

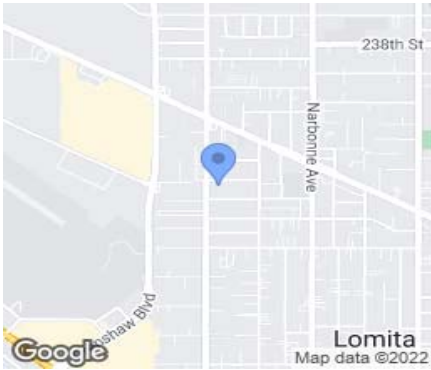
Cross Property Customer 1 Line																			
	Listing_ID	S	St#	St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L Sqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	PW22215185	S	2364	246th PL	LOM	121	STD	2	\$28,200		\$1,055,000↓	\$402.67	2620	1925/ASR	7,550/0.1733	N	4	12/20/22	33/33
2	SB22214666	S	122	Seaview	MANH	142	STD	2	\$0		\$2,150,000	\$1,542.32	1394	1931/ASR	1,354/0.0311	N	2	12/20/22	36/36
3	SB22226729	S	2322 -232	Grand AVE	SP	181	STD	2	\$70,000		\$1,085,000↓	\$343.35	3160	1919/PUB	4,500/0.1033	N	2	12/20/22	12/12
4	22156607	S	1108 W	22ND ST	SP	183	STD	2		4	\$800,000↓	\$456.62	1752	1933	5,403/0.12	N	0	12/20/22	197/197
5	BB22120327	S	1113 N	Pass AVE	BBK	610	TRUS	2	\$0		\$900,000↓	\$555.56	1620	1927/ASR	6,985/0.1604	Y	0	12/19/22	152/152
6	PF22218766	S	1567 E	Elizabeth ST	PAS	646	STD	2	\$0		\$825,000↓	\$454.80	1814	1948/ASR	4,500/0.1033	N	2	12/23/22	25/25
7	CV22104019	S	832 E	7th ST	POM	687	STD	2	\$3,000		\$675,000↓	\$314.39	2147	1961/ASR	6,444/0.1479	N	2	12/19/22	40/40
8	CV22113940	S	6675 E	Olympic BLVD	LA	699	STD	2	\$34,560		\$590,000↓	\$517.54	1140	1950/ASR	2,458/0.0564	N	0	12/21/22	70/70
9	DW22211738	S	3934	Clara ST	CUD	699	STD	2	\$0		\$713,000↑	\$735.05	970	1924/ASR	5,797/0.1331	N	0	12/22/22	55/55
10	PW22242982	S	1373	Kent PL	GD	699	PRO	2	\$0		\$800,000↓	\$407.96	1961	1896/ASR	6,382/0.1465	N	2	12/23/22	2/2
11	22190253	S	52	Dudley AVE	VEN	C11	PRO	2		4	\$1,750,000↓	\$846.23	2068/A	1909	3,752/0.08	N	2	12/23/22	49/49
12	22213195	S	1207 N	Commonwealth AVE	LA	671	STD	2		7	\$1,900,000↓	\$609.76	3116	2022/BLD	6,255/0.14	N		12/22/22	15/15
13	DW22214875	S	657 E	90th ST	LA	C23	STD	2	\$0		\$825,000↓	\$392.86	2100	2022/EST	5,324/0.1222	N	2	12/22/22	21/21
14	CV22258607	S	5461	2nd AVE	LA	C34	STD	2	\$0		\$800,000	\$555.56	1440	1922/ASR	4,921/0.113	N	0	12/19/22	0/6
15	CV22196079	S	1551 W	Vernon AVE	LA	C34	STD	2	\$0		\$810,000↓	\$498.77	1624	1919/ASR	4,628/0.1062	N	2	12/21/22	74/214
16	22215489	S	1452 W	80th ST	LA	C36	STD	2			\$690,000↓	\$356.40	1936/A	1927/ASR	6,676/0.15			12/21/22	17/17
17	IV22221538	S	640 E	42nd PL	LA	C37	STD	2	\$81,600		\$1,090,000↓	\$293.33	3716	2018/ASR	5,112/0.1174	N	3	12/23/22	43/43
18	22211265	S	5711	Naomi AVE	LA	C42	STD	2			\$585,000↑	\$237.03	2468	1970	5,404/0.12			12/23/22	41/41
19	22214341	S	131 E	57th ST	LA	C42	STD	2		6	\$1,215,000↓	\$343.22	3540/D	2022	5,105/0.11	N		12/22/22	15/15
20	BB22222545	S	11133	Cohasset ST	SUNV	SUNV	STD	2	\$21,840		\$860,000↓	\$424.27	2027	1946/ASR	17,249/0.396	N	4	12/20/22	18/18
21	IV22206396	S	5434 W	57th ST	LADH	103	STD	3	\$4,695		\$1,760,000↓	\$386.05	4559	1958/ASR	8,856/0.2033	Y	6	12/21/22	39/39
22	22198320	S	432 S	1st ST	ALH	601	STD	3		4	\$1,000,000↓	\$508.13	1968	1924	7,502/0.17		3	12/19/22	45/45
23	SR22236477	S	2843	Rosanna ST	ATWV	606	STD	3	\$0		\$1,265,000↑	\$605.55	2089	1929/ASR	7,038/0.1616	N	0	12/21/22	24/79
24	AR22202654	S	9718	Rio Hondo	ELM	619	STD	3	\$46,740		\$1,220,000↑	\$455.90	2676	1959/ASR	13,812/0.3171	N	0	12/19/22	45/45
25	CV22242672	S	3307	Darwin Avenue	LA	677	STD	3	\$0		\$635,000↓	\$256.46	2476	1898/ASR	5,881/0.135	N	0	12/20/22	9/9
26	22181091	S	1907	Canal ST	VEN	C11	STD	3		5	\$3,250,000↓	\$631.68	5145	1986	2,989/0.06		4	12/19/22	117/117
27	22195655	S	1747	9TH ST	SM	C14	STD	3		5	\$1,600,000↓	\$1,095.89	1460	1925	7,505/0.17	N	1	12/20/22	71/71
28	22198135	S	1820	Menlo AVE	LA	C16	STD	3		5	\$850,000↓	\$267.55	3177	1983	6,055/0.13			12/19/22	56/56
29	CV22196127	S	2210	Clyde AVE	LA	C16	STD	3	\$73,200		\$1,038,500↓	\$519.77	1998	1924/PUB	6,729/0.1545	N	0	12/21/22	69/69
30	PW22190390	S	2927	8th AVE	LA	C16	STD	3	\$0	6	\$1,280,000↓	\$581.82	2200	1922/ASR	6,000/0.1377	N	0	12/21/22	72/72
31	22178539	S	1116 S	Highland AVE	LA	HPK	STD	3			\$2,250,000↓	\$530.66	4240	1926	6,954/0.15	Y		12/21/22	122/122
32	DW22206411	S	3631	Trinity ST	LA	C37	STD	3	\$24,828		\$546,392↓	\$272.65	2004	1905/ASR	5,951/0.1366	N	2	12/19/22	35/35
33	SB22240652	S	1618	254th ST	HC	124	STD	4	\$88,440		\$1,160,000↑	\$283.76	4088	1950/ASR	12,077/0.2772	N	4	12/23/22	10/10
34	HD22188920	S	12363	Poinsettia AVE	ELM	619	STD,TRUS	4	\$0		\$935,000↓	\$374.00	2500	1952/PUB	20,762/0.4766	N	0	12/20/22	6/6
35	CV22178740	S	139 -141 E	120th ST	LA	699	STD	4	\$59,028		\$740,000↓	\$290.65	2546	1962/ASR	5,803/0.1332	N	0	12/21/22	87/87
36	PW22195766	S	4946 W	118th PL	HAWT	699	STD	4	\$52,080		\$1,050,000↓	\$333.23	3151	1958/ASR	9,269/0.2128	N	2	12/22/22	33/33
37	SB22225161	S	201 N	MATHEWS	LA	BOYH	STD	4	\$48,000		\$1,050,000↓	\$306.66	3424	1926/ASR	8,843/0.203	N	4	12/19/22	1/1
38	CV22219936	S	205 S	Reeves DR	BEVH	C01	STD	4	\$150,444	2	\$3,015,000↓	\$568.76	5301	1935/ASR	6,058/0.1391	N	4	12/19/22	52/52
39	22191349	S	979	Hancock AVE	WHO	C10	STD	4			\$1,400,000↓	\$531.91	2632	1925	5,947/0.13			12/20/22	48/48
40	SR22229813	S	5411	Smiley DR	LA	C16	STD	4	\$86,040	4	\$1,180,000↓	\$360.20	3276	1965/ASR	4,745/0.1089	N	0	12/22/22	37/96
41	22219539	S	940 W	48th ST #1-4	LA	C34	STD	4			\$995,000↓	\$272.01	3658	1965	5,849/0.13			12/19/22	0/0
42	BB22205910	S	5122	Cahuenga BLVD	TUL	TUL	STD	4	\$176,940	5	\$2,790,000↓	\$451.53	6179	2018/ASR	5,851/0.1343	N	4	12/21/22	43/43
43	22198369	S	501 S	5th ST	ALH	601	STD	5		3	\$1,100,000↓	\$388.97	2828	1930	10,508/0.24		4	12/19/22	41/41
44	22216415	S	12747	MITCHELL AVE	LA	C13	STD	5		3	\$1,800,000↓	\$587.85	3062/A	1962/ASR	7,099/0.16	N		12/21/22	35/35
45	RS22233234	S	4265 E	Compton BLVD	CMP	RO	STD	5	\$70,608		\$687,000↓	\$288.90	2378	1947/ASR	5,073/0.1165	N	0	12/20/22	13/13
46	22197718	S	1116 S	Ardmore AVE	LA	C17	STD	6		4	\$1,300,000↓	\$292.13	4450	1965	5,903/0.13	N		12/19/22	56/56
47	22218549	S	11716	Oxford AVE	HAWT	108	STD	8		4	\$2,000,000	\$330.91	6044/A	1986/ASR	7,050/0.16			12/21/22	23/23
48	22181138	S	11915	Darlington AVE	LA	C06	STD	8		4	\$5,600,000↓	\$677.97	8260	1963	7,878/0.18			12/19/22	123/221
49	QC22206764	S	748 N	Hudson AVE	LA	C20	STD	8	\$175,166	5	\$245,000↓	\$41.70	5876	1965/ASR	6,815/0.1565	N	0	12/20/22	22/22
50	22209999	S	7718	Paseo Del Rey	PDLR	C31	STD	8			\$3,375,000↓	\$433.47	7786	1962	8,839/0.2			12/20/22	27/27
51	22207429	S	719 N	Kingsley DR	LA	C20	STD	9		4	\$1,775,000↓	\$241.30	7356	1956	8,774/0.2			12/20/22	28/28
52	22196779	S	9533	Somerset BLVD	BF	RJ	STD	9		3	\$1,720,000↓	\$294.82	5834/OTH	1955	14,401/0.33			12/22/22	84/84
53	22199165	S	11703	Truro AVE	HAWT	108	STD	10		5	\$2,780,000↓	\$338.69	8208/E	1987/EST	9,981/0.22		4	12/20/22	62/62
54	AR22159951	S	1823	Colorado BLVD	LA	618	TRUS	12	\$150,803		\$1,900,000↓	\$296.32	6412	1920/ASR	12,132/0.2785	N	0	12/20/22	63/63
55	22141049	S	3359	ROWENA AVE	LA	637	STD	12		4	\$4,000,000↓	\$423.01	9456	1953	11,781/0.27			12/23/22	216/216
56	AR22216567	S	231 S	Mcpherrin AVE	MP	641	STD	12	\$211,860		\$3,700,000↓	\$377.24	9808	1952/PUB	18,920/0.4343	N	2	12/20/22	12/12
57	QC22201572	S	20308	Madison ST	TORR	699	STD	40	\$995,880		\$15,500,000↓	\$530.60	29212	1969/ASR	28,750/0.66	N	0	12/20/22	21/21

Closed • Duplex

2364 246th Pl • Lomita 90717
2 units • \$574,500/unit • 2,620 sqft • 7,550 sqft lot • \$402.67/sqft •
Built in 1925

246TH PLACE & PENNSYLVANIA AV. NEAR CROSS ROAD PLAZA AT LOMITA BLVD. & CRENSHAW BLVD.

List / Sold:
\$1,149,000/\$1,055,000 ↓
33 days on the market
Listing ID: PW22215185



Welcome to this fantastic investment opportunity! A great opportunity for an owner user, investor or developer that's looking for a quality duplex. As you enter the lovely, spacious front home, you will be greeted by the cozy fireplace in your living room. Followed by beautiful laminate floors, built-ins, and a modern kitchen. Front house offers 5 private bedrooms, 3 bathrooms, laundry plus 2 car garage. This gorgeous property offers the perfect blend of coziness and comfort with double plane windows throughout and fresh paint. The rear unit has 2 bedrooms & 2 baths, laundry and oversized 2 car garage! Plenty of additional parking space in the long driveway. Located in a highly sought-after area ... so don't wait, schedule your tour today!

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$1,199,000
- 2 Buildings
- 10 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$28200 Gross Scheduled Income
- \$11632 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,568
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,080
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$1,100
- 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	5	3	2	Unfurnished	\$0	\$0	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- 121 - Lomita area
 - Los Angeles County
 - Parcel # 7376009014

Michael Lembeck

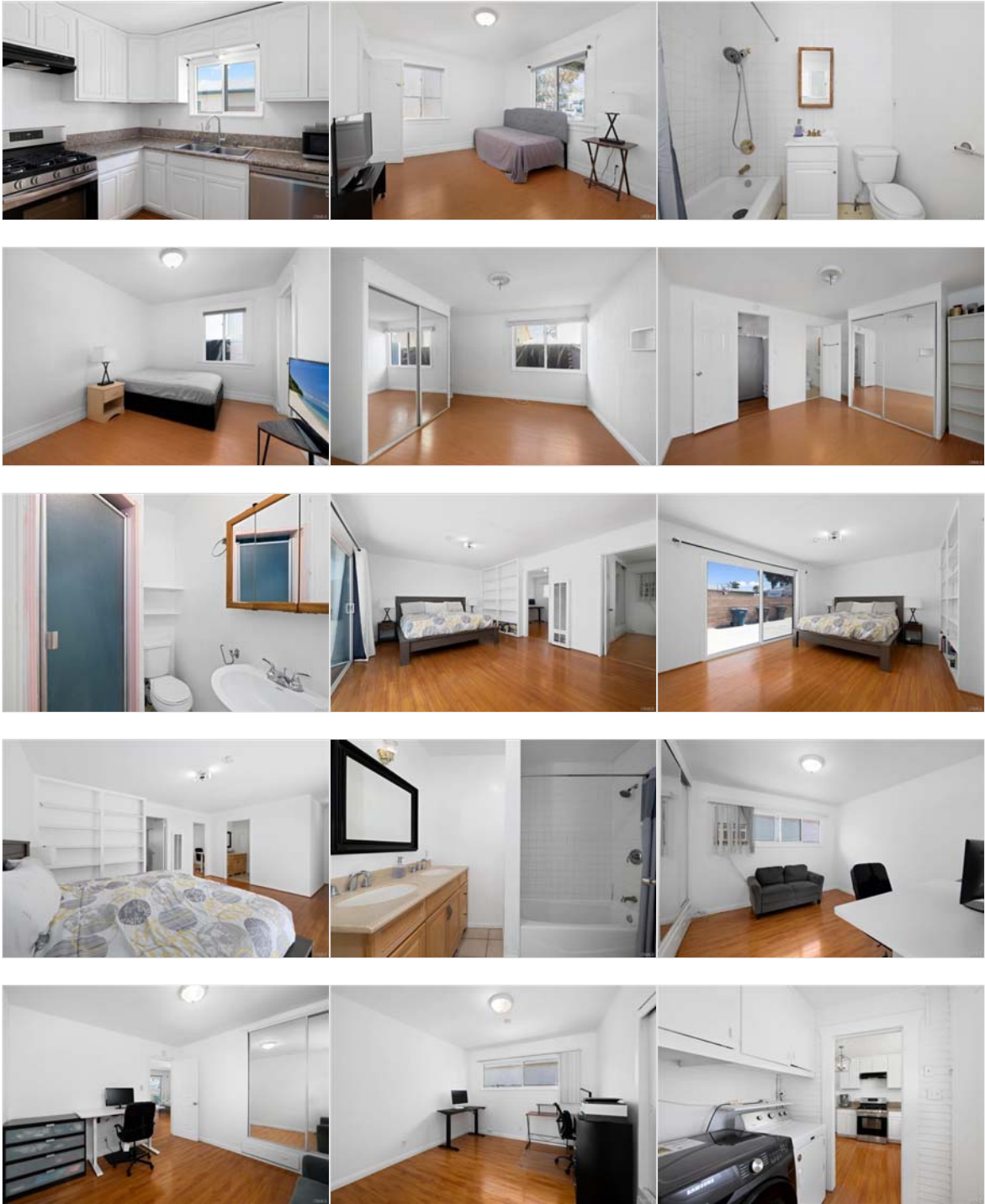
State License #: 01019397
Cell Phone: 714-742-3700

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: PW22215185

Printed: 12/25/2022 6:08:51 AM

List / Sold:

\$2,150,000/\$2,150,000

36 days on the market

Listing ID: SB22214666

Closed •

122 Seaview • Manhattan Beach 90266

2 units • \$1,075,000/unit • 1,394 sqft • 1,354 sqft lot • \$1542.32/sqft • Built in 1931

Between Ocean and Highland



Enviably located just three houses from the ocean in northern Manhattan Beach’s El Porto neighborhood, this fashionably updated and remodeled duplex is move-in ready. Upscale-chic design graces both residences, including all new hardwood flooring, sleek lighting, freshly painted white walls and beamed ceilings. Kitchens display Shaker cabinetry, quartz countertops and new stainless steel appliances, making mealtime and party time equally enjoyable. Depending on the unit, residents will enjoy a kitchen island or peninsula, a dining area with built-in bench seat, a sunny balcony with a peek at the ocean or a private patio. The lower residence hosts one bedroom and one bath, while the upper features two bedrooms and one bath. Each unit includes an indoor laundry area with new washer and dryer, and a two-car garage is featured. This versatile arrangement is ideal for income opportunities—live in one and rent the other, or rent both. The duplex’s phenomenal setting makes it a breeze to leave the car at home and hit the beach. Countless dining and shopping destinations are nearby, and LAX is within easy reach.

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$2,150,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$2,358 (Estimated)
- Laundry: Individual Room, Stackable
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Kitchen, Laundry, Living Room, Walk-In Closet
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Cooktop, Refrigerator, Tankless Water Heater
- Other Interior Features: Copper Plumbing Full, Quartz Counters, Recessed Lighting, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre
- Waterfront Features: Beach Access
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Insurance: \$0
- Maintenance:

- Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00656371
 - Gardener:
 - Licenses:
- Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$3,000	\$360,000	\$3,200
2:	1	2	1	1	Unfurnished			\$4,500

Of Units With:

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

Additional Information

- Standard sale
- 142 - Manhattan Bch Sand area
 - Los Angeles County
 - Parcel # 4137007038

Michael Lembeck

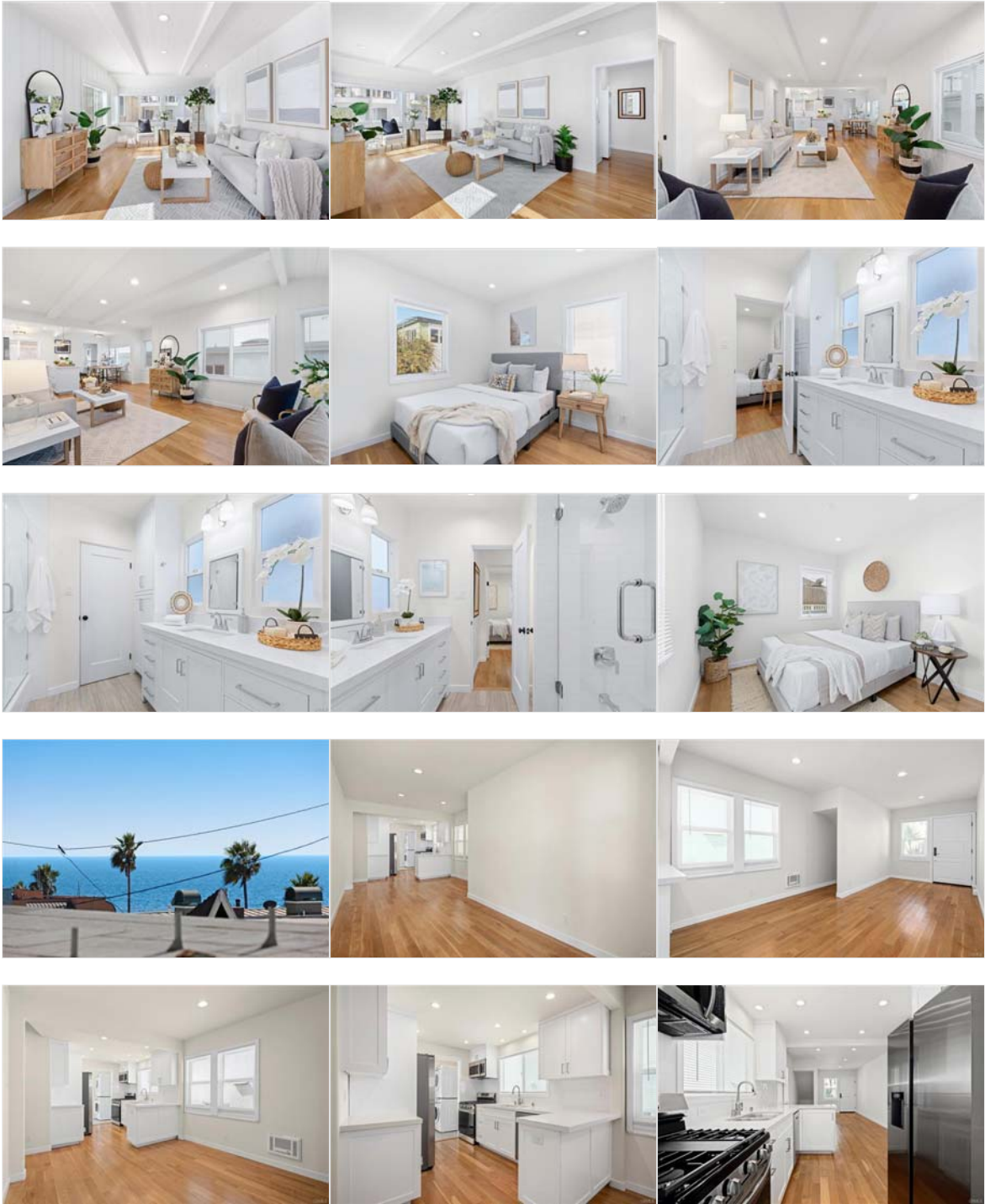
State License #: 01019397
Cell Phone: 714-742-3700

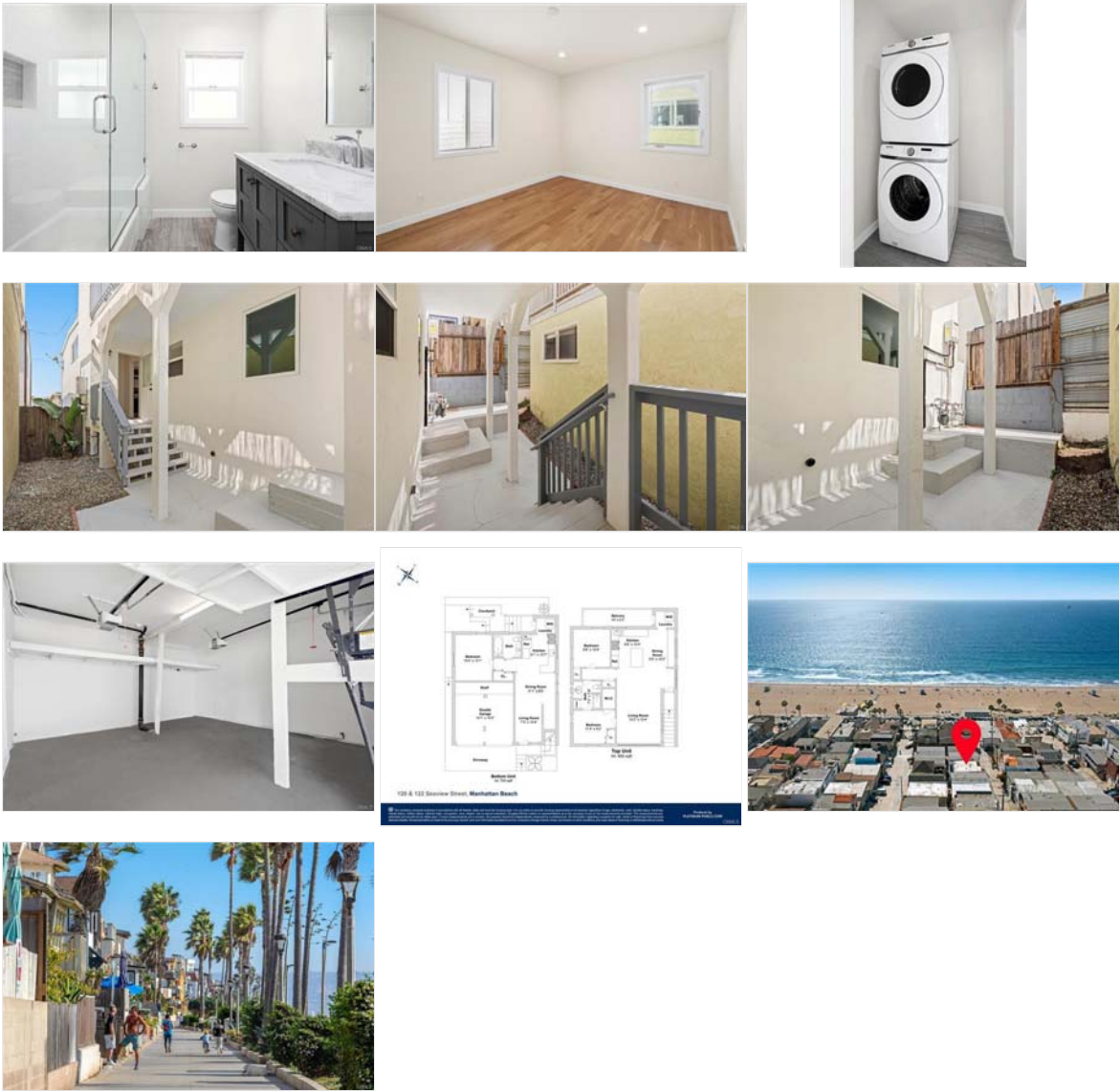
Re/Max Property Connection

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Closed • Duplex

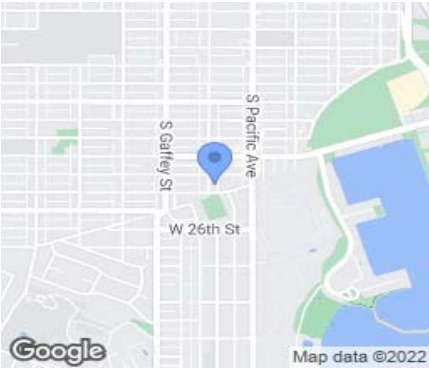
2322 -2324 S Grand Ave • San Pedro 90731
2 units • \$547,500/unit • 3,160 sqft • 4,500 sqft lot • \$343.35/sqft •
Built in 1919
110S Exit S Gaffey, Left on W 24TH ST, Left S Grand Ave

List / Sold:

\$1,095,000/\$1,085,000 ↓

12 days on the market

Listing ID: SB22226729



Classic "Craftsman Style" 2 unit duplex in San Pedro. On the left, 2322 S Grand Ave is a single story large 2 bedroom and 2 bathroom with formal dining, extra storage with custom built-ins, HVAC, long tandem driveway, enclosed dog walk, in unit W/D hookups, master bedroom with large walk in closet and master bathroom. On the right, 2324 S Grand Ave is a large 2 story 3 bedroom and 2.5 bathroom. The entry level features a open living room, adjoining dining area with glass mutton cabinets built-in, HVAC, half guest bath, guest bed with loft and roll up garage with W/D hookups and alley access. A beautiful red oak staircase leads upstairs to another guest bed, full guest bathroom, , huge walk out patio, master bedroom with large walk in closet and master bathroom. Both units have fresh interior paint and flooring, recessed lighting, were added to in 2010 and received a new roof in 2020. Ideal for investor cash flow or owner-occupant landlord. Wonderful location just minutes from Cabrillo Beach, the marina and Pt. Fermin Park.

Facts & Features

- Sold On 12/20/2022
 - Original List Price of \$1,095,000
 - 1 Buildings
 - Levels: Two, Multi/Split
 - 2 Total parking spaces
 - Cooling: Central Air
 - \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
 - \$70000 Gross Scheduled Income
 - \$44500 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Master Bedroom

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,500
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$750
 - Cable TV: 01458024
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance: \$2,000
 - Workman's Comp:
 - Professional Management:
 - 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	2	0	Unfurnished	\$0	\$0	\$2,595
2:	1	3	3	2	Unfurnished	\$0	\$0	\$3,250

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 181 - Point Fermin area
 - Los Angeles County
 - Parcel # 7465006018

Michael Lembeck

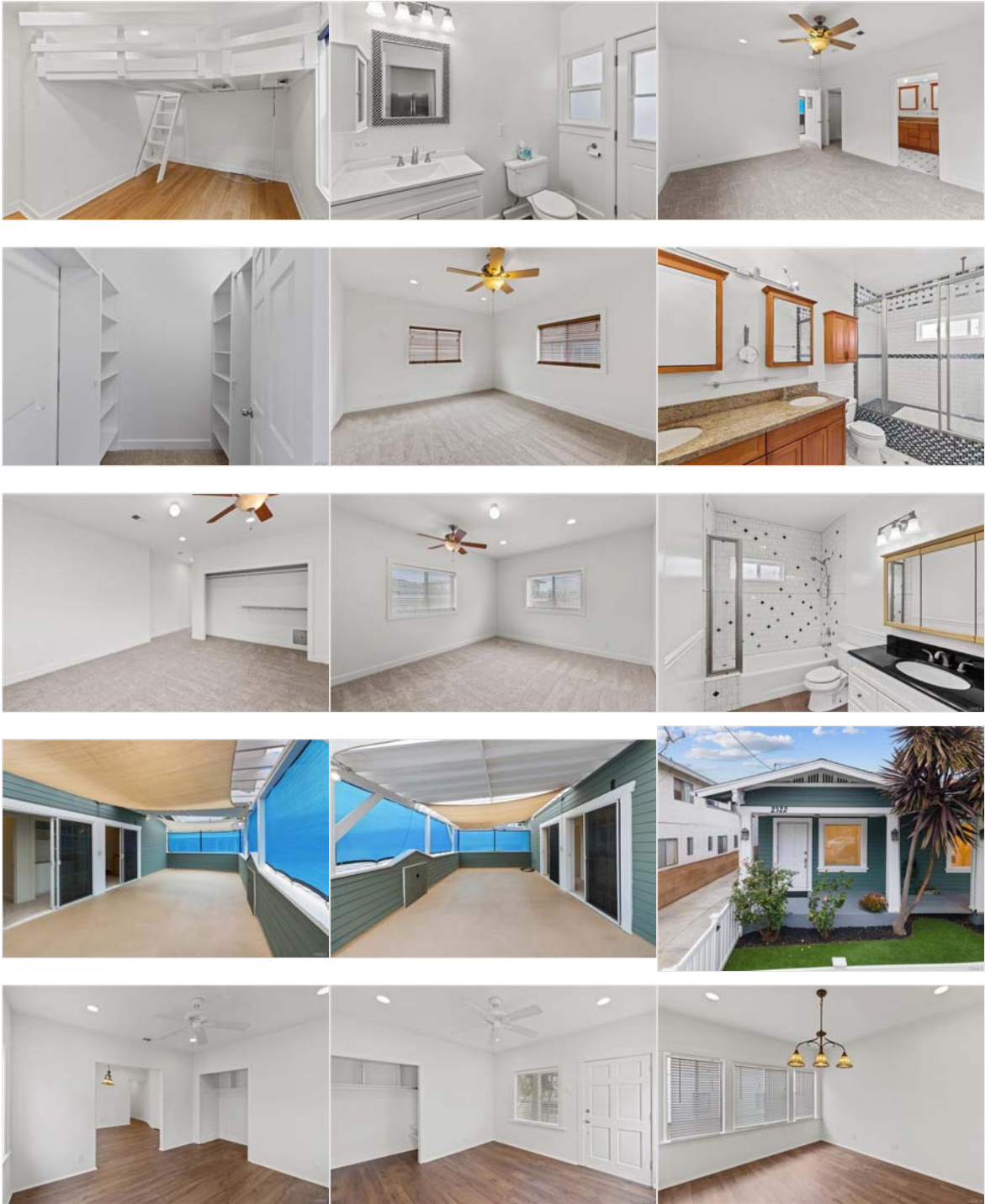
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SB22226729

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Closed •

List / Sold: **\$800,000/\$800,000** ↓

1108 W 22ND St • San Pedro 90731

197 days on the market

**2 units • \$400,000/unit • 1,752 sqft • 5,403 sqft lot • \$456.62/sqft •
Built in 1933**

Listing ID: 22156607

22nd Street Between Walker and Leland



This lovely Vista del Oro duplex can be an excellent investment or a fantastic new home for an owner occupant. The property features a 3 bedroom 2 bath front house with a interior stackable laundry closet and a 3 bedroom and 1 bath back house with back porch side by side laundry connections. The property also has an opportunity for a potentially easy ADU studio addition at the back existing structure currently being used for storage. It was previously being used by a former owner as a studio with a kitchenette and a bathroom. A long driveway provides parking for 3 cars. This property is located steps away from Leland Elementary School, one block away from Alma Park, and 1 mile away from the marina. Enjoy everything that San Pedro has to offer such as new restaurants, shopping, and marina/port activities! Do NOT disturb tenants.

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$875,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- Laundry: Stackable
- Cap Rate: 4.2
- \$36915 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room
- Floor: Laminate, Tile, Carpet

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,425
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance: \$3,600
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,195	\$2,195	\$2,695
2:	1	3	1		Unfurnished	\$2,250	\$2,250	\$2,395
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 183 - Vista Del Oro area
 - Los Angeles County
 - Parcel # 7460029019

Michael Lembeck

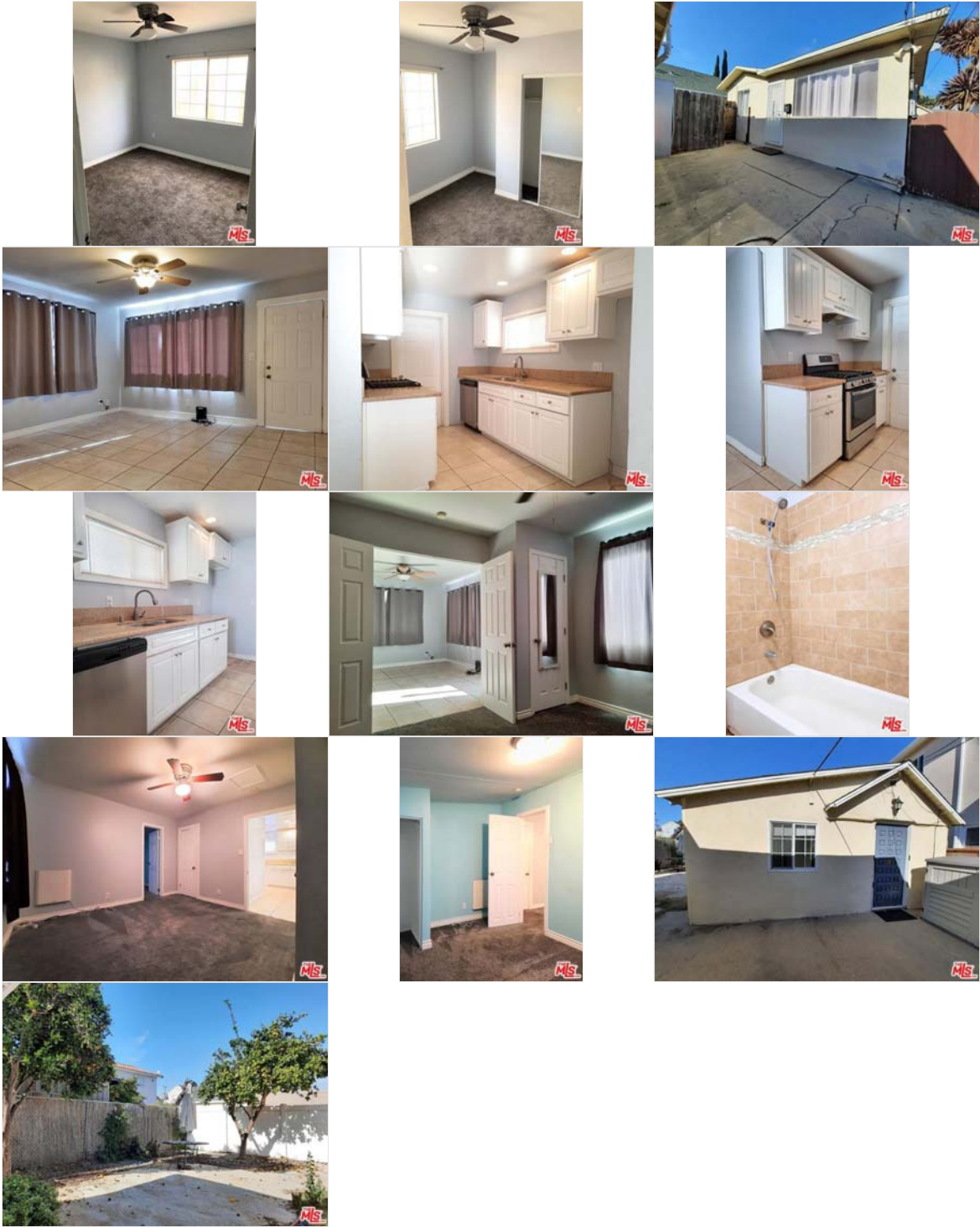
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22156607

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Closed • **Duplex**

1113 N Pass Ave • **Burbank 91505**

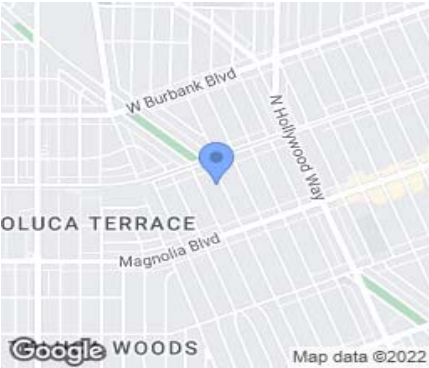
2 units • **\$499,500/unit** • **1,620 sqft** • **6,985 sqft lot** • **\$555.56/sqft** • **Built in 1927**

Magnolia to Pass, head north

List / Sold: **\$999,000/\$900,000** ↓

152 days on the market

Listing ID: BB22120327



This Burbank pool duplex is loaded with opportunity and is ripe for a new owner’s personal touch. If you have been seeking a home where you can live in one unit, rent the other and possibly convert the garage to an adu or if you need extra space which is separate from your living area or if you are looking for rental units with potential upside, you need to see this property. Unit 1115 offers 2 bedrooms with 1 bathroom with approximately 900 sq ft of living space, while unit 1113 offers 1 bedroom and 1 bathroom with approximately 700 sq ft of living space. The backyard has a beautiful pool with a nice grassy area behind it and the roughly 700 sq ft garage/bonus room has the potential to be a wonderful creative space, work area, or possibly an adu! Located just steps away from the Chandler bike path, blocks away from the eateries, boutiques, and vintage shops in Magnolia Park and near the Noho Arts District, this location is hard to beat.

Facts & Features

- Sold On 12/19/2022
- Original List Price of \$1,195,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$294 (Estimated)
- Laundry: In Garage
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01976015
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

2: 1 1 1

Of Units With:

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

Additional Information

- Trust sale
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 2476019009

Michael Lembeck

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

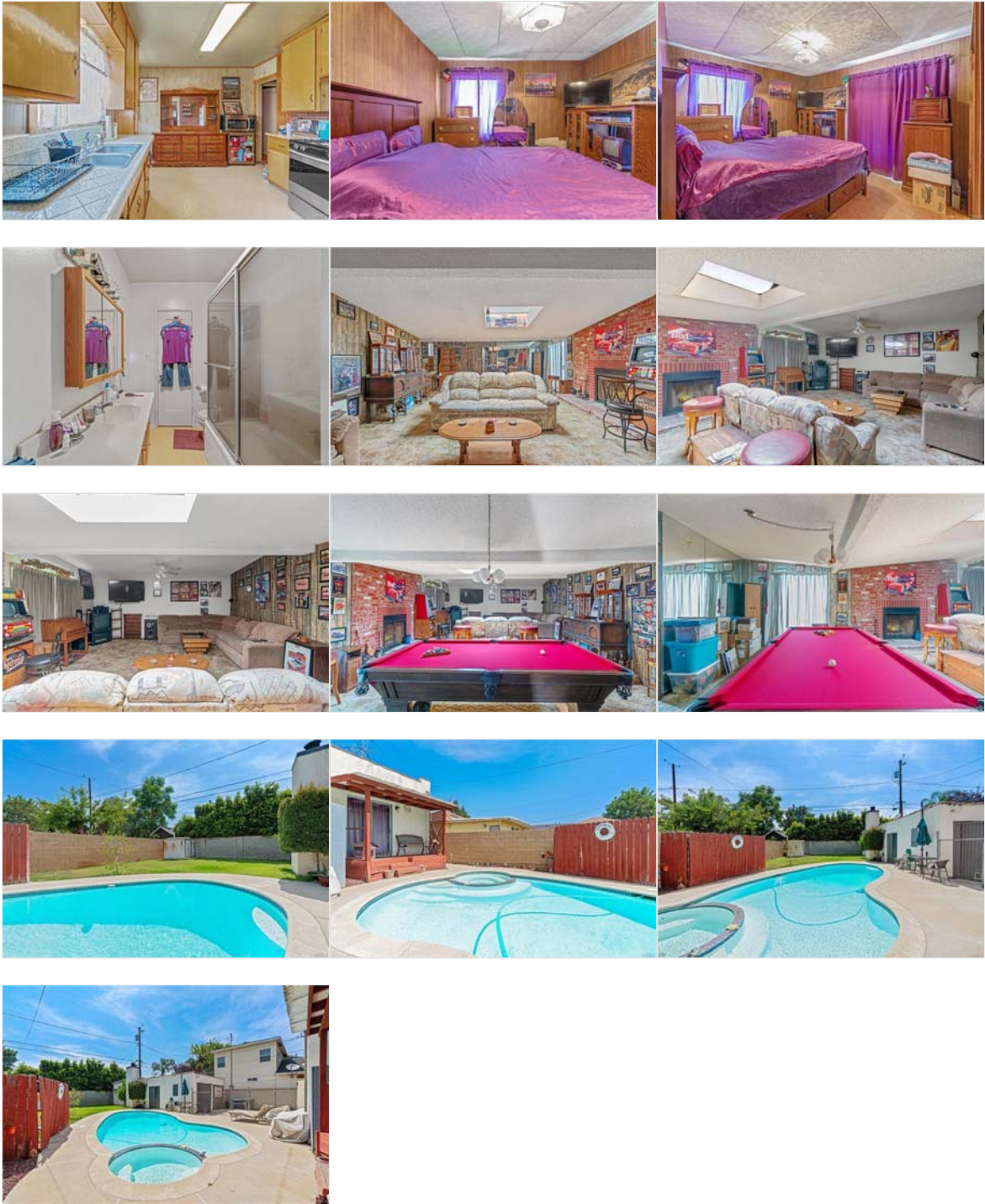
Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: BB22120327

Printed: 12/25/2022 6:08:51 AM

Closed • **Duplex**

1567 E Elizabeth St • Pasadena 91104

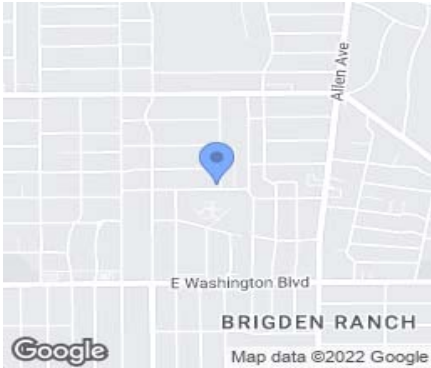
2 units • \$412,500/unit • 1,814 sqft • 4,500 sqft lot • \$454.80/sqft • Built in 1948

North of Washington Blvd. / East of Hill St

List / Sold: **\$825,000/\$825,000** ↓

25 days on the market

Listing ID: PF22218766



Located on a tree lined street. Corner lot. Two-story duplex. First floor has a front porch. Three bedrooms and two baths. 2 bedrooms have private entrances. One bathroom has a shower over the tub and the second bathroom has a stall shower. Hardwood floors in living room and 2 of the bedrooms. Kitchen has tiled floors, recessed lights and granite countertops. Breakfast bar. Stove and dishwasher. Double stainless steel sink. Central air and central heat. Updated windows. Second floor. Entrance is on the west side of building. Two bedrooms and one bath. Both bedrooms have walk in closets. Bath has a shower over the tub. Kitchen has stainless steel sink, granite countertops, tiled floors, stove and refrigerator. Living room has 2 closets for extra storage. Bedrooms and living room have wall to wall carpet. Central air and heat. Laundry for upstairs unit is in garage. Basement for extra storage. Rear patio and front yard. Tax assessors records show a triplex with a total of 4 bedrooms & 3 baths. The property is currently being used as a duplex. 1 gas and 2 electric meters. Laundry area inside garage. Two-car detached garage with wall ac.

Facts & Features

- Sold On 12/23/2022
- Original List Price of \$925,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$608 (Estimated)
- Laundry: In Garage, Inside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885529
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5850010022

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Duplex**

832 E 7th St • Pomona 91766

2 units • \$334,999/unit • 2,147 sqft • 6,444 sqft lot • \$314.39/sqft • Built in 1961

Exit south on Towne Ave. Go east on 7th St.

List / Sold: **\$669,998/\$675,000** ↓

40 days on the market

Listing ID: CV22104019



Great two houses on a lot with their own private-fenced yard and two-car garage (one garage per unit). Property is in good condition with great paying tenants. Located close to shopping, schools, and transportation. PLEASE DO NOT DISTURB TENANTS. To be sold with tenants on a month-to-month rental agreement. Seller will not vacate tenants. Buyer to cooperate with seller's "identified" 1031 tax-deferred exchange at no cost to buyers. Please write offers subject to interior inspection.

Facts & Features

- Sold On 12/19/2022
 - Original List Price of \$679,988
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$4,125 (Estimated)
- Laundry: See Remarks
 - \$3000 Gross Scheduled Income
 - \$3000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02066765
 - 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	Furnished	\$1,650	\$1,650	\$2,200
2:	1	2	1	2	Furnished	\$1,650	\$1,650	\$2,200

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 687 - Pomona area
- Los Angeles County
- Parcel # 8333003008

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV22104019

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Closed •

6675 E Olympic Blvd • Los Angeles 90022

2 units • \$299,500/unit • 1,140 sqft • 2,458 sqft lot • \$517.54/sqft •
Built in 1950

Garfield & Olympic

List / Sold: \$599,000/\$590,000 ↓

70 days on the market

Listing ID: CV22113940



Great duplex near Montebello recently remodeled. Upgrades include new laminate, bathrooms, kitchen remodeled, new windows, new lighting and electrical boxes new stucco and trim. This is a great property for rental income, great tenants already rented out!. Come see this one.

Facts & Features

- Sold On 12/21/2022
- Original List Price of \$660,000
- 2 Buildings
- 0 Total parking spaces
- \$1,082 (Estimated)
- Laundry: Inside
- \$34560 Gross Scheduled Income
- \$30000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01857735
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

1:	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
	2	1	1	0	Unfurnished	\$2,880	\$2,880	\$3,200

Of Units With:

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

- Dishwasher:
 - Disposal:
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6351007019

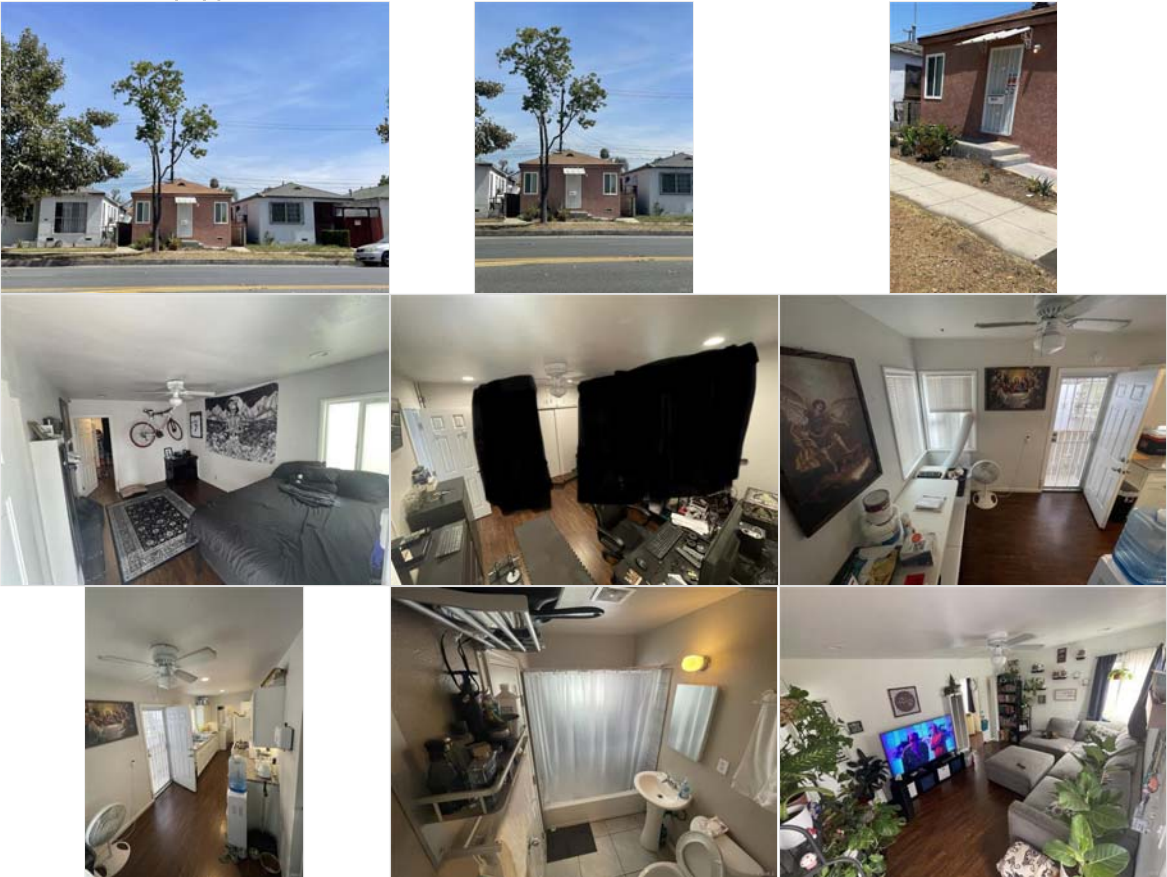
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV22113940

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Closed •

3934 Clara St • Cudahy 90201

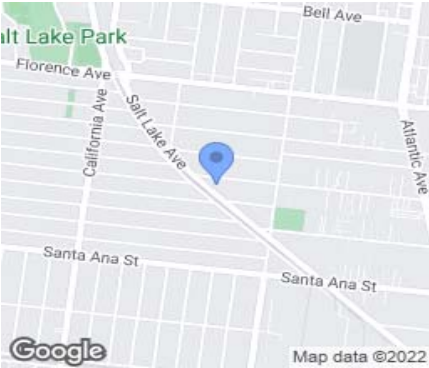
2 units • \$349,950/unit • 970 sqft • 5,797 sqft lot • \$735.05/sqft •
Built in 1924

FLORENCE AVE

List / Sold: \$699,900/\$713,000 ↑

55 days on the market

Listing ID: DW22211738



Welcome to the completely remodeled detached duplex in the beautiful Greater Los Angeles area. Also bordering major cities such as South Gate, Paramount and Downey. These units feature brand new everything, from foundation to roof. Having installed all new copper plumbing, dual pane windows, new split AC units, new tankless water heater, new roof and new foundation! The front unit is a 2 bedroom 1 bath along with washer and dryer hookups, accompanying front unit is a detached 1 bedroom 1 bath unit. Inside you will find new laminate flooring along with granite counter tops and new cabinets with microwave ready to go. Along with new AC split units to stay cool. Both units have separate meters along with back unit having 1 extra electrical panel for possible 1,200 sqft. ADU with plenty of space to build!!! This property also features brand new long driveway leading up to the potential 1,200 sqft. ADU waiting for its future buyer. Perfect investment for first time home buyer or investor to build their home in the back and rent out other units.

Facts & Features

- Sold On 12/22/2022
- Original List Price of \$699,900
- 2 Buildings
- 0 Total parking spaces
- \$943 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01220332
- 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			\$2,500
2:	1	1	1		Unfurnished			\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6225024012

Michael Lembeck

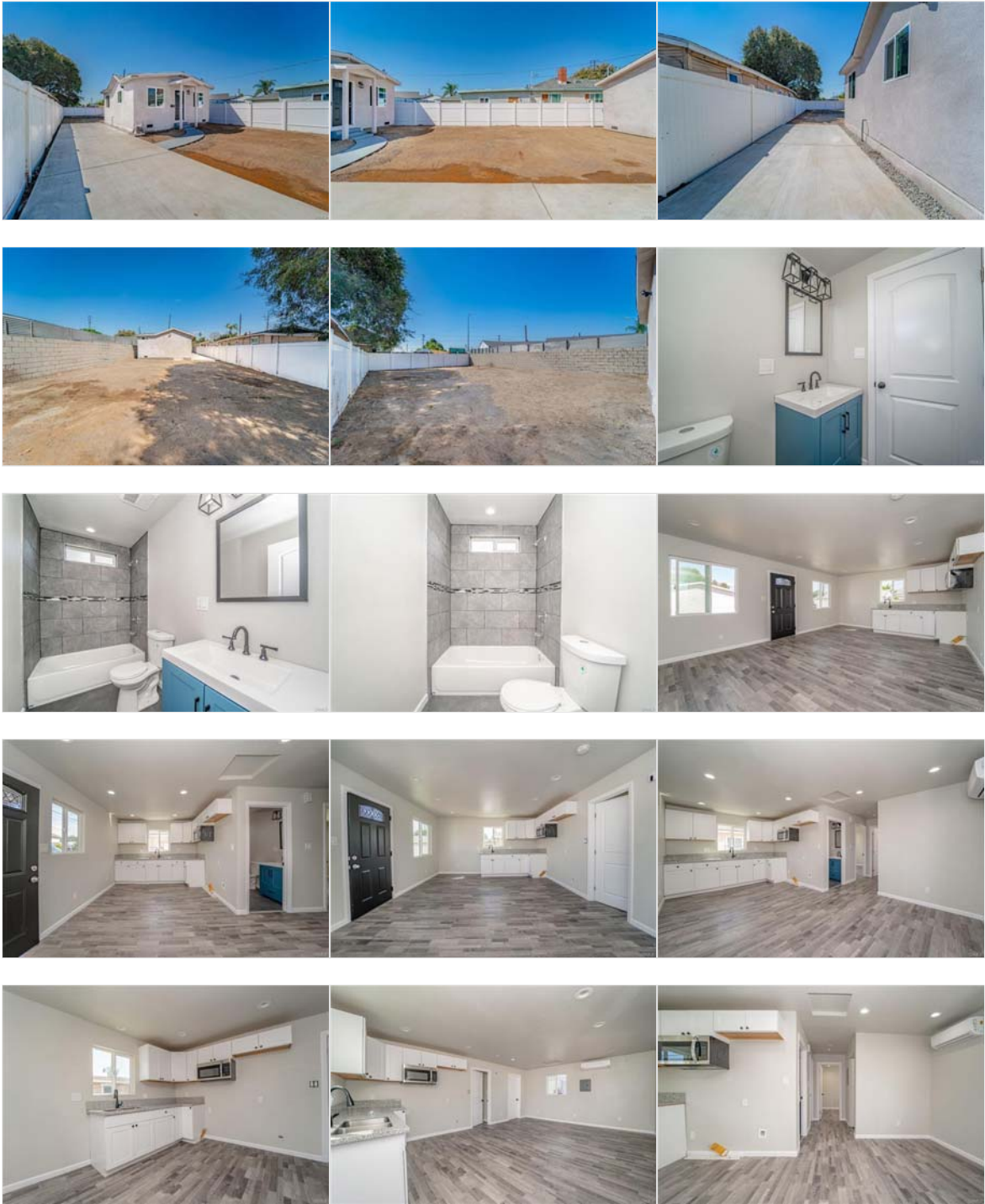
State License #: 01019397
Cell Phone: 714-742-3700

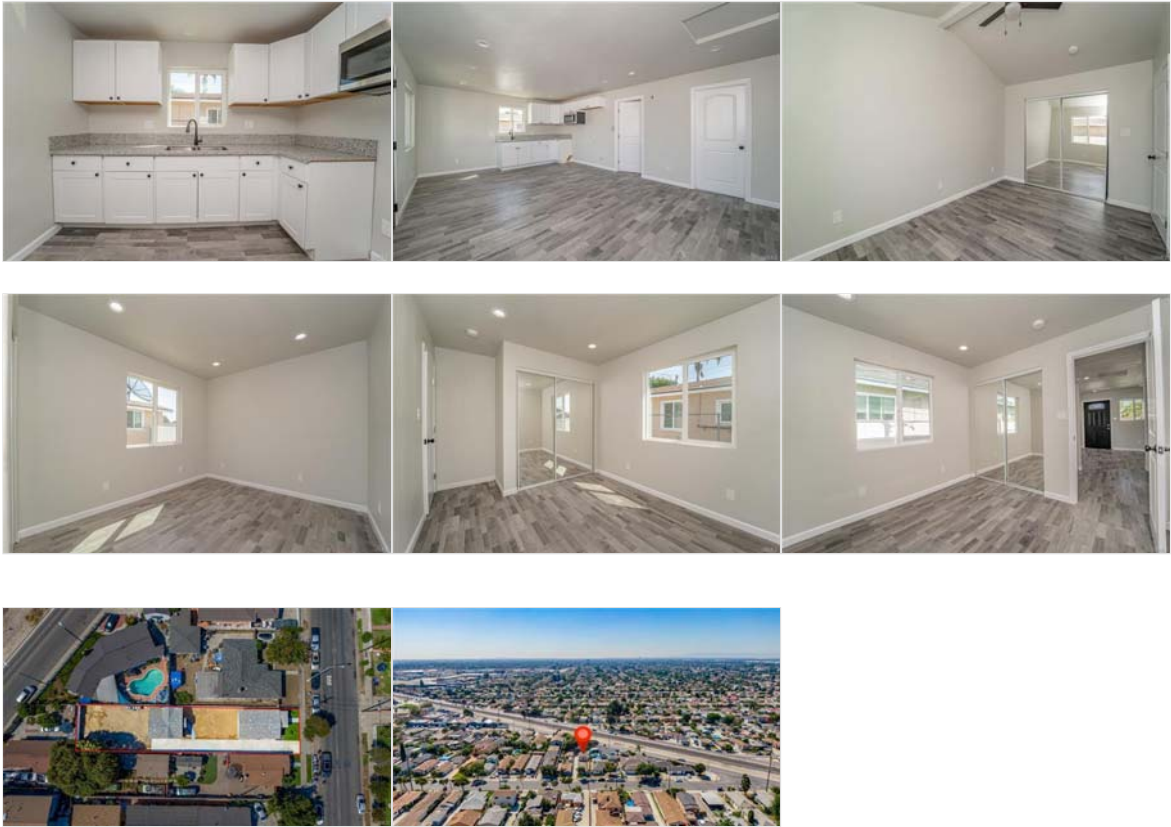
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW22211738

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Closed • Duplex

List / Sold: \$810,000/\$800,000 ↓

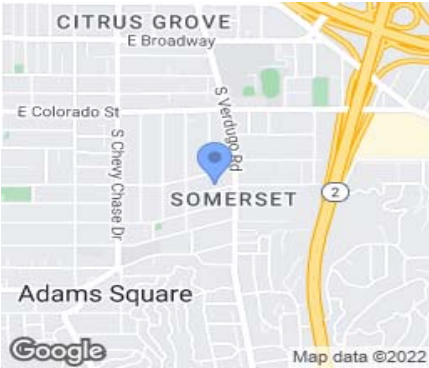
1373 Kent Pl • Glendale 91205

2 days on the market

2 units • \$405,000/unit • 1,961 sqft • 6,382 sqft lot • \$407.96/sqft •
Built in 1896

Listing ID: PW22242982

Verdugo and Kent



Inverstors delight property requires renovation in both units. First home is 3 bed, 1 bath, vaulted open beam ceilings, original wood floors, foundation, 9 year old roof, kitchen, large living room, extra bonus room. 2nd unit is a studio, large kitchen, 1 bathroom, closet, bonus room and copper plumbing. Property has an attic which could be converted to a studio. Detached 2 car garage which can be converted into an ADU. Beautiful area close to parks, schools and shopping centers. Must view to appreciate. No need for court confirmation.

Facts & Features

- Sold On 12/23/2022
- Original List Price of \$810,000
- 1 Buildings
- 2 Total parking spaces
- \$271 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01986951
- 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	2	Unfurnished	\$0	\$0	\$0
2:	1	0	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5679028025

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW22242982

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List / Sold:

Closed •

\$2,195,000/\$1,750,000 ↓

49 days on the market

Listing ID: 22190253

52 Dudley Ave • Venice 90291

2 units • \$1,097,500/unit • 2,068 sqft • 3,752 sqft lot • \$846.23/sqft • Built in 1909

South of Rose, North of Abbot Kinney, West of Pacific - Seconds to the Beach!



Opportunity awaits in this rare gem situated on a quintessential treelined walk street, less than 1 block to the ocean! This craftsman duplex oozes with charm and is a fantastic investment opportunity, ready for your vision. With the beach at your front door, you are mere minutes to Abbot Kinney, the Venice Canals, and more! This classic property in the heart of Venice comes fully rented, with 8 established tenants -- all rooms in the property being rented separately as well as a studio off the garage. As you enter the serene open-air patio in the front yard, you are greeted by magical towering trees - the perfect setting to dine under the stars, or soak in the ocean breezes while unwinding with a book. The darling front house offers 7 individual bedrooms, two upstairs with their own bathrooms, and two with balconies. All bedrooms are currently being rented by separate tenants, creating a communal ambiance. Spacious common areas allow for gathering and relaxation. Make your way back and you'll find a private detached studio with a full kitchen, and bathroom with direct access to the garage, which is also being rented. Perfect to work from home, or as another rental! Enjoy outdoor spaces galore! Whether on the balcony of one of the second-story bedrooms, or one of the many outdoor moments! Located on one of the few walk streets off the beach, enjoy excellent restaurants, coffee shops, boutiques, and more. ** Property consists of Tenants renting rooms in the property, there are 8 tenants with leases in place on the property. The property will not be delivered vacant** ** Access with Accepted Offer Only** **Property is a Probate Sale, Subject to Court Confirmation! ** **All income details presented are estimated**

Facts & Features

- Sold On 12/23/2022
- Original List Price of \$2,195,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Inside, In Kitchen, Community
- Cap Rate: 4.1
- \$89700 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Carpet, Wood, Tile
- Appliances: Dishwasher, Disposal, Refrigerator, Range Hood, Gas Oven, Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$48,300
- Insurance:
- Electric:
- Maintenance:

- Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01782269
 - Gardener:
 - Licenses:
- 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	7	4		Unfurnished	\$0	\$8,850	\$0
2:	2	0	1		Unfurnished	\$0	\$2,500	\$0
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

- Probate Listing sale
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4286021025

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



List / Sold:

Closed •

\$1,995,000/\$1,900,000 ↓

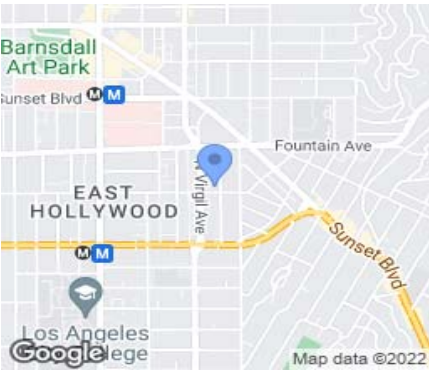
1207 N Commonwealth Ave • Los Angeles 90029

15 days on the market

2 units • \$997,500/unit • 3,116 sqft • 6,255 sqft lot • \$609.76/sqft •
Built in 2022

Listing ID: 22213195

East on Fountain Ave, turn right on Commonwealth Ave. Property is on the right.



Brand new construction in Silver Lake by renowned builder, Thomas James Homes. These side-by-side fully vacant townhouse-style units were designed to be a sanctuary, reducing the stress of urban life, and oh-boy did they nail it. High ceilings, oversized windows, large sliding doors in the living rooms open to fenced-in private backyards for each unit, natural wood-tone floors throughout, sophisticated finishes, built-in home audio system, and each unit has its own two-car garage. A 10-year new home warranty by this award-winning company will give you peace of mind. Let's talk about location - two blocks to Sunset Junction in one direction, a few more blocks to Los Feliz Village in the other, walking distance to Erewhon, Dinosaur Coffee and all the trendy hotspots.

Facts & Features

- Sold On 12/22/2022
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Multi/Split
- Cooling: Central Air
- Heating: Central
- Cap Rate: 7
- \$153000 Net Operating Income

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range, Range Hood, Oven
- Other Interior Features: High Ceilings, Open Floorplan, Recessed Lighting

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$27,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED? Unfurnished	ACTUAL RENT \$7,500	TOTAL RENT \$15,000	PRO FORMA \$15,000
1:	2	3	2					
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
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5542022031

Michael Lembeck

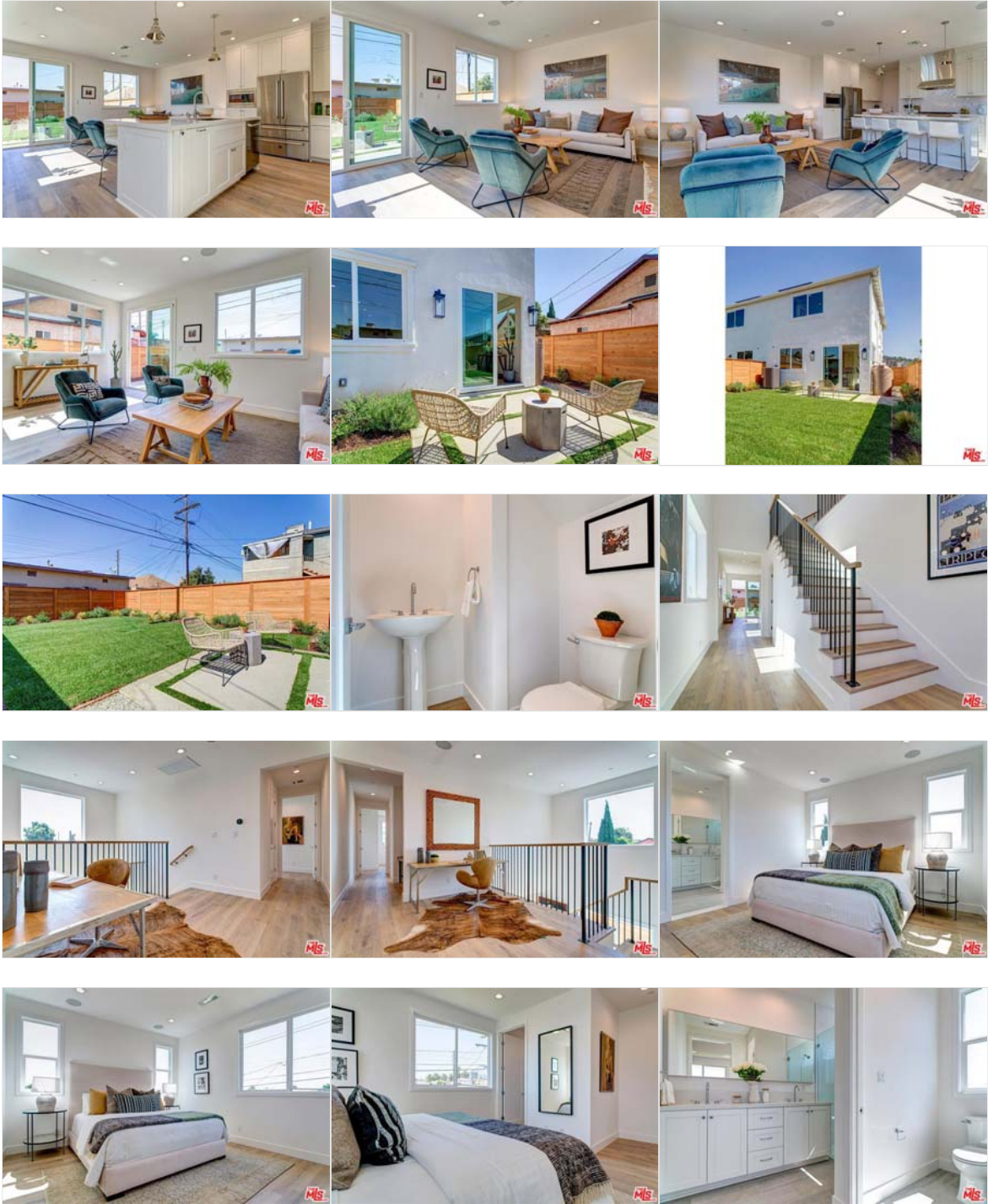
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Cell Phone: 714-742-3700

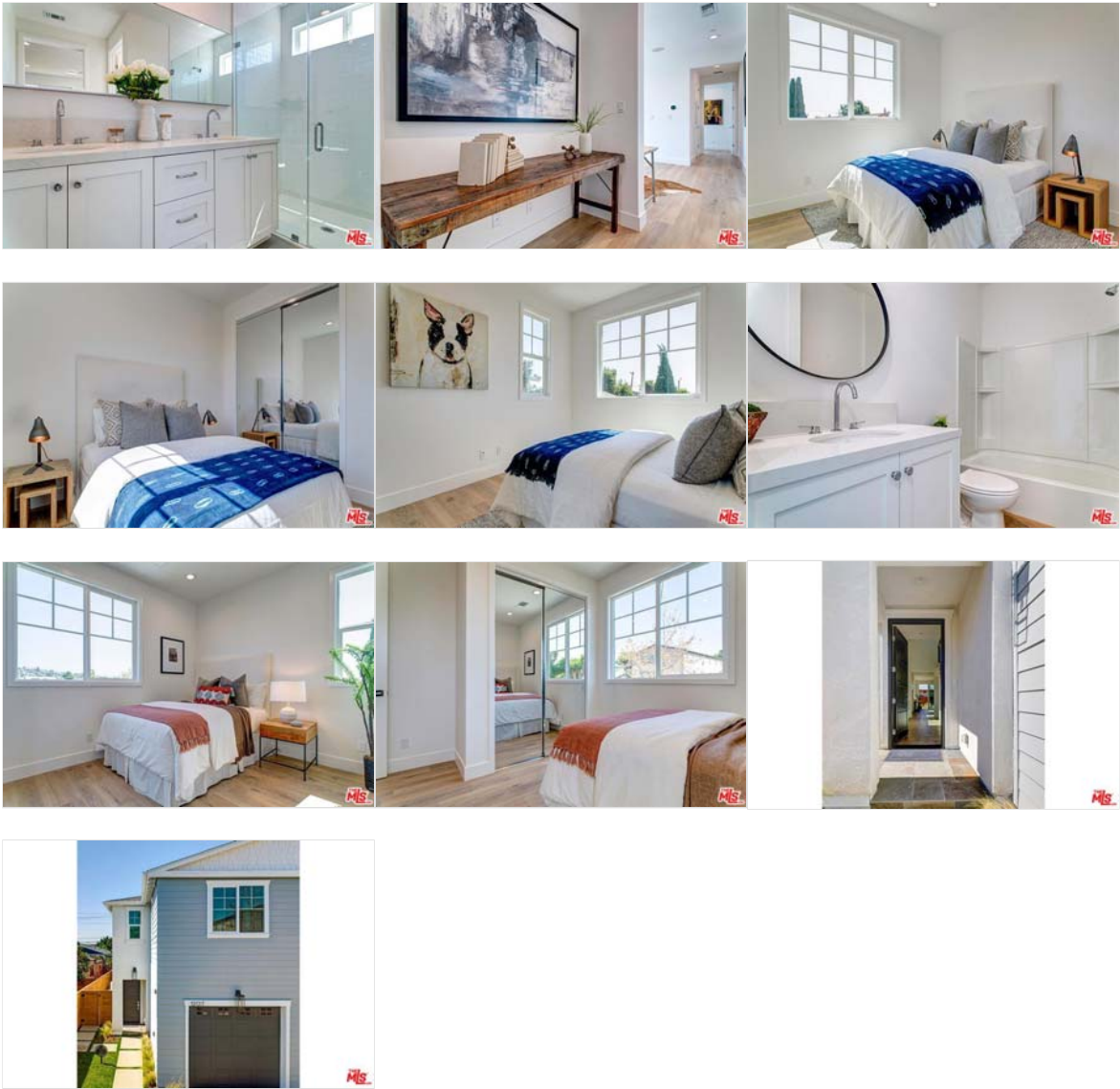
Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 22213195

Printed: 12/25/2022 6:08:51 AM

Closed •

657 E 90th St • Los Angeles 90002

2 units • \$419,500/unit • 2,100 sqft • 5,324 sqft lot • \$392.86/sqft •
Built in 2022

Between Avalon and Central Ave.

List / Sold: \$839,000/\$825,000 ↓

21 days on the market

Listing ID: DW22214875



NEW CONSTRUCTION!!!!!! 2 SEPERATE HOMES ON ONE LOT!!!!!! Come and see this amazing and beautiful property just ready to move in***Live Smart-Rent 1 and Live in 1*** Opportunity knocks in the heart of Los Angeles!!! These homes are located Minutes away from Downtown LA, LAX, Inglewood new stadium-entertainment, public transportation and much more. The front house is a 2 bedroom plus 1 bath and has been fully remodeled with new insulation, plumbing, electrical system, windows, new roof, new kitchen cabinets with new quartz countertops, new flooring, new interior doors, and newly renovated bath. The New construction 4 bedroom and 2 full baths home is just amazing, open floor plan built 2022. This amazing new construction has its own private attached garage, large bedrooms, inside laundry, beautiful kitchen, gorgeous floors and much more it's just too much to list.... (AGENTS PLEASE READ PRIVATE REMARKS-SHOWING INSTRUCTIONS)

Facts & Features

- Sold On 12/22/2022
- Original List Price of \$839,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$386 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01705557
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C23 - Metropolitan area
- Los Angeles County
- Parcel # 6042009019

Michael Lembeck

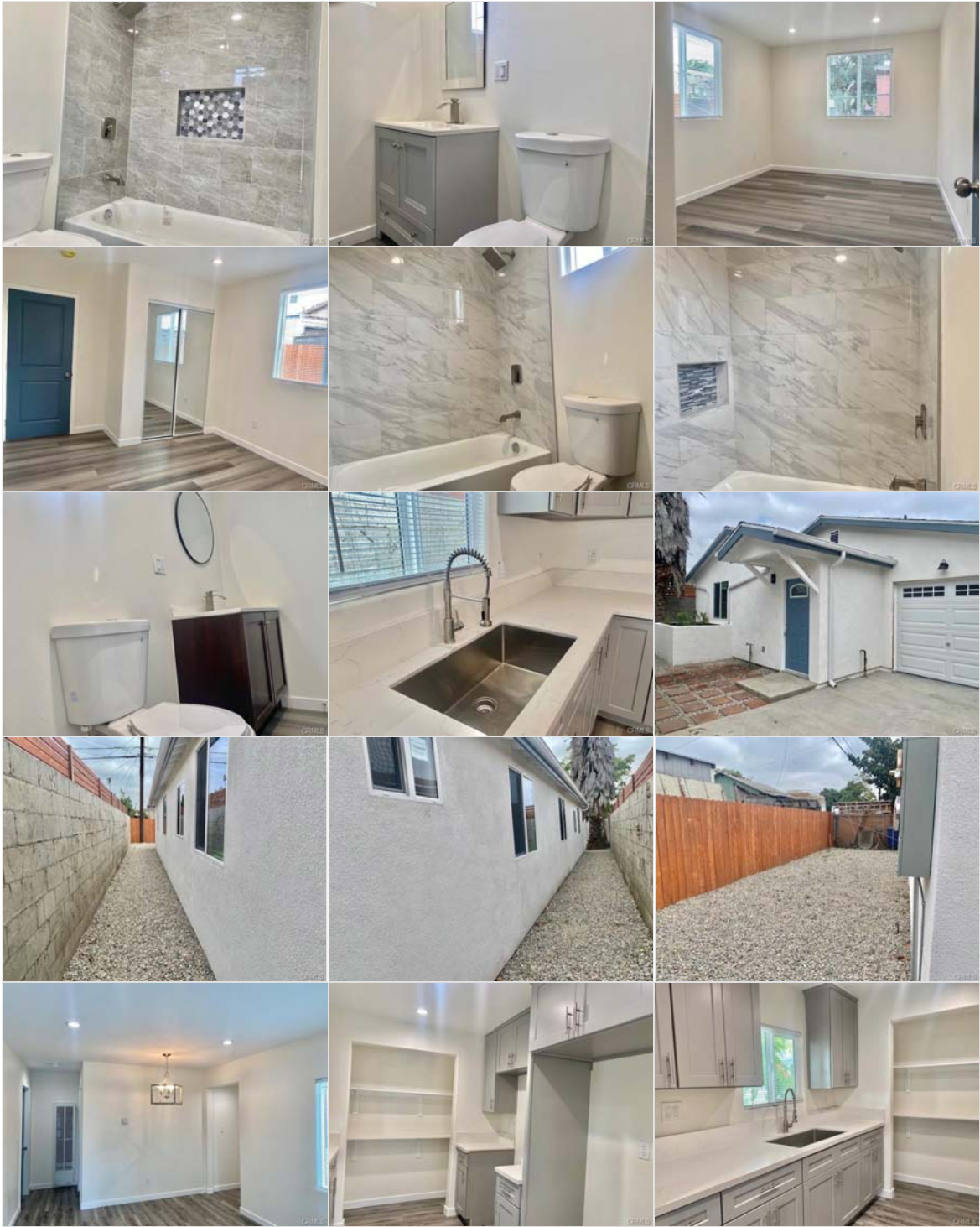
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW22214875

Printed: 12/25/2022 6:08:51 AM

Closed • Duplex

List / Sold: **\$800,000/\$800,000**

5461 2nd Ave • Los Angeles 90043

0 days on the market

2 units • **\$400,000/unit** • **1,440 sqft** • **4,921 sqft lot** • **\$555.56/sqft** • **Built in 1922**

Listing ID: CV22258607

W. SLAUSON AVE & 2ND AVE



WELL KEPT CRAFTSMAN STYLE DUPLEX WITH GREAT CURB APPEAL CONSISING 1BED 1BATH, 720 SQFT EA.

Facts & Features

- Sold On 12/19/2022
- Original List Price of \$800,000
- 1 Buildings
- 0 Total parking spaces
- \$265 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 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: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01519644
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5005002021

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV22258607

Printed: 12/25/2022 6:08:51 AM

Closed • **Duplex**

List / Sold: **\$849,900/\$810,000** ↓

1551 W Vernon Ave • **Los Angeles 90062**

74 days on the market

2 units • **\$424,950/unit** • **1,624 sqft** • **4,628 sqft lot** • **\$498.77/sqft** • **Built in 1919**

Listing ID: CV22196079

110 S exit MLK Jr. make a right, left on Normandie, right on Vernon Between Denker and Normandie



Immediate Occupancy Ready!! No evicting tenants or subject to interior inspection!!! This Duplex has been freshly renovated and wont last!!!! Amazing location! Vermont Square, Seven minutes away from USC, L.A Coliseum and 110 Freeway!! Both units are almost identical, they have beautiful laminated floors all throughout, recess lights, ceiling fans AND appliances "fridge and stoves" Bedroom number one has a walking closet and side door for a private own entrance!! Alley access with a two car detached garage + two extra parking on each side of the garage!!!! Each unit has its own meter!! Best Duplex for sale in the area!!! Please enjoy the 3D Videos and floor plans! Live in one rent the other one! Rent both!! Airbnb it!!! Many options you name it!!! Work that was completed by sellers: stucco, partial framing inside, new drywall, new insulation, new rewiring, new plumbing, new toilets, bathroom doors, new inside painting, flooring, recess lights, new kitchen cabinets, sinks, garbage disposals, garage had wood and was replaced by stucco.

Facts & Features

- Sold On 12/21/2022
- Original List Price of \$939,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$365 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Refrigerator
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Lot Over 40000 Sqft
- Fencing: Block, Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5021021005

Michael Lembeck

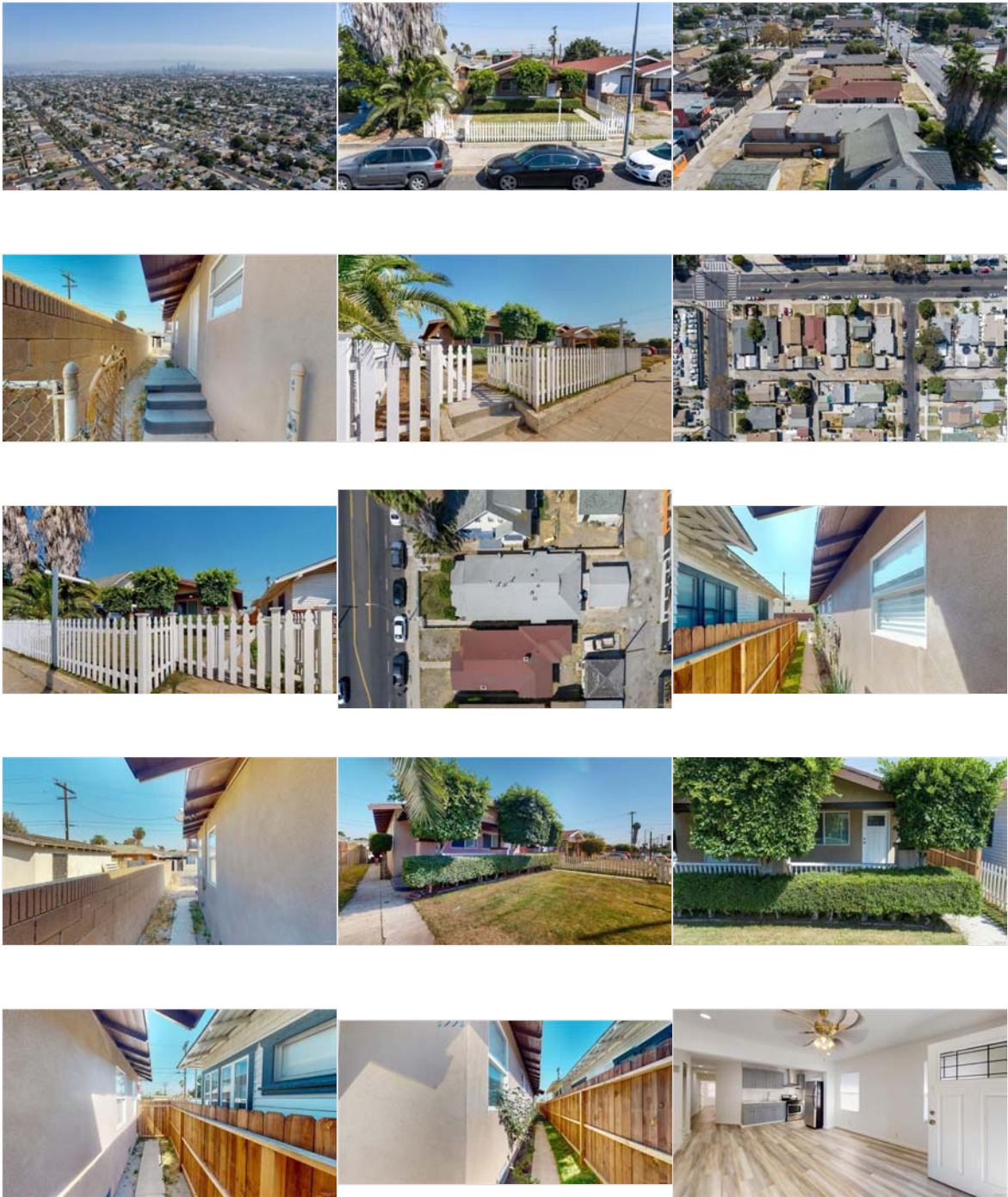
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Cell Phone: 714-742-3700

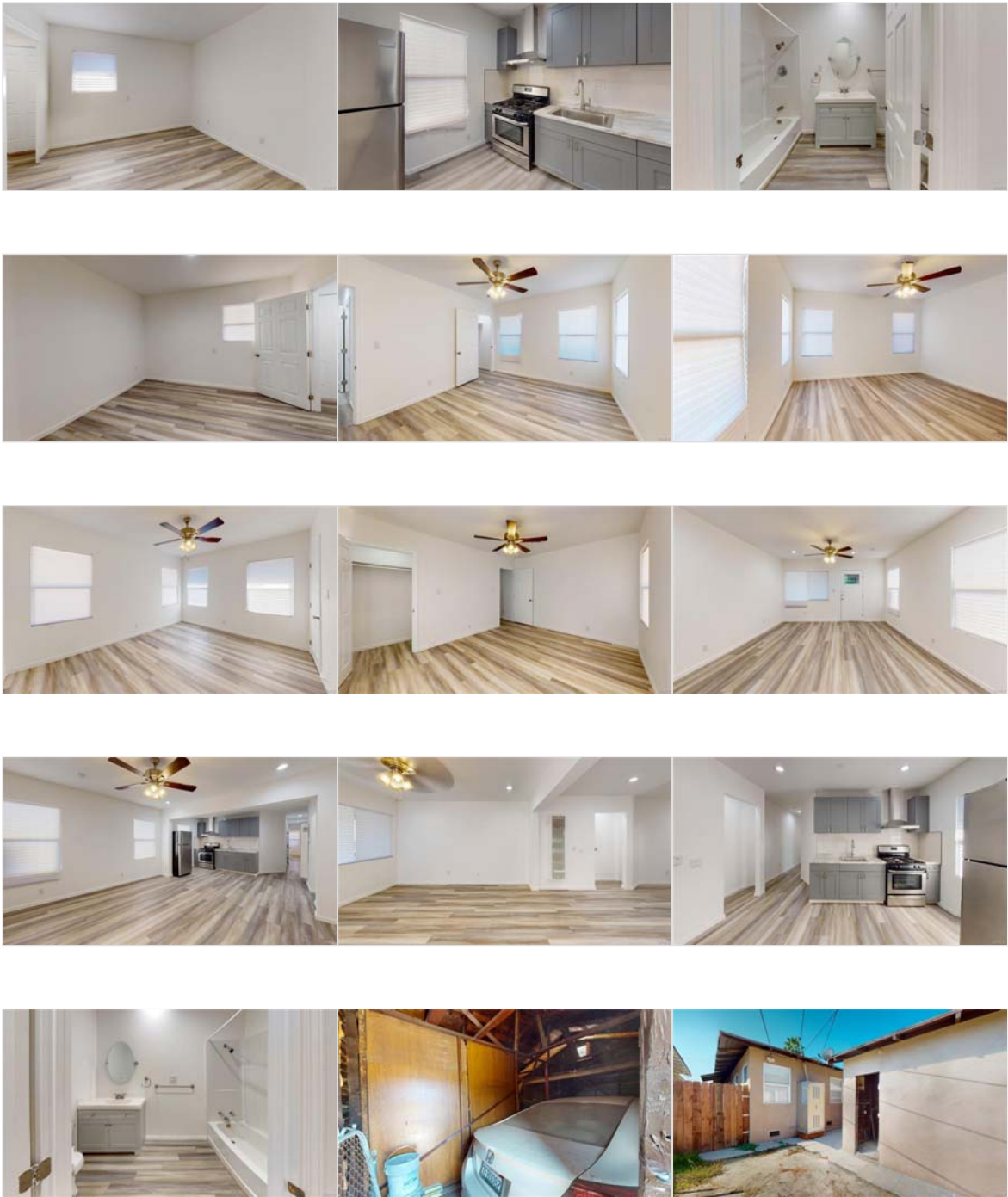
Re/Max Property Connection

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

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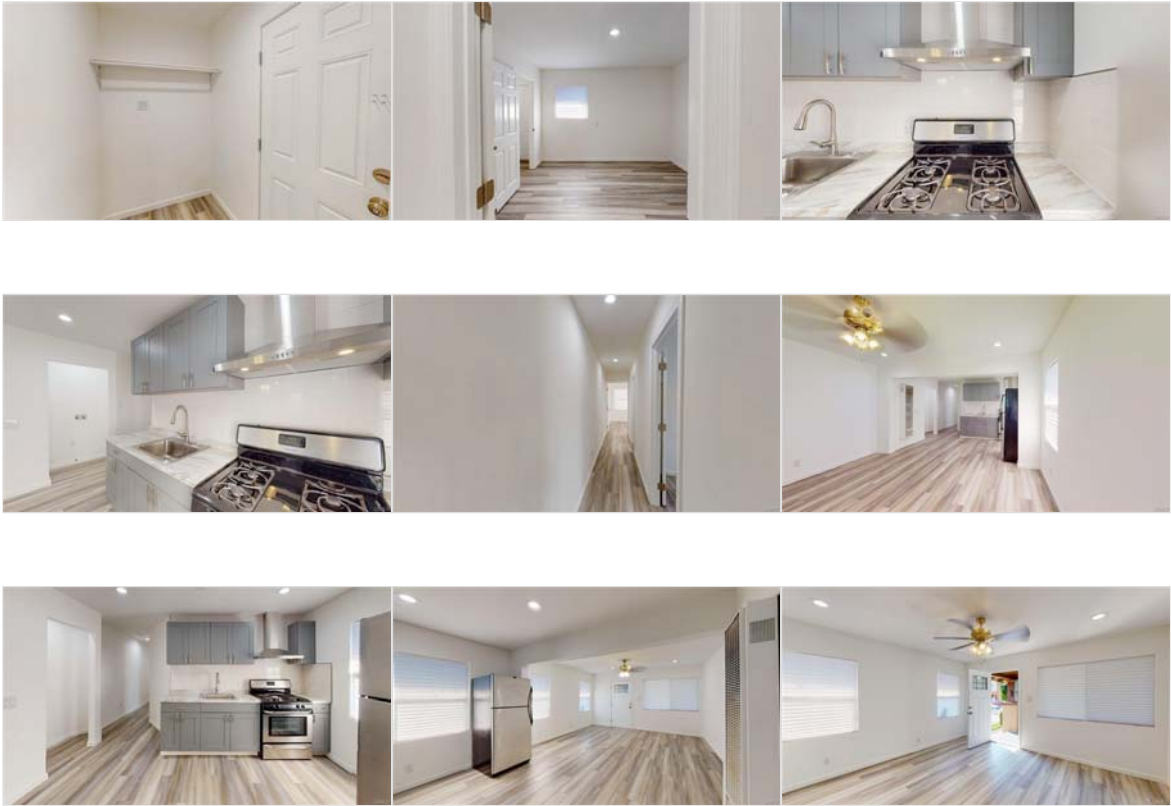












CUSTOMER FULL: Residential Income LISTING ID: CV22196079

Printed: 12/25/2022 6:08:51 AM

Closed •

1452 W 80th St • Los Angeles 90047

2 units • \$350,000/unit • 1,936 sqft • 6,676 sqft lot • \$356.40/sqft •
Built in 1927

South of Manchester, East of Normandie

List / Sold: \$700,000/\$690,000 ↓

17 days on the market

Listing ID: 22215489



This two on a lot property in beautiful Manchester Square has been almost completely renovated. The front house boasts 2 bedrooms and 1.5 bath. The kitchen and bathroom have been completely renovated with paint and new carpet throughout, new kitchen floors, cabinets, and countertops. The bathroom has new floors, shower and vanity. The rear unit has upgrades that include new carpet and paint throughout and a few other minor renovations. The area is quiet and not far from the happenings in nearby Inglewood. Both units are vacant and waiting for the perfect buyer.

Facts & Features

- Sold On 12/21/2022
- Original List Price of \$700,000
- 2 Buildings
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,700
2:	2	1	1		Unfurnished	\$0	\$0	\$1,500
3:								
4:								
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6034005002

Michael Lembeck

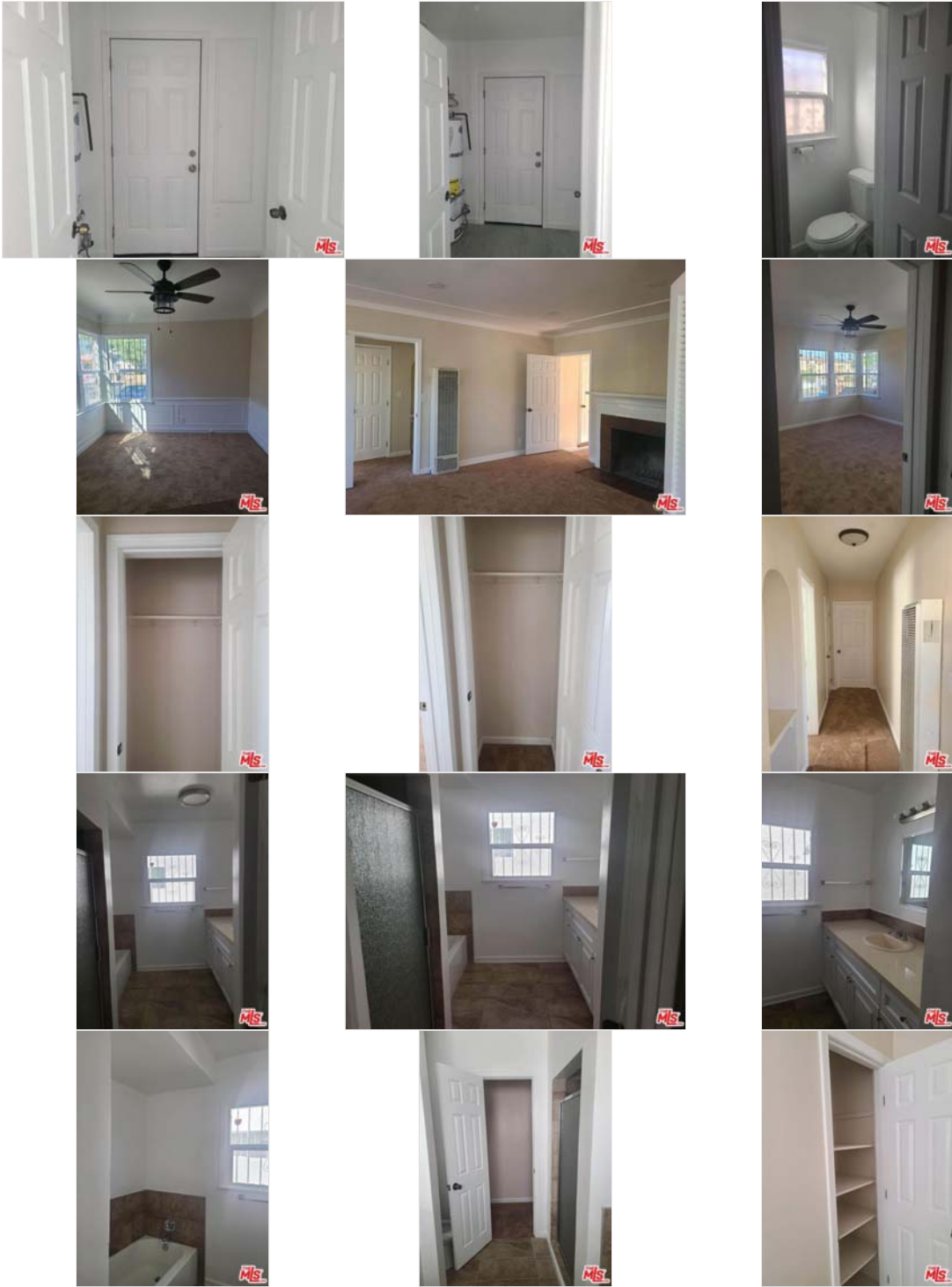
State License #: 01019397
Cell Phone: 714-742-3700

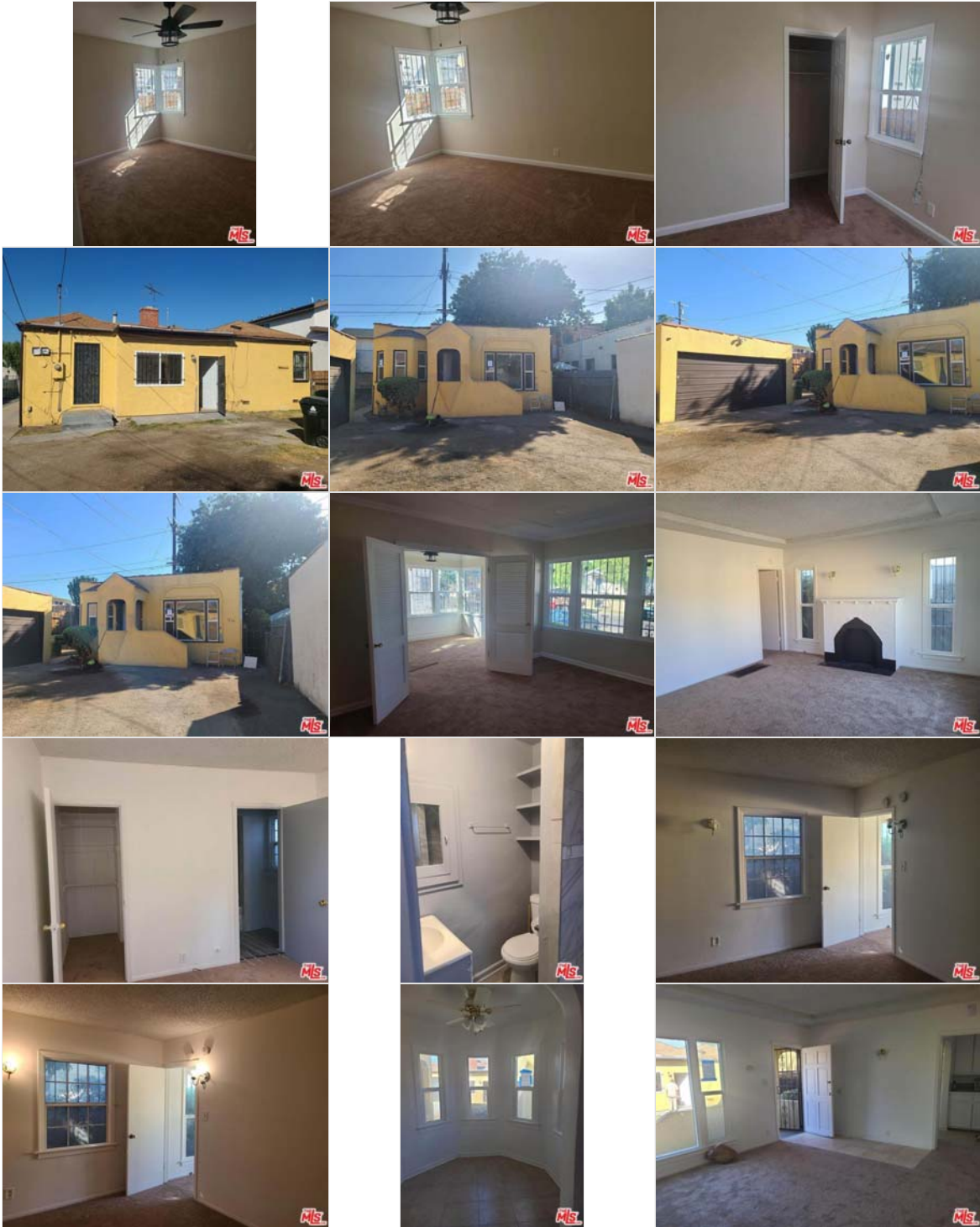
Re/Max Property Connection

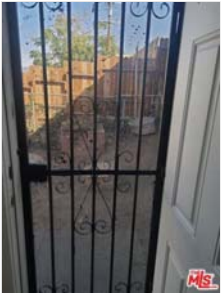
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: 22215489

Printed: 12/25/2022 6:08:51 AM

List / Sold:

Closed • Duplex

\$1,200,000/\$1,090,000 ↓

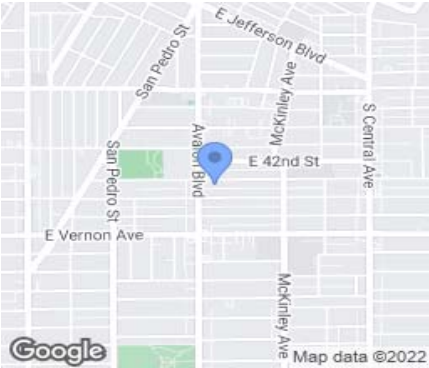
640 E 42nd Pl • Los Angeles 90011

2 units • \$600,000/unit • 3,716 sqft • 5,112 sqft lot • \$293.33/sqft • Built in 2018

Avalon Blvd and 42nd Pl

43 days on the market

Listing ID: IV22221538



Great location! This newer duplex is close to USC, Downtown LA, transportations. Each unit has 5 bedrooms and 3 baths and attached garage. Back alley provide easy access to back unit. Each unit has it's own electricity, gas and water meter, great cost saving for investors! Open and large floor plan! Well maintained and good tenant always pay on time! Tenant stays after close of escrow.

Facts & Features

- Sold On 12/23/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- \$451 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$81600 Gross Scheduled Income
- \$60500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Laminate
- Other Interior Features: 2 Staircases

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01933167
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management: 3600
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	1	Unfurnished	\$3,200	\$3,200	\$4,000
2:	1	5	3	2	Unfurnished	\$3,600	\$3,600	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 5115007005

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: IV22221538

Printed: 12/25/2022 6:08:51 AM

Closed •

5711 Naomi Ave • Los Angeles 90011

2 units • \$287,500/unit • 2,468 sqft • 5,404 sqft lot • \$237.03/sqft •
Built in 1970

Central To 57th Street, East On 57th Street To Naomi

List / Sold: \$575,000/\$585,000 ↑

41 days on the market

Listing ID: 22211265



Great Investment Opportunity. Large Corner Property. 1166 E. 57th Street and 5711 Naomi Avenue. Property in Good Condition. Great Curb Appeal. Please Do Not Disturb The Tenants. Submit All Offers with Pre-Approval Letter, First Page Of Fico Score, Proof Of Funds. Contact Listing Agent for Showing Instructions. Property Will Not Be Delivered Vacant At COE. No repairs and no termite work/clearance. Buyers to verify all MLS information including permits and uses and rely on their own findings.

Facts & Features

- Sold On 12/23/2022
- Original List Price of \$575,000
- 2 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,400	\$1,400	\$1,900
2:	1	3	1		Unfurnished	\$1,400	\$1,400	\$1,900
3:								
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5104025001

Michael Lembeck

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

Re/Max Property Connection

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

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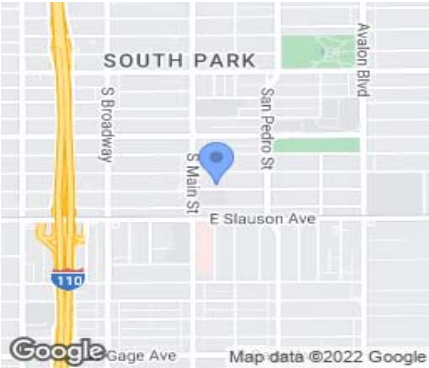
CUSTOMER FULL: Residential Income LISTING ID: 22211265

Printed: 12/25/2022 6:08:51 AM

Closed •

131 E 57th St • Los Angeles 90011
2 units • \$624,500/unit • 3,540 sqft • 5,105 sqft lot • \$343.22/sqft •
Built in 2022
South on I-110, exit Slauson and head east, turn left on Main, right on 57th

List / Sold:
\$1,249,000/\$1,215,000 ↓
15 days on the market
Listing ID: 22214341



131 E. 57th St. is a brand new, non rent controlled, 2022, modern duplex that consists of one 2-story duplex with an attached 3 car garage and one open stall, located in South Los Angeles. The building has a projected cap rate of 5.92%! The duplex consists of 5 bedrooms & 3 baths each (3,540 sqft total). Both units have an open floor plan, bringing in lots of natural light, tile flooring throughout common areas, large master bedrooms, laminate flooring throughout all bedrooms, big bathrooms, ample closet space, and in-unit washer & dryer hookups, making this perfect for investors looking to own a cash-flowing asset in Los Angeles.

Facts & Features

- Sold On 12/22/2022
 - Original List Price of \$1,295,000
 - 1 Buildings
- Cap Rate: 6.39
 - \$79926 Net Operating Income

Interior

- Floor: Tile

Exterior

Annual Expenses

- Total Operating Expense: \$23,874
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01933167
 - 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	5	3		Unfurnished	\$0	\$0	\$4,150
2:	1	5	3		Unfurnished	\$0	\$0	\$4,150
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
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5101018006

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**

11133 Cohasset St • Sun Valley 91352

2 units • \$450,000/unit • 2,027 sqft • 17,249 sqft lot • \$424.27/sqft • Built in 1946

Vineland north to Cohasset west

List / Sold: **\$900,000/\$860,000** ↓

18 days on the market

Listing ID: BB22222545



Looking for a property with plenty of room for expansion? If so, take a look at this lovely Sun Valley duplex which is seated on a 17,249 sq foot lot. The 576 sq foot front house has one bedroom/1 bath, a detached 2 car garage and a large front yard. The 3 bedroom/1 bath back house offers 1451 sq ft of living space, has an attached 2 car garage and a good sized front and back yard. Whether you are looking to develop, live on the property and utilize SB-9, live in one unit and collect rent from the other, or if you simply need more space, this property is a must see.

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$900,000
- 2 Buildings
- 14 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$612 (Estimated)
- Laundry: Inside
- \$21840 Gross Scheduled Income
- \$19840 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$0	\$0	\$1,500
2:	1	3	1	2	Unfurnished	\$1,820	\$1,820	\$2,800

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
- SUNV - Sun Valley area
 - Los Angeles County
 - Parcel # 2315014034

Michael Lembeck

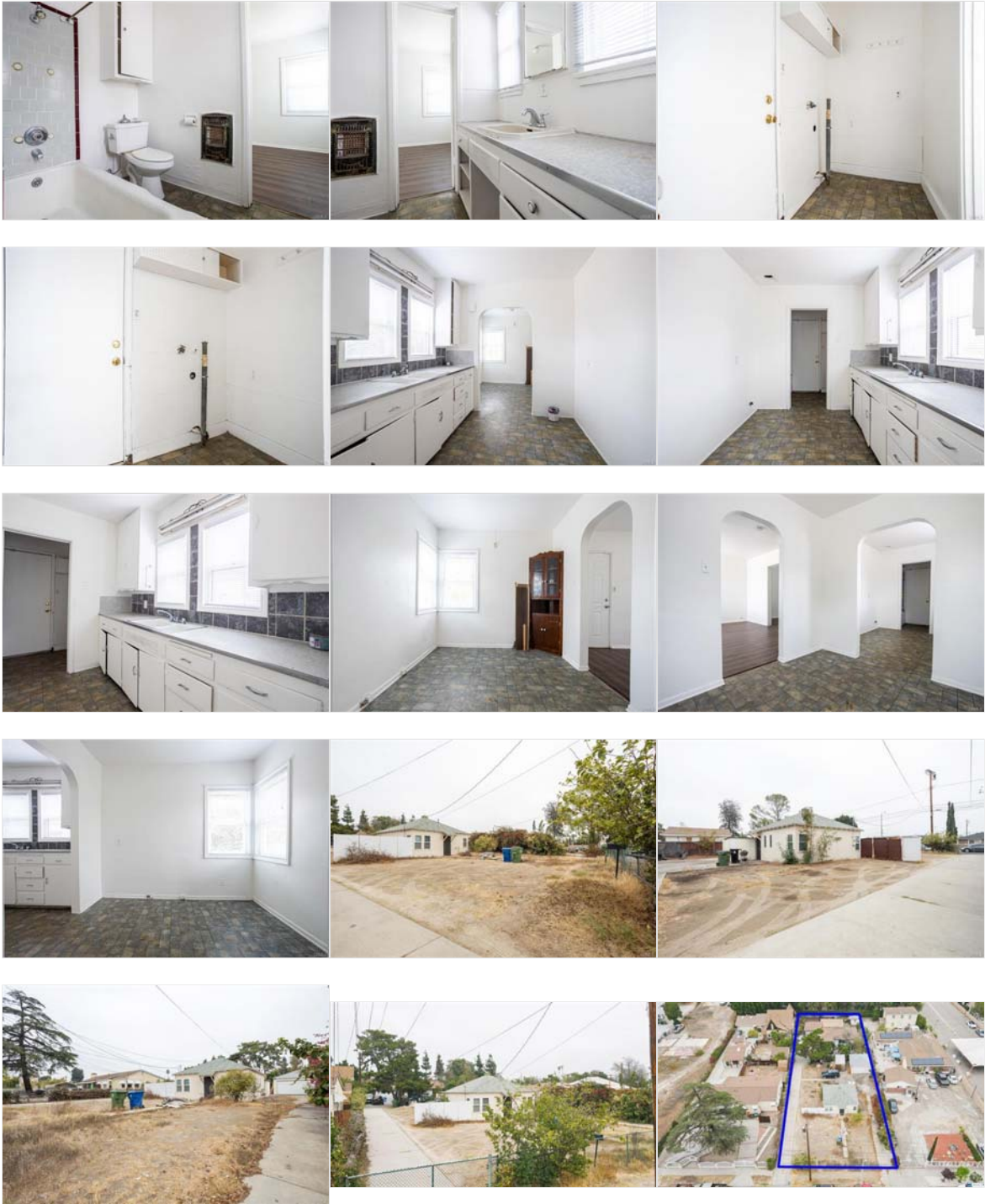
State License #: 01019397
Cell Phone: 714-742-3700

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: BB22222545

Printed: 12/25/2022 6:08:51 AM

Closed •

5434 W 57th St • Ladera Heights 90056
3 units • \$655,000/unit • 4,559 sqft • 8,856 sqft lot • \$386.05/sqft •
Built in 1958
West of S La Cienega blvd, North of W Slauson Ave East of Shenandoah Ave

List / Sold:

\$1,965,000/\$1,760,000 ↓

39 days on the market

Listing ID: IV22206396



Amazing opportunity, the potential annual income is close to \$100,000, or live in one unit and rent out the other two. This is a two-story, Tri-Plex and two units have been remodeled and upgraded. The front House is 1,859 square feet and has two bedrooms, two bathrooms, a living room, family room, and kitchen. The rear bottom unit is 1,350 square feet and has also recently been remodeled and updated and has two bedrooms, two bathrooms, a living room, and kitchen. The upstairs unit is 1,350 square feet with 2 bedrooms, 2 bathrooms and remodeling process was started but not completed. Each unit has a 2 car garage. Each unit has a fireplace and the complex has a private pool.

Facts & Features

- Sold On 12/21/2022
 - Original List Price of \$1,965,000
 - 2 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Heating: Natural Gas, Wall Furnace
 - \$7,910 (Unknown)
- Laundry: Inside
 - \$4695 Gross Scheduled Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: Family Room, Kitchen
 - Floor: Laminate
- Appliances: Disposal, Gas Range

Exterior

- Lot Features: 0-1 Unit/Acre, Landscaped, Lot 6500-9999, • Sewer: Public Sewer
- Sprinklers In Front, Sprinklers In Rear

Annual Expenses

- Total Operating Expense: \$8,500
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,434
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2		\$2,850		\$3,200
2:	1	2	2	2		\$1,750		\$2,500
3:	1	2	2	2		\$0		\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 103 - Ladera Heights area
 - Los Angeles County
 - Parcel # 4201021011

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: IV22206396

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Closed •

432 S 1st St • Alhambra 91801

3 units • \$341,667/unit • 1,968 sqft • 7,502 sqft lot • \$508.13/sqft •
Built in 1924

Cross Streets: W Mission Rd & S 1st Street



List / Sold:
\$1,025,000/\$1,000,000 ↓
45 days on the market
Listing ID: 22198320

Rare & Unique investment property with value add potential! This lovely Triplex consists of 3 detached Bungalow style dwellings along with a detached 3 car garage. Potential to build/convert detached garage to ADU or JDU. Each Bungalow has 2 beds + 1 bath and ranges from 600-700 sqft. 432 S 1st is located in a great Alhambra neighborhood, nearby the Alhambra Golf Course, and many shops, restaurants, and great schools. Perfect investment opportunity for an owner/user, developer, or passive investor!

Facts & Features

- Sold On 12/19/2022
- Original List Price of \$1,025,000
- 4 Buildings
- 3 Total parking spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Forced Air
- Cap Rate: 3.8
- \$39405 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$14,926
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,850	\$1,850	\$2,070
2:	1	2	1		Unfurnished	\$1,750	\$1,750	\$2,070
3:	1	2	1		Unfurnished	\$1,020	\$1,020	\$2,070
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:

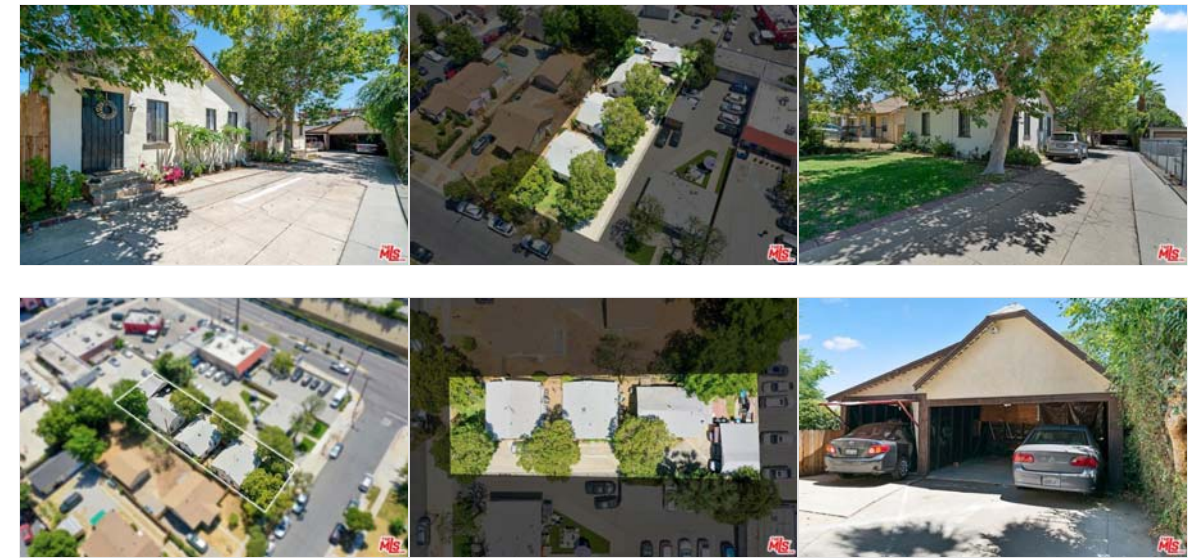
Additional Information

- Standard sale
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5344029017

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 22198320

Printed: 12/25/2022 6:08:51 AM

Closed • **Triplex**

2843 Rosanna St • Atwater Village 90039

3 units • \$408,333/unit • 2,089 sqft • 7,038 sqft lot • \$605.55/sqft • Built in 1929

Riverside to Gilroy to Ripple to Rosanna



List / Sold:
\$1,225,000/\$1,265,000 ↑

24 days on the market

Listing ID: SR22236477

Remodeled, redone and a ready to rent triplex (single family main house with a rear detached duplex) in centrally located Atwater Village. Located near Dodger Stadium, Silver Lake, Burbank, Glendale and Downtown LA. Grocery stores, shops, restaurants, freeways and public transportation are all close by. The front house has 2 bedrooms, 1 bath, laundry hook ups and wall AC unit with 2 parking spaces. 1st unit of duplex is a large 1 bedroom, 1 bath, laundry, wall AC unit with 1 parking space. The 2nd unit of duplex has 2 bedrooms, 1 bath, wall AC units and 2 parking spaces. Low maintenance grounds with pavers with drought resistant plantings. Each unit metered for electric and gas, water is shared. All three units are available and ready to occupy!

Facts & Features

- Sold On 12/21/2022
- Original List Price of \$1,225,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$472 (Estimated)
- Laundry: See Remarks
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Park Nearby
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00404713
- 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	2	1	0	Unfurnished	\$0	\$0	\$3,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800
3:	1	2	1	0	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 606 - Atwater area
 - Los Angeles County
 - Parcel # 5442031022

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: SR22236477

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Closed • Triplex

9718 Rio Hondo • El Monte 91733

3 units • \$399,333/unit • 2,676 sqft • 13,812 sqft lot • \$455.90/sqft • Built in 1959

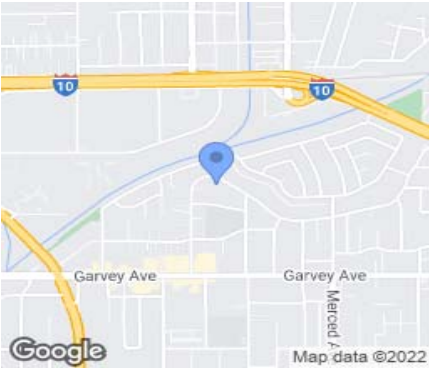
North of Garvey Ave.

List / Sold:

\$1,198,000/\$1,220,000 ↑

45 days on the market

Listing ID: AR22202654



This 3-unit investment opportunity is conveniently located in the heart of El Monte with nearly 14000 sqft large lot with nearly 3000 sqft living spaces. One of the units has recently been remodeled. It is close to restaurants, shops, schools, banks, drug stores, and easy access to freeways and transportation. It is in desirable rental location, ample parking spaces, landscaping in the front yard, newer plumbing, and roof. It is well maintained in a non-rent control area. Current rents are below market with long term tenants.

Facts & Features

- Sold On 12/19/2022
- Original List Price of \$1,198,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Individual Room
- \$46740 Gross Scheduled Income
- \$40514 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Paved
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,226
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,643
- Cable TV: 00953648
- Gardener:
- Licenses:
- Insurance: \$1,092
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,413
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$1,570	\$1,570	\$2,200
2:	1	2	1	0	Unfurnished	\$1,075	\$1,075	\$1,900
3:	1	2	1	0	Unfurnished	\$1,400	\$1,250	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- 619 - El Monte area
 - Los Angeles County
 - Parcel # 8581013015

Michael Lembeck

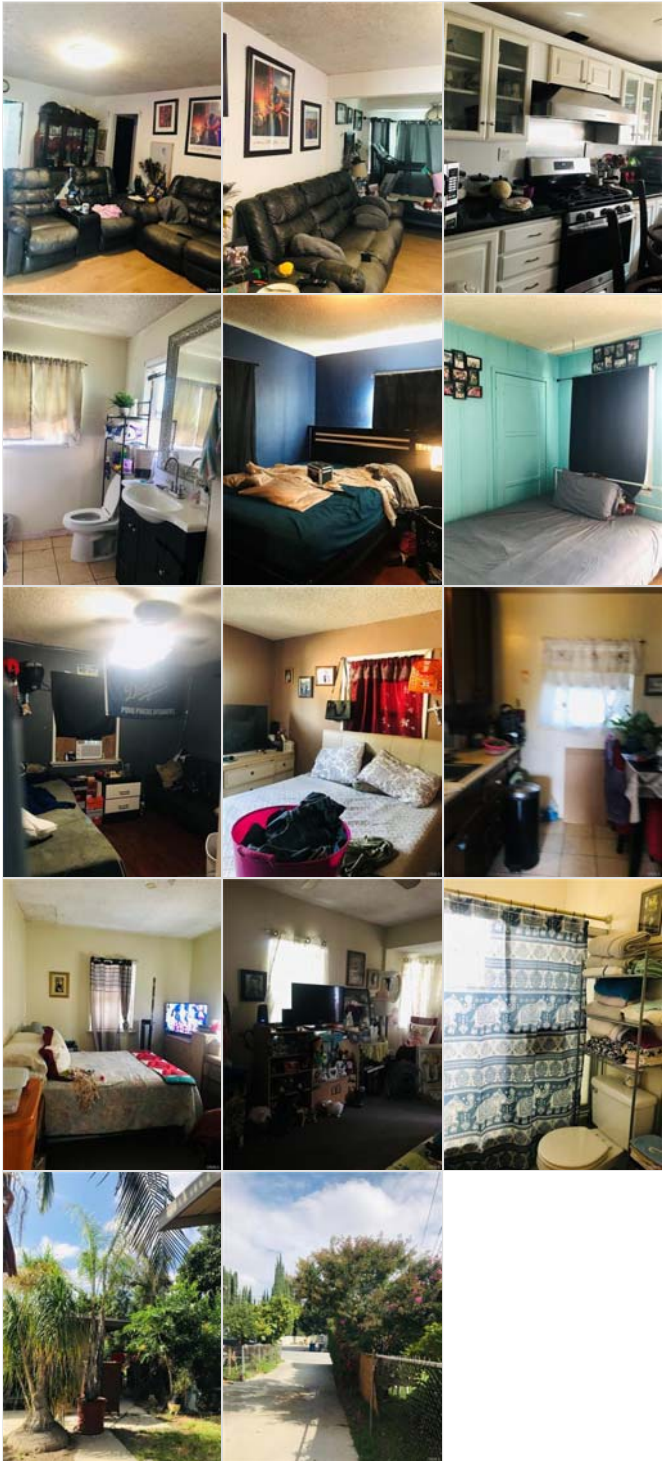
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: AR22202654

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Closed • **Triplex**

3307 Darwin Avenue • **Los Angeles 90031**

3 units • **\$233,333/unit** • **2,476 sqft** • **5,881 sqft lot** • **\$256.46/sqft** • **Built in 1898**

E/GATES ST & S/BARBEE ST

List / Sold: **\$700,000/\$635,000** ↓

9 days on the market

Listing ID: CV22242672



3 Separate Homes on a Lot! Great income or multi-family opportunity. Located in the heart of Lincoln Heights District, easy access to everything that Los Angeles offers such as freeways, parks, schools, shopping, restaurants, Dodger Stadium, USC and USC Keck Medical. Each unit features its own electric and gas meter. Front Unit: 3 bedrooms / 1 bathroom. Middle Unit: 1 bedroom / 1 bathroom. Back Unit: 2 bedrooms / 1 bathroom with an extra-large basement (605.5 sq. ft.). Don't miss out on this great opportunity!

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$700,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: None
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Level with Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 677 - Lincoln Hts area
 - Los Angeles County
 - Parcel # 5211003003

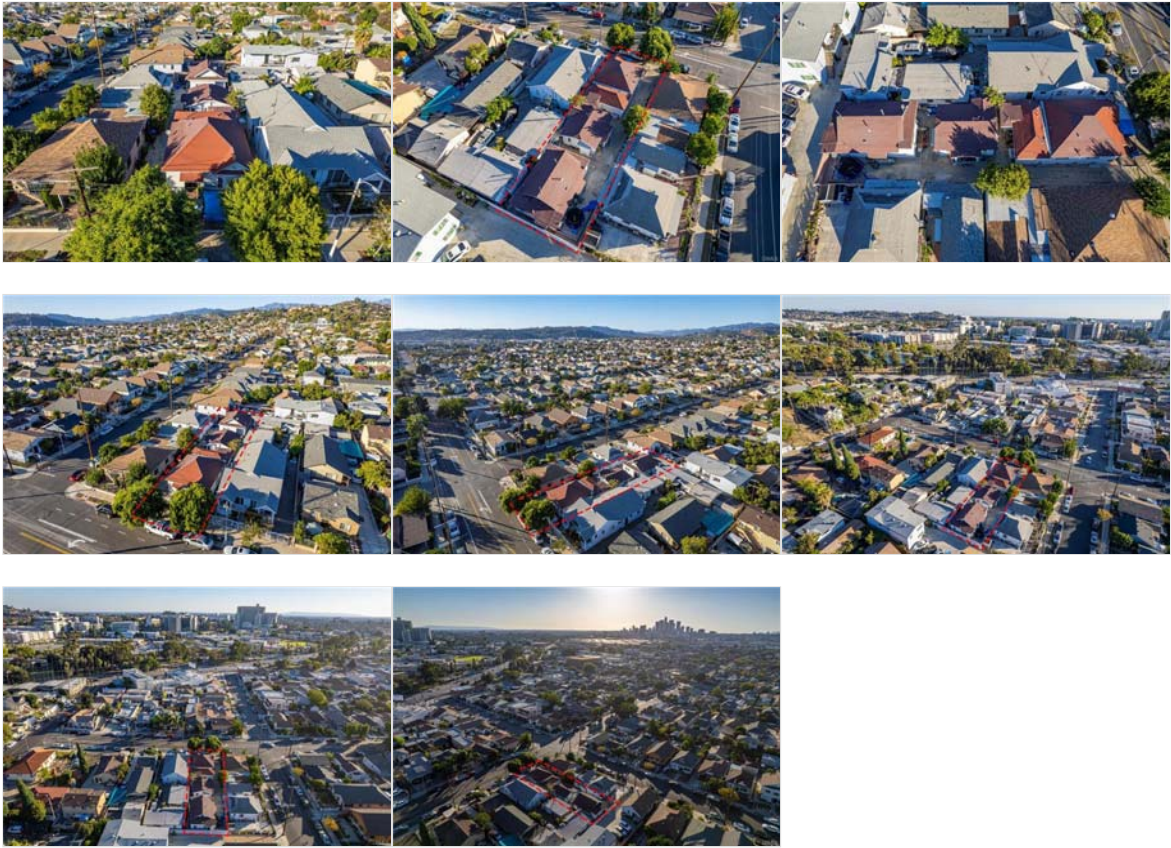
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV22242672

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List / Sold:

Closed •

\$3,495,000/\$3,250,000 ↓

117 days on the market

Listing ID: 22181091

1907 Canal St • Venice 90291
3 units • \$1,165,000/unit • 5,145 sqft • 2,989 sqft lot • \$631.68/sqft •
Built in 1986
N of Venice blvd, East of Pacific, South of Rose, West of Abbot Kinney



5 CAP in VENICE! NOT SUBJECT TO LA RSO! This triplex sits in the heart of Venice Beach, just 2 blocks from the sand, and epitomizes California coastal vibes. With nearly 5,150 sqft of living space between three units this home will catch your eye with its unique unit size. The top two floors feature two (3 bed + 2 Bath) units each larger than most local homes at over 2,200 sqft! The lower unit is a 1bed + 1bath and has a lovely attached courtyard patio. The rooftop deck is well over 1,000 sqft and features the ideal entertaining place before enjoying the local nightlife or for watching those beautiful west coast sunsets. With ocean and mountain views this can be a place to work, relax, or play. The upper unit combined with the large rooftop is the perfect combination for the owner-user who wants enjoy all of Venice's offerings while also bringing in passive income

Facts & Features

- Sold On 12/19/2022
- Original List Price of \$3,749,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside, In Closet
- Cap Rate: 5.1
- \$177560 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

- Security Features: Gated Community, Card/Code Access

Annual Expenses

- Total Operating Expense: \$50,440
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972189
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$8,500	\$8,500	\$8,500
2:	1	3	2		Unfurnished	\$2,900	\$2,900	\$3,500
3:	1	1	1		Unfurnished	\$5,700	\$5,700	\$7,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4238022035

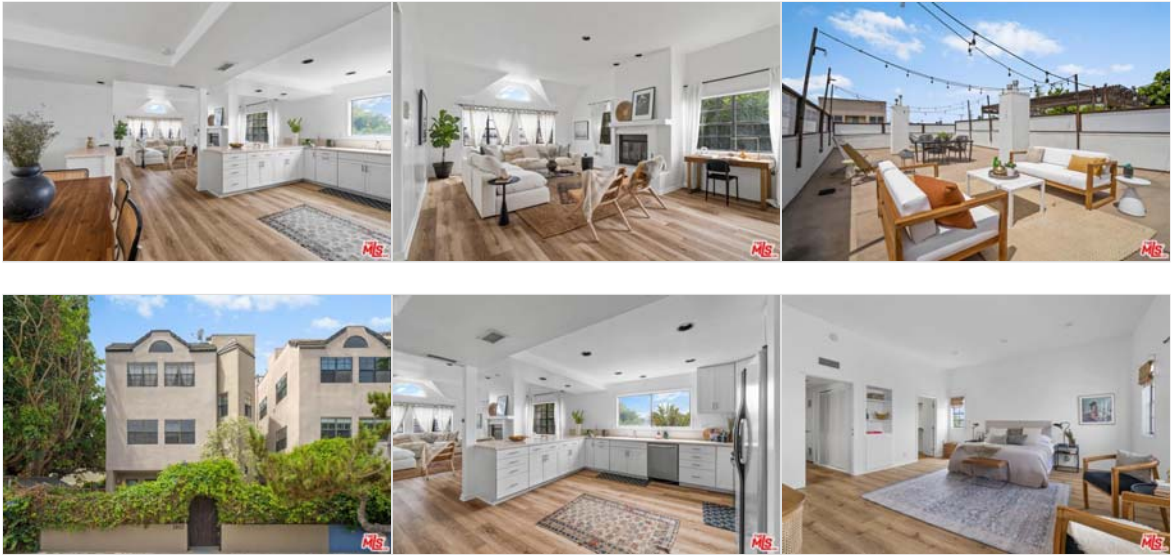
Michael Lembeck

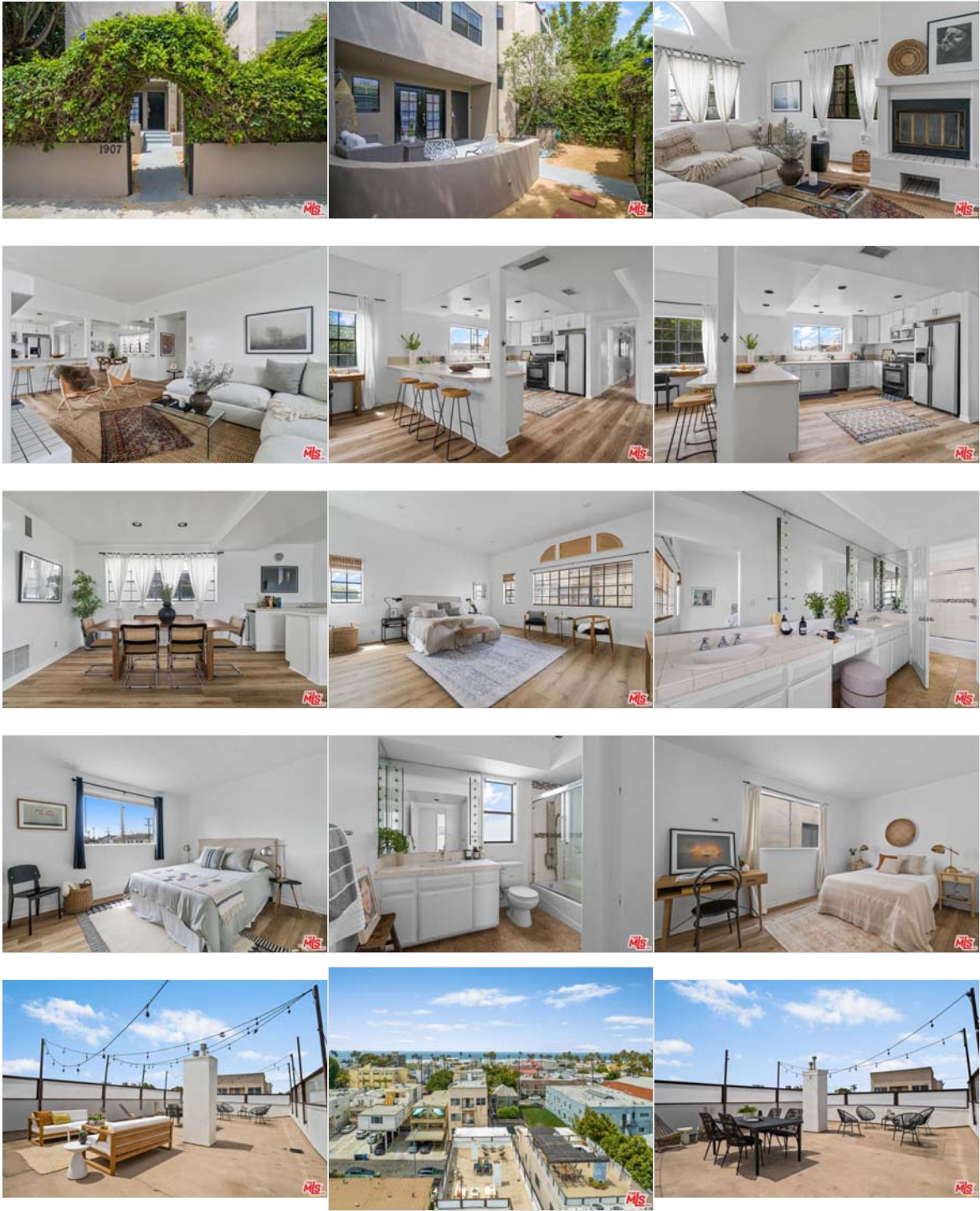
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22181091

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List / Sold:

Closed •

\$1,600,000/\$1,600,000 ↓

71 days on the market

Listing ID: 22195655

1747 9TH St • Santa Monica 90404

3 units • \$533,333/unit • 1,460 sqft • 7,505 sqft lot • \$1095.89/sqft • Built in 1925

East of Lincoln, east of Michigan, north on 9th St.



Rare opportunity to invest or develop multi unit residential property in Santa Monica prime location. This 7505 sq foot lot encompasses 3 separate income producing vacant dwellings consisting of a main house, and 2 attached rear units with ample off street parking and garages, all to be delivered vacant. Huge yard resembles a small park. R2 zoning near Lincoln Blvd with quick access to the 10 Freeway makes this an incredible opportunity for both the rental investor or multi unit Development Company looking to build luxury condos or apartments. Currently the main house is (2 bd 1 bth) and 2 detached rear units (1 bdr 1 bth each) encompassing a total combined 1460 sq feet. Santa Monica property values continue to increase making this an exceptional opportunity. Amazing walking and transit scores (86 & 78) enhance this prime location with Metro Access just blocks away. Don't miss this opportunity to acquire an amazing location in Santa Monica's coveted neighborhood.

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$1,699,000
- 2 Buildings
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- Cap Rate: 4.59
- \$85900 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Appliances: Refrigerator, Gas Range

Exterior

- Lot Features: Utilities - Overhead, Front Yard
- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,100	\$0	\$3,100
2:	2	1	1		Unfurnished	\$2,100	\$0	\$2,100
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

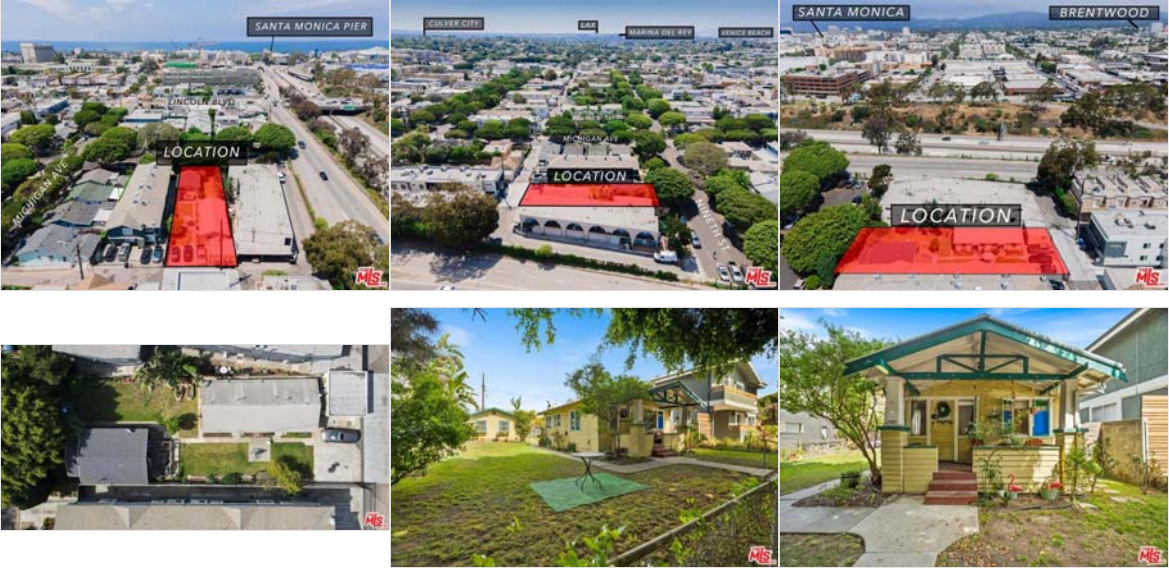
Additional Information

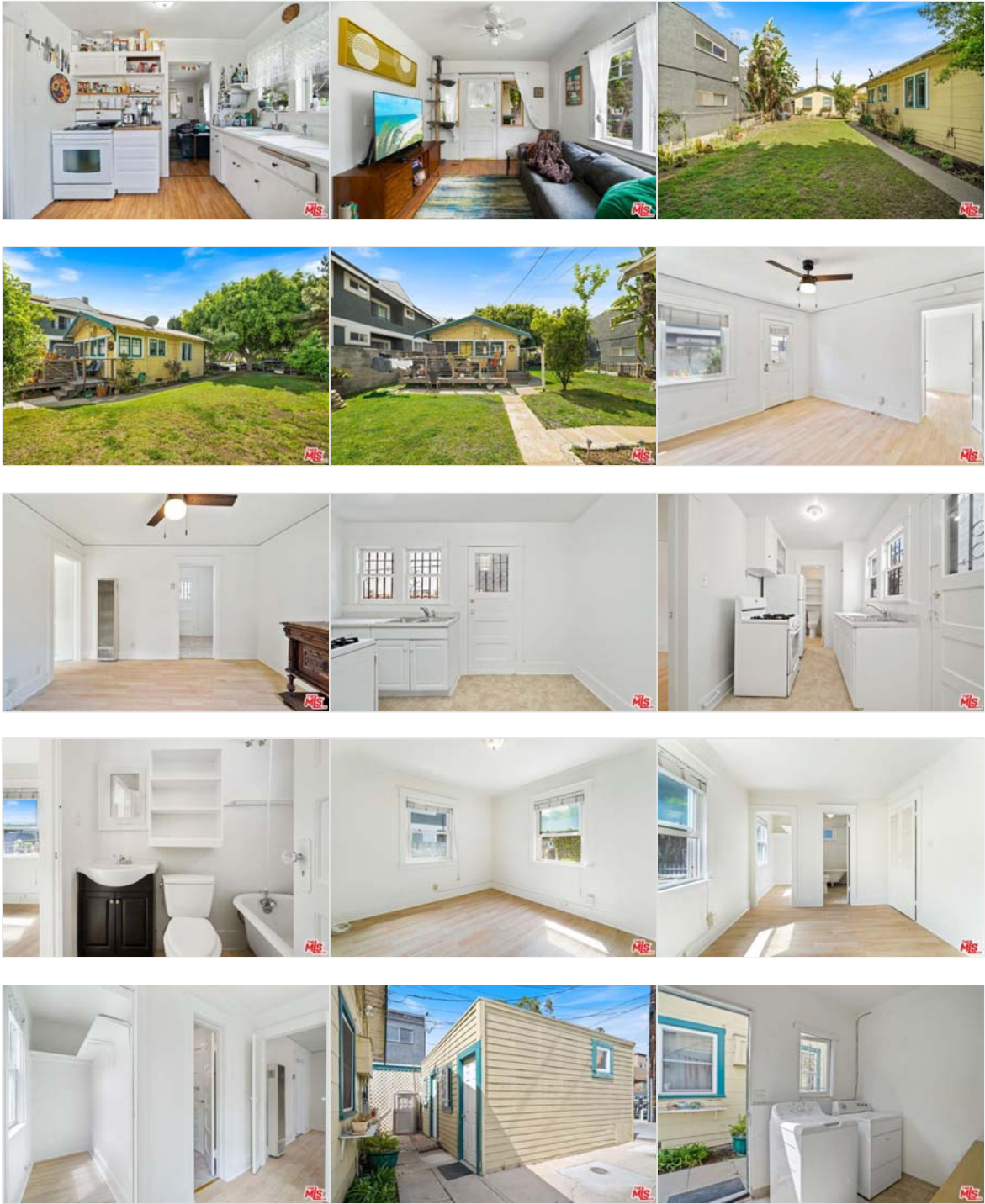
- Standard sale
 - Rent Controlled
- C14 - Santa Monica area
 - Los Angeles County
 - Parcel # 4283018019

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 22195655

Printed: 12/25/2022 6:08:52 AM

Closed •

List / Sold: **\$990,000/\$850,000** ↓

1820 Menlo Ave • Los Angeles 90006

56 days on the market

3 units • \$330,000/unit • 3,177 sqft • 6,055 sqft lot • \$267.55/sqft • Built in 1983

Listing ID: 22198135

Cross Streets: Menlo Ave & Washington Blvd



Court Confirmation & Overbid Hearing scheduled for December 6th - All interested overbidders wanting to participate must contact listing agents to register by December 3rd. Amazing investment opportunity in West Adams! 1820 Menlo Ave is a triplex that consists of 3,177 SQ. FT. and is comprised of Two (3) Bed + 1.5 Bath units, (1) 2 Bed + 1 Bath unit. The units are large and range from 950 sqft to 1,115 sqft, each with assigned parking and equipped with washer & dryer hookups. This property, built in 1983, is located just south of Koreatown and Pico-Union in the West Adams neighborhood. West Adams is a rapidly gentrifying area where young professionals and creative types pay a premium to live.

Facts & Features

- Sold On 12/19/2022
- Original List Price of \$1,150,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- Cap Rate: 5
- \$49023 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Oven, Gas Range

Exterior

Annual Expenses

- Total Operating Expense: \$18,668
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01004371
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,104	\$2,104	\$3,500
2:	1	3	1		Unfurnished	\$2,104	\$2,104	\$3,500
3:	1	2	1		Unfurnished	\$1,548	\$1,548	\$2,233

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

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5056021005

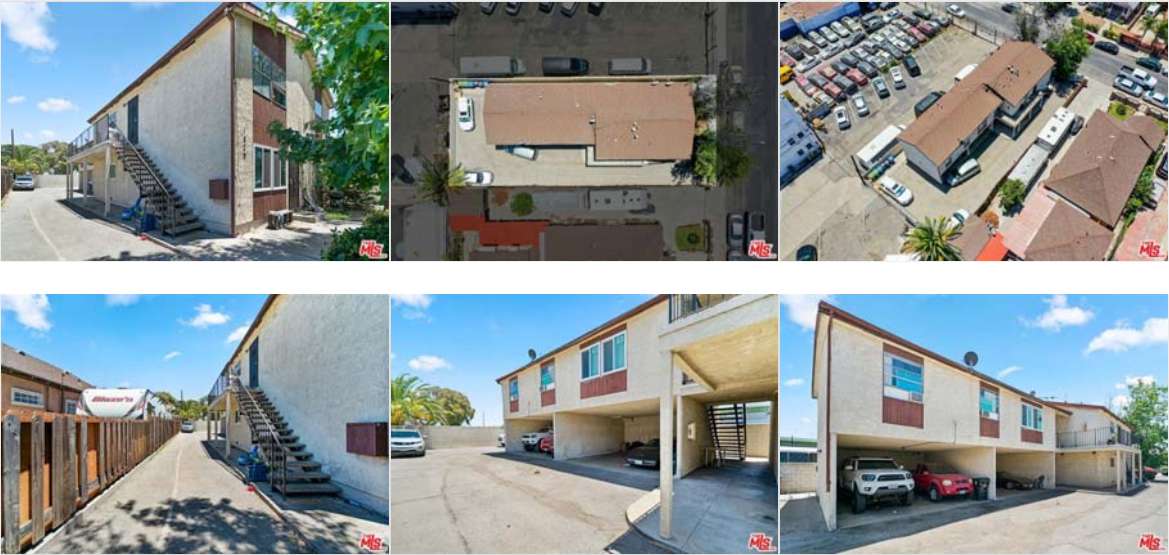
Michael Lembeck

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 •

2210 Clyde Ave • Los Angeles 90016

3 units • \$350,000/unit • 1,998 sqft • 6,729 sqft lot • \$519.77/sqft • Built in 1924

North of Washington, just two blocks East of 10 Fwy. Off the Fairfax exit.



List / Sold:
\$1,050,000/\$1,038,500 ↓
69 days on the market
Listing ID: CV22196127

*** HOT. BACK ON THE MARKET. Buyers unable to perform. Appraised at \$1.1M. Two units will be vacant at COE. *Investors Delight. We have a beautiful triplex built in 1924, that offers close to 2000 living space on a lot size of approx. 6729. Property is located near cross streets Washington Blvd and Fairfax, just two blocks East of Fairfax. Prime area of Los Angeles near 10 fwy. Close proximity to Culver City, Santa Monica, Downtown LA, USC, Staples Center including other surrounding areas and city transits. Triplex offers a 2 BR/1 BA SFR home and a duplex that is 1BR/1BA Each. Lot is zoned up to four units. Property has separate meters for gas and electricity. Estimates are noted and not verified for cap rate and expenses. Recommending for buyer to do their own due diligence. New Roof less than five years old. Property is shown by apt only. Currently accepting serious offers - ?subject to interior inspection?. Seller very motivated

Facts & Features

- Sold On 12/21/2022
- Original List Price of \$1,100,000
- 3 Buildings
- 5 Total parking spaces
- 5 Total carport spaces
- \$450 (Estimated)
- Laundry: Inside, Washer Hookup
- \$73200 Gross Scheduled Income
- \$54060 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,640
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	1	1	1	0	Unfurnished	\$700	\$700	\$1,800
3:	1	1	1	0	Unfurnished	\$800	\$800	\$1,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5064018012

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





List / Sold:

Closed • **Duplex**

\$1,299,999/\$1,280,000 ↓

2927 8th Ave • **Los Angeles 90018**

3 units • **\$433,333/unit** • **2,200 sqft** • **6,000 sqft lot** • **\$581.82/sqft** • **Built in 1922**

72 days on the market

Listing ID: PW22190390

North of Jefferson on 8th



Fantastic Opportunity Awaits Located in the amazing West Adams district of Jefferson park. Close to everything, USC, amazing restaurants, and shopping. Very quiet bedroom community. Amazing duplex with ADU. All three units have their own addresses. Take advantage of 3 rental opportunities, or live in one unit and rent the other 2 to help pay the mortgage. Every unit has been completely remodeled from the inside out. Each boasts an open floor plan, quartz countertops, recessed lighting, custom tile work in kitchen and baths, in unit laundry hookups, new electrical, new plumbing and more. The front unit is a 3BD 2BA, complete with ensuite. Rear unit 1 is a 2BD 2BA, also with an ensuite. Rear unit 2 is a large 1BD 1BA equally beautiful and completely new. Come see this one before it gets away.

Facts & Features

- Sold On 12/21/2022
- Original List Price of \$1,469,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Ductless
- Heating: Central, Ductless
- \$322 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 6
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Free-Standing Range, Disposal, Microwave
- Other Interior Features: Copper Plumbing Full, Quartz Counters

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,800
2:	1	2	2	0	Unfurnished	\$0	\$0	\$3,300
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5051021020

Michael Lembeck

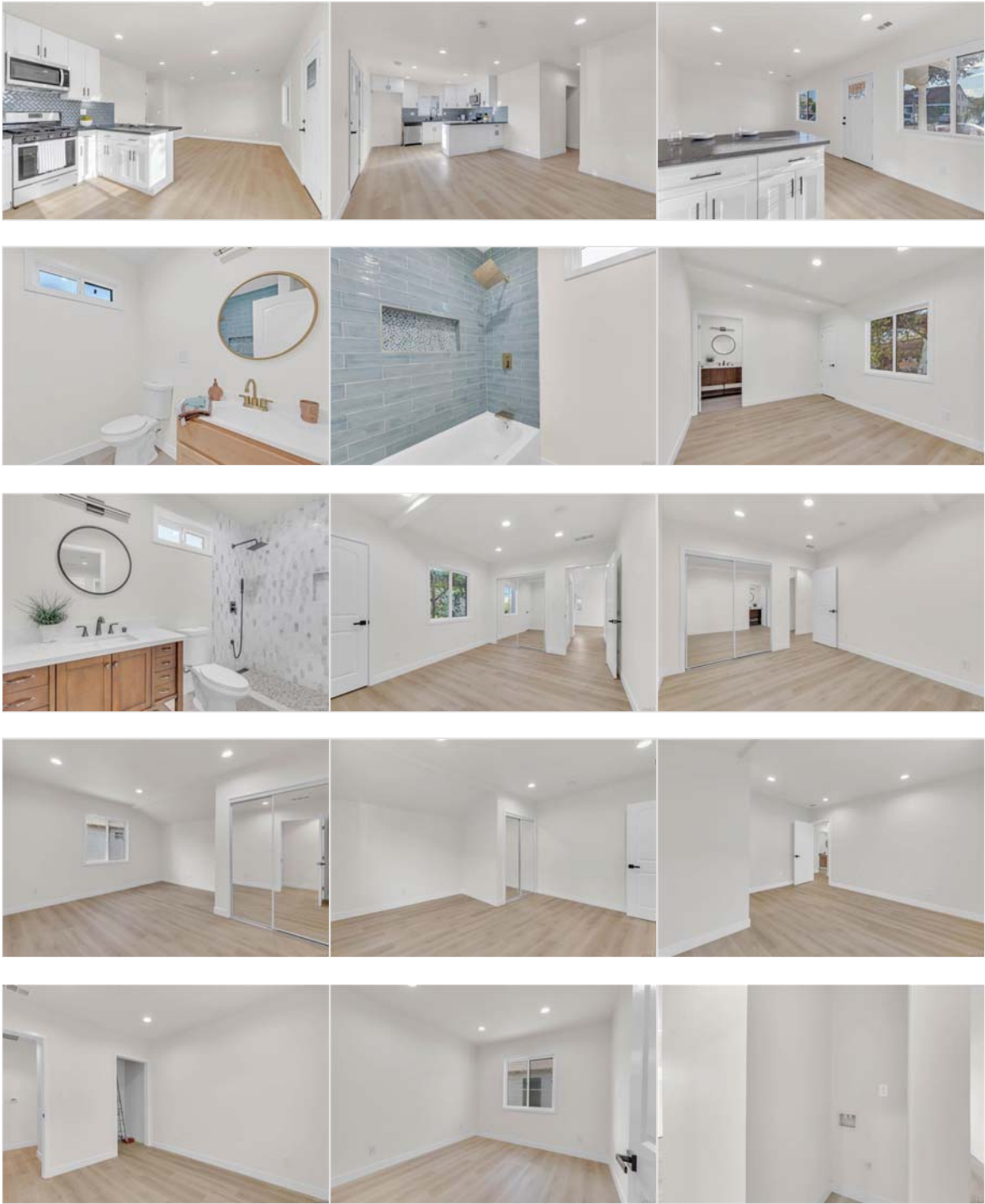
State License #: 01019397
Cell Phone: 714-742-3700

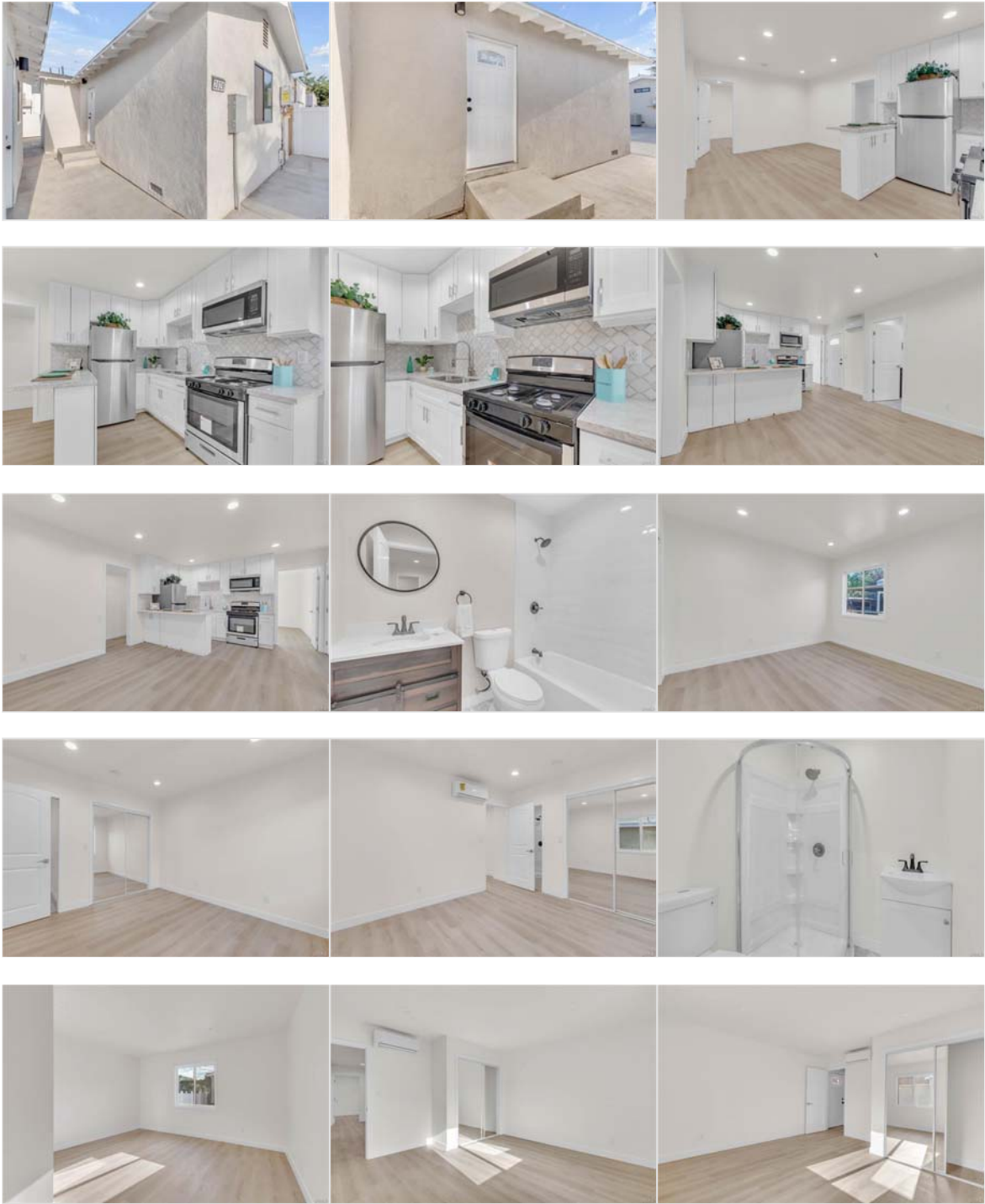
Re/Max Property Connection

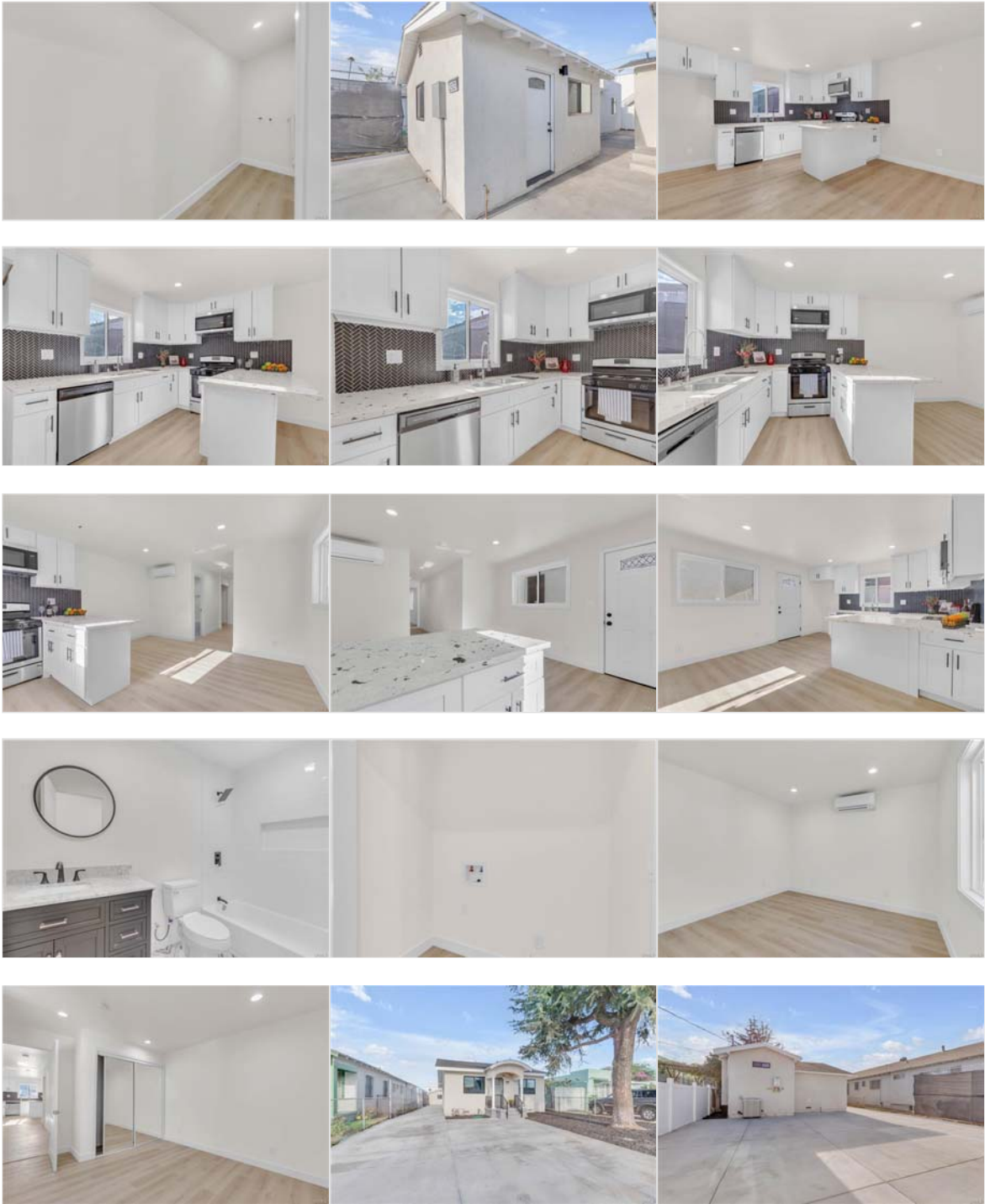
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW22190390

Printed: 12/25/2022 6:08:52 AM

Closed •

1116 S Highland Ave • Los Angeles 90019
3 units • \$798,333/unit • 4,240 sqft • 6,954 sqft lot • \$530.66/sqft •
Built in 1926
Highland Avenue, south of Olympic

List / Sold:
\$2,395,000/\$2,250,000 ↓
122 days on the market
Listing ID: 22178539



Major Price Reduction! A fantastic value! All 3 units will be delivered vacant. Beautiful remodeled Spanish Tri-Plex with grassy yard and pool! 2 units with 3 bedrooms each and one bath and powder room. Open floor plan with brand new eat-in kitchen. Large light filled living rooms and dining. The back unit is a two-story, one bed, one bath with large balconies overlooking the manicured yard. Gated and private with wonderful courtyard entry. Located on the quiet section of Highland Ave. Beautiful living in the heart of the city.

Facts & Features

- Sold On 12/21/2022
- Original List Price of \$2,950,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

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

Unit Details

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

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

Of Units With:

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

Additional Information

- Standard sale
- C18 - Hancock Park-Wilshire area
 - Los Angeles County
 - Parcel # 5084023006

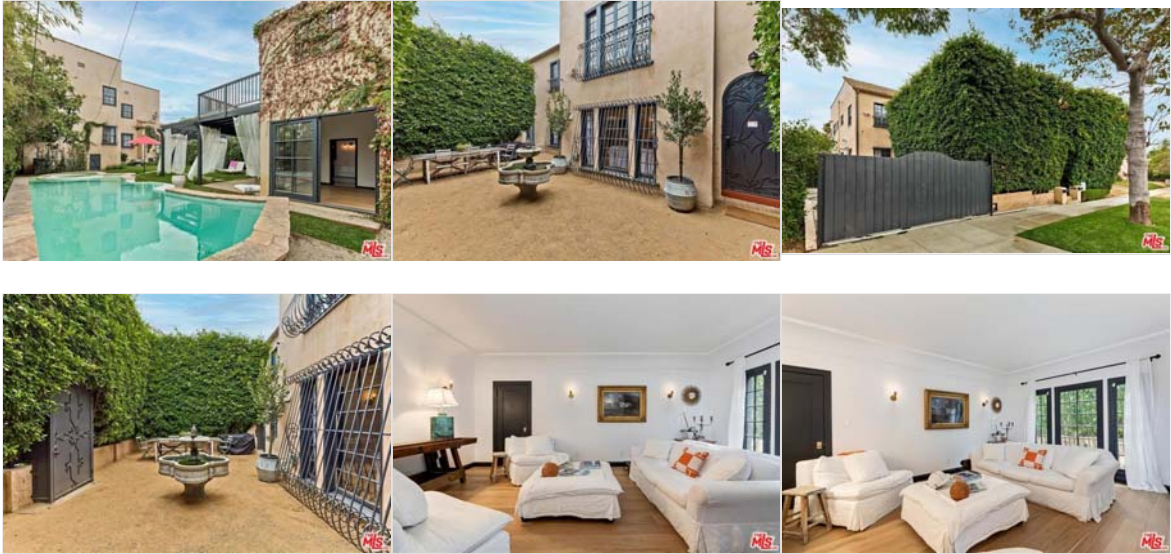
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22178539

Printed: 12/25/2022 6:08:52 AM

Closed •

3631 Trinity St • Los Angeles 90011

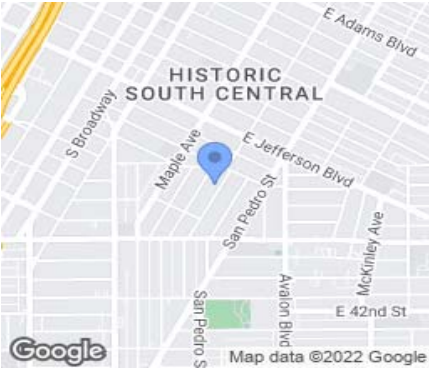
3 units • \$198,333/unit • 2,004 sqft • 5,951 sqft lot • \$272.65/sqft • Built in 1905

San Pedro st and E. Jefferson Blvd

List / Sold: \$595,000/\$546,392 ↓

35 days on the market

Listing ID: DW22206411



Great investment property and opportunity for long term income seeking investors. Move in one unit and rent the other two units to pay for the mortgage! The property can also propose an ADU build out of the wide 2 car garage detached at the back. The unit mix consists of one (1) 3 bedroom/1 bath back house and two (2) 1 bedroom/1 bath units in the front of the property! All single story, separately metered for gas and electricity, occupied by long term tenants on month to month leases which offers immediate upside in rental income. The property is nestled in the best residential neighborhood in Los Angeles, near USC. There is ample parking for each unit. 1st residential unit: 3 bedroom, 1 bathroom with rents below market. (approx. 804 square feet) 2nd residential unit: 1 bedroom, 1 bathrooms, also rent below market (approx. 600 square feet) 3rd Residential unit: 1 bedroom , 1 bathrooms, also rent below market (approx. 600 square feet). The property is 100% tenant occupied. DO NOT DISTURB THE TENANTS, drive by only and submit an offer "subject to" interior inspection. Se habla Español.

Facts & Features

- Sold On 12/19/2022
 - Original List Price of \$650,000
 - 2 Buildings
 - 6 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$406 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
 - \$24828 Gross Scheduled Income
 - \$22428 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, See Remarks
 - Floor: Laminate, Vinyl
- Appliances: None

Exterior

- Lot Features: 2-5 Units/Acre, Rectangular Lot
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$1,900
2:	1	1	1	0	Unfurnished	\$1,900	\$1,900	\$1,900
3:	1	3	1	0	Unfurnished	\$1,265	\$1,265	\$2,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 5121016009

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW22206411

Printed: 12/25/2022 6:08:52 AM

Closed • **Quadruplex**

1618 254th St • Harbor City 90710

4 units • \$280,000/unit • 4,088 sqft • 12,077 sqft lot • \$283.76/sqft • Built in 1950

President and 254th St



List / Sold:
\$1,120,000/\$1,160,000 ↑

10 days on the market

Listing ID: SB22240652

Amazing opportunity to own this 4 Unit Income Producing Property in Harbor City. The property features Four 2 Bedroom and 1 Bathroom units with 1 garage space each and alley access. Couple of the units were recently updated with new windows, gas and sewer lines, and paint. Washer and Dryer inside the units. Recently painted and well maintained building with amazing tenants that are current with rents. Hurry, this one will not last long!

Facts & Features

- Sold On 12/23/2022
 - Original List Price of \$1,120,000
 - 2 Buildings
 - Levels: One
 - 8 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Assessor)
- Laundry: In Kitchen, Inside
 - \$88440 Gross Scheduled Income
 - \$71790 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,650
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00338699
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$275
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,720	\$1,720	\$2,500
2:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,500
3:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,500
4:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 124 - Harbor City area
 - Los Angeles County
 - Parcel # 7410022006

Michael Lembeck

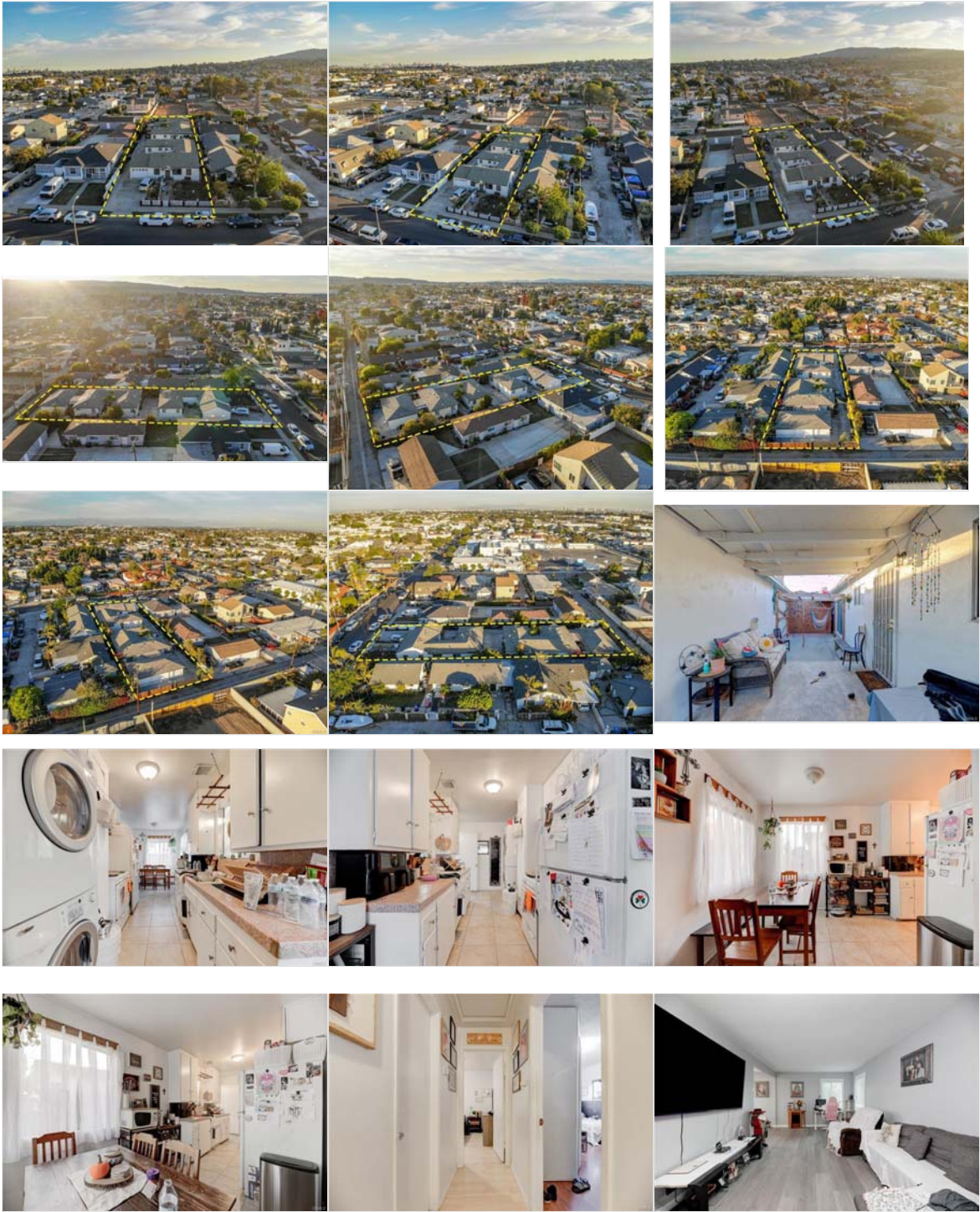
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold: **\$949,900/\$935,000** ↓

12363 Poinsettia Ave • El Monte 91732

6 days on the market

4 units • **\$237,475/unit** • **2,500 sqft** • **20,762 sqft lot** • **\$374.00/sqft** • **Built in 1952**

Listing ID: HD22188920

From 10 FWY go South on Durfee Ave, make a left on Poinsettia Ave, property is on your left.



GOOD INVESTMENT OPPORTUNITY!! Now is your turn to own a quadruplex and generate passive residual income or renovate it and sell it for a HUGE profit! This property has 4 units on 1 lot!! Centrally located in El Monte close to 60 & 605 fwy. Each unit has its own electric and gas meter, washer & dryer hookups. Water is on one meter. Public water & sewer. Three units have 1 bedroom/1 bathroom. One unit has 3 bedrooms/2 bathrooms and a basement/cellar underneath the property. There's also 2 carports. Drive by only. Tenant occupied. Submit offers "Subject to Interior Inspection" and we will coordinate a day for showings. We will accomodate. Thank you.

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$949,900
- 4 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Garden, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01333814
- 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	\$700	\$0	\$0
2:	1	1	2	0	Unfurnished	\$460	\$0	\$0
3:	1	1	1	0	Unfurnished	\$460	\$0	\$0
4:	1	1	1	0	Unfurnished	\$460	\$0	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8109005050

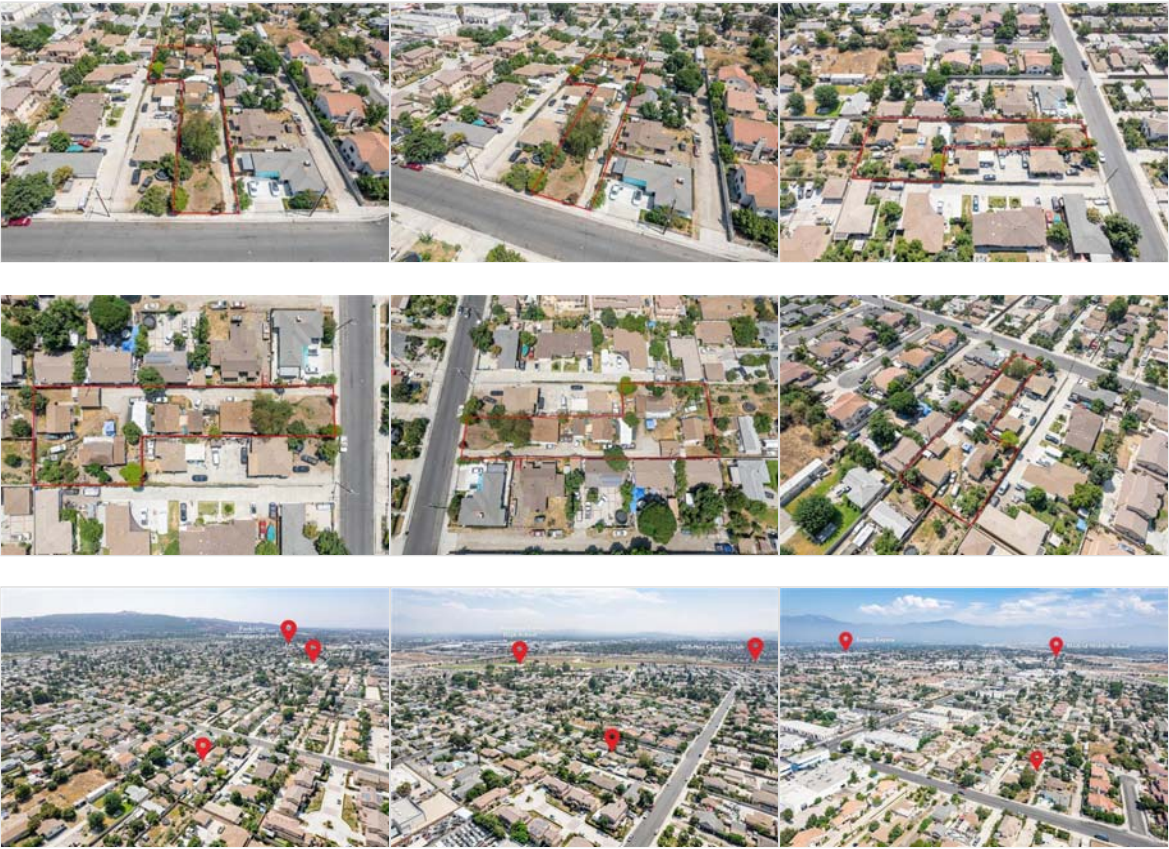
Michael Lembeck

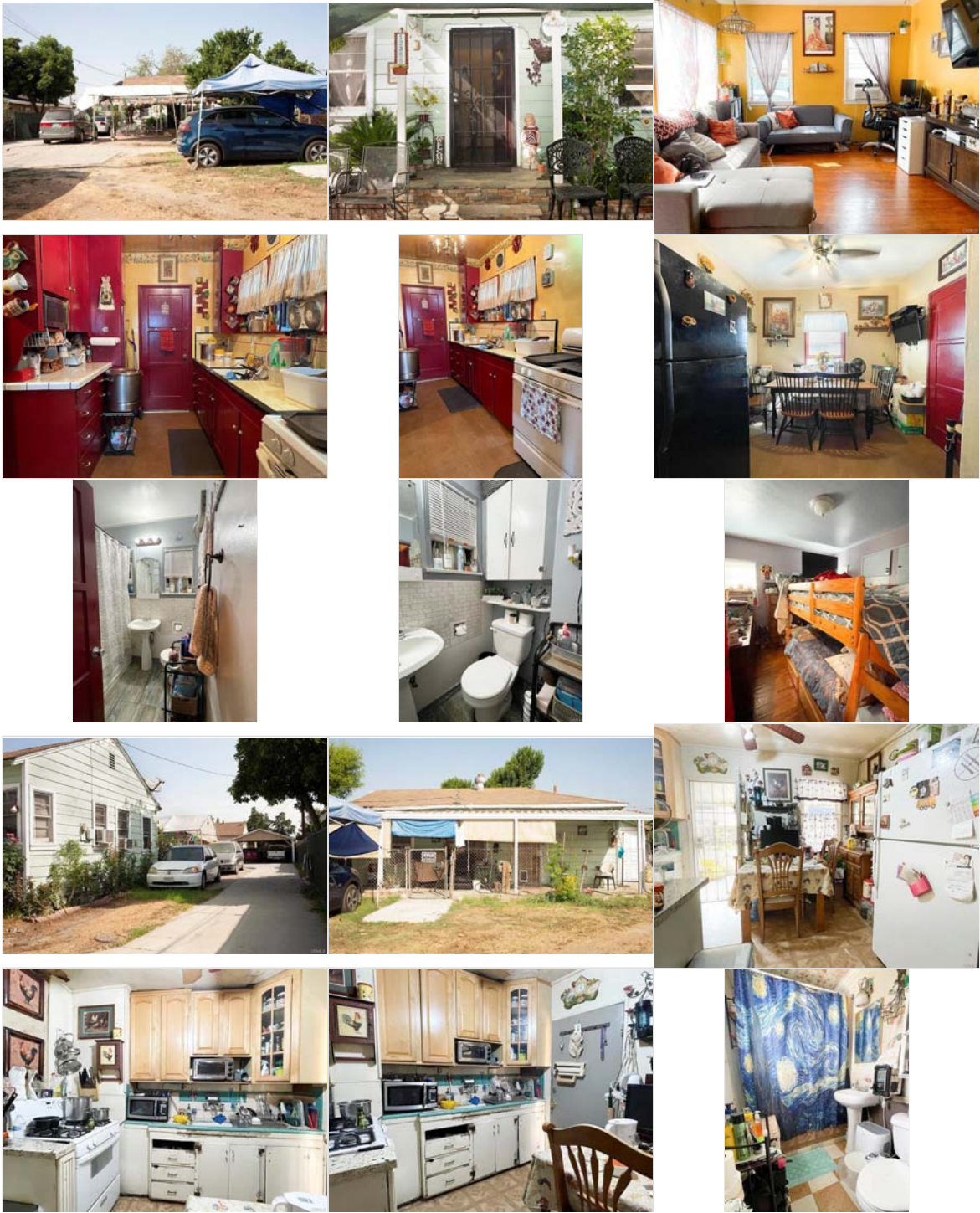
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Cell Phone: 714-742-3700

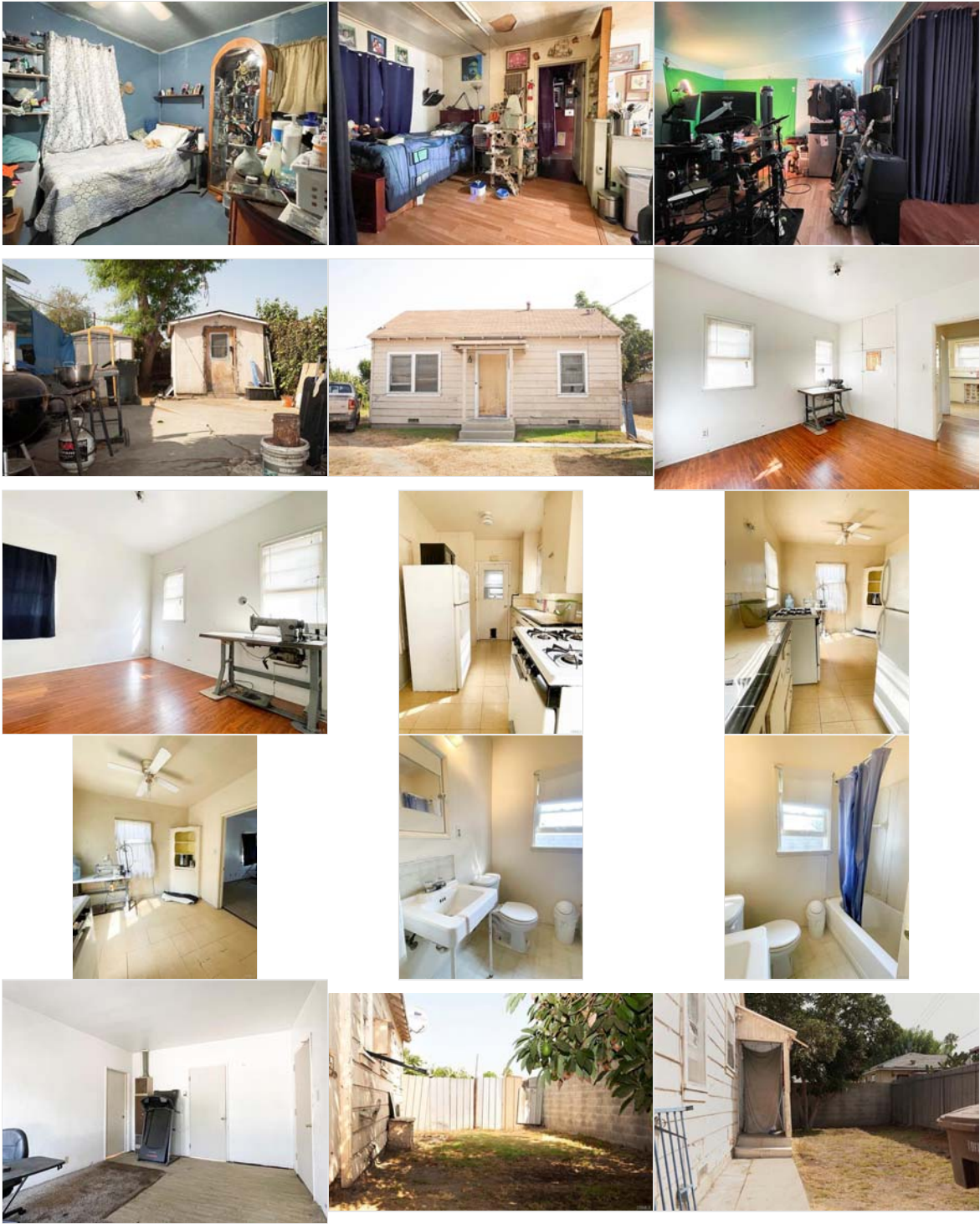
Re/Max Property Connection

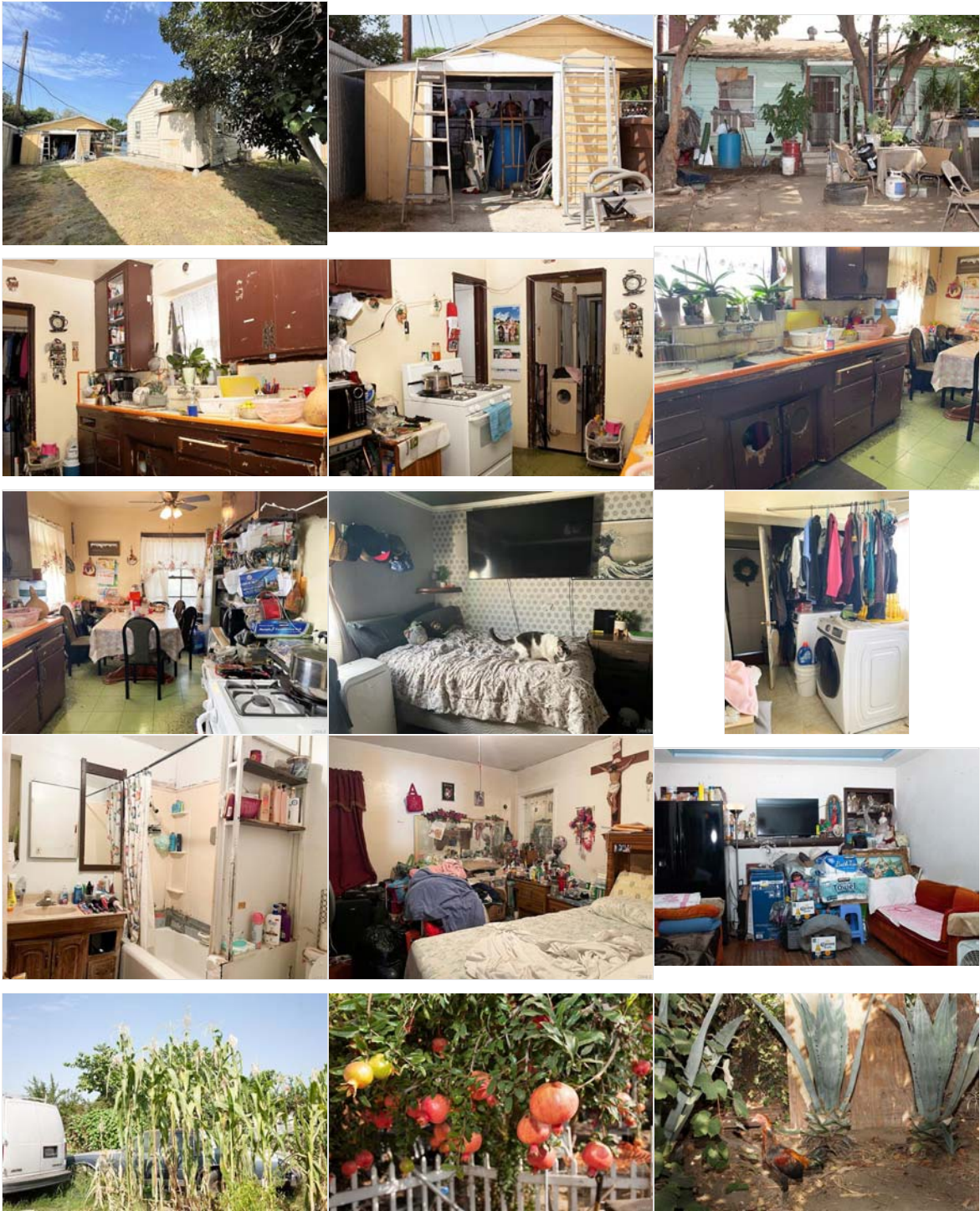
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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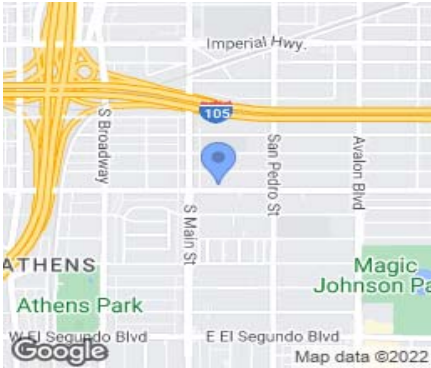


CUSTOMER FULL: Residential Income LISTING ID: HD22188920

Printed: 12/25/2022 6:08:52 AM

Closed • **Quadruplex**
139 -141 E 120th St • **Los Angeles 90061**
4 units • **\$192,250/unit** • **2,546 sqft** • **5,803 sqft lot** • **\$290.65/sqft** •
Built in 1962
E/110 S/105

List / Sold: **\$769,000/\$740,000** ↓
87 days on the market
Listing ID: CV22178740



*****PRICED REDUCED*****A GREAT OPPORTUNITY TO PURCHASE A 4 UNIT BUILDING WITH A TOTAL OF 2546 SQUARE FEET WITH SIX PARKING SPACES*** CLOSE TO LAX ,SOFI STADIUM ,FREEWAYS 105 AND 110****IT HAS A FRONT UNIT WITH 2 BEDROOMS AND ONE BATH AND A FRONT PATIO, 2 STORY BLDG IN THE BACK 2 UNITS UPSTAIRS AND ONE UNIT DOWNSTAIRS*** EACH UNIT HAS 2 BEDROOMS AND ONE BATH...

Facts & Features

- Sold On 12/21/2022
- Original List Price of \$829,500
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$951 (Estimated)
- Laundry: Common Area
- \$59028 Gross Scheduled Income
- \$54532 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,396
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,110	\$1,110	\$1,300
2:	1	2	1	0	Unfurnished	\$1,250	\$1,350	\$1,550
3:	1	2	1	0	Unfurnished	\$1,325	\$1,325	\$1,600
4:	1	2	1	0	Unfurnished	\$1,134	\$1,134	\$1,250

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
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6083026022

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV22178740

Printed: 12/25/2022 6:08:52 AM

List / Sold:

Closed •

\$1,200,000/\$1,050,000 ↓

33 days on the market

Listing ID: PW22195766

4946 W 118th Pl • Hawthorne 90250
4 units • \$300,000/unit • 3,151 sqft • 9,269 sqft lot • \$333.23/sqft •
Built in 1958
north of 119th, east of Felton



Here is your chance to own a house AND a triplex on the same massive lot in Hawthorne, nestled amongst single family homes. Whether you are an investor or owner-occupant, the layout of this property makes perfect sense. Situated on a 9,000+ square foot lot, the house and the triplex truly feel like separate properties, and each of the two structures have their own water meter. A shared driveway in the middle leads to the large parking area in the rear, guaranteeing your tenants always have a parking spot. The favorable unit mix is ideal for attracting a wide range of tenants, with one 3-bedroom unit, two 2-bedroom units, and one 1-bedroom unit - each with its own washer and dryer. To top it off, commuting is a breeze with convenient access to both the 405 and 105 freeways.

Facts & Features

- Sold On 12/22/2022
- Original List Price of \$1,200,000
- 3 Buildings
- Levels: One
- 10 Total parking spaces
- 3 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$1,182 (Estimated)
- Laundry: Inside
- \$52080 Gross Scheduled Income
- \$36080 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Living Room
- Other Interior Features: Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02163228
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,330	\$1,330	\$2,750
2:	1	2	1	0	Unfurnished	\$1,030	\$1,030	\$2,250
3:	1	2	1	0	Unfurnished	\$1,030	\$1,030	\$2,250
4:	1	1	1	0	Unfurnished	\$950	\$950	\$1,900

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 4141011021

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: PW22195766

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List / Sold:

Closed • Commercial/Residential

\$1,225,000/\$1,050,000 ↓

1 days on the market

Listing ID: SB22225161

201 N MATHEWS • Los Angeles 90033
4 units • \$306,250/unit • 3,424 sqft • 8,843 sqft lot • \$306.66/sqft •
Built in 1926
EAST CESAR E CHAVEZ AVE / MATHEWS ST



BOYLE HEIGHTS: R3-CUGU ZONING WITH A LOT SIZE AREA OF 8,843 SQ FT. NEW APARTMENT BUILDING OR CONDOMINIUMS CAN BE BUILT (CHECK WITH THE CITY FOR NUMBER UNITS). TRANSIT PRIORITY AREA, STATE ENTERPRISE ZONE, TOC TIER 4. RIGHT NOW THERE IS A FOURPLEX WITH TWO 2 BEDROOMS, 1 BATHROOM AND TWO 1 BEDROOM, ! BATHROOM. LOCATION, LOCATION, LOCATION: MINUTES AWAY FROM DOWNTOWN LOS ANGELES, NEAR USC MEDICAL CENTER, USC HEALTH SCIENCES CAMPUS, ART DISTRICT, STAPLE CENTER, CLOSE TO 5, 10, 60, AND 101 FREEWAY.

Facts & Features

- Sold On 12/19/2022
- Original List Price of \$1,225,000
- 3 Buildings
- 4 Total parking spaces
- \$0 (Assessor)
- \$48000 Gross Scheduled Income
- \$43000 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,700
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5160002007

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: SB22225161

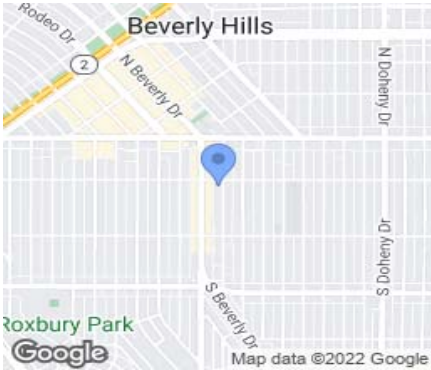
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Closed • Apartment

205 S Reeves Dr • Beverly Hills 90212

4 units • \$875,000/unit • 5,301 sqft • 6,058 sqft lot • \$568.76/sqft • Built in 1935

Take I-10 W to Los Angeles. Take exit 6 from I-10 W, Continue on S Robertson Blvd. Take Sawyer St, S Beverly Dr and S Canon Dr to S Reeves Dr in Beverly Hills



List / Sold:
\$3,500,000/\$3,015,000 ↓
52 days on the market
Listing ID: CV22219936

DO NOT DISTURB TENANTS OR WALK THE PROPERTY. Surrounded by high income demographics, major retail destinations, and renowned medical facilities, 205-207 ½ S. Reeves Drive in Beverly Hills is a trophy asset and a part of a four property portfolio offered for the first time in the market in over 25 years. A well-maintained property with remodeled interiors, 205-207 ½ S. Reeves Drive in Beverly Hills is situated on ±6,058 square feet of land and a total building size of ±5,301 square feet. 205-207 ½ S. Reeves Drive in Beverly Hills consists of four units (2-1B/1B and 2-3B/2B) with an average unit size of 1,325 square feet. The property is located a few blocks from the Golden Triangle Business District. Units feature wall air conditioning, original crown molding, architecturally designed arched hallways, original hardwood floors, dishwashers, vintage-style bathrooms, ceiling fans and new paint; three bedroom units feature washer and dryer hook-ups, original stained glass windows, original built-in cabinetry and operational fireplaces and the property amenities include on-site laundry, a courtyard with original hand painted tiles, outdoor seating area, four parking garages, decorative railings and Spanish tile roof. The other three properties in the portfolio are located at 9936-9938 ½ Robbins Drive, which has four units; 445-449 ½ S Rexford Drive in Beverly Hills, which has a total of seven units and 10639 Eastborne Avenue in Los Angeles, which has a total of five units. The deal provides an opportunity to acquire one property or all four highly desirable assets, which are all within close proximity to one another in prime Beverly Hills and Westwood.

Facts & Features

- Sold On 12/19/2022
- Original List Price of \$3,500,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$484 (Estimated)
- Laundry: Washer Hookup
- Cap Rate: 2.35
- \$150444 Gross Scheduled Income
- \$82392 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$60,531
- Electric:
- Gas:
- Furniture Replacement:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	2	Unfurnished	\$3,704	\$3,704	\$5,000
2:	2	3	2	2	Unfurnished	\$8,788	\$8,788	\$9,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C01 - Beverly Hills area
 - Los Angeles County
 - Parcel # 4331003002

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV22219936

Printed: 12/25/2022 6:08:52 AM

Closed •

979 Hancock Ave • West Hollywood 90069

4 units • \$375,000/unit • 2,632 sqft • 5,947 sqft lot • \$531.91/sqft • Built in 1925

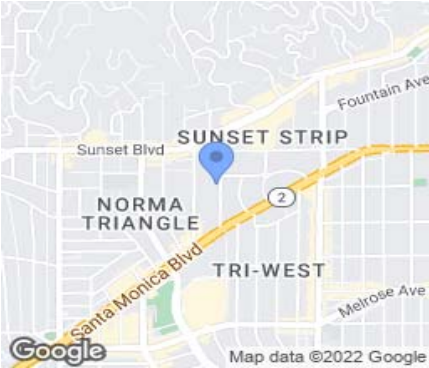
La Cienega Blvd to Santa Monica Blvd West to Hancock. North on Hancock Ave. Between Santa Monica Blvd and Holloway Drive.

List / Sold:

\$1,500,000/\$1,400,000 ↓

48 days on the market

Listing ID: 22191349



Offering famed 979 Hancock Ave as featured in artist David Hockney's painting 'Hancock St. West Hollywood 1'. First time on the market in over 60 years. This 4-Unit Value-Add Income property is located in prime Norma Triangle of West Hollywood between Santa Monica Blvd and the world famous Sunset Strip. Just minutes from West Hollywood's trendy restaurants, shopping and entertainment venues. Calling end-users and investors! With two 1-Bd / 1-Bath units in the front and two additional 1-Bd/1-Bath units in the back this property offers tons of potential. Don't let this opportunity pass you by!

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$1,800,000
- 2 Buildings
- Heating: Wall Furnace, Natural Gas

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$2,250
2:	2	1	1		Unfurnished	\$2,250	\$2,250	\$2,250
3:	3	1	1		Unfurnished	\$1,153	\$1,153	\$1,153
4:	4	1	1		Unfurnished	\$1,184	\$1,184	\$1,184
5:								

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

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 4339009012

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22191349

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Closed • **Quadruplex**

5411 Smiley Dr • Los Angeles 90016

4 units • **\$312,500/unit** • **3,276 sqft** • **4,745 sqft lot** • **\$360.20/sqft** • **Built in 1965**

.



List / Sold:
\$1,250,000/\$1,180,000 ↓
37 days on the market
Listing ID: SR22229813

Presenting 5411 Smiley Dr., a Value Add Fixer in West Adams, property is a 2 story building with townhome style units. Consists of four 2 bedrooms/1.5 bath apartments. Offered at 4.4% CAP rate and 14.5 GRM. One unit will be delivered vacant. Below market rents offer an investor opportunity to renovate and reposition the remaining units with higher rents upon a vacancy. The subject is located in an Opportunity Zone which would provide potential tax benefits. The property is located within a few blocks from Whole Foods, the La Cienega/Jefferson transit station, and also in close proximity to Culver City Arts District, Amazon Studios and HBO headquarters. Gross income includes vacant unit proforma rent of unit 3 at \$2,200.

Facts & Features

- Sold On 12/22/2022
 - Original List Price of \$1,250,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - 0 Total carport spaces
 - \$456 (Estimated)
- Laundry: Community
 - Cap Rate: 4.4
 - \$86040 Gross Scheduled Income
 - \$55065.6 Net Operating Income
 - 5 electric meters available
 - 0 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,393
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01811831
 - Gardener:
 - Licenses:
- Insurance: \$2,226
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,750	\$1,750	\$2,200
2:	1	2	2	0	Unfurnished	\$1,700	\$1,700	\$2,200

3:	1	2	2	0	Unfurnished	\$2,200	\$2,200	\$2,200
4:	1	2	2	0	Unfurnished	\$1,520	\$1,520	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5043017017

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR22229813

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Closed •

List / Sold: **\$1,029,000/\$995,000** ↓

940 W 48th St # 1-4 • Los Angeles 90037

0 days on the market

**4 units • \$257,250/unit • 3,658 sqft • 5,849 sqft lot • \$272.01/sqft •
Built in 1965**

Listing ID: 22219539

S. of Vernon Ave., W. of Hoover St., N. of 51st., E. of Normandie Ave.



Premium Opportunity for Investors and Savvy Home Buyers! Sensationally situated only moments from I-110, this four-unit residential building provides an exceptional investment opportunity while offering a unique chance to create an excellent addition to your real estate portfolio. As a fantastic upside, the property welcomes residents with mature tropical landscaping, a classic stucco exterior, a long paved driveway, and a gated entry. Cumulatively totaling approximately 3,658 square feet, it features four units, which consist of (1) 4-bedroom, 3-bath unit and (1) 3-bedroom, 1-bath unit, (1) 2-bedroom, 1-bathroom unit, and (1) 1-bedroom, 1-bathroom unit. With its proximity to all major attractions and local Los Angeles landmarks, residents can easily venture to Downtown LA or USC to enjoy shopping, restaurants, and all the amenities the city offers. Call now to schedule your private showing!

Facts & Features

- Sold On 12/19/2022
- Original List Price of \$1,029,000
- 1 Buildings
- Heating: Wall Furnace
- \$100000 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3		Unfurnished	\$0	\$0	\$3,200
2:	2	3	1		Unfurnished	\$0	\$0	\$2,500
3:	3	2	1		Unfurnished	\$0	\$0	\$1,800
4:	4	1	1		Unfurnished	\$0	\$0	\$1,600

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

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5018012014

Michael Lembeck

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

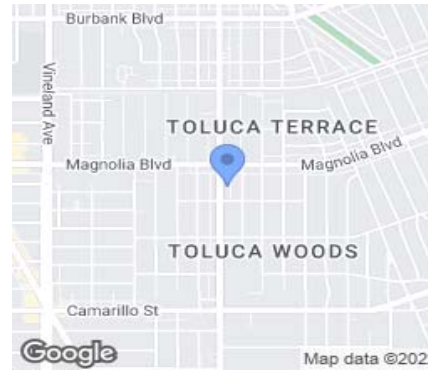
Re/Max Property Connection

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

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List / Sold:

Closed • **Quadruplex****\$2,895,000/\$2,790,000** ↓**5122 Cahuenga Blvd** • Toluca Lake 91601**43 days on the market****4 units** • **\$723,750/unit** • **6,179 sqft** • **5,851 sqft lot** • **\$451.53/sqft** • **Built in 2018****Listing ID: BB22205910****Heading North on Cahuenga, property is on your right side.**

5122 Cahuenga is a gorgeous and ENORMOUS 2018 fourplex in upscale Toluca Lake. This is one of a very small handful of new constructions located in the confines of actual "Toluca Lake". This celebritystudded area has very minimal apartment inventory and as a result, very high demand. Situated walking distance from the many neighborhood destinations in Toluca Lake, North Hollywood and Burbank, this property has consistently drawn high quality tenants since its inception. The current occupants are extremely friendly, prompt in rent payment, and keep their units in prime condition. In addition to having an unbeatable location, 5122 Cahuenga offers countless other perks, including no rent control, a 4.52% current cap rate with significant upside (conservative pro forma cap rate of 4.80%), unbeatable floorplans, all appliances included (including washers/dryers), sleek finishes, separate meters for gas, water & electric, and extreme desirability amongst renters. This sleek, easy to manage fourplex is made up of one 3-story duplex containing two 3 bedroom/2.5 bathroom townhomes that come with private 2-car garages (a major bonus for renters) and one 2-story duplex containing two 3 bedroom/2.5 bathroom townhomes that each come with 2 partially covered spots accessed from a convenient back alley. With SB-8 in effect, less fourplexes are being built, making properties like this an even more rare and hot commodity. Between the dream Toluca Lake location and the amazing floorplans, this is the new construction you've been waiting for!

Facts & Features

- Sold On 12/21/2022
- Original List Price of \$2,895,000
- 2 Buildings
- Levels: Two, Three Or More
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$579 (Estimated)
- Laundry: Dryer Included, In Kitchen, Washer Hookup, Washer Included
- Cap Rate: 4.52
- \$176940 Gross Scheduled Income
- \$130838 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 5 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen
- Floor: Laminate
- Appliances: Dishwasher, Freezer, Gas Oven, Gas Range, Microwave, Refrigerator
- Other Interior Features: Balcony, Open Floorplan

Exterior

- Lot Features: Front Yard, Landscaped, Rectangular Lot, Level, Yard
- Fencing: Excellent Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$40,794
- Insurance: \$2,472

- Electric: \$750.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01921425
 - Gardener:
 - Licenses:
- Maintenance: \$1,600
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$750
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$3,900	\$3,900	\$4,000
2:	1	3	3	2	Unfurnished	\$3,900	\$3,900	\$4,000
3:	1	3	3	0	Unfurnished	\$3,550	\$3,550	\$3,800
4:	1	3	3	0	Unfurnished	\$3,395	\$3,395	\$3,800

Of Units With:

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

Additional Information

- Standard sale
- TUL - Toluca Lake area
 - Los Angeles County
 - Parcel # 2419017027

Michael Lembeck

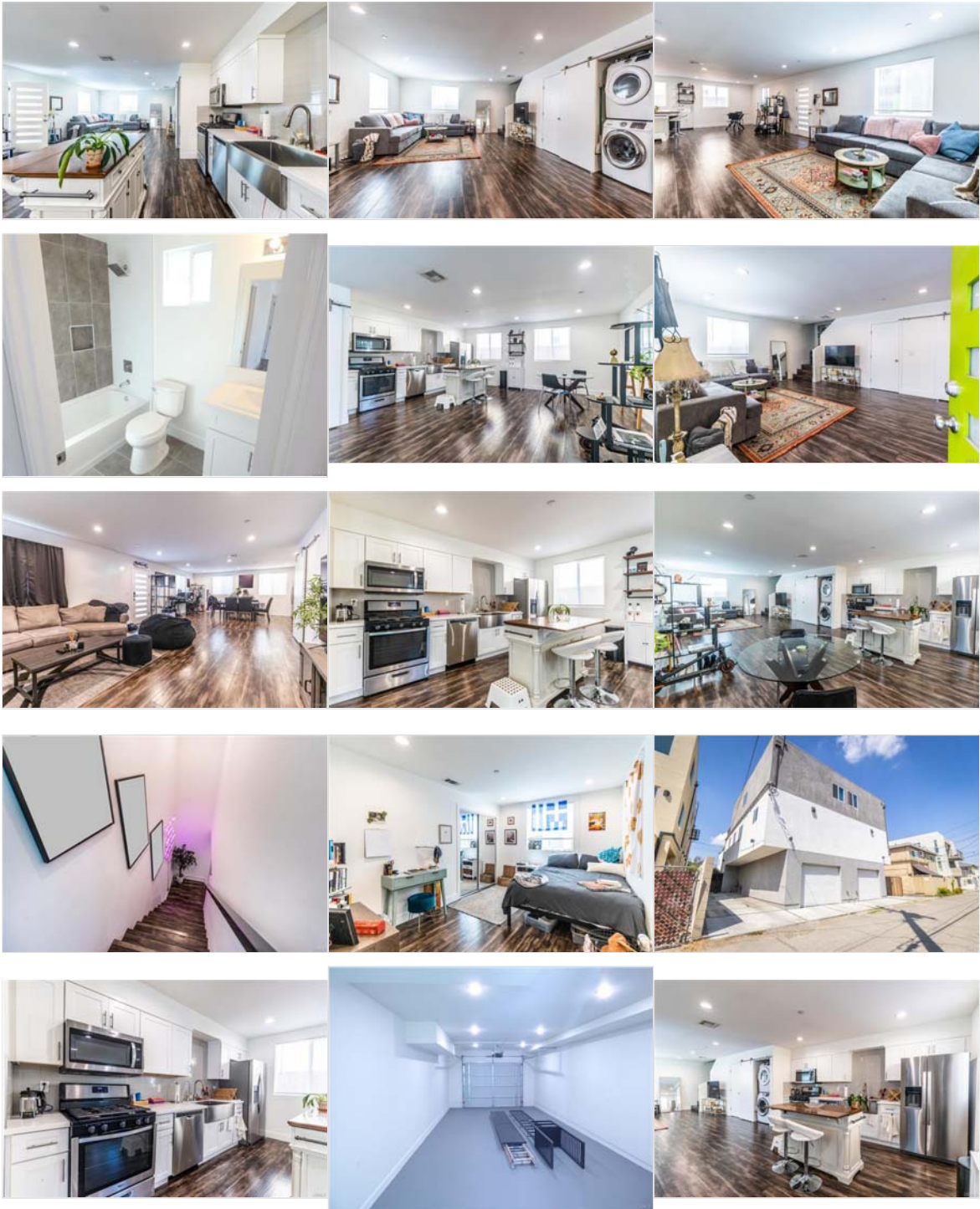
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Cell Phone: 714-742-3700

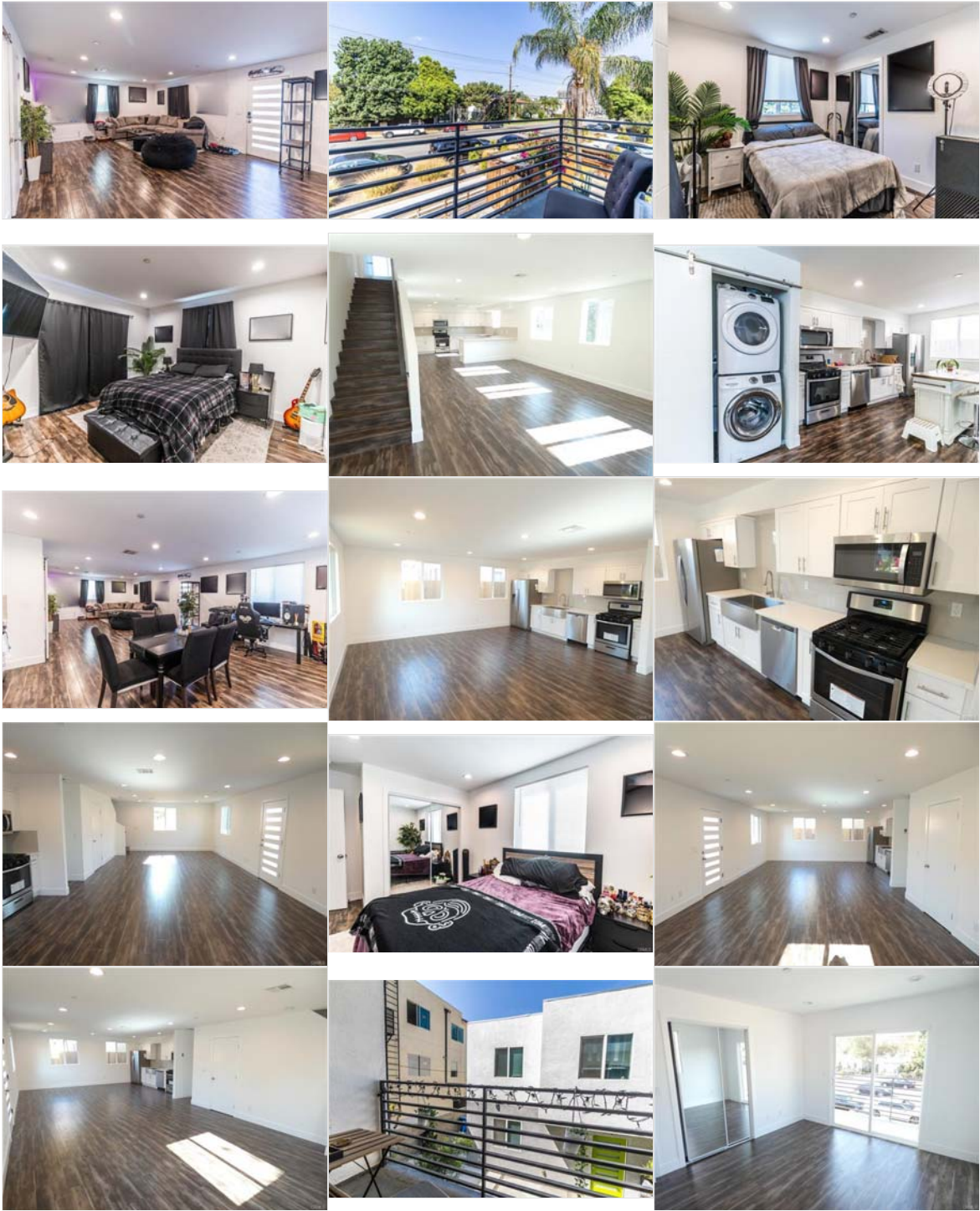
Re/Max Property Connection

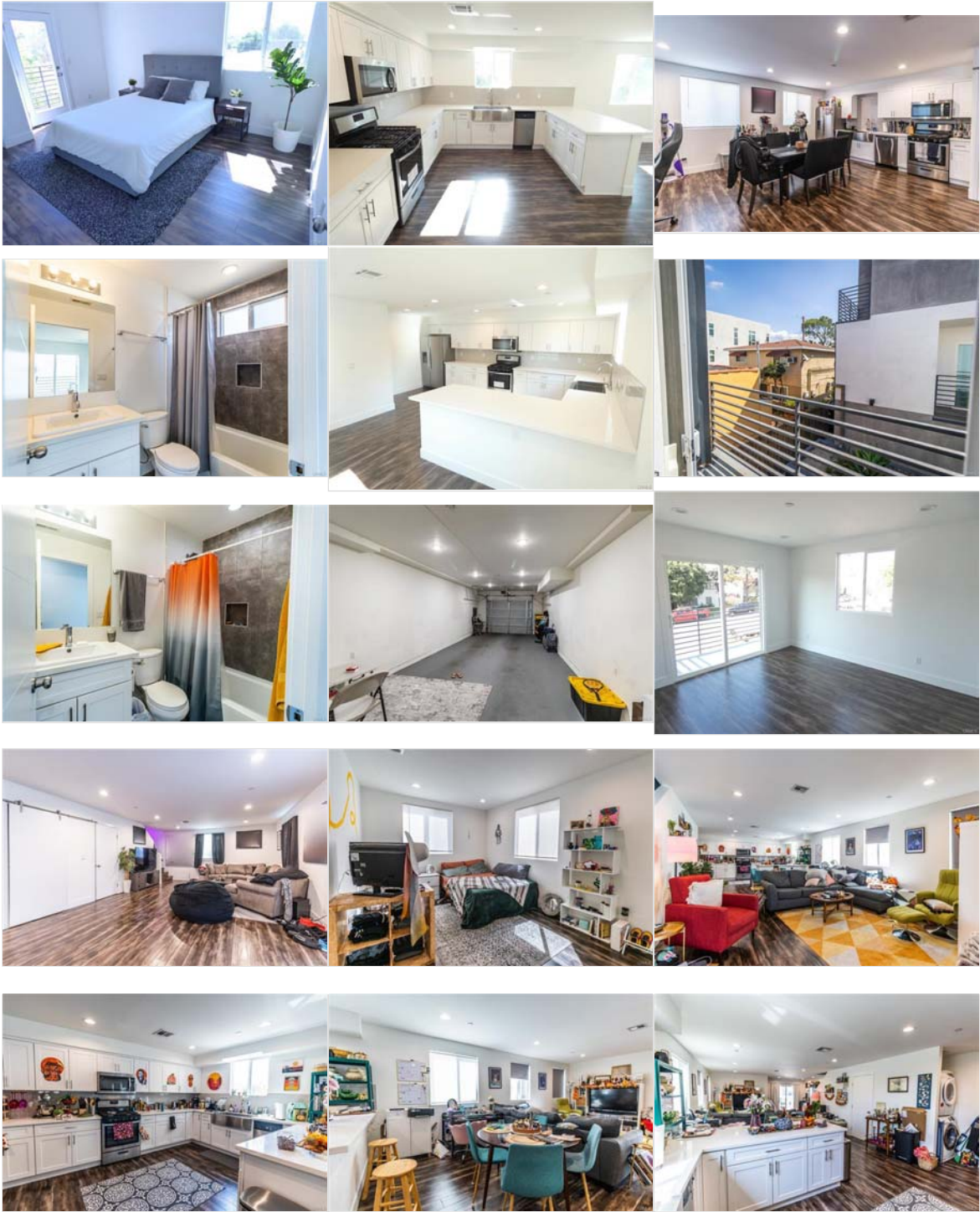
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

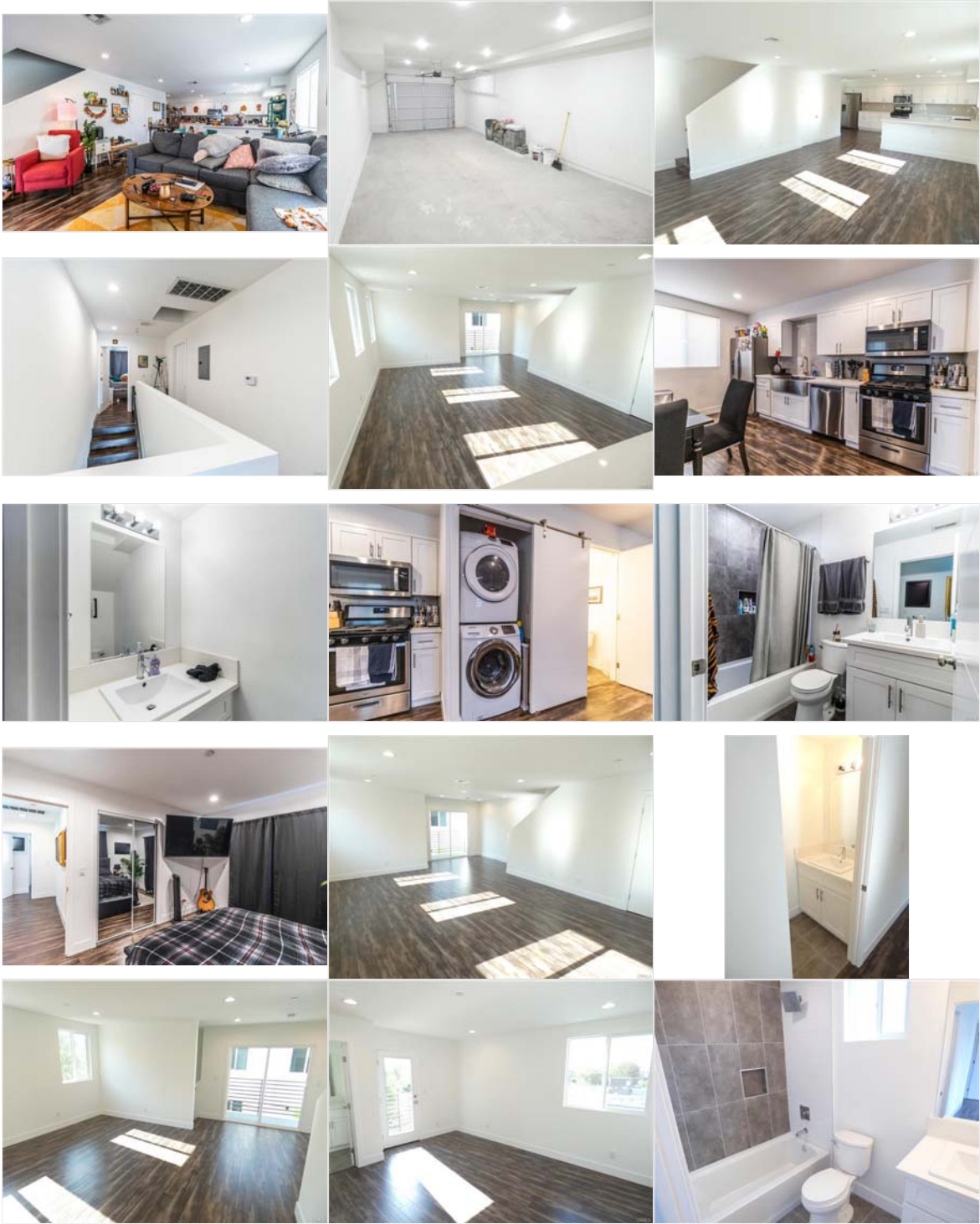
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CUSTOMER FULL: Residential Income LISTING ID: BB22205910

Printed: 12/25/2022 6:08:52 AM

List / Sold:

Closed •

\$1,200,000/\$1,100,000 ↓

41 days on the market

Listing ID: 22198369

501 S 5th St • Alhambra 91801
5 units • \$240,000/unit • 2,828 sqft • 10,508 sqft lot • \$388.97/sqft •
Built in 1930
West Mission Rd & S 5th Street



Rare & Unique investment property with value add potential! This 5 unit multifamily property consists of 2 detached buildings, comprised of (4) 1 bedroom + 1 Bathroom Units, and a Studio, along with a detached 4 car garage. 501 S 5th St is located in a great Alhambra neighborhood, on a corner lot on West Mission Road and is nearby the Alhambra Golf Course, and many shops, restaurants, and great schools. Perfect investment opportunity for an owner/user, developer, or passive investor!

Facts & Features

- Sold On 12/19/2022
- Original List Price of \$1,200,000
- 3 Buildings
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- Cap Rate: 2.5
- \$29551 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$23,991
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$23,991
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$965	\$965	\$2,070
2:	1	1	1		Unfurnished	\$955	\$955	\$2,070
3:	1	1	1		Unfurnished	\$645	\$645	\$1,590
4:	1	1	1		Unfurnished	\$1,150	\$1,150	\$1,590
5:	1	0	1		Unfurnished	\$537	\$537	\$1,285
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
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5344014021

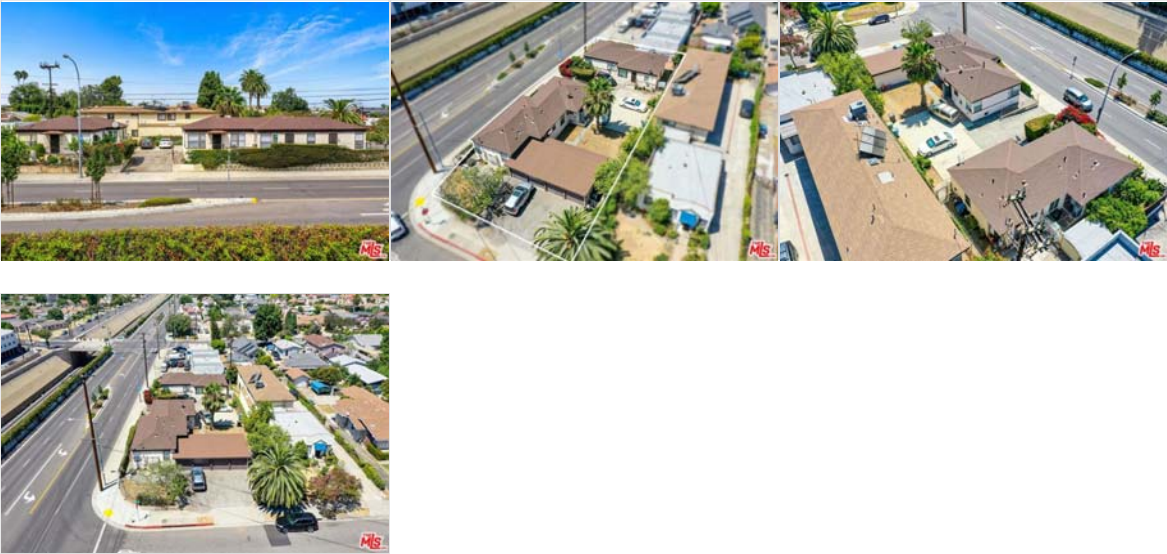
Michael Lembeck

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: 22198369

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Closed •

12747 MITCHELL Ave • Los Angeles 90066
5 units • **\$380,000/unit** • **3,062 sqft** • **7,099 sqft lot** • **\$587.85/sqft** •
Built in 1962
North of Washington Blvd, South of Venice Blvd, West of Wade, and East of Beethoven

List / Sold:

\$1,900,000/\$1,800,000 ↓

35 days on the market

Listing ID: 22216415



Tremendous opportunity for re-development or for use as-is as a long term, easy management hold asset in the desirable and ever-increasing value neighborhood of Mar Vista. This 5-unit property consists of one 2BR+1BA single-family home and four 1BR+1BA back units with no vacancies. Zoning is LAR-3-1 to a 15' alley on a 7,100 SF lot and is perfectly situated between burgeoning LA tech hubs of Silicon Beach and Downtown Culver City, home to the new Apple and Amazon developments and major technology companies such as Google, Facebook, Netflix, Yahoo!, YouTube, Nike, BuzzFeed, Electronic Arts, and Sony. With an 85 Walk Score/ 72 Bike Score, Venice Beach and Marina Del Rey are just minutes away along with amazing area restaurants, gourmet coffee shops, Farmers Market, Abbot Kinney, shopping, transportation nearby. All or a portion of the wall on the west side of the property may not be exactly on the property line. Seller recommends that the buyer obtain a professional survey as part of its due diligence. OM is available in the Documents link.

Facts & Features

- Sold On 12/21/2022
 - Original List Price of \$1,900,000
 - 2 Buildings
 - 6 Total parking spaces
- Laundry: In Kitchen
 - Cap Rate: 3.4
 - \$63824 Net Operating Income

Interior

- Floor: Carpet, Wood
- Appliances: Disposal, Range
 - Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,580
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02106115
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,255	\$3,255	\$3,700
2:	1	1	1		Unfurnished	\$1,850	\$1,850	\$1,850
3:	1	1	1		Unfurnished	\$1,211	\$1,211	\$1,850
4:	1	1	1		Unfurnished	\$1,035	\$1,035	\$1,850
5:	1	1	1		Unfurnished	\$1,016	\$1,016	\$1,850
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4236019024

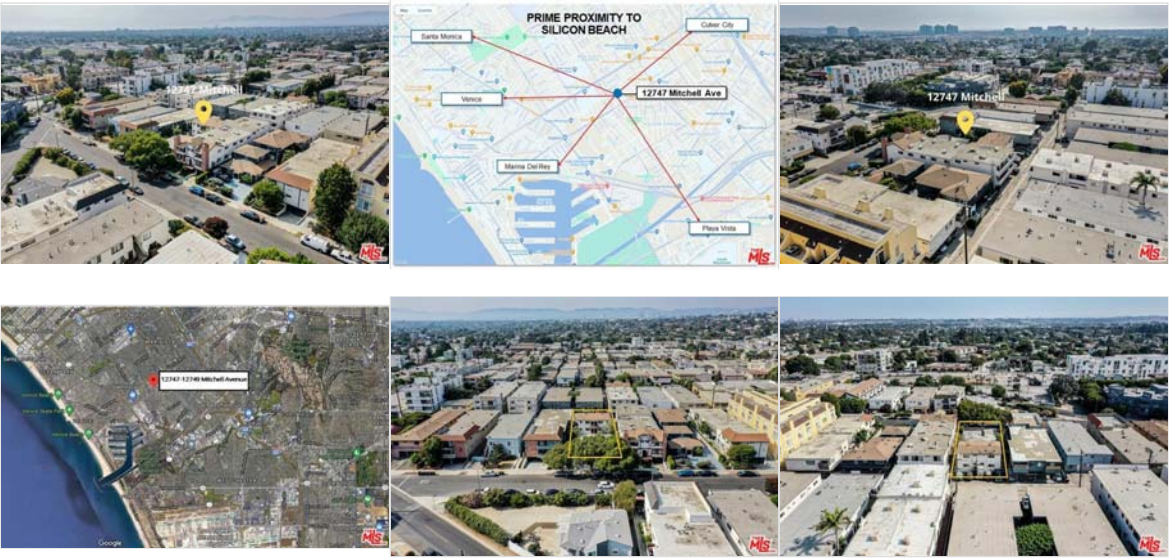
Michael Lembeck

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



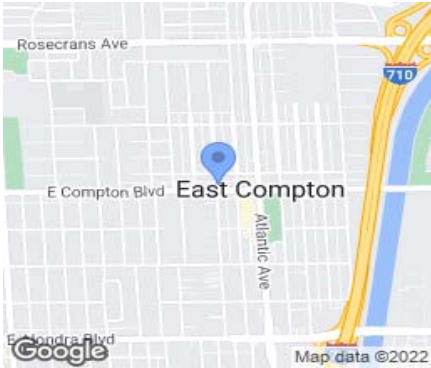


CUSTOMER FULL: Residential Income LISTING ID: 22216415

Printed: 12/25/2022 6:08:52 AM

Closed • [Quadruplex](#)
4265 E Compton Blvd • **Compton 90221**
5 units • **\$145,000/unit** • **2,378 sqft** • **5,073 sqft lot** • **\$288.90/sqft** •
Built in 1947
West of Atlantic South of Rosecrans

List / Sold: **\$725,000/\$687,000** ↓
13 days on the market
Listing ID: RS22233234



Great Opportunity to start your Real Estate Investment Portfolio, 4 units all 1 bedroom 1 bath plus Studio, Tax Records show Quadruplex there are 5 electric meters and 4 gas meters, easy to rent, all units occupied on month to month, low maintenance, please do not walk or knock-on property, do not disturb tenants. call agent for more details.

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$725,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas
- \$2,230 (Estimated)
- \$70608 Gross Scheduled Income
- \$70128 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: None
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Window Bars
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: TV Antenna

Annual Expenses

- Total Operating Expense: \$1,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01788242
- Gardener:
- Licenses:
- Insurance: \$1,300
- 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	0	1			\$1,015	\$1,015	\$1,300
2:	1	1	1			\$1,069	\$1,069	\$1,400

12/25/22, 6:10 AM

				Matrix
3:	1	1	1	\$1,350
4:	1	1	1	\$1,250
5:	1	1	1	\$1,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- RO - Compton S of Rosecrans, E of Alameda area
 - Los Angeles County
 - Parcel # 6180004021

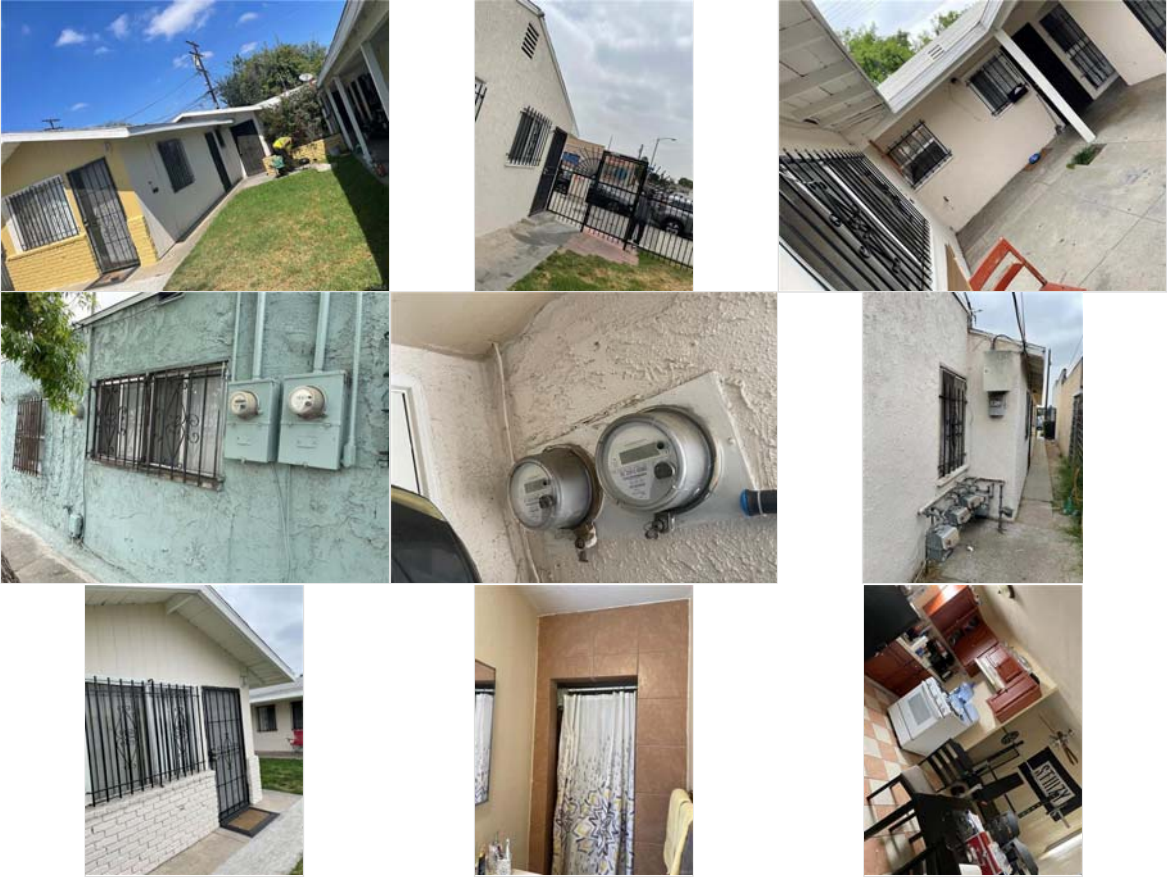
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: RS22233234

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Closed •

1116 S Ardmore Ave • Los Angeles 90006
6 units • **\$266,667/unit** • **4,450 sqft** • **5,903 sqft lot** • **\$292.13/sqft** •
Built in 1965
Cross streets are S Ardmore Ave & W 11th St

List / Sold:

\$1,600,000/\$1,300,000 ↓

56 days on the market

Listing ID: 22197718



Great investment opportunity to purchase a 6 unit multifamily property in Koreatown! The asset, built-in 1965, features Five (5) Two Bedrooms + One Bathroom unit, and One (1) One-Bedroom + One Bathroom Studio for a total of six units 1116 S Ardmore Ave consists of 4,450 Sq. Ft. and resides on a 5,903 Sq. Ft. lot. The property complies with the City of Los Angeles, and the Soft Story Retrofit has been completed (LADBS). 1116 S. Ardmore Ave is in desirable Koreatown between major thoroughfares, S Western Ave, Vermont Ave, W Pico Blvd, and W Olympic Blvd. 1116 S. Ardmore is poised to capitalize on the tremendous growth that Koreatown and adjacent areas continue to see. Furthermore, the subject property's transit-oriented and highly walkable (95 Walk score) location offers residents access to various entertainment venues, cultural destinations, dining options, and employers nearby. In addition, the lack of inventory in the immediate area and the value add component should entice even the most discerning investors. **POTENTIAL INCREASED CASHFLOW:** The structure behind the lot is approx. 850 Sq. Ft. and could potentially be used to build an ADU. (Buyer to verify with the city).

Facts & Features

- Sold On 12/19/2022
 - Original List Price of \$1,600,000
 - 2 Buildings
 - Cooling: Evaporative Cooling
 - Heating: Forced Air
- Laundry: Community
 - Cap Rate: 4.1
 - \$65814 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Gas Range, Oven

Exterior

Annual Expenses

- Total Operating Expense: \$36,037
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	1		Unfurnished	\$1,661	\$6,646	\$9,168
2:								
3:	1	0	1		Unfurnished	\$777	\$777	\$1,372
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5080034025

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

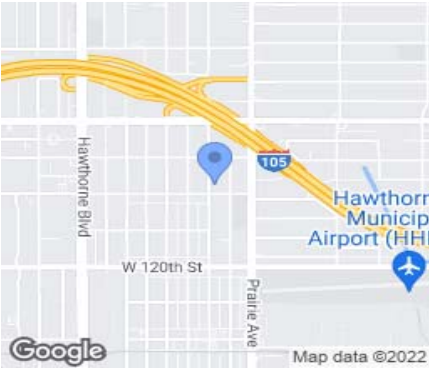
Click arrow to display photos



Closed •

11716 Oxford Ave • Hawthorne 90250
8 units • \$250,000/unit • 6,044 sqft • 7,050 sqft lot • \$330.91/sqft •
Built in 1986
From Hawthorne Blvd. head east on 118th to Oxford and turn left.

List / Sold:
\$2,000,000/\$2,000,000
23 days on the market
Listing ID: 22218549



First time on market in 24 years. The subject property has thrived under long-term, local ownership and management. 8 units spread over 6,000 rentable square feet, on over 7,000 sq. feet of dirt. 13 striped spots in the secured-access, on-grade parking structure. On-site laundry and lots of room for storage units in the garage area. Attractive 10% (AB 1482) rent increase opportunities in this South Bay market, unlike LA deals. One 2 Bed/1 Bath unit, Four large 1 Bed units and Three 1 Bed/1 Bath units with Den/Nursery/Office - perfect for growing families or the work-at-home renter. SELLER WILL ALLOW ISSUANCE OF RENT INCREASES DURING ESCROW.

Facts & Features

- Sold On 12/21/2022
 - Original List Price of \$2,000,000
 - 1 Buildings
 - Heating: Forced Air
- Cap Rate: 4.46
 - \$144126 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$54,925
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01046440
 - 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	\$1,223	\$1,223	\$1,650
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
- 108 - North Hawthorne area
 - Los Angeles County
 - Parcel # 4047010015

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: 22218549

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Closed •

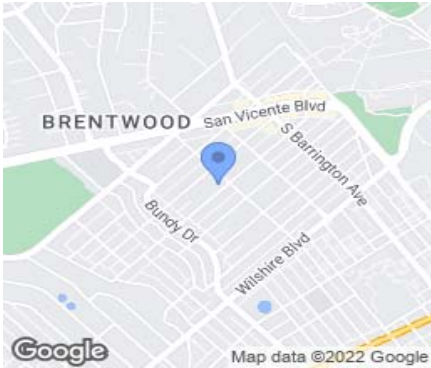
11915 Darlington Ave • Los Angeles 90049
8 units • \$736,875/unit • 8,260 sqft • 7,878 sqft lot • \$677.97/sqft •
Built in 1963
North of Wilshire and South of San Vicente Blvd.

List / Sold:

\$5,895,000/\$5,600,000 ↓

123 days on the market

Listing ID: 22181138



Price improvement of rare opportunity to acquire an 8-unit apartment located at 11915 Darlington Avenue in an A+ BRENTWOOD location. The building totals 8,260 square feet and contains an excellent unit mix and spacious floor plans. Additionally, the asset is on a large 7,878-square-foot lot, zoned LAR3, which presents desirable future development potential. 11915 Darlington consists of (2) 3-bedroom/2-bathroom units, (2) 2-bedroom/2-bathroom units and (4) 1-bedroom/1-bathroom units. ALL 8 Units have been updated within the last few years and include laminate floors and stainless-steel kitchen appliances. The building features controlled access entry, gated parking, and a security camera system. The units are separately metered for gas and electricity, and an on-site laundry facility generates additional annual income. Furthermore, the property has already completed an earthquake retrofit. The property is within walking distance to Alfred Coffee, Jon & Vinny's Brentwood, Katsuya Brentwood & S Bar, Kreation Kafe, Pizza, Baltaire Restaurant, Whole Foods Market, A.O.C. Brentwood, Mendocino Farms, Barry's Brentwood, CorePower Yoga, Orange Theory, Drybar, GoodSkin Spa and to the Brentwood Farmers Market. It is also close to Brentwood Country Mart, UCLA, Getty Museum, Santa Monica, and the beach.

Facts & Features

- Sold On 12/19/2022
 - Original List Price of \$6,200,000
 - 1 Buildings
 - Heating: Central, Wall Furnace
- Laundry: Community
 - Cap Rate: 3.72
 - \$219079 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$96,250
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$2,819	\$11,276	\$12,800
2:	2	2	2		Unfurnished	\$3,450	\$6,900	\$8,400
3:	2	3	2		Unfurnished	\$4,405	\$8,811	\$9,800
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
- C06 - Brentwood area
 - Los Angeles County
 - Parcel # 4265021021

Michael Lembeck

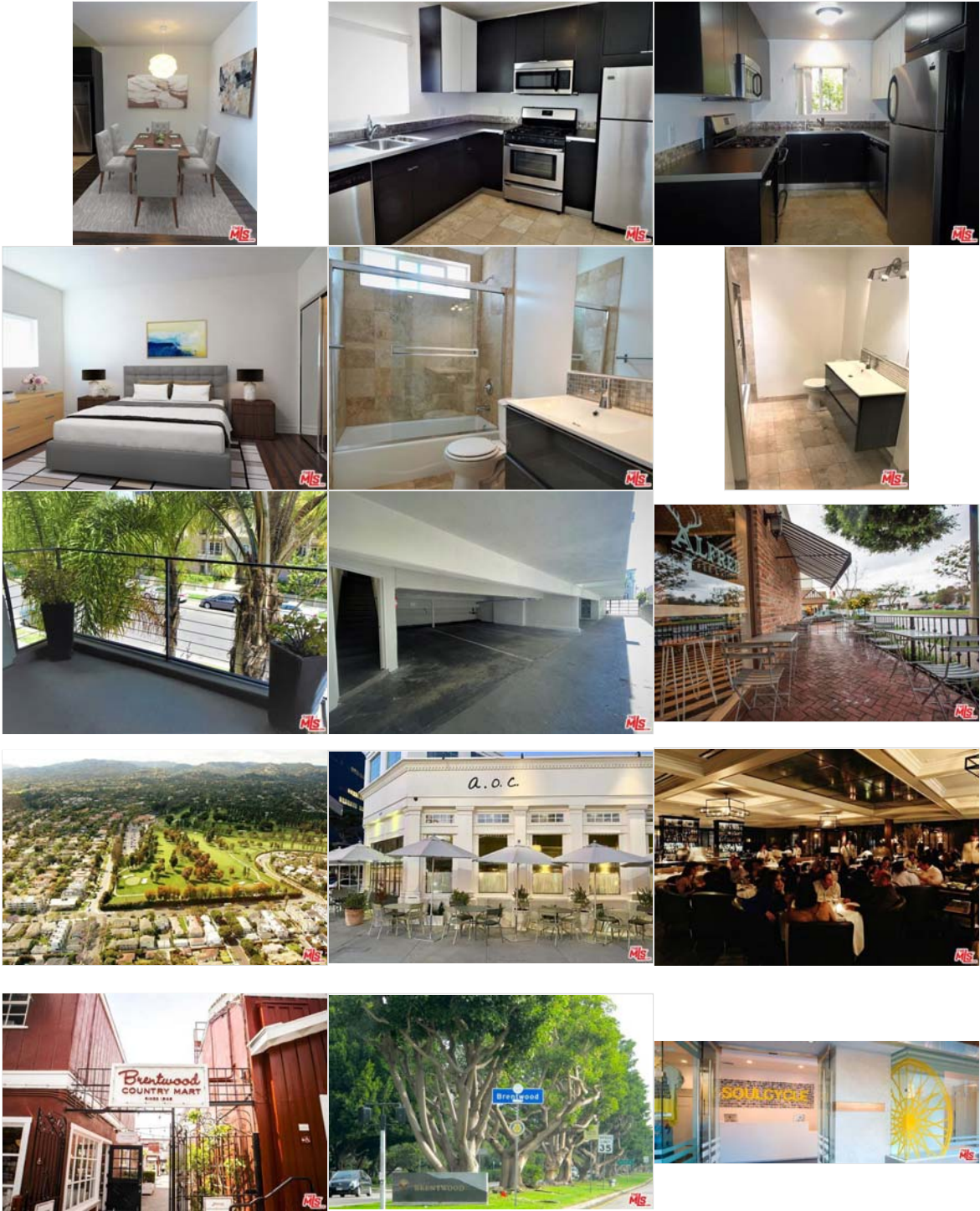
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22181138

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Closed •

748 N Hudson Ave • Los Angeles 90038

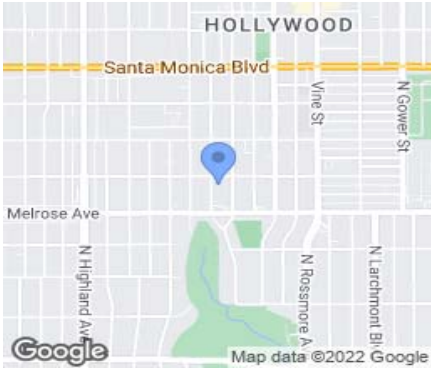
8 units • \$362,500/unit • 5,876 sqft • 6,815 sqft lot • \$41.70/sqft •
Built in 1965

Off Melrose

List / Sold: \$2,900,000/\$245,000 ↓

22 days on the market

Listing ID: OC22206764



Located in a highly desirable area of Hollywood, this 8-unit building comes with one vacancy. This attractive post-modern building has a great unit mix. The property provides perfect accommodations for those on-the-go. The proximity of easy highway access as well as on site parking make these units in high demand. The structure itself provides both security with outside access gates and privacy with the tall lush foliage partially blocking view from passerby's. Situated in a highly walkable area, this property is a short walk to trendy shops and dining establishments. Pro-forma cap rate of 4.85% when you factor in potential rents from open unit. \$97k soft story retrofit recently completed. PROPERTY PASSED SCEP INSPECTION IN JUNE 2022.

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$2,900,000
- 1 Buildings
- 0 Total parking spaces
- \$1,083 (Estimated)
- Cap Rate: 4.85
- \$175166 Gross Scheduled Income
- \$111769 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,597
- Electric: \$649.00
- Gas: \$3,323
- Furniture Replacement:
- Trash: \$2,988
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,315
- Maintenance:
- Workman's Comp:
- Professional Management: 7831.3
- Water/Sewer: \$2,039
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,095	\$2,095	\$2,095
2:	1	1	1	0	Unfurnished	\$1,650	\$1,650	\$1,650
3:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$1,750

4:	1	2	2	0	Unfurnished	\$1,802	\$1,802	\$1,801
5:	1	1	1	0	Unfurnished	\$1,795	\$1,795	\$1,795
6:	1	1	1	0	Unfurnished	\$1,528	\$1,528	\$1,527
7:	1	1	1	0	Unfurnished	\$0	\$0	\$2,400
8:	1	1	1	0	Unfurnished	\$1,578	\$1,578	\$1,577

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
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5533035025

Michael Lembeck

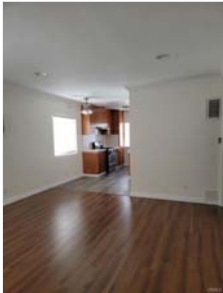
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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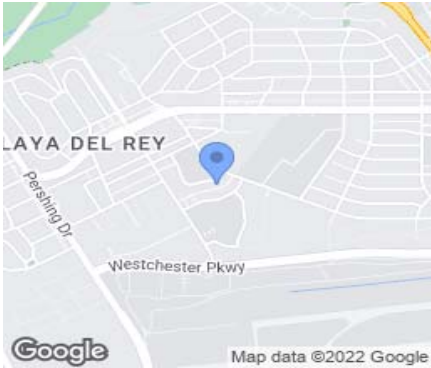
CUSTOMER FULL: Residential Income LISTING ID: OC22206764

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Closed •

7718 Paseo Del Rey • Playa del Rey 90293
8 units • \$436,875/unit • 7,786 sqft • 8,839 sqft lot • \$433.47/sqft •
Built in 1962
Paseo Del Rey at W 91st

List / Sold:
\$3,495,000/\$3,375,000 ↓
27 days on the market
Listing ID: 22209999



We are pleased to present for sale 7718 Paseo Del Rey in Playa Del Rey, CA. This charming 8-unit building has been family owned for decades. It is maintained by a professional management company and has been lovingly cared for over the years. Paseo is situated on a quaint, tree-lined street nestled off of a quiet stretch of Manchester Ave. that gives tenants direct access to all the Westside has to offer. With such close proximity to both Silicon Beach and Loyola Marymount University, tech employees and students alike will find this convenient Playa Del Rey location to be more than ideal. This combination of location, convenience, seclusion, and charm is a definite rarity and the primary reason why this investment opportunity presents incredible upside potential. Units consist of one 3-bed/2-bath, two 2-bed/2-bath, two 2-bed/1-bath, and three 1-bed/1-bath units. There is a courtyard with beautiful landscaping, a laundry room, and rear parking for all units. The soft story retrofit has been completed and a new roof was installed just last year. This is truly a turnkey gem with great long term financial prospects.

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$3,495,000
- 1 Buildings
- Heating: Forced Air
- Laundry: Community
- \$135029 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$71,875
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,525	\$3,525	\$3,800

12/25/22, 6:10 AM

							Matrix
2:	2	2	2	Unfurnished	\$2,810	\$5,620	\$6,400
3:	2	2	1	Unfurnished	\$1,779	\$3,557	\$5,800
4:	3	1	1	Unfurnished	\$1,678	\$5,034	\$6,900
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C31 - Playa Del Rey area
 - Los Angeles County
 - Parcel # 4118010020

Michael Lembeck

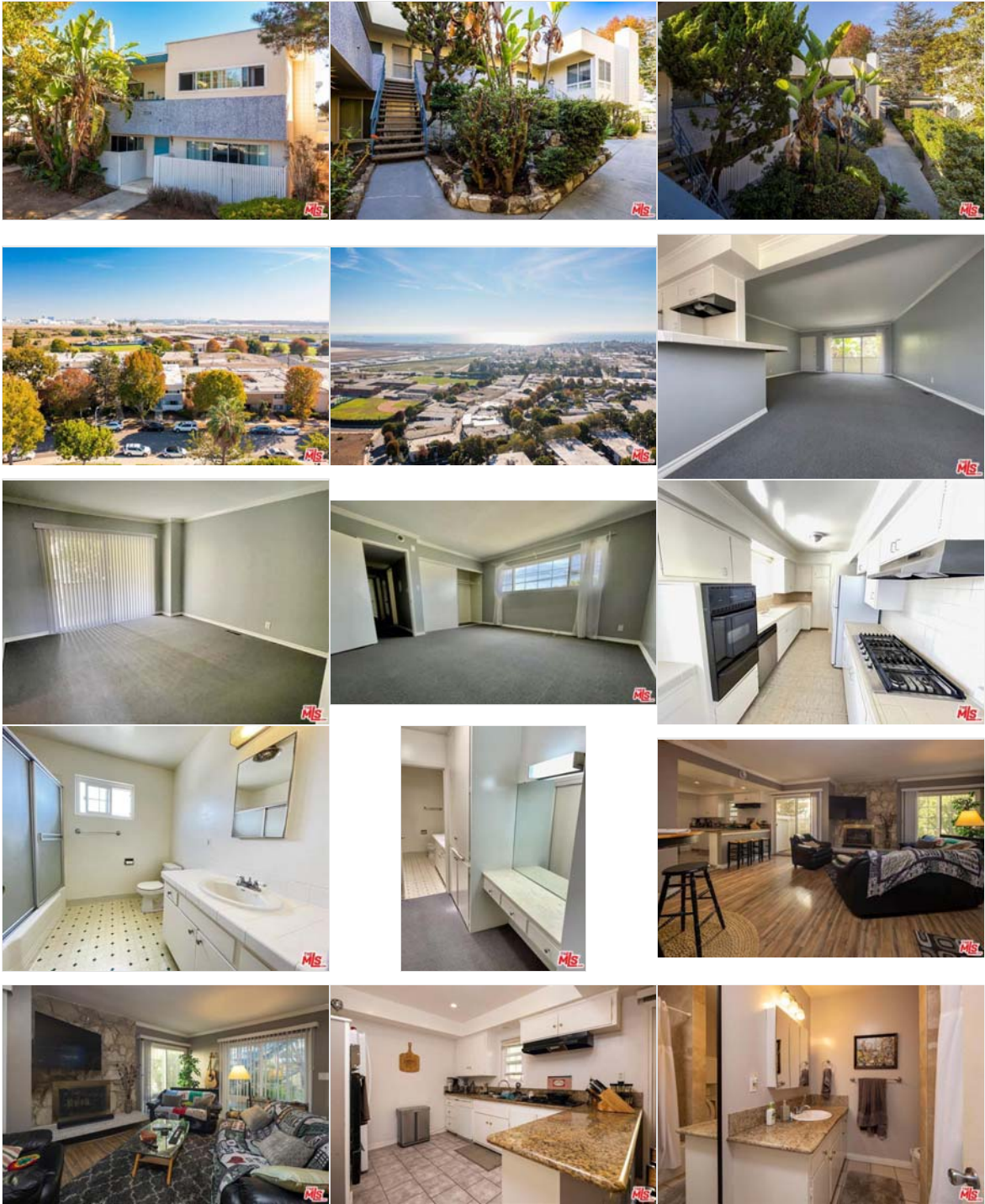
State License #: 01019397
Cell Phone: 714-742-3700

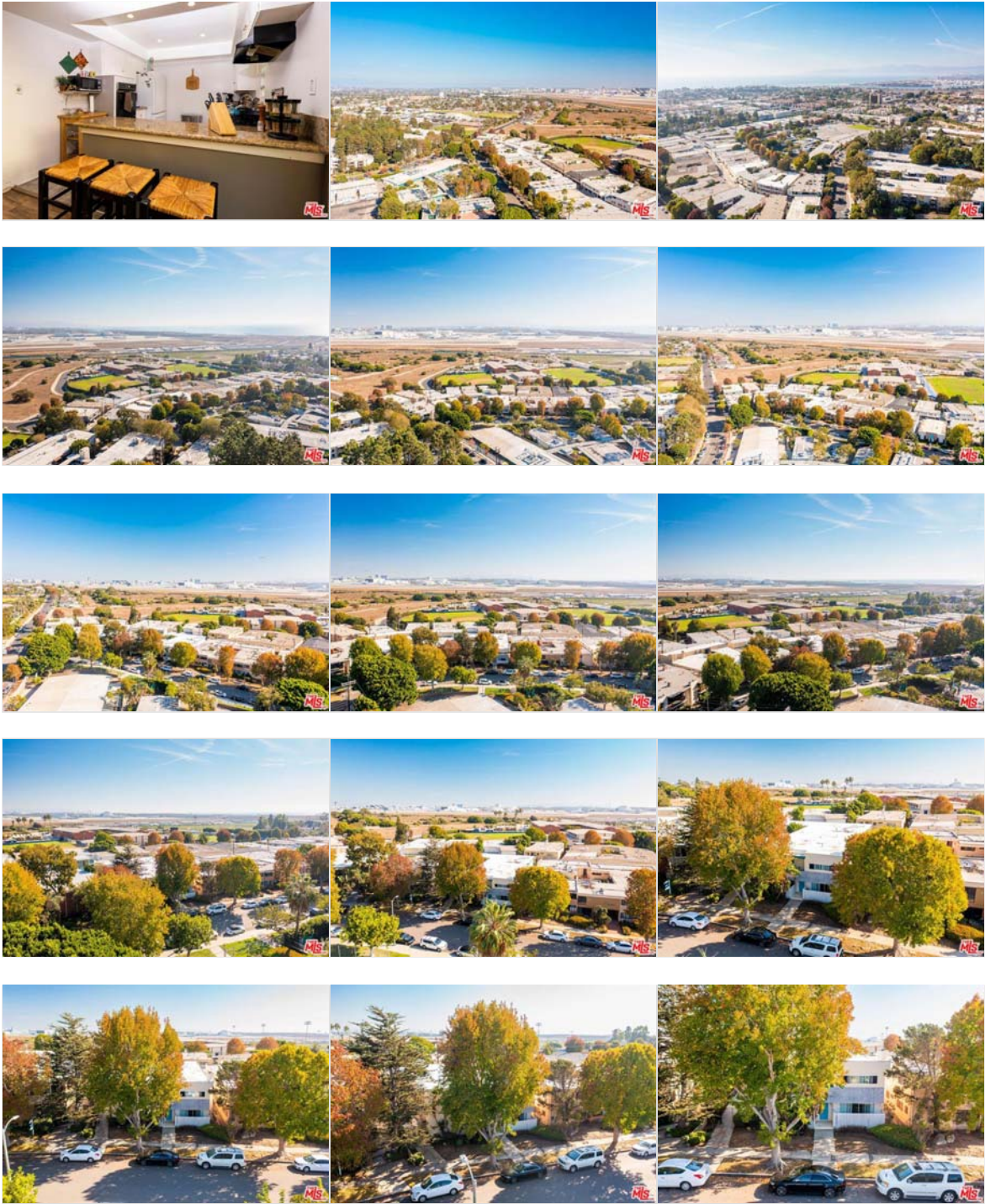
Re/Max Property Connection

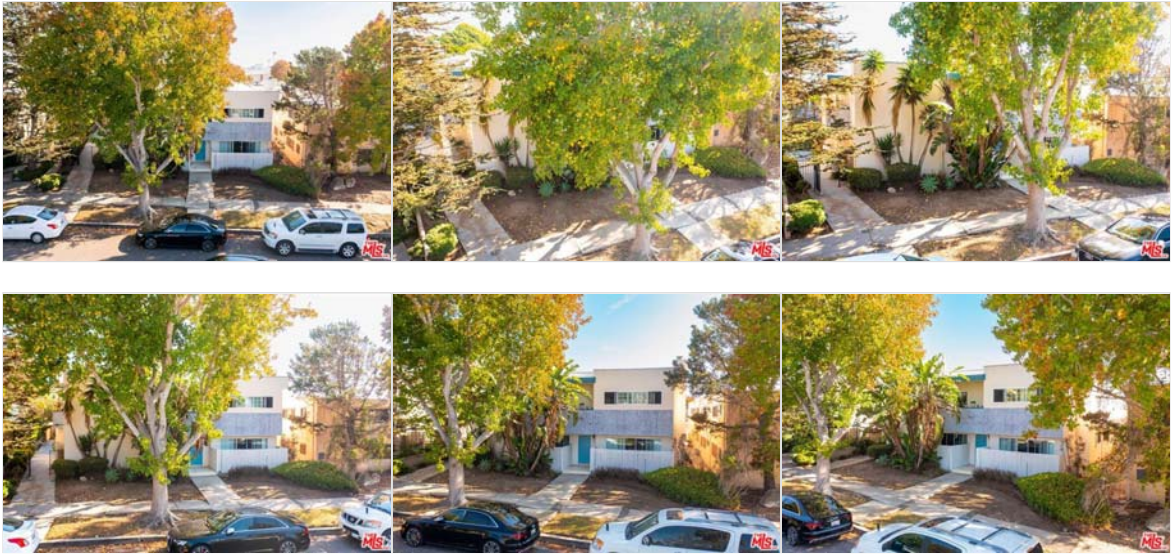
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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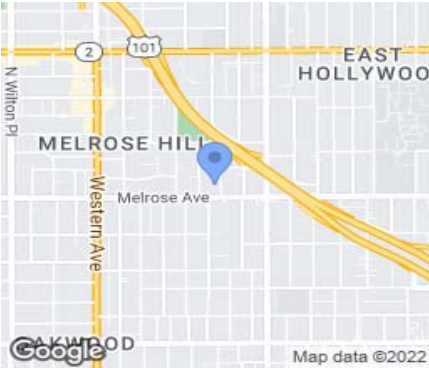
CUSTOMER FULL: Residential Income LISTING ID: 22209999

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Closed •

719 N Kingsley Dr • Los Angeles 90029
9 units • \$234,444/unit • 7,356 sqft • 8,774 sqft lot • \$241.30/sqft •
Built in 1956
Located just north of Melrose Ave, between Normandie Ave. and Western Ave.

List / Sold:
\$2,110,000/\$1,775,000 ↓
28 days on the market
Listing ID: 22207429



Nine unit value-add property in East Hollywood offering a solid current CAP rate with the opportunity for substantial rental upside. Located just north of Melrose Ave. (between Normandie and Western), 719 N. Kinglsey is centrally located to several neighborhood thoroughfares filled with an array of independent businesses, a city college (LACC) and large Hollywood employers (Children's Hospital LA, Hollywood Presbyterian, Sunset Gower Studios). The property is comprised of (1) three-bdrm. and one-and-a-half bath unit, (2) 2-bdrm. units and (6) 1-bdrm. units. Each uni is individually metered for gas and electricity. This value-add opportunity currently generates approx. \$12,200+ in gross monthly income with the opportunity for 58% upside in rents, based on renovated units in the area. We anticipate the future owner could generate approx. \$19,200+ in gross monthly income. Additional property amenities include soft-story retrofitting completion, 9 parking spaces (8 covered and 1 open) and a community laundry room.

Facts & Features

- Sold On 12/20/2022
 - Original List Price of \$2,110,000
 - 1 Buildings
 - 1 Total parking spaces
- Laundry: Community, Individual Room
 - Cap Rate: 4.29
 - \$90594 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$51,927
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,857	\$1,857	\$2,750
2:	1	2	1		Unfurnished	\$1,447	\$1,447	\$2,350
3:	1	1	1		Unfurnished	\$1,400	\$1,400	\$1,950

4:	1	1	1	Unfurnished	\$1,291	\$1,291	\$1,950
5:	3	1	1	Unfurnished	\$1,251	\$3,753	\$5,850
6:	1	1	1	Unfurnished	\$1,206	\$1,206	\$1,950
7:	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,950
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
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5535035015

Michael Lembeck

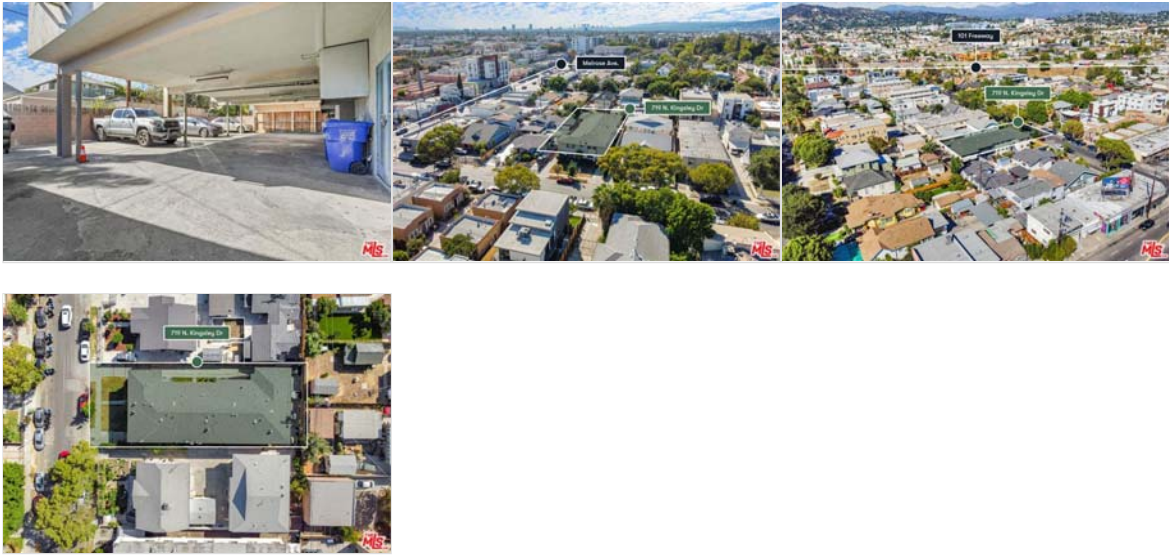
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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List / Sold:

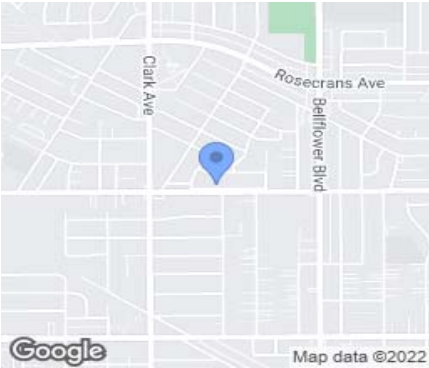
Closed •

\$2,225,000/\$1,720,000 ↓

84 days on the market

Listing ID: 22196779

9533 Somerset Blvd • Bellflower 90706
9 units • \$247,222/unit • 5,834 sqft • 14,401 sqft lot • \$294.82/sqft •
Built in 1955
On Somerset Blvd between Clark Ave and Bellflower Blvd



We are pleased to present the opportunity to acquire The Somerset Apartments, a 9-unit single story apartment building located in Bellflower, CA. Built in 1952; the property offers (2) 2 bedroom units, (6) 1 bedroom units, and (1)studio unit. Each unit is spacious and some contain either a patio or small yard. Parking includes garage, open, and covered parking. The Somerset Apartments offers an investor the opportunity to acquire an income producing asset with over 65% upside in rents and over a 6.5% cap rate on market rents.

Facts & Features

- Sold On 12/22/2022
- Original List Price of \$2,425,000
- 5 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 2.98
- \$66323 Net Operating Income

Interior

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$52,347
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$815	\$815	\$1,350
2:	6	1	1		Unfurnished	\$1,007	\$6,042	\$1,850
3:	1	2	1		Unfurnished	\$1,560	\$1,560	\$2,200
4:	1	2	2		Unfurnished	\$1,776	\$1,776	\$2,350
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
- RJ - Bellflower N of Alondra, W of Bellflower area
 - Los Angeles County
 - Parcel # 6277011023

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 •

11703 Truro Ave • Hawthorne 90250

10 units • \$284,500/unit • 8,208 sqft • 9,981 sqft lot • \$338.69/sqft •
Built in 1987

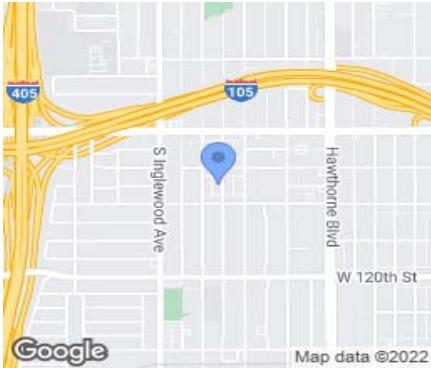
West of Hawthorne Boulevard, South of Imperial Highway, East of Inglewood Avenue, North of 118th Street

List / Sold:

\$2,845,000/\$2,780,000 ↓

62 days on the market

Listing ID: 22199165



Highly Desirable Hawthorne Location - West of Hawthorne Boulevard | 1987 Construction | Significant Value-Add Potential - Approximately 38% in Rental Upside | 7.38% Pro-Forma Cap Rate & 10.31 Pro-Forma GRM | No Local Rent Control - Defaults to AB 1482 | Approximately 1.5 Miles to SpaceX and El Segundo & 2 Miles to SoFi Stadium | Outstanding Unit Mix of (Two) 3-Bed/2-Bath Townhouse Units and (Eight) 1-Bed/1-Bath Plus Loft Units | Large 9,981-Square Foot Lot | Eighteen Covered Parking Spaces & an On-Site Laundry Facility | 4.82% Current CAP Rate & 14.22 Current GRM | Strong Neighboring Employment: Space X, Tesla, & Aerospace Defense Companies

Facts & Features

- Sold On 12/20/2022
 - Original List Price of \$3,450,000
 - 1 Buildings
 - 4 Total parking spaces
- Laundry: Community, Individual Room
 - Cap Rate: 4.82
 - \$137134 Net Operating Income
 - 10 electric meters available
 - 10 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$54,905
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01972189
 - 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	3	2		Unfurnished	\$2,423	\$4,846	\$2,895
2:	8	1	1		Unfurnished	\$1,478	\$11,824	\$17,200
3:								
4:								
5:								

- 6:
- 7:
- 8:
- 9:
- 10:
- 11:
- 12:
- 13:
- # Of Units With:
- Separate Electric: 10

• Gas Meters: 10

• Water Meters:

• Carpet:

• Dishwasher:

• Disposal:

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

Additional Information

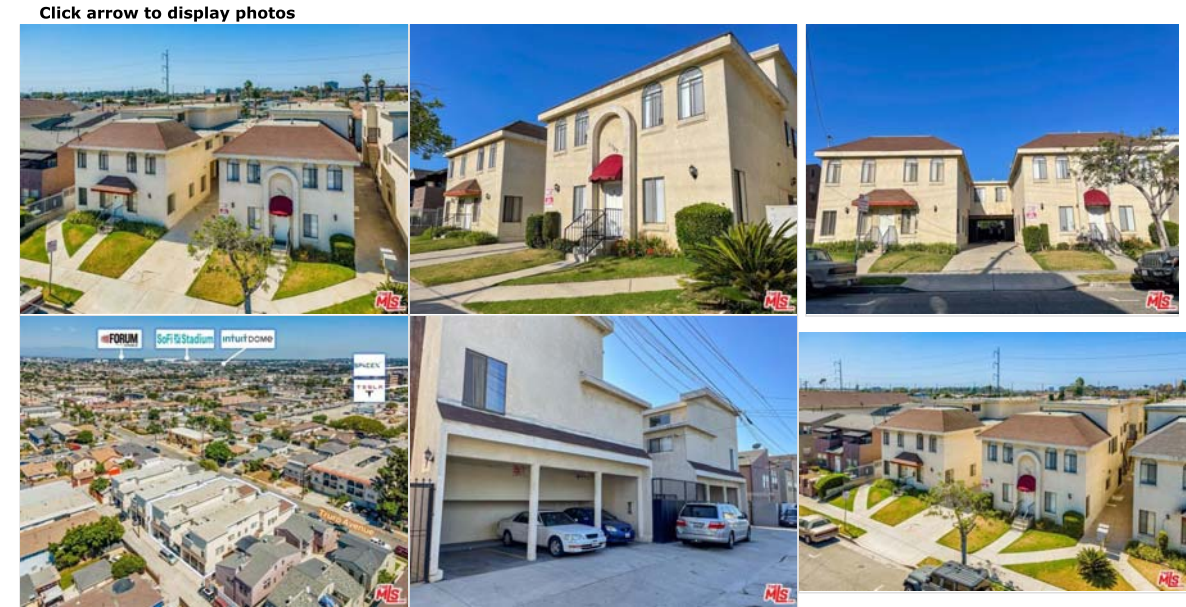
- Standard sale
- 108 - North Hawthorne area

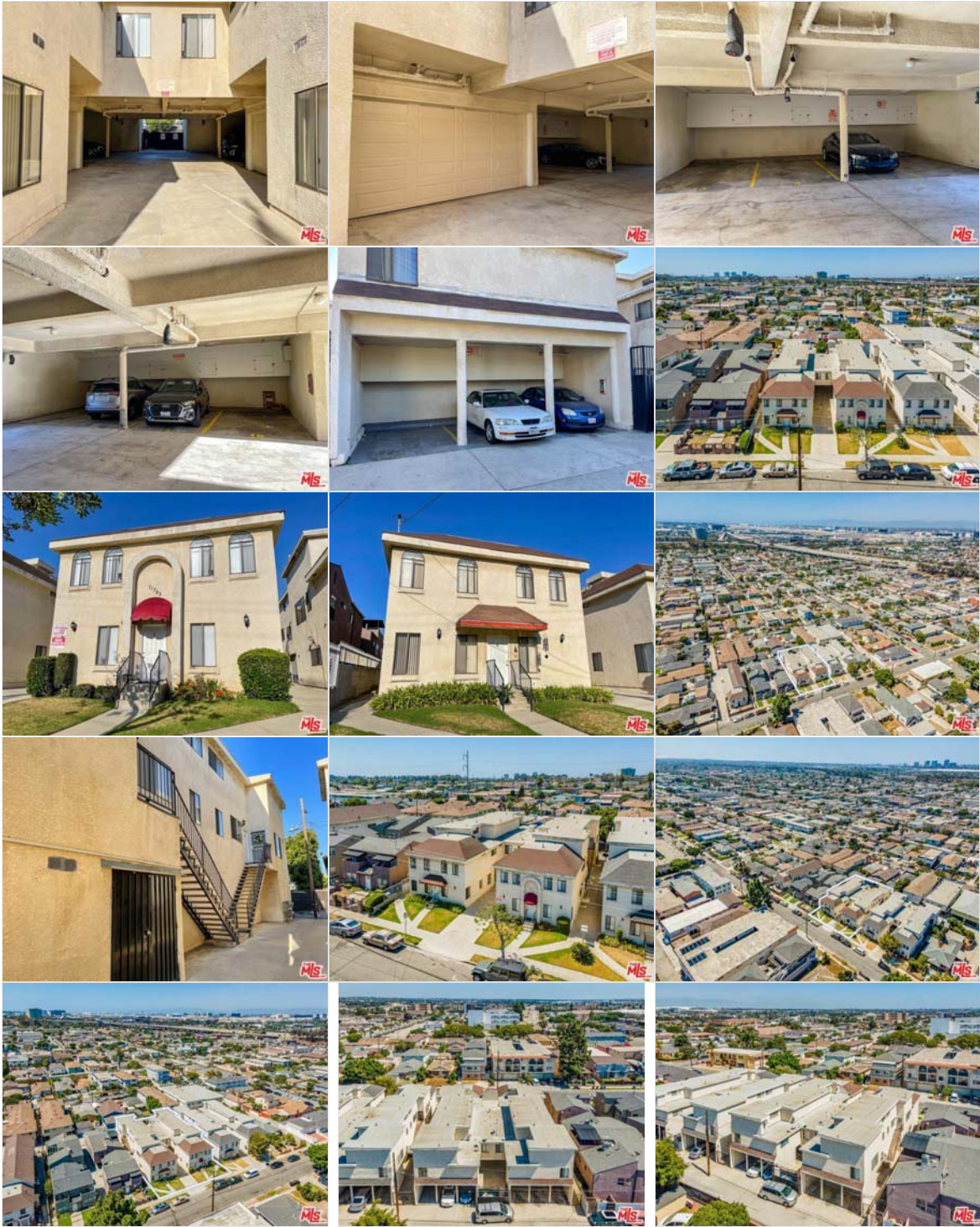
• Los Angeles County

• Parcel # 4044006033

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

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







CUSTOMER FULL: Residential Income LISTING ID: 22199165

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Closed •

1823 Colorado Blvd • Los Angeles 90041

12 units • \$190,667/unit • 6,412 sqft • 12,132 sqft lot • \$296.32/sqft • Built in 1920

Located East of Eagle Rock Blvd, near the corner of Hermosa and Colorado on the North side of the street



List / Sold:
\$2,288,000/\$1,900,000 ↓
63 days on the market

Listing ID: AR22159951

Take a look at this 12 Unit Value Add opportunity in Eagle Rock. The property is in a great Eagle Rock location, on Colorado Blvd, within walking distance to shops, restaurants, and nightlife located adjacent to one of the nicest residential neighborhoods in the area. The Colorado Apartments have the 1920's charm, as well as parking for all units. Eagle Rock is a strong rental market with high demand for rental units in the area, and 66% +/- upside in rents for the next owner. Properties like this don't come up very often, as Eagle Rock has many long term owners, giving a high barrier to entry in a market that sees minimal multi-family transactions per year. There is currently one vacant, allowing the next owner to take the unit to market rent. This building has a nice unit mix/ count making it a great addition to all sized Multi-family portfolios.

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$2,288,000
- 1 Buildings
- 0 Total parking spaces
- \$1,057 (Estimated)
- Cap Rate: 4.08
- \$150803 Gross Scheduled Income
- \$91540 Net Operating Income
- 12 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$55,030
- Electric: \$2,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$8,368
- Cable TV: 02021933
- Gardener:
- Licenses: 985
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,731
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	0	1	0	Unfurnished	\$6,695	\$1,116	\$1,450
2:	3	1	1	0	Unfurnished	\$2,663	\$888	\$1,800

Of Units With:

- Separate Electric: 12
 - Gas Meters: 1
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Trust sale
 - Rent Controlled
- 618 - Eagle Rock area
 - Los Angeles County
 - Parcel # 5669024013

Michael Lembeck

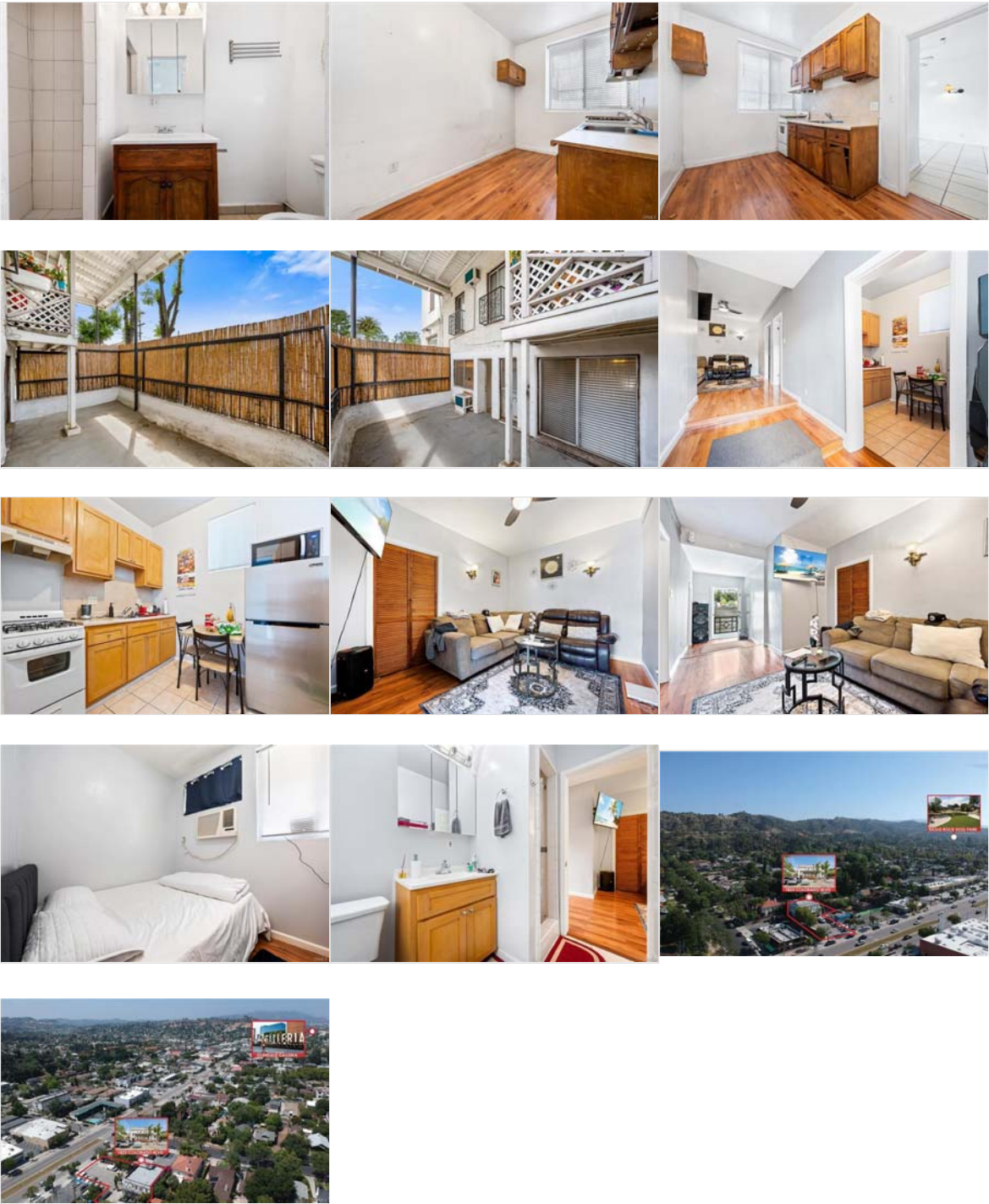
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: AR22159951

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List / Sold:

Closed •

\$4,225,000/\$4,000,000 ↓

216 days on the market

Listing ID: 22141049

3359 ROWENA Ave • Los Angeles 90027

12 units • \$352,083/unit • 9,456 sqft • 11,781 sqft lot • \$423.01/sqft • Built in 1953

The building is 2 blocks south of Los Feliz Blvd, 3 blocks east of Hillhurst Ave, and 1 block west of Griffith Park Blvd.



We are proud to present 3359 Rowena Avenue, a 2-story, 12-unit, value-add investment opportunity. Built in 1953 and located on an ultra-prime block in the highly desirable Los Feliz submarket of Los Angeles (south of Los Feliz Boulevard and west of Griffith Park Boulevard), this property has a 67%+ rental upside potential. The unit mix is 8 (1+1), 4 (2+1) units that average approximately 825+ gross square feet. The building's units are bright, spacious, and feature ORIGINAL tile, hardwood floors, solid wood kitchen cabinets (with Art Deco accents), and crown molding in the living rooms. The 2-bedroom units' bathrooms enjoy separate bathtubs and stall showers. The property is separately metered for gas and electric, and each unit contains its own water heater. The property's location offers residents effortless access to countless shopping, dining, entertainment, and recreation options of Los Feliz, Sunset Junction, Silver Lake, Atwater Village, and Downtown Los Angeles. The building is 0.65 miles west of the 5 freeway, 1.5 miles north of the 2, 2.2 miles northeast of the 101 and 3.7 miles northwest of the 110. 3359 Rowena Avenue is well-positioned for an investor to implement a high-end unit/common area renovation program optimizing top-of-the-market rents, appreciation, and future cash flow.

Facts & Features

- Sold On 12/23/2022
- Original List Price of \$4,300,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 3.87
- \$163615 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator
- Other Interior Features: Crown Molding

Exterior

Annual Expenses

- Total Operating Expense: \$91,117
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02134493
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1		Unfurnished	\$1,553	\$12,421	\$23,200
2:	4	2	1		Unfurnished	\$2,314	\$9,258	\$13,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 637 - Los Feliz area
 - Los Angeles County
 - Parcel # 5434004002

Michael Lembeck

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

Re/Max Property Connection

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

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List / Sold:

Closed • Apartment

\$4,200,000/\$3,700,000 ↓

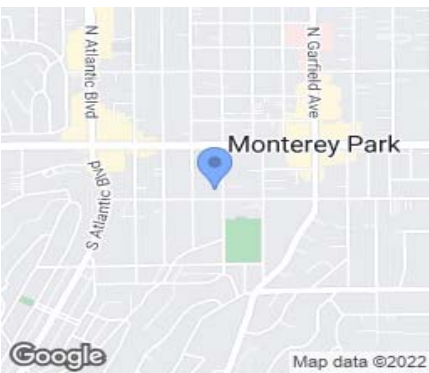
12 days on the market

Listing ID: AR22216567

231 S Mcpherrin Ave • Monterey Park 91754

12 units • \$350,000/unit • 9,808 sqft • 18,920 sqft lot • \$377.24/sqft • Built in 1952

South of Garvey, North of Newmark, East of Ynez



This is the exclusive opportunity of astounding Apartment Building in Monterey Park for investors seeking a property and location that is irreplaceable, with value-add Potential to their investment portfolio. Conveniently located only minutes to Monterey Park City Hall, Fire Dept., Police Dept., Barnes Park, City Library, and Ynez Elementary Scholl. All Purchase Offer by AIR "Standard Offer, Agreement, and Escrow Instructions for Purchase of Residential Income Properties" From. Escrow and Title will be Seller's choice. Please DO NOT Walk on property or Disturb tenants, call listing agent for tour.

Facts & Features

- Sold On 12/20/2022
- Original List Price of \$4,200,000
- 3 Buildings
- Levels: Two
- 16 Total parking spaces
- 6 Total carport spaces
- \$3,233 (Estimated)
- Laundry: Common Area, Community, Dryer Included
- \$211860 Gross Scheduled Income
- \$160974 Net Operating Income
- 13 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$51,444
- Electric: \$478.14
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,866
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$10,000
- Maintenance: \$3,425
- Workman's Comp:
- Professional Management: 8474
- Water/Sewer: \$5,930
- Other Expense: \$17,691
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	2	2	1	Unfurnished	\$211,860	\$211,860	\$211,860

Of Units With:

- Separate Electric: 13
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5257009012

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

20308 Madison St • Torrance 90503

40 units • \$399,375/unit • 29,212 sqft • .66 acre(s) lot • \$530.60/sqft •
Built in 1969

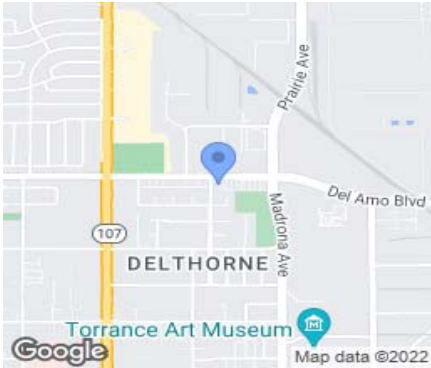
Cross Streets: Del Amo Blvd and Madrona Ave

List / Sold:

\$15,975,000/\$15,500,000 ↓

21 days on the market

Listing ID: OC22201572



Emerald Gardens is a 40-unit multifamily investment property located in Torrance, a premier rental market in Los Angeles County, California. Built in 1969, Emerald Gardens offers an attractive mix of one and two-bedroom floor plans and a desirable amenity package including controlled access, two on-site laundry facilities with landlord owned machines, private balconies (select units), and ample gated tuck-under parking. Emerald Gardens is situated in the desirable Delthorne neighborhood in Torrance, which is ranked as “The Best Neighborhood for Young Professionals in Torrance” according to Niche.com. The property is located blocks away from the Torrance Promenade, providing residents with convenient access to everyday needs. Additionally, Emerald Gardens is situated within 1 mile of the Del Amo Fashion Center and just over 1.50 miles from the South Bay Galleria, providing residents with an abundance of retail, dining, and entertainment options. Emerald Gardens is conveniently located in close proximity to Hawthorne Boulevard and Interstate 405, connecting residents to employment hubs throughout Los Angeles and Orange Counties.

Facts & Features

- Sold On 12/20/2022
 - Original List Price of \$15,975,000
 - 4 Buildings
 - 57 Total parking spaces
 - \$179,002 (Public Records)
- Laundry: Community
 - \$995880 Gross Scheduled Income
 - \$623212 Net Operating Income
 - 40 electric meters available
 - 40 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$377,917
 - Electric: \$12,862.00
 - Gas: \$12,862
 - Furniture Replacement:
 - Trash: \$12,862
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$11,740
 - Maintenance: \$20,000
 - Workman's Comp:
 - Professional Management: 40045
 - Water/Sewer: \$12,862
 - Other Expense: \$75,683
 - Other Expense Description: Other

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	25	1	1	0	Unfurnished	\$48,290	\$48,290	\$53,750
2:	12	2	2	0	Unfurnished	\$27,660	\$27,660	\$31,800
3:	3	2	2	0	Unfurnished	\$7,040	\$7,040	\$8,550

Of Units With:

- Separate Electric: 40
 - Gas Meters: 40
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 7524028025

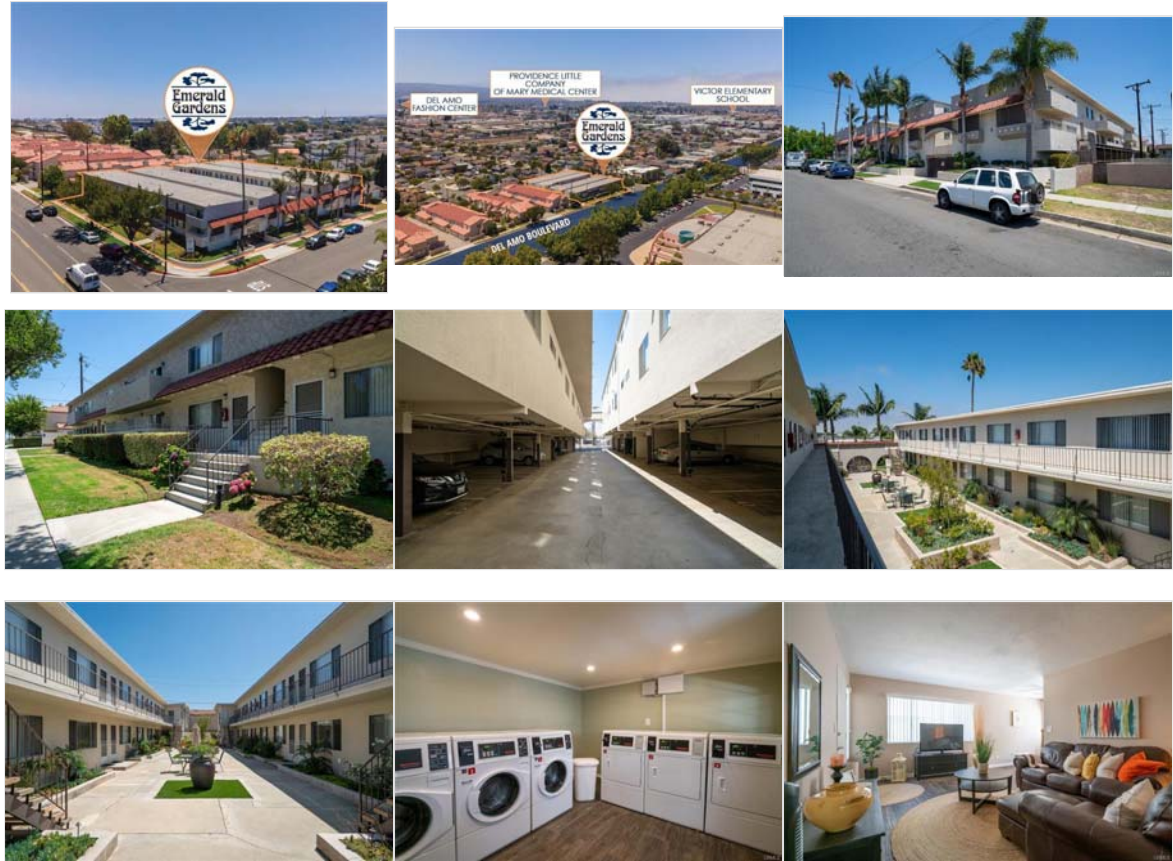
Michael Lembeck

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

Re/Max Property Connection

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

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[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) OC22201572

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