor to take full advantage of its upside potential. This property's close proximity to Koreatown allows tenants full access to urban amenities such as trendy bars and restaurants, spas and retail centers. Koreatown is also one of Los Angeles' most walkable neighborhoods with a rich architectural heritage, a major subway line traversing its Wilshire Boulevard hub, and boutique hotels like the Line and Normandie. With a population of over 130,000 residents, averaging over 47,000 people per square mile, Koreatown has become a sought-after for upwardly mobile professionals who view it as the Brooklyn of Los Angeles.

Facts & Features

- Sold On 11/09/2022
- Original List Price of \$3,200,000
- 1 Buildings
- Laundry: Washer Included, Dryer Included
- Cap Rate: 4.2
- \$133108 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$122,149
- 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:	4	1	1		Unfurnished	\$1,415	\$5,663	\$7,800
2:	14	0	1		Unfurnished	\$1,036	\$14,834	\$19,600
3:	2	0	1		Unfurnished	\$874	\$1,749	\$2,400
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

- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5081006014

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

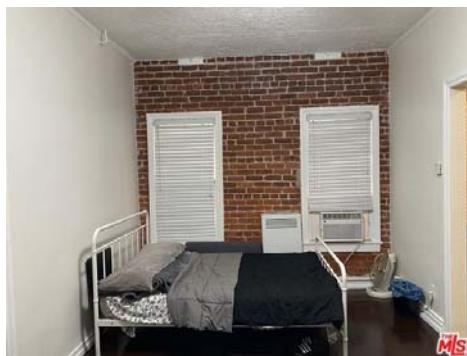
Re/Max Property Connection

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