

### Cross Property Customer 1 Line

Listing ID	S	St#	St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg	Spcs	Date	DOM/CDOM
1	PW23191373	S	3550 W 115th ST	ING	102	PRO	2	\$775		\$780,000↑	\$349.15	2234	1928/ASR	7,626/0.1751	N		2	12/21/23	10/10
2	PW23203782	S	628 McDonald AVE	WILM	195	PRO	2	\$5,300		\$695,000↓	\$487.04	1427	1952/ASR	8,425/0.1934	N		0	12/21/23	8/8
3	23322607	S	13802 Sunrise DR	WH	670	STD	2			\$910,000↑	\$535.29	1700	1951/ASR	8,453/0.19			2	12/20/23	15/15
4	CV23119100	S	2100 Charlotte ST	LA	677	PRO	2	\$1,680		\$475,000↓	\$225.55	2106	1922/ASR	4,290/0.0985	N		1	12/21/23	133/133
5	PW23197217	S	281 E 48th ST	LA	699	STD	2	\$49,644		\$680,000↑	\$399.53	1702	1922/ASR	5,179/0.1189	N		1	12/20/23	22/22
6	DW23189584	S	3223 E 2nd ST	LA	BOYH	STD	2	\$0		\$780,000↑	\$459.09	1699	1912/ASR	4,801/0.1102	N		1	12/19/23	29/29
7	23318583	S	731 -733 Kenmore AVE	LA	C20	STD	2			\$1,200,000↑	\$683.37	1756	1914	5,591/0.12	N		1	12/18/23	9/9
8	MB23182112	S	916 E 40th PL	LA	C23	STD	2	\$0		\$760,000↑	\$380.38	1998	1961/ASR	6,317/0.145	N		0	12/20/23	21/21
9	DW23204865	S	756 -758 E43rd ST	LA	C34	STD	2	\$0		\$859,900	\$454.49	1892	1912/ASR	5,120/0.1175	N		0	12/20/23	5/5
10	PW23159260	S	8501 Zamora AVE	LA	C37	PRO	2	\$28,800		\$675,000↓	\$447.91	1507	1948/ASR	6,670/0.1531	N		2	12/22/23	82/82
11	IG23188097	S	771 E 42nd PL	LA	C37	STD	2	\$18,000		\$680,000↓	\$507.46	1340	1954/ASR	5,188/0.1191	N		0	12/19/23	13/13
12	DW23179474	S	1517 E 53rd ST	LA	C42	STD	2	\$60,000		\$700,000↓	\$413.71	1692	1920/OTH	5,428/0.1246	N		0	12/22/23	5/5
13	SW23199988	S	2808 Macon ST	LA	CYPK	PRO	2	\$0		\$650,000↓	\$527.60	1232	1927/EST	4,807/0.1104	N		1	12/20/23	32/32
14	23329739	S	16240 Dickens ST	ENC	ENC	STD	2			\$2,250,000↓	\$827.51	2719	1955	7,221/0.16	N		2	12/21/23	14/20
15	OC23148211	S	8018 1st ST	PAR	RL	STD	2	\$3,500		\$818,000↑	\$429.62	1904	1969/ASR	6,844/0.1571	N		3	12/19/23	38/38
16	EV23184028	S	18 6th ST	HMB	148	STD	3	\$0		\$3,752,000↓	\$1,042.80	3598	1928/ASR	2,502/0.0574	N		2	12/20/23	9/9
17	PW23200703	S	21130 Norwalk BLVD	HG	54	STD,TRUS	3	\$34,800		\$615,000↓	\$355.90	1728	1958/ASR	3,152/0.0724	N		0	12/21/23	23/23
18	DW23196027	S	5930 Denver AVE	LA	C34	STD	3	\$3,529		\$650,000↑	\$353.26	1840	1920/ASR	5,215/0.1197	N		0	12/17/23	21/21
19	PW23206859	S	1753 W 103rd ST	LA	C36	STD	3	\$77,868		\$880,000↑	\$303.45	2900	1958/ASR	6,511/0.1495	N		4	12/22/23	8/51
20	23320203	S	24417 Alliene AVE	LOM	121	STD	4			\$1,667,000↓	\$320.08	5208/E	1963/EST	7,476/0.17			6	12/19/23	22/22
21	PW23095102	S	1332 Anaheim ST	HC	124	STD	4	\$59,472		\$1,068,000↓	\$288.34	3704	1955/ASR	8,258/0.1896	N		4	12/21/23	133/133
22	PV23174331	S	2523 Gates AVE	REDO	151	STD	4	\$123,900		\$2,295,000↓	\$461.96	4968	1969/ASR	7,502/0.1722	N		4	12/18/23	36/36
23	SB23138246	S	2107 Pullman LN	REDO	152	TRUS	4	\$128,298		\$2,150,000↑	\$611.66	3515	1965/ASR	7,501/0.1722	N		6	12/22/23	11/11
24	P1-15354	S	159 S Avenue 53	LA	632	STD	4	\$83,052		\$1,140,000↓	\$541.05	2107	1923	12,928/0.29	N		0	12/21/23	28/28
25	GD23142868	S	212 San Pascual AVE	LA	632	STD	4	\$117,240		\$1,901,250↓	\$316.88	6000	2004/ASR	9,575/0.2198	N		4	12/19/23	76/76
26	DW23074783	S	1037 W 95th ST	LA	699	STD	4	\$42,228		\$650,000↓	\$302.61	2148	1933/ASR	9,229/0.2119	N		0	12/19/23	197/197
27	22227459	S	320 S Kingsley DR	LA	C17	PRO	4			\$2,350,000↓	\$232.81	10094	1920	11,257/0.25	N		0	12/18/23	223/223
28	EV23114063	S	517 W 76th ST	LA	C34	STD,TRUS	4	\$5,250		\$710,000↓	\$241.66	2938	1927/PUB	7,283/0.1672	N		0	12/21/23	132/132
29	23296960	S	955 W 42nd ST	LA	C34	STD	4			\$1,000,000↓	\$245.58	4072	1916	5,747/0.13	N		0	12/18/23	69/69
30	DW23177020	S	648 W 41st DR	LA	C34	STD	4	\$5,032		\$1,135,000↓	\$401.91	2824	1934/PUB	5,424/0.1245	N		0	12/20/23	84/107
31	23317201	S	4302 City Terrace DR	LA	ELA	STD	4			\$945,000	\$395.07	2392/A	1956	7,568/0.17			0	12/18/23	21/21
32	PW23156018	S	3714 E 55th ST	MW	T6	STD	4	\$61,788		\$830,000↓	\$398.08	2085	1923/ASR	7,189/0.165	N		0	12/22/23	58/58
33	23319683	S	157 W Ash AVE	BBK	610	STD	5			\$2,425,000↓	\$531.33	4564	1988	6,252/0.14			0	12/18/23	35/35
34	CV23214270	S	14625 Nelson AVE	LPUE	699	STD	5	\$88,272		\$1,200,000↑	\$428.42	2801	1959/ASR	9,999/0.2295	N		2	12/20/23	10/10
35	SB23160302	S	25423 Belle Porte AVE	HC	124	STD	6	\$129,336		\$1,740,000↓	\$286.18	6080	1992/ASR	9,982/0.2292	N		0	12/20/23	50/50
36	SB23193568	S	547 N Flores ST	WHO	C10	STD	6	\$186,732		\$2,380,000↓	\$382.88	6216	1959/ASR	5,754/0.1321	N		0	12/20/23	7/7
37	23333085	S	3114 Stocker ST	LA	PHHT	STD	6			\$1,250,000↑	\$252.42	4952	1948	7,711/0.17			0	12/19/23	31/31
38	23267825	S	5326 PACKARD ST	LA	C19	STD	7			\$1,836,000↓	\$412.40	4452/AP	1942	6,300/0.14	N		2	12/18/23	205/205
39	23312356	S	1546 Camden AVE	LA	C05	STD	8			\$4,979,000↓	\$461.87	10780	1987	6,788/0.15			0	12/21/23	56/56
40	SR23218175	S	6432 Troost AVE	NHLW	NHO	TRUS	8	\$132,720		\$1,692,500↓	\$260.87	6488	1965/ASR	7,752/0.178	N		0	12/22/23	0/0
41	23229351	S	2490 Corinth AVE	LA	WLA	STD	9			\$2,250,000↓	\$445.90	5046	1961	7,499/0.17			0	12/19/23	315/315
42	SR23205119	S	11146 Camarillo ST	NHLW	NHO	STD	13	\$313,441		\$3,600,000↓	\$264.39	13616	1964/ASR	15,005/0.3445	N		22	12/20/23	19/19
43	23298983	S	1531 Corinth AVE	LA	WLA	STD	13			\$3,100,000↓	\$461.79	6713	1958	7,001/0.16			0	12/22/23	50/50
44	23272723	S	1345 Hilda AVE	GD	628	STD	16			\$5,575,000↓	\$320.31	17405/A	1958	26,352/0.6			0	12/20/23	164/164

**Closed** • Duplex

List / Sold: **\$690,000/\$780,000** ↑

**3550 W 115th St** • Inglewood 90303

**10 days on the market**

**2 units** • **\$345,000/unit** • **2,234 sqft** • **7,626 sqft lot** • **\$349.15/sqft** •  
**Built in 1928**

**Listing ID: PW23191373**

**Off of Yukon ave just south of Imperial**



First time available for purchase in 35+ years, this Corner Lot Duplex features a 2 Story 4 Bedroom Front House with gated driveway & 2 car garage. It is completely fenced in and has a Front Yard, Backyard & Side Yard that features well maintained Trees and Bushes, all which add to the Privacy of the Property. The 2nd unit is a 1 Story 2 bedroom detached home with its own Private Entrance facing the opposite street of the Front houses entrance. This Rear Home features a completely fenced in Private Yard as well making it fully separate from the Front House and providing maximum Privacy. Since this is a Corner Lot there is ample street parking on 115th and Yukon. The property is located in South Inglewood on the border of the City of Hawthorne.

### Facts & Features

- Sold On 12/21/2023
- Original List Price of \$690,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Floor Furnace
- \$0 (Unknown)
- Laundry: Inside
- \$775 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

### Interior

- Rooms: Laundry
- Appliances: Gas Range, Microwave, Refrigerator

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2			\$0		\$3,500
2:	1	2	1			\$775		\$1,500

### # Of Units With:

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

---

**Additional Information**

- Probate Listing sale
- Buyer Agency Compensation: 2%

- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4055002001

---

**Michael Lembeck**

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

**Re/Max Property Connection**

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

---

Click arrow to display photos





**Closed** • Duplex

List / Sold: **\$715,000/\$695,000** ↓

**628 McDonald Ave** • Wilmington 90744

**8 days on the market**

**2 units** • **\$357,500/unit** • **1,427 sqft** • **8,425 sqft lot** • **\$487.04/sqft** •  
**Built in 1952**

**Listing ID: PW23203782**

**South of Anaheim West of Avalon**



A great opportunity to own a spacious lot in the beautiful city of Wilmington. Endless possibilities for a First-Time buyer or Investor. Two detached units with the Front House offering 3 bedrooms, 1 bath and the Back Unit offering 1 bedroom, 1 bath (the perfect Casita for your loved ones). Also, a great opportunity for investors to rent both units and generate immediate cash flow. The property has two addresses 628 & 628 1/2 McDonald Ave, Wilmington, CA 90744. The front house has street parking while the rear unit has alley-access parking. Both units are move-in ready. Located close to schools, shops, and easy access to freeways. The probate is court-confirmed.

### Facts & Features

- Sold On 12/21/2023
- Original List Price of \$715,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- 1 Total carport spaces
- Heating: Natural Gas
- \$0 (Unknown)
- Laundry: Inside
- \$5300 Gross Scheduled Income
- \$4800 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room

### Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01385864
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

### Unit Details

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

### # Of Units With:

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



---

## Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2%

- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7416019018

---

## Michael Lembeck

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

## Re/Max Property Connection

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

---

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: PW23203782

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





**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8144009001

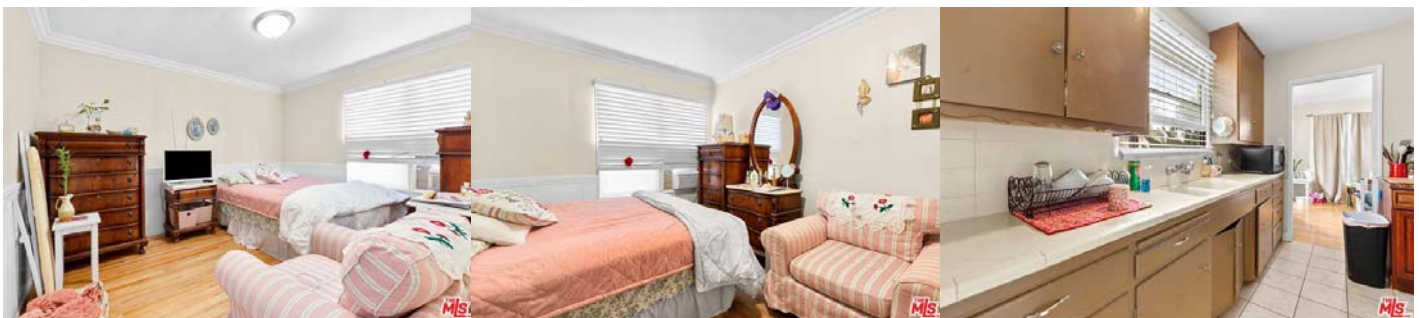
**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos











CUSTOMER FULL: Residential Income LISTING ID: 23322607

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

**Closed** • Duplex

List / Sold: **\$475,000/\$475,000** ↓

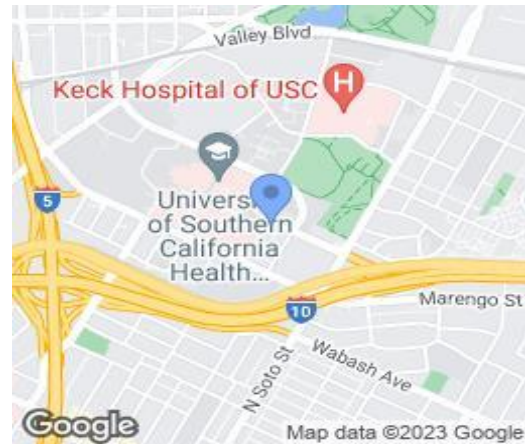
**2100 Charlotte St** • Los Angeles 90033

133 days on the market

2 units • \$237,500/unit • 2,106 sqft • 4,290 sqft lot • \$225.55/sqft •  
Built in 1922

Listing ID: CV23119100

From Marengo go north on Chicago St.



Located just a block away from Bravo Medical Magnet School, LAC+USC Medical Center and Keck Hospital of USC. The upper unit is a 3/1 (tenant occupied), needs TLC. Bottom unit has its own entrance through Chicago St. a driveway with one car garage attached to the property. Recently renovated with a new flooring, fresh interior paint, new bathroom, new kitchen cabinets and countertop. This duplex needs to be sold together with 2106 Charlotte St.(single home). Each property has its own APN Number with the City, its own utilities, separate entrance from each other but there is only one grant deed for both parcel numbers. Meaning one legal description. Total price \$960,000. for both properties.

### Facts & Features

- Sold On 12/21/2023
- Original List Price of \$599,000
- 1 Buildings
- Levels: Multi/Split
- 1 Total parking spaces
- \$1 (Assessor)
- Laundry: Gas Dryer Hookup
- \$1680 Gross Scheduled Income
- \$25 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: \$2,180
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280398
- Gardener:
- Licenses:
- Insurance: \$980
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0		\$1,680		
2:	1	2	1					

### # Of Units With:

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

### Additional Information

- Probate Listing sale
- 677 - Lincoln Hts area

- Rent Controlled
- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 5201010017

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos







CUSTOMER FULL: Residential Income

LISTING ID: CV23119100

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

**Closed** • Duplex

List / Sold: **\$680,000/\$680,000** ↑

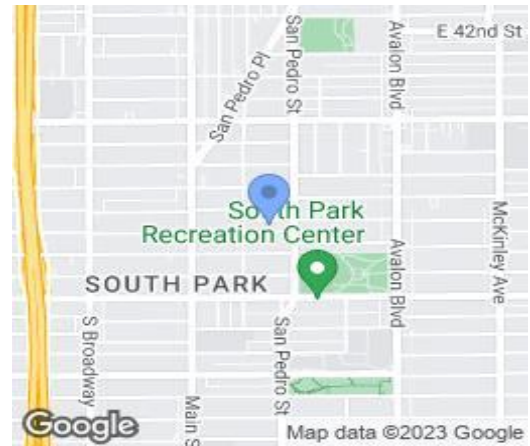
**281 E 48th St** • Los Angeles 90011

22 days on the market

2 units • \$340,000/unit • 1,702 sqft • 5,179 sqft lot • \$399.53/sqft •  
Built in 1922

Listing ID: PW23197217

North of Slauson Ave.



Two separate houses on a lot with detached garage. Live in one and rent the other. Front house has just been beautifully remodeled and is ready for move-in or rental.

### Facts & Features

- Sold On 12/20/2023
- Original List Price of \$675,000
- 3 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$49644 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Yard
- Sewer: Sewer Paid

### 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	2	1		Unfurnished	\$1,287	\$1,287	\$2,000
2:	1	3	1	1	Unfurnished	\$0	\$0	\$2,850

### # Of Units With:

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

### Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5109009022

**Michael Lembeck**

**Re/Max Property Connection**



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

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PW23197217

Printed: 12/25/2023 10:11:13 AM

**Closed** • Duplex

List / Sold: **\$775,000/\$780,000** ↑

**3223 E 2nd St** • Los Angeles 90063

29 days on the market

**2 units** • **\$387,500/unit** • **1,699 sqft** • **4,801 sqft lot** • **\$459.09/sqft** •  
**Built in 1912**

Listing ID: DW23189584

**LORENA AND 2ND**



NO LONGER ON HOLD!! Your dream duplex is finally on the market! Property is 2 units: front unit has 3 bedrooms 2 baths, and the back unit has 3 bedrooms and 1 bath. Both units have their own yard area, their own washer and dryer inside each unit, and parking area. Location is amazing and yard size is ideal. Whether you're looking for an investment or a house to call home, look no more. SO MUCH POTENTIAL. Priced to sell.

### Facts & Features

- Sold On 12/19/2023
- Original List Price of \$709,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside, Laundry Chute
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01292954
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	1	Unfurnished	\$0	\$0	\$3,200
2:	1	3	0	0	Unfurnished	\$0	\$0	\$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
- Rent Controlled
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5179009006

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

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

Click arrow to display photos









10:  
11:  
12:  
13:

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5538008006

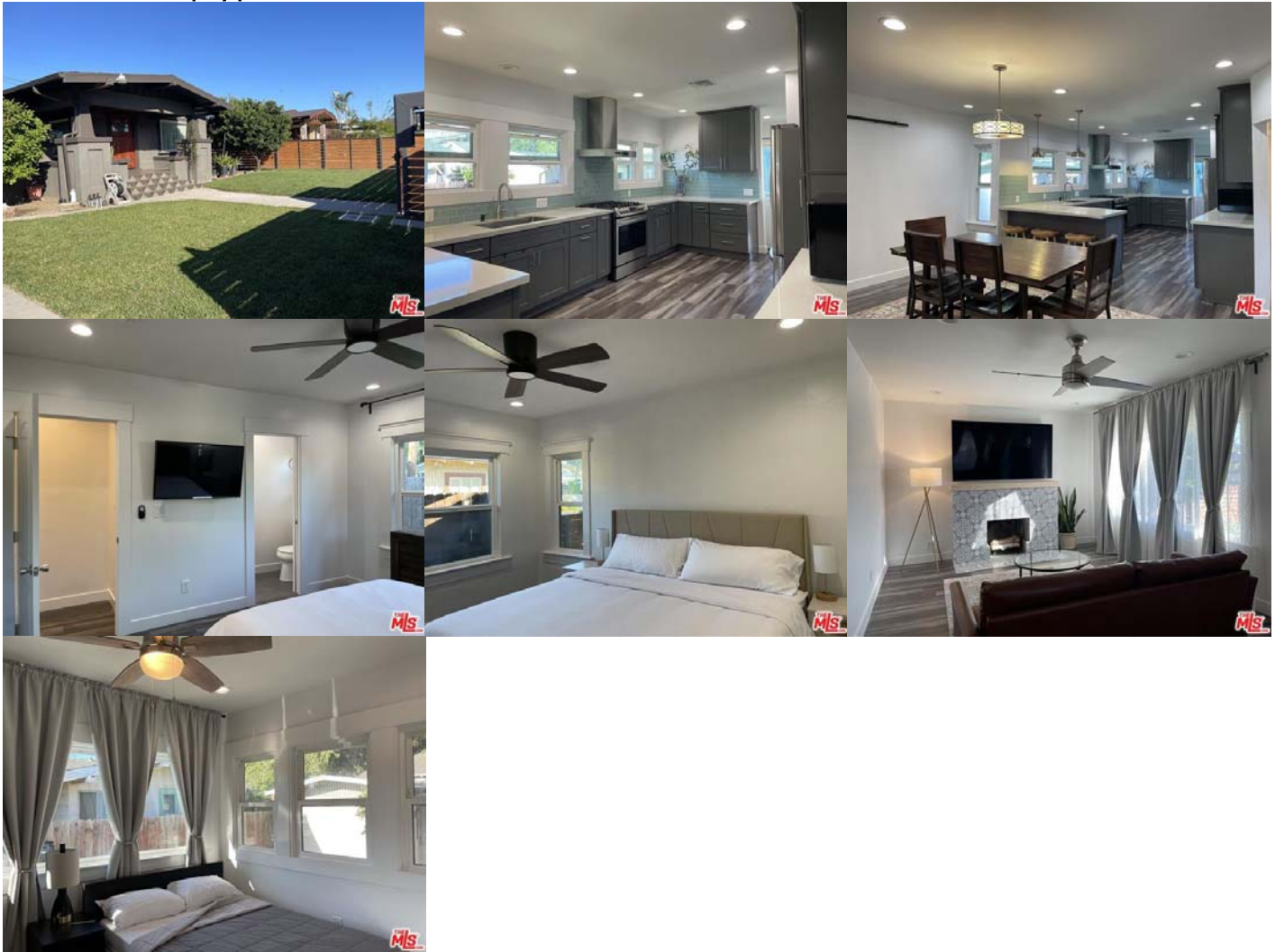
**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos





**Closed** • Duplex

List / Sold: **\$740,000/\$760,000** ↑

**916 E 40th Pl** • Los Angeles 90011

21 days on the market

**2 units** • **\$370,000/unit** • **1,998 sqft** • **6,317 sqft lot** • **\$380.38/sqft** •  
**Built in 1961**

**Listing ID: MB23182112**

**South on S Central Ave; to E 40th Pl.**



Great investment opportunity in one of L.A.'s most desired neighborhoods. This property consists of two separate buildings. The front house is 3 bedrooms 1 bath and the rear home is two bedrooms, one bath. They are very spacious featuring 1,998 total sqft. These units are equipped with 2 electrical meters, 2 gas meters, and 2 water meters. Zoning LARD2. It is within walking distance to schools, parks, shopping, restaurants, and public transportation. Centrally located by all major freeways, 10, 110, and 105 fwy. Make your offer today!

**Facts & Features**

- Sold On 12/20/2023
- Original List Price of \$740,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard, Lawn, Level with Street, Park Nearby, Paved, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Chain Link, Fair Condition, Wrought Iron
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01030870
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,545	\$0	\$3,500
2:	1	2	1	0	Furnished	\$0	\$0	\$3,000

**# Of Units With:**

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

---

## Additional Information

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

- C23 - Metropolitan area
- Los Angeles County
- Parcel # 5114009010

---

## Michael Lembeck

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

## Re/Max Property Connection

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

---

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: MB23182112

Printed: 12/25/2023 10:11:14 AM

**Closed** • Duplex

List / Sold: **\$859,900/\$859,900**

**756 -758 E 43rd St** • Los Angeles 90011

**5 days on the market**

**2 units** • \$429,950/unit • **1,892 sqft** • **5,120 sqft lot** • **\$454.49/sqft** •  
**Built in 1912**

**Listing ID: DW23204865**

**Avalon Blvd / McKinley Ave**



Move in ready... 2 On A Lot...Features include: 3 Bedrooms / 2.5 Bathrooms & 2 Bedrooms / 1Bathroom. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking. Alarm on property, Freshly painted interior and exterior. This is a must see!

### Facts & Features

- Sold On 12/20/2023
- Original List Price of \$859,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,289 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down
- Appliances: Microwave

### Exterior

- Lot Features: Yard
- Fencing: None
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01275057
- 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	3	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

### # Of Units With:

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

### Additional Information

- Standard sale
- Buyer Agency Compensation: 3%
- C34 - Los Angeles Southwest area
- Los Angeles County



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

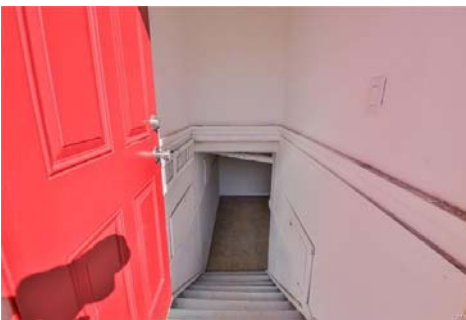
**Re/Max Property Connection**  
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

Click arrow to display photos













CUSTOMER FULL: Residential Income LISTING ID: DW23204865

Printed: 12/25/2023 10:11:15 AM

**Closed** • Duplex

List / Sold: **\$675,000/\$675,000** ↓

**8501 Zamora Ave** • Los Angeles 90001

82 days on the market

2 units • \$337,500/unit • 1,507 sqft • 6,670 sqft lot • \$447.91/sqft •  
Built in 1948

Listing ID: PW23159260

North of Manchester, West of Compton.



Duplex - Probate Sale. The front house has 3 bedrooms and 1 bath, a dining room, a spacious kitchen, service room, and the recently refurbished rear unit has 1 bedroom and 1 bathroom. The Rear unit has a separate concrete parking space. The total lot square feet are 6,550 per assessor's information. Property is zoned LCR3YY.

### Facts & Features

- Sold On 12/22/2023
- Original List Price of \$729,000
- 2 Buildings
- 2 Total parking spaces
- \$1,092 (Estimated)
- Laundry: Individual Room, Inside
- \$28800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: All Bedrooms Down, See Remarks
- Floor: Carpet, See Remarks

### Exterior

- Lot Features: Front Yard, Level with Street, Lot 6500-9999, Rectangular Lot
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,250	\$1,250	\$2,600
2:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,500

### # Of Units With:

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

### Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County

• Parcel # 6028030026

---

**Michael Lembeck**

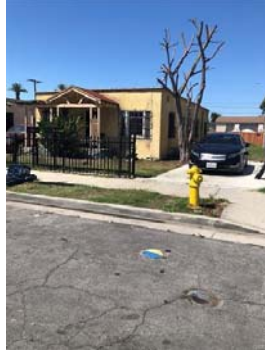
State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

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

---

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PW23159260

Printed: 12/25/2023 10:11:15 AM



**Closed** • Duplex

List / Sold: **\$649,900/\$680,000** ↑

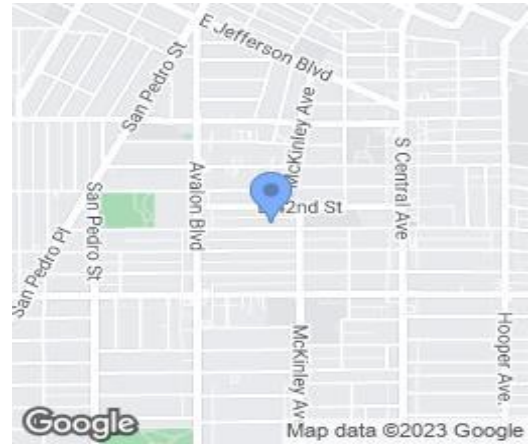
**771 E 42nd Pl** • Los Angeles 90011

**13 days on the market**

**2 units** • **\$324,950/unit** • **1,340 sqft** • **5,188 sqft lot** • **\$507.46/sqft** • **Built in 1954**

**Listing ID: IG23188097**

**From 110: E on E Vernon Ave, N on Avalon Blvd, E on 771 E 42nd Pl**



Welcome to these amazing 2 UNITS with SEPARATE ENTRY. Yes... Each unit has its own separate parking entrance. The front unit boasts 3 bedrooms, a magnificent upgraded kitchen, 2 bathrooms (Master bath fully renovated), separate laundry area, laminate wood floor, and a private gated entry to easily park 3 cars. The back unit boasts a 1 bedroom, 1 bath, a kitchen, laundry room, and a private gated entry through the back alley. The home has block fencing throughout, giving you a lot of privacy !! Amazing South LA location very near the newest BMO Stadium, USC, Downtown LA, Staples Center, the museum campus, the West Adams, Jefferson Park and Leimert Park neighborhoods. Super easy access to 110fwy, and 10fwy. Live in the BIG HOUSE while making money from the smaller home. A true Gem !!

**Facts & Features**

- Sold On 12/19/2023
- Original List Price of \$649,900
- 2 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$18000 Gross Scheduled Income
- \$15600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$2,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 02071932
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

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

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5115005019

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: IG23188097

Printed: 12/25/2023 10:11:16 AM



**Closed** • Duplex

List / Sold: **\$749,000/\$700,000** ↓

**1517 E 53rd St** • Los Angeles 90011

**5 days on the market**

**2 units** • **\$374,500/unit** • **1,692 sqft** • **5,428 sqft lot** • **\$413.71/sqft** •  
**Built in 1920**

**Listing ID: DW23179474**

**Compton & Long Beach Ave**



This property presents an excellent investment for two families. BOTH units are detached with separate access. Home is walking distance from the park where you can enjoy a brisk walk, enjoy a cup of coffee. Home is centrally located near freeways, Downtown LA, restaurants & shopping centers.

### Facts & Features

- Sold On 12/22/2023
- Original List Price of \$749,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Other)
- Laundry: In Kitchen
- \$60000 Gross Scheduled Income
- \$51946 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$8,054
- Electric: \$1,320.00
- Gas: \$792
- Furniture Replacement:
- Trash: \$1,560
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,782
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Furnished	\$0	\$0	\$2,800
2:	1	2	2	0	Furnished	\$0	\$0	\$2,200

#### # Of Units With:

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

### Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
- Los Angeles County

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

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW23179474

Printed: 12/25/2023 10:11:17 AM



**Closed** • Duplex

List / Sold: **\$649,998/\$650,000** ↓

**2808 Macon St** • Los Angeles 90065

**32 days on the market**

**2 units** • **\$324,999/unit** • **1,232 sqft** • **4,807 sqft lot** • **\$527.60/sqft** •  
**Built in 1927**

**Listing ID: SW23199988**

**CYPRESS AVE. to MACON ST.**



Welcome to this inviting 3-bedroom, 2-bath duplex home located in the desirable neighborhood of Cypress Park. This delightful property boasts a myriad of features that make it a fantastic find for homeowners and investors alike. Upon entering, you'll be immediately struck by the abundant natural light streaming through large windows in the living room, creating a warm and welcoming atmosphere. The spacious living area is perfect for relaxation and entertainment, and the open layout provides a versatile canvas for your personal style. The three bedrooms are generously sized, offering ample space for comfortable living. One of the bathrooms has a modern walk-in tiled shower surround that adds a touch of luxury to your daily routine. The kitchen is generously sized and potential for customization. Plus, an indoor laundry area adds convenience to your daily life. A one-car oversized garage provides convenient parking and storage options. Outdoor enthusiasts will appreciate the patio deck, ideal for gatherings and al fresco dining. The backyard features a large area covered in artificial turf, offering a low-maintenance yet inviting space for outdoor activities and leisure. Cypress Park's prime location provides easy access to downtown Los Angeles, Dodger Stadium, shopping, dining, and the nearby 5 freeway, making it a convenient hub for city living. Don't miss this opportunity to own a piece of Cypress Park's real estate, with its investment possibilities.

### Facts & Features

- Sold On 12/20/2023
- Original List Price of \$749,998
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$1 (Unknown)
- Laundry: In Kitchen, Inside
- \$1 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

### Interior

- Rooms: Attic, Kitchen, Laundry
- Floor: Laminate

### Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Corner Lot, Sloped Down, Front Yard, Landscaped, Lawn, Near Public Transit, Park Nearby, Utilities - Overhead, Value In Land, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

---

## Unit Details

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

### # Of Units With:

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

---

## Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- CYPK - Cypress Park area
- Los Angeles County
- Parcel # 5455008032

---

## Michael Lembeck

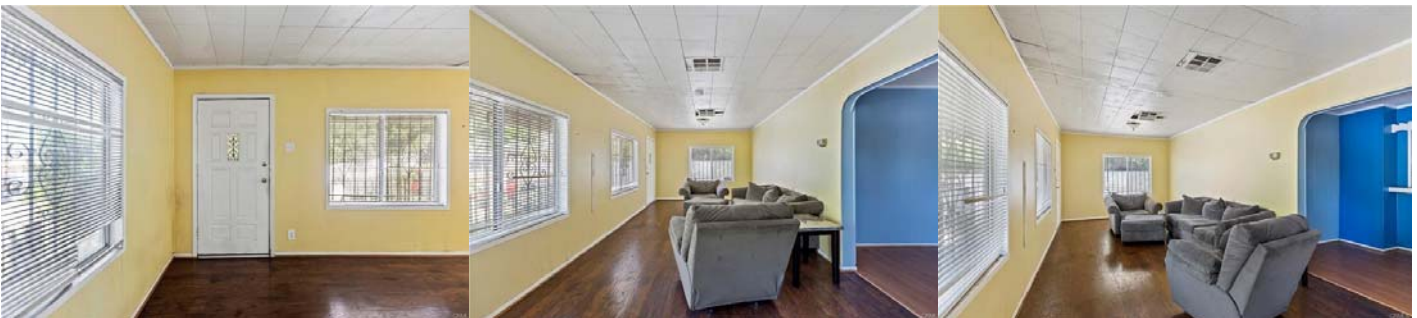
State License #: 01019397  
Cell Phone: 714-742-3700

## Re/Max Property Connection

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

---

Click arrow to display photos















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

**# Of Units With:**

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

---

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- ENC - Encino area
- Los Angeles County
- Parcel # 2284004037

---

**Michael Lembeck**

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

**Re/Max Property Connection**

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

---

Click arrow to display photos





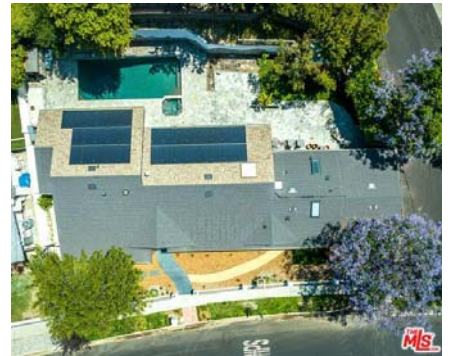












**Closed** • Duplex

List / Sold: **\$779,000/\$818,000** ↑

**8018 1st St** • Paramount 90723

**38 days on the market**

**2 units** • **\$389,500/unit** • **1,904 sqft** • **6,844 sqft lot** • **\$429.62/sqft** •  
**Built in 1969**

**Listing ID: OC23148211**

**East of Paramount Blvd, North of Somerset Blvd , West of Orizaba Ave**



Introducing 1st Street's duplex in Paramount city, a prime investment prospect with two distinct units, each offering 2 bedrooms and 1 bathroom. Front unit has a 1 car garage with laundry hook ups, While back unit has 2 single car garages also with laundry hook ups. Consider living in one while leasing the other, front unit can be occupied by the new owner. This property boasts ample driveway parking and three garage spaces. Each unit enjoys its private outdoor area. With separate gas and electric meters, this low-maintenance property is an attractive option for investors or owner occupied buyers. Don't miss the chance to explore this property in person at 8018 1st Street in Paramount.

### Facts & Features

- Sold On 12/19/2023
- Original List Price of \$779,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$780 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$3500 Gross Scheduled Income
- \$38248.66 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$3,751
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$695
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$1,055
- Other Expense Description: WaterTra

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,800	\$20,400	\$2,350
2:	1	2	1	2	Unfurnished	\$1,700	\$21,600	\$2,500

### # Of Units With:

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

### Additional Information

- Standard sale
- RL - Paramount North of Somerset area



• Buyer Agency Compensation: 2.5%

• Los Angeles County  
• Parcel # 6241013005

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos













CUSTOMER FULL: Residential Income LISTING ID: OC23148211

Printed: 12/25/2023 10:11:27 AM



**Closed** • **Triplex**

**\$3,900,000/\$3,752,000** ↓

**18 6th St** • **Hermosa Beach 90254**

**9 days on the market**

**3 units** • **\$1,300,000/unit** • **3,598 sqft** • **2,502 sqft lot** • **\$1042.80/sqft** • **Built in 1928**

**Listing ID: EV23184028**

**1 house from stand**



Location, Location, Location! Don't miss this opportunity to own this triplex 1 house away from the strand. Corner lot on 6th St and Beach Dr. One of south Hermosa Beach's most desirable walkstreets. First time on the market in over 50 years. This triplex also has 2 1 car garages in back on 6th Ct. Don't miss this opportunity to own prime location so close to the beach.

**Facts & Features**

- Sold On 12/20/2023
- Original List Price of \$3,900,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Floor Furnace, Natural Gas, Wall Furnace
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Corner Lot
- Sewer: Private Sewer

**Annual Expenses**

- Total Operating Expense: \$580
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$180
- Cable TV: 01898399
- Gardener:
- Licenses:
- Insurance: \$300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# 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
- Buyer Agency Compensation: 2%
- 148 - Hermosa Bch Sand area
- Los Angeles County

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos







CUSTOMER FULL: Residential Income

LISTING ID: EV23184028

Printed: 12/25/2023 10:11:28 AM

**Closed** • Triplex

List / Sold: **\$650,000/\$615,000** ↓

**21130 Norwalk Blvd** • Hawaiian Gardens 90716

23 days on the market

**3 units** • \$216,667/unit • 1,728 sqft • 3,152 sqft lot • \$355.90/sqft •  
Built in 1958

Listing ID: PW23200703

Property is located on the corner of Norwalk Blvd and 212th Street



Fantastic mixed-use building in the heart of Hawaiian Gardens located on the corner of Norwalk Boulevard and 212th Street. Just minutes from the freeway, this property consists of three buildings - all the same size at 576 square feet for a total of 1,728 square feet. The front building is occupied by a very active insurance office and the back two buildings are rented homes. Each building has its own parking space - two of which are gated. The inside of the office space has been refreshed with upgraded flooring, baseboards, bright paint and a clean, half bathroom. The office is currently set up to accommodate three desks and a conference area. The charming homes live larger than the square feet might indicate. Each one has a pitched roof entry that leads to a living room, kitchen with quaint dining area, and an ample sized bedroom with attached full bathroom. The office is directly across the street from a well-maintained Extra Space Storage and a newer Planet Fitness while the homes are located on a street with other residential properties.

### Facts & Features

- Sold On 12/21/2023
- Original List Price of \$650,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- 3 Total carport spaces
- Heating: Wall Furnace
- \$881 (Estimated)
- \$34800 Gross Scheduled Income
- \$26442 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Primary Bedroom
- Floor: Laminate
- Appliances: Free-Standing Range
- Other Interior Features: Open Floorplan

### Exterior

- Lot Features: Corner Lot
- Security Features: Window Bars
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$8,358
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$734
- Cable TV: 02038346
- Gardener:
- Licenses:
- Insurance: \$2,044
- Maintenance: \$2,575
- Workman's Comp:
- Professional Management: 2500
- Water/Sewer: \$491
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$960	\$960	\$1,200
2:	1	1	1	1	Unfurnished	\$1,025	\$1,025	\$1,200
3:	1	0	1	1	Unfurnished	\$915	\$915	\$945



**# Of Units With:**

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

**Additional Information**

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%
- 54 - Hawaiian Gardens area
- Los Angeles County
- Parcel # 7066026033

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos



**Closed** • Triplex

List / Sold: **\$629,900/\$650,000** ↑

**5930 Denver Ave** • Los Angeles 90044

21 days on the market

**3 units** • \$209,967/unit • 1,840 sqft • 5,215 sqft lot • \$353.26/sqft •  
Built in 1920

Listing ID: DW23196027

**110 freeway to Slauson Ave. West to Figueroa St. South then a right onto 59th St. West and then a left on Denver Ave. South and the house will be at the end of the street on the left.**



Look no further. You have found your next best thing. This triplex has everything and more. Each unit is a 2 bedroom 1 bathroom all separated from each other. Plus has large side yards for parties and storage and a large back yard for a potential additional unit to make this triplex into a 4 plex and on top of that the property is at the end of a cul-de-sac so you have no through traffic. Fresh paint on the outside of each unit ready for your to take advantage of this income property.

### Facts & Features

- Sold On 12/17/2023
- Original List Price of \$629,900
- 3 Buildings
- Levels: One
- 16 Total parking spaces
- 16 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$388 (Estimated)
- \$3529.35 Gross Scheduled Income
- \$3419.35 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile
- Appliances: Electric Range, Gas Oven, Refrigerator, Water Heater

### Exterior

- Lot Features: Back Yard
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Security Lights, Window Bars
- Fencing: Chain Link, Electric
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$2,520
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02187306
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Furnished	\$1,133	\$1,133	\$1,133
2:	1	2	1	0	Furnished	\$1,320	\$1,320	\$1,320
3:	1	2	1	0	Furnished	\$1,076	\$1,076	\$1,076

### # Of Units With:

- Separate Electric: 3
- Drapes:



- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

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

### Additional Information

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

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6004030023

### Michael Lembeck

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

### Re/Max Property Connection

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

Click arrow to display photos



















**Closed** • Triplex

List / Sold: **\$875,000/\$880,000** ↑

**1753 W 103rd St** • Los Angeles 90047

**8 days on the market**

**3 units** • \$291,667/unit • **2,900 sqft** • **6,511 sqft lot** • **\$303.45/sqft** •  
**Built in 1958**

**Listing ID: PW23206859**

**Western North of the 105 and south of Century at 103rd Street**



1753 West 103rd Street is a triplex comprised of (2) 2-bed/1-bath units, (1) 2-bed/1.25-bath unit and (4) garages in the city of Los Angeles. These three units each have their own address as 1753, 1755 and 1757 W. 103rd Street. Each of the units has inside laundry hookups central air conditioning, forced air heat, dual pane windows and are well maintained. This property is located in the in-demand Westmont community of Los Angeles. Here's the perfect opportunity for any investor or owner/user looking to own a piece of one of Southern California's last affordable properties in such close proximity to Inglewood, Hollywood Park, YouTube Theater, Sofi Stadium and both Hathaway and Washington Golf Courses. The tax assessor has this building at 1,785 square feet and that does not appear accurate. It measures approx 2,900 +/- square feet and buyers are encouraged to measure and verify all details. 1st time on the market in over 50 years! Two of the three units will be delivered vacant. Opportunity knocks, but rarely this loud.

### Facts & Features

- Sold On 12/22/2023
- Original List Price of \$875,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$447 (Estimated)
- Laundry: In Kitchen, Inside, See Remarks, Washer Hookup
- Cap Rate: 8.17
- \$77868 Gross Scheduled Income
- \$71571 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Corner Lot, Front Yard, Garden, Landscaped, Near Public Transit, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$6,297
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01898459
- Gardener:
- Licenses:
- Insurance: \$1,897
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,400
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,157	\$1	\$2,666
2:	1	2	1	1	Unfurnished	\$0	\$1	\$2,666
3:	1	2	1	2	Unfurnished	\$0	\$1	\$2,666

**# 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
- Buyer Agency Compensation: 2.5%

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6059001016

### Michael Lembeck

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

### Re/Max Property Connection

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

Click arrow to display photos













**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- 121 - Lomita area
- Los Angeles County
- Parcel # 7374015011

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos







**Closed** • **Quadruplex**

**\$1,100,000/\$1,068,000** ↓

133 days on the market

Listing ID: PW23095102

**1332 Anaheim St** • Harbor City 90710

**4 units** • **\$275,000/unit** • **3,704 sqft** • **8,258 sqft lot** • **\$288.34/sqft** • **Built in 1955**

**W on Anaheim between Vernon & Western**



The 4-unit property at 1332 Anaheim St is surrounded by all the best things Harbor City has to offer. The property consists of just over 3,7500 sq ft of livable space on an oversized 8,000+ SF lot with an fantastic unit mix of four (4), large, 2 bedroom/1-bathroom units. The building is individually metered for gas and electric with a pitched roof, and detached carport parking (ADU city!). In addition to its close proximity to schools, employment and enjoyment, the tenants enjoy on-site amenities including off-street - carport - parking, and security doors. Favorable short-term seller-carry terms available with \$375K down.

**Facts & Features**

- Sold On 12/21/2023
- Original List Price of \$1,100,000
- 1 Buildings
- 4 Total parking spaces
- \$1,107 (Estimated)
- Laundry: Common Area
- Cap Rate: 3.17
- \$59472 Gross Scheduled Income
- \$34873 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Landscaped, Near Public Transit, Park Nearby
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$22,815
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00641540
- Gardener:
- Licenses:
- Insurance: \$1,665
- Maintenance: \$2,600
- 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	2	1	1	Unfurnished	\$1,195	\$1,195	\$2,400
2:	1	2	1	1	Unfurnished	\$1,365	\$1,365	\$2,400
3:	1	2	1	1	Unfurnished	\$1,022	\$1,022	\$2,400
4:	1	2	1	1	Unfurnished	\$999	\$999	\$2,400

**# Of Units With:**

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

- Dishwasher:
- Disposal:

- Wall AC:

---

### Additional Information

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

- 124 - Harbor City area
- Los Angeles County
- Parcel # 7411021054

---

### Michael Lembeck

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

---

### Re/Max Property Connection

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

---

Click arrow to display photos





**Closed** • **Quadruplex**

List / Sold:

**\$2,395,000/\$2,295,000** ↓

**2523 Gates Ave** • Redondo Beach 90278

36 days on the market

**4 units** • **\$598,750/unit** • **4,968 sqft** • **7,502 sqft lot** • **\$461.96/sqft** •  
**Built in 1969**

**Listing ID: PV23174331**

**Hawthorne Blvd/Left on Artesia Blvd/Right on Inglewood Ave/Left on Gates Ave**



\*\*\* Back on Market\*\*\* Subject to Cancellation\*\*\* Sought after North Redondo 4 units you've been waiting for!! All units are TOWNHOME style, each with private patio/yard. Desirable corner lot for easy access to garages, laundry room & parking. Unit A is a 3 bedrooms/2.5 baths townhome completely remodeled with newer kitchen, bathrooms & flooring, attached 2-car garage. Unit B,C,D are identical with 2 bedrooms/1.5 baths, private patio. Four larger units total 4968 sqft on a 7502 sqft corner lot. Three 2-car garage. Great convenient location close to beach, school, park, shopping, restaurants & freeway. Well maintained property by professional management company

### Facts & Features

- Sold On 12/18/2023
- Original List Price of \$2,395,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Radiant
- \$0 (Assessor)
- Laundry: Inside
- \$123900 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 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	3	1	Unfurnished	\$3,300	\$3,300	\$3,300
2:	1	2	2	2	Unfurnished	\$2,275	\$2,275	\$2,275
3:	1	2	2	2	Unfurnished	\$2,500	\$2,500	\$2,500
4:	1	2	2	1	Unfurnished	\$2,250	\$2,250	\$2,250

### # Of Units With:

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

- Disposal:

---

### Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4153014019

---

### Michael Lembeck

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

### Re/Max Property Connection

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

---

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PV23174331

Printed: 12/25/2023 10:11:30 AM

**Closed** • [Apartment](#)

List / Sold:

**\$1,995,000/\$2,150,000** ↑

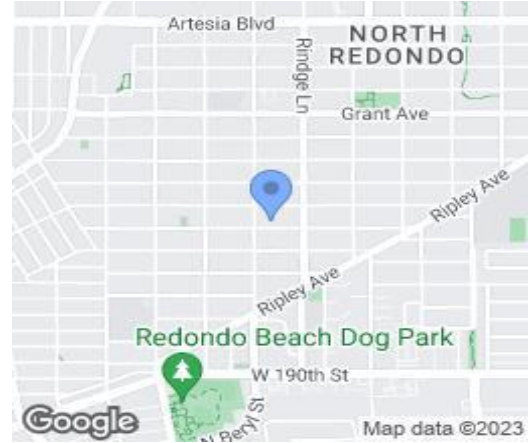
11 days on the market

Listing ID: SB23138246

**2107 Pullman Ln** • Redondo Beach 90278

**4 units** • **\$498,750/unit** • **3,515 sqft** • **7,501 sqft lot** • **\$611.66/sqft** • **Built in 1965**

**Pullman, between Rindge and Blossom**



We are pleased to present an excellent investor or owner user opportunity. This 4-unit multifamily property is in a highly desirable Redondo Beach location just minutes to the Beach and nearby major employers, popular shopping centers, trendy restaurants, lively entertainment, neighborhood parks, transportation, and award-winning Redondo Beach schools. The property is comprised of a recently remodeled 3 -Bedroom/2-Bathroom with fenced front yard and three 2-Bedroom/1-Bathroom units. There are six-1-car garages, along with an attached storage room, presenting a prime opportunity for an ADU conversion (buyer to verify). Additional room to park 4 vehicles on the property without blocking the driveway or garages. The property features copper plumbing, a newer roof, and vinyl windows. The 3-Bedroom/2-Bath has recently been remodeled. One of the 2-Bedroom/1-Bath units was remodeled in 2022. These two remodeled units feature vinyl plank flooring, tiled showers, new cabinetry, new quartz counters, smooth ceilings, and recessed lighting. Strong rental location with upside in the rents. The tenants are on month-to-month agreements. Community laundry room with 2 washers / 2 dryers (machines are owned). Subject only to California AB 1482. Zip code 90278 received an overall A+ Grade per Niche.com along with ranking #47 of 1,211 as the Best Zip Code to Live in California.

### Facts & Features

- Sold On 12/22/2023
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- Heating: Natural Gas
- \$3,077 (Assessor)
- Laundry: Common Area, Community
- Cap Rate: 4.15
- \$128298 Gross Scheduled Income
- \$82791 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Floor: See Remarks
- Appliances: Dishwasher, Gas Range, Gas Water Heater, Microwave, Refrigerator
- Other Interior Features: Granite Counters, Quartz Counters

### Exterior

- Lot Features: Front Yard, Near Public Transit, Park Nearby
- Fencing: None
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$41,659
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02015906
- Gardener:
- Licenses:
- Insurance: \$2,812
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$5,434
- Other Expense Description: Utility

### Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
-------	------	-------	--------	------------	-------------	------------	-----------



1:	1	3	2	1	Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,550
3:	1	2	1	1	Unfurnished	\$2,550	\$2,550	\$2,550
4:	1	2	1	0	Unfurnished	\$2,030	\$2,030	\$2,550

**# Of Units With:**

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

**Additional Information**

- Trust sale
- Buyer Agency Compensation: 2.5%
- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4159002016

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos







**Closed** • **Quadruplex**

**\$1,200,000/\$1,140,000** ↓

**159 S Avenue 53** • Los Angeles 90042

28 days on the market

**4 units** • **\$300,000/unit** • **2,107 sqft** • **12,928 sqft lot** • **\$541.05/sqft** • **Built in 1923**

Listing ID: P1-15354

**From 110 Freeway, exit Avenue 52 North. Turn right on Longfellow, left on Avenue 53. Property on East side of the street. From Figueroa Street, head South on Avenue 53. Property on left side.**



Highland Park 4 plex with unique amenities, large lot and a private yoga studio! New to the market and offering a combination of factors that encompass the unique characteristics of the Arroyo, RiverRock located at 159-161 S Avenue 53 includes 2 character buildings with 4 total living spaces and multiple shared spaces both indoors and out. The front building features a 3 bedrooms, 2 bathroom home, living studio to the side and laundry room at the rear. As the hill slopes towards the arroyo, a shared studio, affectionately named The Well, is tucked under the main building and includes a well lit space for yoga, meditation, working from home and gathering your tribe. The rear building includes a 2 bedroom, 1 bath apartment to the left and a living studio to the right. Both buildings benefit from upgraded copper plumbing, tankless water heaters, updated electric panel and sympathetic updates. Originally built in 1923 and 1926, these homes are well loved by the current residents who enjoy a shady and quiet respite within blocks of the Figueroa business district where culinary and entertainment venues like the Lodge Room, Otono, Folliero's Pizza and brunch at Kitchen Mouse create opportunities to be nourished and share good times.. Large shade trees, multiple patios and garden paths lead in and around the property. All 4 residences are currently rented and there are rules and regulations from the City of LA to follow. Limited showings as a result of needing to protect the privacy and security of the current residents. Zoning is LARD2The parcel is a sizable 12,924 square feet with a 120 foot frontage and gentle curve to a narrower rear portion of the property where a carport/shed is used for storage. A 10 foot wide walkway to Longfellow Street is suitable for boat or RV storage or as the entry walk to a new construction ADU on this portion of the lot. The area is part of the Highland Park HPOZ. With attractive financing on 4 unit properties available from Fannie Mae, this may be a great property for you.

**Facts & Features**

- Sold On 12/21/2023
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- 1 Total carport spaces
- Heating: Wall Furnace, Natural Gas
- Laundry: Community, Stackable
- \$83052 Gross Scheduled Income
- \$83052 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Appliances: Dishwasher, Tankless Water Heater, High Efficiency Water Heater, Gas Range

**Exterior**

- Lot Features: Landscaped, Bluff, Treed Lot, Sprinklers None, Lot 10000-19999 Sqft, Gentle Sloping, Utilities - Overhead, Sloped Down
- Fencing: Good Condition, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

**Annual Expenses**

- Total Operating Expense: \$32,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Insurance: \$3,000
- Maintenance: \$10,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

## Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	0	Unfurnished	\$3,300	\$3,300	\$3,500
2:		0	1	0		\$621	\$621	\$1,200
3:		2	1	0		\$1,500	\$1,500	\$2,500
4:		0	1	0		\$1,500	\$1,500	\$1,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

### # Of Units With:

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

## Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5468015011

## Michael Lembeck

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

## Re/Max Property Connection

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

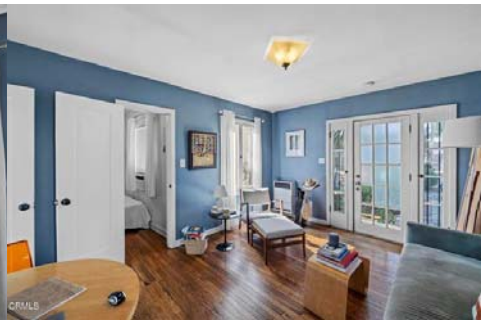
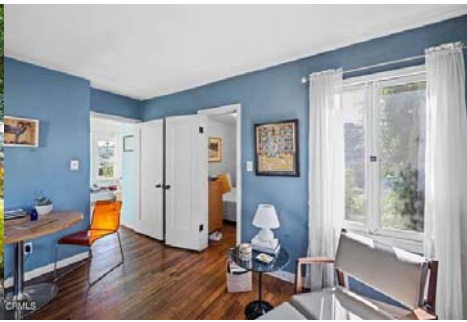
Click arrow to display photos



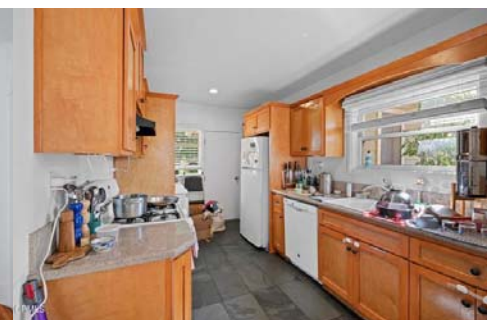
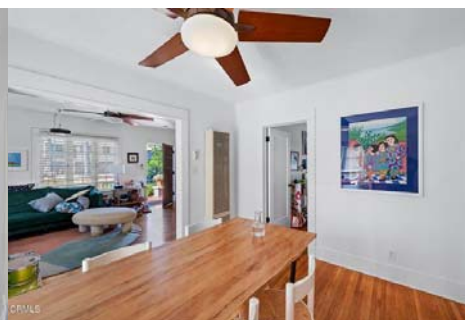
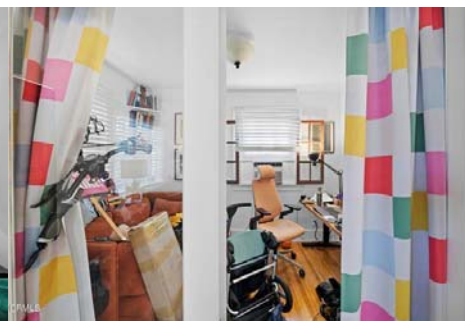




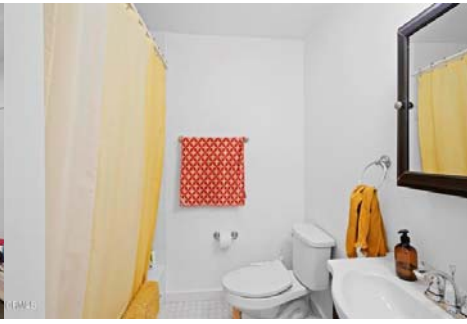




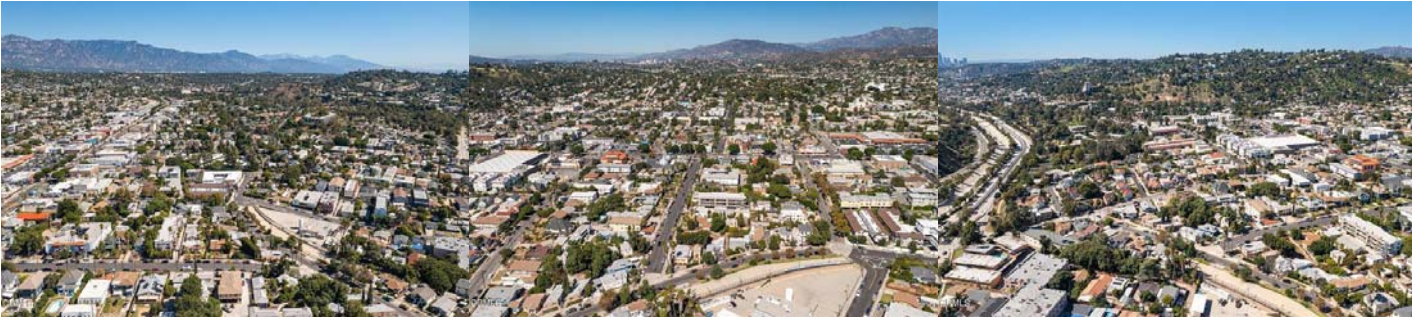












**Closed** • **Apartment**

**\$1,995,000/\$1,901,250** ↓

76 days on the market

Listing ID: GD23142868

**212 San Pascual Ave** • Los Angeles 90042

**4 units** • **\$498,750/unit** • **6,000 sqft** • **9,575 sqft lot** • **\$316.88/sqft** • **Built in 2004**

**North of York Boulevard, between North Avenue 66 and Arroyo Secco Parkway**



The San Pascual Apartments is located in Highland Park, which went from up-and-coming to one of Los Angeles’s most desired neighborhoods. The property’s location is situated just a short distance from Downtown LA, Silverlake, and Pasadena. Just nearby, you have access to LA's trendiest restaurants, unique selection of modern and vintage shops, and the famous Highland Park Bowl. The San Pascual Apartments boasts 4 spacious units, totaling 6,000 square feet of living space. The property includes two duplexes situated on one lot. The unit mix includes two 3 bedroom 2 bathroom units and two 2 bedroom 1 ½ bathroom units. Each unit includes washer/dryer hookups and a separate water heater, in addition to an allocated garage space and much more. The stable tenants and cashflow make the property easier to manage and serve as a great investment opportunity.

**Facts & Features**

- Sold On 12/19/2023
- Original List Price of \$1,995,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$117240 Gross Scheduled Income
- \$82453.7 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 3 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$34,786
- Electric: \$598.32
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01841020
- Gardener:
- Licenses:
- Insurance: \$1,239
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,509
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,200	\$2,200	\$3,195
2:	1	2	2	0	Unfurnished	\$2,695	\$2,695	\$2,795
3:	1	2	2	0	Unfurnished	\$2,695	\$2,695	\$2,795
4:	1	3	2	0	Unfurnished	\$2,180	\$2,180	\$3,195

**# Of Units With:**

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 3
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:



- Dishwasher:
- Disposal:

- Wall AC:

---

### Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 632 - Highland Park area
- Los Angeles County
- Parcel # 5493029005

---

### Michael Lembeck

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

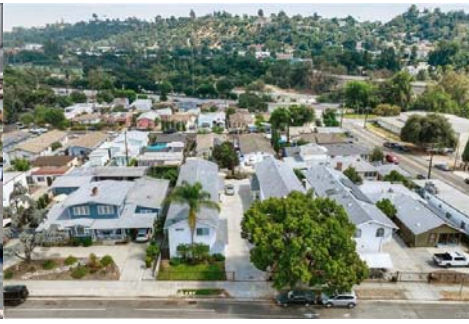
### Re/Max Property Connection

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

---

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: GD23142868

Printed: 12/25/2023 10:11:32 AM



**Closed** • **Quadruplex**

List / Sold: **\$680,000/\$650,000** ↓

**1037 W 95th St** • Los Angeles 90044

197 days on the market

**4 units** • **\$170,000/unit** • **2,148 sqft** • **9,229 sqft lot** • **\$302.61/sqft** •  
**Built in 1933**

Listing ID: DW23074783

**From 110 S, Exit on Manchester Ave and Make a Right, L on S Vermont Ave, and R on 95th St.**



MOTIVATED SELLER. MAJOR PRICE ADJUSTMENT. ATTENTION ALL INVESTORS, ARE YOU READY TO ADD THIS MULTIFAMILY TO YOUR PORTFOLIO?. THIS PROPERTY IS WELL-SITUATED AND CLOSE TO GROCERY STORES, GAS STATIONS, BANKS, AND CLOSE TO FREEWAYS. PLEASE DO NOT DISTURB TENANTS. SHOULD YOU HAVE ANY QUESTIONS OR CONCERNS, PLEASE DO NOT HESITATE TO CALL ME. THANK YOU

### Facts & Features

- Sold On 12/19/2023
- Original List Price of \$799,999
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$1,887 (Assessor)
- Laundry: Inside
- \$42228 Gross Scheduled Income
- \$37428 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$2,554
- Electric: \$5,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$650
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,904
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,210	\$1,210	\$2,200
2:	1	1	1	1	Unfurnished	\$830	\$830	\$1,450
3:	1	1	1	1	Unfurnished	\$654	\$654	\$1,450
4:	1	1	1	1	Unfurnished	\$825	\$825	\$1,450

### # Of Units With:

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

## Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6056009035

---

## Michael Lembeck

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

## Re/Max Property Connection

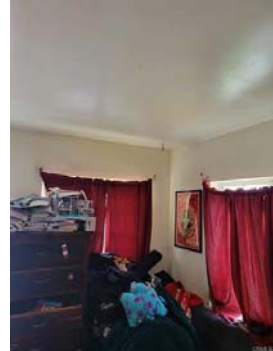
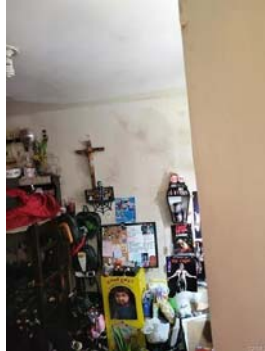
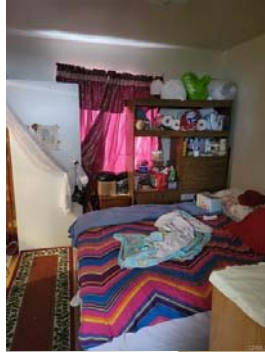
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

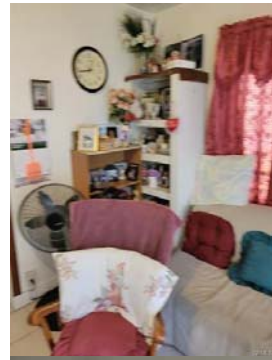
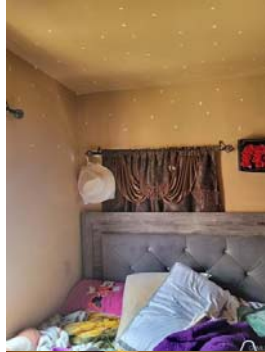
---

Click arrow to display photos













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

**# Of Units With:**

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

---

**Additional Information**

- Probate Listing sale
- Buyer Agency Compensation: 2.5%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5503008033

---

**Michael Lembeck**

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

**Re/Max Property Connection**

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

---

Click arrow to display photos





**Closed** • **Quadruplex**

List / Sold: **\$699,999/\$710,000** ↓

**517 W 76th St** • Los Angeles 90044

**132 days on the market**

**4 units** • **\$175,000/unit** • **2,938 sqft** • **7,283 sqft lot** • **\$241.66/sqft** •  
**Built in 1927**

**Listing ID: EV23114063**

**Use GPS**



Price Improved! Great investment opportunity!! Duplex property with ADU, centrally located in South Los Angeles, near USC and Sofi Stadium. Offering new paint and additional updates in the works. Property has a newer roof and is ready for solar panel reinstallation. Main house is 3 beds 2 baths. Back house is 2 beds 1 bath. Third Unit is 1 bed 1 bath. Fourth Unit is 1 bed 1 bath.

### Facts & Features

- Sold On 12/21/2023
- Original List Price of \$799,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- \$478 (Estimated)
- Laundry: See Remarks, Washer Hookup
- \$5250 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: Bonus Room, Converted Bedroom

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$2,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	7	5	2	Unfurnished	\$5,250	\$5,250	\$8,500

#### # 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
- C34 - Los Angeles Southwest area

• Buyer Agency Compensation: 2%

• Los Angeles County  
• Parcel # 6020021028

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos











13:

**# Of Units With:**

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

---

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5020033014

---

**Michael Lembeck**

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

**Re/Max Property Connection**

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

---

Click arrow to display photos



**Closed** • **Quadruplex**

List / Sold:

**\$1,189,000/\$1,135,000** ↓

**648 W 41st Dr** • Los Angeles 90037

84 days on the market

**4 units** • **\$297,250/unit** • **2,824 sqft** • **5,424 sqft lot** • **\$401.91/sqft** •  
**Built in 1934**

Listing ID: DW23177020

**TAKE 1-10 W TO MARTIN LUTHER KING JR BLVD, TAKE S. FIGUEROA ST TO W 41ST DR.**



FANTASTIC INVESTMENT OPPORTUNITY IN A PRIME LOCATION! THIS PROPERTY IS SITUATED IN THE HIGHLY DESIRED USC AREA, MAKING IT AN IDEAL CHOICE FOR SAVVY INVESTORS, ESPECIALLY THOSE INTERESTED IN STUDENT HOUSING OR THOSE LOOKING FOR MULTIFAMILY OPPORTUNITY, LIVE IN ONE AND RENT THE OTHERS! NO NEED TO WORRY ABOUT TENANTS! THIS RECENTLY UPDATED 2-STORY FOURPLEX FEATURES 4 SPACIOUS UNITS EACH 2 BEDROOM 1 BATH, AND 6 PARKING SPACES. PROPERTY HAS 4 METERS FOR GAS AND ELECTRICITY, PERFECT TO KEEP EXPENSES TO A MINIMUM. CONVENIENTLY LOCATED LESS THAN A MILE FROM THE LOS ANGELES COLISEUM, EXPOSITION PARK, METRO LINE, AND 1.2 MILES FROM USC. YOU DON'T WANT TO MISS OUT ON THIS OPPORTUNITY, COME SEE THE ENDLESS POTENTIAL FOR YOURSELF!

### Facts & Features

- Sold On 12/20/2023
- Original List Price of \$1,189,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- \$5032 Gross Scheduled Income
- \$4140 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: \$6,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01747949
- Gardener:
- Licenses:
- Insurance: \$1,581
- 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	2	1	1	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500
4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500

### # Of Units With:

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



- Dishwasher:
- Disposal:

- Wall AC:

---

### Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5019020022

---

### Michael Lembeck

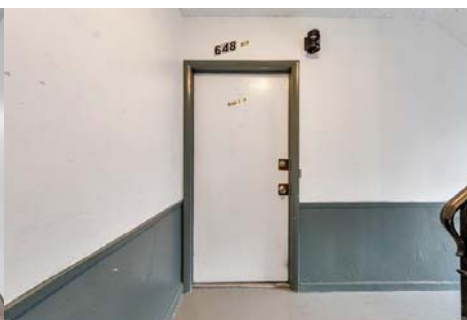
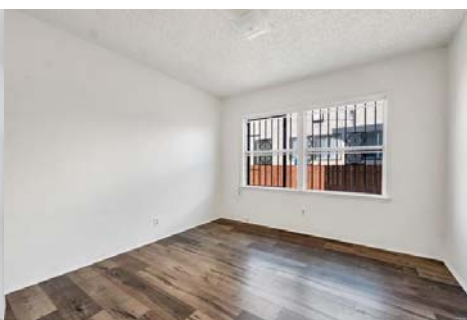
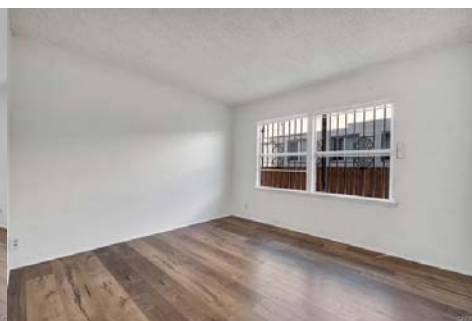
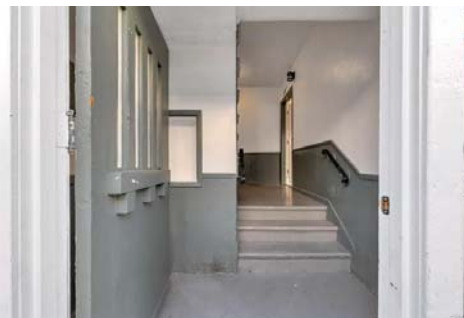
State License #: 01019397  
Cell Phone: 714-742-3700

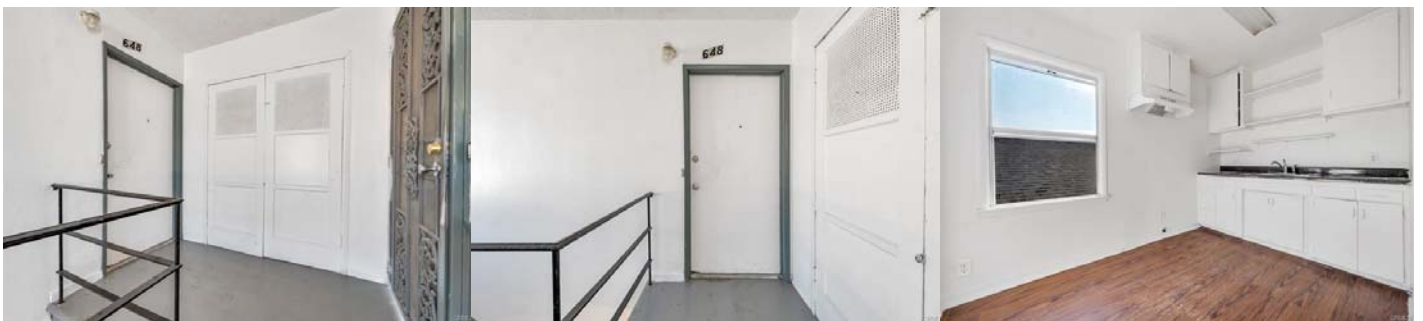
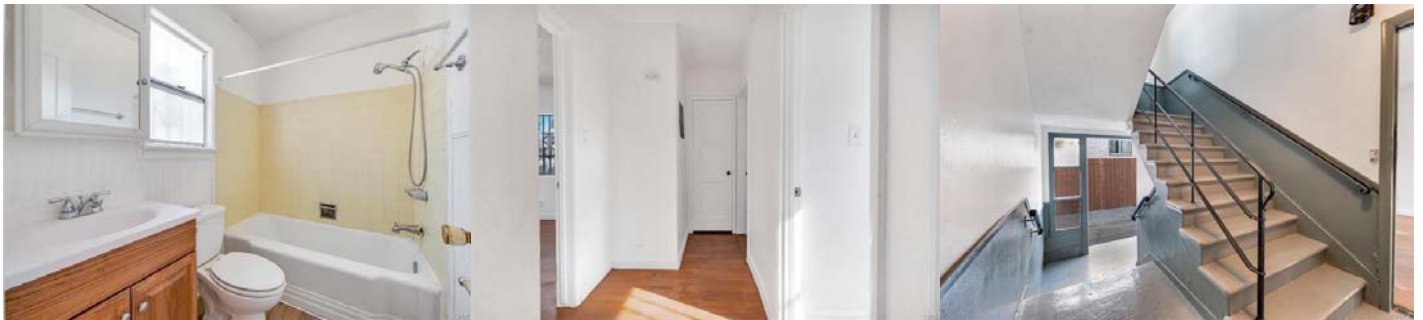
### Re/Max Property Connection

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

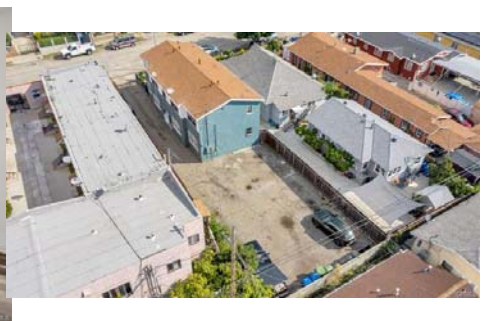
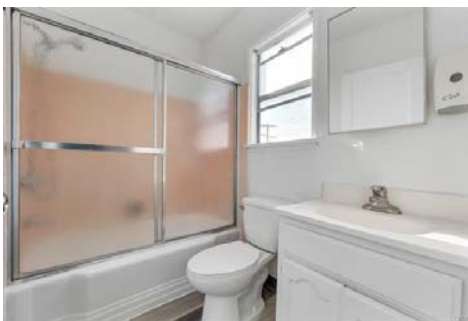
---

Click arrow to display photos















**Closed**

List / Sold: **\$945,000/\$945,000**

**4302 City Terrace Dr • Los Angeles 90063**

**21 days on the market**

**4 units • \$236,250/unit • 2,392 sqft • 7,568 sqft lot • \$395.07/sqft • Built in 1956**

**Listing ID: 23317201**

**North of 10 Freeway. West of Eastern Ave.**



NO RENT CONTROL!! Don't miss out on this great opportunity to own this Gorgeous Gem of a property! All 4 units are nicely manicured and 1 unit will be delivered vacant. Property is conveniently located near public transportation and freeways.

**Facts & Features**

- Sold On 12/18/2023
- Original List Price of \$945,000
- 2 Buildings
- Levels: One
- Heating: Wall Furnace

**Interior**

- Appliances: Disposal

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$923
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01875781
- Gardener:
- Licenses:
- Insurance: \$137
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$1,550
2:	2	1	1		Unfurnished	\$1,450	\$1,550	\$0
3:	3	0	1		Unfurnished	\$1,000	\$1,000	\$0
4:	4	2	1		Unfurnished	\$1,675	\$1,675	\$0
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

- Dishwasher:
- Disposal:

- Wall AC:

---

### Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5226015010

---

### Michael Lembeck

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

### Re/Max Property Connection

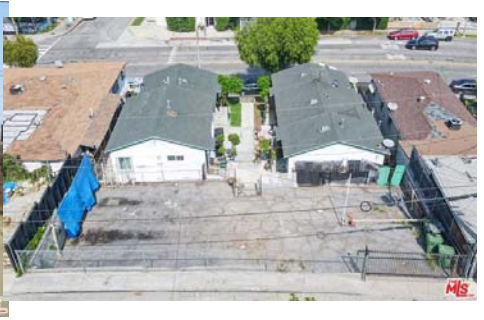
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

---

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 23317201

Printed: 12/25/2023 10:11:34 AM

**Closed** • **Quadruplex**

List / Sold: **\$829,000/\$830,000** ↓

**3714 E 55th St** • Maywood 90270

58 days on the market

**4 units** • **\$207,250/unit** • **2,085 sqft** • **7,189 sqft lot** • **\$398.08/sqft** •  
**Built in 1923**

Listing ID: PW23156018

**East of Atlantic, north of Slauson**



Great opportunity to get into this amazing and rare-to-find 4 units in Maywood! This property is quadplex with the front three units being 1 bedroom 1 bath. The back detached unit is a 2 bedroom, 1 bath. Property features a long driveway for tenant parking. Walking distance to elementary school, shopping center and close to 710 and 5 FWY. Long-term tenants provide payment stability. Please do not disturb tenants.

### Facts & Features

- Sold On 12/22/2023
- Original List Price of \$875,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Wall Furnace
- \$1,143 (Estimated)
- \$61788 Gross Scheduled Income
- \$5551 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Floor: Laminate
- Appliances: Disposal

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$14,228
- Electric: \$3,787.00
- Gas: \$1,781
- Furniture Replacement:
- Trash: \$1,894
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$2,988
- Maintenance: \$960
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,818
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$750	\$750	\$1,600
2:	1	1	1	0	Unfurnished	\$850	\$850	\$1,600
3:	1	1	1	0	Unfurnished	\$1,175	\$1,175	\$1,600
4:	1	2	1	0	Unfurnished	\$1,434	\$1,434	\$2,100

### # Of Units With:

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



- Disposal:

---

### Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6311005005

---

### Michael Lembeck

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

---

### Re/Max Property Connection

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

---

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PW23156018

Printed: 12/25/2023 10:11:35 AM

**Closed** •

List / Sold:

**\$2,495,000/\$2,425,000** ↓

35 days on the market

Listing ID: 23319683

**157 W Ash Ave • Burbank 91502**

**5 units • \$499,000/unit • 4,564 sqft • 6,252 sqft lot • \$531.33/sqft •  
Built in 1988**

**Lake & Ash**



We are proud to present an exceptional investment opportunity at 157 W Ash Ave. Located in the heart of Burbank, California, this meticulously renovated 5-unit multifamily property stands as a testament to modern residential design and functionality. Built in 1988, the property underwent a comprehensive overhaul in 2023, ensuring it meets the high standards of contemporary living. Diversified in its offerings, the property features two 1-bedroom, 1-bathroom units, two 2-bedroom, 1-bathroom units, and an expansive 2-bedroom, 1.5- bathroom townhouse. All units unveil an open floor plan graced with laminate flooring, ceiling fan/light fixtures, and recessed lighting. The kitchens are masterclasses in modern design with sleek countertops, pristine white cabinets, and a suite of stainless-steel appliances that ensure optimal functionality. The bathrooms are prudently designed to offer ample storage space and feature illuminated vanity mirrors. Bedrooms are spacious and integrated with walk-in closets, facilitating a streamlined living environment. Financially, this property holds significant appeal, especially with the inclusion of an assumable loan from Chase Bank. This loan has a pending balance of roughly \$960,000, bearing an interest rate of 3.96%. Considering the property's CAP rate at 4.91%, prospective buyers can anticipate robust cash flow from the outset. Burbank itself does not enforce any specific rent control measures, however the property is subject to California's AB 1482 regulations which allow for annual rent increase ranging from 5% to 10% depending on CPI. Externally, the property underscores security with an automatic gated entrance and meticulous maintenance. The availability of ample onsite parking for both residents and guests is a notable feature. Tenants benefit from a communal laundry room and a serene outdoor space outfitted with a seating area. The residence's placement on a peaceful cul-de-sac street enhances its appeal, ensuring residents enjoy a tranquil living environment. Located merely a 2-minute drive from downtown Burbank, this property offers a harmonious blend of suburban peace with urban accessibility. Its strategic positioning facilitates easy access to the freeway, allowing for effortless commutes to various parts of Los Angeles. Notably, the famed Burbank studios are within proximity, adding a touch of Hollywood allure. This central Burbank location ensures residents are never far from an array of amenities, shopping, dining, and entertainment options, making it an attractive proposition for potential tenants.

## Facts & Features

- Sold On 12/18/2023
- Original List Price of \$2,625,000
- 1 Buildings
- Levels: Two
- Cap Rate: 4.91
- \$122620 Net Operating Income

## Interior

## Exterior

## Annual Expenses

- Total Operating Expense: \$45,572
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

## Unit Details



	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$2,400	\$4,800	\$5,000
2:	2	2	1		Unfurnished	\$3,050	\$6,100	\$6,400
3:	1	2	1		Unfurnished	\$3,300	\$3,300	\$3,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 1.5%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2451001013

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos









**Closed** • [Apartment](#)

**\$1,150,000/\$1,200,000** ↑

**14625 Nelson Ave** • La Puente 91744

**10 days on the market**

**5 units** • **\$230,000/unit** • **2,801 sqft** • **9,999 sqft lot** • **\$428.42/sqft** • **Built in 1959**

**Listing ID: CV23214270**

**South of I-10, East of I-605; Near the Intersection of N Sunset Ave & Nelson Ave E**



We are pleased to offer for sale this 5 Unit multi-family residential investment property in the city of La Puente. This standout offering is priced to sell, boasting a significant upside of over 30% in rental income, making it an ideal addition for investors seeking cash-flow. The property includes a mix of one 2-bedroom/1-bathroom unit, and four 1-bedroom/1-bathroom units. Each unit is separately metered for electricity and gas, while the owner pays for water and trash. Tenants enjoy the convenience of onsite parking with both garage and car-port options, ensuring ample space for vehicles. Situated on a spacious 10,000 square-foot lot, the property offers ample outdoor space and holds potential for Accessory Dwelling Unit (ADU) conversion, which could add value and increased rental income (buyer to check with proper city authorities.) The city of La Puente does not have any specific local city rent control offering ease of management in this regard. With a current 5.17% CAP Rate and a 13 Gross Rent Multiplier (GRM), the subject property offers a solid return on investment.

**Facts & Features**

- Sold On 12/20/2023
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- 4 Total carport spaces
- \$1,880 (Estimated)
- Laundry: Inside
- \$88272 Gross Scheduled Income
- \$59507 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$26,117
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,864
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$3,750
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,100
- Other Expense: \$750
- Other Expense Description: Reserves

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,000	\$2,000	\$2,195
2:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,845
3:	1	1	1	0	Unfurnished	\$1,510	\$1,510	\$1,845
4:	1	1	1	0	Unfurnished	\$1,160	\$1,160	\$1,845
5:	1	1	1	0	Unfurnished	\$1,136	\$1,136	\$1,845

**# Of Units With:**

- Separate Electric: 5
- Drapes:

- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

---

### Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 8210001022

---

### Michael Lembeck

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

### Re/Max Property Connection

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

---

Click arrow to display photos





**Closed** • [Apartment](#)

List / Sold:

**\$1,950,000/\$1,740,000** ↓

50 days on the market

Listing ID: SB23160302

**25423 Belle Porte Ave** • Harbor City 90710

**6 units** • **\$325,000/unit** • **6,080 sqft** • **9,982 sqft lot** • **\$286.18/sqft** • **Built in 1992**

**PCH west right on Belle Porte ave**



Well maintained 6 unit apartment building with great rent potential. Impressive units unit mix consisting of 2-3bedroom plus den 2 bath, 4-2bedroom 1 bath units. all units have separate water heaters and are separately meter for gas and electricity.

### Facts & Features

- Sold On 12/20/2023
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: One, Two
- 14 Total parking spaces
- Heating: Wall Furnace
- \$2,068 (Estimated)
- Laundry: Common Area, Dryer Included, Gas & Electric Dryer Hookup, Washer Included
- \$129336 Gross Scheduled Income
- \$77407 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

### Interior

- Rooms: Den, Kitchen, Living Room, Main Floor Bedroom
- Appliances: Disposal, Gas Water Heater, Water Heater
- Floor: Carpet, Tile, Vinyl

### Exterior

- Lot Features: Landscaped, Level with Street, Level, Paved
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Security Lights
- Fencing: Block, Stucco Wall
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

### Annual Expenses

- Total Operating Expense: \$43,685
- Electric: \$3,782.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078334
- Gardener:
- Licenses: 3600
- Insurance: \$4,954
- Maintenance:
- Workman's Comp:
- Professional Management: 6143
- Water/Sewer: \$2,206
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,874	\$1,874	\$2,500
2:	1	2	1	0	Unfurnished	\$1,837	\$1,837	\$2,250
3:	1	2	1	0	Unfurnished	\$1,617	\$1,617	\$2,250
4:	1	3	2	0	Unfurnished	\$1,948	\$1,948	\$2,500
5:	1	2	1	0	Unfurnished	\$1,838	\$1,837	\$2,250
6:	1	2	1	0	Unfurnished	\$1,575	\$1,575	\$2,250

### # Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Drapes: 7
- Patio:

- Water Meters: 1
- Carpet: 7
- Dishwasher:
- Disposal: 7

- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 124 - Harbor City area
- Los Angeles County
- Parcel # 7410006047

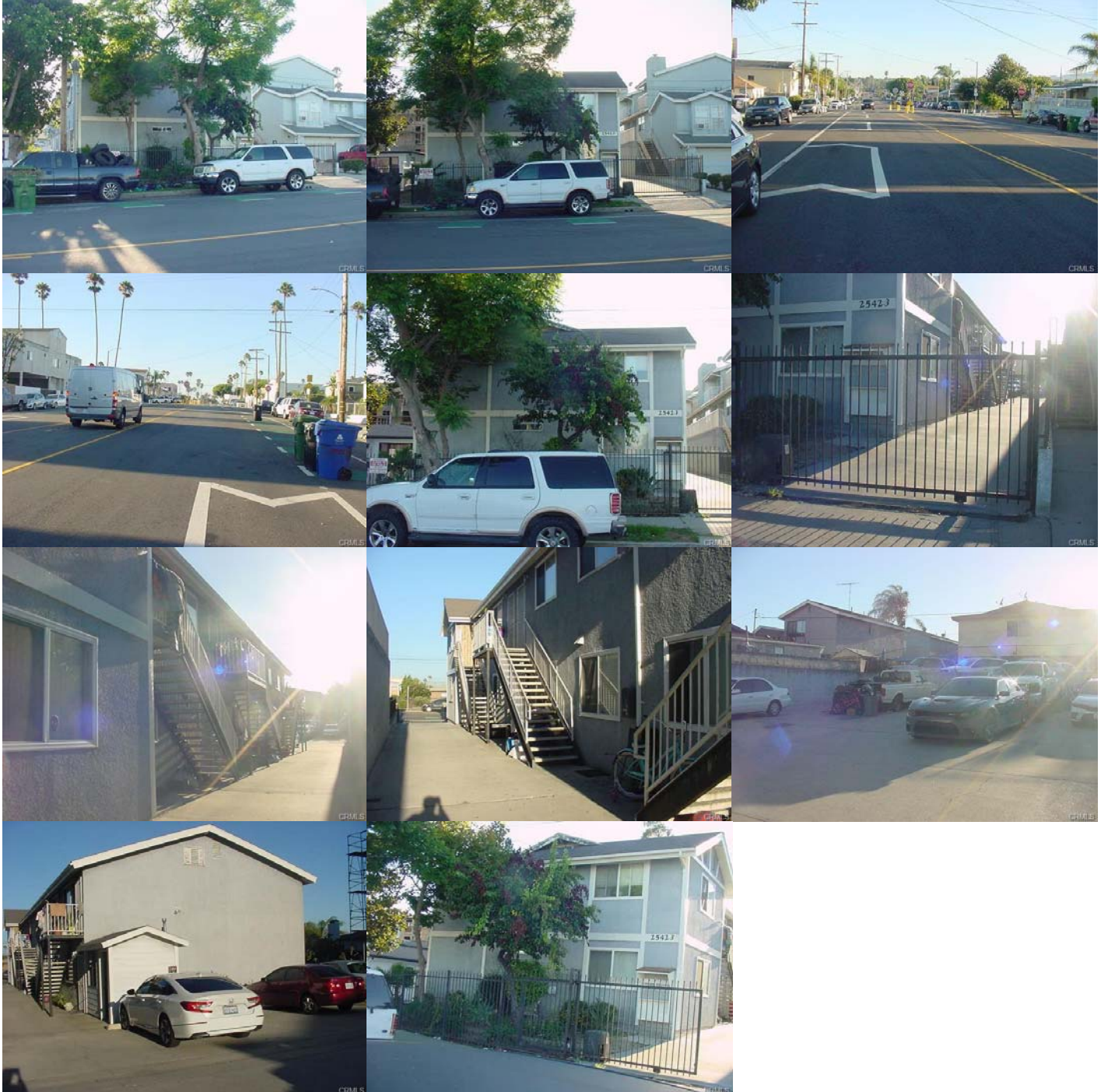
**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos





**Closed** • Commercial/Residential

List / Sold:

**\$2,399,000/\$2,380,000** ↓

7 days on the market

Listing ID: SB23193568

**547 N Flores St** • West Hollywood 90048

**6 units** • \$399,833/unit • 6,216 sqft • 5,754 sqft lot • \$382.88/sqft •  
Built in 1959

Melrose Ave, South onto Flores St



TOP AVAILABLE INVESTMENT UNITS IN WEHO at this time. Back on Market, buyer couldn't perform. Let me save you the time of running numbers on multiple properties in the area. With a GRM at 12.9 and a CAP at 5.58% (self-managed), this is it! 547 N Flores is a clean, low maintenance, 6-unit asset. It consists of two 3/2, one 2/2, one 2/1 and two 1/1. Five of the units have been updated within the past few years. All have an outdoor personal space via balcony or patio, updated energy efficient windows, central heating, kitchen appliances are included as well as the coin operated washer & dryer located in the common use laundry room on the first floor (refrigerators, stoves, dishwashers and coin operated washer & dryer all transfer with the building). Both 3/2 units have Central A/C and the rest have wall units. The entire exterior of the building has just been pressure washed and painted with top Benjamin Moore long lasting elastomeric paint. Roof was replaced in Feb. 2020, Earthquake Foundation Bolting done in Aug. 2005 and Soft Story reinforcement was completed in Oct 2021. All copper plumbing. All electrical sub-panels have been updated. This is as solid and as sound as they come. The seller will NOT be conducting a 1031 exchange. No wait times here. Ready to close escrow at the asking price. Firm.

### Facts & Features

- Sold On 12/20/2023
- Original List Price of \$2,399,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 5 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- \$2,003 (Assessor)
- Laundry: Common Area, Dryer Included, Individual Room, Washer Included
- Cap Rate: 5.59
- \$186732 Gross Scheduled Income
- \$133997 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

### Interior

- Rooms: Living Room
- Floor: Laminate, Wood
- Appliances: Dishwasher, Gas Range, Gas Water Heater, Refrigerator
- Other Interior Features: Balcony, Copper Plumbing Full

### Exterior

- Lot Features: Level with Street, Rectangular Lot
- Security Features: Smoke Detector(s)
- Fencing: None, Block
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

### Annual Expenses

- Total Operating Expense: \$43,398
- Electric: \$672.00
- Gas: \$1,920
- Furniture Replacement: \$0
- Trash: \$2,797
- Cable TV: 01872625
- Gardener:
- Licenses: 864
- Insurance: \$2,782
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,756
- Other Expense:
- Other Expense Description:

## Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,500	\$2,500	\$2,850
2:	1	2	1	0	Unfurnished	\$1,661	\$1,661	\$2,750
3:	1	3	2	0	Unfurnished	\$3,600	\$3,600	\$3,600
4:	1	1	1	0	Unfurnished	\$2,200	\$2,200	\$2,200
5:	1	1	1	0	Unfurnished	\$2,100	\$2,100	\$2,100
6:	1	3	2	0	Unfurnished	\$3,300	\$3,300	\$3,500

### # Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher: 6
- Disposal:
- Drapes:
- Patio:
- Ranges: 6
- Refrigerator: 6
- Wall AC: 8

## Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5528014041

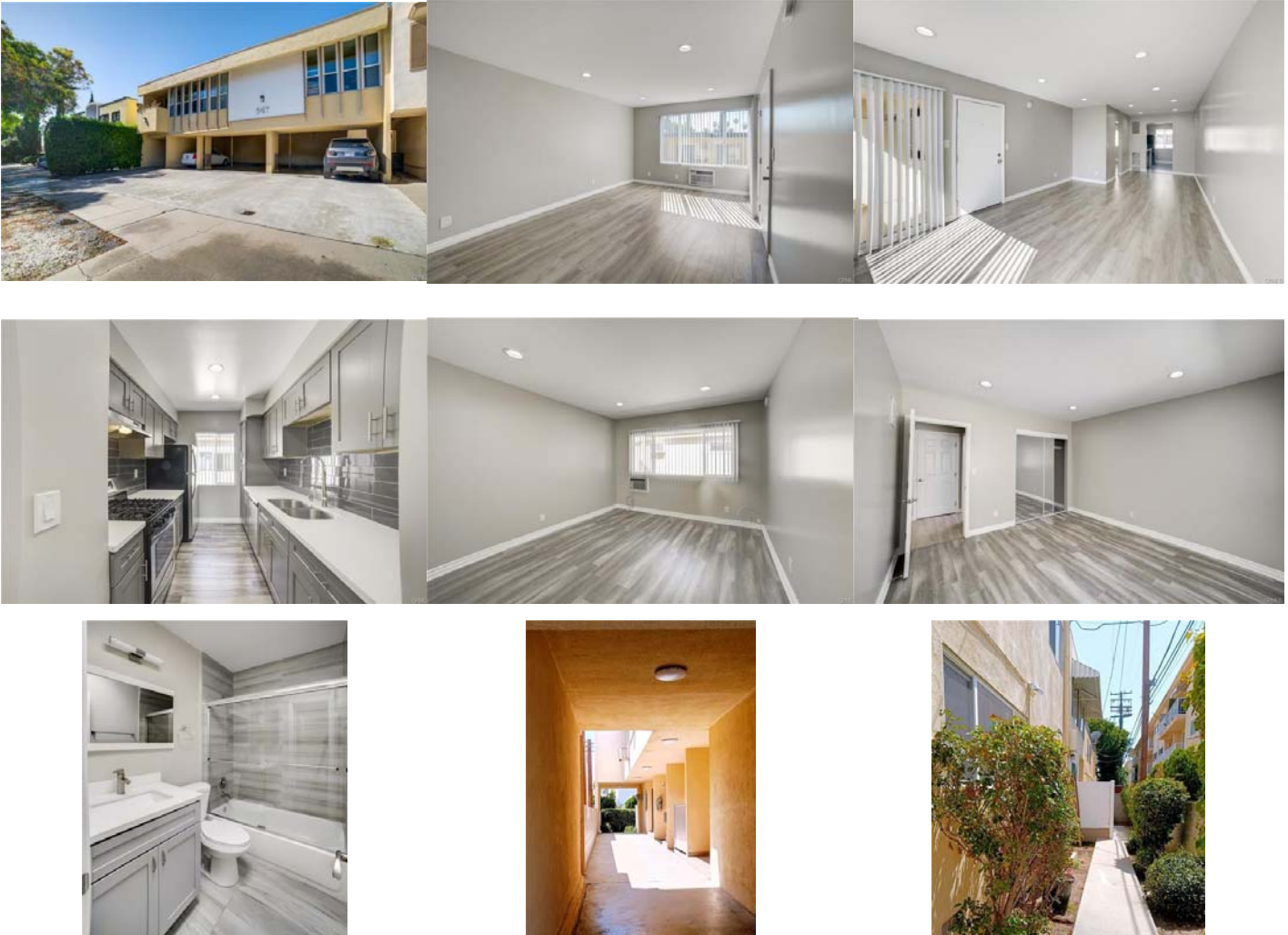
## Michael Lembeck

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

## Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: SB23193568

Printed: 12/25/2023 10:11:36 AM

**Closed** •

List / Sold:

**\$1,199,000/\$1,250,000** ↑

**3114 Stocker St** • Los Angeles 90008

**31 days on the market**

**6 units** • **\$199,833/unit** • **4,952 sqft** • **7,711 sqft lot** • **\$252.42/sqft** •  
**Built in 1948**

**Listing ID: 23333085**

**East of Arlington Ave**



**Facts & Features**

- Sold On 12/19/2023
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: Multi/Split

**Interior**

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

**# Of Units With:**

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



## Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5024021003

---

### Michael Lembeck

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

### Re/Max Property Connection

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

---

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 23333085

Printed: 12/25/2023 10:11:36 AM

**Closed** •

List / Sold:

**\$1,899,000/\$1,836,000** ↓

205 days on the market

Listing ID: 23267825

**5326 PACKARD St** • Los Angeles 90019

**7 units** • \$271,286/unit • 4,452 sqft • 6,300 sqft lot • \$412.40/sqft •  
Built in 1942

North of Pico, South of San Vicente, East of Burnside, West of Cochran



New Price and Excellent Value for this wonderful 7-unit Wilshire Vista property located on a quiet residential street consists of 2 structures with 4 units in the front building and 3 units in the back building. Packard is a tree-lined street surrounded by gorgeous 1920s architecture and this building sits just streets away from Wilshire Vista West, recently identified as a Historic District. This centrally located and diverse community is highly desirable due to its proximity to the rest of Los Angeles including Miracle Mile, Mid-Wilshire, Mid-City, Koreatown, Downtown Los Angeles, Pico-Robertson, Century City, Larchmont, Hancock Park, and the 10 freeway is just minutes away. This vibrant area has some of the most popular art venues, cafes/restaurants, and shopping. And, with a 90 walk score and 78 bike score, you are close by such places as the Powerplant, The Sycamore Kitchen, Roscoe's House of Chicken and Waffles, Hansen's Cakes, Milk Jar Cookies, Magee's Donuts, Lucy's Mexican Drive-in, Tacos 1986, Malibu Fish Grill or burgers from Earle's On Crenshaw. Additionally, notable landmarks are nearby, including the Petersen Museum, the Los Angeles County Museum of Art, La Brea Tar Pits, the Grove, the Pavilion for Japanese Art, and the La Brea Tar Pits and Museum. Drive by only; property shown with an accepted offer. Please do not disturb the tenants.

### Facts & Features

- Sold On 12/18/2023
- Original List Price of \$2,360,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Community, Individual Room
- Cap Rate: 5.8
- \$109565 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 7 water meters available

### Interior

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

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$46,063
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02173137
- 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	\$1,895	\$1,895	\$2,195
2:	1	1	1	Unfurnished	\$1,530	\$1,530	\$2,000
3:	1	1	1	Unfurnished	\$1,650	\$1,650	\$2,000
4:	1	1	1	Unfurnished	\$2,000	\$2,000	\$2,000
5:	1	1	1	Unfurnished	\$1,850	\$1,850	\$2,000
6:	1	1	1	Unfurnished	\$1,820	\$1,820	\$2,000
7:	1	1	1	Unfurnished	\$1,995	\$1,995	\$2,000

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5085035018

**Michael Lembeck**

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

**Re/Max Property Connection**

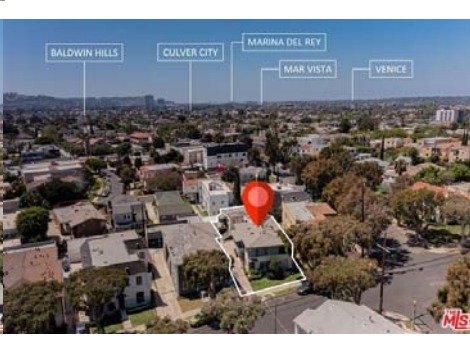
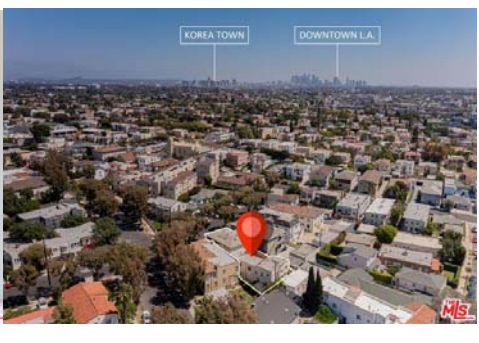
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

Click arrow to display photos













10:  
11:  
12:  
13:

**# Of Units With:**

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

---

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 1.5%
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4324023026

---

**Michael Lembeck**

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

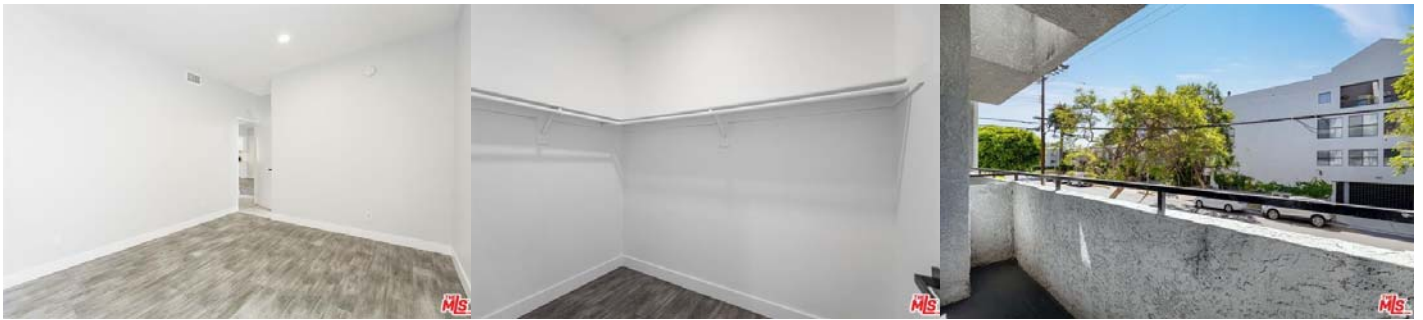
**Re/Max Property Connection**

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

---

Click arrow to display photos







**Closed** • [Apartment](#)

List / Sold:

**\$1,750,000/\$1,692,500** ↓

0 days on the market

Listing ID: SR23218175

**6432 Troost Ave** • North Hollywood 91606

**8 units** • **\$218,750/unit** • **6,488 sqft** • **7,752 sqft lot** • **\$260.87/sqft** •  
**Built in 1965**

**South of Victory, East of Lankershim**



Sold before Processing! Fabulous gated 8 unit apartment building with 3 -2 bedroom + 1 Bath units and 5- 1 bedroom + 1 bath units. Building is fully earthquake retrofitted and in great condition with a newer roof, newer plumbing, some newer windows and recently painted. There is an onsite laundry room. Each unit has 1 carport parking space with a storage unit above the space. Great location near the studios and No Ho Arts district.

### Facts & Features

- Sold On 12/22/2023
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,162 (Estimated)
- Laundry: Common Area
- \$132720 Gross Scheduled Income
- \$97174 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

### Interior

- Rooms: Center Hall, Kitchen, Living Room
- Floor: Laminate, Tile, Vinyl
- Appliances: Free-Standing Range, Disposal, Gas Oven, Gas Range, Gas Water Heater, Range Hood, Vented Exhaust Fan, Water Heater Central, Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s), Granite Counters, Living Room Balcony, Open Floorplan, Quartz Counters

### Exterior

- Lot Features: Landscaped, Lot 6500-9999, Rectangular Lot
- Fencing: Block
- Sewer: Public Sewer, Sewer Paid

### Annual Expenses

- Total Operating Expense: \$25,985
- Electric: \$4,501.00
- Gas: \$1,613
- Furniture Replacement:
- Trash: \$3,016
- Cable TV: 01428774
- Gardener:
- Licenses: 853
- Insurance: \$4,050
- Maintenance: \$4,300
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,000
- Other Expense: \$9,518
- Other Expense Description: Repairs

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	11	8	8	Unfurnished	\$132,720	\$132,720	\$176,400

#### # Of Units With:

- Separate Electric: 8
- Drapes:

- Gas Meters: 8
- Water Meters: 0
- Carpet:
- Dishwasher: 0
- Disposal: 8

- Patio:
- Ranges: 8
- Refrigerator: 0
- Wall AC: 8

---

### Additional Information

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

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2335011007

---

### Michael Lembeck

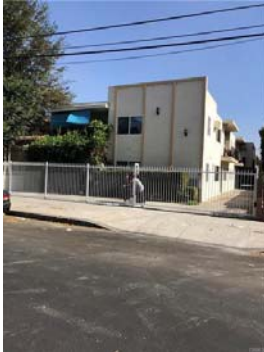
State License #: 01019397  
Cell Phone: 714-742-3700

### Re/Max Property Connection

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

---

Click arrow to display photos





**Closed** •

List / Sold:

**\$2,250,000/\$2,250,000** ↓

315 days on the market

Listing ID: 23229351

**2490 Corinth Ave** • Los Angeles 90064

**9 units** • \$250,000/unit • **5,046 sqft** • **7,499 sqft lot** • **\$445.90/sqft** •  
**Built in 1961**

**Located just west of Sawtelle off of Corinth Ave.**



We proudly present 2490 Corinth Ave, a 9 unit multifamily building located on a quiet residential street in West LA. The new owner has the opportunity to add 3 ADUs and increase monthly income. The building has approximately 7 open parking spaces and is separately metered for gas and electric. The offering allows for over 35% upside in current rent.

**Facts & Features**

- Sold On 12/19/2023
- Original List Price of \$3,200,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- Cap Rate: 4.81
- \$108222 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$54,307
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	2		Unfurnished	\$2,065	\$6,196	\$8,985
2:	3	1	1		Unfurnished	\$1,323	\$3,970	\$7,785
3:	3	0	1		Unfurnished	\$1,236	\$3,707	\$5,700
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

---

### Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4260040018

---

### Michael Lembeck

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

---

### Re/Max Property Connection

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

---

Click arrow to display photos







**Closed** • [Apartment](#)

List / Sold:

**\$4,000,000/\$3,600,000** ↓

19 days on the market

Listing ID: SR23205119

**11146 Camarillo St** • North Hollywood 91602

**13 units** • **\$307,692/unit** • **13,616 sqft** • **15,005 sqft lot** • **\$264.39/sqft** • **Built in 1964**

**West of Vineland Avenue and East of Tujunga Avenue.**



13-unit apartment building situated at 11146 Camarillo Street, North Hollywood, CA 91602. Constructed in 1964, the unit configuration comprises eight 1-bedroom/1-bathroom units, one 2-bedroom/1-bathroom unit, two 2-bedroom/2-bathroom units, one 3-bedroom/2-bathroom unit, and one 4-bedroom/3-bathroom unit, resulting in approximately 13,616 total rentable square feet. The building is on a roughly 15,000 square foot parcel of land zoned LAR3. With an appealing unit mix, good upside potential and spacious residences, this property is an alluring investment opportunity for those seeking the finest traits of North Hollywood. Positioned on Camarillo Street between Vineland Avenue and Tujunga Avenue, the building provides very easy connectivity to the 101/134/170 freeways. Convenient access to the Westside of town is also offered via the Coldwater Canyon or Laurel Canyon routes. The site is a short walk to North Hollywood Park as well as Walter Reed Middle School and North Hollywood High School. Furthermore, the vibrant North Hollywood Arts District with many fashionable bars, restaurants and attractions contributes to the escalating demand for rentals in this thriving neighborhood.

### Facts & Features

- Sold On 12/20/2023
- Original List Price of \$4,000,000
- 1 Buildings
- 22 Total parking spaces
- \$2,252 (Estimated)
- Laundry: Community
- Cap Rate: 4.8
- \$313441 Gross Scheduled Income
- \$192025 Net Operating Income
- 13 electric meters available
- 13 gas meters available
- 0 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$114,833
- Electric: \$4,000.00
- Gas: \$5,400
- Furniture Replacement:
- Trash: \$6,140
- Cable TV: 01872625
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance: \$9,750
- Workman's Comp:
- Professional Management: 15343
- Water/Sewer: \$11,000
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	13	21	18	22	Unfurnished	\$313,441	\$313,441	\$368,400

#### # Of Units With:

- Separate Electric: 13
- Gas Meters: 13
- Water Meters: 0
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:



- Dishwasher:
- Disposal:

- Wall AC:

---

### Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2353027003

---

### Michael Lembeck

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

### Re/Max Property Connection

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

---

Click arrow to display photos



**Closed** •

List / Sold:

**\$3,250,000/\$3,100,000** ↓

50 days on the market

Listing ID: 23298983

**1531 Corinth Ave** • Los Angeles 90025

**13 units** • \$250,000/unit • **6,713 sqft** • **7,001 sqft lot** • **\$461.79/sqft** •  
**Built in 1958**

**Located between Santa Monica Blvd and Ohio Ave.**



We proudly present 1531 Corinth Ave, an opportunity in acquire 13 units in a prime westside location, nestled between Wilshire Blvd and Santa Monica Blvd. The property is easily accessible from the 405 freeway and less than a 10-minute commute from UCLA. The building is comprised of (1) 3-bed/2-bath unit and 12 studios with a total of 8 parking spaces. The units are individually metered for both gas and electricity. Tenants enjoy ease of access to shops, restaurants, and boutique fitness studios on San Vicente Blvd as well as the charming Sawtelle Japantown district.

**Facts & Features**

- Sold On 12/22/2023
- Original List Price of \$3,250,000
- 1 Buildings
- Levels: Two
- Cap Rate: 4.69
- \$152344 Net Operating Income

**Interior**

- Appliances: Refrigerator

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$78,593
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01841913
- 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:	12	0	1		Unfurnished	\$1,439	\$17,273	\$24,000
2:	1	3	2		Unfurnished	\$2,437	\$2,437	\$3,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

- Separate Electric:
- Drapes:



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

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

---

### Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4261004008

---

### Michael Lembeck

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

### Re/Max Property Connection

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

---

Click arrow to display photos

















CUSTOMER FULL: Residential Income LISTING ID: 23298983

Printed: 12/25/2023 10:11:47 AM





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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5679005022

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos

