

Closed •List / Sold: **\$849,000/\$840,000** ↓**33 days on the market****Listing ID: SB21171503****15636 Sombra Ave • Lawndale 90260****2 units • \$424,500/unit • 1,575 sqft • 5,212 sqft lot • \$533.33/sqft • Built in 1951****Manhattan Beach Blvd to Sombra**

Charming duplex with so much potential! Live in one house while renting out the other, or make it a great investment. These 2 separate houses are on a great size lot. The front house features nice upgrades with a very nice front yard so the kids can go outside and play. Backhouse is set back providing ample privacy, with its own front yard. Both units are nice size 2 bedroom 1 bath homes that have a long driveway for more parking. Individually metered for gas and electricity as well! This property is in a super location, close to restaurants, shopping centers, schools, freeways, and a short drive to the beach!! It Will not last long. 3D walk-through. <https://my.matterport.com/show/?m=xAYikF83UkC&mls=1>

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$849,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area
- \$50400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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

- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4076016017

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21171503

Printed: 11/14/2021 11:20:01 AM

List / Sold:

Closed •**\$1,275,000/\$1,255,000 ↓****1732 W 169th Pl • Gardena 90247****68 days on the market****2 units • \$637,500/unit • 3,972 sqft • 6,777 sqft lot • \$315.96/sqft •
Built in 1982****Listing ID: SB21114632****Going South on Western from Redondo Beach Bl, left on 169th Pl**

Back on Market!!! Two separate large homes (2000 SF each) on a good sized lot. Rear unit a remodeled kitchen and is truly beautiful inside. Enjoy 3 good sized bedrooms upstairs and 2 full baths. Small balcony off the master suite. Enjoy a small backyard area with extra parking on the side. Rear house has 5 car parking including the 2 one car garages. Front house has a lovely floor plan. It is move in condition with all new carpets in the living room, dining room & upstairs & is slightly larger w/ family room/private bar area. . Nice half bathroom and laundry room. Eat in kitchen area, double ovens , new dishwasher and & wood cabinetry. Good sized separate dining room . GREAT LIGHTING & a natural brick WOOD burning fireplace in the living room. 3 GOOD sized bedrooms, master bedroom has a vanity room & deep closets. Lots of potential for owner occupied. Each home has 2 CAR GARAGES.. Potential income of \$3500/month each or \$84,000/year which or 15.3 X Gross. Front unit to be delivered VACANT. . Excellent location, just east of Western and North of Artesia, Close to schools , great shopping , wonderful Restaurants and easy drive to downtown Los Angeles & LAX. HURRY ready to SELL !!!

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,275,000
- 2 Buildings
- 7 Total parking spaces
- Heating: Central
- Laundry: Individual Room
- Cap Rate: 4
- \$75000 Gross Scheduled Income
- \$49200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,800
- Electric: \$600.00
- Gas: \$400
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$0	\$0	\$3,500
2:	1	3	3	2	Unfurnished	\$2,750	\$2,750	\$3,500

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6106007005

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

CUSTOMER FULL: Residential Income LISTING ID: SB21114632

Printed: 11/14/2021 11:20:01 AM

Closed •**\$2,650,000/\$2,515,000 ↓****24 days on the market****Listing ID: SB21065458****3316 Vista Dr • Manhattan Beach 90266****2 units • \$1,325,000/unit • 2,156 sqft • 2,697 sqft lot • \$1166.51/sqft • Built in 1956****Highland & Rosecrans**

Ocean View, 30' x 90' Lot in the Sand Section! This Property hasn't changed hands in over 45 Years and it's easy to understand why. This west-facing lot is particularly unique in that its only adjacent neighbor is located on its east border, meaning there is street or alley access along its north, south, and – most importantly – west boundaries and, thus, there is little-to-no obstruction of the panoramic ocean views that charm the home's top level. The existing building operates as an income-producing 2,156 square foot duplex with (1) 3 Bed/2 Bath upper unit and (1) 1 bed/1 Bath lower unit below. These units are currently collecting \$4,100 and \$2,600, respectively, and the top unit (owner's unit) will be delivered vacant at the close of escrow! To that end, those buyers that are intending to build their dream home in the future are offered the rare opportunity to secure a highly coveted parcel of Sand Section land while adequately offsetting their mortgage payment until the time is right. In addition, the owner's unit is amply upgraded throughout and features (2) large balconies with beautiful ocean views, one located at the entrance and the other privately placed outside the master bedroom. The kitchen is beautifully redone with granite countertops, brand new cabinetry that offers ample storage, and artistic tile flooring. Moreover, the top unit is afforded an oversized, 2-Car Garage with additional skirt parking and the bottom unit has its own carport space.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$2,750,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Central
- Laundry: Dryer Included, Washer Included
- \$108600 Gross Scheduled Income
- \$66771 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Family Room, Kitchen, Master Bathroom, Master Bedroom
- Appliances: 6 Burner Stove, Barbecue, Dishwasher
- Floor: Carpet, Stone, Tile

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Cul-De-Sac, Value In Land
- Sewer: Public Sewer
- Waterfront Features: Ocean Side of Freeway, Ocean Side Of Highway 1

Annual Expenses

- Total Operating Expense: \$36,399
- Insurance: \$862
- Electric: \$0.00
- Maintenance:
- Gas: \$0
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$800
- Water/Sewer: \$800
- Cable TV: 02109201
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$6,450	\$6,450	\$6,450
2:	1	1	1	0	Unfurnished	\$2,600	\$2,600	\$2,950

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
- 142 - Manhattan Bch Sand area
 - Los Angeles County
 - Parcel # 4175012005

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

CUSTOMER FULL: Residential Income LISTING ID: SB21065458

Printed: 11/14/2021 11:20:01 AM

Closed • Duplex**\$2,979,000/\$2,634,000** ↓

26 days on the market

Listing ID: SB21200732

225 33rd St • Manhattan Beach 90266**2 units • \$1,489,500/unit • 1,431 sqft • 2,695 sqft lot • \$1840.67/sqft • Built in 1954****just below Highland Avenue**

Great Location just steps to one of the nicest beaches in Manhattan! This is the first time this property has been on the market since 1975. This cozy beach home enjoys the cooling breezes of the blue Pacific. The front house enjoys newer engineered wood flooring a sparkling bathroom and two pristine bedrooms. Spacious living area with ocean view eating area just off the stainless kitchen. Also a two car attached garage. This will bring nice rental income until you choose to develop this great property to its full potential. The rear unit is upstairs from the garages and also enjoys some ocean peek a boo views. There is a two car facing the alley on 33rd Place and another single car separate garage. There are also three off street parking spots in front of the garages. The rear unit is a very clean one bedroom with good sized living area, a separate bedroom and nice kitchen & bathroom. Common laundry area in between the two structures. With a third story of the front house, solid Palos Verdes and Ocean Views are yours!

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$2,979,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Forced Air, Natural Gas
- \$1,144 (Estimated)
- Laundry: Common Area, Outside
- \$87600 Gross Scheduled Income
- \$86400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Main Floor Bedroom
- Floor: See Remarks
- Appliances: Dishwasher, Electric Oven, Disposal, Gas Range, Gas Water Heater, Indoor Grill, Microwave, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Value In Land
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$6,200
- Electric: \$1,800.00
- Gas: \$1,300
- Furniture Replacement:
- Trash: \$780
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- 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	\$4,800
2:	1	1	1	3	Unfurnished	\$2,500	\$2,500	\$2,500

Of Units With:

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

Additional Information

- Trust sale
- 142 - Manhattan Bch Sand area
 - Los Angeles County
 - Parcel # 4175022016

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

Closed •**\$3,400,000/\$3,130,000 ↓****130 days on the market****Listing ID: SB21094591****400 17th St • Manhattan Beach 90266****2 units • \$1,700,000/unit • 1,924 sqft • 2,765 sqft lot • \$1626.82/sqft • Built in 1924****just east of Highland on 17th street. garage and driveway is on 16th place**

THIS PROPERTY CAN BE BOUGHT WITH 404 17TH ST TO COMPLETE A SPECTACULAR DOUBLE LOT COMPOUND. Investor Opportunity On This Residential INCOME DUPLEX Property In The Desirable SAND SECTION Of Manhattan Beach Where You Can WALK To The BEACH! Close To Shops And Restaurants. This Duplex Is Located High On A Prime Manhattan Beach walkstreet And Features Upper And Lower Units With A Combined Square Footage of 1924 sq. ft. Each Unit Has 2 Bedrooms And One Bath, Are Updated And Have Indoor Laundry. Parking Is Below And Access Is On 16th Place. The Upper Unit Is An Open Floor Plan And Is Flooded With Natural Light And Has some views. The Lower Unit Is Light And Bright As Well And Opens To A Spacious Front Yard. Turn Right Out Of The Gate And Walk Down The Stairs to Live Oak Field or turn Left and Walk to the Beach. Do Not Miss This Great Manhattan Beach walkstreet opportunity . Buyer to verify all sq.footage.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$3,400,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Appliances: Dishwasher, Disposal, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard, Park Nearby, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- 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	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

- Dishwasher: 2
- Disposal: 2

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4178024004

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21094591

Printed: 11/14/2021 11:20:01 AM

Closed •List / Sold: **\$599,000/\$599,000** ↓**75 days on the market****Listing ID: SB21182954****632 W 32nd St • San Pedro 90731****2 units • \$299,500/unit • 912 sqft • 2,500 sqft lot • \$656.80/sqft • Built in 1923****On West 32nd St between Gaffey and Pacific**

This delightful corner duplex, is a close distance to Cabrillo Beach and Point Fermin Lighthouse Park. If you are looking for income and a beach location property, this is the perfect place to start! Enjoy cool ocean breezes and a nice neighborhood feel with this easy to manage low maintenance income property! Excellent location across from Pt. Fermin Elementary School, and very close to many activities: hiking, swimming, biking, sailing, and picnicking in nearby parks that are within walking distance. Located near retail stores, coffee shops and the multimillion dollar LA Waterfront Development. Side-by-side 1 bedroom units are rented and each unit has its own yard area for Southern CA outdoor living and the rear unit has a peek-a-boo ocean view. One half of the oversized double garage rents for \$190/month. The rear unit (#634) was remodeled in 2018. New split air conditioning/heating units were installed in both units in 2020. All windows were replaced in both units with dual pane in 2018. Rents are below market with upside upon unit turnover. This is an excellent opportunity for the astute investor.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$675,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$150 (Estimated)
- Cap Rate: 3.71
- \$35520 Gross Scheduled Income
- \$22205 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Corner Lot, Cul-De-Sac, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,318
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01218423
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$1,330
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,450	\$1,450	\$1,500
2:	1	1	1	0	Unfurnished	\$1,320	\$1,320	\$1,500

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7465027023

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21182954

Printed: 11/14/2021 11:20:01 AM

Closed • DuplexList / Sold: **\$850,000/\$850,000****1517 S Curtis Ave • Alhambra 91803****0 days on the market****2 units • \$425,000/unit • 1,698 sqft • 7,527 sqft lot • \$500.59/sqft • Built in 1929****Listing ID: PW21156223****Valley Blvd. & Atlantic Blvd. North of the 10 freeway.**

Two bedroom, 1 Bath Duplex on a tree line street. Charming Spanish architecture. Front porch, backyard and garages.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Laundry: Inside
- Cap Rate: 2.5
- \$35400 Gross Scheduled Income
- \$21240 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$14,876
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$750
- Cable TV: 01928561
- Gardener:
- Licenses: 250
- Insurance: \$701
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$750
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,580	\$1,580	\$2,200
2:	1	2	1	1	Unfurnished	\$1,370	\$1,370	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5356011019

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW21156223

Printed: 11/14/2021 11:20:01 AM

Closed • Duplex**\$1,190,000/\$1,275,000** ↑**10 days on the market****Listing ID: P1-6914****16 18 La Paloma Ave • Alhambra 91801****2 units • \$595,000/unit • 2,346 sqft • 7,580 sqft lot • \$543.48/sqft • Built in 1926****South of Main Street, West of Fremont.**

This charming Spanish-style duplex is located in the desirable Emery Park neighborhood of Alhambra. Each unit is the mirror image of the other and has an ideal floor plan. Enter the front door into a lovely living room which leads into a spacious dining area, separate kitchen with an attached breakfast nook (or home office), powder-room, and separate laundry room at the back door. Upstairs are 2 bedrooms and a full bathroom. This property was completely remodeled in 2014 with following new items - central air and heat, electrical throughout, copper plumbing, roof, windows, flooring, kitchen cabinets with granite countertops and stainless steel kitchen appliances. The original character of this property is clearly seen with the fireplaces (non-operable), lovely barreled-ceilings and arched doorways. The charming curb appeal has been accented with newer plantings, fresh exterior paint and new outside light fixtures. Also included is a detached 3-car garage, newly constructed in 2014 and divided into a double-bay and a separate single-bay, each independently operable. One unit is currently unoccupied and move-in ready, while the other has a long-term tenant who is renting on a month-to-month basis. The property is centrally located near the 10-fwy, Costco, Target, and many shops and restaurants in downtown Alhambra. Live in one unit and rent the other or collect rent on both highly-desirable units.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$1,190,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: Individual Room, Inside
- \$49200 Gross Scheduled Income
- \$3683 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Laundry, Living Room
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator, Vented Exhaust Fan
- Floor: Laminate, Vinyl

Exterior

- Lot Features: Sprinklers In Front, Yard
- Sewer: Public Sewer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$3,683
- Insurance: \$843
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$1,640
- Cable TV: 01874272
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1	Unfurnished	\$2,050	\$24,600	\$2,700
2:		2	1	1	Unfurnished	\$0	\$0	\$2,700
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

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
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5292004005

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

Closed •**\$1,595,000/\$1,593,000 ↓****0 days on the market****Listing ID: SR21237707****3016 W Riverside Dr • Burbank 91505****2 units • \$797,500/unit • 2,782 sqft • 6,978 sqft lot • \$572.61/sqft •****Built in 1948****Near Toluca Lake, just south west of the 134**

We are proud to represent this 2-unit apartment building. The building was constructed in 1948. Its unit mix consists of (1) two-bedroom, two-bathroom unit and (1) three-bedroom, two-bathroom unit. With a lot size of 6,977 square feet, the property has a total of 2,782 rentable square feet. The property is located in Burbank, which is a highly desirable rental market and is known as the media capital of the world. It is home to Disney Studios, Warner Brothers, and NBC. The city has over 80 restaurants, 30 movie screens, and 200 stores; its residents enjoy top ranked schools, easy access to the 5 and 134 freeways, and close proximity to the Burbank Metro Link. Burbank is not subject to rent control. The property is separately metered for gas and electricity.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$1,595,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Central
- \$301 (Estimated)
- Laundry: In Closet
- \$80100 Gross Scheduled Income
- \$52092 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,305
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,675	\$3,675	\$4,200
2:	1	2	1	2	Unfurnished	\$3,000	\$3,000	\$3,000

Of Units With:

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

- Disposal:

Additional Information

- Standard sale

- 610 - Burbank area
- Los Angeles County
- Parcel # 2485028005

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR21237707

Printed: 11/14/2021 11:20:02 AM

Closed • DuplexList / Sold: **\$649,000/\$660,000** ↑**126 W Center St • Covina 91723****24 days on the market****2 units • \$324,500/unit • 1,816 sqft • 7,017 sqft lot • \$363.44/sqft • Built in 1905****Listing ID: CV21209621****S/ Badillo St. W/ Citrus Ave****Facts & Features**

- Sold On 11/10/2021
- Original List Price of \$649,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$756 (Estimated)
- Laundry: Gas Dryer Hookup, Outside, See Remarks, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Back Yard, Corner Lot, Lawn, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 614 - Covina area
- Los Angeles County
- Parcel # 8444008022

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

CUSTOMER FULL: Residential Income **LISTING ID:** CV21209621

Printed: 11/14/2021 11:20:02 AM

Closed •**\$1,300,000/\$1,270,000 ↓****47 days on the market****Listing ID: P1-6051****4232 Verdugo Rd • Eagle Rock 90065****2 units • \$650,000/unit • 1,730 sqft • 6,514 sqft lot • \$734.10/sqft • Built in 1948****between York and Colorado on Verdugo. Closer to York**

Beautifully remodeled and updated duplex located in desirable Eagle Rock! Each home boasts a newer HVAC, newer roof, newer appliances, newer dual pane windows, newer custom cabinets/vanities, newer electric panels, washer/dryer units and a renovated 2-car vaulted ceiling garage complete with French doors. The front 2 bedroom/1 bathroom unit features recessed lighting, plenty of kitchen counter space and a private and landscaped courtyard and room for parking in the front. The back house features an open floor plan, a concrete floor, has 2 bedrooms and 1 bathroom. So many wonderful details were taken into consideration for this property! The beautiful modern kitchen is light and bright and has a custom bar that conceals your washer/dryer. The backyard is perfect for entertaining and gardening! Whether it's an outdoor BBQ, drinks on the deck or you want to plant your own herb garden, this backyard is for you! Close to eateries, centrally located to the freeway and located in the desirable Delevan School area. Welcome home!

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,375,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Concrete, Wood
- Appliances: Dishwasher, Refrigerator

Exterior

- Lot Features: Back Yard
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5684014034

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

CUSTOMER FULL: Residential Income **LISTING ID:** P1-6051

Printed: 11/14/2021 11:20:02 AM

Closed •List / Sold: **\$995,000/\$1,115,000** ↑**610 Arden Ave • Glendale 91202****13 days on the market****2 units • \$497,500/unit • 1,468 sqft • 5,845 sqft lot • \$759.54/sqft •****Listing ID: 320007856****Built in 1938****Cross Streets: Beulah Street / N. Kenilworth**

Calling all Investors and Live-In Landlords, here is your chance to own an immaculately maintained income producing real estate DUPLEX in a prime location. Just south of Glenoaks Blvd. in the Fremont Park Area, this well-maintained and charming property on a beautiful tree-lined street offers 2 separate units, each with their own private front AND rear entries. Conveniently located near freeways, award-winning schools and walking distance to restaurants/markets. This property has lots of potential for an owner looking to live in one unit and receive income from an additional rental unit. Don't miss this unique opportunity to own a profitable property on a nice street in Glendale. This well-maintained property is built in 1938, and sits on an almost 6,000 square foot lot. Both units are furnished with washer/dryer and each have a tankless water heaters and HVAC. Landlord pays for water, landscaping. This property has been immaculately maintained, has alley access and includes recent upgrades/updates: plumbing, HVAC, kitchen cabinets, windows, paint (interior/exterior), electrical, roof & landscaping. Investors Dream OR Live in 1 unit and collect rent from the other. Hurry.. Won't last! DRIVE-BY ONLY DO NOT DISTURB TENANTS !!!

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$995,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Dryer Included, Washer Included, Inside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Wood
- Appliances: Dishwasher, Gas Oven, Range, Tankless Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01345642
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1		Unfurnished	\$0	\$1,950	\$0

2:	3	1	Unfurnished	\$0	\$2,205	\$0
3:	0	0		\$0	\$0	\$0
4:	0	0		\$0	\$0	\$0
5:	0	0		\$0	\$0	\$0
6:	0	0		\$0	\$0	\$0
7:	0	0		\$0	\$0	\$0
8:	0	0		\$0	\$0	\$0
9:	0	0		\$0	\$0	\$0
10:	0	0		\$0	\$0	\$0
11:	0	0		\$0	\$0	\$0
12:	0	0		\$0	\$0	\$0
13:	0	0		\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 626 - Glendale-Northwest area
 - Los Angeles County
 - Parcel # 5635006023

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

List / Sold:

Closed • Duplex**\$1,300,000/\$1,260,000** ↓

6 days on the market

Listing ID: TR21215384

15444 Los Robles Ave • Hacienda Heights 91745**2 units** • **\$650,000/unit** • **2,869 sqft** • **17,559 sqft lot** • **\$439.18/sqft** •
Built in 1953

see remark



Great investment opportunity to be an owner and also a landlord of a Duplex, separate meters & utilities ** 17,559 sqft Deep Flat Lot **, Privacy iron gate for both homes. The main house offers a great front yard & extra parking space, 3 bedrooms and 2 baths , 1,521 sqft living space, brand new kitchen done in 2020. Back house has a private front yard, long driveway & large side yard, 3 bedrooms & 2baths , 1,348 sqft, updated with brand new electrical panel. Swimming pool with wrought iron fence, Brilliant large windows provide an open-wide view and overlooks the neighborhood and allow natural light falls into every room from more than one direction. Interior with neutral color painted entirely. Close to schools, easy access to shopping centers, abundance of great restaurants, in addition to 605 & 60 freeways as well. ** Don't miss this opportunity** This could be a perfect investment home or first time buyer home with income. Must see to appreciate!!!

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- \$0 (Assessor)
- Laundry: In Garage
- \$5200 Gross Scheduled Income
- \$62400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Main Floor Master Bedroom

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 631 - Hacienda Heights area
- Los Angeles County
- Parcel # 8215004026

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

CUSTOMER FULL: Residential Income **LISTING ID:** TR21215384

Printed: 11/14/2021 11:20:02 AM

Closed •List / Sold: **\$1,250,000/\$1,250,000****615 N Mentor Ave • Pasadena 91106****80 days on the market****2 units • \$625,000/unit • 1,390 sqft • 11,466 sqft lot • \$899.28/sqft • Built in 1924****Listing ID: WS21159165****one block east of Lake Ave. and 3 blocks north of 210 Freeway**

Two newly remodeled detached units in the beautiful City of Pasadena. Just one block from Lake Ave. and 3 blocks from the 210 Freeway. Perfect lot for investor and unit developer - over 11,000 SF, zoned high density at RM32 (32 units per acres) with potential to add more units at large backyard. The City encourages affordable housing, inquire City's housing department for available programs for incentives and assistance. City offers a very low interest loan program for qualified ADU projects, please inquire further with City Planning and Housing.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,250,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$43200 Gross Scheduled Income
- \$38940 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Vinyl, Wood
- Appliances: Gas Range

Exterior

- Lot Features: 31-35 Units/Acre, Back Yard, Front Yard, Lot 10000-19999 Sqft, Near Public Transit, Value In Land, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,260
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01863496
- Gardener:
- Licenses:
- Insurance: \$1,450
- Maintenance: \$700
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$910
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$24,000	\$24,000	\$27,600
2:	1	2	1	1	Unfurnished	\$19,200	\$19,200	\$27,600

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Drapes:
- Patio:
- Ranges: 2

- Carpet:
- Dishwasher: 0
- Disposal:

- Refrigerator: 2
- Wall AC: 2

Additional Information

- Standard sale

- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5732015027

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

CUSTOMER FULL: Residential Income **LISTING ID:** WS21159165

Printed: 11/14/2021 11:20:02 AM

Closed • **Duplex**List / Sold: **\$750,000/\$970,000** ↑**3145 Gladys Ave** • Rosemead 91770**10 days on the market****2 units** • **\$375,000/unit** • **2,038 sqft** • **5,998 sqft lot** • **\$475.96/sqft** •**Built in 1938****Listing ID: WS21225853****Cross streets are San Gabriel and Hellman**

Tucked away on a quiet street yet centrally located to all amenities, this is the perfect location for your next investment opportunity. Already zoned as a duplex, you can easily fill in the hallway opening and convert the property into two separate units with the front unit as a 2 bed 2 bath and the back unit as a 2 bed 1 bath. There is also a detached garage that can be converted into an ADU. Property needs some TLC and is being sold AS-IS. Buyers and agents to verify and satisfy themselves with zoning, permitting, and building feasibilities.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$706 (Estimated)
- Laundry: Outside
- \$60000 Gross Scheduled Income
- \$46265 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,735
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$960
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Rent Controlled

- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5288010021

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

CUSTOMER FULL: Residential Income **LISTING ID:** WS21225853

Printed: 11/14/2021 11:20:02 AM

Closed • **Duplex**List / Sold: **\$719,000/\$791,000** ↑**111 days on the market****713 Solano Ave** • Los Angeles 90012**2 units** • **\$359,500/unit** • **sqft** • **5,964 sqft lot** • **No \$/Sqft data** •**Built in 1913****Listing ID: P1-3366****Exit Academy Road off the 110 fwy south, left on Jarvis Street, right on Solano.**

Desirable Elysian Park duplex! Bread and butter units, perfect for investment property or live in one and rent the other side. The property offers a large lot that goes from street to street. Nice sized terraced yard in the back with additional flat pad at the top offering parking off of Academy Road. Clean units ready to go but also upside potential with a little improvement. Units are mirror images of each other and offer a living room, dining area, kitchen, laundry room and an upstairs loft area serving as a bedroom, both units have direct access to the backyard! Conveniently located within minutes of Downtown LA, Silver Lake, Pasadena, and easy access to the 5, 110, 10 & 101 freeways! Tenant occupied, Do not disturb the tenants.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$749,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Floor Furnace, Natural Gas, Wall Furnace
- Laundry: Individual Room
- \$25512 Gross Scheduled Income
- \$24312 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry
- Floor: Carpet, Tile
- Appliances: None
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Front Yard, Gentle Sloping, Rectangular Lot, Sprinklers None
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$100
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01818147
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description: All amounts are ESTIMATED.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	0	Unfurnished	\$1,200	\$1,200	\$1,200
2:		1	1	0	Unfurnished	\$926	\$926	
3:								
4:								
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

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

Additional Information

- Third Party Approval sale
- Rent Controlled

- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5415024025

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

CUSTOMER FULL: Residential Income **LISTING ID:** P1-3366

Printed: 11/14/2021 11:20:02 AM

Closed •List / Sold: **\$585,000/\$535,000** ↓**0 days on the market****1308 N Aranbe Ave • Compton 90222****2 units • \$292,500/unit • 1,728 sqft • 5,001 sqft lot • \$309.61/sqft •****Built in 1923****Listing ID: DW21125428****Aranbe****Facts & Features**

- Sold On 11/07/2021
- Original List Price of \$585,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Common Area, Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078798
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6153017001

Michael Lembeck**Re/Max Property Connection**

11/14/21, 11:20 AM

Matrix

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

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW21125428

Printed: 11/14/2021 11:20:02 AM

Closed •List / Sold: **\$600,000/\$620,000** ↑**233 W 59th Pl • Los Angeles 90003****20 days on the market****2 units • \$300,000/unit • 1,384 sqft • 5,399 sqft lot • \$447.98/sqft •****Listing ID: DW21195484****Built in 1921****East of the 110 freeway**

Centrally located duplex with a basement for added space! This Spanish style duplex has so much charm that you can make it your own. Front is owner occupied and the back is currently rented. Front home was divided into 4 bedroom and currently has 2 bathrooms plus the basement that currently is used as a bedroom as well. Hardwood floors throughout. New copper plumbing was installed in both units back in 2005. The detached 2 car garage is used by the owner. Back unit has 1 bedroom 1 bathroom. Plenty of on-site parking.

Facts & Features

- Sold On 11/11/2021
- Original List Price of \$549,000
- 2 Buildings
- 3 Total parking spaces
- 1 Total carport spaces
- \$271 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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	2	Unfurnished	\$0	\$3,000	\$36,000
2:	1	1	1	0	Unfurnished	\$1,085	\$1,500	\$18,000

Of Units With:

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

Additional Information

11/14/21, 11:20 AM

Matrix

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6005013022

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW21195484

Printed: 11/14/2021 11:20:02 AM

Closed • DuplexList / Sold: **\$689,900/\$690,000** ↑**8 days on the market****642 E 89th St • Los Angeles 90002****2 units • \$344,950/unit • 1,446 sqft • 4,866 sqft lot • \$477.18/sqft •****Built in 1928****Listing ID: PW21191949****Off of Stanford Ave & E. 89th St.**

A cozy duplex that anyone will be lucky to call theirs! Both units have 3 beds 1 bath each. This is the perfect property for those who are looking for a quiet, residential area. Located close by to schools and public transportation. Beautiful cabinets and perfect flooring, this duplex is in great condition!

Facts & Features

- Sold On 11/11/2021
- Original List Price of \$689,900
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$526 (Estimated)
- Laundry: Inside
- \$2900 Gross Scheduled Income
- \$34800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Laminate
- Appliances: None
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Level with Street
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,476
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$596
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,880
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,500	\$1,500	\$1,800
2:	1	3	1	0	Unfurnished	\$1,400	\$1,400	\$1,800

Of Units With:

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

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6042009025

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW21191949

Printed: 11/14/2021 11:20:02 AM

Closed •**\$1,690,000/\$1,650,000** ↑**79 days on the market****Listing ID: DW21146555****830 Palms Blvd • Venice 90291****2 units • \$845,000/unit • 2,122 sqft • 5,299 sqft lot • \$777.57/sqft • Built in 1963****Between Rialto Court & Milwood Court**

2-Units Venice Beach Probate....Do not miss this unique opportunity to own this great investment property located 1.1 Miles away from Venice Beach! This is a duplex with 3 Car Garage. Down stairs is a 4 bedroom 2 bath. Upstairs unit is 2 bedroom 1 bath. This property will not last.... Thank you and good luck!

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01926114
- 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	2	Unfurnished	\$0	\$0	\$3,500
2:	1	2	1	0	Unfurnished	\$1,060	\$1,060	\$2,000

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County

- Parcel # 4241016026

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW21146555

Printed: 11/14/2021 11:20:02 AM

List / Sold:

Closed •**\$2,225,000/\$2,100,000** ↓**32 days on the market****Listing ID: 21775110****677 Las Lomas Ave • Pacific Palisades 90272****2 units • \$1,112,500/unit • 2,035 sqft • 5,623 sqft lot • \$1031.94/sqft • Built in 1949****Take Sunset Blvd to Las Lomas. Turn South on Las Lomas. Second property on the West side of the street.**

DOUBLY DELIGHTFUL DUPLEX 2 sun-filled homes for price of 1! PALISADES BLUFFS LIVE+EARN OPPORTUNITY! Choose your enticing sustainable income option: enjoy continuous cash flow x2, or, live in 1+rent other! Charming/delightful duplex w/never-ending income+eternal equity. Lovely greenery+luxuriant outdoor spaces. Upstairs home has expansive treetop+mountain views/wrap-around balcony+huge 19x20 rooftop deck for extraordinary additional living space. Lower unit boasts wrap-around yard+3 sides of windows in living/dining/kitchen. Quietly nestled below Sunset in peaceful 4-street enclave: Bienveneda/Palmera/Northfield/Las Lomas w/Las Casas Loop on 1 side+El Medio Bluffs on other. Both units have SFR feel/ bright move-in cond w/cute kitchen+baths/hdwd floors/ample closets/flr-to-ceil windows/decorative fps/woodbeamed ceilings/garages/outdoor spaces. Minutes to Beach+Palisades Village, convenient to commutes/worship/biking+hiking trails/services/shopping/schools. A darling Duplex!

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- Laundry: Washer Included, Dryer Included, In Kitchen, Stackable
- \$100800 Net Operating Income

Interior

- Rooms: Living Room, Master Bathroom
- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Refrigerator, Microwave, Range, Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$1,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01340632
- 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	\$4,250	\$4,250	\$4,250
2:	2	2	2		Unfurnished	\$4,250	\$4,250	\$4,250
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
- C15 - Pacific Palisades area
 - Los Angeles County
 - Parcel # 4414014002

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

Closed •**\$1,299,000/\$1,237,500 ↓****45 days on the market****Listing ID: DW20186569****2113 2115 Crenshaw • Los Angeles 90016****2 units • \$649,500/unit • 3,088 sqft • 7,265 sqft lot • \$400.74/sqft • Built in 1998****Just north of the 10 freeway, South of Washington Blvd.**

This is it! Beautiful 3,000 sq ft Mid- City duplex built in 1998 on a large 7,265 sq ft Lot! Zoned LAR3, this lot offers many opportunities. With 6 combined bedrooms and 4 combined restrooms, this property offers a great source of income. Each unit consist of 3 bedrooms , 2 restrooms. You may live in one and rent the other, or possibly build more. The property has plenty of parking and is near major freeways as well as shopping centers and schools. Lafayette square is right around the block which has many million dollar homes. The bottom unit has been recently remodeled with real hardwood floors, custom moldings, upgraded kitchen and is in great condition. The back yard has plenty of room for your custom touches. Please act quickly, property will not last long.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,299,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Individual Room
- \$66000 Gross Scheduled Income
- \$54650 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,350
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5061020043

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW20186569

Printed: 11/14/2021 11:20:02 AM

Closed •**\$1,280,000/\$1,200,000 ↓****35 days on the market****Listing ID: 21768758****116 S Alexandria Ave • Los Angeles 90004****2 units • \$640,000/unit • 1,682 sqft • 5,953 sqft lot • \$713.44/sqft • Built in 1925****East of Normandie Ave & Between 1st St. & 2nd St.**

The charming traditional home in Koreatown! Beautifully upgraded, step into hardwood flooring all throughout. Spacious kitchen has been remodeled with brand new cabinetry, Caesar stone counter tops, aluminum basin sink, new stainless steel appliances, illuminated by recessed lights. Bathrooms also feature Caesar stone sinks and new cabinets. 2nd unit located in the back. Automatic gate provides ease of mind. Conveniently located near restaurants and easy freeway access. Don't miss out on this perfect opportunity! Front unit is owner occupy with 2bed/2bath, 1,176 sf of living space appx. . Back unit 1bed/1bath, 506 sf of living space appx. And plus extra bonus room /studio for possible rental income.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$1,280,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Laundry: Washer Included, Dryer Included, Outside, Stackable

Interior

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

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01896441
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$3,000
2:	2	1	1		Unfurnished	\$0	\$0	\$2,300
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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5518013015

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

List / Sold:

Closed • **Duplex****\$1,200,000/\$1,210,000** ↓**49 days on the market****Listing ID: DW21174550****815 N Hobart Blvd • Los Angeles 90029****2 units • \$600,000/unit • 1,932 sqft • 6,050 sqft lot • \$626.29/sqft • Built in 1917****101 North, Exit 6B for Melrose toward Normandie. Turn left onto Melrose, right on Hobart Blvd.**

On the hunt for a multi-generational home or a quality investment in a highly-desirable enclave of the Hollywood Studio District? This stylishly-updated residence might be exactly what you're looking for. Wrought iron gates welcome you to the completely remodeled main house that offers four bedrooms and two baths. You'll enjoy luxury vinyl plank floors throughout, LED recessed lighting, original craftsman-style five-panel wood doors, and energy-efficient double-pane windows. A large stone fireplace adorns the living room as natural light accentuates the neutral color palette. Your kitchen features stainless steel GE appliances, quartz countertops, a white quartz under-mount sink, and Moen fixtures. Contemporary finishes in the baths reflect the sophisticated design of this abode. Many updates are on display in the guest house that features one bedroom and one bath, including luxury vinyl plank floors, quartz kitchen countertops, a new stainless steel sink, double-pane windows, and recessed lighting. Located right off Melrose and Western in Hollywood, you'll be close to entertainment, food, transportation, major freeways, Lemongrove Recreation Center, plus LA City College. Come take a tour to experience the possibilities that await you!

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Natural Gas, Wall Furnace
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- Cap Rate: 6.8
- \$85056 Gross Scheduled Income
- \$84306 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Walk-In Closet
- Floor: Vinyl
- Appliances: Disposal, Gas Oven, Gas Range, Microwave, Recirculated Exhaust Fan, Vented Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Near Public Transit, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish, TV Antenna

Annual Expenses

- Total Operating Expense: \$750
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Insurance: \$750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$0	\$0	\$5,178
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,910

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5535026012

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

List / Sold:

Closed •**\$1,865,000/\$1,832,308 ↓****7 days on the market****Listing ID: 21769406****11143 Lucerne Ave • Culver City 90230****2 units • \$932,500/unit • 1,764 sqft • 11,407 sqft lot • \$1038.72/sqft • Built in 1926****Lucerne Ave and Sepulveda Blvd**

Looking for an exciting investment opportunity? Look no further than this Culver City adjacent property situated on a large 11,407 sq ft lot. The property features a front house with a gated front yard and a back house with a spacious backyard. In the front house, find a light-filled living room and hardwood floors throughout. Pass through a beautiful arched entryway to find the dining room, kitchen, breakfast nook and laundry room. Two bedrooms with ensuite closets and a shared bathroom complete the front house. Double doors in one of the bedrooms provide access to a private yard with space for outdoor dining or lounging. A two-car garage sits between the front house and back house. The back house also features two bedrooms and one bathroom. Enter the front door and find the living room to the right, bedrooms to the left, and an open kitchen straight ahead. A laundry/utility room next to the kitchen provides access to the lush, private backyard. *Please note: the back house is currently tenant-occupied.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$1,865,000
- 2 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Inside, Individual Room
- \$37687 Net Operating Income

Interior

- Rooms: Living Room, Master Bathroom, Utility Room
- Appliances: Dishwasher, Refrigerator
- Floor: Wood, Tile

Exterior

Annual Expenses

- Total Operating Expense: \$27,713
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance: \$1,400
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,500	\$3,500	\$3,500
2:	2	2	1		Unfurnished	\$1,950	\$1,950	\$1,950
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: 2
 - Wall AC:

Additional Information

- Standard sale
- C28 - Culver City area
 - Los Angeles County
 - Parcel # 4215006020

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

Closed •**\$1,099,000/\$1,250,000** ↑**7 days on the market****Listing ID: 21785862****8515 Barnsley Ave • Los Angeles 90045****2 units • \$549,500/unit • 1,995 sqft • 8,805 sqft lot • \$626.57/sqft • Built in 1953****Manchester x Airport**

One of a kind opportunity to own a duplex with a guest house in Westchester. Best of all, it will be delivered completely vacant. The front unit has 2 bedrooms, and 1.5 baths. The rear unit has 2 bedrooms, and 1 bath. The guest house in rear has its own separate entrance, but does not appear to have permits. Buyer to verify and make themselves responsible for permit. It would be a great ADU. The property includes plenty of parking space both covered and uncovered, and is in a prime rental area of Westchester. It is close to Loyola Marymount University, LAX airport, Silicon Beach, Space X, metro lines, freeways, and the ocean gives it cool breezes. The large lot is perfect for those who need a little extra space, and it comes with a wonderful patio for those who enjoy entertaining. Vegetation in rear adds privacy and noise reduction. These units have been well cared for, and include laminate flooring, and updated kitchens and bathrooms. What a great opportunity for someone to live in one unit and receive the help of rental income. Or, it would also be a solid investment for those who want to rent the entire property. Either way, this property has it all.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,099,000
- 3 Buildings

Interior

- Floor: Laminate
- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01095198
- 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:	15	2	1		Unfurnished	\$0	\$0	\$3,000
2:	17	2	1		Unfurnished	\$0	\$0	\$2,900
3:								
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C29 - Westchester area
 - Los Angeles County
 - Parcel # 4125008017

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

CUSTOMER FULL: Residential Income LISTING ID: 21785862

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Closed •**\$2,600,000/\$2,900,000** ↑**11 days on the market****Listing ID: 21790472****5850 Foothill Dr • Los Angeles 90068****2 units • \$1,300,000/unit • 4,165 sqft • 8,100 sqft lot • \$696.28/sqft • Built in 1923****North of Franklin Ave. Corner of Foothill and Canyon Dr.**

Tastefully remodeled Mediterranean duplex with original details, thoughtful updates, and modern upgrades throughout. Situated in the highly sought after celebrity enclave of the Hollywood Grove HPOZ, this elegant and extensively renovated duplex is sure to impress. Perfect for an owner user or the savvy investor. Structural integrity, while maintaining original charm and character were not overlooked in this thorough renovation. Set among mature landscaping, located on a quiet tree-lined street, just minutes away from all the city has to offer. Conveniently located within close proximity to Netflix, Sunset Gower and Paramount Studios, as well as Columbia Square. Walking distance to trendy Franklin Village shops, restaurants and world famous hiking trails. This is a rare opportunity to own a meticulously maintained duplex that boasts a 5 cap on pro forma rents.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$2,600,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$121500 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$40,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01430290
- 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	4		Furnished	\$0	\$0	\$7,000
2:	1	2	3		Unfurnished	\$0	\$0	\$6,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C30 - Hollywood Hills East area
 - Los Angeles County
 - Parcel # 5586023026

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

CUSTOMER FULL: Residential Income LISTING ID: 21790472

Printed: 11/14/2021 11:20:02 AM

Closed •List / Sold: **\$680,000/\$670,000** ↓**903 E 92nd St • Los Angeles 90002****15 days on the market****2 units • \$340,000/unit • 1,506 sqft • 4,888 sqft lot • \$444.89/sqft •****Built in 1941****Listing ID: RS21184354****Central / 92nd Street**

This One Wont Last, Multi Family Property. Front House is a 2 Bedroom and 1 Bathroom, Roof Replaced 2019, Newer Dual Pane Windows, Electrical Panel Middle House is An ADU With its Own Address 901 E. 92nd Street Fully remodeled 2019, Tankless Water Heater, Custom Shower, It Has 2 Bedroom and 1 Bathroom, Third Building is a Structure Used As a Studio with its own Bathroom and Little Kitchen, New Roof, New Dual Pane Windows 2019, This Structure May be Permitted as A Rumpus Room. Great Investment Opportunity. All units Owner Occupied.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$680,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Other)
- 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: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01842948
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$2,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6042030017

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

CUSTOMER FULL: Residential Income **LISTING ID:** RS21184354

Printed: 11/14/2021 11:20:02 AM

Closed •List / Sold: **\$749,900/\$775,000** ↑**45 days on the market****326 E 73rd St • Los Angeles 90003****2 units • \$374,950/unit • 2,015 sqft • 5,383 sqft lot • \$384.62/sqft •****Built in 2021****Listing ID: MB21192149****Between San Pedro and Avalon**

AT NO FAULT TO PROPERTY- FRESH BACK ON THE MARKET -BUYERS LENDER DID NOT PERFORM: **Live Smart...Rent 1 and Live in 1* Opportunity knocks in the heart of Los Angeles under \$373.00 per square foot! Move in ready and just a short distance for it all. Front Unit is a functional 2 bedrooms 1 bath (VACANT) featuring a large kitchen with a custom island counter top, an adjacent individual laundry room with its own rear exit door to the rear side yard. Rear Unit is an ADU 100% New Construction 3 bedroom and 2 bath (VACANT)- 1199 qft - Units are detached with individual yards for summer time family gatherings. The kitchens were carefully designed with customized cabinetry and quartz counter tops, remodeled bathroom w/modern cabinetry and modern tile. This area is quiet, green lawns to your left & right. Commuters enjoy all mayor freeways & public transportation within close proximity including several popular new re-development projects including the recently finished So-Fi Stadium Hub! Everywhere you look there are new ventures & growth. Neighboring South Bay Cities: Inglewood, Gardena, Hawthorne, West Athens. This is the one, perfect for an extended family & or a 1031 exchange buyer! This design choice is invaluable to renters, who appreciate having their own separate living quarters & outdoor space including the convenience of on site parking. Book your private tour today. Some photos of front lawn are digitality enhanced to showcase the grass potential.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$749,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Zoned
- Heating: Central
- \$234 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,100
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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					Matrix			
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,200
2:	1	3	2	0	Unfurnished	\$0	\$0	\$2,950

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6022018008

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

Closed •List / Sold: **\$630,000/\$650,000** ↑**10 days on the market****Listing ID: 21789000****9419 S Normandie Ave • Los Angeles 90044****2 units • \$315,000/unit • 1,282 sqft • 5,947 sqft lot • \$507.02/sqft • Built in 1956****South of Manchester, North of Century, East of Denker, West of Normandie**

This well cared for Duplex is 8 minutes from the SOFI stadium and is on the market for the First time in over 40 years and will be delivered Vacant!! The front unit consist of a 2 bed room, 2 bath, living room, with a step down den with a closet, a bathroom and its own entrance which could be utilized as another large bedroom. The front unit also has plenty of closet space, storage space, hardwood floors, laundry room and the main bathroom with a walk-in tub. The second unit has a front and back door entrance and consist of a one bedroom, one bathroom, with hardwood floors, nice size kitchen with a breakfast area. Both units lead out to a nice size backyard with a grassy area and plenty of room for a garden or planting other flowers. The property also has a two car garage that an owner could have converted into an ADU (buyer to verify with City Planning) to add additional unit and income. There is side street parking for tenants as well in a residential area and alley access through a fenced backyard. The exterior of the property has cooper plumbing, cleared sewer lines, ten+ year old roof, plenty of windows adding natural light to the units and a large lot so a buyer can create what a buyer may want. The square footage indicated is pulled from the owners information and differs from the Assessors office, however the unit appears to be larger. Buyer to verify all information. This is a must see!

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$630,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Central
- Laundry: In Kitchen
- \$43560 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Living Room
- Floor: Wood, Laminate
- Appliances: Dishwasher, Disposal, Gas Cooktop
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Lawn, Landscaped
- Security Features: Window Bars
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$600
- 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	\$2,500
2:	2	1	1		Unfurnished	\$0	\$0	\$1,500

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

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6055008013

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

Closed • DuplexList / Sold: **\$647,000/\$630,000** ↓**340 342 E 79th St** • Los Angeles 90003**12 days on the market****2 units** • **\$323,500/unit** • **2,147 sqft** • **5,502 sqft lot** • **\$293.43/sqft** •
Built in 1920**Listing ID: DW21199349****West of Avalon and East of San Pedro**

GREAT INVESTMENT OPPORTUNITY. FULLY RENTED MULTI-FAMILY. Impressive, spacious property offers TWO UNITS. Front unit offers 2 bedrooms and 1 bathroom and approximately 1,000 square feet. Rear unit offers 2 bedrooms and 2 baths and approximately 1,100 square feet. This multi-family is near 110 and 105 freeways. Easy access to shopping, dining, and schools. Close to USC and DTLA. Great income opportunity for investor or for an end-user wanting to live in one unit and offset the mortgage with the current rental income. Rear tenant is on a month-to-month. Front tenant just executed a 1yr lease through September 2022. Each unit has its own kitchen, laundry, and parking. Utilities are shared. Home is gated in front and back (alley access for rear unit). Current tenant pays \$2,150/month for the rear unit. Front tenant pays \$2,195/month. Both units have been recently remodeled so tenants are living in turn-key units.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$647,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- \$52140 Gross Scheduled Income
- \$46022 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,118
- Electric: \$2,400.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02156564
- Gardener:
- Licenses:
- Insurance: \$718
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,195	\$2,195	\$2,350
2:	1	2	2	0	Unfurnished	\$2,150	\$2,150	\$2,400

Of Units With:

- Separate Electric: 1
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6030019023

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW21199349

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Closed • DuplexList / Sold: **\$650,000/\$634,000** ↓**126 E 99th St • Los Angeles 90003****54 days on the market****2 units • \$325,000/unit • 2,166 sqft • 5,176 sqft lot • \$292.71/sqft • Built in 1929****Listing ID: PW21149147****West on Imperial Highway, left on S Main Street, Right on 99th Street**

Opportunity to own two separate houses on a lot. Great potential for owner occupant to live in one and rent out the other unit for additional income. Front house is a 2 bed/1 bath. Back house is a 3bed/2 bath. Each unit has individual electric and gas meter. Both units were totaled remodeled in 2015 with laminate flooring, new kitchen, new window and new bathroom. Current rent is \$3,850/ month. Both units are fully occupied by long term tenants. Please DO NOT DISTURB tenants. DRIVE BY ONLY.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$46200 Gross Scheduled Income
- \$45270 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,003
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01430724
- Gardener:
- Licenses:
- Insurance: \$1,073
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$930
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$1,850
2:	1	3	2	0	Unfurnished	\$2,000	\$2,000	\$2,200

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6052001034

Michael Lembeck

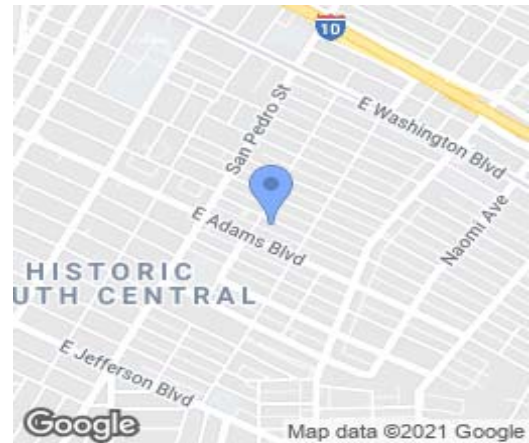
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW21149147

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Closed • DuplexList / Sold: **\$669,995/\$655,000** ↓**812 E 25th St • Los Angeles 90011****94 days on the market****2 units • \$334,998/unit • 2,031 sqft • 6,251 sqft lot • \$322.50/sqft • Built in 1903****Listing ID: TR21122961****60 West to 10 West, Exit 16th Street**

****GREAT OPPORTUNITY ****. CONVENIENTLY LOCATED MINUTES AWAY FROM USC, CLOSE TO PUBLIC TRANSPORTATION, SHOPPING CENTERS, SCHOOLS, DOWNTOWN LOS ANGELES, AND CLOSE TO THE 110 AND 10 FREEWAYS. FRONT UNIT FEATURES 3 BEDROOMS AND 2 BATHROOMS. BACK UNIT FEATURES 3 BEDROOMS AND 2 BATHROOMS, DETACHED 1 CAR GARAGE. THE UNITS NEED A LITTLE COSMETIC REPAIRS FROM THE OUTSIDE, REALLY CLEAN AND WELL MAINTAINED ON THE INSIDE. GREAT RENTAL PROPERTIES. BUYERS TO VERIFY INFO AND PERMITS.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$669,995
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: Inside
- \$40212 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$792.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$343
- Cable TV: 01947898
- Gardener:
- Licenses:
- Insurance: \$332
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Negotiable	\$1,856	\$1,856	\$1,856
2:	1	3	2	0	Negotiable	\$1,495	\$1,495	\$1,495

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
- C37 - Metropolitan South area

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Matrix

- Rent Controlled

- Los Angeles County
- Parcel # 5131025004

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

CUSTOMER FULL: Residential Income **LISTING ID:** TR21122961

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Closed • **Single Family Residence**List / Sold: **\$669,000/\$675,000** ↑**6 days on the market****1207 -1207 1/2 E 55th St • Los Angeles 90011****2 units • \$334,500/unit • 1,768 sqft • 5,105 sqft lot • \$381.79/sqft •****Built in 1911****Listing ID: DW21211244****Central Ave & Hooper Ave**

Very Unique Duplex Centrally located to Downtown LA. Main house is a 2 story 3 Bed/3 Bath with 2 Balconies for exterior seating. Upstairs is a Single/1Bath. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Front driveway and rear access. Large Backyard for play or plenty of Parking. Alarm on property, Freshly painted interior and exterior. On Title subject is 3 Bed/2 Bath. This is a must see!

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$669,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 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:	1	3	2	0	Unfurnished	\$0	\$0	\$0
2:	1	1	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
- C42 - Downtown L.A. area

- Los Angeles County
- Parcel # 5104015020

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW21211244

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Closed •List / Sold: **\$685,000/\$675,000** ↓**872 E 52nd St** • Los Angeles 90011**71 days on the market****2 units** • **\$342,500/unit** • **1,575 sqft** • **4,603 sqft lot** • **\$428.57/sqft** •**Listing ID: 21760076****Built in 1960****East of Avalon and 52nd st**

charming Duplex located schools and Transportation Each unit is a Two bedroom and one bath and den large living room with open floor plan large lot with ample off street parking Tile counters and title floor separate electric & gas meters Laundry machine for each unit(with permits) Lots of parking space

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$685,000
- 1 Buildings
- Heating: Wall Furnace

Interior

- Floor: Tile
- Appliances: Built-In

Exterior

- Security Features: Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02002829
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,900	\$1,900	\$2,000
2:	1	2	1		Unfurnished	\$1,854	\$1,854	\$2,000

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

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5103026027

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21760076

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Closed • DuplexList / Sold: **\$519,000/\$620,000** ↑**466 Belden Ave** • East Los Angeles 90022**11 days on the market****2 units** • **\$259,500/unit** • **1,200 sqft** • **5,219 sqft lot** • **\$516.67/sqft** •
Built in 1926**Listing ID: DW21199630**

Do not miss your opportunity to get into East Los Angeles. This property is located on a quiet street that consists of two detached units with a detached two car garage! The ADU and investment potential in adding a third unit is off the charts! Both units are 2 bedrooms and 1 bath and each have their own laundry. The long driveway and car port can fit multiple cars making parking no issue. The rear unit also has a private yard. Located right near East Los Angeles, Community College, the 60, 5 and 710 Freeways, this multifamily is sure to go quick. Come check it out while it lasts.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$519,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,072 (Estimated)
- Laundry: Inside
- 22 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:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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	4	2	2	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 22
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- ELA - East Los Angeles area

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Matrix

- Rent Controlled

- Los Angeles County
- Parcel # 6341013014

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW21199630

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Closed • DuplexList / Sold: **\$599,888/\$690,000** ↑**1022 S Grande Vista Ave • East Los Angeles 90023****10 days on the market****2 units • \$299,944/unit • 1,325 sqft • 6,712 sqft lot • \$520.75/sqft • Built in 1924****Listing ID: MB21214094****Atlantic St & Lorena St, 5 Fwy**

Prime Boyle Heights rental income producing property, 2 units in fair condition. Across the street from Ramon Garcia Recreation Center Park, walking distance to Lorena St Elementary School. Near Downtown LA, Art District and 5, 10, 60, 710 & 101 fwys.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$599,888
- 1 Buildings
- 0 Total parking spaces
- \$330 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Up Slope from Street
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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	2	1	0	Unfurnished	\$0	\$0	\$2,200
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5188024011

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

CUSTOMER FULL: Residential Income **LISTING ID:** MB21214094

Printed: 11/14/2021 11:20:03 AM

List / Sold:

Closed •**\$2,995,000/\$3,000,000 ↓****30 days on the market****Listing ID: 21787282****349 N Mansfield Ave • Los Angeles 90036****2 units • \$1,497,500/unit • 5,996 sqft • 7,157 sqft lot • \$500.33/sqft • Built in 1927****North of Beverly Blvd., 2 blocks East of La Brea**

Stunning 1927 Spanish duplex elegantly remodeled by established Los Angeles designer in 2017. Stunning rich detail throughout this glamorous, chic Old Hollywood beauty. Almost 6,000 sqft of living space! Each unit has 3 bdrms/3 baths, formal entry, original hardwood floors, beautiful ironwork fixtures, formal Dining Room with detailed built-ins + separate breakfast salle a manger. Kitchens have high ceilings, marble counters, stainless steel appliances. Newer washer/dryers in separate laundry rooms. Massive Regal Living rooms feature wood burning fireplaces and magnificent beamed ceilings. Vacant lower unit includes an additional nook off the astonishing living room which also features dramatic arched French doors into the private hedged front courtyard. Gated and Secure remote access entry & remote driveway gate. Separate permitted bonus room with a bath makes a great home office, and 2 car detached garage. Rewired electrical system, copper plumbing. Newer HVAC system. Strong income from the occupied unit. Move-in ready! Don't miss this exceptional opportunity!

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$3,195,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room
- \$78000 Net Operating Income

Interior

- Rooms: Master Bathroom, Living Room, Library, Formal Entry
- Appliances: Barbecue, Dishwasher, Refrigerator, Microwave, Range Hood, Built-In, Gas Cooktop
- Floor: Wood, Tile
- Other Interior Features: Sump Pump

Exterior

- Lot Features: Back Yard
- Security Features: Gated Community, Fire and Smoke Detection System

Annual Expenses

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

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	3	3	Unfurnished	\$6,500	\$78,000	\$78,000
2:	1	3	3	Unfurnished	\$0	\$0	\$78,000
3:							
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
- C18 - Hancock Park-Wilshire area
 - Los Angeles County
 - Parcel # 5524040018

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

Closed • **Duplex**List / Sold: **\$1,049,988/\$935,000** ↓**142 days on the market****11818 Hamlin St • North Hollywood 91606****2 units • \$524,994/unit • 2,352 sqft • 8,179 sqft lot • \$397.53/sqft •****Built in 1939****Listing ID: SW21085752****170 fwy. exit east to Victory Blvd. to Radford Ave. north to Hamlin St. right.**

2 HOMES ON A LOT!!!! COME SEE THIS BEAUTIFUL CENTRALLY LOCATED 3 BED 2 BATH APPROX. 1,328 SQ.FT. & A 2 BED 1 BATH APPROX. 1,024 SQ. FT. DUPLEX. BOTH HOMES HAVE BEEN METICULOUSLY MAINTAINED. BOTH HOMES FEATURE NEWER ROOFS, NEWER WINDOWS & NEWER PLUMBING. ORIGINAL HARDWOOD FLOORING CAN BE SEEN THROUGHOUT THE HOMES ALONG WITH LOTS OF NATURAL LIGHT FROM THE UPDATED WINDOWS. THE LARGER HOME FEATURES A FIREPLACE FOR THOSE CHILLY NIGHTS. BOTH HOMES HAVE GOOD SIZED BEDROOMS, CHARMING KITCHENS WITH TILE COUNTERTOPS AS WELL AS TILED FLOORS. BOTH HOMES ALSO FEATURE SCREENED IN PATIOS, MAKING IT PERFECT FOR LOUNGING. HOMES ARE NEAR SCHOOLS, FREEWAYS, SHOPPING & RESTAURANTS.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$1,049,988
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Atrium, Attic, Kitchen, Laundry, Living Room, Master Bedroom
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing
- Partial, Open Floorplan, Pull Down Stairs to Attic, Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Patio Home, Utilities - Overhead, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

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

Additional Information

- Standard sale
- Rent Controlled

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2322017024

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

CUSTOMER FULL: Residential Income **LISTING ID:** SW21085752

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Closed • Single Family ResidenceList / Sold: **\$749,999/\$825,000** ↑**9675 Natick Ave • North Hills 91343****3 days on the market****2 units • \$375,000/unit • 2,081 sqft • 7,990 sqft lot • \$396.44/sqft • Built in 1955****Listing ID: SR21215396****5 Fwy off at Paxton St (West) to Arleta (Left) to Devonshire (Right). Go about 1/2 mile to Woodman Ave (Left) then 1/2 mile to Lassen St (Right) to Natick Ave (Left)**

Opportunity Strikes! You'll definitely want to see this unique Pool "Ranch Style" Home w/Attached Studio Guest House offering separate privacy entry and located on an Expansive Corner Lot in Scenic Tree Lined Neighborhood with 2 Car Detached Garage. Consider a Great income opportunity to live in the main home and lease the studio or simply use as In-Law Quarters. Additional Option includes opening wall from kitchen to Studio to enlarge to one big home. The Studio includes a very large open area with Kitchenette and Cabinetry, Traditional Brick Wood Burning Fireplace, Indoor BBQ, Partition Bedroom and Eating Area surrounded by windows and including a Separate Full Bathroom. Then follow me to the Main Home which has a Spacious Family Room with Step Down to Sliding Glass Door area which overlooks the sparkling pool with 2 generous Patio Cover Areas to Enjoy and to Entertain your guests, plus a Built-In Outdoor BBQ and spacious concrete patio deck for lounging and sitting. The Main House has a Sizeable Laundry Room, a Large Traditional Kitchen with Tile Counters, Wood Cabinetry, Stove, Built-In Microwave and niche for Refrigerator. There are 2 Large Front Bedrooms (one with Walk-In Closet) and a Very Large Master Bedroom in the rear. Each Bedroom has a Ceiling Fan for energy savings. The Full Hall Bathroom is quite large and includes Sink, Stall Shower and Tub. Here's your "no guilt" chance to be comfortable on Hot Weather Days as you enjoy added Energy Savings via your Leased Solar System allowing you to run the Central AC as often as desired. Some more features include upgraded copper plumbing and smooth texture ceilings throughout. You'll appreciate the Detached Garage featuring Built-In Shelving and a good size Concrete Driveway conveniently located to the right of property off of the side street. This Home is located in Close Proximity to Neighborhood Schools, Shopping, Restaurants, and a highly desirable freeway Commute. Seeing is believing - so don't miss this one!

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$749,999
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Fireplace(s), Solar
- \$351 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$3700 Gross Scheduled Income
- \$3200 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Master Bedroom
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Gas Oven, Gas Cooktop, Gas Water Heater, Indoor Grill, Microwave
- Other Interior Features: Open Floorplan, Tile Counters

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,300
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600

11/14/21, 11:20 AM

- Cable TV: 01317331
- Gardener:
- Licenses:

Matrix

- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 1
- Disposal: 1

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

Additional Information

- Standard, Trust sale
- Rent Controlled

- NOH - North Hills area
- Los Angeles County
- Parcel # 2650010003

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

CUSTOMER FULL: Residential Income

LISTING ID: SR21215396

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80/192

Closed •List / Sold: **\$600,000/\$625,000** ↑**10632 El Dorado • Pacoima 91331****43 days on the market****2 units • \$300,000/unit • 770 sqft • 6,125 sqft lot • \$811.69/sqft •****Listing ID: 21783308****Built in 1941****Off of El Dorado and Van Nuys**

Welcome to this perfect investment property or primary home that is perfect to make your own. This 2 unit property is ready for you to make your own. It will sell fast don't miss out on this investment property.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$600,000
- 2 Buildings
- Laundry: Outside

Interior

- Appliances: Dishwasher, Microwave, None

Exterior

- Security Features: Carbon Monoxide Detector(s)

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	\$1,500
2:	2	3	1		Unfurnished	\$0	\$0	\$1,800

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

- PAC - Pacoima area
- Los Angeles County
- Parcel # 2620004027

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21783308

Printed: 11/14/2021 11:20:03 AM

Closed •List / Sold: **\$600,000/\$625,000****10632 El Dorado • Pacoima 91331****85 days on the market****2 units • \$300,000/unit • 770 sqft • 6,125 sqft lot • \$811.69/sqft •
Built in 1941****Listing ID: 21759936****Off of El Dorado and Van Nuys**

Welcome to this perfect investment property or primary home that is perfect to make your own. This 2 unit property is ready for you to make your own. It will sell fast don't miss out on this investment property.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$625,000
- 2 Buildings
- Laundry: Outside

Interior

- Appliances: Dishwasher, Microwave, None

Exterior

- Security Features: Carbon Monoxide Detector(s)

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	\$2,000
2:	2	2	1		Unfurnished	\$0	\$0	\$1,800

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

- PAC - Pacoima area
- Los Angeles County
- Parcel # 2620004027

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21759936

Printed: 11/14/2021 11:20:03 AM

Closed •List / Sold: **\$799,000/\$773,000** ↑**-12 days on the market****1529 S Burris Ave • Compton 90221****2 units • \$399,500/unit • 1,958 sqft • 6,077 sqft lot • \$394.79/sqft •****Built in 1947****Listing ID: DW21077667****GREENLEAF AND ALAMEDA**

BACK ON THE MARKET!! BUYERS DID NOT PERFORMED! Front house has 3 bedrooms and two full bathrooms. Back unit is a two bedroom and two bathroom unit. Both units have a modern remodel kitchen and bathrooms. New roofs, windows, electrical, plumbing and fresh paint inside and out. Back unit is approximately 800 SQ. It is an ADU unit with it own address. The back unit was a garage conversion to and ADU and it is almost all brand new as it was converted with permits as per city of Compton codes. This is a beautiful property your buyers will love it. Close to the 91FWY and Santa Fe. Both units look great.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$745,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Gas Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard
- Sewer: Sewer Assessments

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526567
- 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	5	3	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
- RO - Compton S of Rosecrans, E of Alameda area
- Los Angeles County

- Parcel # 6164020041

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW21077667

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Closed • DuplexList / Sold: **\$759,900/\$700,000** ↓**26 days on the market****Listing ID: SR21052461****6451 Mammoth Ave • Valley Glen 91401****2 units • \$379,950/unit • 1,850 sqft • 5,624 sqft lot • \$378.38/sqft •****Built in 1959****enter from Victory go north.**

Wonderful investment opportunity! This long time owner has decided to sell. Price reduced to sell. Front unit A is a 2 bedroom, 1 full bathroom approximately 962 square feet. It has a cozy fireplace in the living room. Back unit B is also a 2 bedroom, 1 full bathroom and approximately 888 square feet. Also features a fireplace in the living room. Both units have newer dual pane windows. Both units have wall A/C units and wall furnaces. There is a detached two car garage and a community laundry machines outside the garage. Perhaps garage could be an ADU ? Large patio area in back and ample parking on front shared driveway. Close to shopping, restaurants and freeways.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$775,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community, Gas & Electric Dryer Hookup, Outside, Washer Hookup
- \$29844 Gross Scheduled Income
- \$26544 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range

Exterior

- Lot Features: Rectangular Lot, Level
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,940
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,253	\$1,253	\$2,300
2:	1	2	1	0	Unfurnished	\$1,234	\$1,234	\$2,200

Of Units With:

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

- Carpet:
- Dishwasher: 2
- Disposal: 2

- Refrigerator: 0
- Wall AC: 2

Additional Information

- Standard sale
- Rent Controlled

- VG - Valley Glen area
- Los Angeles County
- Parcel # 2238013003

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR21052461

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Closed • **Single Family Residence****\$1,399,777/\$1,400,000** ↓**19 days on the market****Listing ID: SR21196374****6650 & 6652 Orion Ave • Van Nuys 91406****2 units • \$699,889/unit • 2,770 sqft • 9,777 sqft lot • \$505.42/sqft • Built in 1952****FROM VICTORY ENTER ON ORION AVE TO ADDRESS**

LOCATION! LOCATION! | MIDVALE ESTATES | PRESENTING THIS TWO STUNNING NEW HOMES SITUATED ON A LARGE LOT 9777 SQFT. | LOCATED IN THE HEART OF THE MUCH SOUGHT-AFTER MIDVALE ESTATES| 6650 & 6652 ORION AVE, MAIN HOUSE IS A 3+3, COMPLETELY REMODELED MODERN HOME | BEAUTIFULLY REDESIGNED OPEN FLOORPLAN CONCEPT |OFFERING TWO LARGE MASTER BEDROOMS INCLUDING TWO GORGEOUS BATHROOMS REMODELED WITH TOP QUALITY FINISHES | ABUNDANT EUROPEAN STYLE CABINETRY WITH QUARTZ CALACATTA IVORY COUNTERTOPS| SPACIOUS KITCHEN ISLAND WITH WATERFALL STONE FINISHES | BRAND NEW DURABLE STAINLESS STEEL APPLIANCES | NEW COPPER PLUMBING | ALL NEW ELECTRICAL WIRING THROUGHTOUT | NEW SEWER LINES| ALL RECESSED LED LIGHTING THROUGHOUT| BRAND NEW ROOF | NEW DOUBLE PANE INSULATED WINDOWS | CUSTOM MODERN INTERIOR DOORS| CUSTOM SMOOTH STUCCO FINISH |6652 ORION AVE IS A BRAND NEW TWO STORY HOME | OFFERS 3+3 WITH 1200 SQFT. | TWO MASTER BEDROOMS WITH OWN PRIVATE BATHS| DOWNSTAIRS MASTER BEDROOM WITH FULL BATH | EACH HOME OFFERS ITS OWN ADDRESS, TWO ELECTRIC METERS AND TWO GAS METERS | BRAND NEW CONCRETE DRIVEWAY | NEW LANDSCAPE WITH OUTOMATIC SPRINKLERS | NEW DUAL CENTRAL AIR & HEAT |

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,449,777
- 2 Buildings
- Levels: One, Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central, Fireplace(s)
- \$278 (Estimated)
- Laundry: Individual Room, Outside
- \$98400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom, Two Masters
- Floor: Laminate, Wood
- Other Interior Features: Copper Plumbing Partial, Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre, Landscaped, Lawn, Rectangular Lot, Sprinkler System, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

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

11/14/21, 11:20 AM

Matrix

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	0	Partially	\$0	\$4,600	\$4,500
2:	1	3	3	0	Partially	\$0	\$3,700	\$3,700

Of Units With:

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

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

Additional Information

- Standard sale

- VN - Van Nuys area
- Los Angeles County
- Parcel # 2234019013

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

CUSTOMER FULL: Residential Income

LISTING ID: SR21196374

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90/192

Closed •**\$1,049,000/\$1,070,000** ↑**21 days on the market****Listing ID: 21781060****2967 Veteran Ave • Los Angeles 90064****2 units • \$524,500/unit • 1,438 sqft • 4,172 sqft lot • \$744.09/sqft • Built in 1951****North-West corner of National Blvd and Veteran Ave.**

Nice Corner Duplex in a fantastic West L.A. neighborhood. Perfect for the First Time Buyer or for The Savvy Investor. Both units are similar in size and have good tenants. Each unit consists of 2 Bedroom and 1 Bath. Two car garage in back with alley access. Located in the much sought after Clover Elementary School District and conveniently close to Trader Joe's, The Expo Line, Westwood, and Century City. Inside with accepted offer. Please do not disturb the tenants.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,049,000
- 1 Buildings
- 2 Total parking spaces

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,369	\$1,369	\$2,600
2:	1	2	1		Unfurnished	\$2,300	\$2,300	\$2,600

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

- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4251007025

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21781060

Printed: 11/14/2021 11:20:03 AM

Closed • Triplex**\$1,375,000/\$1,225,000 ↓****61 days on the market****Listing ID: SB21153527****1640 W 169th Pl • Gardena 90247****3 units • \$458,333/unit • 3,761 sqft • 9,071 sqft lot • \$325.71/sqft • Built in 1976****Just East of Western Ave on 169th Pl**

Terrific location on quiet street in prime central Gardena location, huge lot, very private, off street parking plus garages and yard spaces. Large 3 bedroom 2.5 front house, could be used as a 4 bedroom, two 2 bedroom 1 bath homes in the back, a very good long term investment, long term owners, current rents are low.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$1,375,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- Laundry: Gas Dryer Hookup
- \$51000 Gross Scheduled Income
- \$36642 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,358
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00612682
- Gardener:
- Licenses: 150
- Insurance: \$4,800
- Maintenance:
- Workman's Comp:
- Professional Management: 3576
- Water/Sewer: \$4,992
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$1,950	\$1,950	\$2,500
2:	1	2	1	1	Unfurnished	\$1,150	\$1,150	\$1,600
3:	1	2	1	1	Unfurnished	\$1,150	\$1,150	\$1,600

Of Units With:

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

Additional Information

11/14/21, 11:20 AM

Matrix

- Standard, Trust sale

- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6106008029

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21153527

Printed: 11/14/2021 11:20:03 AM

Closed • **Triplex****\$1,225,000/\$1,200,000** ↓**14 days on the market****Listing ID: SB21141207****25342 Cypress St • Lomita 90717****3 units • \$408,333/unit • 3,132 sqft • 9,684 sqft lot • \$383.14/sqft • Built in 1960****Major cross streets are PCH and Cypress St. (north of PCH)**

Great opportunity for investors or owner user in a "bread and butter" 3 on lot with a huge 9684 square foot lot - Front home is 3 bedroom 1 bath with front yard - middle home is 2 bedroom 1 bath with side yards - rear home is a 3 bedroom 1 bath with front and rear yard - 3 single car garages - all homes are detached - great upside potential on rents - long driveway if you owner occupy you could park a RV - owner pays water and trash - separate meters for gas and electricity which tenant pays - convenient to shopping + medical + restaurants + schools and more - what are you waiting for? don't miss this great opportunity to own income property in Lomita

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,225,000
- 3 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Kitchen
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet
- Appliances: Disposal, Gas Oven, Gas Range
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial

Exterior

- Lot Features: Yard
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Block, Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01967052
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,835	\$1,835	\$1,835
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0
3:	1	3	1	1	Unfurnished	\$1,795	\$1,795	\$1,795

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 1
- Carpet: 3
- Dishwasher:
- Disposal: 3

- Patio:
- Ranges: 3
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 121 - Lomita area
- Los Angeles County
- Parcel # 7373012040

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21141207

Printed: 11/14/2021 11:20:03 AM

Closed •**\$1,370,000/\$1,570,000** ↑**9 days on the market****Listing ID: WS21198089****11915 Hemlock St • El Monte 91732****3 units • \$456,667/unit • 3,804 sqft • 16,011 sqft lot • \$412.72/sqft • Built in 1961****East of Peck Rd; North of Lower Azusa Rd**

Located in the popular North of El Monte (North of Lower Azusa Ave) on a peaceful & wide street, the 3 units detached homes are situated on a huge lot of 16,000 sqft with wide frontage and plenty of extra parking space. The front two houses (11917 Hemlock & 11919 Hemlock) are both 2-bedroom 1-bathroom each with identical size and floor plan. They have very decent layout with around 900 sqft & 1-car attached garage for each unit, both tenants are on month to month lease. The third unit (11915 Hemlock) is a 4-bedroom 2.25-bathroom & 2-car attached garage which is located in the back with more privacy. It offers spacious living size including a master bedroom, an office area & an individual laundry room. Recent updates and remodeling include dual windows, central A/C, newer roof, leased solar panel, sparkling pool & spa, private patio and yard which is great for entertaining, barbecue and family gatherings. Newer kitchen, new laminate floor in the living room. New interior painting for the back unit. Currently the owner is occupying this unit with well maintenance. The rent of \$3500 is estimated based on the current conditions of the home and current rental comps. May need to be subject to interior inspection.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,370,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- \$1,117 (Estimated)
- Laundry: Inside
- \$78000 Gross Scheduled Income
- \$72900 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,540
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,080
- Cable TV: 01157119
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

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

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

- 619 - El Monte area
- Los Angeles County
- Parcel # 8541013029

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

CUSTOMER FULL: Residential Income **LISTING ID:** WS21198089

Printed: 11/14/2021 11:20:03 AM

List / Sold:

Closed • **Triplex****\$1,495,000/\$1,495,000** ↓**57 days on the market****Listing ID: PW21155540****4314 Kingswell Ave • Los Feliz 90027****3 units • \$498,333/unit • 2,122 sqft • 6,756 sqft lot • \$704.52/sqft • Built in 1921****From where Hollywood Blvd & Sunset Blvd meet, take Sunset Dr East to Talmadge St go left to Kingswell go left. Property is on the left**

This unique Spanish style Los Feliz triplex with whimsical Storybook flair is a rare find close to Prospect Studios and Griffith Park. The observatory can be seen from the front balcony of the detached rear house. The front building consists of 2 large 1 bedroom units side by side, built in 1921. 4314 has its own carport and a big private side yard along the entire length of the building (on the left). 4316 is vacant. The rear home, 4316-1/2 stands alone, built in 1936 above a large storage space, laundry room and 2 garages. One of those garages was converted over 20 years ago into an office with half bath, and French doors leading to a large private yard under an umbrella of palm fronds. The kitchen has 2 charming built-in corner cabinets and decorative doors leading to a nice covered deck on the back with stairs leading down to the private yard. There is also a 16' x 14' detached garage from 1921 is vacant and might have ADU possibilities (buyer to investigate) or additional rent if included with one of the units. This wonderful property has copper plumbing throughout, hardwood flooring and artistic details. Please see the 3D tour and do not disturb tenants.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$1,795,000
- 3 Buildings
- Levels: Two
- 6 Total parking spaces
- 1 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- Laundry: In Closet, Individual Room
- \$100200 Gross Scheduled Income
- \$98100 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Main Floor Bedroom, Office, Utility Room
- Floor: Tile, Wood
- Appliances: Gas Range, Refrigerator
- Other Interior Features: Balcony, Built-in Features, Ceiling Fan(s), Copper Plumbing Full, Tile Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	2	2	Unfurnished	\$2,950	\$2,950	\$3,750
2:	1	1	1	0	Unfurnished	\$1,850	\$1,850	\$2,600
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 637 - Los Feliz area
 - Los Angeles County
 - Parcel # 5591026009

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

Closed •**\$1,000,000/\$1,010,000** ↑**81 days on the market****Listing ID: AR21158038****409 N New Ave • Monterey Park 91755****3 units • \$333,333/unit • 2,227 sqft • 7,453 sqft lot • \$453.52/sqft • Built in 1949****South of the 10 freeway**

Professionally maintained Triplex in Monterey Park. One two bedroom, one bath and two one bedroom, one bath. Each unit has their own garage at the back of the property. Very good location, close to shopping, restaurants and easy access to the 10 freeway.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$990,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Hookup
- \$39000 Gross Scheduled Income
- \$32388 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry
- Floor: Carpet, Vinyl, Wood
- Appliances: Water Heater

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Sprinkler System, Sprinklers In Front, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,636
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01147756
- Gardener:
- Licenses:
- Insurance: \$996
- Maintenance:
- Workman's Comp:
- Professional Management: 2976
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$1,975	\$1,975	\$2,200
2:	1	2	1	1	Unfurnished	\$1,275	\$1,275	\$1,600

Of Units With:

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

Additional Information

- Standard sale

- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5258012037

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

CUSTOMER FULL: Residential Income **LISTING ID:** AR21158038

Printed: 11/14/2021 11:20:04 AM

Closed • **Triplex**List / Sold: **\$650,000/\$670,000** ↓**7922 Newlin Ave • Whittier 90602****126 days on the market****3 units • \$216,667/unit • 1,450 sqft • 6,801 sqft lot • \$462.07/sqft • Built in 1947****Listing ID: PW21025789****Between Painer and Washington near Walnut**

NEW PRICING. TRI PLEX INVESTMENT - ONE UNIT- IS A 1 (ONE) BEDROOMS 1 BATHS. TWO UNITS ARE STUDIOS. TOTAL OF 3 UNITS. STREET PARKING PER CITY, ALLEY ACCESS. BUYER TO INVESTIGATE ALL ASPECTS, PRIOR TO OFFER. DO NOT DISTURB OCCUPANT OR ENTER PROPERTY. SEE REMARKS. NICE LOCATION, FRONT PORCH AND PARKING IN REAR ALLEY MAYBE POSSIBLE. NEARBY SHOPPING AND BUSINESS DISTRICT ON WASHINGTON. DRIVE BY ONLY. NEARBY PARK. THIS DWELLING HAS A NEWER ROOF. THE REAR UNIT USES THE 1 CAR GARAGE, VISIBLE FROM THE ALLEY. THE TWO CAR GARAGE IS SHARED WITH STUDIO UNITS. WELL KEPT UNITS READY FOR NEW OWNER. REAR UNIT ALSO HAS NICE YEAR, SIDE YARDS AND FENCED W GATE.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$749,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: See Remarks
- \$38200 Gross Scheduled Income
- \$36000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,000
- Electric: \$200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01527225
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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:	3	3	3	2	Unfurnished	\$2,700	\$2,700	\$3,500

Of Units With:

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

Additional Information

- Probate Listing sale

- 670 - Whittier area
- Los Angeles County
- Parcel # 8141023021

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW21025789

Printed: 11/14/2021 11:20:04 AM

Closed •List / Sold: **\$800,000/\$768,000** ↓**1521 W Beverly Ter • Montebello 90640****56 days on the market****3 units • \$266,667/unit • 1,793 sqft • 6,860 sqft lot • \$428.33/sqft •
Built in 1948****Listing ID: 21777600**

The property is situated in North Montebello neighborhood, on West Beverly Terrace between North Maple Avenue and West Beverly Blvd. Nearest major cross streets are North Wilcox Ave/North Montebello Blvd/West Beverly Blvd.



We are pleased to present 3 single story units in excellent North Montebello location, just 1/2 block south of Beverly Blvd. First time offered for sale in almost 20 years. With opportunity to add-value, this property qualifies for residential financing and has a substantial rental upside potential of +/- 71%. These easy-to-rent spacious single story 1 bedroom units have laundry hook-ups in each unit and are separately metered for gas and electricity. Tenants enjoy the ease and comfort of garage parking and location of a quiet street close to single family homes, as well as walking distance to shops and restaurants on Beverly Blvd.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$800,000
- 1 Buildings
- 3 Total parking spaces
- \$16932 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$16,824
- 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	\$1,075	\$1,075	\$1,650
2:	1	1	1		Unfurnished	\$875	\$875	\$1,650
3:	1	1	1		Unfurnished	\$950	\$950	\$1,650
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
- 674 - Montebello area
- Los Angeles County
- Parcel # 6344006012

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

CUSTOMER FULL: Residential Income LISTING ID: 21777600

Printed: 11/14/2021 11:20:04 AM

Closed •List / Sold: **\$988,888/\$900,000** ↓**11802 Acacia Ave • Hawthorne 90250****28 days on the market****3 units • \$329,629/unit • 2,143 sqft • 6,617 sqft lot • \$419.97/sqft •
Built in 1948****Listing ID: OC21189527****I-105 W Exit toward Hawthorne Blvd, keep left onto Hawthorne Blvd, turn left onto Hawthorne Blvd, turn left onto W.118th St, turn right onto Acacia Ave**

We are pleased to present, The Residences at Acacia, a three unit residential income property, located in the city of Hawthorne, in Los Angeles County. The complex is comprised of two, two bedroom one bath units, each with their own dedicated one car garage, and a one bedroom one bath unit located above the garage. A two bedroom unit, along with the one bedroom were previously updated, and the complex is fully leased with longtime tenants present. The Residences at Acacia are located minutes from Los Angeles International Airport, six miles from Dockweiler Beach, which is located just south of Playa Del Rey. The Acacia Residences are also less than three miles from the brand new SoFi Stadium and minutes to multiple beaches including Playa Del Rey, Manhattan Beach, and Santa Monica, as well as just twelve minutes east of El Segundo.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,050,000
- 3 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Heating: Fireplace(s)
- \$0 (Assessor)
- Laundry: Inside
- \$45600 Gross Scheduled Income
- \$31580 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,020
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$572
- Cable TV: 01972189
- Gardener:
- Licenses:
- Insurance: \$1,378
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense: \$9,550
- Other Expense Description: Prop Tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$1,750
2:	1	2	1	1	Unfurnished	\$1,150	\$1,150	\$1,550
3:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,550

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

- 699 - Not Defined area
- Los Angeles County
- Parcel # 4047018002

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

Closed • **Commercial/Residential**List / Sold: **\$449,950/\$350,000** ↓

207 days on the market

1416 E Cesar E Chavez Ave • Los Angeles 90033**3 units** • **\$149,983/unit** • **1,535 sqft** • **5,415 sqft lot** • **\$228.01/sqft** •**Built in 1947**

Listing ID: PW20254217

take long beach freeway and take Cesar Chavez off ramp and go left at the light then go to the address



This is a 3 unit building. Priced to sell. One is rented for \$1,050.00 (one side of the duplex). Breakdown is one is a closed restaurant, and the other is a duplex and one side is rented for \$1,050.00. The other side is occupied by a relative that has a life estate..call for more detail. Sold 'as is condition. Call Steve for more information. Note: addresses are 1416-1420 E. Cesar E. Chavez, Los Angeles, Ca. '

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$650,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: See Remarks
- \$12600 Gross Scheduled Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,491
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01121690
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$491
- Other Expense: \$164
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	2	0	Unfurnished	\$12,600	\$12,600	\$0
2:	1	1	2	0	Unfurnished	\$0	\$0	\$0
3:	1	0	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- BOYH - Boyle Heights area

11/14/21, 11:20 AM

Matrix

- Rent Controlled

- Los Angeles County
- Parcel # 5174017021

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW20254217

Printed: 11/14/2021 11:20:04 AM

List / Sold:

Closed •**\$2,299,000/\$2,050,000** ↓**15 days on the market****Listing ID: 21727852****9001 Elevado St • West Hollywood 90069****3 units • \$766,333/unit • 2,346 sqft • 3,972 sqft lot • \$873.83/sqft • Built in 1938****Located in Norma Triangle Neighborhood (South of Sunset Blvd, East of Doheny, and North of Santa Monica Blvd)**

Incredibly rare opportunity to own a remodeled home with 2 additional rental unit in the coveted Norma Triangle Neighborhood of West Hollywood. Tucked away on a quiet, traffic-free residential street, this property is less than half a mile away from Santa Monica Blvd shops and restaurants, close to Sunset Blvd, and West Hollywood Park. Large private yard and huge side patio for outdoor entertaining. Large, finished garage could be converted to an additional unit or flex space. This property includes 3 remodeled homes - 2 Bed + 1.5 Bath, and two 1 Bed + 1 Bath units.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$2,299,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Wall Furnace, Central
- Laundry: Stackable, Outside, Individual Room

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01521930
- 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	\$0	\$0	\$2,800
3:	1	1	1		Unfurnished	\$0	\$0	\$2,500
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
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4340018040

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

Closed •List / Sold: **\$1,300,000/\$1,300,000****1733 4Th Ave • Los Angeles 90019****42 days on the market****3 units • \$433,333/unit • 4,128 sqft • 7,001 sqft lot • \$314.92/sqft • Built in 1910****Listing ID: 21766966****West of Arlington, 4th Ave. just north of Washington**

Historic West Adams vintage three units --first time on market in decades! Two units vacant and ideal for owner user! Upper front 3 +1 freshly painted & newly carpeted--light and bright--with handsome decorative fireplace in living room. First floor 2+1 occupied with long term tenants--and much original detail including another decorative arts & crafts style fireplace, formal dining room. Back unit is 2 levels, with 2 bedrooms, bath and kitchen upstairs, downstairs offers a 70's vibe-- another decorative fireplace, spacious living room with built in bar, and a tucked away powder room. A patio area, plus 3 garages, as well as a storage room-- all found in the back. One block away from foodie Heaven-- Surfas, and an elementary school as well. Centrally located and convenient to everything!

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Multi/Split
- 3 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$20177 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Carpet, Wood
- Appliances: Microwave
- Other Interior Features: Ceiling Fan(s), Bar, Crown Molding, Beamed Ceilings

Exterior

- Lot Features: Lawn, Front Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$6,091
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,285	\$1,265	\$2,400
2:	1	3	1		Unfurnished	\$0	\$0	\$3,000
3:	1	2	1		Unfurnished	\$0	\$0	\$2,500
4:								

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5072022007

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

List / Sold:

Closed •**\$2,240,000/\$2,220,000 ↓****66 days on the market****Listing ID: 21770670****2514 S Palm Grove Ave • Los Angeles 90016****3 units • \$746,667/unit • 4,212 sqft • 4,948 sqft lot • \$527.07/sqft • Built in 2020****East of La Brea, Between Adams Ave and 10 Fwy**

This ground up, BRAND NEW Construction featuring 3 units is the perfect investment! The beautifully designed units consist of a spacious 4 bed 4.5 bath single family home in the front and duplex with 3 bed 3 bath units in the back. Fabulous open plan kitchens with beautiful cabinets, perfect for home entertaining! Brand new stainless steel appliances. Lovely bathrooms with beautiful decor tiles and finishes. The property is centrally located and minutes away from Downtown LA, designer stores, bars, restaurants, attractions and Sony Studio, making it very desirable to those wanting easy access to Culver City or Downtown! Also, close to the 10 Freeway, giving great access to all surrounding areas. This turnkey property features fourth electric meter and gas/water meters for each unit, making it easy to manage!

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$2,240,000
- 2 Buildings
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$109168 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$27,020
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02128396
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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	4		Unfurnished	\$4,500	\$4,500	\$4,500
2:	1	3	3		Unfurnished	\$3,600	\$3,600	\$3,600
3:	1	3	3		Unfurnished	\$3,600	\$3,600	\$3,600
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
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5057003009

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

Closed •List / Sold: **\$510,000/\$510,000****437 W 54th St • Los Angeles 90037****11 days on the market****3 units • \$170,000/unit • 1,886 sqft • 5,451 sqft lot • \$270.41/sqft •****Built in 1913****Listing ID: PW21210642****West of 110 freeway**

GREAT TRIPLEX. CONVENIENTLY LOCATED SOUTH OF USC AND CLOSE TO 110 FREEWAY. BUYER TO VERIFY AND SATISFY THEMSELVES REGARDING PARKING, PERMITS, PROPERTY BOUNDARIES, INGRESS/EGRESS, LIVING AREA AND BED/BATH COUNT.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$510,000
- 2 Buildings
- 3 Total parking spaces
- 2 Total carport spaces
- \$0 (Unknown)
- Laundry: See Remarks
- \$38735 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$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	\$1,037	\$1,037	\$1,600
2:	1	2	1	0	Unfurnished	\$1,142	\$1,142	\$1,600
3:	1	0	1	0	Unfurnished	\$1,036	\$1,036	\$1,350

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
- C42 - Downtown L.A. area

11/14/21, 11:20 AM

Matrix

- Rent Controlled

- Los Angeles County
- Parcel # 5001035016

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW21210642

Printed: 11/14/2021 11:20:04 AM

Closed • **Triplex****\$1,000,000/\$1,075,000** ↑**10 days on the market****Listing ID: CV21210929****11553 Victory Blvd • North Hollywood 91606****3 units • \$333,333/unit • 2,686 sqft • 7,753 sqft lot • \$400.22/sqft • Built in 1940****Exit 710 Fwy go east on Victory BLVD and it's on the NW corner**

Prime North Hollywood Rental Income Property. Comprised of 3 units. 1 standalone unit and 1 stacked unit for a Total of 6 bedrooms and 3 bathrooms. (2 Bedrooms per unit) (1 Bathroom). Each unit has it's own full-sized kitchen with Dinning space and Living rooms space. All 3 units have tenants on Month to Month leases. There is a decent backyard area for both properties and a 2 car garage for the standalone unit. Owner pays for Water, Trash and Sewage. Tenants pay their own utilities. 5 min Drive to Burbank and 10 min drive to the Burbank Airport. This property is an ideal addition to any savvy investor's portfolio, but also an ideal place to make a your first home.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,000,000
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Fireplace(s)
- \$493 (Estimated)
- \$61344 Gross Scheduled Income
- \$49524 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,820
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$4,536
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,244
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,040
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,957	\$1,957	\$2,300
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,000
3:	1	2	1	0	Unfurnished	\$1,455	\$1,455	\$1,700

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2335013020

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

CUSTOMER FULL: Residential Income **LISTING ID:** CV21210929

Printed: 11/14/2021 11:20:04 AM

Closed • **Triplex**List / Sold: **\$699,900/\$710,000** ↑**1519 N Culver Ave • Compton 90222****21 days on the market****3 units • \$233,300/unit • 1,984 sqft • 7,510 sqft lot • \$357.86/sqft • Built in 1960****Listing ID: DW21198551****Between Rosecrans and Stockwell st.**

Seller has been upgrading these units threw the years and it shows it. Great opportunity to own three houses on a lot. Two one car garages attached, long driveway for plenty of parking. Each unit has their own private yard for entertaining with sprinklers front and middle yard. All three units have been upgraded. !One two bedroom unit comes with a new stove, new refrigerator, microwave and dishwasher!!! Fairly new all low-e vinyl windows on all units, new bathtubs and tile work on all units, new flooring, quarts counter tops on all units. New kitchen cabinets on all units. New concrete driveway was done couple of years ago. Property has copper plumbing, all new LED light fixtures. This will be perfect for an owner occupied to help pay the mortgage. This property has 2 water meters, back tenant pays their own water. Each unit has their own laundry hook ups. Property shows very well! Property is being sold in as is condition.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$699,900
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$879 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen
- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Range Hood, Water Heater
- Other Interior Features: Block Walls, Copper Plumbing Partial, Stone Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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					Matrix			
2:	1	2	1	1	Partially	\$1,404	\$1,404	\$2,100
3:	1	1	1	0	Unfurnished	\$810	\$810	\$1,600

- # Of Units With:
- Separate Electric: 3
 - Gas Meters: 3
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
 - Disposal:

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

Additional Information

- Standard sale
 - Rent Controlled
- RN - Compton N of Rosecrans, E of Central area
 - Los Angeles County
 - Parcel # 6153023021

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

Closed • TriplexList / Sold: **\$695,000/\$720,000** ↑**1117 E Greenleaf Blvd • Compton 90221****4 days on the market****3 units • \$231,667/unit • 2,627 sqft • 6,190 sqft lot • \$274.08/sqft • Built in 1939****Listing ID: SB21221038****Sante Fe/ Greenleaf**

Great Income Property features 3 units with 2 bedrooms and 1 bath and 2 units with 1 bed 1 bath with an open floor plan. Each unit has a garage and a long driveway.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$695,000
- 2 Buildings
- 3 Total parking spaces
- \$879 (Estimated)
- \$4400 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02045933
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$1,700	\$1,700	\$2,200
2:	2	1	0	1	Unfurnished	\$1,000	\$1,000	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- RO - Compton S of Rosecrans, E of Alameda area
- Los Angeles County
- Parcel # 6164021020

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21221038

Printed: 11/14/2021 11:20:04 AM

Closed • **Apartment****\$1,125,000/\$1,165,000** ↑**38 days on the market****Listing ID: PW21188273****10502 Crenshaw Blvd** • **Inglewood 90303****4 units** • **\$281,250/unit** • **3,744 sqft** • **6,009 sqft lot** • **\$311.16/sqft** • **Built in 1956****W 104th St & Crenshaw Blvd**

Attractive Unit Mix consisting of 1 3 bedroom/2 bathroom, 1 2 bedroom/1.5bathroom and 2 large 1 bedroom/1 bathroom units. 3bedroom/2bathroom unit features a large private balcony, Opportunity to capitalize off of the forecasted 22% rental, growth over the next 5 years in Inglewood, Walking distance to many shops, restaurants, and attractions, such as SOFI Stadium, The Forum, and the newly approved, Los Angeles Clippers Arena, Well maintained building, with stellar curb appeal, Detached garage parking that has the potential to be converted to an ADU for additional income

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$1,125,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- \$925 (Estimated)
- Laundry: Inside
- Cap Rate: 4.07
- \$77172 Gross Scheduled Income
- \$45838 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,019
- Electric: \$1,064.00
- Gas: \$1,064
- Furniture Replacement:
- Trash: \$1,064
- Cable TV: 01932742
- Gardener:
- Licenses:
- Insurance: \$1,685
- Maintenance: \$2,600
- Workman's Comp:
- Professional Management: 3087
- Water/Sewer: \$1,064
- Other Expense: \$1,772
- Other Expense Description: Other

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$1,200	\$2,400	\$3,590
2:	1	2	2	0	Unfurnished	\$1,431	\$1,431	\$2,100
3:	1	3	3	0	Unfurnished	\$2,600	\$2,600	\$2,895

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4030031025

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW21188273

Printed: 11/14/2021 11:20:04 AM

Closed •**\$1,500,000/\$1,491,750 ↓****5 days on the market****Listing ID: PV21203595****1118 Magnolia Ave • Gardena 90247****4 units • \$375,000/unit • 4,647 sqft • 7,462 sqft lot • \$321.01/sqft • Built in 1978****S Normandie Ave to Magnolia**

Great location super clean 4 unit building in Gardena. The remodeled front unit has 3 bedrooms 3 baths large master bedroom with large walk in closet formal dining room family room office alcove 3 car attached private garage and its own laundry. Units #2 and #3 are 2 bedroom 1 bath, each with 1 car garage, unit #4 is two story 2 bedroom 2 bath 1 car garage. Units 2, 3, & 4 share a coin operated laundry room. There are 2 guest parking spaces. Recently painted on the exterior and landscaped. Fantastic long term tenants.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$0 (Other)
- Laundry: Common Area
- \$86400 Gross Scheduled Income
- \$75792 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,608
- Electric: \$649.00
- Gas: \$2,485
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00935593
- Gardener:
- Licenses:
- Insurance: \$1,727
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,386
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,800	\$2,800	\$3,200
2:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$1,850
3:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,850
4:	1	2	2	1	Unfurnished	\$1,600	\$1,600	\$2,100

Of Units With:

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

- Disposal:

Additional Information

- Trust sale

- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6113032025

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

CUSTOMER FULL: Residential Income **LISTING ID:** PV21203595

Printed: 11/14/2021 11:20:04 AM

Closed • Quadruplex**\$2,299,000/\$2,370,000** ↑**16 days on the market****Listing ID: SB21210701****1326 Amethyst St • Redondo Beach 90277****4 units • \$574,750/unit • 4,186 sqft • 5,830 sqft lot • \$566.17/sqft • Built in 1963****Cross Street: Flagler**

Right now this is the O-N-L-Y fourplex is all of South RB for sale! ** All new copper plumbing in the last few years. Units are generously sized. 4,186 SF of living space total. ** The mix is ideal: The front unit is a large 4 bed unit with a private attached 2 car garage and a driveway for 2 more cars - feels like its own home! It was totally remodeled about 12 years ago. Granite counters in giant kitchen and all bathrooms, crown molding, smooth ceilings, recessed lights, beautiful cabinets, tile flooring, etc. ** Then there are 2 units each with 2 bedrooms and 2 bathrooms, plus a 1 bed unit. ** This is perfect for an owner occupant. In fact... The current rent for the other 3 units is \$6,700. If you deduct 30% for vacancy and typical expenses (including utilities, maint, prop tax, etc.) there is \$4,700 left over to apply to your loan. On a (approx.) 3.75% Owner occ loan, that \$4,700 of net rent will completely pay the monthly interest on a \$1,510,000 loan!!! Surprising, right? That is like buying the front home for only \$789,000! Do the numbers... this is why it makes sense to own income property! ** There is an 80 foot long by 5" wide sideyard perfect for dog run. * Units C and D have been substantially renovated. "B" is the lower unit and it is in nice, rentable condition. ** Property has been professionally managed since day one, so the property has been well kept. ** Virtually zero traffic on Amethyst since we are at the very end of the culdesac. ** Literally 2 minutes to local shopping on Beryl Street (Vons, etc.). Schools are also located in the neighborhood. ** The lot (5,800 SF) is larger than the average parcel in this area. ** Perfect opportunity for owner-user or long-term investor. The high demand for rental housing, continuing economic growth in the South Bay, and high cost of home ownership all support strong investment fundamentals and future rent growth. ** LOCATION: Property is across the street from a massive, terrific park which includes the biggest dog park in the South Bay, plus 2 kid's playground areas, and baseball diamonds. Plus you are only minutes from schools, the freeway, shopping and the Beach. Only about 1 mile to the Hermosa Strand. ** Lots of parking on Flagler which is the street to back 3 units face. ** We believe the high tension wires are likely coming down in the future, which will increase the value of every building in this tract.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$2,299,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Electric, Radiant
- \$1,351 (Estimated)
- Laundry: In Garage
- Cap Rate: 3.48
- \$127800 Gross Scheduled Income
- \$79933 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Appliances: Built-In Range, Dishwasher, Double Oven

Exterior

- Lot Features: Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Level with Street, Level, Park Nearby
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$44,033
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$0
- Cable TV: 01111885
- Gardener:
- Licenses:

- Water/Sewer: \$0
- Other Expense:
- Other Expense Description: see OM

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$3,450	\$3,450	\$3,600
2:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$2,450
3:	1	2	2	1	Unfurnished	\$2,395	\$2,395	\$2,450
4:	1	1	1	1	Unfurnished	\$2,100	\$2,100	\$2,150

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 155 - S Redondo Bch N of Torrance Bl area
 - Los Angeles County
 - Parcel # 7502015041

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

List / Sold:

Closed • **Quadruplex****\$1,400,000/\$1,466,000** ↑**1720 N Hollywood Way** • **Burbank 91505****9 days on the market****4 units** • **\$350,000/unit** • **3,120 sqft** • **5,222 sqft lot** • **\$469.87/sqft** • **Built in 1952****Listing ID: BB21212872****DIRECTIONS: 2 blocks North of Burbank Blvd.**

This lovely fourplex is located in the middle of Burbank close to the Media District! It is a super location, close to Schools, Churches, Parks, Public transportation & not far from Toluca Lake, Studio City, several Studios including The famous Universal Studios, Hollywood, very close to most Shopping Centers Restaurants & much more: Your tenants will absolutely love the location. Rents are low but have great Upside Potential.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$352 (Estimated)
- Laundry: Common Area
- \$69600 Gross Scheduled Income
- \$54858 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,742
- Electric: \$180.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,088
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,800
2:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$2,000
3:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$2,000
4:	1	3	2	1	Unfurnished	\$2,150	\$25,800	\$2,700

Of Units With:

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

Additional Information

- Standard sale

- 610 - Burbank area
- Los Angeles County
- Parcel # 2437021010

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

CUSTOMER FULL: Residential Income **LISTING ID:** BB21212872

Printed: 11/14/2021 11:20:04 AM

Closed • **Quadruplex****\$1,250,000/\$1,500,000** ↑**25 days on the market****Listing ID: CV21209904****130 N Grandview Ave • Covina 91723****4 units • \$312,500/unit • 3,473 sqft • 5,918 sqft lot • \$431.90/sqft • Built in 1959****Cross Streets: E Badillo & Grandview**

What an opportunity; Located in the heart of Covina, this 4-unit building is well maintained and in excellent condition. All 4 units are large 2-bedroom 1-bath units. Each unit comes equipped with a stove, refrigerator, dishwasher and an in-unit washer/dryer. Beautiful curb appeal with mature trees and lush landscaping. Each unit comes with a covered carport for parking. Conveniently located near shopping, dining, movies, fwy access and more. Separately metered for gas and electric, the owner pays only water, trash and outside lighting. A great investment for a first-time investor or a seasoned investor looking to add a great investment to their portfolio. Upgrades include complete plumbing re-pipe, new vanities in bathrooms, ceiling fans in each bedroom and living room, new interior paint, new sprinkler system, new main water line, new wrought iron fence around property with gates to each unit and the gate to the side, newer wood gate around backyard, new concrete and sprinklers in playground area, new exterior lighting including the carports.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- Cooling: Electric, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,371 (Estimated)
- Laundry: In Kitchen
- \$84744 Gross Scheduled Income
- \$65245 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Gas Range, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Sprinkler System
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,499
- Electric: \$240.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,750
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,654
- Maintenance: \$500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense: \$960
- Other Expense Description: Gas

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	2	1	1	Unfurnished	\$1,766	\$1,766	\$2,000
2:	1	2	1	1	Unfurnished	\$1,766	\$1,766	\$2,000
3:	1	2	1	1	Unfurnished	\$1,766	\$1,766	\$2,000
4:	1	2	1	1	Unfurnished	\$1,766	\$1,766	\$2,000

Of Units With:

- Separate Electric: 5
 - Gas Meters: 5
 - Water Meters: 1
 - Carpet:
 - Dishwasher: 4
 - Disposal: 4
- Drapes:
 - Patio:
 - Ranges: 4
 - Refrigerator: 4
 - Wall AC: 4

Additional Information

- Standard sale
- 614 - Covina area
 - Los Angeles County
 - Parcel # 8429030050

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

Closed •List / Sold: **\$975,000/\$945,000** ↓**4938 Gambier St • Los Angeles 90032****60 days on the market****4 units • \$243,750/unit • 3,455 sqft • 7,838 sqft lot • \$273.52/sqft •****Built in 1920****Listing ID: PW21161683****south of Templeton, east of Eastern**

4938 Gambier Street is a four-unit apartment property in Los Angeles' desirable El Sereno neighborhood, where the median home price has increased 8.5% in just the past year. The property is located two blocks from El Sereno Middle School and two miles from Cal State Los Angeles and the 710 and 10 freeways. 4938 Gambier Street is a 1920 construction that consists of two duplexes with all two-bedroom one-bath units and all units are separately metered for gas and electricity. The property also offers in-unit laundry hookups, eight surface parking spaces, and an underutilized back patio. Recent improvements include new electrical panels. This offering presents a great opportunity for an astute investor to acquire an asset in an up-and-coming neighborhood, reposition the property, and capture substantial rental upside.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$990,000
- 2 Buildings
- 8 Total parking spaces
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$60770 Gross Scheduled Income
- \$39882 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,315
- 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:	4	2	1	0	Unfurnished	\$1,266	\$5,064	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 621 - El Sereno area
- Los Angeles County
- Parcel # 5218010024

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW21161683

Printed: 11/14/2021 11:20:04 AM

Closed • **Quadruplex****\$1,050,000/\$1,128,000** ↑**2 days on the market****Listing ID: P1-6787****2519 Workman St • Los Angeles 90031****4 units • \$262,500/unit • 2,970 sqft • 8,496 sqft lot • \$379.80/sqft • Built in 1923****North of Broadway, East of Daly St, West of Griffin Ave.**

In the heart of Lincoln Heights is this well maintained 4 unit complex. Each unit offers 2 bedrooms and 1 bathroom. It is a two story complex with two units upstairs and two downstairs each with its own private entrance from the front porch area. Property features include: Recently painted exterior, newly landscaped front yard, some updated plumbing including new gas line to laundry room and updated electrical in garage structure. Unit 2519 was painted and had updated kitchen cabinets and counter top installed approximately 2 years ago. Interior photos reflect unit 2519 prior to being rented two years ago. Property offers four separate garages and four additional uncovered parking spaces for a total of eight spaces. There is a community laundry room with newly installed, energy efficient washer and dryer that is coin and app based. The property faces East and sits across from the local public library. Centrally located to the 5 and 110 freeways, public transportation, shopping and dining. Just minutes from Dodger Stadium, Downtown L.A., Chinatown, USC Keck and so much more.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$1,050,000
- 1 Buildings
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Laundry: Common Area, Community, Individual Room, See Remarks
- \$61752 Gross Scheduled Income
- \$55720 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range, Gas Water Heater, Range Hood, Refrigerator

Exterior

- Lot Features: Sprinklers None
- Fencing: Chain Link, Wrought Iron
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$6,032
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01157119
- Gardener:
- Licenses:
- Insurance: \$912
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0	Unfurnished	\$21,600	\$1,800	\$1,800

11/14/21, 11:20 AM				Matrix		
2:	2	1	0	Unfurnished	\$12,696	\$1,058
3:	2	1	0	Unfurnished	\$13,896	\$1,116
4:	2	1	0	Unfurnished	\$13,896	\$1,102
5:						
6:						
7:						
8:						
9:						
10:						
11:						
12:						
13:						
# Of Units With:						
• Separate Electric: 4 • Gas Meters: 4 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal:				• Drapes: • Patio: • Ranges: 4 • Refrigerator: 4 • Wall AC: 4		
Additional Information						
• Standard sale • Rent Controlled				• 677 - Lincoln Hts area • Los Angeles County • Parcel # 5204013010		
Michael Lembeck				Re/Max Property Connection		
State License #: 01019397				State License #: 01891031		
Cell Phone: 714-742-3700				26371 Crown Valley Pkwy, #180		
				Mission Viejo, 92691		

List / Sold:

Closed • **Quadruplex****\$1,425,000/\$1,355,000** ↓**18 days on the market****2136 E St** • **La Verne 91750****4 units** • **\$356,250/unit** • **3,000 sqft** • **6,483 sqft lot** • **\$451.67/sqft** •**Built in 1963****Listing ID: CV21131134****South of Bonita Ave / East of " D" Street**

Wonderful opportunity to purchase a well maintained 4 plex in the highly desirable Lordsburg area of La Verne. The property is in close proximity to the new Metro Line Station, the University of La Verne and downtown. All units are 2 bedroom / 1 bath and feature individual washer - dryer hook ups and a large open kitchen and family room area. The two bedrooms have ample closet space. The building had a new roof installed in 2018 along with all new HVAC forced air units . Additionally, all front entrance doors have been replaced along with all interior doors , jambs and casing. The property has been owned by a long term owner. All residents have been paying rent through Covid and all residents are long term tenants. Each unit is individually metered for gas and electricity with landlord paying water and trash. Please drive by only.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,425,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$87060 Gross Scheduled Income
- \$55448 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Main Floor Bedroom
- Floor: Carpet, Vinyl
- Appliances: Gas Range

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Lot 10000-19999 Sqft, Level, Paved, Utilities - Overhead, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,000
- Electric: \$240.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,040
- Cable TV: 01856446
- Gardener:
- Licenses: 150
- Insurance: \$1,850
- Maintenance: \$3,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,895	\$1,895	\$1,895

11/14/21, 11:20 AM					Matrix			
2:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$1,895
3:	1	2	1	0	Unfurnished	\$1,715	\$1,715	\$1,895
4:	1	2	1	0	Unfurnished	\$1,895	\$1,895	\$1,895

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: 5 • Gas Meters: 4 • Water Meters: 1 • Carpet: 4 • Dishwasher: • Disposal: | <ul style="list-style-type: none"> • Drapes: 4 • Patio: • Ranges: 4 • Refrigerator: • Wall AC: |
|---|---|

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • 684 - La Verne area • Los Angeles County • Parcel # 8377021021 |
|---|--|

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

Closed •List / Sold: **\$1,050,000/\$1,050,000****13809 Hawthorne Way • Hawthorne 90250****0 days on the market****4 units • \$262,500/unit • 3,432 sqft • 6,121 sqft lot • \$305.94/sqft • Built in 1951****Listing ID: OC21223340****Off of 13TH and Hawthorne Blvd**

Four Unit Residential Income Property.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,050,000
- 2 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- \$1,022 (Estimated)
- Laundry: Inside
- \$60900 Gross Scheduled Income
- \$54528 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$6,692
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$822
- Cable TV: 01972189
- Gardener:
- Licenses:
- Insurance: \$4,775
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,095
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,800
2:	1	2	1	1	Unfurnished	\$1,125	\$1,125	\$1,800
3:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,800
4:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area

11/14/21, 11:20 AM

Matrix

- Rent Controlled

- Los Angeles County
- Parcel # 4043014021

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

CUSTOMER FULL: Residential Income **LISTING ID:** OC21223340

Printed: 11/14/2021 11:20:04 AM

Closed •List / Sold: **\$685,000/\$668,500** ↓**1171 E 64th St • Los Angeles 90001****32 days on the market****4 units • \$171,250/unit • 2,576 sqft • 4,425 sqft lot • \$259.51/sqft •****Listing ID: DW21152236****Built in 1926****Off of Gage Ave & Hooper Ave.**

Attention all buyers!! Welcome to this great opportunity to own an amazing investment opportunity in the UNINCORPORATED part of Los Angeles! This property offers four spacious units each containing one bedroom and one bathroom! Each unit has had recent upgrades and are in excellent condition! Centrally located in a highly desirable rental area, this property will immediately produce you great cash flow! The property consists of two separate buildings, a gated lot, great storage room, and amazing tenants! This property is the perfect investment for a first time buyer, 1031 exchange buyer, or anyone looking to expand their portfolio! Do not hesitate! Make an offer today!

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$685,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: See Remarks
- \$50556 Gross Scheduled Income
- \$48216 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,340
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01451173
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,620
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Partially	\$1,100	\$1,100	\$1,500
2:	1	1	1	0	Partially	\$1,050	\$1,050	\$1,500
3:	1	1	1	0	Partially	\$1,030	\$1,030	\$1,500
4:	1	1	1	0	Partially	\$1,033	\$1,033	\$1,500

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6008016012

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW21152236

Printed: 11/14/2021 11:20:04 AM

Closed •**\$1,549,000/\$1,500,000 ↓****36 days on the market****Listing ID: PW21154870****8324 S Figueroa St • Los Angeles 90003****4 units • \$387,250/unit • 4,580 sqft • 6,279 sqft lot • \$327.51/sqft • Built in 2018****Th110 and Manchester Exit and S Figueroa**

This property is perfect for any investor looking for a good Cap Rate*** No Rent Control***Built in 2018*** New 4 unit income property.... Good location & easy management *** Drought resistant landscaping, a brand newer electric gate opener, ample parking*** This the perfect buy for someone after low maintenance and high return investment *** Each unit comes equipped with washer dryer hookups, a stove, refrigerator and much more.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,549,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 6.1
- \$111600 Gross Scheduled Income
- \$92064 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Appliances: Dishwasher, Gas Range, Refrigerator

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,536
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01928821
- Gardener:
- Licenses:
- Insurance: \$1,485
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6032033004

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW21154870

Printed: 11/14/2021 11:20:04 AM

Closed •**\$1,700,000/\$1,580,000 ↓****51 days on the market****Listing ID: SR21171437****1339 W 35th Pl • Los Angeles 90007****4 units • \$425,000/unit • 4,384 sqft • 6,790 sqft lot • \$360.40/sqft • Built in 1966****Jefferson Blvd. and Normandie**

Delighted to present the opportunity to acquire 35th Place Apartments. This offering encompasses four (4) units. The secured access building is approximately 4,384 SF and sits on a 6,790 SF lot and provides controlled access parking. The property generates additional income from an onsite laundry facility. The building consists of (3) updated units, which includes laminated floor, stainless appliances, and quartz countertops. This well-located offering has great visibility and finds itself located near an abundance of amenities and businesses. Easy access to the 110 FWY and DTLA.

Facts & Features

- Sold On 11/09/2021
- Original List Price of \$1,900,000
- 1 Buildings
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Common Area
- Cap Rate: 4.77
- \$102759 Gross Scheduled Income
- \$90549 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,210
- Electric: \$1,440.00
- Gas: \$1,080
- Furniture Replacement:
- Trash: \$3,180
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$3,240
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,270
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	3	Unfurnished	\$2,395	\$2,395	\$2,900
2:	1	3	1	1	Unfurnished	\$1,895	\$1,895	\$2,900
3:	1	3	1	2	Unfurnished	\$2,395	\$2,395	\$2,900
4:	1	3	1	1	Unfurnished	\$1,878	\$1,878	\$2,900

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5040004004

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR21171437

Printed: 11/14/2021 11:20:04 AM

Closed •List / Sold: **\$999,000/\$955,000** ↓**901 E 49TH St • Los Angeles 90011****154 days on the market****4 units • \$249,750/unit • 2,700 sqft • 7,500 sqft lot • \$353.70/sqft • Built in 1939****Listing ID: 21720176****In between S. Central Ave and McKinley, South of E. Vernon**

Great investment income producing property. This well maintained Four unit property has one 4 bedroom, 1 1/2 bath house in the front and 3 units in the back on a 7500 square foot gated huge lot with lots of parking. Seller has kept up with maintenance and inspections from the city. The property is in great condition with many upgrades that includes: Remodel unit in the back, new cabinets, floors, counters. All new windows, gates, rain gutters and patio tiles to name a few. Washer & Dryer hook ups are located in the front house and also in the garage. Close to schools, universities, stadiums, shopping and Downtown Los Angeles. Please do not disturb the tenants. Drive by only.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,200,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage
- \$65382 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Carpet, Tile
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,280
- 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	4	2		Unfurnished	\$2,700	\$2,700	\$2,900
2:	1	1	1		Unfurnished	\$1,300	\$1,300	\$1,450
3:	1	1	1		Unfurnished	\$936	\$936	\$1,450
4:	1	0	1		Unfurnished	\$1,200	\$1,200	\$1,300
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5108020020

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

Closed •**\$1,299,000/\$1,200,000 ↓****26 days on the market****Listing ID: AR21184390****13843 Woodruff Ave • Bellflower 90706****4 units • \$324,750/unit • 3,536 sqft • 6,710 sqft lot • \$339.37/sqft • Built in 1954****Foster Road south on Woodruff Ave**

Four units in desirable rental area in city of Bellflower. Four units are all 2 bedrooms, 1 bath, and garage. It also has on-premise laundry room in common area for extra income. Garage and convenient street parking for tenants. Newly installed double pane windows and new exterior paint. Units are good size and in good condition. All long term tenants with upside rent potential. Border of Downey. Close to shopping, schools and freeways. Perfect for owner occupied and/or investment.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,399,000
- 1 Buildings
- 4 Total parking spaces
- \$1,185 (Estimated)
- Laundry: Common Area
- \$74400 Gross Scheduled Income
- \$54300 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Desert Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,100
- Electric: \$1,200.00
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,995
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,995
3:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,995
4:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,995

Of Units With:

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

Additional Information

- Standard sale

- RH - Bellflower N of Alondra, E of Bellflower area
- Los Angeles County
- Parcel # 6281015027

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

CUSTOMER FULL: Residential Income **LISTING ID:** AR21184390

Printed: 11/14/2021 11:20:05 AM

Closed •List / Sold: **\$1,195,000/\$1,195,000****5928 Priory St • Bell Gardens 90201****8 days on the market****4 units • \$298,750/unit • 3,242 sqft • 11,025 sqft lot • \$368.60/sqft • Built in 1955****Listing ID: PW21220668****East of 710 and South of Florence.**

Single story detached units, each with a single car garage and small yard. Owner's expenses are lower than normal because tenants pay for water usage as well as for electricity and gas. All have separate meters! Situated on a large lot, over 11,000 Sq. Ft. All units are 2 Bedroom and 1 bath. Two of the tenants have been there over 10 years and 3 of the tenants have not had a rent increase in the last two years. Easy to manage with all tenants paying rent via Zell or Venmo. Approximately 1/2 mile from The Bicycle Hotel and Casino, Newer retail centers, and Schools. Tenants have easy access to the 710 and 5 Freeways.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,195,000
- 4 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$2,756 (Estimated)
- Cap Rate: 4.4
- \$79860 Gross Scheduled Income
- \$52108 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,356
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$1,460
- Cable TV: 01885514
- Gardener:
- Licenses: 350
- Insurance: \$2,000
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$3,000
- Other Expense Description: reserve

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,685	\$1,685	\$1,800
2:	1	2	1	1	Unfurnished	\$1,675	\$1,675	\$1,800
3:	1	2	1	1	Unfurnished	\$1,655	\$1,655	\$1,800
4:	1	2	1	1	Unfurnished	\$1,640	\$1,640	\$1,800

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC: 4

Additional Information

- Standard sale
- Rent Controlled

- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6228007005

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW21220668

Printed: 11/14/2021 11:20:05 AM

Closed •List / Sold: **\$900,000/\$960,000** ↑**1839 Marine Ave • Gardena 90249****17 days on the market****5 units • \$180,000/unit • 2,668 sqft • 6,001 sqft lot • \$359.82/sqft •
Built in 1922****Listing ID: 21782406****From the 110 Fwy, use the Rosecrans Ave or Redondo Beach Blvd exit.**

Great income opportunity on this property zoned for office building and residential space. Freestanding front house and four apartments in the rear provide a variety of rental unit types to meet the needs of various tenants. Property sits close to parks, casinos, medical facilities, and nearby retail and restaurants. Schedule a showing today to see if it's right for your buyer!

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$900,000
- 2 Buildings
- Heating: Wall Furnace
- \$70000 Net Operating Income

Interior

- Floor: Carpet, Tile, Wood
- Appliances: Microwave, Refrigerator, Gas Cooktop, Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Rectangular Lot, Lawn, Front Yard

Annual Expenses

- Total Operating Expense: \$18,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01339640
- Gardener:
- Licenses:
- Insurance:
- Maintenance: \$500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$1,400	\$1,400	\$1,900
2:	2	0	1		Unfurnished	\$700	\$700	\$1,200
3:	3	0	1		Unfurnished	\$0	\$0	\$1,200
4:	4	1	1		Unfurnished	\$0	\$0	\$1,550
5:	5	1	1		Unfurnished	\$0	\$0	\$1,550

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

- Probate Listing sale

- 117 - McCarthy area
- Los Angeles County
- Parcel # 4062017043

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

Closed •**\$3,495,000/\$3,557,000** ↑**8 days on the market****Listing ID: 21767016****544 Rose Ave • Venice 90291****5 units • \$699,000/unit • 6,035 sqft • 5,216 sqft lot • \$589.40/sqft • Built in 1991****West of Lincoln Blvd. On Rose Ave, between Rennie and 6th Ave.**

Located on the trendy Rose Ave. Five modern townhouse styled units. Located side-by-side, each split-level unit has 2bdr and 2.5 bathrooms and rooftop deck. Laundry machines and 2-parking spots (tandem) per unit. Two of the units (3 & 4) pay partial rent through COVID. Broker/Agent does not guarantee accuracy of square footage, lot size, zoning, rent control, permits, use code, schools and/or other information concerning the conditions or features of the property provided by the Seller or obtained from public records or other sources. Buyer/Agent is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

Facts & Features

- Sold On 11/07/2021
- Original List Price of \$3,495,000
- 1 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- Heating: Central
- Laundry: In Closet, Inside, Upper Level
- \$180814 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$45,386
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01942714
- 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	\$3,600	\$3,600	\$3,600
2:	2	2	2		Unfurnished	\$3,700	\$3,700	\$3,700
3:	3	2	2		Unfurnished	\$4,000	\$2,000	\$4,000
4:	4	2	2		Unfurnished	\$3,550	\$1,750	\$3,550
5:	5	2	2		Unfurnished	\$4,000	\$4,000	\$4,000
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4240010037

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

Closed •List / Sold: **\$975,000/\$950,000** ↓**4 days on the market****1120 N Ardmore Ave • Los Angeles 90029****5 units • \$195,000/unit • 3,744 sqft • 4,092 sqft lot • \$253.74/sqft •****Built in 1923****Listing ID: WS21194272****Santa Monica and Ardmore**

Here is your opportunity to own an income-producing 5 unit multifamily investment property located in the Little Armenia District. This property still has the ability to create tremendous upside potential! Nestled between Hollywood Blvd. and Santa Monica Blvd., nearby schools and walking distance to shopping, dining, and entertaining. And minutes away from LA City Community College, Sunset Gower Studios, Children Hospital Los Angeles, CHA Hollywood Presbyterian Hospital. The seller has recently replaced the roof and updated the new stairway. This property shall be sold "as-is".

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$975,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$0 (Assessor)
- \$53616 Gross Scheduled Income
- \$36002 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,614
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00888274
- Gardener:
- Licenses:
- Insurance: \$2,608
- Maintenance: \$13,404
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,743
- Other Expense: \$1,601
- Other Expense Description: Fire Ins

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Unfurnished	\$1,104	\$1,104	\$1,800
2:	1	2	0	0	Unfurnished	\$1,040	\$1,040	\$1,800
3:	1	2	0	0	Unfurnished	\$922	\$922	\$1,800
4:	1	2	0	0	Unfurnished	\$922	\$922	\$1,800
5:	1	0	0	0	Unfurnished	\$480	\$480	\$1,300

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5537017020

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

CUSTOMER FULL: Residential Income **LISTING ID:** WS21194272

Printed: 11/14/2021 11:20:05 AM

List / Sold:

Closed •**\$2,295,000/\$2,268,000 ↓****116 days on the market****Listing ID: SR21131909****6824 Radford Ave • North Hollywood 91605****5 units • \$459,000/unit • 4,474 sqft • 7,856 sqft lot • \$506.93/sqft • Built in 2005****North of Vanowen St**

Apollo Investment Group of Keller Williams Realty World Media Center is please to exclusively present this prime investment multi-unit apartment located at 6824 Radford Ave., North Hollywood, CA 91605. Built in 2005, the property features five, 3 bedroom, 2 bathroom units, at approximately 894 SF each, totaling 4,474 SF total on a lot of approximately 7,796 SF. Each unit comes with 2 designated parking spaces in the gated underground garage, new appliances and washer/dryer hookups. The building also features an elevator. The subject property with great street frontage offers a rare opportunity for any investor to take advantage of all the site has to offer: dense demographics and proximity to the 170 freeway and retail amenities. The property is located mid block on Radford Ave, North of Vanowen St and East of Laurel Canyon Blvd. Four of the units underwent a complete remodel in 2020 and 2021 and Units #1 and #5 are being kept vacant for the prospective buyer to place tenants into. The City of North Hollywood is located in the San Fernando Valley, in the Northeastern portion of Los Angeles County. The apartment building is located near the NoHo Arts District complete with shops, restaurants, movie theaters and cafes.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- \$141000 Gross Scheduled Income
- \$77851 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Sewer Assessments

Annual Expenses

- Total Operating Expense: \$58,919
- Electric: \$13,956.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance: \$5,640
- Workman's Comp:
- Professional Management: 5640
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	3	2	2	Unfurnished	\$141,999	\$141,000	\$146,640

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2321021025

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR21131909

Printed: 11/14/2021 11:20:05 AM

List / Sold:

Closed •**\$1,365,000/\$1,350,000 ↓****24 days on the market****Listing ID: 21783690****6716 Whitsett Ave • North Hollywood 91606****5 units • \$273,000/unit • 4,616 sqft • 7,199 sqft lot • \$292.46/sqft • Built in 1958****West of Laurel Canyon Boulevard and South of Vanowen Street**

Seismic Retrofit Completed; Two Units Fully Remodeled; Additional income from Pass-through of Capital Improvements to Tenants Post Covid; Desirable North Hollywood Location; Unit Mix Consists of Three 2 Bedroom (one and two baths) and Two 1 bedroom units; 5 On-Site Parking Spaces; 100% Rent Collection; The property offers a current Cap rate of 4.8%. Rents can be increased post- Covid by the allowable pass-through amount for the retrofit correction. Units are large and bright and average 923 square feet of space. First Floor apartments each have a generously sized private patio and upstairs units have large balconies and a private deck. The convenient location of this asset represent a Value-Add opportunity that is well suited for strong returns over the term of the investment.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,365,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$65413 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$30,629
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01853141
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$1,600	\$3,200	\$4,300
2:	1	2	2		Unfurnished	\$2,250	\$2,250	\$2,400
3:	2	1	1		Unfurnished	\$1,349	\$2,698	\$3,400
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
- VG - Valley Glen area
- Los Angeles County
- Parcel # 2333001027

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

Closed •**\$1,400,000/\$1,300,000 ↓****11 days on the market****Listing ID: 21784382****4740 Lennox Blvd • Inglewood 90304****6 units • \$233,333/unit • 4,897 sqft • 7,096 sqft lot • \$265.47/sqft •
Built in 1962****located between Inglewood and Delrose Avenues**

We are pleased to present 4740 Lennox Boulevard, a 6-unit investment property in Inglewood, California. The property is located between Inglewood and Delrose Avenues just blocks from the 405/105 Interchange. This area is a solid majority-renter market with low vacancy rates. 4740 Lennox Boulevard consists of four 2 bedroom 1 bathroom units and two 1 bedroom 1 bathroom units. All of the units are separately metered for gas and electricity. The property also offers six covered parking spaces in addition to surface parking. This offering presents a great opportunity for an investor to acquire an asset with steady cash flow in a strong rental market and capture potential upside in rents. **PROPERTY HIGHLIGHTS**-Over 48% Increase in NOI, Majority 2 Bedroom Units, Low Price Per Unit, Central Location

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$1,400,000
- 1 Buildings
- Cooling: Central Air
- Heating: Wall Furnace
- \$45070 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$35,582
- 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	1	1		Unfurnished	\$1,100	\$2,200	\$2,900
2:	4	2	1		Unfurnished	\$1,150	\$4,600	\$7,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								

12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 105 - Lennox area
 - Los Angeles County
 - Parcel # 4037001002

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

List / Sold:

Closed •**\$2,195,000/\$2,160,000 ↓****23 days on the market****Listing ID: 21778552****906 E Imperial Ave • El Segundo 90245****6 units • \$365,833/unit • 4,624 sqft • 6,177 sqft lot • \$467.13/sqft • Built in 1955****Just South-East of Imperial Hwy and Main St**

906 E Imperial Ave is a 6-unit Multi-family asset totaling 4,624 sqft sitting on a 6,177 sqft lot. This unique property boasts a desirable unit mix of four(4) one-bedroom and two(2) two-bedroom units. Imperial Ave is a 10 minute bike ride to Dockweiler Beach and close proximity from LAX for convenient travel. This asset commands higher than average rents and still plenty of value to add for a pride of ownership investor. Please do not disturb the tenants. All showings will be subject to an accepted offer.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$2,195,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$73857 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$50,477
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02037943
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,848	\$1,848	\$2,100
2:	1	1	1		Unfurnished	\$2,000	\$2,000	\$2,000
3:	1	1	1		Unfurnished	\$1,795	\$1,795	\$1,800
4:	1	2	1		Unfurnished	\$1,900	\$1,900	\$2,100
5:	1	1	1		Unfurnished	\$1,620	\$1,620	\$1,800
6:	1	1	1		Unfurnished	\$1,495	\$1,495	\$1,800
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
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4133032031

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

Closed •**\$2,388,000/\$2,100,000 ↓****50 days on the market****Listing ID: TR21178844****518 E Longden Ave • Arcadia 91006****6 units • \$398,000/unit • 4,966 sqft • 24,009 sqft lot • \$422.88/sqft • Built in 1946****longden and 6th Ave**

BACK ON MARKET, SUBJECT TO ESCROW CANCELLATION. Gated home with circular driveway in ARCADIA schools. Resting on a park-like 24,009 sf lot (70 x 342) with endless potential for builders, investors, or large family residence. Plenty of space to build ADU in the back lot. This lovely North-South facing two-story traditional home with 9 brms +6 baths approx 5000 sqft permitted and built in 1946. main house with fresh paint and flooring of this estate property includes four-bedrooms, three-baths, 1 brm/1 bath downstairs and a large den approx 3200 sqft. Amenities include a kitchen with breakfast nook, dining room easily accommodating a table for 10+, large and separate living and family room with fireplace, master brm with large balcony, separate laundry room, original hardwood floors, so much more. Its grand and private quad area is wonderful for entertaining. Adjoining breezeway to Back units built in 1993 approx 1800sf great rentals/2nd family. The property is just minutes from the Los Angeles County Arboretum and Botanic Garden, the Westfield Center, Santa Anita Park racetrack, golf course, numerous dining choices and so much more. Surrounded by multi-million dollar homes. Don't miss out on this golden gem!

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$2,388,000
- 1 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Heating: Central
- \$870 (Estimated)
- Laundry: Inside
- 1 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:
- Trash: \$0
- Cable TV: 02106132
- 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	4	4	0	Unfurnished	\$3,600	\$3,600	\$4,000
2:	1	4	3	3	Unfurnished	\$0	\$0	\$4,800
3:	1	2	2	0	Unfurnished	\$0	\$0	\$2,200

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

- 605 - Arcadia area
- Los Angeles County
- Parcel # 5790022002

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

CUSTOMER FULL: Residential Income **LISTING ID:** TR21178844

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List / Sold:

Closed •**\$2,150,000/\$2,070,000 ↓****23 days on the market****Listing ID: 21751304****2626 S Orange Dr • Los Angeles 90016****6 units • \$358,333/unit • 5,763 sqft • 7,200 sqft lot • \$359.19/sqft • Built in 1966****North of Jefferson Blvd, South of Adams Blvd, East of Redondo Blvd, West of La Brea Ave.**

2626 S Orange Drive is a 6 unit property located in the highly desirable Wes Adams neighborhood of Los Angeles. The property consists of one 4+1.5, four 2+1.5's, and one 3+1.5. Five of the six units have been tastefully renovated, including stainless steel appliances and reimagined kitchens and bathrooms. Additionally, the property is fully parked and is individually metered for gas and electricity. There is also on-site laundry with owned machines for extra income. Featuring a stellar 82 walk score, 2626 S Orange Drive provides residents with many of the great things LA has to offer right outside their front door. The property is central to major employment, freeways, and points of interest alike. Most errands can be accomplished by foot or with a short car ride. Moreover, the property lies a mere 10 minute drive from trendy Downtown Culver City and is a 12 minute walk to the Expo/La Brea light rail station. Tenants with young children will enjoy walking them across the street to Cienega Elementary School and a 5 minute drive to Rancho Cienega Recreation Center. This is an excellent opportunity to acquire an investment property with steady and reliable cash flow with additional future upside.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$2,150,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Community, Individual Room
- \$116557 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$49,708
- 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	4	1		Unfurnished	\$3,650	\$3,650	\$3,650
2:	1	2	1		Unfurnished	\$2,150	\$2,150	\$2,200
3:	1	2	1		Unfurnished	\$1,503	\$1,503	\$2,200
4:	1	2	1		Unfurnished	\$1,995	\$1,995	\$2,250
5:	1	2	1		Unfurnished	\$2,250	\$2,250	\$2,250
6:	1	3	1		Unfurnished	\$2,650	\$2,650	\$2,650
7:								

8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5049014005

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21751304

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Closed •**\$3,829,000/\$3,950,000 ↑****242 days on the market****Listing ID: 21681310****2418 West View St • Los Angeles 90016****6 units • \$638,167/unit • 10,869 sqft • 11,267 sqft lot • \$363.42/sqft •****Built in 2020****North of Adams**

Brand-new construction completed in 2020, with a whopping 6.27 CAP. The building is 100% Leased. Collect \$24,995 monthly. Most likely the lowest cost per square foot and highest CAP in 90016. NON-rent control 6 units, all 3-story townhome-style units. All units have side-by-side 2 car garages. Water, gas and electricity are separately metered. Every unit has modern, stainless steel refrigerator, range, microwave, dishwasher and tank less water heater. The washer and dryer is included for occupants use. Each unit is over 1785 square feet, most with large balconies. Property is located in a cul de sac with large front and rear yards. Gated property with remote control access. You rarely find a building such as this with high income and low expenses. This is a prime property in a prime location near new construction on Adams, upcoming Whole Foods at Cumulus project, Culver City Arts district, metro rail, freeway and DTLA. Dont miss out, this opportunity checks all the boxes. Seller did the hard work so that you can reap the benefits.

Facts & Features

- Sold On 11/10/2021
- Original List Price of \$3,899,000
- 3 Buildings
- Levels: Three Or More
- 12 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, In Closet
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

- Rooms: Two Masters, Walk-In Closet
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Oven, Gas Oven

Exterior

- Lot Features: Landscaped, Utilities - Overhead
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01866771
- 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	4	4		Unfurnished	\$4,150	\$4,150	\$4,150
2:	1	4	4		Unfurnished	\$4,150	\$4,150	\$4,150
3:	1	4	4		Unfurnished	\$4,200	\$4,200	\$4,200
4:	1	4	4		Unfurnished	\$4,300	\$4,300	\$4,300
5:	1	4	4		Unfurnished	\$4,200	\$4,200	\$4,200
6:	1	4	4		Unfurnished	\$3,995	\$3,995	\$3,995
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 6
 - Gas Meters: 6
 - Water Meters: 6
 - Carpet: 0
 - Dishwasher: 6
 - Disposal: 6
- Drapes:
 - Patio:
 - Ranges: 6
 - Refrigerator: 6
 - Wall AC:

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5049001051

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

Closed •**\$1,300,000/\$1,215,000 ↓****4 days on the market****Listing ID: AR21230445****1301 W 42nd St • Los Angeles 90037****6 units • \$216,667/unit • 4,565 sqft • 6,294 sqft lot • \$266.16/sqft • Built in 1911****Head south on Normandie Ave and make a left on W 42nd St, til you reach Raymond Ave. Destination should be on your left.**

is proud to present 1301 West 42nd St, located at the heart of a culturally vibrant neighborhood of Southern Los Angeles. This property consists of six exceptional units totaling 4,565 SF of living area on a sizeable 6,294 SF lot. An exceptional value-add investment opportunity located in the highly desirable opportunity zone, just minutes away from USC and Exposition Park. The property is priced to sell at high proforma CAP Rate and low price per unit compared to other properties. This offering consists of two, easily maintained buildings, a two-story duplex and a two-story fourplex that features a unique unit mix. The duplex consists of a 3 Bedroom x 2 Bath unit and a 1 Bed x 1 Bath unit above. This duplex provides adequate parking that consists of one parking garage and one tandem parking space. It has been recently upgraded with a new coat of paint along the exteriors and new plumbing fixtures. The fourplex consist of four 1 Bed x 1 Bath units, and ample street parking for its tenants. All units are equipped with window A/C units and are separately metered for electricity and gas. With the largest unit (3B + 2B). it is a prime value add with good cash on cash return. adding market rent to a future home for potential students or owner use, with exceptional upside potential offering more than 7% Pro Forma Cap Rate. Although the property has been operated as 6-units since before the current owner bought it, and rent registration shows 6-units, title profile and Zimas shows 5-units. Buyer to do their own due diligence.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$1,300,000
- 2 Buildings
- 1 Total parking spaces
- \$958 (Estimated)
- Cap Rate: 4.8
- \$88872 Gross Scheduled Income
- \$62162 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,044
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02021933
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,034
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	1	1	1	0	Unfurnished	\$884	\$884	\$1,600
3:	1	1	1	0	Unfurnished	\$919	\$919	\$1,600
4:	1	1	1	0	Unfurnished	\$973	\$973	\$1,600
5:	1	1	1	0	Unfurnished	\$1,014	\$1,014	\$1,600
6:	1	1	1	0	Unfurnished	\$816	\$816	\$1,600

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5020004024

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

Closed •**\$1,399,999/\$1,435,000** ↑**14 days on the market****Listing ID: 21784878****6607 Brynhurst Ave • Los Angeles 90043****6 units • \$233,333/unit • 4,722 sqft • 11,339 sqft lot • \$303.90/sqft • Built in 1946****North of Florence West of Crenshaw**

+GREAT OPPORTUNITY IN PRIME LOCATION+ 6 units 2 bedrooms 1 bath each + laundry + ample parking walking distance from 2 future Metro stops on the Crenshaw LAX line. Only 2.5 Miles to Sofi Stadium, the Forum the future Clippers area, 2.5 miles from the major Baldwin Hills Crenshaw Plaza Redevelopment + only about 10 minutes to LAX airport. TOC Tier 3 on over 11,000 square foot lot. +2 vacant units+, 4 section 8 tenants. This is a perfect property to hold as a long term rental, or to redevelop. Per seller property has ABS and copper plumbing. Buyers to perform due diligence and verify all aspects of this property, potential, and surroundings to satisfy themselves. Buyers must email preapproval/proof of funds and submit an offer subject to interior inspection to view the property. Masks must be worn during entry at all times+DO NOT WALK ONTO THE PROPERTY WITHOUT AN APPOINTMENT TENANTS ARE UNAWARE OF SALE+

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$1,399,999
- 4 Buildings
- \$100093 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$11,807
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$46
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$3,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$61
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$1,261	\$1,261	\$2,200
2:	1	2	1		Unfurnished	\$1,261	\$1,261	\$2,200
3:	1	2	1		Unfurnished	\$1,142	\$1,142	\$2,200
4:	1	2	1		Unfurnished	\$0	\$0	\$2,200
5:	1	2	1		Unfurnished	\$0	\$0	\$2,200
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
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 4006020029

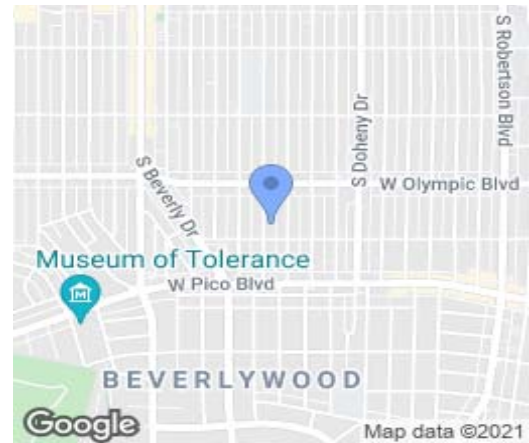
Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$3,500,000/\$3,350,000 ↓****146 days on the market****Listing ID: 21721626****450 S Rexford Dr • Beverly Hills 90212****7 units • \$500,000/unit • 6,952 sqft • 6,066 sqft lot • \$481.88/sqft • Built in 1956****WEST OF DOHENY / SOUTH OF WILSHIRE**

EXTREMELY MAINTAINED SEVEN UNITS IN THE HEART OF BEVERLY HILLS. 3 TWO BEDROOMS AND TWO BATHS. 4 ONE BEDROOMS AND ONE BATH. 5 UNITS HAVE BEEN BEAUTIFULLY UPDATED WITH GREAT APPLIANCES. WALKING DISTANCE TO SCHOOLS, PARKS, AND SOME OF THE FINEST RESTAURANTS AND SHOPS IN THE WORLD. SHOWING SUBJECT TO AN ACCEPTED OFFER.

Facts & Features

- Sold On 11/13/2021
- Original List Price of \$3,999,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Community
- \$123676 Net Operating Income

Interior

- Rooms: Living Room
- Appliances: Dishwasher, Refrigerator, Oven, Range

Exterior

Annual Expenses

- Total Operating Expense: \$46,652
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01520327
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,800	\$2,800	\$3,000
2:	2	1	1		Unfurnished	\$2,200	\$2,200	\$2,500
3:	3	1	1		Unfurnished	\$799	\$799	\$799
4:	4	2	2		Unfurnished	\$2,899	\$2,899	\$3,100
5:	5	1	1		Unfurnished	\$684	\$684	\$684
6:	6	1	1		Unfurnished	\$2,600	\$2,600	\$2,800
7:	7	2	2		Unfurnished	\$2,899	\$2,899	\$3,000
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

- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4330034019

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21721626

Printed: 11/14/2021 11:20:05 AM

List / Sold:

Closed •**\$4,575,000/\$4,400,000 ↓****14711 Saticoy St • Van Nuys 91405****65 days on the market****9 units • \$508,333/unit • 10,357 sqft • 14,840 sqft lot • \$424.83/sqft • Built in 2020****Listing ID: 21742968****The subject property is situated in a solid Van Nuys location, on the north side of Saticoy Street, west of Van Nuys Boulevard.**

We are pleased to present a fully stabilized nine (9) unit apartment building located at 14711 Saticoy Street in Los Angeles, California. Recently completed in 2020, this fully stabilized offering is not subject to rent control and contains a great unit mix of eight (8) three-bedroom/two-bathroom units and one (1) four-bedroom/three-bathroom home. These units are spacious and bright with wide open floorplans, private balconies, and plenty of windows letting in natural light. All units are brand new with high-end fixtures and finishes. Each unit comes fully equipped with in-unit laundry, digital air conditioning, and all modern stainless-steel appliances including refrigerators, microwaves, garbage disposals, dishwashers, and gas range stoves. The property is very low maintenance with tenants paying for all of the utilities. All of the units are split between five (5) detached buildings totaling 10,357 SF on a large 14,840 SF double lot. This lot is secure with gated entry access. The well-maintained property features plenty of open space throughout and greenery in the quaint front yard. There are onsite storage areas available to the tenants as well as ample onsite parking. The property includes eighteen (18) total parking spaces consisting of six (6) garage spaces and twelve (12) additional uncovered parking.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$4,575,000
- 5 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$260781 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Microwave, Refrigerator, Range, Oven, Built-In
- Other Interior Features: Storage

Exterior

- Lot Features: Yard, Landscaped
- Security Features: Gated Community, Automatic Gate

Annual Expenses

- Total Operating Expense: \$83,181
- 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:	8	3	2		Unfurnished	\$3,219	\$3,219	\$3,300
2:	1	4	3		Unfurnished	\$3,800	\$3,800	\$3,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
 - Parcel # 2210027028

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

Closed •List / Sold: **\$2,775,000/\$2,775,000****2626 Cloverfield Blvd • Santa Monica 90405****0 days on the market****10 units • \$277,500/unit • 5,148 sqft • 6,046 sqft lot • \$539.04/sqft •****Listing ID: 21104907****Built in 1966****Off cloverfield**

Sold off market. Posted to MLS for comps/informational purposes only

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$2,775,000
- 1 Buildings
- \$95239 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$79,494
- 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:	9	1	0		Unfurnished	\$1,600	\$12,725	\$1,600
2:	1	0	0		Unfurnished	\$1,258	\$1,258	\$1,258
3:			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:
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale

- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4273012016

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21104907

Printed: 11/14/2021 11:20:05 AM

Closed • **Apartment**List / Sold: **\$3,200,000/\$3,200,000****13018 Valleyheart Dr • Studio City 91604****9 days on the market****11 units • \$290,909/unit • 7,232 sqft • 9,246 sqft lot • \$442.48/sqft • Built in 1961****Listing ID: SR21187200****East of Coldwater Canyon & North of Ventura Blvd**

Rare Opportunity to acquire an 11 Unit Apartment Building in Prime Studio City- Class "A" Location. Approx. 7,232 sf building and Approx. 9,246 sf land Zoned R-3 and Ideal for Investor or Developer. Also, has Great Potential for Condominium project. Close to Ventura Blvd and Coldwater Canyon, shopping, transportation and minutes to Los Angeles, Hollywood, Beverly Hills. Soft Story Retrofit recently completed. Has a great unit mix with 2-2 Bedrooms, 8-1 Bedroom's and 1-Single. Unit #5 2 bedroom to be vacant by Oct.1 and Unit #3 1 bedroom possibly to be vacant by 1/1/22. Built in 1961 this Rent Controlled Building also has a tremendous upside in rents. No pending evictions and all paying tenants and on month to month tenancy. Separate meters with tenants paying own utilities. Covered parking for 13 cars. Washer & dryer plus 11 refrigerators and stoves included. Sold AS-IS! Buyer to cooperate with Seller in a 1031 Tax Deferred Exchange at no cost to Buyer.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$3,200,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Electric, Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$1,268 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Washer Hookup, Washer Included
- Cap Rate: 3.13
- \$164736 Gross Scheduled Income
- \$100371 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 11 water meters available

Interior

- Rooms: Kitchen, Walk-In Closet
- Floor: Concrete, Vinyl
- Appliances: Gas Oven, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Tile Counters, Unfurnished

Exterior

- Lot Features: Level with Street, Utilities - Overhead
- Security Features: Smoke Detector(s)
- Fencing: Block, Chain Link, Good Condition, Stucco Wall
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$64,365
- Electric: \$1,998.00
- Gas: \$1,440
- Furniture Replacement:
- Trash: \$2,796
- Cable TV: 00965994
- Gardener:
- Licenses: 1174
- Insurance: \$6,930
- Maintenance: \$6,529
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,998
- Other Expense: \$3,100
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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- # Of Units With:
- Separate Electric: 11
 - Gas Meters: 11
 - Water Meters: 11
 - Carpet:
 - Dishwasher:
 - Disposal:

- Drapes:
 - Patio:
 - Ranges: 11
 - Refrigerator: 11
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- STUD - Studio City area
 - Los Angeles County
 - Parcel # 2375020026

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

Closed •**\$4,250,000/\$4,230,000 ↓****110 days on the market****Listing ID: SR21113071****7326 Haskell Ave • Van Nuys 91406****12 units • \$354,167/unit • 7,962 sqft • 8,867 sqft lot • \$531.27/sqft • Built in 1985****Just east of 405, north of Sherman Way**

We are proud to represent this 12unit apartment building in the Lake Balboa pocket of Van Nuys The property was constructed in 1985. Its unit mix consists of (5) one-bedroom, one-bathroom units, (4) two-bedroom, one-bathroom units, and (2) two--bedroom, two-bathroom units and a single.. With a lot size of 8,863 square feet, the property has a total of 7,962 rentable square feet. A new owner will enjoy the completely turn key asset where each unit has been renovated. The property is situated in Van Nuys with close access to the 405, 101, and 170 freeways. Ventura Blvd. is just minutes away with all of its restaurants and shopping while the metro link transportations service allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and downtown Los Angeles. The property is separately metered for gas and electricity.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$4,300,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Laundry: Community
- \$264360 Gross Scheduled Income
- \$195589 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 12 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$84,240
- Electric: \$1,513.00
- Gas: \$2,061
- Furniture Replacement:
- Trash: \$3,825
- Cable TV: 01920159
- Gardener:
- Licenses:
- Insurance: \$2,903
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$15,161
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1	5	Unfurnished	\$1,650	\$8,250	\$8,250
2:	4	2	1	4	Unfurnished	\$1,979	\$7,915	\$7,915
3:	2	2	2	2	Unfurnished	\$2,100	\$4,200	\$4,200
4:	1	0	1	1	Unfurnished	\$1,465	\$1,465	\$1,465

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 12
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- VN - Van Nuys area
- Los Angeles County
- Parcel # 2206029021

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR21113071

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List / Sold:

Closed •**\$3,495,000/\$3,300,000 ↓****43 days on the market****Listing ID: 21761044****3901 W 4Th St • Los Angeles 90020****14 units • \$249,643/unit • 12,015 sqft • 11,130 sqft lot • \$274.66/sqft •
Built in 1954****South on Normandie and West on 4th Street.**

We are pleased to present for sale this incredible development and/or Multi-Family opportunity in prime Koreatown! The property is strategically located 3 blocks north of famous Wilshire Blvd and on a corner lot on 4th Street and Normandie. It is situated on 11,130 Square Feet of Land and zoned R4-2 with a Tier 3 TOC Designation. This beautifully constructed 14 unit mid-century garden style apartment is poised for an astute investor looking to increase rents with 26% up-side potential OR achieve healthy returns while entitling for development of 47 Units by utilizing LA City's TOC program. 1 Unit is vacant and will be delivered as such. Buyer to conduct any/all due diligence pertaining but not limited to the development feasibility. Soft Story Retrofit Required. Email for OM. Please do not walk on the property or disturb tenants - drive by only.

Facts & Features

- Sold On 11/12/2021
- Original List Price of \$3,495,000
- 1 Buildings
- \$163002 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$79,249
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02097189
- 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:	10	1	1		Unfurnished	\$1,514	\$14,902	\$18,500
2:	2	2	1		Unfurnished	\$1,705	\$3,410	\$4,600
3:	2	0	1		Unfurnished	\$1,250	\$2,500	\$2,900
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

- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5502001001

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21761044

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Closed •**\$6,000,000/\$5,300,000** ↓**16 days on the market****Listing ID: 21752534****1931 Wilcox Ave • Los Angeles 90068****21 units • \$285,714/unit • 15,313 sqft • 17,155 sqft lot • \$346.11/sqft • Built in 1939****The property is situated north of Franklin Avenue and west of Cahuenga Boulevard.**

Built in 1939, this offering contains a good unit mix of two (2) studio/one-bathroom units, fifteen (15) one-bedroom/one-bathroom units, and four (4) two-bedroom/one-bathroom units. Select units were recently refurbished with hardwood and tile flooring throughout, updated light fixtures, fresh paint, new vertical blinds, and updated bathrooms and kitchens featuring new hardware, including a refrigerator and gas stove. Each unit features wall A/C units and large windows creating a bright space. The rare art deco style property features gated access via intercom system, on-site laundry facilities, and a beautiful central courtyard including a community pool and recreation area. There is also ample gated and covered on-site parking available. Though there is parking available, no need for a vehicle in this location, with incredible walkable amenities around every corner. Residents can walk one (1) block south along Cahuenga Boulevard to visit Solar de Cahuenga Takeout, Madera Kitchen, Its Pho, The North End Bar, and the Brickyard Pub. The property next door to the south has plans to build a luxury 144 room hotel which will boost demand for the neighborhood in addition to all of the other new developments nearby.

Facts & Features

- Sold On 11/08/2021
- Original List Price of \$6,000,000
- 3 Buildings
- Heating: Central
- Laundry: Community
- \$217132 Net Operating Income

Interior

- Floor: Wood, Tile
- Appliances: Refrigerator, Gas Range, Gas Oven

Exterior

- Lot Features: Landscaped
- Security Features: Automatic Gate, Gated Community

Annual Expenses

- Total Operating Expense: \$145,436
- 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	\$632	\$632	\$1,650
2:	15	1	1		Unfurnished	\$1,517	\$1,517	\$2,250
3:	4	2	1		Unfurnished	\$1,729	\$1,729	\$2,950
4:								
5:								

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

Of Units With:

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

Additional Information

- Standard sale
- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 5575002021

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21752534

Printed: 11/14/2021 11:20:05 AM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 11/07/2021 to 11/13/2021
County Or Parish is 'Los Angeles'
City is not 'Long Beach'
Number Of Units Total is 2+
Selected 96 of 96 results.