

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Soft	YrBuilt	L\$Soft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	24448109	S	1916 Walcott WAY	LA		STD	2			\$2,100,000	900.90	2331/D	1932	7,354/0.1688			12/04/24	63/63
2	CV24169374	S	4077 W 137th ST	HAWT	109	STD	2	45,300		\$930,000	445.83	2086	1941/ASR	8,701/0.1997	N	2	12/03/24	43/43
3	SB24188011	S	13906 Yukon AVE	HAWT	110	STD	2	52,200		\$831,000	748.65	1110	1952/ASR	4,802/0.1102	N	0	12/02/24	9/9
4	SB24132905	S	500 S Broadway	REDO	157	STD	2	0		\$1,425,000	1,394.32	1022	1927/ASR	4,346/0.0998	N	0	12/05/24	132/132
5	WS24193879	S	2003 Vine ST	ALH	601	STD	2	63,600		\$1,180,000	538.57	2191	1930/ASR	7,096/0.1629	N	2	12/03/24	25/25
6	SR24214004	S	6837 N Muscatel AVE	SGAB	654	STD,TRUS	2	0		\$800,000	615.38	1300	1943/PUB	8,201/0.1883	N	2	12/02/24	31/31
7	CV24173744	S	2437 2439 Benetto AVE	MTB	674	STD	2	57,600		\$881,000	511.02	1724	1953/ASR	5,004/0.1149	N	2	12/05/24	62/62
8	CV24189332	S	1163 W 3rd ST	POM	687	STD	2	0		\$642,000	342.22	1876	1962/ASR	7,597/0.1744	N	1	12/04/24	29/29
9	SB24184888	S	1146 W 54th ST	LA	699	STD	2	0		\$760,000	494.79	1536	1909/PUB	5,228/0.12	N	0	12/03/24	2/2
10	DW24214278	S	1471 E 51st PL	LA	699	STD	2	0		\$860,000	430.00	2000	1923/PUB	4,829/0.1109	N	0	12/02/24	5/5
11	RS24124604	S	387 W 15th ST	SP	699	STD	2	98,400		\$1,495,000	479.78	3116	1956/EST	5,000/0.1148	N	2	12/04/24	18/18
12	24456553	S	1922 11th ST	SM	C14	STD	2			\$1,417,500	910.99	1556/A	1925/ASR	7,515/0.1725	N	0	12/04/24	9/9
13	24460667	S	904 S Shenandoah ST	LA	C19	STD	2		3	\$1,600,000	526.49	3039	1933	6,410/0.1472	N	2	12/01/24	25/25
14	DW24195701	S	126 E 82nd	LA	C34	STD	2	72,000		\$810,000	399.01	2030	1970/ASR	5,085/0.1167	N	2	12/03/24	12/12
15	SR22005782	S	11815 Avalon BLVD	LA	C37	STD	2	0		\$655,000	279.20	2346	1917/ASR	7,765/0.1783	N	0	12/02/24	9/9
16	DW24204401	S	153 W 51st ST	LA	C37	STD	2	0		\$726,000	357.28	2032	1908/ASR	5,462/0.1254	N	2	12/02/24	14/14
17	SB24094913	S	230 E 111th ST	LA	C37	STD	2	18,000		\$775,000	461.31	1680	1956/PUB	7,836/0.1799	N	2	12/06/24	139/139
18	24459239	S	9826 Wilmington AVE	LA	C37	STD	2		9	\$795,000	364.34	2182	2004	6,707/0.154	N	2	12/06/24	25/25
19	RS24196845	S	1338 Fraser	ELA	ELA	BNKR	2	0		\$740,000	392.78	1884	1941/ASR	9,885/0.2269	N	2	12/02/24	18/18
20	MB24197720	S	1000 S Eastman AVE	ELA	ELA	STD	2	0		\$780,000	459.36	1698	1924/ASR	6,303/0.1447	N	0	12/06/24	15/15
21	24437067	S	5847 S Wilton Pl	LA	PHHT	STD	2			\$735,000	390.96	1880	1923	5,004/0.1149	N	2	12/02/24	88/88
22	24408097	S	3737 W 111th Pl	ING	102	STD	3		3	\$1,030,000	336.93	3057	1960	11,284/0.259	N	4	12/03/24	161/161
23	WS24135013	S	3921 Maine AVE	BOPK	608	STD	3	38,219		\$1,050,000	435.14	2413	1952/ASR	13,245/0.3041	N	3	12/06/24	89/89
24	24447019	S	429 Garfield AVE	SPAS	658	STD	3		3	\$1,495,000	577.89	2587	1958	9,319/0.2139	N	2	12/02/24	56/56
25	PI-19537	S	726 Meridian Ave AVE	SPAS	658	STD	3	0		\$1,720,000			1920/SLR	6,265/0.1438	N	2	12/06/24	48/48
26	PI-19432	S	10030 Pinewood AVE	TUJ	659	STD	3	37,500		\$1,050,000	395.33	2656	1920/ASR	11,048/0.2536	N	2	12/06/24	52/52
27	DW24162373	S	910 E 90th ST	LA	699	STD	3	0		\$770,000	384.81	2001	1938/ASR	4,842/0.1112	N	0	12/02/24	82/82
28	24422153	S	830 N Ridgewood PL	LA	C20	STD	3			\$1,110,000	391.40	2836	1923	5,796/0.1331	N	2	12/04/24	103/103
29	OC24118013	S	1326 W 98th ST	LA	C36	STD	3	60,720		\$835,000	355.32	2350	1937/ASR	6,256/0.1436	N	2	12/05/24	122/122
30	GD24210599	S	16812 S Dalton AVE	GR	119	STD,TRUS	4	86,520		\$1,665,000	332.34	5010	1990/PUB	7,503/0.1722	N	7	12/06/24	15/15
31	24454569	S	411 E Franklin AVE	ES	141	STD	4			\$2,150,000	639.88	3360	1963	6,436/0.1478	N	4	12/03/24	10/10
32	SB24123468	S	646 W 23rd ST	SP	181	STD	4	56,952		\$1,000,000	273.97	3650	1963/ASR	5,001/0.1148	N	4	12/03/24	137/289
33	IG24164863	S	10809 Elliott AVE	ELM	619	STD	4	103,200		\$1,300,000	406.25	3200	1959/ASR	6,442/0.1479	N	0	12/06/24	116/116
34	AR24212689	S	43 N Grand Oaks AVE	PAS	645	STD	4	0		\$1,375,000	381.94	3600	1931/PUB	8,510/0.1954	N	0	12/03/24	39/174
35	BB24222406	S	3905 Woolwine Drive	LA	699	STD	4	90,600		\$1,072,000	346.59	3093	1948/PUB	4,617/0.106	N	0	12/05/24	4/4
36	SB24202217	S	616 Sunset AVE	VEN	C11	STD	4	143,688	6	\$2,012,500	624.22	3224	1960/ASR	4,802/0.1102	N	0	12/04/24	10/10
37	SB24208636	S	21 26th AVE	VEN	C11	STD	4	120,672		\$2,070,000	617.91	3350	1912/ASR	2,639/0.0606	N	0	12/02/24	42/42
38	24451249	S	825 15th ST	SM	C14	STD	4			\$2,850,000	956.06	2981/A	1949/ASR	7,498/0.1721	N	5	12/06/24	32/32
39	24423015	S	4905 S Slauson AVE	CULV	C28	STD	4			\$1,100,000	350.77	3136	1956	6,900/0.1584	N		12/06/24	116/116
40	TR24222073	S	1030 W 88th ST	LA	C34	NOD	4	36,000		\$838,000	288.97	2900	1911/ASR	6,087/0.1397	N	3	12/03/24	15/15
41	24450091	S	1306 W 59th Pl	LA	C34	STD	4		6	\$925,000	301.11	3072/A	1927/ASR	6,007/0.1379	N		12/06/24	51/51
42	24454525	S	9228 S Western AVE	LA	C36	STD	4		7	\$730,000	243.90	2993	1948	6,001/0.1378	N	1	12/05/24	48/48
43	24436743	S	1431 W 84th ST	LA	C36	STD	4		8	\$1,040,500	358.30	2904	2024	6,702/0.1539	N	0	12/04/24	33/33
44	WS24212012	S	15115 S Frailey AVE	CMP	RO	STD	4	54,960		\$275,000	112.89	2436	1957/ASR	4,157/0.0954	N	0	12/04/24	0/123
45	AR24234676	S	454 W Meda AVE	GLDR	629	STD	5	152,400	5	\$2,348,000	388.42	6045	2001/ASR	15,329/0.3519	N	5	12/06/24	2/2
46	24398193	S	1105 W 95th ST	LA	C36	STD	5			\$930,000	258.26	3601	1923	9,232/0.2119	N	4	12/06/24	182/182
47	24447491	S	10611 Landale ST	NHLW	TUL	STD	5		5	\$1,400,000	340.30	4114	1951	9,922/0.2278	N		12/04/24	43/43
48	24435249	S	529 Manchester TER	ING	101	STD	6			\$1,500,000	219.49	6834	1961	9,185/0.2109	N		12/04/24	39/39
49	SR24207624	S	14767 Erwin ST	VNS	VN	STD	6	78,300	3	\$910,000	243.25	3741	1977/ASR	6,257/0.1436	N	0	12/05/24	22/22
50	AR24168765	S	6247 Milton AVE	WH	670	TRUS	7	0		\$1,750,000	283.86	6165	1971/PUB	7,003/0.1608	N	5	12/02/24	84/84
51	SB24177028	S	469 W Oliver ST	SP	189	STD	8	210,718	6	\$2,150,000	283.94	7572	1980/PUB	9,377/0.2153	N	6	12/06/24	14/14
52	24458199	S	2641 S La Salle AVE	LA	C16	STD	8		6	\$1,510,000	266.69	5662	1962	7,502/0.1722	N		12/02/24	23/23
53	24450445	S	1311 W 89th ST	LA	C36	STD	8			\$1,770,000	397.75	4450/A	1963/ASR	6,163/0.1415	N		12/03/24	31/31
54	24397657	S	153 S Spalding DR	BEVH	C01	STD	10			\$5,250,000	410.09	12802	1940	9,006/0.2067	N		12/02/24	142/142
55	24430215	S	10883 Rose AVE	LA	C13	STD	10		5	\$4,650,000	422.11	11016	2000	8,015/0.184	N	20	12/02/24	104/104
56	24433289	S	803 W 30th ST	LA	C42	STD	20		5	\$7,000,000	521.14	13432	1965	10,914/0.2506	N		12/05/24	43/43

Closed •

1916 Walcott Way • Los Angeles 90039
2 units • \$1,097,500/unit • 2,331 sqft • 7,354 sqft lot • \$900.90/sqft •
Built in 1932
Google Maps

List / Sold:
\$2,195,000/\$2,100,000 ↓
63 days on the market
Listing ID: 24448109



Motivated Seller- Bring all Offers ** Introducing 1916 + 1918 Walcott Way, a captivating compound tucked away in the Elysian Hills of Echo Park. This two-home property combines rustic charm and modern design, creating a serene treetop retreat. The main house features 2 beds, 2 baths, and a dedicated office space with its own private entrance ideal for a work-from-home setup. The open-concept kitchen offers limestone countertops, Miele and Viking appliances, and seamlessly flows into the dining and living areas, perfect for gathering with friends and family. The living room, with its dramatic exposed ceiling beams, opens to a large deck offering 180-degree green canyon views. A perfectly placed jacuzzi just off the living room is the ultimate spot to soak in sunsets and moonlit nights. Upstairs, both bedrooms have direct access to a private deck with more breathtaking views of the surrounding canyon. On the lower landing, a 1-bed, 1-bath garden studio with a private entrance provides additional space for guests, family, or rental opportunities. At the base of the property is the Orchard House, a stunning 1-bed, 2-bath ADU built in 2022. This secluded two-story home features sleek, modern lines, a chef's kitchen, luxury amenities, and expansive windows and decks on both levels. Nestled amidst lush greenery, including 10 fruit trees and a greenhouse, the Orchard House offers complete privacy and income potential. Set in the Semi-Tropic Spiritualist Tract of Echo Park Hills, this one-of-a-kind compound is a peaceful haven offering endless possibilities, all while being minutes from the vibrant energy of Los Angeles.

Facts & Features

- Sold On 12/04/2024
- Original List Price of \$2,195,000
- 2 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- 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	\$8,000	\$8,000	\$8,000
2:	1	1	2		Unfurnished	\$5,000	\$5,000	\$5,000

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 # 5443027039

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed • Apartment

List / Sold: \$950,000/\$930,000 ↓

4077 W 137th St • Hawthorne 90250

43 days on the market

2 units • \$475,000/unit • 2,086 sqft • 8,701 sqft lot • \$445.83/sqft • Built in 1941

Listing ID: CV24169374

East of I-405, South of I-105; Near the Intersection of Prairie Ave & 137th St



We are pleased to offer for sale these 2 Cottage Style units on one lot for sale in prime Hawthorne. The property includes a 2-bedroom/1-bath unit (to be delivered vacant at the close of escrow) and a larger 3-bedroom/2-bath unit, which cleverly was divided into a 2-bedroom/1-bath residence upstairs and a 1-bedroom/1-bath "in-law" quarters downstairs, maximizing its rental potential. Spanning 2,086 square feet of rental space on a generous 8,701 square foot lot, these homes are complemented by individual laundry hookups, adding to tenant convenience and appeal. The property boasts updated plumbing, ensuring reduced maintenance costs and increased reliability. Strategically located near Manhattan Beach, Sofi Stadium, and LAX Airport, this property not only offers great accessibility to major attractions but also stands to benefit from a significant 25% potential upside in rental income (A buyer can take advantage of the fact that all units are scheduled for their annual rental increase.). This presents an exceptional opportunity to capitalize on a well-maintained property with strong income growth potential.

Facts & Features

- Sold On 12/03/2024
- Original List Price of \$950,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- 1 Total carport spaces
- \$766 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- \$45300 Gross Scheduled Income
- \$30116 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,825
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01451173
- Gardener:
- Licenses:
- Insurance: \$1,075
- Maintenance: \$1,500
- 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	\$2,075	\$2,075	\$2,595
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,295

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
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4045030029

Michael Lembeck

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

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: CV24169374

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Closed • Single Family Residence

List / Sold: \$798,000/\$831,000

13906 Yukon Ave • Hawthorne 90250

9 days on the market

2 units • \$399,000/unit • 1,110 sqft • 4,802 sqft lot • \$748.65/sqft •

Listing ID: SB24188011

Built in 1952

Yukon



Assumable 2.25% VA loan possibly available! Welcome to 13906 Yukon Ave in the Moneta Gardens neighborhood or Hawthorne! The one features a recently remodeled Single Family House with a detached ADU, both units are flooded with bright natural light. Both units sit on a sizable and rare R4 lot with plenty of room for another ADU(verify with city). The main house features 7" wide plank European Oak flooring throughout with an open floor plan throughout the living room and kitchen Both units are full of recent upgrades including: newer roofs, newer electrical wiring and panel, dual pane windows throughout, Central Air in the main house and an HVAC split system in the ADU, shared detached laundry room with appliances, newer water heater, completely remodeled kitchen and stainless steel appliances, upgraded plumbing and designer touches throughout. The studio ADU features a full bath and designer kitchen. This is a great find and perfect for an owner user or investor looking for a value add property on an R4 buildable lot.

Facts & Features

- Sold On 12/02/2024
- Original List Price of \$798,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$482 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Dryer Included, Individual Room, Washer Included
- \$52200 Gross Scheduled Income
- \$48000 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Vinyl, Wood
- Appliances: Dishwasher, Gas Range, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,200
- Electric: \$780.00
- Gas: \$360
- Furniture Replacement:
- Trash: \$660
- Cable TV: 02221146
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	\$3,050	\$3,050	\$3,500
2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 110 - East Hawthorne area
- Los Angeles County
- Parcel # 4052029033

Michael Lembeck

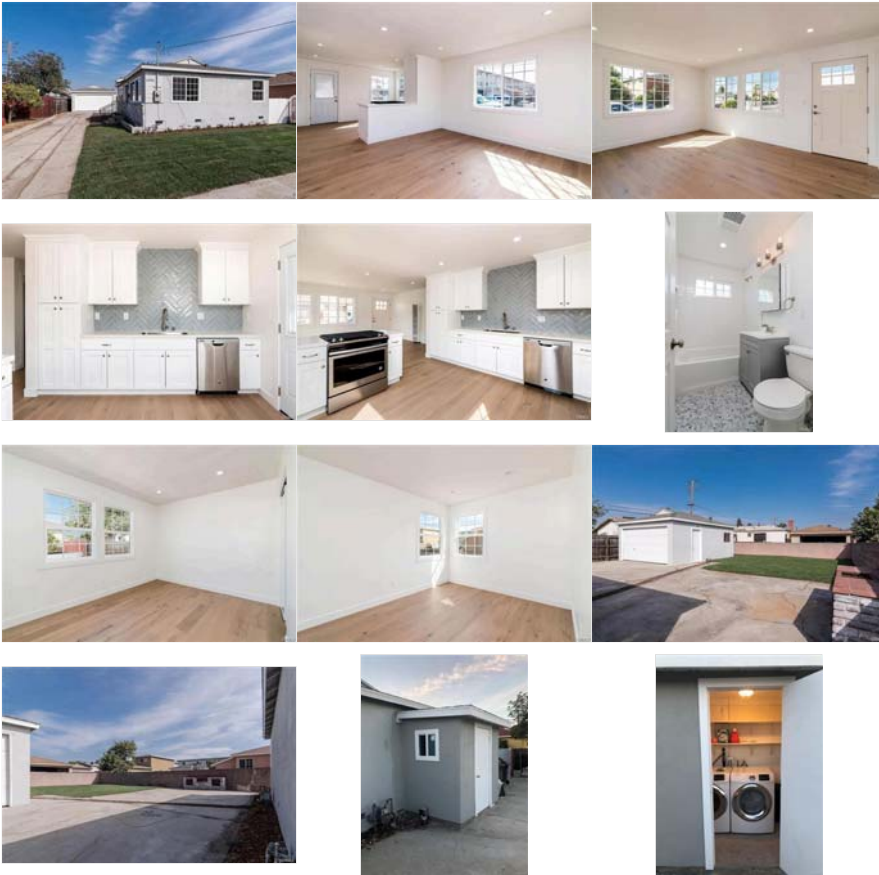
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Newport Beach, 92660

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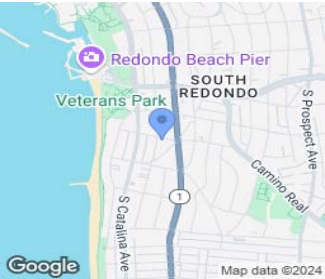
CUSTOMER FULL: Residential Income LISTING ID: SB24188011

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Closed • Duplex

List / Sold:
\$1,599,000/\$1,425,000 ↓
132 days on the market
Listing ID: SB24132905

500 S Broadway • Redondo Beach 90277
2 units • **\$799,500/unit** • **1,022 sqft** • **4,346 sqft lot** • **\$1394.32/sqft** •
Built in 1927
Corner of Broadway & Ruby



Broadway is one of the most enchanting & charming streets in South Redondo - lined with majestic, mature trees and home to some of the most incredible historical Craftsmans, Bungalows, and Beach Cottages that make our beach community second to none. Built in 1927, 500 S Broadway is one of the cottages that brings so much character to the street. This incredibly quaint home lives like a duplex with two separate cottages on the lot. The main home is a revitalized cottage dream with hardwood flooring, bright white paint throughout and all the little details you love to see in a classic 1920's home such as a built-in buffet table, wood panel doors and double hung windows. The yard between the two cottages is lush with flowers, landscaping and pristine low maintenance turf to make for an extremely inviting outdoor space. Set up your fire pit, outdoor dining table, BBQ, hammock, or anything else you need to enjoy the summer 2 blocks from the beach. The back unit is a legal non-conforming studio outfitted with a fireplace, kitchen and loft - keep it as an additional guest suite, office space, third bedroom or explore the option of leasing it out. You could not ask for a more ideal location, just two short blocks from the Esplanade & the sand, award winning school district, close to shopping, incredible small town feel restaurants with excellent menus, the list goes on. The opportunity to own a delightful piece of Redondo Beach history with the proximity of amenities that people dream of, is right here.

Facts & Features

- Sold On 12/05/2024
 - Original List Price of \$1,765,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
 - SellerConsiderConcessionYN: Yes
- Laundry: Inside
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Dishwasher
 - Other Interior Features: Built-in Features, Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Landscaped, Lawn, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02211295
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense: \$0
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$4,950	\$4,950	\$5,000
2:	1	0	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 157 - S Redondo Bch W of PCH area
 - Los Angeles County
 - Parcel # 7508013018

Michael Lembeck

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Closed • Duplex

List / Sold:

\$1,260,000/\$1,180,000 ↓

25 days on the market

Listing ID: WS24193879

2003 Vine St • Alhambra 91801
2 units • \$630,000/unit • 2,191 sqft • 7,096 sqft lot • \$538.57/sqft •
Built in 1930
North of Main St; West of Palm Ave



Located in North Alhambra, a highly sought-after area offering great convenience for travel and living, and adjacent to the city of South Pasadena, this lovely duplex sits on a corner lot with separate entrances and two distinct addresses. The front house is at 2003 Vine Ave, while the second unit is at 111 Raymond St. The main house is currently owner-occupied, and the back unit is a legal second unit with the advantage of separate addresses on different streets. A two-car garage between the units provides each with its own space. The front yard is very private, with tall hedges and a desirable south-facing orientation that offers great natural light. The space could benefit from a little touch-up. The back unit, which has been rented for many years, is now vacant as the tenant recently moved out. It features its own separate entrance and a charming little yard. This property presents a great opportunity for a homeowner who wants to live in the front house while using the back unit for extra income or any other investment purpose. With both units being delivered vacant, it provides a significant opportunity for the new buyer.

Facts & Features

- Sold On 12/03/2024
- Original List Price of \$1,260,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Ductless
- Heating: Ductless, Fireplace(s)
- \$865 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside
- \$63600 Gross Scheduled Income
- \$56842 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Family Room, Jack & Jill, Kitchen, Laundry, Living Room, Main Floor Bedroom, Office, Walk-In Closet
- Appliances: Double Oven, Disposal, Gas Oven, Range Hood, Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Granite Counters, Open Floorplan, Quartz Counters
- Floor: Carpet, Laminate, Wood

Exterior

- Lot Features: Corner Lot, Front Yard, Garden, Landscaped, Lawn, Lot 6500-9999, Rectangular Lot, Park Nearby, Paved, Sprinklers In Front, Yard
- Security Features: Fire and Smoke Detection System, Smoke Detector(s)
- Fencing: Fair Condition, Privacy
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$4,250
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$840
- Cable TV: 02125613
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$0	\$0	\$3,200
2:	1	1	1	0	Unfurnished	\$0	\$0	\$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
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5339019020

Michael Lembeck

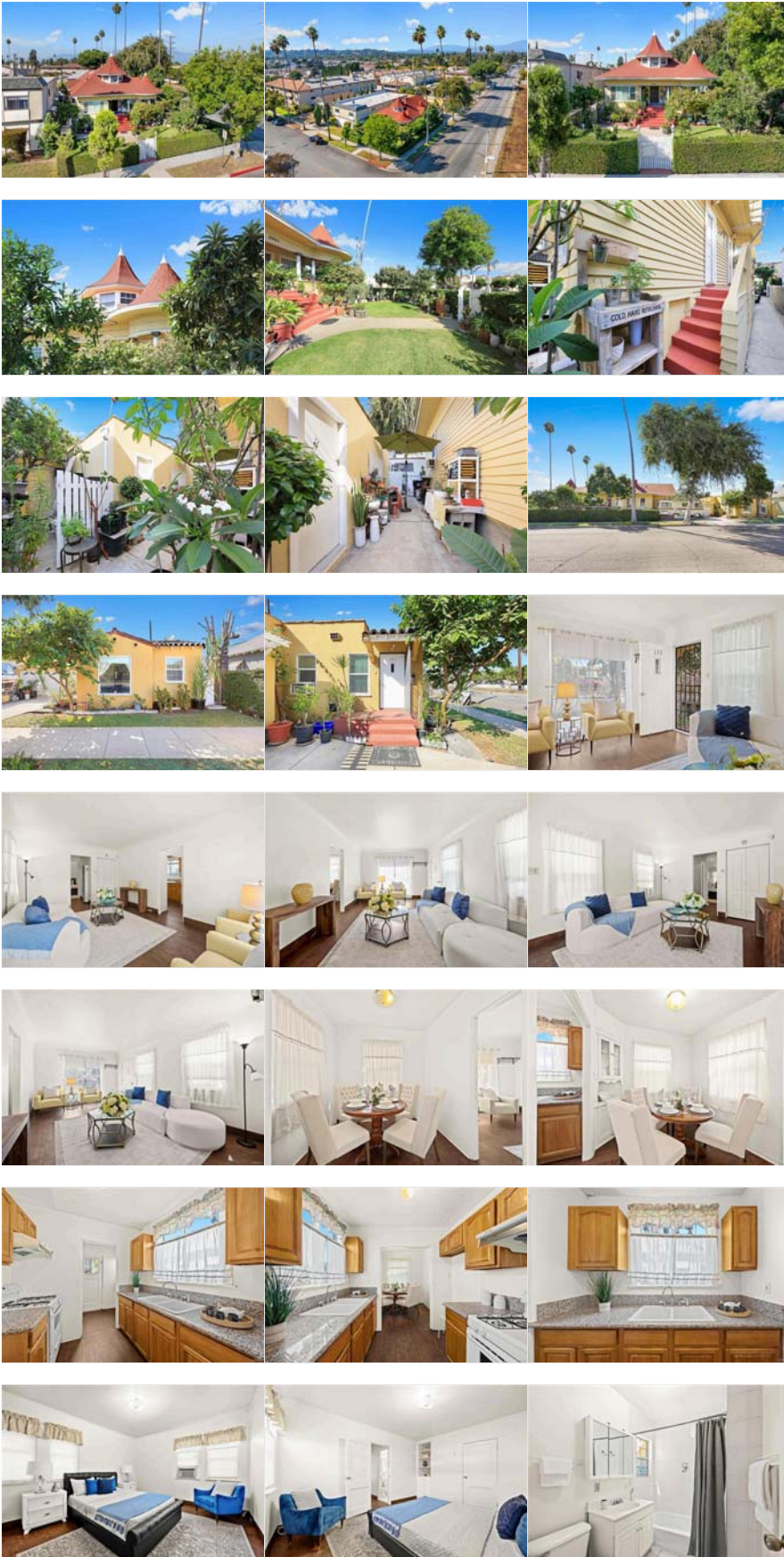
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Cell Phone: 714-742-3700

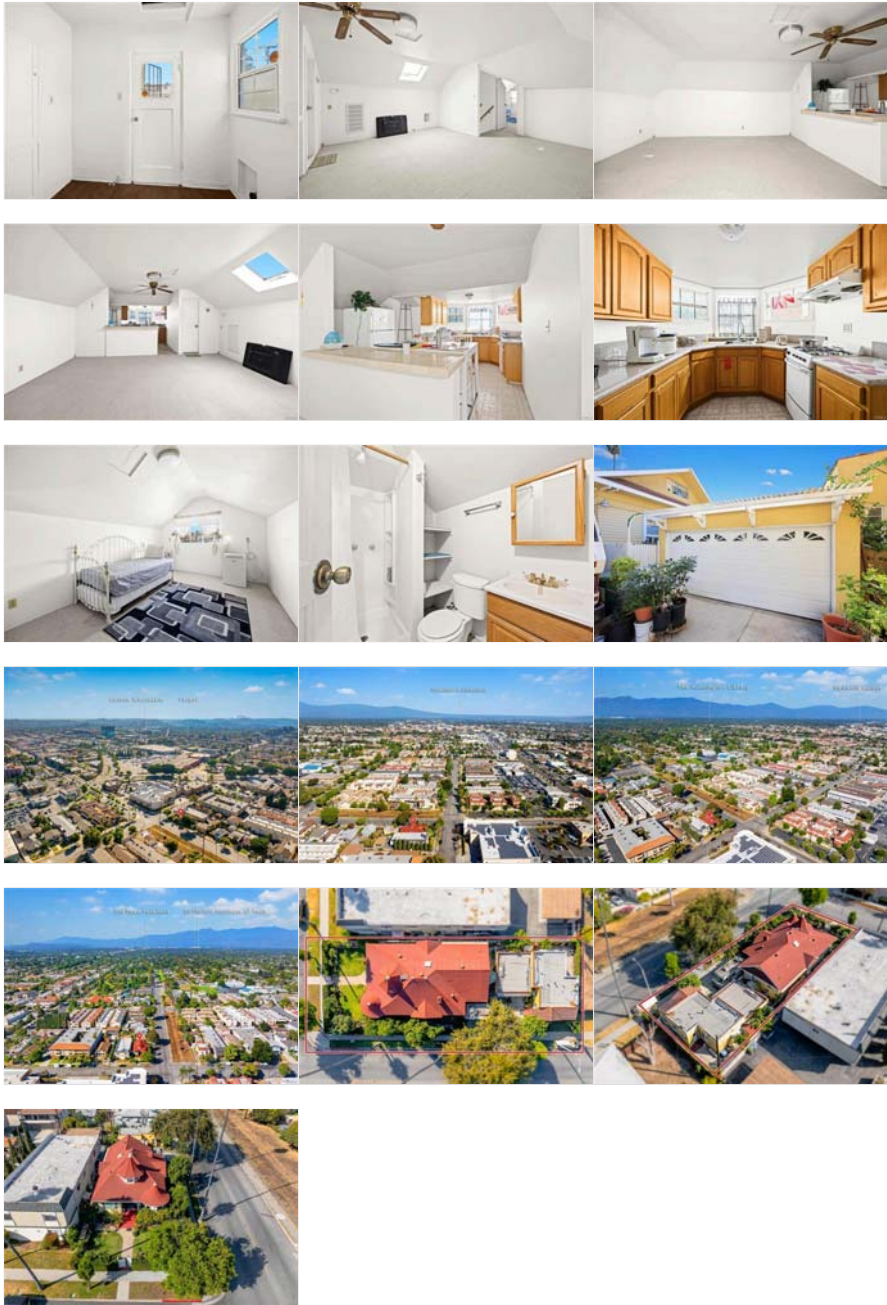
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Newport Beach, 92660

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Closed • Duplex

List / Sold: \$869,000/\$800,000 ↓

6837 N Muscatel Ave • San Gabriel 91775

31 days on the market

2 units • \$434,500/unit • 1,300 sqft • 8,201 sqft lot • \$615.38/sqft • Built in 1943

Listing ID: SR24214004

Huntington Dr turn South on Muscatel Ave



Great Opportunity for an Owner, or an Investor!! 2 unit fixer property located in N/E San Gabriel area of unincorporated Los Angeles County. Property sits on a large lot 8201 Sq/Ft with lots of potential, Hugh 2 car garage with additional driveway parking. Great location close to San Marino, Pasadena, Arcadia, Arboretum @ Botanic garden, good proximity to nearby Shopping, Mall, Restaurants, Grocery stores, Trader Joe's, easy access to freeways and Huntington Drive access for downtown commuters.

Facts & Features

- Sold On 12/02/2024
- Original List Price of \$869,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$667 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: Gas & Electric Dryer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,200
- Electric: \$5,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 00941142
- Gardener:
- Licenses:
- Insurance: \$3,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,060
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5376007032

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: SR24214004

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Closed • Duplex

List / Sold: \$899,999/\$881,000 ↓

2437 2439 W Repetto Ave • Montebello 90640

62 days on the market

2 units • \$450,000/unit • 1,724 sqft • 5,004 sqft lot • \$511.02/sqft • Built in 1953

Listing ID: CV24173744

E/Garfield - N/Whittier Blvd



Location Location Location!! Welcome to the city of Montebello!! Great opportunity to own these 2 units which features front unit 1-bedroom, 1-bath, and a 2nd unit, 2-bedrooms, 1-bath, 2 car detached garage that can be converted to an ADU, and a lot size of 5,004 sqft. New roof, newer dual pane windows, new AC Units for both units, and recently remodeled kitchen in front unit. Big patio for entertainment with a good size front yard. Close to schools, park's, shopping centers and fwy's. This is a must see and great opportunity!!

Facts & Features

- Sold On 12/05/2024
- Original List Price of \$899,999
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,260 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Individual Room, Stackable, Washer Hookup
- \$57600 Gross Scheduled Income
- \$54700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02240823
- Gardener:
- Licenses:
- Insurance: \$1,050
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Furnished	\$2,100	\$2,100	\$2,350
2:	1	2	1	1	Furnished	\$2,700	\$2,700	\$3,200

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
- 674 - Montebello area
- Los Angeles County
- Parcel # 6343018064

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: CV24173744

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Closed • Duplex

List / Sold: \$665,000/\$642,000 ↓

1163 W 3rd St • Pomona 91766
2 units • \$332,500/unit • 1,876 sqft • 7,597 sqft lot • \$342.22/sqft •
Built in 1962
10 Freeway -West of White Ave, North of Mission

29 days on the market
Listing ID: CV24189332



2 HOMES ON A LOT. Front home 2-bedroom 1 baths, Back home 3-bedrooms 2 baths with a 1 Car Garage/ carport and an 1 remodeled bathroom, Back home was updated with copper plumbing. This is a Great Investment opportunity in the City of Pomona, in need of some handy work /Renovations. This DUPLEX has Great Income potential and is Located in a quiet/wide street near all shopping with easy 5-minute access to 71/10 Freeway!

Facts & Features

- Sold On 12/04/2024
- Original List Price of \$685,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$521 (Estimated)
- SellerConsiderConcessionYN:
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile, Vinyl

Exterior

- Lot Features: 0-1 Unit/Acre, Level, Yard
- Fencing: Wrought Iron
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$8,500
- Electric: \$3,800.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$1,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$1,900
- 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	\$2,300
2:	1	3	2	1	Unfurnished	\$0	\$0	\$2,900

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
- 687 - Pomona area
- Los Angeles County
- Parcel # 8348014031

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: CV24189332

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Closed • Duplex

List / Sold: \$699,900/\$760,000

1146 W 54th St • Los Angeles 90037
2 units • \$349,950/unit • 1,536 sqft • 5,228 sqft lot • \$494.79/sqft •
Built in 1909

7 days on the market

Listing ID: SR24218488

North of Lassen, West of Vermont



Charming Duplex in Prime Location – Perfect for Homeowners and Investors! This duplex will be delivered VACANT, offering an excellent opportunity to live in one unit and collect rent from the other to help with your mortgage. Conveniently located just minutes from Exposition Park, USC, BMO Stadium, the California Science Center, and the Coliseum, with easy access to freeways and downtown Los Angeles. The front unit features 3 spacious bedrooms, including a primary suite with a private bathroom, an additional bathroom for convenience, and a recently remodeled kitchen, ideal for the family chef. The second unit boasts 2 comfortable bedrooms and one bathroom, making it great for tenants or a big family. Each unit has separate gas, electric, and water heaters for independence and privacy. Enjoy ample parking throughout the property, complemented by a large, low-maintenance backyard perfect for vehicle storage, with alley access at the back for added convenience. The property has been recently painted inside and out, and washer and dryer connections are available. Don't miss this fantastic investment opportunity in a prime location!

Facts & Features

- Sold On 12/03/2024
- Original List Price of \$699,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Public Records)
- SellerConsiderConcessionYN: Yes
- Laundry: Electric Dryer Hookup, Gas Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,700
- Cable TV: 02120474
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,400
2:	1	2	1	0	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
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5002024029

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SR24218488

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Closed • Duplex

List / Sold: \$829,999/\$860,000

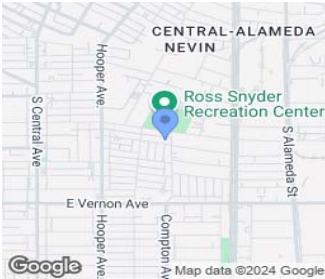
1471 E 41st Pl • Los Angeles 90011

5 days on the market

2 units • \$415,000/unit • 2,000 sqft • 4,829 sqft lot • \$430.00/sqft • Built in 1923

Listing ID: DW24214278

1471 E 41st Place, Los Angeles



Incredible Duplex Opportunity! Fully Remodeled Units with Solar! Here's your chance to own a beautifully remodeled duplex—perfect for investors or families looking for two homes on one lot! This property offers two separate units, each thoughtfully updated with modern touches throughout. The front unit is a fully remodeled gem featuring 2 bedrooms and 1 bathroom, boasting new flooring, new lighting, and fresh paint. It's move-in ready with a stylish, contemporary feel—perfect for living in or renting out. The second unit is a spacious 3-bedroom, 1-bathroom home, ideal for larger families or as an additional income stream. This unit also shines with new flooring, updated fixtures, and fresh paint, ensuring it's turnkey for new occupants. Bonus features include paid-off solar panels, offering energy savings and added value, as well as ample parking and outdoor space for both units. This property is fantastic for multi-generational living, rental income, or living in one unit while renting out the other. With two homes on one lot, this is a rare find that offers flexibility and investment potential. Don't miss out—schedule your viewing today!

Facts & Features

- Sold On 12/02/2024
- Original List Price of \$829,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$292 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Furnished			
2:	1	3	1		Furnished			

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5116011014

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: DW24214278

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Closed • Duplex

List / Sold:
\$1,495,000/\$1,495,000

387 W 15th St • San Pedro 90731
2 units • \$747,500/unit • 3,116 sqft • 5,000 sqft lot • \$479.78/sqft •
Built in 1956
Miner and Pacific Ave on 15th St

18 days on the market
Listing ID: RS24124604



Beautiful Duplex for Sale in San Pedro – Short Blocks from the Water Discover a unique opportunity to own a beautifully remodeled duplex in the vibrant city of San Pedro, just a short walk from the sparkling waterfront. This property features a fully updated front unit and a spacious back unit still under construction, offering incredible potential and flexibility for homeowners or investors. Property Highlights: Front Unit: Completely Remodeled: This 3-bedroom, 2-bathroom unit has been meticulously renovated with attention to detail. Modern Comfort: Enjoy central air conditioning and heating, ensuring comfort throughout the year. New Flooring and Windows: Experience the fresh feel of brand-new flooring and windows that enhance both aesthetics and energy efficiency. Remodeled Kitchen and Bathrooms: The kitchen and bathrooms have been stylishly upgraded with modern fixtures and finishes. Inside Laundry Area: Convenient in-unit laundry facilities make daily chores a breeze. Charming Front Patio: The inviting front patio is perfect for relaxing and enjoying the San Pedro breeze. Back Unit: Under Construction: This 2-story home with a 3rd-story deck offers stunning water views and is a canvas for your personal touch. Spacious Living: The unit features 3 large bedrooms with family room that could be used as a 4th bedroom and 2 bathrooms, and extra kitchenette on the second level providing ample space for a growing family or multiple tenants. 3rd-Story Deck: The top-level deck offers gorgeous water views, perfect for entertaining or unwinding after a long day. 2-Car Garage: A convenient 2-car garage accessed via the alley provides secure parking and storage. Location: Prime Area: Located in a desirable neighborhood, this property is close to numerous amenities including parks, shops, dining options, and schools. Waterfront Proximity: Enjoy the benefits of living just blocks from the water, with easy access to the beach and waterfront activities. This duplex offers a blend of modern living and investment potential in one of San Pedro's most sought-after locations. Don't miss out on this exceptional opportunity – schedule a viewing today and envision your future in this remarkable property.

Facts & Features

- Sold On 12/04/2024
- Original List Price of \$1,495,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$385 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$98400 Gross Scheduled Income
- \$73800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,600
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$7,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$3,850
2:	1	3	2	2	Unfurnished	\$0	\$0	\$4,350

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7456021002

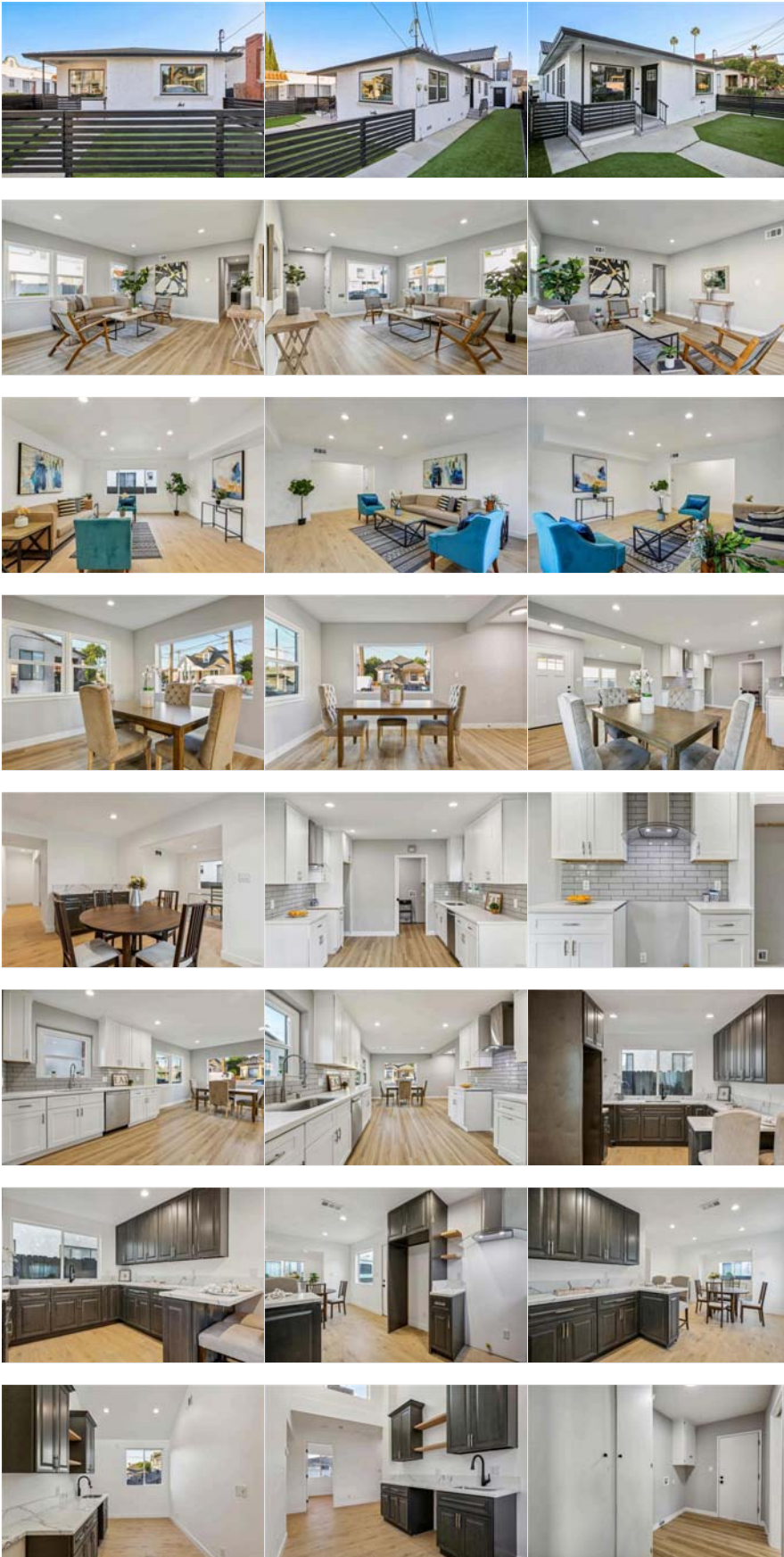
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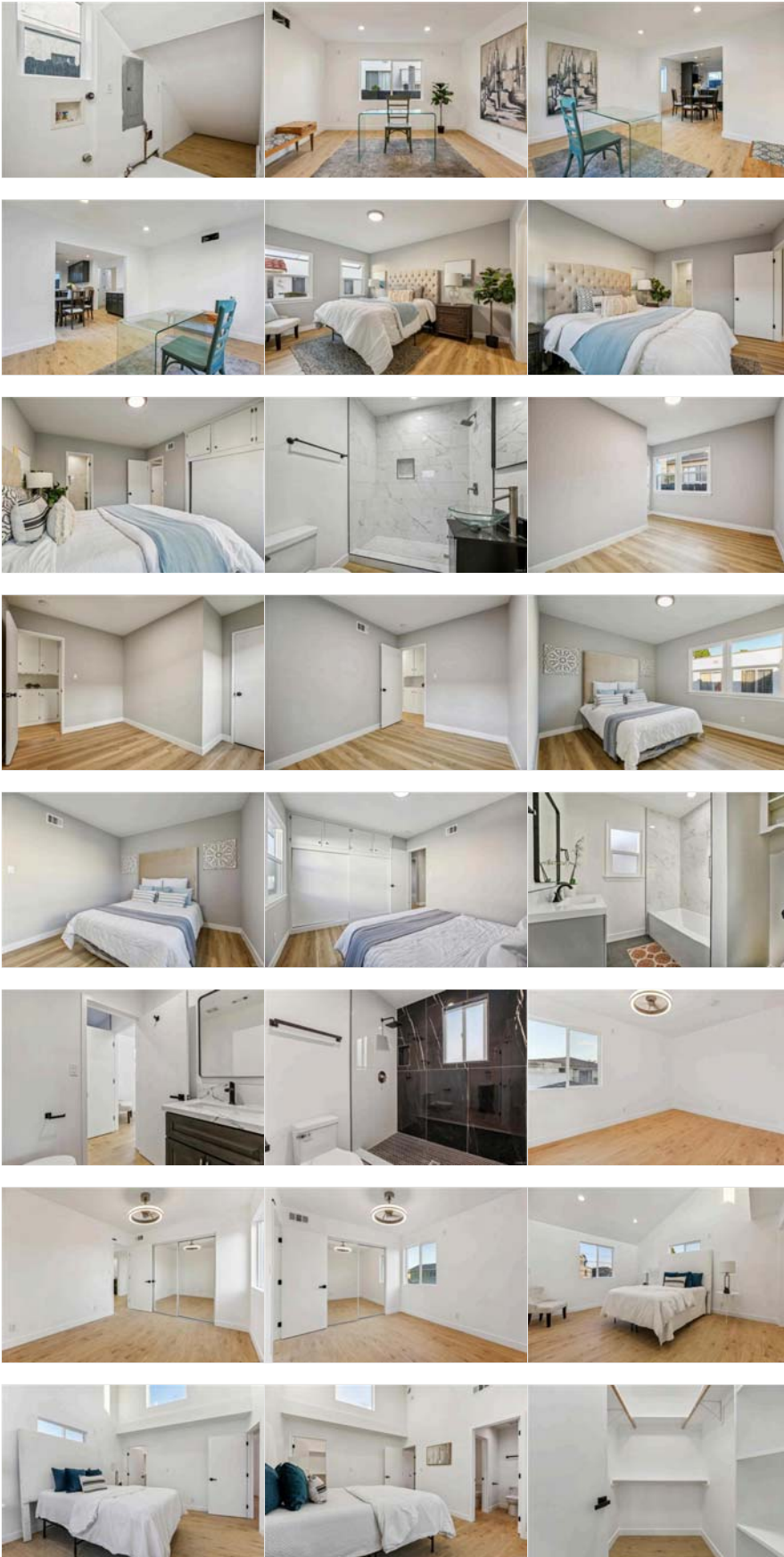
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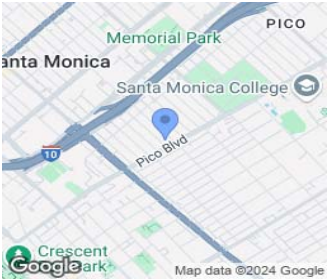
CUSTOMER FULL: Residential Income LISTING ID: RS24124604

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Closed •

1922 11th St • Santa Monica 90404
2 units • \$649,500/unit • 1,556 sqft • 7,515 sqft lot • \$910.99/sqft •
Built in 1925
North of Pico Blvd. East of Lincoln Blvd.

List / Sold:
\$1,299,000/\$1,417,500 
9 days on the market
Listing ID: 24456553



On the market for the first time in 96 years, this prime Santa Monica teardown/development opportunity sits on a generous 7,513 sq.ft. lot, zoned SMR2, with alley access. The property will be delivered vacant and cleared of personal belongings, offering a clean slate for your next project. Built in 1925, the current duplex features two side-by-side units, each with 2 bedrooms and 1 bathroom. A detached garage with alley access adds extra flexibility for future development. The existing structures are major fixers and are priced accordingly for land value, making it an ideal opportunity for developers looking to capitalize on the area's demand for multifamily housing. Located just a few blocks east of Lincoln Blvd, offering easy access to Santa Monica's amenities, beaches, and transportation. This is a rare chance to acquire a sizable lot in a sought-after area with immense potential for redevelopment.

Facts & Features

- Sold On 12/04/2024
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- SellerConsiderConcessionYN:

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

- Lot Features: Value In Land
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4283024004

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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Closed •

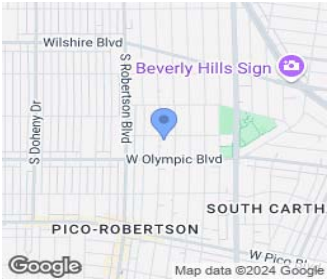
List / Sold:

\$1,600,000/\$1,600,000

25 days on the market

Listing ID: 24460667

904 S Shenandoah St • Los Angeles 90035
2 units • **\$800,000/unit** • **3,039 sqft** • **6,410 sqft lot** • **\$526.49/sqft** •
Built in 1933
Olympic to Shenandoah, turn left



We are very pleased to offer for purchase 904 S. Shenandoah Street in prime Beverlywood. Perfectly situated North of Olympic Boulevard and just south of Chalmers Drive, 904 S. Shenandoah is a beautifully preserved duplex in original condition, and consists of two units, each is a 2 bedroom, 1 bathroom, totaling approximately 1,500 square feet per unit, complete with original character, including original crown and wall mouldings, hardwood floors, beamed ceilings in step down living rooms and so much more. The building will be delivered with the upper unit tenant occupied with tenant paying \$1,983 per month and one unit delivered vacant and ready to be remodeled and leased at market rent. The property is situated on a 6,410 sf lot zoned R3, possibly allowing for additional units to be built on the lot.

Facts & Features

- Sold On 12/01/2024
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Floor Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 2.67
- \$42767 Net Operating Income

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$23,029
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01429001
- 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	\$1,983	\$1,983	\$1,983
2:	1	2	1		Unfurnished	\$3,500	\$3,500	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 4333012010

Michael Lembeck

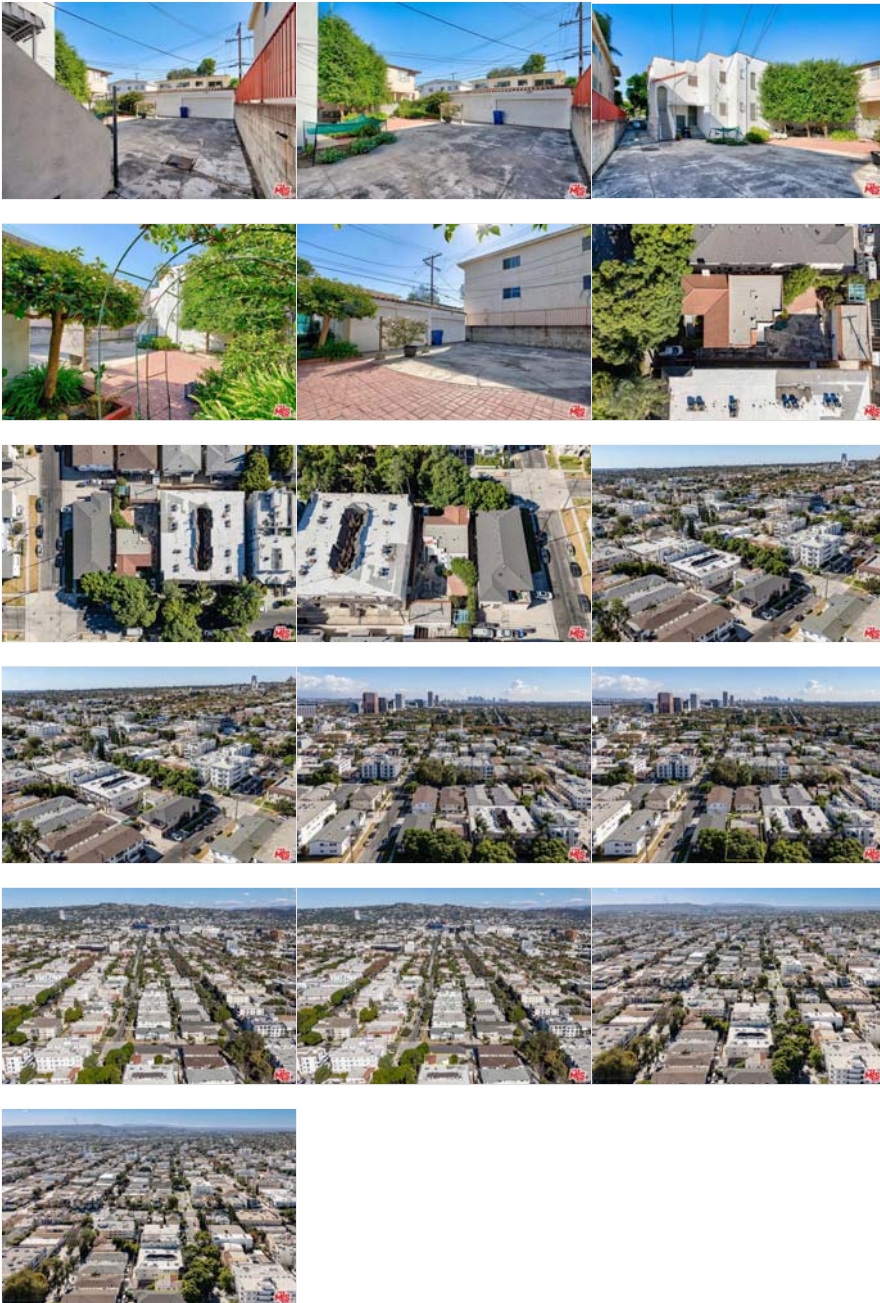
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CUSTOMER FULL: Residential Income LISTING ID: 24460667

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Closed • Duplex

List / Sold: \$749,999/\$810,000

126 E 82nd • Los Angeles 90003
2 units • \$375,000/unit • 2,030 sqft • 5,085 sqft lot • \$399.01/sqft •
Built in 1970

12 days on the market

Listing ID: DW24195701



Great Duplex in South Los Angeles , Front units consist of 3 bedrooms 1 bath Rear Unit is 2 bedrooms 1 bath , Complex offers a lot of Parking Come and take a look both Units will be delivered VACANT

Facts & Features

- Sold On 12/03/2024
- Original List Price of \$749,999
- 2 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$72000 Gross Scheduled Income
- \$72000 Net Operating Income
- 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: \$1,200
- Electric: \$300.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$400
- 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:	2	5	2	2	Unfurnished	\$7,000	\$7,000	\$7,000

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6030007010

Michael Lembeck

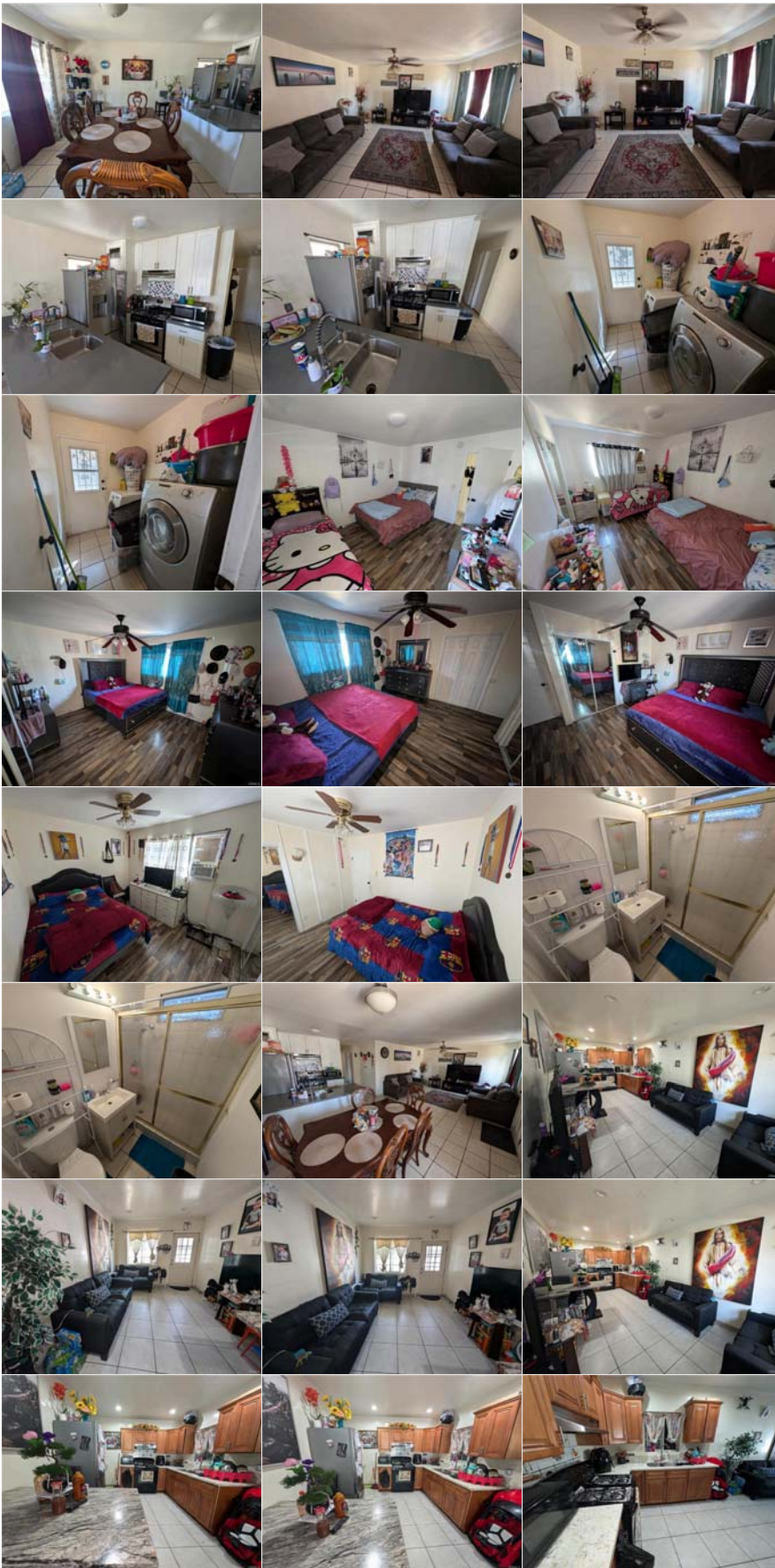
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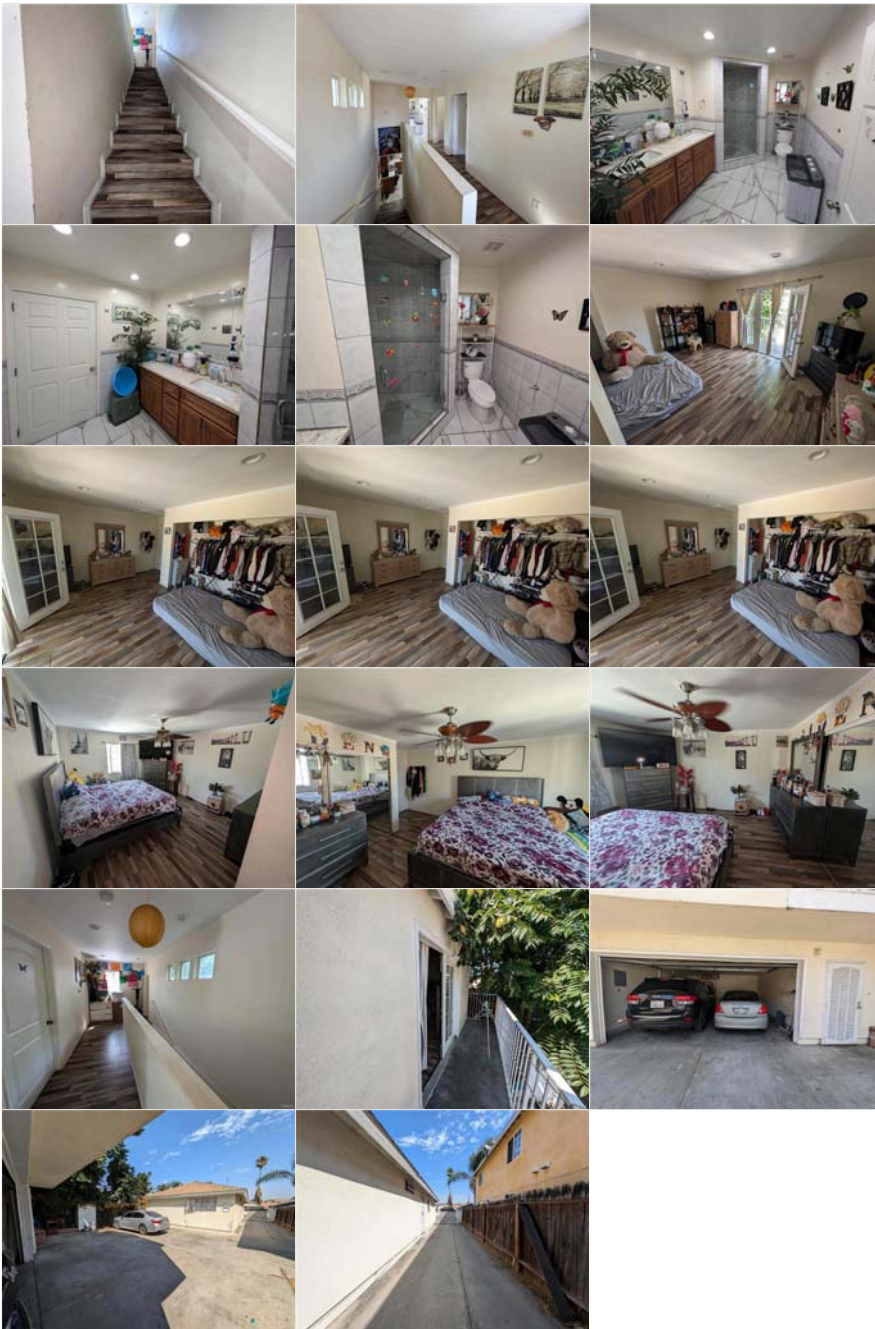
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CUSTOMER FULL: Residential Income LISTING ID: DW24195701

Printed: 12/08/2024 12:57:00 PM

Closed • Duplex

List / Sold: \$649,000/\$655,000

11815 Avalon Blvd • Los Angeles 90061
2 units • \$324,500/unit • 2,346 sqft • 7,765 sqft lot • \$279.20/sqft •
Built in 1917
S. Avalon Blvd. & E. 118th Pl.

9 days on the market
Listing ID: SR22005782



Great investment opportunity with tons of potential! Zoned C2, this property could be converted into an apartment building or storefront (buyer to verify) or continue to be utilized as a Duplex. Enjoy the space and conveniences of this duplex home with 4 bedrooms and 2 baths in the main house and 1 bedroom and 1 bath in the rear unit. The Main house has laminate floors, a master bedroom with a bath, a walk-in closet, a large family room, formal dining, and laundry in the unit. The rear unit is a perfect space for in-laws or to rent out for passive income. There's plenty of room for parking as well as potential future commercial development. Adjacent to Willowbrook, the property is located conveniently to public transit, schools, Magic Johnson park, the 105 and 110 freeways, shopping, restaurants, and everything in downtown Los Angeles. Explore the possibilities with this well-maintained duplex, don't let this opportunity slip away from you!

Facts & Features

- Sold On 12/02/2024
- Original List Price of \$649,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Wood
- Appliances: Refrigerator
- Other Interior Features: Ceiling Fan(s)

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:
- 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	\$1,200	\$1,200	\$3,400
2:	1	1	2	0	Unfurnished	\$900	\$900	\$1,600

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
- Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6083021025

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: SR22005782

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Closed • Duplex

List / Sold: \$719,999/\$726,000

153 W 51st St • Los Angeles 90037

14 days on the market

2 units • \$360,000/unit • 2,032 sqft • 5,462 sqft lot • \$357.28/sqft • Built in 1908

Listing ID: DW24204401

153 W 51st Street, Los Angeles



Multi-unit property, rent one and live in the other. The bottom unit features a 2 bedroom 1bath with it's own washer and dryer hookup. Tile flooring throughout kitchen and bathroom area. Vinyl flooring throughout the living space. 2nd unit located on the top floor features a 1 bedroom 1 bath with tile flooring throughout all kitchen and bath. Carpet throughout bedroom and living area. This Property has a detached 2 car garage with ample parking space. Large paved backyard area for entertaining or storage. Both Units will be delivered unoccupied. Located minutes from USC & DTLA. All information is deemed reliable but is not a guarantee. Buyer and buyer's agent to do their own due diligence.

Facts & Features

- Sold On 12/02/2024
- Original List Price of \$719,999
- 1 Buildings
- 2 Total parking spaces
- \$369 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02098059
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5110024018

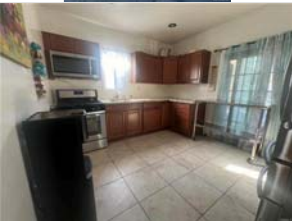
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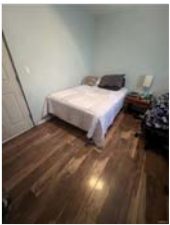
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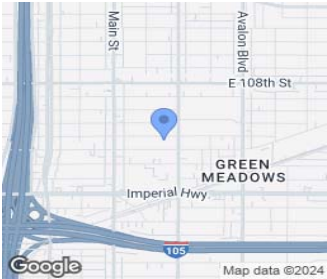
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Closed • Duplex

List / Sold: \$717,000/\$775,000

230 E 111th St • Los Angeles 90061
2 units • \$358,500/unit • 1,680 sqft • 7,836 sqft lot • \$461.31/sqft •
Built in 1956
East of San Pedro St and West of Main St

139 days on the market
Listing ID: SB24094913



Discover an incredible investment opportunity with this duplex in Los Angeles, located at 230 and 232! Perfect for both owner-users and investors, this property offers a unique chance to occupy one unit while renting out the other, or leasing both for optimal income. Each unit features two bedrooms, a full bathroom, a cozy living room, and a kitchen equipped with washer and dryer hook-ups, combining comfort with convenience. Outside, the property boasts a two-car garage, a spacious driveway for additional parking, and a large, versatile backyard that's perfect for relaxation or entertainment. Occupying a substantial lot of nearly 7,834 sq. ft., the property presents a fantastic opportunity for future development or enhancement. Potential buyers are advised to perform all necessary due diligence, verifying all permits, square footages, and land uses with the County and City of Los Angeles to ensure this property meets their needs. Drive-by viewings are available at this time to appreciate the property's layout and potential firsthand. Seize this chance to invest in a property with endless possibilities in the vibrant city of Los Angeles!

Facts & Features

- Sold On 12/06/2024
- Original List Price of \$717,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$646 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$18000 Gross Scheduled Income
- \$13000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,500
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$800	\$800	\$2,200
2:	1	2	0	1	Unfurnished	\$700	\$700	\$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
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6073018008

Michael Lembeck

State License #: 01019397
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State License #: 01875823
4340 Von Karman Ave, #200
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Closed •

List / Sold: **\$749,000/\$795,000** ↗

9826 Wilmington Ave • Los Angeles 90002
2 units • **\$374,500/unit** • **2,182 sqft** • **6,707 sqft lot** • **\$364.34/sqft** •
Built in 2004
North of E 103rd St, South of E 92nd St

25 days on the market
Listing ID: 24459239



Welcome to this inviting duplex that will be delivered fully vacant, where comfort meets convenience. This well-maintained property offers two spacious units, perfect for investors or those looking for a multi-generational living arrangement. Each unit features a bright, open layout with ample natural light, modern kitchens equipped with stainless steel appliances, and cozy living areas ideal for relaxation. The duplex boasts beautifully landscaped outdoor spaces, providing a tranquil retreat for both residents. Each unit has private entrances, ensuring added privacy and the convenient location offers easy access to local amenities, schools, parks, and public transportation. Whether you're looking to invest or create a harmonious living environment, this duplex is a fantastic opportunity. Don't miss out on the chance to make this charming property your own!

Facts & Features

- Sold On 12/06/2024
 - Original List Price of \$749,000
 - 2 Buildings
 - Levels: Multi/Split
 - 0 Total parking spaces
 - Heating: Central
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
 - Cap Rate: 8.75
 - \$65625 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$13,575
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$3,600
 - Maintenance: \$300
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$300
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6046017012

Michael Lembeck

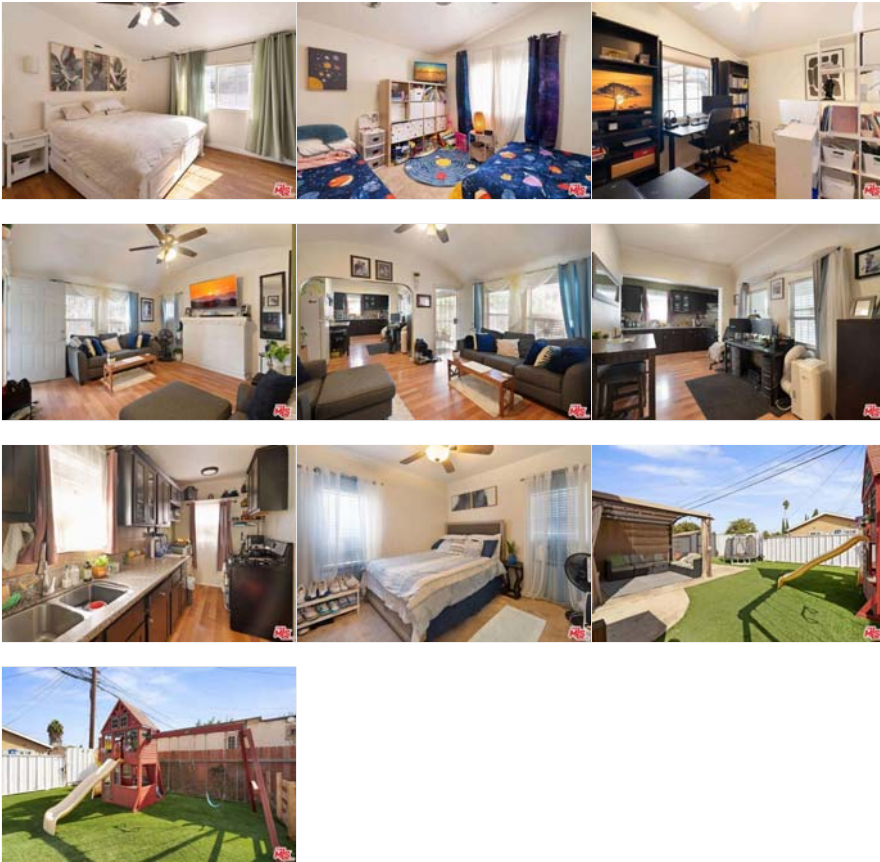
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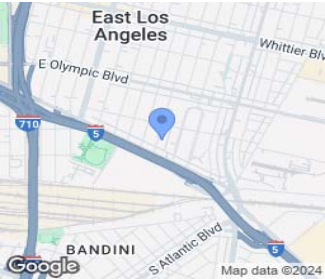
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Closed • Duplex

List / Sold: \$650,000/\$740,000

1338 Fraser • East Los Angeles 90022
2 units • \$325,000/unit • 1,884 sqft • 9,885 sqft lot • \$392.78/sqft •
Built in 1941 18 days on the market
Listing ID: DW24196845

From 5 fwy exit, Atlantic South, Turn left on Telegraph, turn right on Fraser



Facts & Features

- Sold On 12/02/2024
- Original List Price of \$650,000
- 1 Buildings
- 2 Total parking spaces
- \$196 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Bankruptcy Property sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5242021010

Michael Lembeck

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Cell Phone: 714-742-3700

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Closed • Duplex

List / Sold: \$750,000/\$780,000 ↗

1000 S Eastman Ave • East Los Angeles 90023
2 units • \$375,000/unit • 1,698 sqft • 6,303 sqft lot • \$459.36/sqft •
Built in 1924
S/ Whittier Blvd

15 days on the market
Listing ID: MB24197720



PRIME ELA RENTAL AREA! 2 SEPARATE UNITS, THIS PROPERTY IS A GOOD FIT FOR AN OWNER USER, OCCUPY THE FRONT 3 BEDROOM HOME AND TAKE ADVANTAGE OF THE REAR UNIT SUPPLEMENTAL INCOME OR FOR INVESTORS LOOKING FOR AN INCOME PRODUCING PROPERTY, COMPLETE A 1031 UPLEG EXCHANGE. CLOSE TO DOWNTOWN LA, LA ARTS DISTRICT, CAL STATE LA UNIVERSITY AND USC KECK MEDICAL CENTER. CLOSE TO 710, 10, 60, 101 FWYS.

Facts & Features

- Sold On 12/06/2024
- Original List Price of \$750,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- 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	\$3,000
2:	1	1	1	0	Unfurnished	\$1,680	\$1,680	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5239011015

Michael Lembeck

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

Citivist Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: MB24197720

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Closed •

List / Sold: \$675,000/\$735,000 ↗

5847 S Wilton Pl • Los Angeles 90047
2 units • \$337,500/unit • 1,880 sqft • 5,004 sqft lot • \$390.96/sqft •
Built in 1923
South of Slauson Ave, West of Western Ave

88 days on the market
Listing ID: 24437067



Fantastic Investment Opportunity in a prime South LA location! Welcome to this impressive duplex that offers amazing potential for investors or owner occupants. One unit (left) will be delivered vacant making it an ideal opportunity for an owner-occupant looking to supplement their mortgage. This duplex, with its Spanish tile accented roof and brick entry into both units, sits behind a beautiful wood fence. These units mirror each other, each with 2 bedrooms and 1 bath. The living room is open and bright with a decorative fireplace. A wide arch separates the living room and dining area. Right off the main kitchen area is a cozy eating space, ideal for those quick meals. Both nice-sized bedrooms are located at the rear of the units. Both bedrooms have wall air conditioning units. The utmost rear bedroom has direct access to the bathroom. The service porch has laundry hook-ups. Each unit has their own backyard. Tenant's unit has a glass slider out to their backyard. Offers due by Monday, 9/16, 9:00am.

Facts & Features

- Sold On 12/02/2024
- Original List Price of \$675,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01333814
- 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	\$2,500
2:	1	2	1		Unfurnished	\$1,700	\$1,700	\$2,500

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 # 6001002039

Michael Lembeck

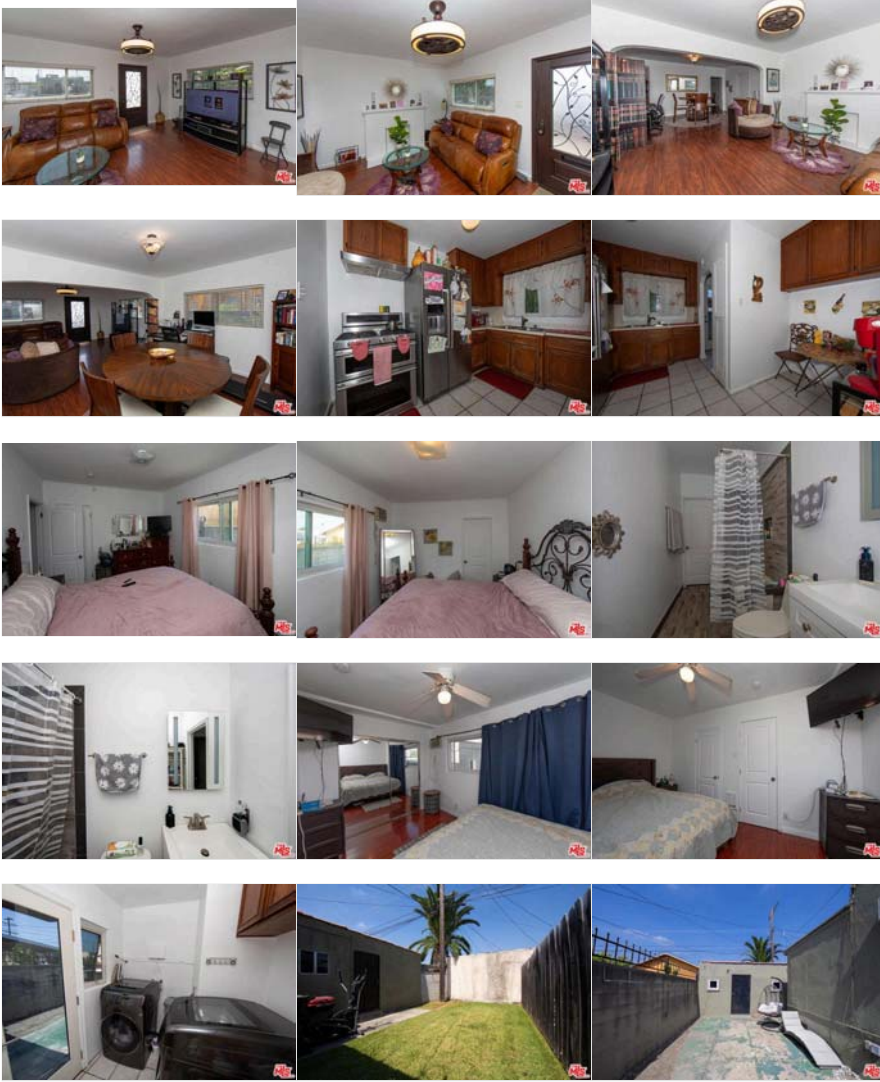
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Closed •

List / Sold:

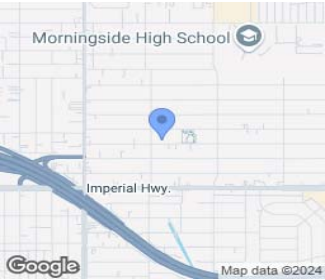
\$1,200,000/\$1,030,000 ↓

161 days on the market

Listing ID: 24408097

3737 W 111th Pl • Inglewood 90303
3 units • \$400,000/unit • 3,057 sqft • 11,284 sqft lot • \$336.93/sqft •
Built in 1960

Heading West on I-105 Freeway, Take The Exit Onto Praire Avenue, Stay In The Second Left Turning Lane From Left And Turn Left On S Praire Ave Then Make A Quick Right-Hand Turn Onto W 111th Pl, In .3 mi. The Destination Is On Your Left. Heading East On I-105, Take The Same Exit Towards Praire Avenue And Follow The Same Directions As Above



Welcome to 3737 W 111th Place ... a unique offering perfect for a wide range of clientele. This triplex is made up of three individual houses on an oversized 11,000+ sqft lot and offers two separate two car garages plus tons of yard space. For an owner-user you're looking at a dream 3bd/2ba house at an astonishing price tag of just \$400,000 plus an additional two homes in the back which can house family members or be rented out for additional income. Getting any single family residence for less than \$600,000 is almost unheard of 10 minutes from the beach so maybe grab two friends and go in on this one together for the deal of a lifetime at \$400,000 per door! For the savvy investor this property features major upside potential of 54% in a rapidly gentrifying Inglewood market. You can either look to vacate tenants and fully redevelop four new units or renovate existing units, match market rents, and potentially add two ADUs. With a growing economy in the area and significant income growth prospects, this property is perfect for investors looking to expand their portfolio or a developer looking to capitalize on the large lot size. Conveniently placed near the 105 and 405 freeways gives owners or tenants easy access to downtown Los Angeles, LAX, or to the beautiful SoCal Beaches just 10 minutes away. Don't miss out on this opportunity, the buyer pool is just too large for this deal to last very long ... Give us a call today!

Facts & Features

- Sold On 12/03/2024
- Original List Price of \$1,200,000
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 3.16
- \$37952 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$23,705
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,350	\$2,350	\$3,250
2:	1	2	1		Unfurnished	\$1,725	\$1,725	\$2,450
3:	1	2	1		Unfurnished	\$1,222	\$1,222	\$2,450

Of Units With:

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

Additional Information

- Standard sale
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4033014005

Michael Lembeck

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

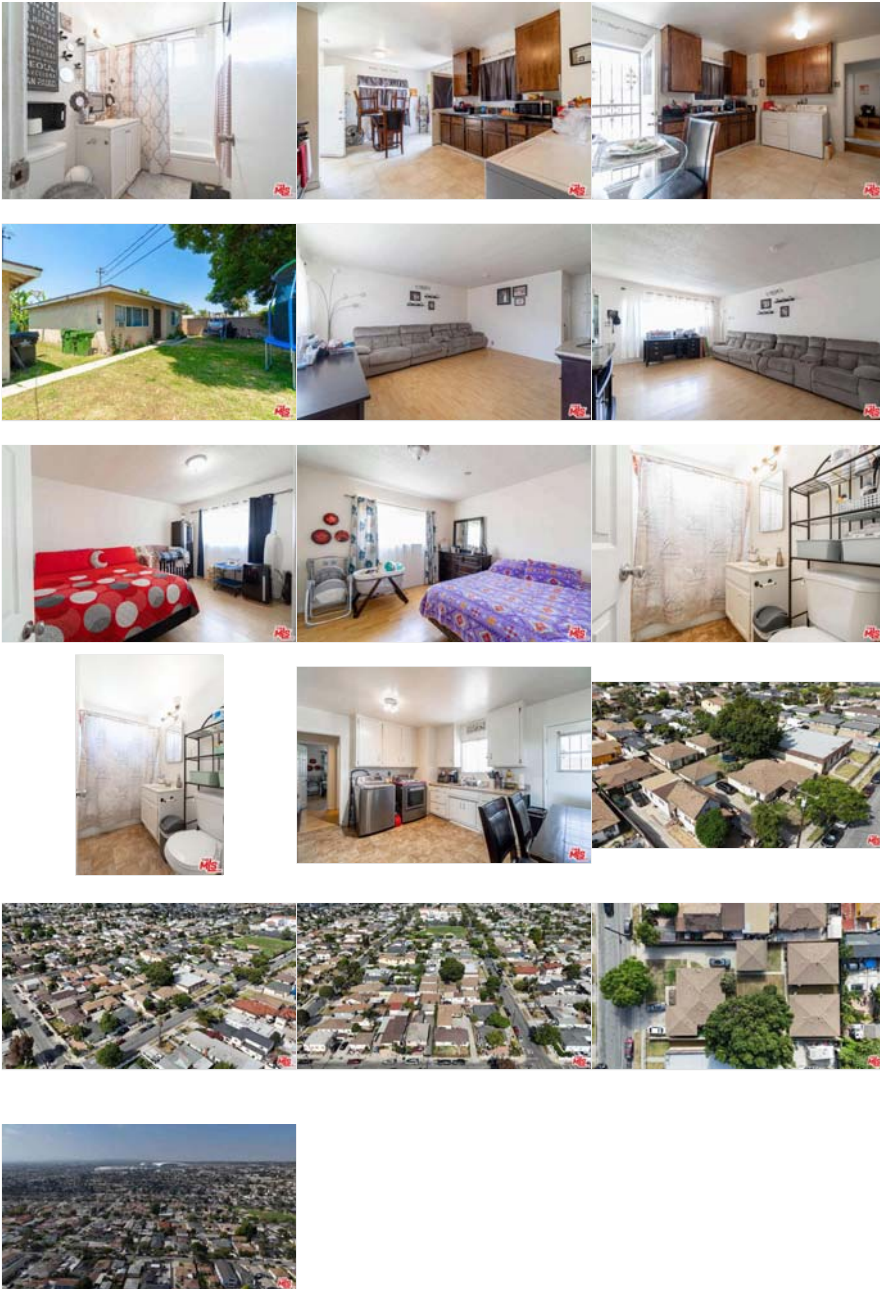
Citivist Realty Services, Inc

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

Click arrow to display photos







Closed • Triplex

List / Sold:
\$1,050,000/\$1,050,000
89 days on the market
Listing ID: WS24135013

3921 Maine Ave • Baldwin Park 91706
3 units • \$350,000/unit • 2,413 sqft • 13,245 sqft lot • \$435.14/sqft •
Built in 1952
10 w exit puente, left onto Garvey ave,right on Maine, property is on left



Welcome to this exceptional investment opportunity in convenient area of Baldwin Park! 3921, 3923 and 3925 Maine ave: This well-maintained 3-unit property features a triplex each with 2 bedrooms and 1 full bathroom. This property is conveniently located, close to schools, shopping centers and public transportation. Whether you are looking to invest or desire to live in one unit and rent the other(s), this property is a fantastic opportunity not to be missed.

Facts & Features

- Sold On 12/06/2024
- Original List Price of \$1,050,000
- 3 Buildings
- 3 Total parking spaces
- \$1,282 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$38219 Gross Scheduled Income
- \$32807 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,158
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,177
- Cable TV: 01280398
- Gardener:
- Licenses:
- Insurance: \$2,141
- 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	1	Unfurnished	\$1,395	\$16,740	\$2,450
2:	1	2	1	1	Unfurnished	\$1,100	\$13,200	\$2,450
3:	1	2	1	1	Unfurnished	\$840	\$10,080	\$2,450

Of Units With:

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

Additional Information

- Standard sale
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8553012034

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: WS24135013

Printed: 12/08/2024 12:57:00 PM

Closed •

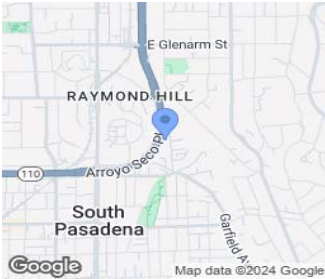
List / Sold:

\$1,585,000/\$1,495,000 ↓

56 days on the market

Listing ID: 24447019

429 Garfield Ave • South Pasadena 91030
3 units • \$528,333/unit • 2,587 sqft • 9,319 sqft lot • \$577.89/sqft •
Built in 1958
East on Grevelia St, North on Garfield Ave



We are pleased to present this bread-n-butter investment of a quality triplex with potential to add an ADU (buyer to verify) for significant increase in value and rental income. Easy to manage, great rental location, on-site parking, fenced yards, pitched roofs with stable and predictable rental history. The property features two 2 Bed + 1 bath units and one 1 Bed + 1 bath unit. All have central AC and heat. On-site laundry room. There are three enclosed garages that offer several possibilities. PLEASE DO NOT DISTURB TENANTS. DRIVE-BY ONLY.

Facts & Features

- Sold On 12/02/2024
- Original List Price of \$1,585,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Cap Rate: 3.48
- \$55185 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$29,715
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063191
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,490	\$2,490	\$2,595
2:	1	2	1		Unfurnished	\$2,410	\$2,410	\$2,595
3:	1	1	1		Unfurnished	\$2,175	\$2,175	\$2,175

Of Units With:

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

Additional Information

- Standard sale
- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5318001005

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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Closed • Triplex

List / Sold:
\$1,249,000/\$1,720,000 ⬆

48 days on the market

Listing ID: P1-19537

726 Meridian Ave Ave • South Pasadena 91030
3 units • \$416,333/unit • sqft • 6,265 sqft lot • No \$/Sqft data •
Built in 1920
On corner of Meridian Ave & Hope St



If you've ever wished to have loved ones living a stone's throw away - now you can - on this just released to the market, historic multi-family property in the heart of South Pasadena. Three units - a Spanish Revival duplex & a detached Craftsman bungalow - occupy this large lot located one short block from some of the area's best retail shops and restaurants. The two casitas, each one-bed/one-bath, share a common outdoor grass-covered yard with a paved patio and have textured stucco sheathing on the exterior and a flat, tile-clad roof. The third bungalow, just beyond a partially-fenced yard, offers two bedrooms and one bath, an airy living room with built-in shelves & cabinets, and a kitchen nook with built-in bench seating that opens to reveal extra storage space. The main dwelling also has a vestibule that opens to a private garden and an adjacent alleyway with garage space for two cars. While each of the units has a slightly different floor plan, you'll love the hardwood floors, roomy walk-in closets, built-in cabinets, French doors, and wall sconces that add to the authenticity of this historic property. This living space is truly unique in that it honors the individual privacy of its occupants while also providing shared space to relax or entertain.

Facts & Features

- Sold On 12/06/2024
- Original List Price of \$1,249,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- SellerConsiderConcessionYN: Yes
- Laundry: Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Wood
- Appliances: Gas Range, Refrigerator
- Other Interior Features: Ceiling Fan(s), Crown Molding

Exterior

- Lot Features: Sprinklers None
- Fencing: Chain Link, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01930938
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5315013906

Michael Lembeck

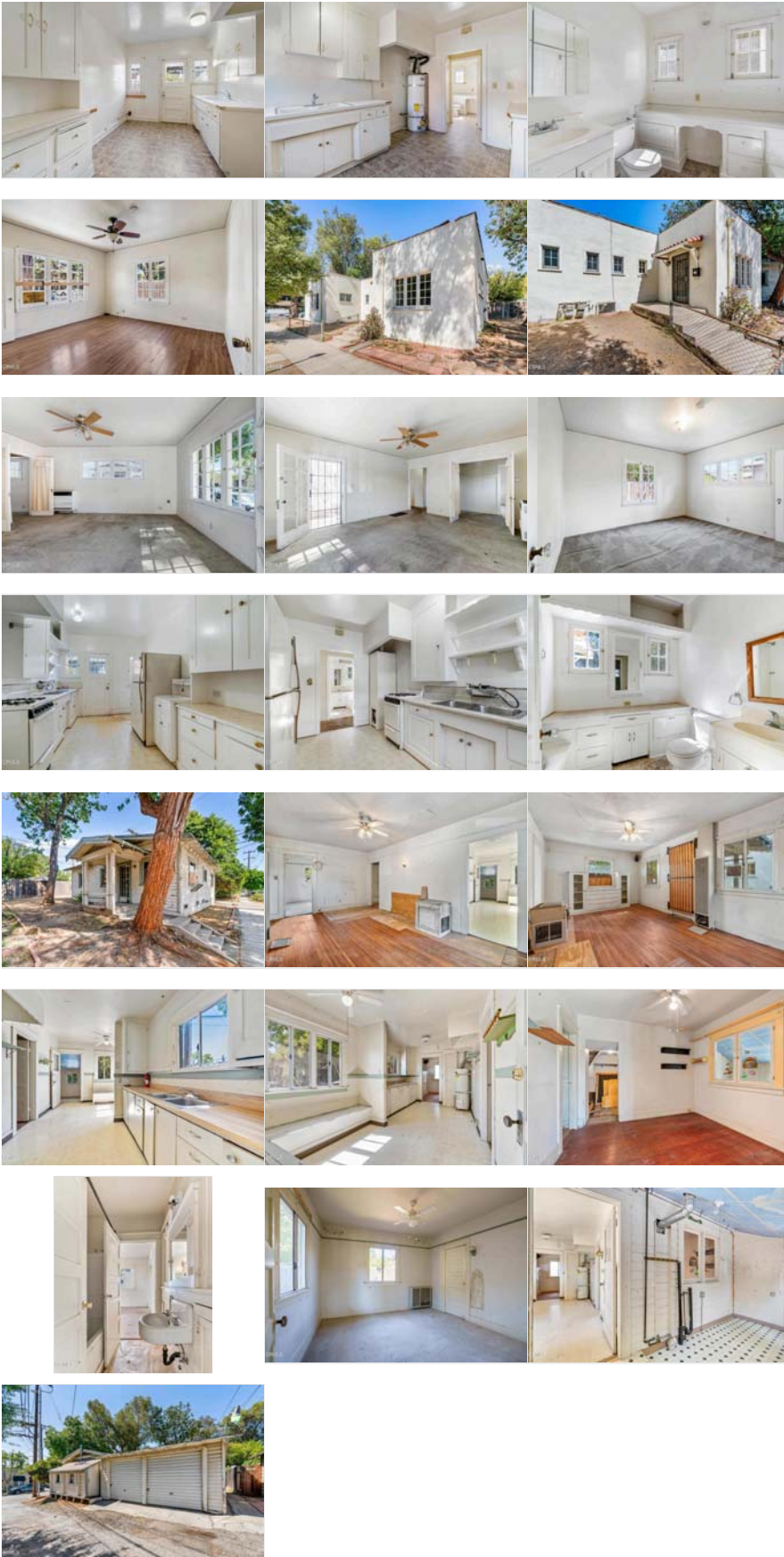
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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed •

10030 Pinewood Ave • Tujunga 91042
3 units • \$366,667/unit • 2,656 sqft • 11,048 sqft lot • \$395.33/sqft •
Built in 1920
Above Foothill Blvd and Tujunga Canyon Blvd

List / Sold:

\$1,100,000/\$1,050,000 ↓

52 days on the market

Listing ID: P1-19432



Excellent income property on a Large 11048 Square Foot Flat Lot with Three detached homes offering 2656 Square Feet of living space per the assessor data. This property consists of THREE Detached Homes (2-bedroom 1-bathroom 1000 square foot home built in 1950) (2-bedroom 1-bathroom 936 square foot home built in 1920 with a Two Car Detached Garage) and a (1-bedroom 1-bathroom 720 square foot home built in 1948) information was from the tax accessor data and buyer to verify. Highlights of the three homes include indoor laundry in each unit, large kitchens, spacious living rooms, nice size dining rooms, an abundance of parking, three gas meters, three electrical meters, two water meters with a submeter to the back house, tenants pay for all utilities and no attached walls. Substantially sizable front and back yards offer the possibility to expand all three units. The property offers (ADU) accessory dwelling unit possibilities for enormous upside potential!!

Facts & Features

- Sold On 12/06/2024
- Original List Price of \$1,195,000
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$37500 Gross Scheduled Income
- \$37500 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Tile, Wood
- Appliances: None
- Other Interior Features: Open Floorplan, Storage

Exterior

- Lot Features: Back Yard, Front Yard, Sprinklers None
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,712
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02021367
- Gardener:
- Licenses:
- Insurance: \$1,712
- 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	1	2		Unfurnished	\$975	\$975	\$3,000
2:	2	1	0	0	Unfurnished	\$1,350	\$1,350	\$2,600
3:	1	1	0	0	Unfurnished	\$800	\$800	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2568005012

Michael Lembeck

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

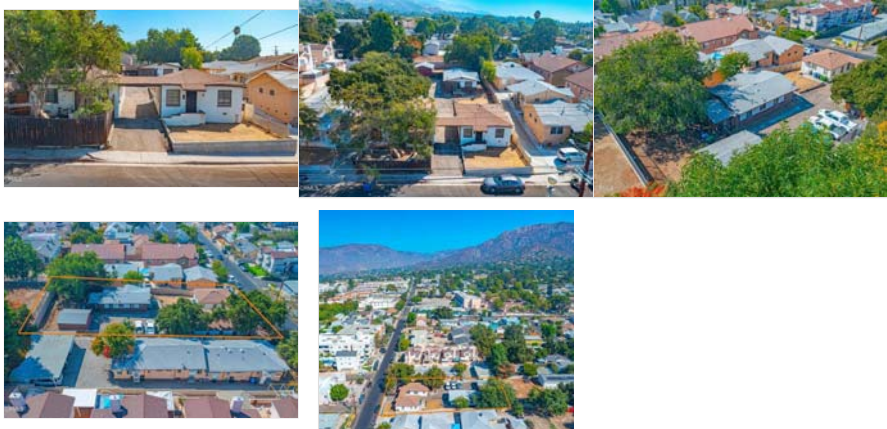
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: P1-19432

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Closed • Triplex

List / Sold: \$799,999/\$770,000 ↓

910 E 90th St • Los Angeles 90002

82 days on the market

3 units • \$266,666/unit • 2,001 sqft • 4,842 sqft lot • \$384.81/sqft • Built in 1938

Listing ID: DW24162373

Between Wadsworth Ave and Central Ave



Good News.... Front house will be delivered vacant at the close of escrow!! Welcome to this versatile multi-unit property, offering a unique blend of comfort, convenience, and potential income generation. Located on a spacious 4,842 sqft lot, this property features a total of three well-maintained units, ideal for investors or homeowners seeking additional rental income. 1) Front unit will be vacant before the close of escrow // 2) Rear top unit is paying \$2,200 // 3) Rear bottom unit is paying \$1,114.50 The front unit is a charming single-family home with 2 bedrooms and 1 bathroom. Offering a warm and inviting atmosphere perfect for a family or a couple looking for a cozy home. This unit has 6 parking spots with 2 parking spots per unit. Behind the main house, you'll find a two-story building housing two additional units. Each of these units offers 2 bedrooms and 1 bathroom. These units are perfect for tenants seeking a comfortable living space in a prime location. Whether you're looking to rent out both units or live in one while renting the other, this property provides excellent flexibility. The property spans a total of 2,001 sqft of living space, with ample outdoor area for tenants to enjoy. Located in a desirable neighborhood and only 5 miles away from Sofi stadium and the new Intuit Dome, this property offers easy access to nearby schools, public transportation, and local shopping and entertainment options. Don't miss out on this rare opportunity to own a multi-unit property that combines charm, convenience, and excellent income potential. Whether you're looking to expand your investment portfolio or find a home that offers additional income, this property is a must-see!

Facts & Features

- Sold On 12/02/2024
 - Original List Price of \$799,999
 - 2 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$720 (Estimated)
 - SellerConsiderConcessionYN:
- 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: 02229399
 - 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	\$3,000
2:	1	2	1	0	Unfurnished	\$1,143	\$1,143	\$2,500
3:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6042029018

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: DW24162373

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Closed •

List / Sold:

\$1,279,000/\$1,110,000 ↓

103 days on the market

Listing ID: 24422153

830 N Ridgewood Pl • Los Angeles 90038
3 units • \$426,333/unit • 2,836 sqft • 5,796 sqft lot • \$391.40/sqft •
Built in 1923

Take N Van Ness Ave. Turn left onto Lemon Grove Ave. Turn right onto N Ridgewood Pl.



Discover this stunning triplex brimming with charm and character, perfectly situated in the heart of Hollywood on quiet Ridgewood Place and on the market for the first time in nearly 50 years. This incredible property offers an unparalleled location, making it an exceptional opportunity for both living and investment. The front duplex offers two beautifully designed units with architectural details and classic Hollywood charm. Both units in the front have two bedrooms and one bathroom, along with a large living space, built-ins, a cozy dining nook, and a beautiful front sunroom in the upstairs unit. The third unit is a charming bungalow behind the property with one bedroom, one bathroom and a small private yard. Live in one unit and rent out the others, providing a perfect balance of homeownership and rental income potential. Nestled near major Hollywood studios, the iconic Hollywood Forever Cemetery, Larchmont Village with dining options and shops, and with easy access to the 101 freeway, this triplex places you at the epicenter of Los Angeles living. Don't miss this rare opportunity to own a piece of Hollywood's rich history while enjoying the benefits of an ideal location and versatile living options. Whether you're looking for a home, an investment, or both, this triplex is the perfect choice. The property will be delivered with two vacant units, and one tenant occupied unit.

Facts & Features

- Sold On 12/04/2024
- Original List Price of \$1,279,000
- 2 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$40396 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$15,640
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- 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	\$1,250	\$1,225	\$2,500
2:	1	2	1		Unfurnished	\$2,500	\$0	\$2,500
3:	1	1	1		Unfurnished	\$2,100	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5535004020

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed • Triplex

List / Sold: \$799,999/\$835,000 ↓

1326 W 98th St • Los Angeles 90044

122 days on the market

3 units • \$266,666/unit • 2,350 sqft • 6,256 sqft lot • \$355.32/sqft •

Listing ID: OC24118013

Built in 1937

Major Crossroads: Century Blvd & Normandie Ave



Exciting passive income opportunity in Los Angeles! This triplex is conveniently located near SoFi stadium, Costco, Target, and major highways - 110 and 405. The property boasts several attractive amenities for tenants, including new central HVAC in all units and updated electrical. The roof is less than 2 years old. The front detached house features 3 bedrooms, 2 baths, inside washer/dryer hookups, and 1 storage area. The back-top unit offers 1 bed, 1 bath, and a balcony.. The bottom unit is a studio apartment with one bath. Additionally, the property includes 2 garages, 2 covered carport parking spaces, and 2 uncovered spaces. Moreover, it comes with 2 separate gas, 3 separate electric, and 1 separate water meter. Property is located in boundaries of Los Angeles County. Great investment or option to live in one unit and have passive income.

Facts & Features

- Sold On 12/05/2024
- Original List Price of \$899,999
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,490 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$60720 Gross Scheduled Income
- \$48077.24 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,643
- Electric: \$0.00
- Gas: \$265
- Furniture Replacement:
- Trash: \$625
- Cable TV: 02239998
- Gardener:
- Licenses:
- Insurance: \$1,788
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$625
- Other Expense: \$135
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,450	\$2,450	\$2,900
2:	1	1	1	1	Unfurnished	\$1,175	\$1,175	\$1,800
3:	1	0	1	0	Unfurnished	\$1,435	\$1,435	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6056017019

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: OC24118013

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Closed • Apartment

List / Sold:

\$1,625,000/\$1,665,000 

15 days on the market

Listing ID: GD24210599

16812 S Dalton Ave • Gardena 90247
4 units • \$406,250/unit • **5,010 sqft** • **7,503 sqft lot** • **\$332.34/sqft** •
Built in 1990
W. Artesia Blvd. to S. Dalton



This well maintained four unit apartment building, presents an excellent investment opportunity for an investor or owner/user. This complex built in 1990 with 9 Bedrooms and 9 bathrooms, is on the market for the first time in thirty years, located in Central Gardena. The front owner's unit boasts Three bedrooms and Two and half baths, with over 2,000 sqft of living space. The three other units are Two bedrooms and two bath with oversized 1,000 sqft of living space. This property sits on a spacious 7,501 Sqft. lot that is zoned LARD 1.5. The property offers numerous location advantages, including its convenient proximity to I-110, I-405 freeways and state route 91, also in close proximity to shopping areas. This rare opportunity to own a solid income-producing property in one of Gardena's most desirable neighborhoods offers strong potential for future rent increases and long-term value appreciation.

Facts & Features

- Sold On 12/06/2024
 - Original List Price of \$1,625,000
 - 1 Buildings
 - Levels: One
 - 7 Total parking spaces
 - \$1,101 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Common Area, Community, Dryer Included, Washer Included
 - \$86520 Gross Scheduled Income
 - \$52577 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,943
 - Electric: \$5,453.00
 - Gas: \$2,040
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01879720
 - Gardener:
 - Licenses:
- Insurance: \$4,000
 - Maintenance: \$2,950
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	2	Unfurnished	\$2,310	\$0	\$2,950
2:	1	2	0	2	Unfurnished	\$1,840	\$0	\$2,350
3:	1	2	0	2	Unfurnished	\$1,760	\$0	\$2,050
4:	1	2	0	1	Unfurnished	\$1,300	\$0	\$2,350

Of Units With:

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

Additional Information

- Standard, Trust sale
- 119 - Central Gardena area
 - Los Angeles County
 - Parcel # 6106024019

Michael Lembeck

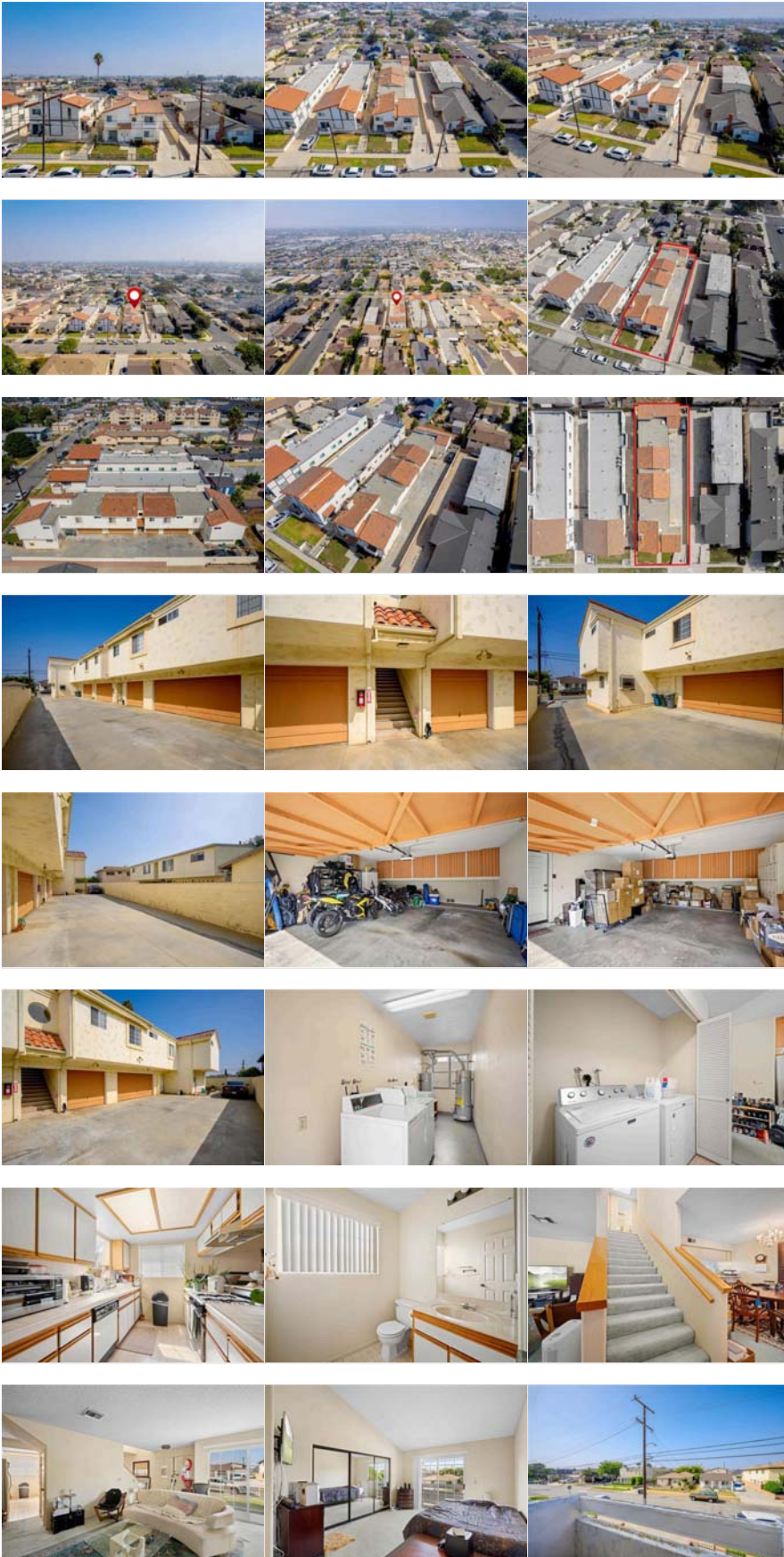
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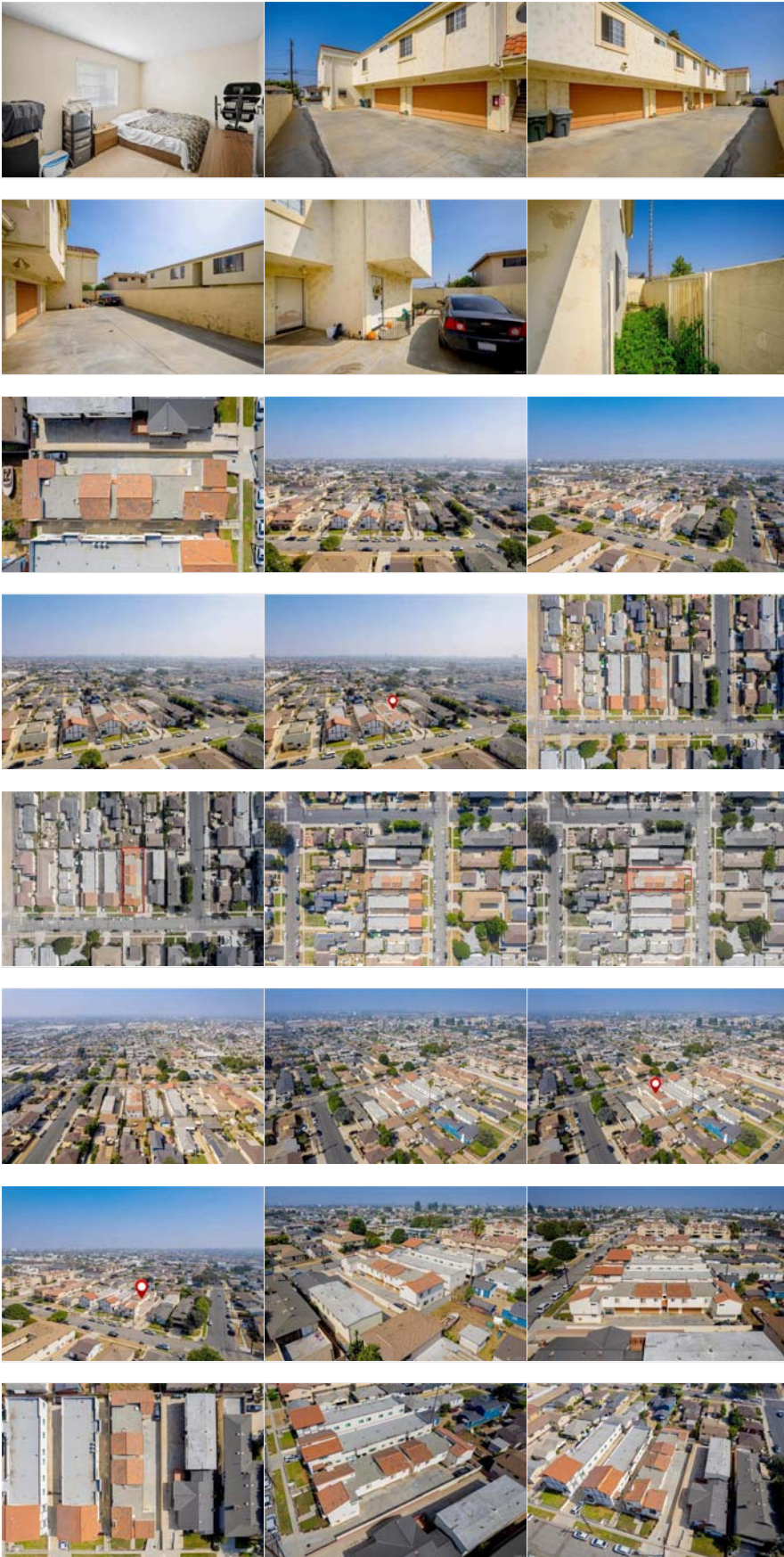
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CUSTOMER FULL: Residential Income LISTING ID: GD24210599

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Closed •

List / Sold:
\$2,200,000/\$2,150,000 ↓

10 days on the market

Listing ID: 24454569

411 E Franklin Ave • El Segundo 90245
4 units • \$550,000/unit • 3,360 sqft • 6,436 sqft lot • \$639.88/sqft •
Built in 1963
Corner of Franklin Ave. and Arena St.



Corner 4 unit building in downtown El Segundo. Building consists of (4) 2 bed + 1 bath. Two of the units have been left vacant. Walking distance to many restaurants, bars and shopping. The front unit has a small yard and the unit over garages has a view. There are 5 single garages.

Facts & Features

- Sold On 12/03/2024
- Original List Price of \$2,200,000
- 3 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN: No
- \$90582 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$40,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,900	\$0	\$2,900
2:	1	2	1		Unfurnished	\$2,349	\$2,349	\$2,349
3:	1	2	1		Unfurnished	\$2,839	\$2,839	\$2,839
4:	1	2	1		Unfurnished	\$2,950	\$0	\$2,950

Of Units With:

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

Additional Information

- Standard sale
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4135011012

Michael Lembeck

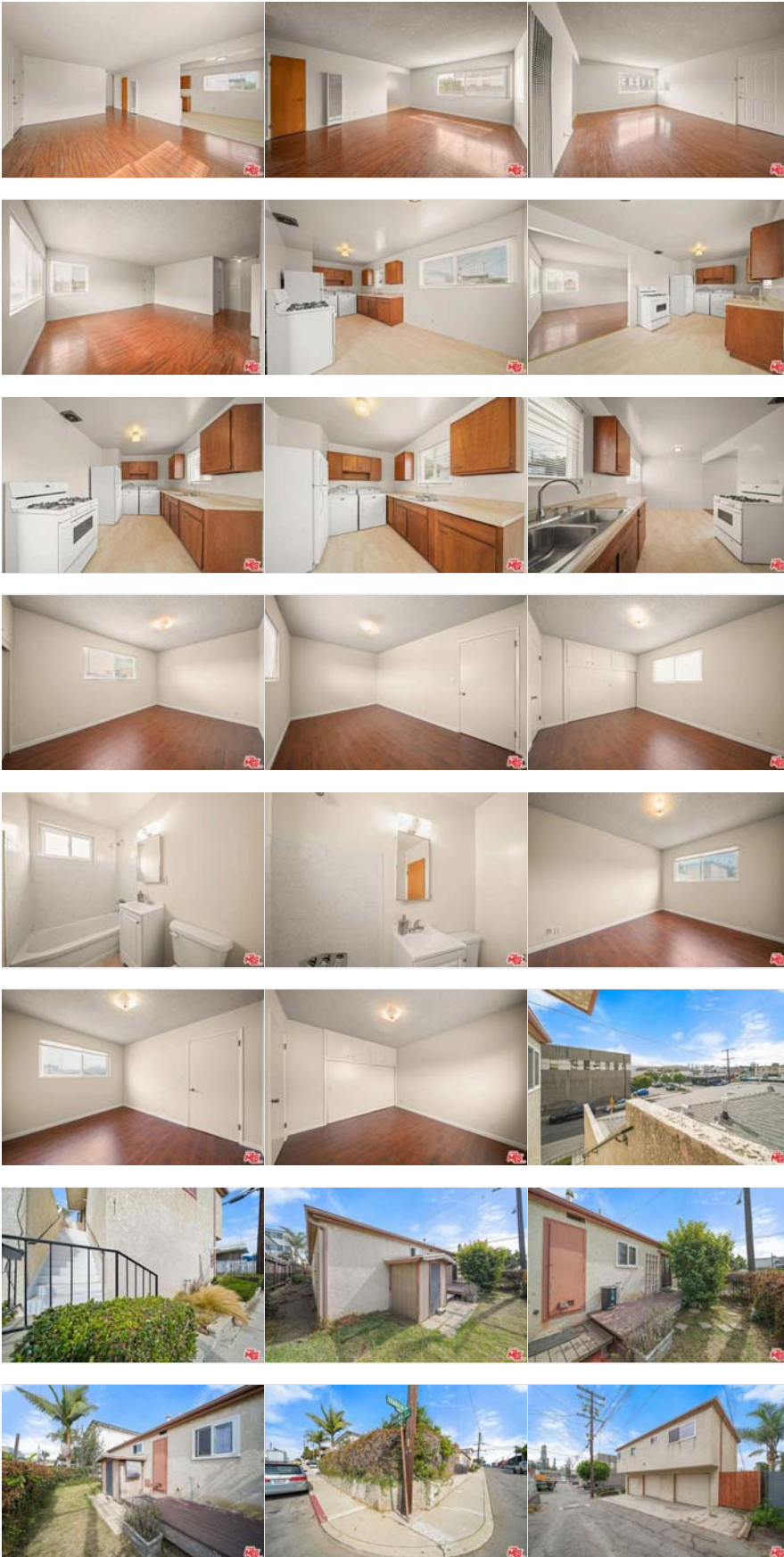
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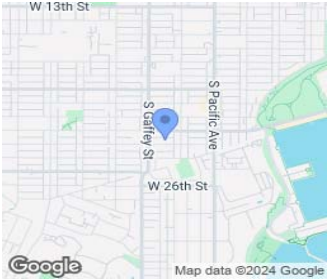
Closed • Apartment

List / Sold:

\$1,075,000/\$1,000,000 ↓

646 W 23rd St • San Pedro 90731
4 units • \$268,750/unit • 3,650 sqft • 5,001 sqft lot • \$273.97/sqft •
Built in 1963
23rd and Gaffey

137 days on the market
Listing ID: SB24123468



Step into this remarkable multifamily property in San Pedro, showcasing distinctive features that cater to both tenants and savvy investors. The property stands out with its spacious and inviting 2-bed, 1-bath units, providing residents with a generous living space. A separate building housing a 4-car garage adds to the appeal. Location is a key highlight of this property. Situated in close proximity to San Pedro's major development projects, including the Pacific Corridor development and the transforming West Harbor Development, the property stands to benefit from the area's ongoing revitalization efforts. This strategic location presents an excellent opportunity for investors looking to capitalize on the future growth and increased demand in San Pedro.

Facts & Features

- Sold On 12/03/2024
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$498 (Estimated)
- SellerConsiderConcessionYN:
- \$56952 Gross Scheduled Income
- \$31888 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,316
- Electric: \$425.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance: \$2,555
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,260	\$1,260	\$2,300
2:	1	2	1	1	Unfurnished	\$1,206	\$1,206	\$2,300
3:	1	2	1	1	Unfurnished	\$1,150	\$1,150	\$2,300
4:	1	2	1	1	Unfurnished	\$1,100	\$1,100	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7465001022

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: SB24123468

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Closed • Quadruplex

10809 Elliott Ave • El Monte 91733
4 units • \$350,000/unit • 3,200 sqft • 6,442 sqft lot • \$406.25/sqft •
Built in 1959
GPS

List / Sold:
\$1,400,000/\$1,300,000 ↓
116 days on the market
Listing ID: IG24164863



Introducing a lucrative four-unit income property nestled in the heart of El Monte, California, conveniently positioned between the 60 Freeway , 605 Freeway & the 10 Freeway. This excellent investment opportunity boasts an array of features that make it an attractive choice for savvy investors. Just completely remodeled 1 1/2 years ago, New everything, New white shaker kitchen cabinets, New stainless steel sinks/faucetts, New Quartz counters, New range, New garbage disposal, New white faux blinds, New stoves, New paint inside/outside, New range hoods, New doors/hardware, New LVT flooring, New bathrooms to include tubs/showers, cabinet, counters, lighting, fixtures, toilets and sinks, New air conditioners with remotes, New dual sided wall heaters, New tankless water heaters, New thermostats, New sub-panel, New electrical outlets, New sliding glass doors, New Low E dual pane windows, New landscaping, New outdoor lighting with timers, Property Details: Number of Units: 4 Unit Configuration: All units consist of two bedrooms & one bathroom, each spanning approximately 800 Sq/Ft. Flooring: New LVT flooring throughout, ensuring durability and low maintenance for the property. Tenant Stability: Current tenants have established a standing presence on the property, approx 1.5 years, providing a stable & consistent rental income stream. Additional Income Source: The property offers 3 additional assigned parking spaces. Modern Amenities: All units are equipped with wall air conditioning units, dual-sided wall furnaces ensuring comfortable living for tenants year-round. Moreover, washer dryer hookups are conveniently provided inside each unit for added convenience & desirability. Utility Configuration: Separate Electric and Gas meters for all units provide ease of management and enable tenants to have individual control over their utility expenses. . Carports: All units come with one covered carport. Spaciousness & Land: The combined square footage of all units is an impressive 3200, and the property sits on a 6442 Sq/Ft lot, offering ample outdoor space. The property presents an exceptional opportunity for an astute investor seeking a well-maintained, income-generating property in a prime location 14 miles to downtown Los Angeles and 30 miles to Santa Monica Beach.. With its established tenant base, completely remodeled units, this property promises an excellent return on investment & continued financial success. 10813 El Monte, can be sold as a porfolio package

Facts & Features

- Sold On 12/06/2024
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,475 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$103200 Gross Scheduled Income
- \$88690 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Floor: Laminate
- Appliances: Free-Standing Range

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,510
- Electric: \$960.00
- Gas:
- Furniture Replacement:
- Trash: \$2,580
- Cable TV: 01406566
- Gardener:
- Licenses:
- Insurance: \$2,562
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,160
- Other Expense: \$3,638
- Other Expense Description: Prop Tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	8	4	0	Unfurnished	\$103,200	\$103,200	\$110,400

Of Units With:

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

Additional Information

- Standard sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8104008024

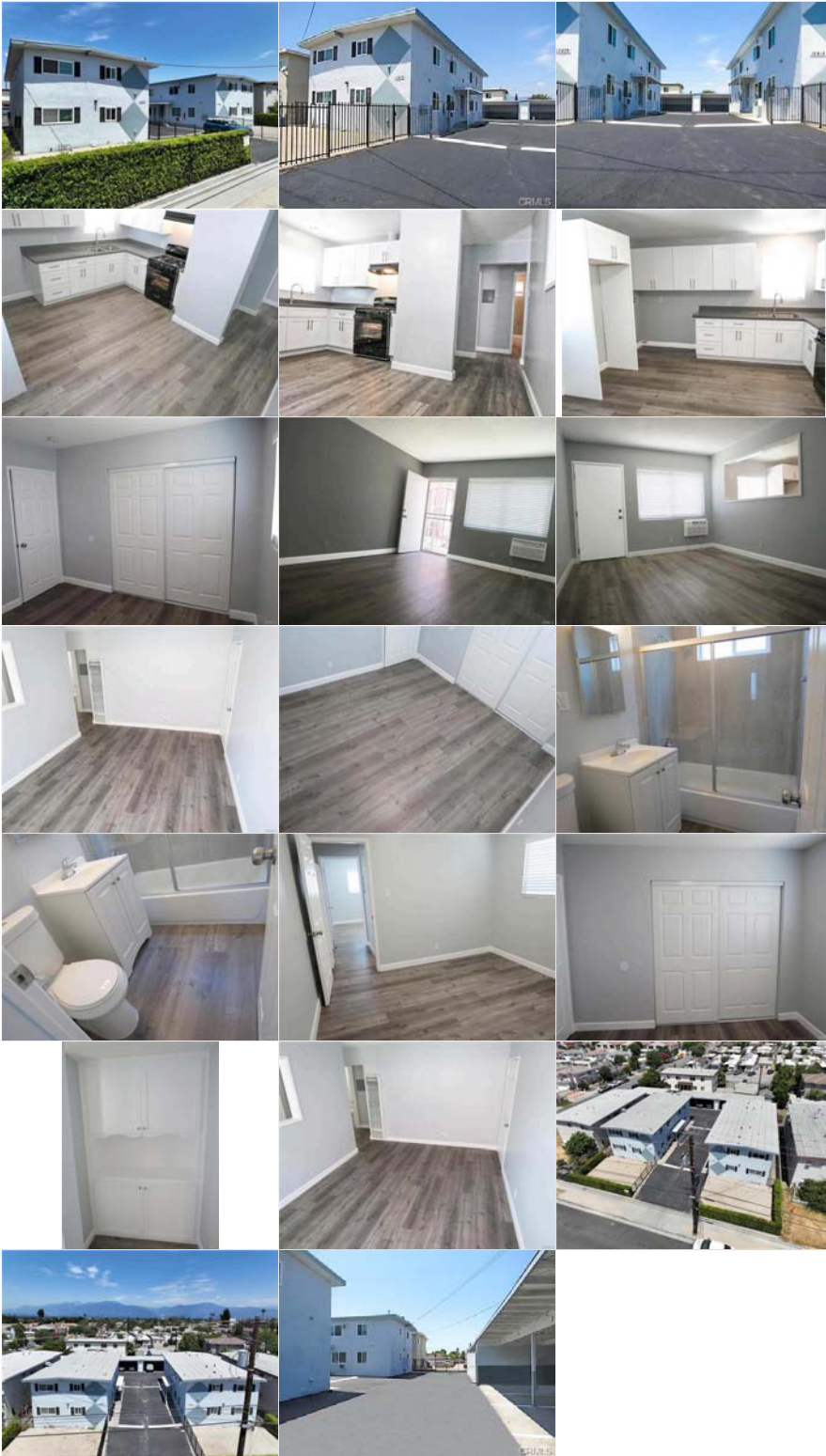
Michael Lembeck

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Closed • Triplex

List / Sold:
\$1,520,000/\$1,375,000 ↓
39 days on the market
Listing ID: AR24212689

43 N Grand Oaks Ave • Pasadena 91107
4 units • **\$380,000/unit** • **3,600 sqft** • **8,510 sqft lot** • **\$381.94/sqft** •
Built in 1931
n colorado



Facts & Features

- Sold On 12/03/2024
- Original List Price of \$1,520,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Inside, Upper Level
- 4 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: 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	2	0	2	Furnished	\$0	\$0	\$3,500
2:	1	1	0	2	Unfurnished	\$1,800	\$1,800	\$2,500
3:	1	2	0	2	Unfurnished	\$0	\$0	\$3,000
4:	1	0	0	1	Unfurnished	\$1,500	\$1,500	\$1,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5746008048

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: AR24212689

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Closed • **Quadruplex**

List / Sold: **\$999,000/\$1,072,000** ↗

3905 Woolwine Drive • Los Angeles 90063

4 days on the market

4 units • **\$249,750/unit** • **3,093 sqft** • **4,617 sqft lot** • **\$346.59/sqft** • **Built in 1948**

Listing ID: **BB24227406**

South of City Terrace Drive



Introducing an amazing deal on a great fourplex in vibrant, unincorporated City Terrace, near the 10 and 710 freeways, Downtown LA, USC's Keck Medical Center and Cal State LA, where students and staff make ready renters. TWO units will be delivered vacant, including the largest unit: the main house with 2 bedrooms, 1 bathroom, a dedicated laundry area and a bonus room (no closet) that can serve as a 3rd bedroom or home office -- making this an ideal investment for savvy owner-occupant house hackers ready to try to their hand at property management while living on the premises. The other three units are all 1 bedroom + 1 bathroom apartments, two of which are occupied and will be delivered with their tenants. Built in 1948, this quad is spread between two buildings separated by a courtyard, each with its own separate gas, electric and water meters. Three off-street, secure parking spaces are also included, as are the existing appliances. Many upgrades have been made, including foundation reinforcement and newer kitchens and bathrooms in some of the units. At under \$1 million -- \$250K per unit! -- this is the best priced property in the area that any investor would be lucky to have in their portfolio.

Facts & Features

- Sold On 12/05/2024
- Original List Price of \$999,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Other)
- SellerConsiderConcessionYN:
- Laundry: Stackable
- \$90600 Gross Scheduled Income
- \$84331 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,269
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$768
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$2,947
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,554
- 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	\$2,950
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,950
3:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,950
4:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5228004036

Michael Lembeck

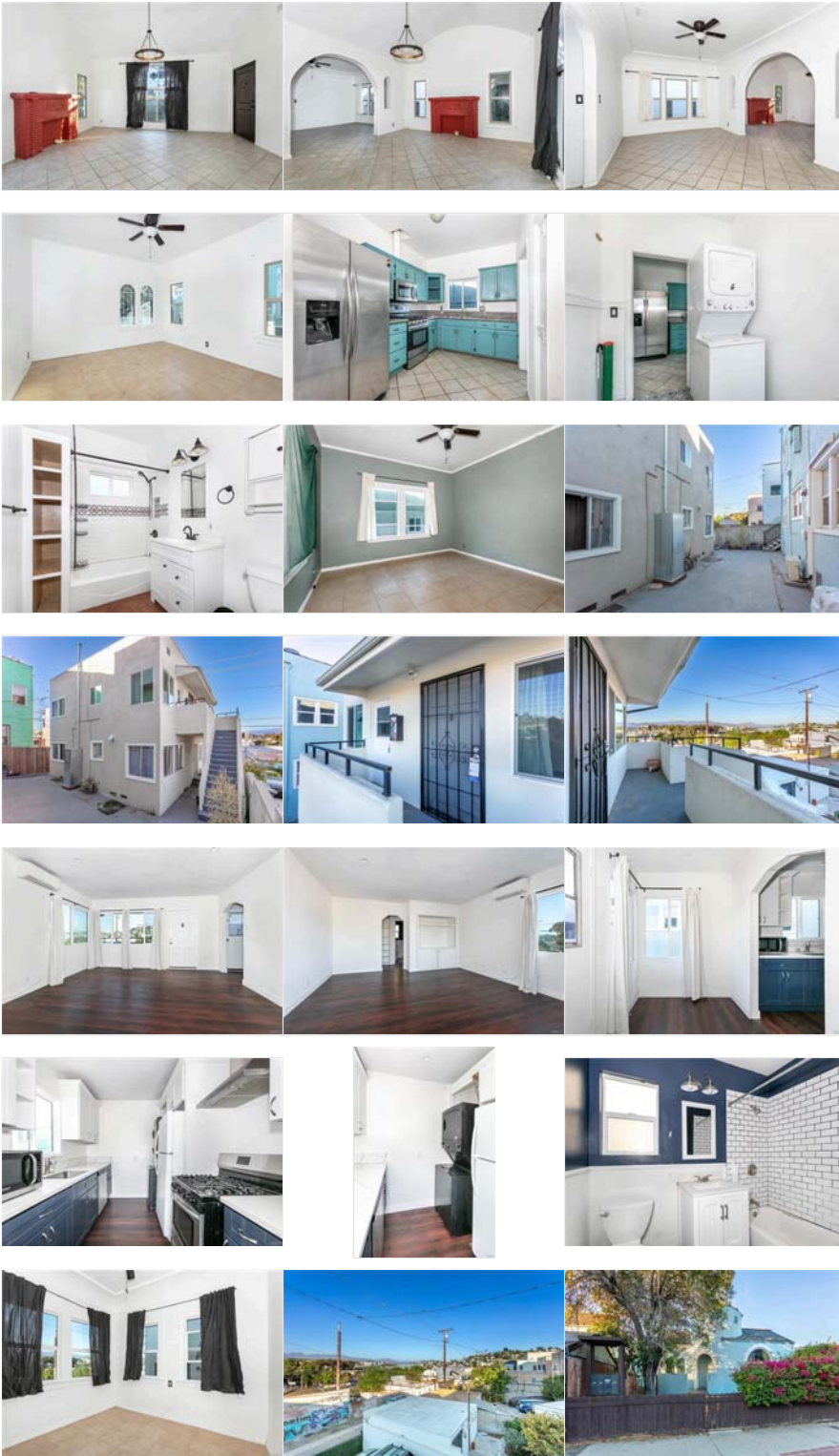
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CUSTOMER FULL: Residential Income LISTING ID: BB24227406

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Closed • **Quadruplex**

616 Sunset Ave • Venice 90291
4 units • **\$437,500/unit** • **3,224 sqft** • **4,802 sqft lot** • **\$624.22/sqft** •
Built in 1960
Corner of E Sunset Ave and Sunset Ct

List / Sold:
\$1,750,000/\$2,012,500 
10 days on the market
Listing ID: SB24202217



Situated in the vibrant heart of Venice, 616 Sunset Ave stands as an exceptional opportunity for an investor aiming to enhance their portfolio with a prime asset. This charming 4-unit apartment building features classic Spanish-style architecture, each unit offering 2 bedrooms and 1 bathroom. Scrupulously maintained and in great condition, these units span a total of 3,224 square feet on a 4,802 square foot lot. The property boasts attractive walkways, and conveniently-designed plantings and shared outdoor patio space, providing tenant satisfaction with minimal maintenance required from the owner. Second-story units feature highly desirable balconies with pleasant views, complemented by west-facing windows that invite a refreshing ocean breeze. The parking lot for 7 cars is made of low-maintenance, long lasting concrete providing ease of ownership and convenience for tenants. Its enviable location in Venice means it's just a short walk to world-class retail and dining on Rose Ave and less than a 5-minute drive to the beach. Whether you're seeking consistent returns or looking to capitalize on the growth of the area, 616 Sunset Ave represents a compelling investment opportunity in a great location.

Facts & Features

- Sold On 12/04/2024
- Original List Price of \$1,750,000
- 1 Buildings
- 7 Total parking spaces
- \$477 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 6
- \$143688 Gross Scheduled Income
- \$104970 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: \$34,407
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$4,030
- Maintenance: \$4,311
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$3,400
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$3,500	\$3,500	\$3,500
2:	1	2	1	0	Unfurnished	\$3,500	\$3,500	\$3,500
3:	1	2	1	0	Unfurnished	\$1,341	\$3,500	\$3,500
4:	1	2	1	1	Unfurnished	\$3,500	\$3,500	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C11 - Venice area
- Los Angeles County
- Parcel # 4240013007

Michael Lembeck

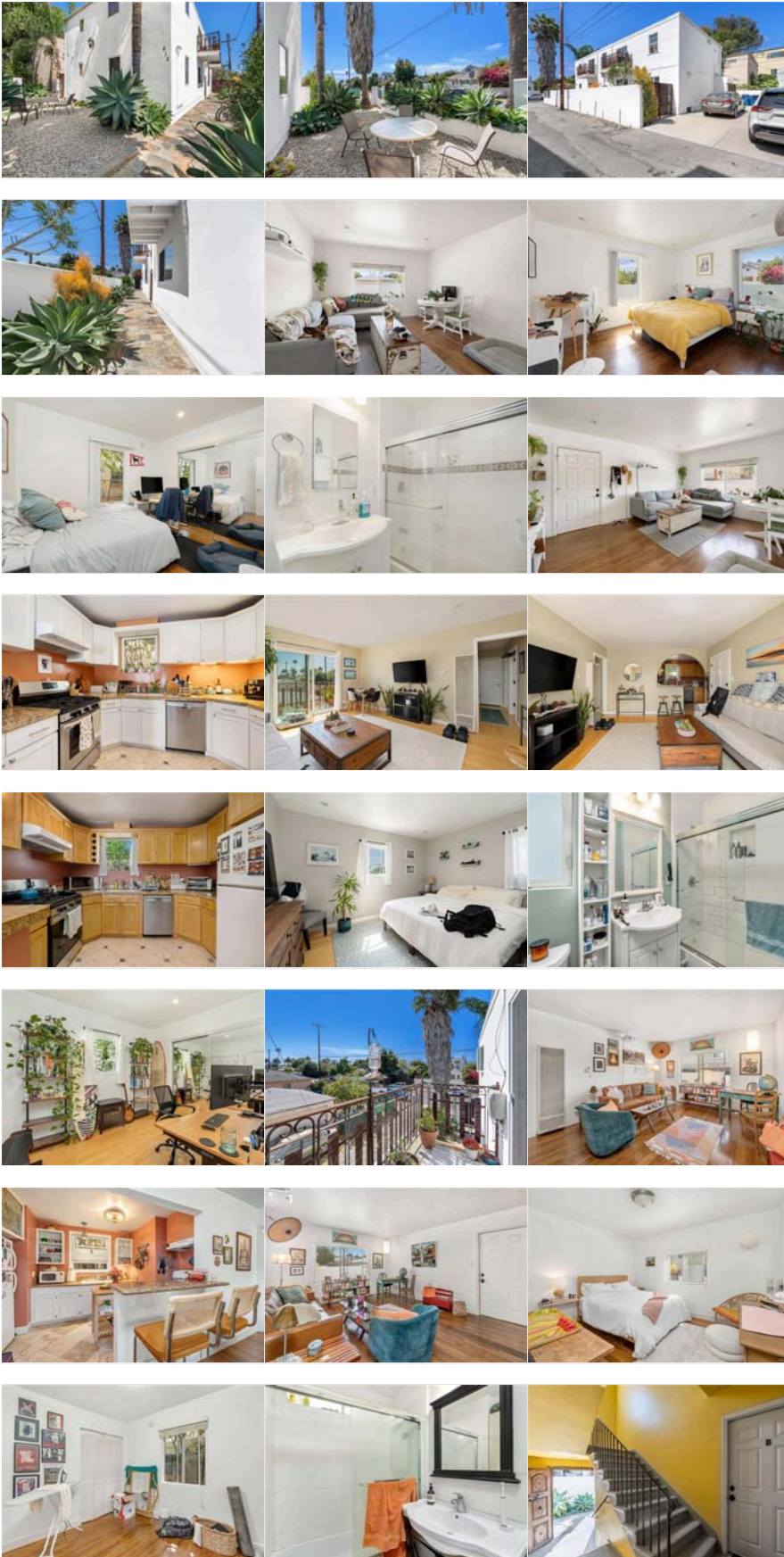
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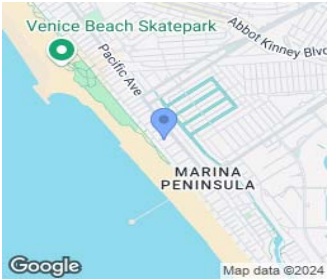
CUSTOMER FULL: Residential Income LISTING ID: SB24202217

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Closed • **Quadruplex**

21 26th Ave • Venice 90291
4 units • \$524,750/unit • 3,350 sqft • 2,639 sqft lot • \$617.91/sqft •
Built in 1912
Off of Pacific Ave and Washington Blvd

List / Sold:
\$2,099,000/\$2,070,000 ↓
42 days on the market
Listing ID: SB24208636



This stunning 4-unit quadruplex is located on one of Venice's picturesque walk streets, just steps from the beach. The property consists of four 2-bed, 1-bath units, with one of the upstairs rear units delivered vacant and beautifully renovated—featuring an updated kitchen and bathroom, perfect for an owneruser or a prime rental opportunity. Situated in the heart of Venice, this building offers convenient access to Abbot Kinney, Rose Avenue, and Main Street, with an abundance of restaurants, retail shops, and vibrant nightlife.

Facts & Features

- Sold On 12/02/2024
- Original List Price of \$2,099,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$120672 Gross Scheduled Income
- \$74973 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$39,665
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811831
- 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			\$1,392	\$1,392	\$4,050
2:	1	2	1			\$2,014	\$2,014	\$4,050
3:	1	2	1			\$2,600	\$2,600	\$4,050
4:	1	2	1			\$4,050	\$4,050	\$4,050

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
- C11 - Venice area
- Los Angeles County

Michael Lembeck

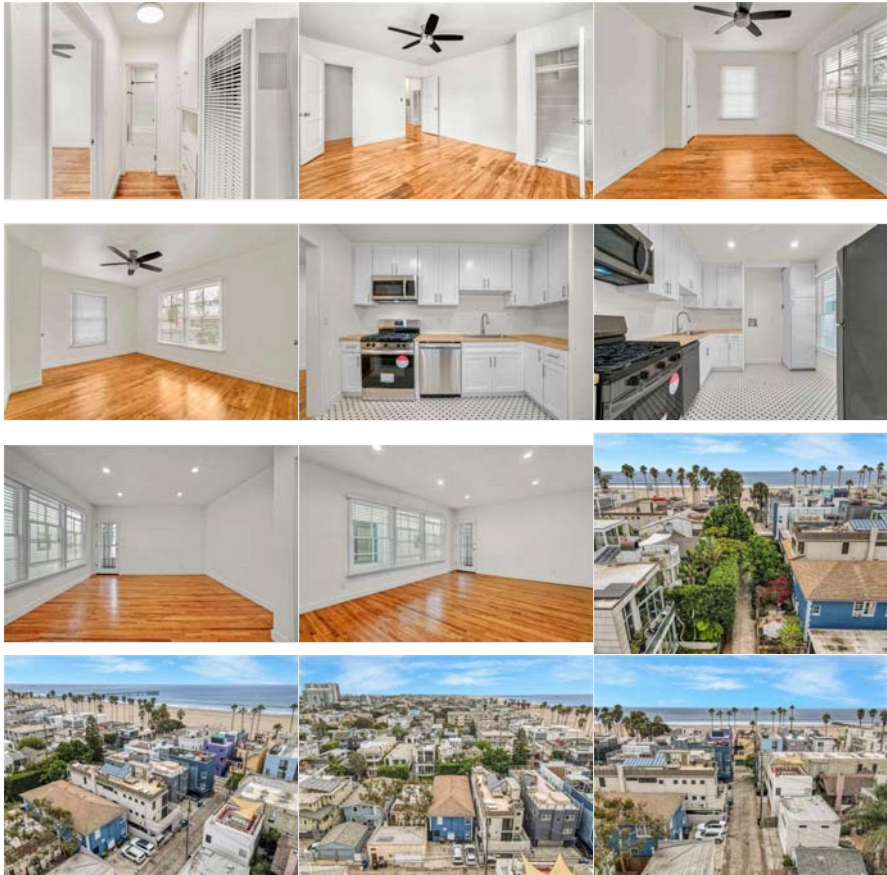
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Cell Phone: 714-742-3700

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4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SB24208636

Printed: 12/08/2024 12:57:01 PM

Closed •

825 15th St • Santa Monica 90403
4 units • \$774,500/unit • 2,981 sqft • 7,498 sqft lot • \$956.06/sqft •
Built in 1949
15th Street, just south of Montana Avenue, north of Wilshire Blvd.

List / Sold:
\$3,098,000/\$2,850,000 ↓
32 days on the market
Listing ID: 24451249



Extraordinary Santa Monica location, on the highly sought-after 15th Street, just south of popular, upscale Montana Avenue, sits a legacy compound, the first time on the market since 1985. Exceptional opportunity for Owner-users, Builders, and Investors with this 7,496 sq. ft. lot and 3 individual buildings on the property. The first building is a traditional Spanish single-story, 3-bedroom, 1.5-bath home set behind tall landscaping, creating a beautiful, secluded front yard. The second building is a free-standing separate one-bedroom, one-bath casita apartment at the end of the long driveway, ideal for additional parking. At the back of the property sits the 3rd structure, which includes two upper 1 bedroom & 1 bath apartments with hardwood floors and plenty of natural light with windows on three sides. Below are 5 private garages, a community laundry, and an oversized storage room. The property has a spacious, well-maintained yard with lush landscaping, and a separate courtyard, a quiet retreat to enjoy the garden. The main home and two apartments will be delivered vacant.

Facts & Features

- Sold On 12/06/2024
- Original List Price of \$3,098,000
- 3 Buildings
- Levels: One, Two
- 5 Total parking spaces
- SellerConsiderConcessionYN: No

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02126121
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$7,500
2:	2	1	1		Unfurnished	\$0	\$0	\$2,700
3:	3	1	1		Unfurnished	\$1,046	\$1,046	\$3,000
4:	4	1	1		Unfurnished	\$0	\$0	\$3,300

Of Units With:

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

Additional Information

- Standard sale
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4281008020

Michael Lembeck

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Newport Beach, 92660

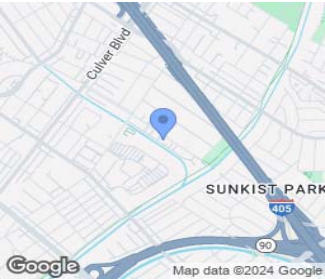
Click arrow to display photos



Closed •

4905 S Slauson Ave • Culver City 90230
4 units • \$325,000/unit • 3,136 sqft • 6,900 sqft lot • \$350.77/sqft •
Built in 1956
Head south down Culver Blvd, make a left on S Slauson Ave.

List / Sold:
\$1,300,000/\$1,100,000 ↓
116 days on the market
Listing ID: 24423015



Value-add fourplex in the extremely coveted neighborhood of Del Rey. 1 unit is being held vacant so that the new owners can remodel and choose their own tenant. The property may have a Culver City address, but it is definitely in the City of LA and is subject to LA Rent Stabilization Ordinance. All four units feature 2 bedroom + 1 bathroom units that average 784 SF each. A blooming jacaranda tree frames the front of the building, providing tenants an extra pleasant view in June and July. Parking is available in the rear via the alley and can accommodate 10 cars. There may be potential to build ADUs in the rear, Buyer should investigate if interested. There is also a laundry room for convenience, serviced by WASH. In the downstairs apartments, 1 of the 2 bedrooms has a back door to a patio area, which gives them a private patio and added bonus outdoor space. There has been a ton of new construction and investment into the immediate area, with new apartment buildings with murals, coffee shops, restaurants and more. There are multiple new construction buildings on the east side of the street that are new within a few blocks. The homes in the area are also in high demand, as the property is located near Silicon Beach, Mar Vista, Marina del Rey, Culver City, Playa Vista, and Loyola Marymount University.

Facts & Features

- Sold On 12/06/2024
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- SellerConsiderConcessionYN: Yes
- Laundry: Community, Individual Room
- \$47701 Net Operating Income

Interior

- Floor: Carpet, Tile
- Appliances: Gas Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$37,511
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,026	\$1,026	\$2,600
2:	2	2	1		Unfurnished	\$0	\$0	\$2,600
3:	3	2	1		Unfurnished	\$1,638	\$1,638	\$2,600
4:	4	2	1		Unfurnished	\$1,762	\$1,762	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C28 - Culver City area
- Los Angeles County
- Parcel # 4218017031

Michael Lembeck

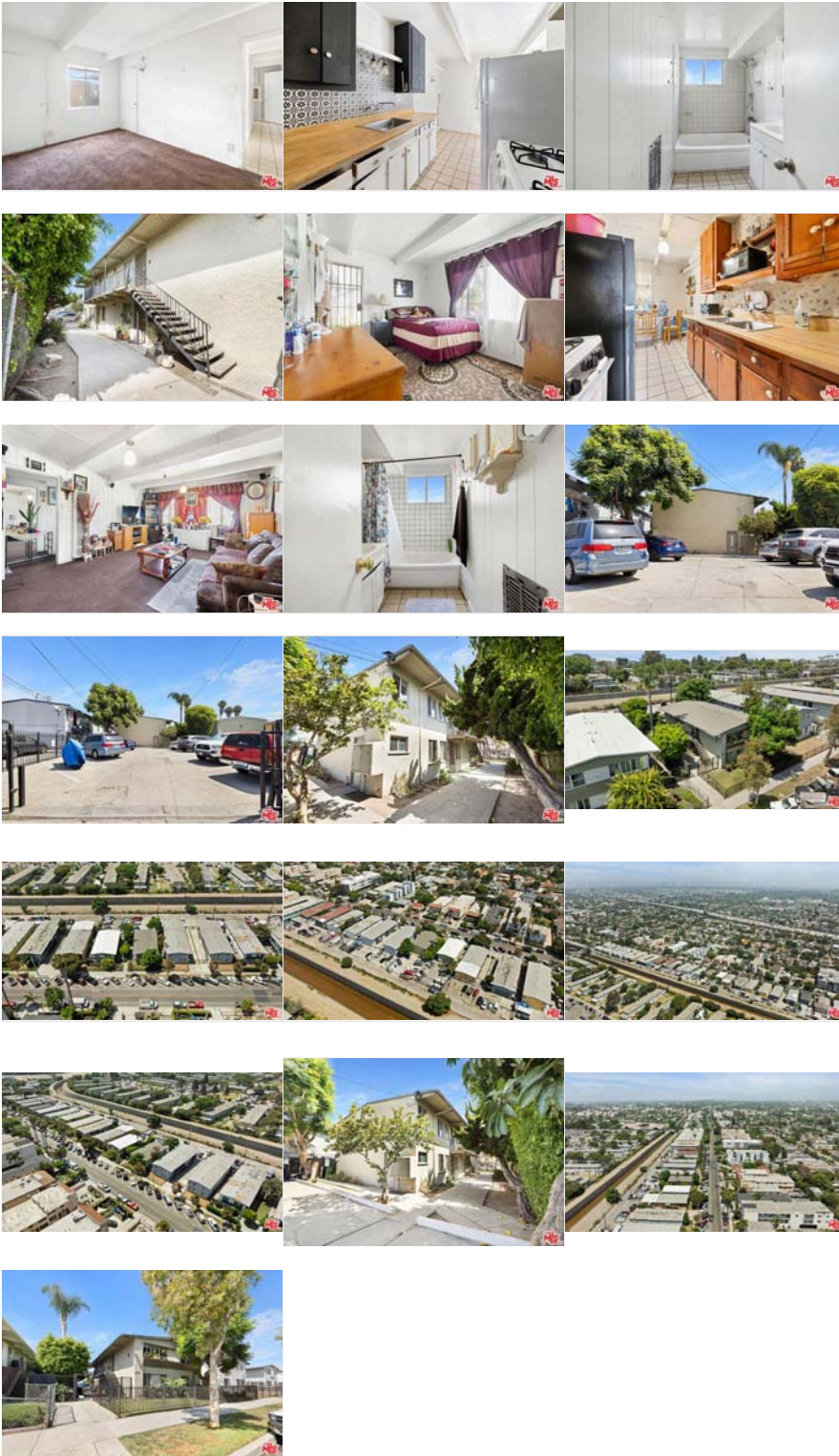
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CUSTOMER FULL: Residential Income LISTING ID: 24423015

Printed: 12/08/2024 12:57:01 PM

Closed • **Quadruplex**

List / Sold: **\$858,000/\$838,000** ↓

1030 W 88th St • Los Angeles 90044

15 days on the market

4 units • **\$214,500/unit** • **2,900 sqft** • **6,087 sqft lot** • **\$288.97/sqft** • **Built in 1911**

Listing ID: TR24227073

MANCHESTER/ VERMONT



THIS HOME NEEDS MAJOR RENNOVATION AND IS PRICED TO SELL WITH OUT ANY REPAIR CREDIT. BUYER MUST VERIFY WITH THE CITY AFOR ANY VIOLATIONS OF CODES. BUYER WILL ACCEPT RESPOSIBILITY FOR ANY AND ALL CODE VIOLATIONS,THIS PROPERTY IS DATED AND WILL REQUIRE A EASONED INVESTOR TO DO MAJOR RENNOVATION AND CONSTRUCTION.

Facts & Features

- Sold On 12/03/2024
- Original List Price of \$858,000
- 4 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- \$1,943 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- \$36000 Gross Scheduled Income
- \$24000 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: \$16,800
- Electric: \$4,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01811455
- Gardener:
- Licenses:
- Insurance: \$4,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	3	Unfurnished	\$1,000	\$1,000	\$1,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0
3:	1	1	1	1	Unfurnished	\$500	\$500	\$700
4:	1	1	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Notice Of Default sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6047009006

Michael Lembeck

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Newport Beach, 92660

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Closed •

List / Sold: **\$900,000/\$925,000** ↗

1306 W 59th Pl • Los Angeles 90044
4 units • **\$225,000/unit** • **3,072 sqft** • **6,007 sqft lot** • **\$301.11/sqft** •
Built in 1927

51 days on the market
Listing ID: 24450091

Google Maps: 1306 W 59th Pl, Los Angeles, CA 90044



We are pleased to present 1306 W 59th Pl, a 100% occupied 4-unit property located in Los Angeles. This property is centrally located near LAX, Sofi Stadium, Downtown Los Angeles, the Convention Center, USC Coliseum, and multiple museums. This opportunity is also a short drive to Crenshaw/Leimert Park, Inglewood and provides easy access to the 105 & 110 freeways as well as the new LAX/Crenshaw metro rail line, offering tenants convenience to numerous nearby amenities. The building currently operates at a 10.77 GRM and 6.42% CAP on current rents, with rental upside potential to an 8.52 GRM and an 8.80% CAP on pro-forma rents. The property consists of two standalone, side by side duplexes built in 1927 with a unit mix of 4 one-bedroom units, all of which have been renovated.

Facts & Features

- Sold On 12/06/2024
 - Original List Price of \$900,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- Cap Rate: 6.42
 - \$57824 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$23,215
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01873088
 - 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	\$1,586	\$1,586	\$2,200
2:	1	1	1		Unfurnished	\$1,532	\$1,532	\$2,200
3:	1	1	1		Unfurnished	\$1,639	\$1,639	\$2,200
4:	1	1	1		Unfurnished	\$2,204	\$2,204	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6003011011

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CUSTOMER FULL: Residential Income LISTING ID: 24450091

Printed: 12/08/2024 12:57:02 PM

Closed •

List / Sold: **\$700,000/\$730,000** ↗

9228 S Western Ave • Los Angeles 90047

48 days on the market

4 units • **\$175,000/unit** • **2,993 sqft** • **6,001 sqft lot** • **\$243.90/sqft** • **Built in 1948**

Listing ID: 24454525

S Western Ave south between 92nd St and 94th St.



Part of an 11 Building Portfolio! Can be sold individually or as a portfolio. 9228 S. Western Ave is a 4 unit opportunity in South LA. The subject property offers an investor a great unit mix consisting of (3) 2 Bed / 1 Bath and (1) 1 Bed / 1 Bath units spread out over 2,993 square feet of gross leasable area and was built in 1948. The building sits on a 6,001 square foot lot that is zoned LAC2 . Buyer to verify the feasibility of adding an ADU to the property for additional value add potential.

Facts & Features

- Sold On 12/05/2024
 - Original List Price of \$700,000
 - 1 Buildings
 - Levels: Multi/Split
 - 5 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN: No
- Cap Rate: 6.5
 - \$45490 Net Operating Income

Interior

- Appliances: Gas Oven, Gas Range, Oven, Refrigerator

Exterior

- Lot Features: Rectangular Lot
 - Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$23,366
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01499010
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1		Unfurnished	\$1,729	\$5,186	\$9,156
2:	1	1	1		Unfurnished	\$854	\$854	\$2,407

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6055026034

Michael Lembeck

State License #: 01019397
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CUSTOMER FULL: Residential Income LISTING ID: 24454525

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Closed •

List / Sold:

\$1,029,000/\$1,040,500 

33 days on the market

Listing ID: 24436743

1431 W 84th St • Los Angeles 90047
4 units • \$257,250/unit • 2,904 sqft • 6,702 sqft lot • \$358.30/sqft •
Built in 2024
W of Normandie; N of Manchester; E of Western; S of Florence



This property offers a fantastic opportunity for multi-generational living or as a smart investment! With two of the four units currently vacant, you can take advantage of the potential for market rent. Here's a quick overview: ADU: Newly constructed 3 bed/2 bath at the rear. Features include luxury vinyl plank flooring, split duct air/heating, light gray shaker cabinets, white quartz countertops, and ceiling fans. Front House: Tenant-occupied 2 bed/1 bath with drought-resistant landscaping, perfect for low maintenance. Upper Units: Two charming 1 bed/1 bath units with hardwood floors, galley kitchens, and tiled bathrooms, located at the rear of the property. All situated on a spacious ~6700 sq ft lot, this setup is ideal for families wanting to stay close while maintaining their own space, or for investors looking to lease out units. All units have separately metered utilities & new sewer line to the street. Don't miss out on this versatile property!

Facts & Features

- Sold On 12/04/2024
- Original List Price of \$1,029,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Forced Air, Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 8
- \$82849 Net Operating Income

Interior

- Floor: Wood
- Appliances: Gas Oven

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Window Bars
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$14,621
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01944317
- 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	\$1,879	\$1,879	\$2,250
2:	2	1	1		Unfurnished	\$930	\$930	\$3,500
3:	1	3	2		Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6034020020

Michael Lembeck

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Newport Beach, 92660

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Closed • Apartment

List / Sold: \$550,000/\$275,000 ↓

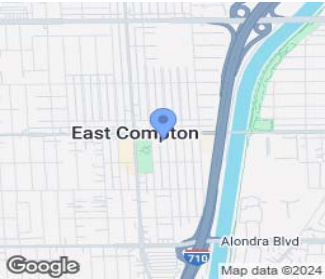
15115 S Frailey Ave • Compton 90221

0 days on the market

4 units • \$137,500/unit • 2,436 sqft • 4,157 sqft lot • \$112.89/sqft • Built in 1957

Listing ID: WS24212012

Major cross streets are S Atlantic Ave and E Compton Blvd.



Profitable 4 unit complex in the City of Compton. Unit A - 3 bed / 1 bath. Unit A 1/2 - 2 bed / 1 bath. Unit A 3/4 - Studio / 1 bath. Unit B - 2 bed / 1 bath. All units are fully occupied with long term tenants on a month to month lease. Conveniently located near the 710, 105, and 91 freeway. Walking distance to East Rancho Dominguez Park and nearby restaurants.

Facts & Features

- Sold On 12/04/2024
- Original List Price of \$550,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,163 (Estimated)
- SellerConsiderConcessionYN:
- \$54960 Gross Scheduled Income
- \$39117 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,843
- Electric: \$1,440.00
- Gas: \$1,440
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- Gardener:
- Licenses:
- Insurance: \$1,157
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,535	\$1,535	\$2,500
2:	1	2	1	0	Unfurnished	\$1,135	\$1,135	\$2,200
3:	1	0	1	0	Unfurnished	\$725	\$725	\$1,000
4:	1	2	1	0	Unfurnished	\$1,185	\$1,185	\$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
- Rent Controlled
- RO - Compton S of Rosecrans, E of Alameda area
- Los Angeles County
- Parcel # 6180018017

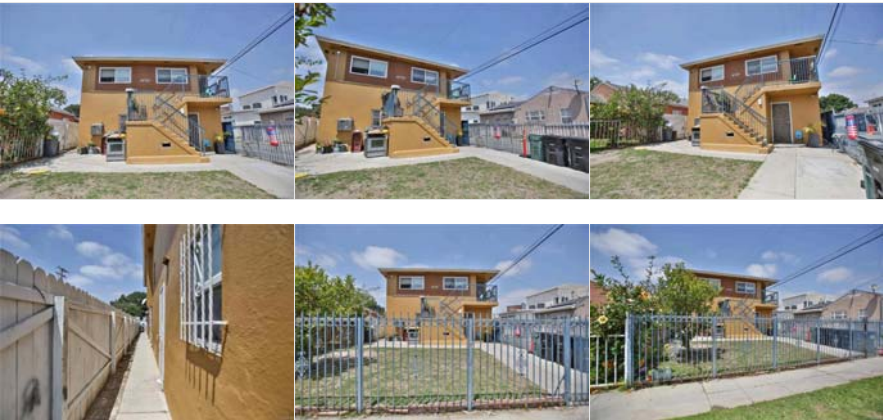
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CUSTOMER FULL: Residential Income LISTING ID: WS24212012

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Closed • Apartment

List / Sold:
\$2,398,000/\$2,348,000 ↓
2 days on the market
Listing ID: AR24234676

454 W Meda Ave • Glendora 91741
5 units • \$479,600/unit • 6,045 sqft • 15,329 sqft lot • \$388.42/sqft •
Built in 2001
E/Grand



Incredible investment opportunity. Custom built by Mur-sol construction in 2001, this 5 unit building is located in highly sought after North Glendora. Facing North with mountain views. All five units include 2 bedrooms & 2 baths plus and additional loft. Each unit has a primary bedroom with adjoining bath. Spiral staircase leading to huge loft area for office, playroom, etc. Bedrooms with mirrored wardrobe doors. Custom kitchen with tile floors and counters and adjoining eating area. All units have inside laundry. Single car garages for each unit plus 6 additional parking spots. Upside rent potential.

Facts & Features

- Sold On 12/06/2024
- Original List Price of \$2,398,000
- 1 Buildings
- Levels: One
- 12 Total parking spaces
- \$2,349 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- Cap Rate: 5.29
- \$152400 Gross Scheduled Income
- \$126869 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft, Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,531
- Electric: \$432.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$5,779
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$1,560
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,400
- Other Expense: \$10,800
- Other Expense Description: taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,700	\$2,700	\$2,950
2:	1	2	2	1	Unfurnished	\$2,700	\$2,700	\$2,950
3:	1	2	2	1	Unfurnished	\$2,500	\$2,500	\$2,950
4:	1	2	2	1	Unfurnished	\$2,500	\$2,500	\$2,950
5:	1	2	2	1	Unfurnished	\$2,300	\$2,300	\$2,950

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 629 - Glendora area
- Los Angeles County
- Parcel # 8638002002

Michael Lembeck

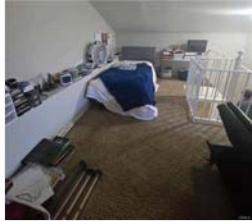
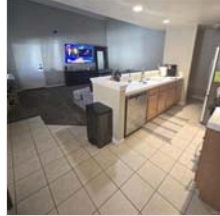
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed •

List / Sold: **\$1,000,000/\$930,000** ↓

1105 W 95th St • Los Angeles 90044

182 days on the market

5 units • **\$200,000/unit** • **3,601 sqft** • **9,232 sqft lot** • **\$258.26/sqft** • **Built in 1923**

Listing ID: 24398193

West of Vermont, East of Western.



Welcome to this charming and well-maintained 5-unit income property opportunity. 4 garage spaces are fully vacant and have potential for added income by renting or converting to additional units! Location is everything and this centrally located property is just 3 miles from So-Fi stadium, near entertainment, restaurants, 110 and 405 freeways, and our beautiful so-cal beaches! Fully rented, there is upside potential on future turnover. As you enter the gated property you will be greeted by a front yard and charming arches. The main house was built in 1923 and features 3 bedrooms and 3 bathrooms with a style that exudes charm and curb appeal. The cool shaded carport carries you back towards a patio area with built-in BBQ and planter boxes. On your left, you'll see two one-bedroom, one-bath, stand-alone bungalows. Past the yard with more grass and tropical foliage, you'll see the two upstairs units above the 4 vacant garages that are accessible at the rear of the expansive property. The long-term owner previously lived in the front unit and took great care to maintain the grounds.

Facts & Features

- Sold On 12/06/2024
- Original List Price of \$1,295,000
- 4 Buildings
- Levels: One
- 6 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$49832 Net Operating Income

Interior

Exterior

- Security Features: Gated Community, Window Bars
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$10,863
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,249
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$1,500	\$1,500	\$3,800
2:	4	1	1		Unfurnished	\$890	\$3,558	\$7,800

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6056009040

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24398193

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Closed •

List / Sold:

\$1,495,000/\$1,400,000 ↓

43 days on the market

Listing ID: 24447451

10611 Landale St • North Hollywood 91602
5 units • \$299,000/unit • 4,114 sqft • 9,922 sqft lot • \$340.30/sqft •
Built in 1951
Landale & Cahuenga



We are proud to present 10611 Landale St, a primely located 5 unit multifamily property in the Toluca Lake neighborhood of Los Angeles. This rent controlled property was last sold in 1999, allowing buyers the chance to purchase a generational asset that hasn't been sold in 25 years! Built in 1951, this 4,114 square foot property sits on a 9,922 square foot lot (0.23 acres), and it boasts a strong unit mix of (3) 1 bed / 1 bath units, (1) studio, and (1) very large 2 bed / 1 bath unit that comes with a living room, dining room, and a den - the den is currently being used as a 3rd bedroom. The units are split between two different structures. The structure at the front of the lot houses the three 1-bedroom units, and the structure at the back has the smaller studio unit and the very large upstairs 2-bedroom unit. Also at the back are 5 private 1-car garages. The property has been very well taken over the decades of ownership. The roof, electrical, and plumbing systems are in good working order and the seller already completed the seismic retrofitting for the property in 2020. 10611 Landale offers a strong value add play for investors. There's over 20% upside potential on the current units, and this property could be perfect to add units by converting some or all of the garages to ADUs. Situated in the highly walkable Greater Toluca Lake neighborhood with an impressive 83 Walk Score, the property is just steps away from popular parks like South Weddington Park and Woodbridge Park. Tenants will appreciate the convenience of nearby amenities and access to Riverside Drive and Cahuenga Boulevard. This prime location, combined with rental upside and ADU potential, makes 10611 Landale St a rare investment opportunity in one of Los Angeles' most desirable neighborhoods.

Facts & Features

- Sold On 12/04/2024
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 5
- \$74791 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$37,605
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,495	\$1,495	\$1,750
2:	3	1	1		Unfurnished	\$1,620	\$4,861	\$6,450
3:	1	2	1		Unfurnished	\$3,300	\$3,300	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- TUL - Toluca Lake area
- Los Angeles County
- Parcel # 2423003011

Michael Lembeck

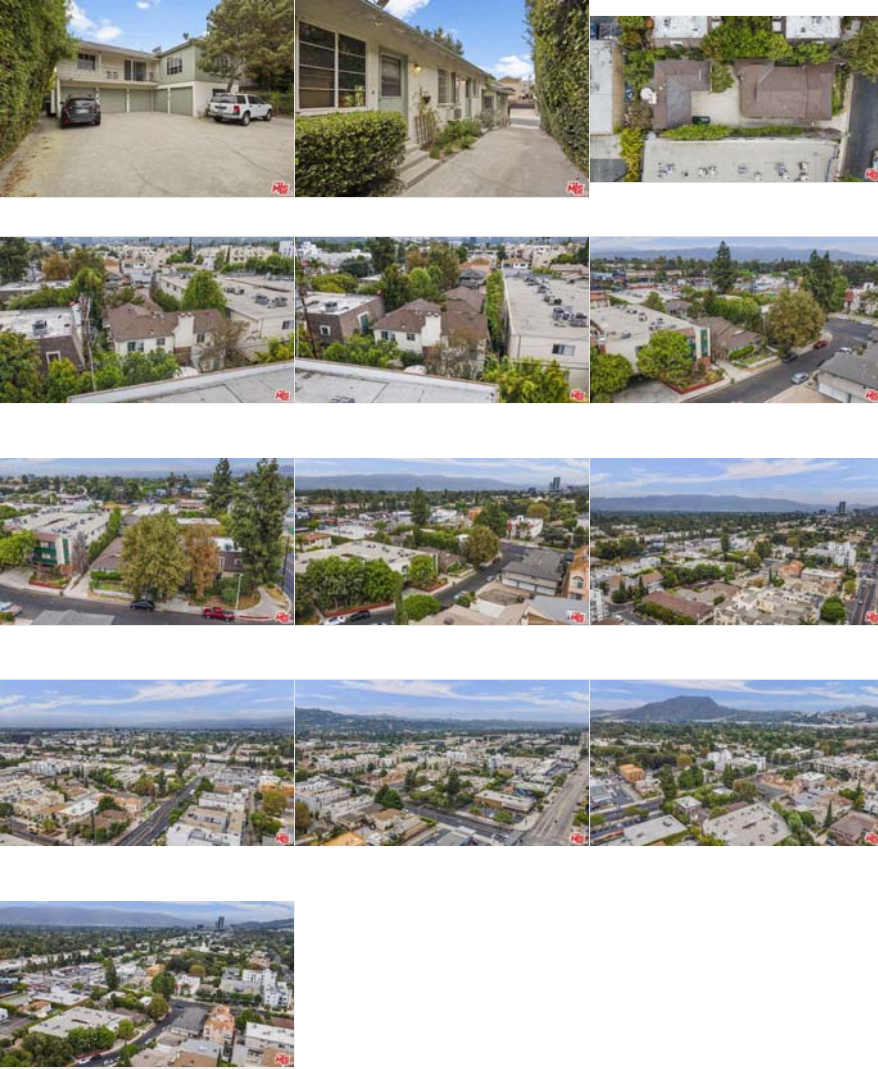
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24447451

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Closed •

List / Sold:

\$1,695,000/\$1,500,000 ↓

39 days on the market

Listing ID: 24435249

529 Manchester Ter • Inglewood 90301
6 units • \$282,500/unit • 6,834 sqft • 9,185 sqft lot • \$219.49/sqft •
Built in 1961
Manchester Ter & W Manchester Blvd



Discover your next investment opportunity with this exceptional 6-unit property in the heart of Inglewood. This property includes one 3 bedroom/2bathroom, three 2 bedroom/1.5 bathroom, and two 1 bedroom/1 bathroom units. Each unit boasts a generous 1,100 sq ft of living space on average, providing ample room for comfortable and modern living. Additionally, this property provides ample parking with 6 spaces, one for each tenant. Perfectly located just minutes away from major attractions such as SoFi Stadium, The Forum, and the Intuit Dome, this property offers unparalleled convenience and access to some of the area's most exciting venues. Whether you're seeking a lucrative rental investment or a prime location for future growth, this opportunity offers the best of both worlds. With its expansive units, proximity to top entertainment destinations, and ADU potential (buyer to verify) this Inglewood property is a rare find that promises both value and versatility.

Facts & Features

- Sold On 12/04/2024
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$78538 Net Operating Income

Interior

- Appliances: Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$53,646
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,636	\$2,636	\$3,095
2:	3	2	1		Unfurnished	\$1,742	\$1,742	\$2,395
3:	2	1	1		Unfurnished	\$1,714	\$1,714	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 402100409

Michael Lembeck

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

Citivest Realty Services, Inc

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

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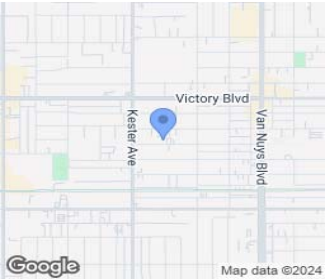


Closed • Apartment

List / Sold: \$995,000/\$910,000 ↓

14767 Erwin St • Van Nuys 91411
6 units • \$165,833/unit • 3,741 sqft • 6,257 sqft lot • \$243.25/sqft •
Built in 1977
Just South of Victory Blvd. and East of Van Nuys Blvd.

22 days on the market
Listing ID: SR24207624



We are proud to represent this 6 unit apartment building in Van Nuys. The property was built in 1977. Its unit mix consists entirely of (6) 1+1 units. With a lot size of 6,255 square feet, the property has a total of 3,741 rentable square feet. 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.

Facts & Features

- Sold On 12/05/2024
- Original List Price of \$995,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$980 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 3.41
- \$78300 Gross Scheduled Income
- \$33893 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$43,258
- Electric: \$10,582.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$11,018
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$3,982
- 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:	6	1	1	0	Unfurnished	\$1,088	\$6,525	\$10,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2241009025

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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Closed • Commercial/Residential

List / Sold:
\$2,000,000/\$1,750,000 ↓
81 days on the market
Listing ID: AR24168765

6247 Milton Ave • Whittier 90601
7 units • \$285,714/unit • 6,165 sqft • 7,003 sqft lot • \$283.86/sqft •
Built in 1971
Hadley St & Milton Ave



Just Listed: This is a 7-unit apartment complex and has 5 parking spaces, making it a valuable addition to any real estate portfolio.

Facts & Features

- Sold On 12/02/2024
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$3,152 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- 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:	7	7	0	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 670 - Whittier area
- Los Angeles County
- Parcel # 8135003010

Michael Lembeck

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

Citivest Realty Services, Inc

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

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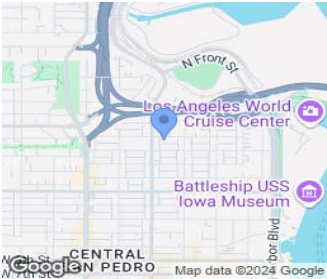
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Closed • Apartment

List / Sold:
\$2,300,000/\$2,150,000 ↓
14 days on the market
Listing ID: SB24177028

469 W Oliver St • San Pedro 90731
8 units • \$287,500/unit • 7,572 sqft • 9,377 sqft lot • \$283.94/sqft •
Built in 1980
Oliver and Pacific



We are proud to present our latest investment opportunity, 469 West Oliver Street in San Pedro. This eight unit property features a unit mix of (5) 3 Bed / 2 Bath units and (3) 2 Bed / 1 Bath units (Buyer to verify). Built in 1980, this investment is not subject to City of LA RSO, only State rent control laws! Current income is solid while still providing a new owner projected rental upside of about 40% +/-! There is also a partially completed, permitted ADU that a new owner can finish to reap the increased rental income. Tenants enjoy onsite laundry facilities (leased) as well as nine total parking spots (covered & secured, and private garages). Properties of an 80's vintage are not often available for sale in San Pedro. With the ongoing redevelopment activity and renewed interest in the area, an astute investor will not want to pass up the opportunity to add this property to their portfolio.

Facts & Features

- Sold On 12/06/2024
- Original List Price of \$2,300,000
- 1 Buildings
- 9 Total parking spaces
- \$1,336 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 6.02
- \$210718 Gross Scheduled Income
- \$138422 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$74,674
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$74,674
- Other Expense Description: Contact

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	3	2	6	Unfurnished	\$135,710	\$135,710	\$186,000
2:	3	2	1	0	Unfurnished	\$75,008	\$75,008	\$90,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 189 - Barton Hill area
- Los Angeles County
- Parcel # 7449010030

Michael Lembeck

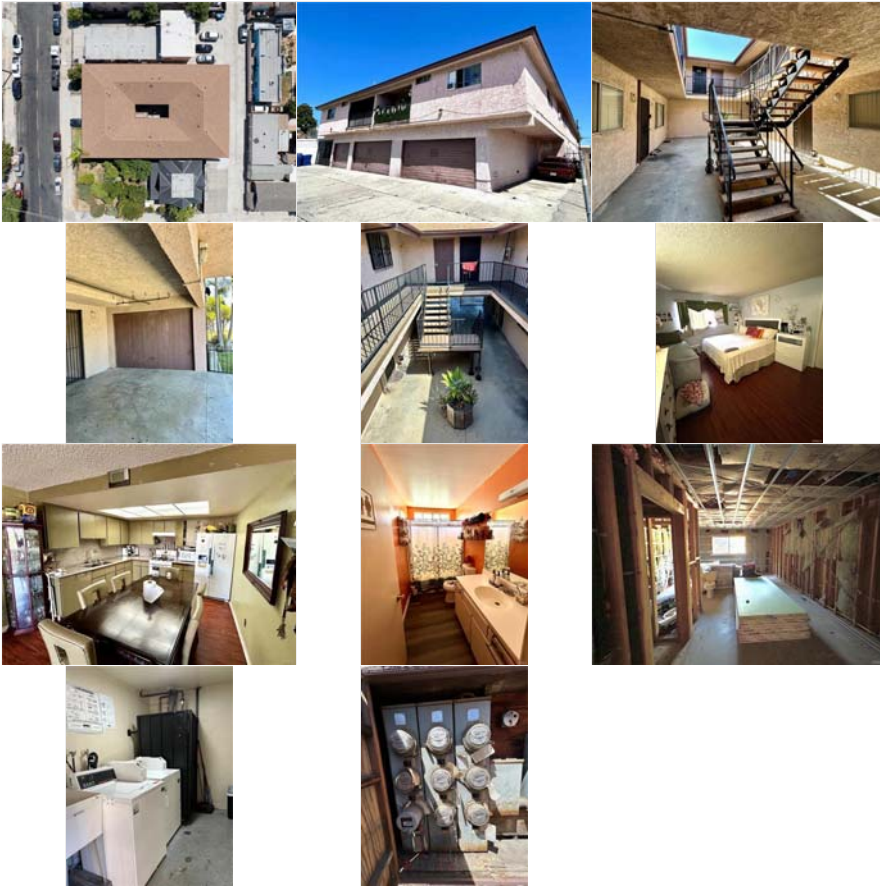
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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Closed •

List / Sold:

\$1,575,000/\$1,510,000 ↓

23 days on the market

Listing ID: 24458199

2641 S La Salle Ave • Los Angeles 90018
8 units • \$196,875/unit • **5,662 sqft** • **7,502 sqft lot** • \$266.69/sqft •
Built in 1962
Located on S La Salle between W Adams Blvd and W 27th.



2641 S La Salle Avenue, located in the sought-after West Adams neighborhood. This well-maintained property consists of eight spacious units: six (1 bed + 1 bath) and two (2 bed + 1 bath). Residents benefit from convenient amenities, including covered parking and on-site laundry facilities. This property represents a compelling value-add investment with a potential rental upside of + 45% without the addition of an Accessory Dwelling Unit (ADU) and + 58% with the inclusion of a studio ADU. Additionally, two of the units will be delivered vacant. The 5,662 sq. ft. building is situated on a +/- 7,500 sq. ft. lot, making it a prime investment in a dynamic and growing area. Residents of 2641 S La Salle Avenue benefit from the property's central location, offering easy access to major employment hubs and convenient connectivity to the broader Los Angeles area. The building is strategically situated near the 10 and 110 Freeways, providing seamless commutes to Downtown Los Angeles, CulverCity, and other key areas. This prime location ensures that residents are never far from work, entertainment, shopping, and dining, making it an attractive choice for those seeking both convenience and a vibrant urban lifestyle.

Facts & Features

- Sold On 12/02/2024
- Original List Price of \$1,575,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Forced Air
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 6.18
- \$97268 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$53,279
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02200140
- 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:	6	1	1		Unfurnished	\$2,150	\$9,096	\$12,900
2:	2	2	1		Unfurnished	\$2,450	\$3,220	\$4,900

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 # 5053019020

Michael Lembeck

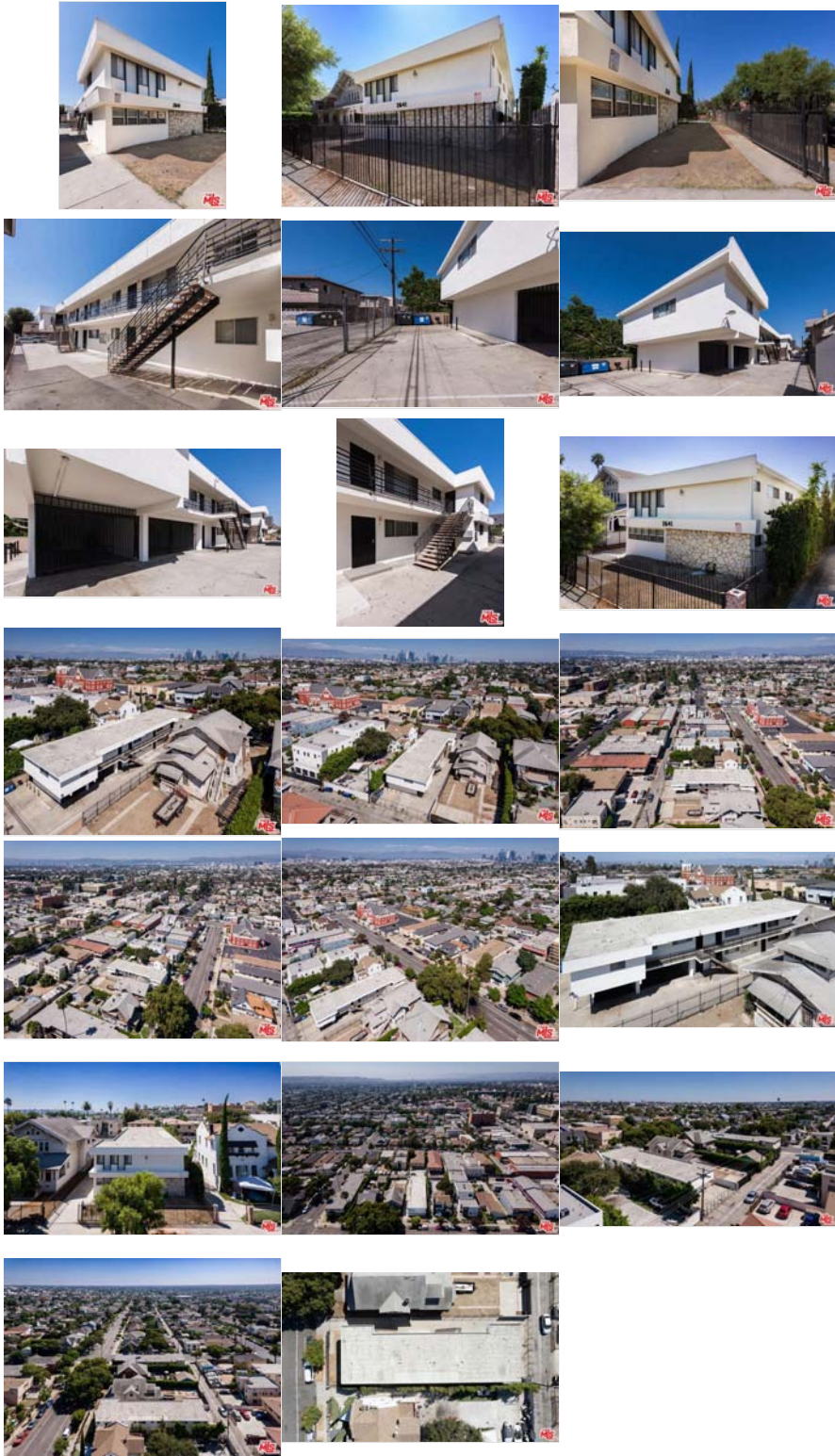
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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24458199

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Closed •

List / Sold:

\$1,875,000/\$1,770,000 ↓

31 days on the market

Listing ID: 24450445

1311 W 89th St • Los Angeles 90044
8 units • \$234,375/unit • 4,450 sqft • 6,163 sqft lot • \$397.75/sqft •
Built in 1963
Google Maps: 1311 W 89th St, Los Angeles, CA 90044



We are pleased to present 1311 W 89th St, an 8-unit property located in the heart of Los Angeles. Operating at a 7.79% CAP and an 8.81 GRM on current rents, with potential upside to a 9.18% CAP and a 7.77 GRM on pro-forma rents, this building provides a buyer with the ability to achieve a high-cash flow. The property consists of two-story building constructed in 1963 with a strong unit mix of 5 two-bedroom units and 3 one-bedroom units, with one 2-bedroom unit delivered VACANT. The property also features three 1-car garages in the front with three tandem spaces, plus carport spaces, and 5 tandem spaces in the rear accessible by alley, offering a plentiful parking on-site! This asset is located in close proximity to the 110 freeway as well as nearby retailers such as Ralphs, Chase Bank, Smart & Final, Superior Grocers as well as a number of other tenant amenities and conveniences.

Facts & Features

- Sold On 12/03/2024
- Original List Price of \$1,875,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- SellerConsiderConcessionYN:
- \$145996 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$60,501
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01946490
- 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	\$1,591	\$1,591	\$2,200
2:	1	2	1		Unfurnished	\$2,808	\$2,808	\$2,700
3:	1	2	1		Unfurnished	\$2,645	\$2,645	\$2,700
4:	1	1	1		Unfurnished	\$1,236	\$1,236	\$2,200
5:	1	2	1		Unfurnished	\$2,700	\$2,700	\$2,700
6:	1	1	1		Unfurnished	\$1,804	\$1,804	\$2,200
7:	1	2	1		Unfurnished	\$2,400	\$2,400	\$2,700
8:	1	2	1		Unfurnished	\$2,556	\$2,556	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6047007027

Michael Lembeck

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

Citivest Realty Services, Inc

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

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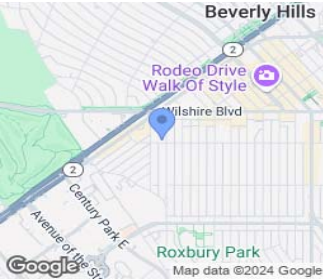
CUSTOMER FULL: Residential Income LISTING ID: 24450445

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Closed •

153 S Spalding Dr • Beverly Hills 90212
10 units • \$539,900/unit • 12,802 sqft • 9,006 sqft lot • \$410.09/sqft •
Built in 1940
South of Wilshire Blvd

List / Sold:
\$5,399,000/\$5,250,000 ↓
142 days on the market
Listing ID: 24397657



153 S Spalding Dr welcomes you to a distinguished ten-unit French Chateau style building in prestigious Beverly Hills. Each unit is generously sized and designed with a blend of classic charm and convenience. This property presents a standout investment opportunity in Beverly Hills, featuring a desirable unit mix and a prime location. Available for individual purchase or as part of a trio with two other multi-family buildings (153 S Linden Dr and 148 S Camden Dr), it offers investors significant income growth potential. Located near transformative developments such as the planned conversion of the Saks Fifth Avenue complex and The Peninsula Hotel, as well as the renowned boutiques of Rodeo Drive, 153 S Spalding Dr is strategically positioned for long-term value appreciation. Discover the allure of owning property in one of Beverly Hills' most sought-after neighborhoods, where luxury living meets exceptional investment opportunity.

Facts & Features

- Sold On 12/02/2024
- Original List Price of \$5,775,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Gravity, Wall Furnace
- SellerConsiderConcessionYN:
- \$212282.84 Net Operating Income

Interior

- Appliances: Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$54,595
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01911544
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1		Unfurnished	\$1,903	\$5,710	\$19,560
2:	4	2	2		Unfurnished	\$2,234	\$8,935	\$29,240
3:	1	3	3		Unfurnished	\$3,900	\$3,900	\$8,350
4:	2	1	1		Unfurnished	\$2,175	\$4,350	\$10,550

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 # 4328008009

Michael Lembeck

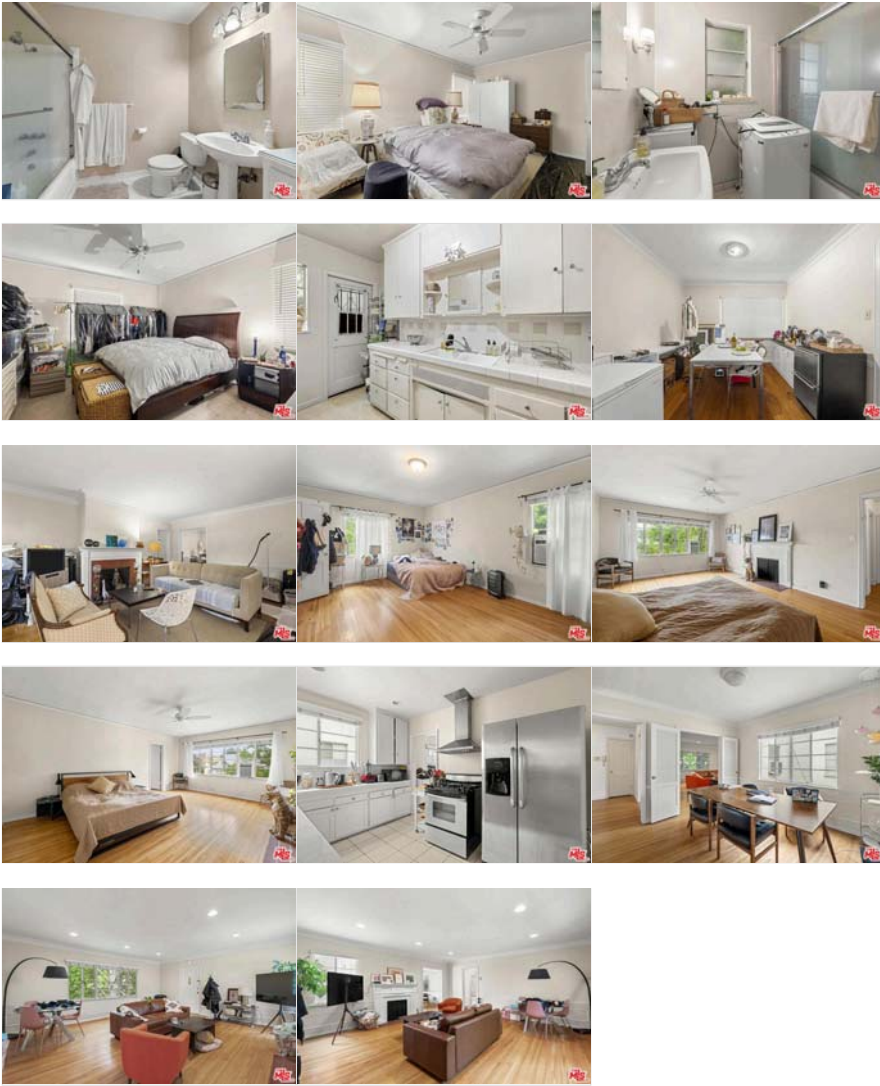
State License #: 01019397
Cell Phone: 714-742-3700

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4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24397657

Printed: 12/08/2024 12:57:02 PM

Closed •

List / Sold:

\$4,800,000/\$4,650,000 ↓

104 days on the market

Listing ID: 24430215

10883 Rose Ave • Los Angeles 90034
10 units • **\$480,000/unit** • **11,016 sqft** • **8,015 sqft lot** • **\$422.11/sqft** •
Built in 2000

Located 1 block north of Overland Ave. and Palms Blvd, the subject property is minutes from downtown Culver City, Sawtelle, UCLA, the 405 Fwy, and the 10 Fwy.



****\$349,000 Price Reduction - 13.25 GRM on current rents **** 10883 Rose Ave is not subject to City of LA rent control, and is entirely comprised of bright and spacious 2-bdrm. and 2-bath units in the heart of Palms. The property is 2 blocks north of Overland Ave. and Palms Blvd, and is minutes from downtown Culver City, Sawtelle, UCLA, the 10 Fwy, and the 405 Freeway. Please note, Palms is home to a strong demographic of renters, with half of Palms residents are between the ages of 18-34, graduated from a 4-year institution, and have a household income of approx. \$98,477 (demographic stats provided by Niche.com). Built in 2000, the property features (10) 2-bdrm. and 2-bath units that are not subject to LA city rent control. Each bright and spacious unit averages approx. 1,100 SF and has a gas fireplace and central A/C. Several interiors include wood laminate flooring, stainless steel appliances, quartz/granite countertops and recessed lights. 10883 Rose is offered at 13.25 GRM on current rents with approx. 16% rental upside, and will stabilize at 6.16% CAP and 11.41 GRM with projected market rents. Property amenities include a gated parking garage with 20 spaces, a community laundry room, and controlled access.

Facts & Features

- Sold On 12/02/2024
 - Original List Price of \$5,149,000
 - 1 Buildings
 - Levels: Three Or More
 - 20 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - SellerConsiderConcessionYN:
- Laundry: Community
 - Cap Rate: 4.97
 - \$238616 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

- Security Features: Card/Code Access, Gated Community

Annual Expenses

- Total Operating Expense: \$114,470
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01896723
 - 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	2	2		Unfurnished	\$2,937	\$30,078	\$34,950

Of Units With:

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

Additional Information

- Standard sale
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4254017004

Michael Lembeck

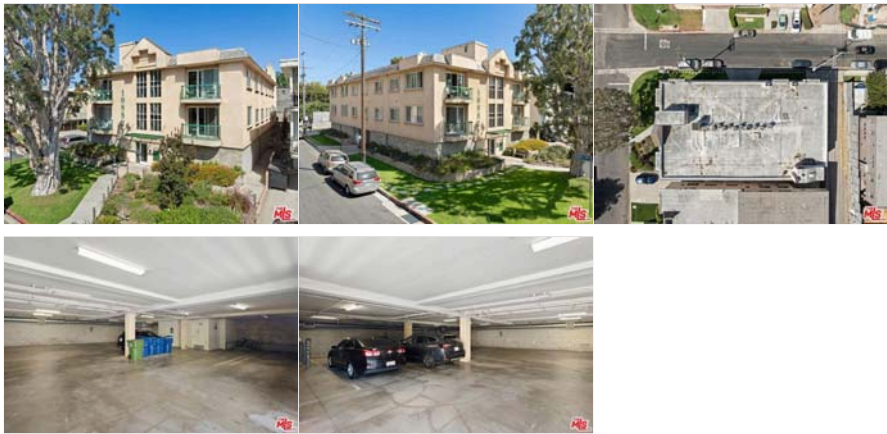
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CUSTOMER FULL: Residential Income LISTING ID: 24430215

Printed: 12/08/2024 12:57:02 PM

Closed •

List / Sold:

\$7,250,000/\$7,000,000 ↓

43 days on the market

Listing ID: 24433289

803 W 30th St • Los Angeles 90007
20 units • \$362,500/unit • 13,432 sqft • 10,914 sqft lot • \$521.14/sqft •
Built in 1965
South of Adams, North of Jefferson & West of Figueroa



This exceptional two-story, 20-unit investment property is located between University Avenue and Royal Street, just steps from the USC campus. Situated within the DPS zone in North University Park, it offers unmatched convenience in a high-demand rental area. Each spacious 1-bedroom, 1-bathroom unit ranges from 600 to 700 square feet, and rents average around \$2,248/mth. Many units boast hardwood and tile flooring, quartz countertops, and modern appliances, including a dishwasher, refrigerator, stove with oven, microwave, double sink with garbage disposal, ceiling fan, vertical blinds, large windows, air conditioning, and a separate bathtub/toilet area for added privacy. Walk-in closets, mirrored closet doors, and in-unit storage enhance the living experience. The property features on-site laundry facilities, outdoor patio areas, bicycle racks, secure garage storage, a manager's office with a 1/2 bathroom, and beautifully landscaped surroundings with trees, plants, ferns, shrubs, and flowers. A soft-story retrofit was completed in 2017, SB721 Inspection/ passed, a cool roof in 2019, copper plumbing in 2005, new concrete stairs in 2019, and RUBS utility billing is being implemented on 70% of the units. There is potential to add additional ADU's and an additional unit. The property offers secured parking with alley access and is a scenic five-minute walk to USC's Trousdale North Entrance via the Hoover Pedestrian Mall. It's also within walking distance of Trader Joe's, restaurants, shops and entertainment on Figueroa, University Village, and soon-to-be Rawlinson Stadium. This property is an excellent investment opportunity and a perfect long-term portfolio property.

Facts & Features

- Sold On 12/05/2024
- Original List Price of \$7,250,000
- 1 Buildings
- Levels: Multi/Split
- 25 Total parking spaces
- 5 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Radiant
- SellerConsiderConcessionYN:
- Laundry: Community, Individual Room
- Cap Rate: 4.99
- \$361975 Net Operating Income
- 20 electric meters available

Interior

- Appliances: Dishwasher, Electric Oven, Electric Cooktop, Disposal, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$191,618
- Electric: \$4,343.00
- Gas:
- Furniture Replacement:
- Trash: \$4,881
- Cable TV: 00656371
- Gardener:
- Licenses:
- Insurance: \$26,324
- Maintenance: \$20,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,590
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	20	1	1		Unfurnished	\$2,248	\$44,979	\$46,000

Of Units With:

- Separate Electric: 20
- 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 # 5123013007

Michael Lembeck

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