

Cross Property Customer 1 Line

	Listing_ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	Pr
1	21102827	S	532 E Fairview BLVD	ING	101	STD	2			\$935,000	\$685.48	1364	1960	5,635/0.12	N
2	IN21212586	S	3625 W 107th ST	ING	102	STD	2	\$19,200		\$890,000	\$580.56	1533	1959/PUB	6,640/0.1524	N
3	SR21241222	S	4322 W 167th ST	LAWN	113	STD	2	\$0		\$900,500	\$438.84	2052	1944/ASR	7,002/0.1607	N
4	RS21189459	S	1819 Gramercy AVE	TORR	134	STD	2	\$30,000		\$760,000	\$633.33	1200	1923/PUB	5,101/0.1171	N
5	PW21125507	S	532 W 40th ST	SP	181	PRO	2	\$0		\$808,000	\$381.85	2116	1927/ASR	6,101/0.1401	N
6	WS21266805	S	3432 Warwick AVE	ESER	621	TRUS	2	\$0		\$750,000	\$375.19	1999	1923/ASR	7,498/0.1721	N
7	21105389	S	13539 Alanwood RD	LPUE	633	STD	2			\$915,000	\$519.00	1763	1948	15,175/0.34	N
8	AR21241061	S	429 E Cherry AVE #A & B	MNRO	639	STD	2	\$0		\$750,000	\$441.18	1700	1964/ASR	6,520/0.1497	N
9	SB21136559	S	3717 W 116th ST	HAWT	699	STD	2	\$36,000		\$835,000	\$542.21	1540	1955/PUB	8,253/0.1895	N
10	CV21129358	S	3137 E Side BLVD	LA	BOYH	STD	2	\$2,950		\$575,000	\$302.00	1904	1924/ASR	6,499/0.1492	N
11	DW21185686	S	2932 S La Brea Ave	LA	C16	STD	2	\$1,990		\$700,000	\$414.69	1688	1947/ASR	4,355/0.1	N
12	SB21233552	S	1862 W 24th ST	LA	C16	TRUS	2	\$36,600		\$820,000	\$491.90	1667	1914/ASR	6,653/0.1527	N
13	DW21206162	S	457 E 43rd PL	LA	C23	STD	2	\$0		\$765,000	\$398.44	1920	1914/ASR	5,121/0.1176	N
14	DW21205184	S	201 W 62nd ST	LA	C34	STD	2	\$0		\$478,000	\$294.52	1623	1910/ASR	5,125/0.1177	N
15	IG21094271	S	4176 Compton AVE	LA	C34	STD	2	\$44,400		\$515,000	\$356.65	1444	1924/ASR	4,245/0.0975	N
16	PW21252745	S	420 E 67th ST	LA	C34	STD	2	\$38,000		\$600,000	\$360.36	1665	1923/ASR	5,400/0.124	N
17	SR21187156	S	5608 Naomi AVE	LA	C34	STD	2	\$44,000		\$610,000	\$485.67	1256	1915/ASR	3,158/0.0725	N
18	SB21216357	S	4239 S Harvard BLVD	LA	C34	STD	2	\$86,400		\$1,125,000	\$379.43	2965	1913/PUB	5,896/0.1354	N
19	SR21192376	S	5918 Bonsallo AVE	LA	C37	STD	2	\$27,456		\$600,000	\$355.24	1689	1930/ASR	5,670/0.1302	N
20	21785468	S	343 E 35th ST	LA	C42	PRO	2			\$535,000	\$361.49	1480	1903	5,000/0.11	N
21	SR21146015	S	24155 Arch ST	NEWH	DNEW	STD	2	\$4,000		\$659,000	\$424.61	1552	1962/ASR	6,150/0.1412	N
22	PF21222951	S	6046 3rd AVE	LA	PHHT	STD	2	\$1,420		\$695,000	\$427.96	1624	1928/PUB	4,802/0.1102	N
23	21113777	S	2826 W 43rd PL	PDL	PLM	STD	2			\$1,140,000	\$407.73	2796	1928	4,420/0.1015	N
24	BB21235679	S	38441 Frontier AVE	PDL	PLM	STD	2	\$23,736		\$329,000	\$228.16	1442	1954/ASR	6,712/0.1541	N
25	DW21179525	S	4727 E 58th ST	MW	T6	STD	2	\$0		\$826,000	\$303.23	2724	1927/ASR	9,463/0.2172	N
26	SR21239057	S	21925 De La Osa ST	WHLL	WHLL	STD	2	\$0		\$2,100,000	\$536.95	3911	2020/PUB	6,098/0.14	N
27	SB21188541	S	2527 Myrtle AVE	HMB	148	TRUS	3	\$42,600		\$3,125,000	\$1,213.59	2575	1940/ASR	3,002/0.0689	N
28	21102047	S	4571 Alumni AVE	LA	618	STD	3			\$1,550,000	\$582.27	2662	1920	7,485/0.17	N
29	TR21183880	S	201 W Walnut AVE	MNRO	639	STD	3	\$84,600		\$1,740,000	\$507.73	3427	1987/ASR	7,722/0.1773	N
30	21782188	S	627 Westmount DR	WHO	C10	STD	3			\$2,350,000	\$1,054.28	2229	1949	5,855/0.13	N
31	SB21219530	S	3032 Exposition BLVD	SM	C14	STD	3	\$31,047		\$1,750,000	\$1,170.57	1495	1953/ASR	5,000/0.1148	N
32	21743502	S	847 N Wilton PL	LA	C20	STD	3			\$1,350,000	\$498.89	2706	1920	5,805/0.13	N
33	SR21149531	S	7515 Jordan AVE	CNGA	CP	STD	3	\$69,600	5	\$1,190,000	\$439.76	2706	1954/ASR	8,849/0.2031	N
34	BB21237641	S	5617 Denny AVE	NHLW	NHO	STD	3	\$86,100	5	\$1,300,000	\$598.80	2171	1954/ASR	7,427/0.1705	Y
35	DW21179619	S	6831 Vinevale AVE	BELL	T6	STD	3	\$2,675		\$1,065,000	\$373.95	2848	1952/ASR	10,784/0.2476	N
36	21791434	S	1246 W 144th ST	GR	118	STD	4			\$1,190,000	\$361.70	3290	1958	5,818/0.13	N
37	SB21189839	S	600 1st ST	HMB	149	STD	4	\$147,420		\$3,345,000	\$850.71	3932	1987/OTH	4,397/0.1009	N
38	SB21183912	S	1400 S Gaffey ST	SP	185	STD	4	\$72,144		\$895,000	\$235.77	3796	1931/PUB	5,002/0.1148	N
39	WS21169852	S	212 N Olive AVE	ALH	601	STD	4	\$4,630		\$1,300,000	\$499.23	2604	1948/ASR	8,000/0.1837	N
40	WS21230368	S	81 Palmetto DR	ALH	601	STD	4	\$175,200		\$3,490,000	\$775.90	4498	2021/PUB	9,301/0.2135	N
41	21792312	S	4117 Edenhurst AVE	LA	606	STD	4			\$1,900,000	\$718.61	2644	1931	5,175/0.11	N
42	DW21216015	S	291 S Hillview AVE	LA	699	STD	4	\$4,160		\$1,055,000	\$420.49	2509	1948/ASR	6,657/0.1528	N
43	21102179	S	1263 Devon AVE	LA	C05	STD	4			\$1,750,000	\$723.44	2419	1939	5,400/0.12	N
44	21788502	S	5826 WILLOUGHBY AVE	LA	C20	STD	4			\$1,400,000	\$502.87	2784	1911	6,492/0.14	N
45	WS21199973	S	4814 Templeton ST	LA	C34	STD	4	\$0		\$825,000	\$312.03	2644	1956/ASR	6,297/0.1446	N
46	DW21079940	S	410 E 82nd ST	LA	C37	STD	4	\$67,940		\$899,999	\$275.23	3270	1964/ASR	5,208/0.1196	N
47	P1-7365	S	6228 Cahuenga BLVD	LA	NHO	STD	4	\$72,829		\$1,340,000	\$397.97	2764	1941	5,505/0.12	N
48	21797086	S	6405 11th AVE	LA	PHHT	STD	4			\$1,100,000	\$168.44	4613	2021/SEE	9,035/0.2074	N
49	OC21252960	S	8407 Somerset BLVD	PAR	RL	STD	4	\$144,000		\$777,000	\$441.65	5287	1948/APP	7,612/0.1747	N
50	QC21245951	S	4262 Fulton AVE	STUD	STUD	STD	4	\$168,000		\$2,335,000	\$349.38	2576	1925/ASR	6,175/0.1418	N
51	PW21201593	S	2532 Hill ST	HNPk	T1	STD	4	\$44,400		\$900,000	\$450.97	2794	1951	6,499/0.14	N
52	21781026	S	11591 Riverside DR	NHLW	VVL	STD	4			\$1,260,000	\$310.87	3458	1952/ASR	7,915/0.1817	N
53	PW21218596	S	5960 Gifford AVE	HNPk	699	TRUS	5	\$92,760	5	\$1,075,000	\$637.46	4234	1960	6,522/0.14	N
54	21763530	S	11901 W Washington BLVD	CULV	C28	STD	5			\$2,699,000	\$354.06	7061	1979/ASR	9,600/0.2204	N
55	WS21239273	S	1512 S 3rd ST	ALH	601	STD	6	\$130,360	4	\$2,500,000	\$248.39	4026	1961/ASR	6,906/0.1585	N
56	SR21239145	S	313 N Union AVE	LA	671	TRUS	6	\$75,469		\$1,000,000	\$447.15	4976	1953/PUB	31,190/0.716	N
57	PW21249310	S	7224 Florence AVE	DOW	D2	STD	6	\$115,120	3	\$2,225,000	\$410.80	5258	1903	6,803/0.15	N
58	21783686	S	1315 S Catalina ST	LA	C16	STD	7			\$2,160,000	\$290.86	5965	1958/ASR	7,958/0.1827	N
59	SB21213423	S	710 Cory DR #1	ING	102	TRUS	8	\$101,340		\$1,735,000	\$651.04	4992	1924	7,759/0.17	N
60	21792042	S	3921 Marathon ST	LA	671	STD	8			\$3,250,000	\$306.86	5703	1959/ASR	7,921/0.1818	N
61	IN21235731	S	18315 Malden ST	NR	NR	STD	8	\$132,140	5	\$1,750,000	\$273.92	5476	1924	8,890/0.2	N
62	21782964	S	2021 Pennsylvania AVE	LA	BOYH	STD	10			\$1,500,000	\$343.63	9487	1949	12,008/0.27	N
63	21768486	S	1641 N Hobart BLVD	LA	C20	STD	17			\$3,260,000					N

Closed •

List / Sold: **\$890,000/\$935,000** ↑

532 E Fairview Blvd • Inglewood 90302

10 days on the market

2 units • \$445,000/unit • 1,364 sqft • 5,635 sqft lot • \$685.48/sqft • Built in 1960

Listing ID: 21102827

See Maps



The perfect-starter N. Inglewood 2bd/1 bath home AND a legal 1bd/1bath over the large 2 car garage makes this a great opportunity for first-time homebuyers. FHA financing loan limits just increased. Live in one and rent the other. Live in one and enlarge the 2bd/1 house during construction. This sweet and charming home has an over-sized front porch, tree lined streets, private yards for both units, hardwood floors in the front house, recessed lighting & more. What a great place to call home! Exterior & some interior areas recently painted. Landscaping updated w/ drought resistant plants & self-watering system. Low maintenance. Plus Location, Location, Location!! - SoFi Stadium, The Forum, the new Metro rail, Kenneth Hahn, LaDera & North Park, MDR &CC all in close proximity. This won't last!

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$890,000
- 2 Buildings
- Levels: Multi/Split , One
- 2 Total parking spaces
- Heating: Central, Fireplace(s)
- Laundry: Washer Included, Inside, In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry
- Floor: Wood, Tile, Vinyl, Carpet
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01391237
- 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	\$2,200
2:	1	1	1		Unfurnished	\$0	\$0	\$1,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

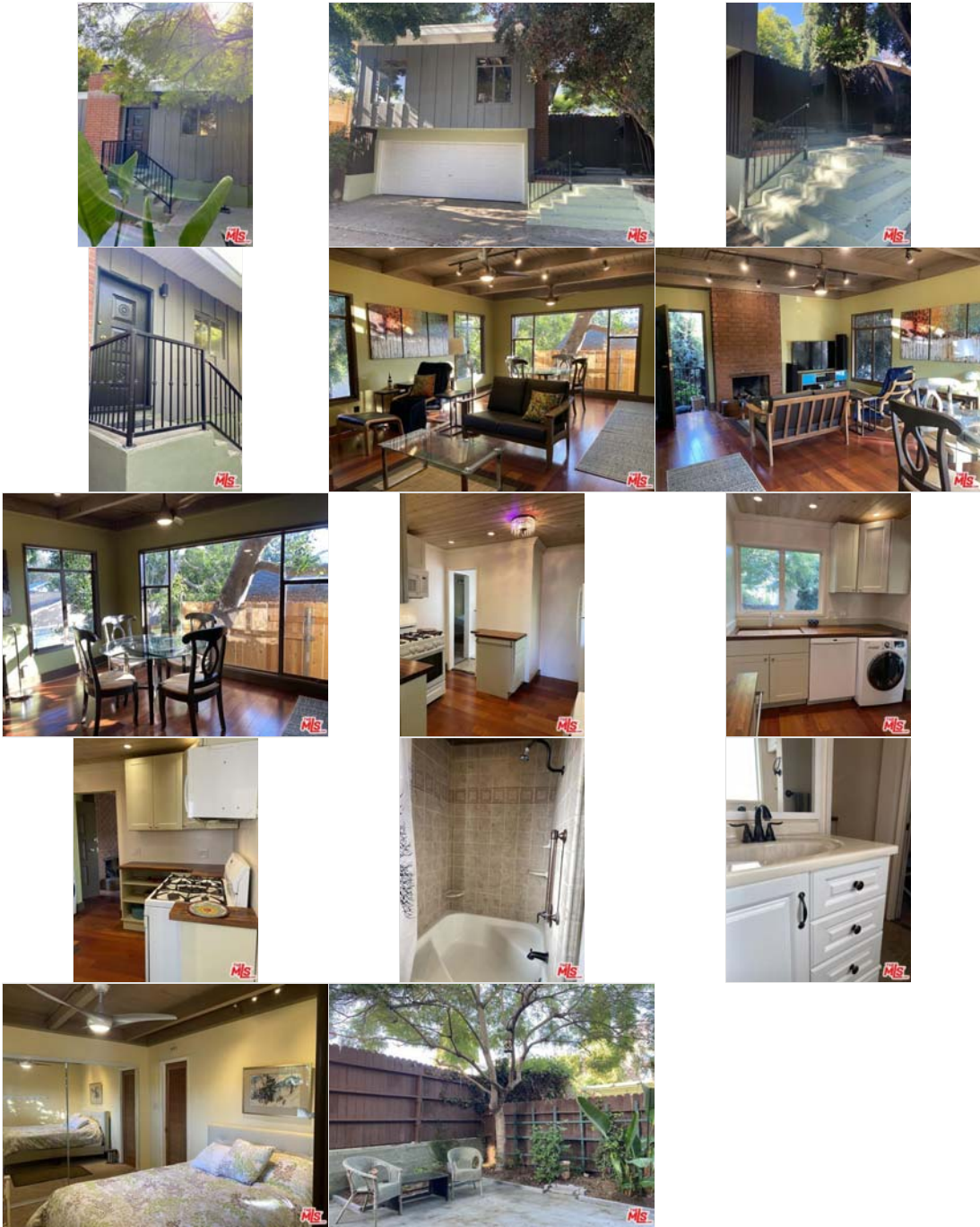
- Standard sale
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4014005009

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: 21102827

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Closed • Duplex

List / Sold: \$875,000/\$890,000 ↓

3625 W 107th St • Inglewood 90303

37 days on the market

2 units • \$437,500/unit • 1,533 sqft • 6,640 sqft lot • \$580.56/sqft • Built in 1959

Listing ID: IN21212586

From LAX (105 E) Exit Prairie St. Turn left on Prairie, turn rt on 107th.



Take advantage of this excellent income opportunity. This is a great starter-home and a fantastic duplex with a long-term tenant already on board in front cottage. Completely redone and updated inside the move-in ready back unit (3625 1/2) for you to settle in and enjoy. Back unit is virtually staged. Please do not disturb current tenant.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$900,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air
- \$501 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$19200 Gross Scheduled Income
- \$2553.51 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate
- Appliances: Gas Range, Range Hood, Refrigerator
- Other Interior Features: Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lawn, Level with Street, Level, Near Public Transit, Paved, Sprinklers None, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Partial, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,647
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$590
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$996
- 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	4	2	2	Unfurnished	\$1,600	\$2,000	\$4,000
# Of Units With:								
• Separate Electric: 2					• Drapes: 0			
• Gas Meters: 2					• Patio: 2			
• Water Meters: 2					• Ranges: 2			
• Carpet: 0					• Refrigerator: 2			
• Dishwasher: 0					• Wall AC: 0			
• Disposal: 1								

Additional Information

- Standard sale
- Rent Controlled
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4032020010

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: IN21212586

Printed: 12/26/2021 11:58:34 AM

Closed •

List / Sold: **\$875,000/\$900,500** ↑

4322 W 167th St • Lawndale 90260

15 days on the market

2 units • \$437,500/unit • 2,052 sqft • 7,002 sqft lot • \$438.84/sqft • Built in 1944

Listing ID: SR21241222

405 South exit 42A, follow ramp CA-107 / Hawthorne Blvd. Left on W 166th Street. Right on the corner then turn left on W 167th St.



Great Investment!! Very cute Duplex in the desirable area of Lawndale. Beautiful Beach Palms throughout the property. Front unit is a 2 bedroom, 2 bath with a nice size kitchen and laundry inside. Back unit is 2 bedroom with 1 full bath, with private side yard. Each unit has its own laundry area and 1 car garage. Long drive way. Home is walking distance to shopping and restaurants. Close to the 405 Freeway and Beach cities!

Facts & Features

- Sold On 12/21/2021
 - Original List Price of \$875,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - \$830 (Estimated)
- Laundry: In Garage, Inside, Washer Hookup
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile, Vinyl, Wood
- Appliances: Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01804554
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description: Unknown

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 113 - South Lawndale area
 - Los Angeles County
 - Parcel # 4075010015

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SR21241222

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Closed •

List / Sold: **\$769,900/\$760,000** ↓

1819 Gramercy Ave • Torrance 90501

81 days on the market

2 units • \$384,950/unit • 1,200 sqft • 5,101 sqft lot • \$633.33/sqft • Built in 1923

Listing ID: RS21189459

South of Carson Street and one block East of Arlington



BACK ON THE MARKET AS BUYER COULD NOT PERFORM. THIS IS A BUILDER'S DREAM. THIS IS AN OPPORTUNITY TO OWN IN 'HISTORIC OLD TORRANCE.' YOU COULD LIVE IN ONE AND RENT OUT THE OTHER UNIT. SOLD AS IS, WITH TENANTS. THE BACK HOUSE HAS SUBSTANTIAL FIRE DAMAGE. AGENTS ARE PRINCIPALS IN THE TRANSACTION.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$769,900
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- \$30000 Gross Scheduled Income
- \$24000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$750
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$750
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Unfurnished	\$2,490	\$2,490	\$2,600
2:	1	1	0	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7357002005

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: RS21189459

Printed: 12/26/2021 11:58:34 AM

Closed • Duplex

List / Sold: \$699,000/\$808,000 ↑

532 W 40th St • San Pedro 90731

5 days on the market

2 units • \$349,500/unit • 2,116 sqft • 6,101 sqft lot • \$381.85/sqft • Built in 1927

Listing ID: PW21125507

In on 40th off of Pacific or Gaffey



You won't find a better price, location or opportunity in San Pedro! Walk to ocean bluff 1 block away! You can wake up to the smell of ocean breezes. Take a leisurely stroll up to Angels Gate Park for Sunrise and Sunset! This location leaves nothing more to desire. This is a blank slate ready for your dream property. County tax rolls show the lot is zoned for 2 units. There are currently 2 units, each are 2 bedrooms 1 bath. There are two 1-car garages and two 1-car carports off of the alley. This is an opportunity of a lifetime to live by the ocean! You will need to bring a bit more than just a hammer and paint brush, but in the end, you will have a dream property. Check out the homes for sale in the neighborhood and dream Big for this property. Court Confirmation will be required.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- Heating: Floor Furnace
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Floor: Wood

Exterior

- Lot Features: Front Yard, Near Public Transit, Park Nearby
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$0	\$0	\$3,000
# Of Units With:								
• Separate Electric: 1					• Drapes:			
• Gas Meters: 1					• Patio:			
• Water Meters: 1					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

Additional Information

- Probate Listing sale
- Rent Controlled
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7467022016

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

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

3432 Warwick Ave • El Sereno 90032

0 days on the market

2 units • \$375,000/unit • 1,999 sqft • 7,498 sqft lot • \$375.19/sqft • Built in 1923

Listing ID: WS21266805

East on Huntington Dr, Right on Lifur Ave, Right on Navarro St. Left on Warwick Ave.



2 Units in El Sereno. Front house offers 2 bedrooms 1 bath, back house offers 3 bedroom 2 bathrooms. Sold AS IS

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$750,000
- 2 Buildings
- 1 Total parking spaces
- \$366 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 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: 01836555
- 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	3	2	1	Partially	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5219017015

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: WS21266805

Printed: 12/26/2021 11:58:35 AM

Closed •

List / Sold: **\$899,000/\$915,000** ↑

13539 Alanwood Rd • La Puente 91746

12 days on the market

2 units • \$449,500/unit • 1,763 sqft • 15,175 sqft lot • \$519.00/sqft • Built in 1948

Listing ID: 21105389

Property is Located on Alanwood Road, between Workman Mills Road and South Orange Blossom Ave. The Nearest Major Cross Streets are Valley Blvd & Workman Mill Rd. Walking Distance to the Pacific Place Shopping Mall on the corner of Workman Mill Rd & Don Julian Rd.



We are pleased to present an attractive single-story constructed property on a HUGE lot measuring 15,175 square feet with a 4.27% Cap Rate & 15.07 GRM. The Alanwood Homes are situated on a tree-lined street with driveway access from both corners of the property. This lot boasts a value-add opportunity with a possible ADU addition in a good rental market of San Gabriel Valley, bordering El Monte & Baldwin Park. Located close to Shopping, Markets, Restaurants, Parks, Schools & Public Transportation and near the 60, 605 & 10 Freeways. The 1 Bedroom unit is non-conforming. Property is legally a Duplex and falls under Los Angeles County Rent Stabilization Ordinance.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$899,000
- 2 Buildings
- \$39402 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$19,449
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,500	\$2,500	\$2,500
2:	1	2	1		Unfurnished	\$1,470	\$1,470	\$2,500
3:	1	1	1		Unfurnished	\$1,000	\$1,000	\$1,700
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
- 633 - Industry/La Puente/Valinda area
- Los Angeles County
- Parcel # 8112018008

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: 21105389

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Closed • Duplex

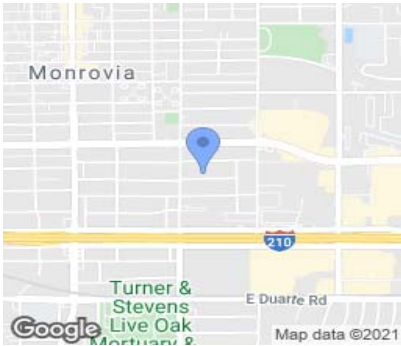
List / Sold: \$750,000/\$750,000

429 E Cherry Ave # A & B • Monrovia 91016
2 units • \$375,000/unit • 1,700 sqft • 6,520 sqft lot • \$441.18/sqft •
Built in 1964

6 days on the market

Listing ID: AR21241061

Nearest cross street California Ave.



Nice location. Two, 2 bedrooms one bath. Dinning in kitchen.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$727 (Estimated)
- Laundry: See Remarks
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01121690
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- 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	\$650	\$650	\$1,800
2:	1	2	1	2	Unfurnished	\$800	\$800	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8515010034

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: AR21241061

Printed: 12/26/2021 11:58:35 AM

Closed • **Duplex**
3717 W 116th St • Hawthorne 90250
2 units • **\$425,000/unit** • **1,540 sqft** • **8,253 sqft lot** • **\$542.21/sqft** •
Built in 1955
Kornblum and 116th

List / Sold: **\$850,000/\$835,000** ↓
115 days on the market
Listing ID: SB21136559



Two detached homes on a huge lot! Front 3 bedroom and 1 bath home has nice fenced in front yard with mature trees. Open concept living/kitchen area with stainless steel appliances, large island and barstool seating. Three good sized bedrooms, laundry room and extra storage room. Rear home has 2 bedrooms and 1 bath and private yard with mature fruit trees. Don't miss out on this opportunity!

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: Inside
- \$36000 Gross Scheduled Income
- \$33060 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,940
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,140
- Cable TV: 01869619
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4048022033

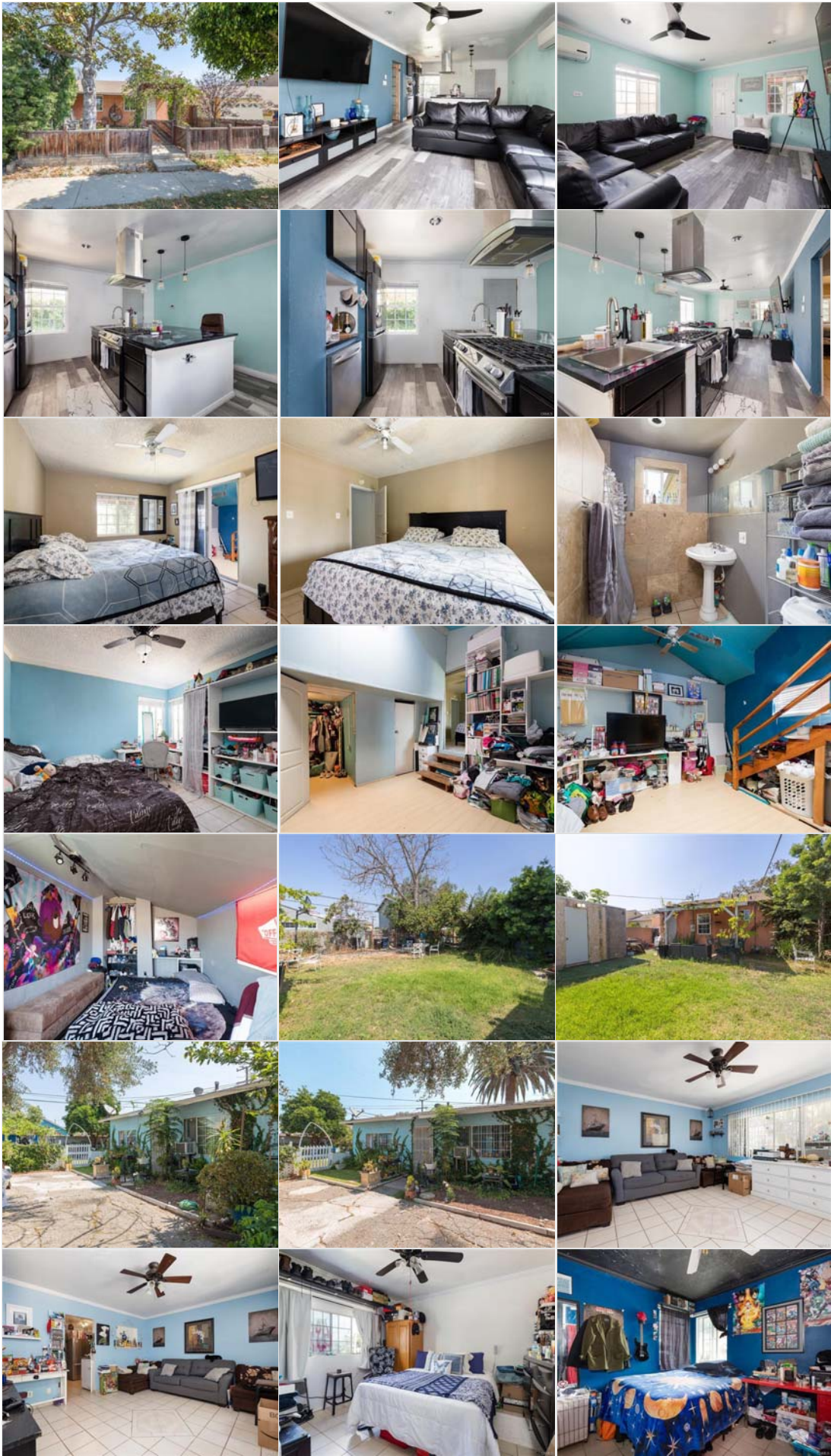
Michael Lembeck

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: SB21136559

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Closed •

List / Sold: **\$580,000/\$575,000** ↓

3137 E Side Blvd • Los Angeles 90063

30 days on the market

2 units • \$290,000/unit • 1,904 sqft • 6,499 sqft lot • \$302.00/sqft • Built in 1923

Listing ID: CV21129358

North Cesar Chavez / East of Evergreen



Back on the Market: This Steal Will Not Last! Opportunity For The New Or Creative Investor, or Owner User. 2 Detached Units In High Demand And Centrally Located Area Of Boyle Heights Near Schools, Restaurants, And Shopping With Development All Around: Mariachi Plaza, LAC Hospital, USC Medical, Cal State LA, Metro Gold Line, Minutes to Downtown Los Angeles, Dodger Stadium, Staples Center, 5, 60, 10, 710, 110 Fwys. 3 Bed 2 Bath Front Unit Has Spacious Living Room And Dining Area, Open Kitchen, Updated 2 Years Ago. 2 Bed 1 Bath Back Unit Has Spacious Living Room And Dining Area, Open Kitchen & Basement That Can Be Used As An Additional Bedroom. Lot Size Allows For Potential To Build An ADU To Increase Cash Flow. Hurry!

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$580,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$2950 Gross Scheduled Income
- 1 electric meters available
- 1 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: 01465682
- 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	\$1,931	\$1,931	\$2,300
2:	1	2	1	0	Unfurnished	\$936	\$936	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5178021019

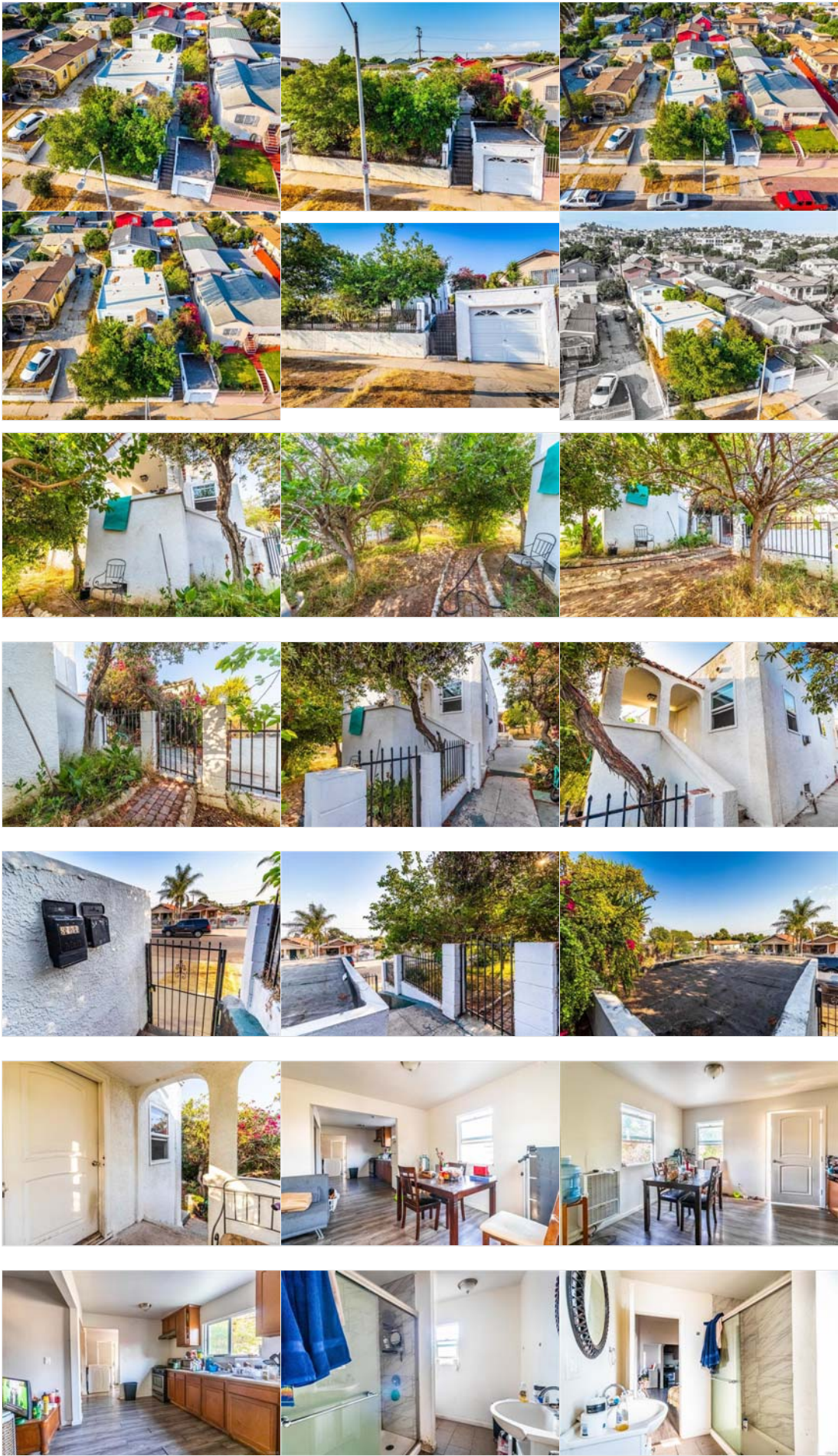
Michael Lembeck

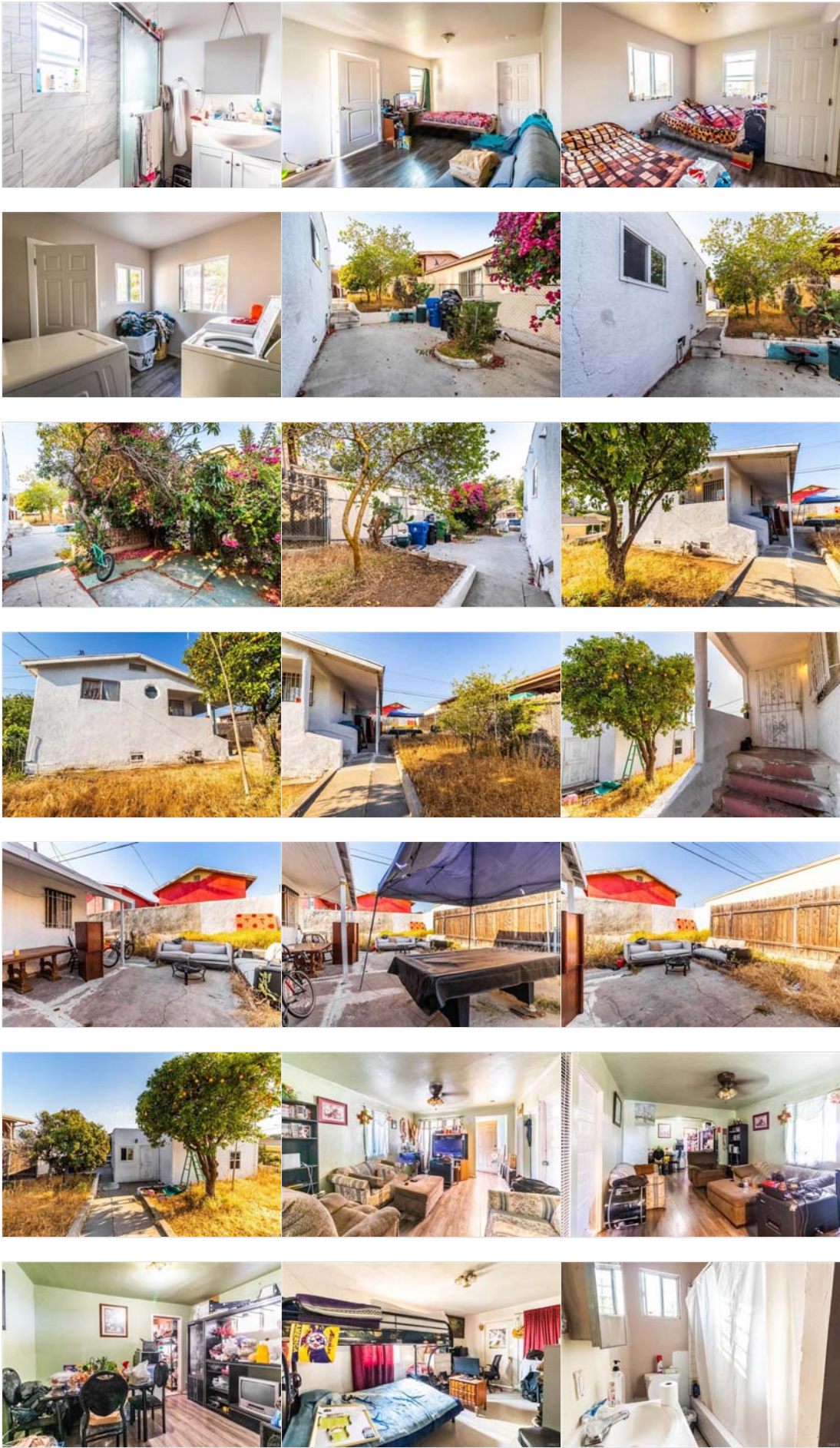
State License #: 01019397
Cell Phone: 714-742-3700

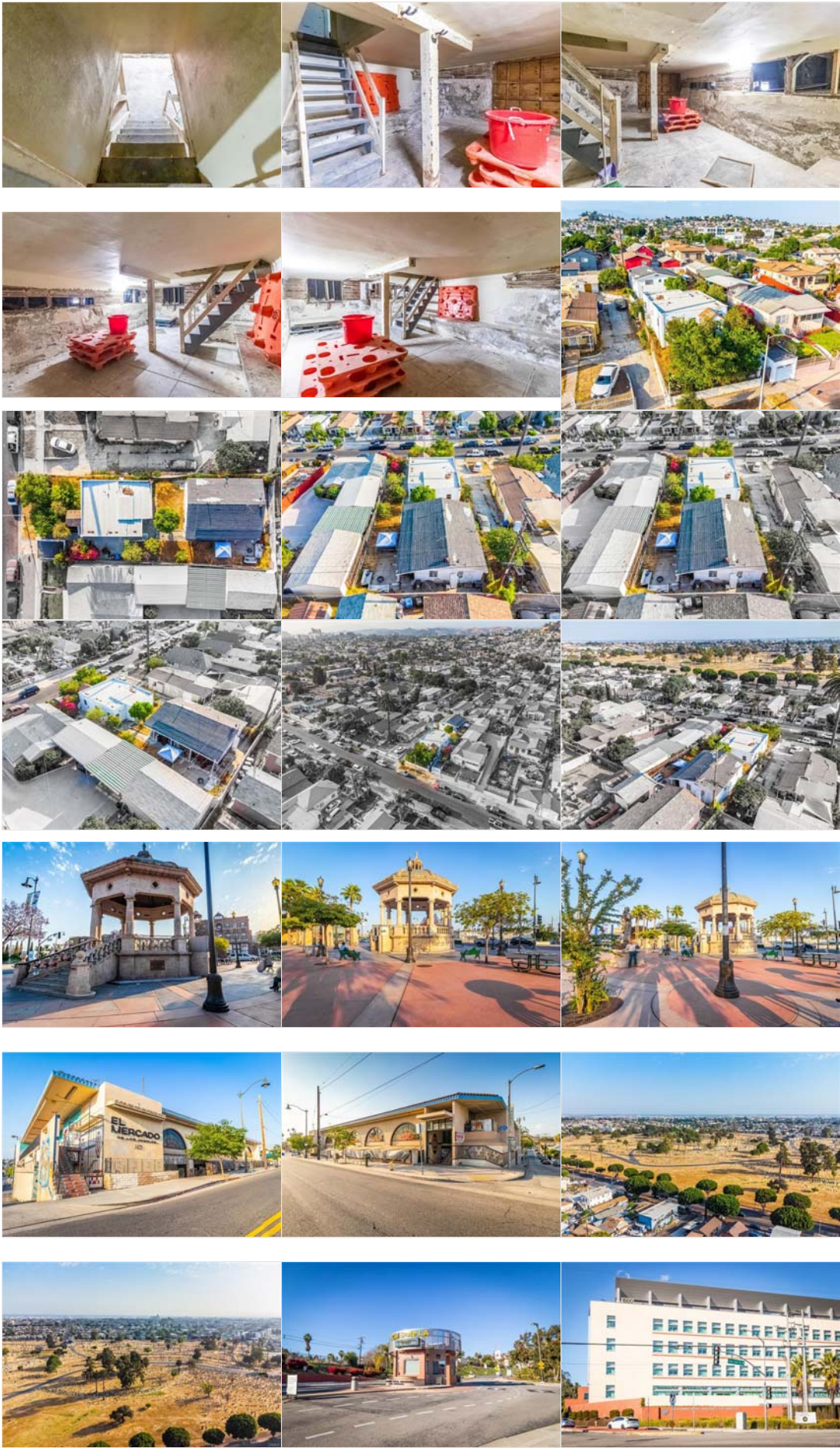
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV21129358

Printed: 12/26/2021 11:58:35 AM

Closed • Duplex

List / Sold: \$715,000/\$700,000 ↑

2932 S La Brea Ave • Los Angeles 90016
2 units • \$357,500/unit • 1,688 sqft • 4,355 sqft lot • \$414.69/sqft •
Built in 1947
S La Brea Ave & Westhaven St

68 days on the market

Listing ID: DW21185686



Great opportunity to own a duplex in the sought-after area of Mid City. The duplex is 1,688sf and sits on a 4,355sf LARD1.5 Lot. Front unit consists of 2 bedrooms/1 bath and back unit consists of 2 bedrooms/1 bath with access to backyard. There is one detached garage in the rear with ADU potential. Property well located near the Expo light Rail, the upcoming Crenshaw subway station, LAX, Culver city, DTLA, & Koreatown.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$675,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Washer Hookup
- \$1990 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524247
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$900	\$900	\$2,300
2:	1	2	1	0	Unfurnished	\$1,090	\$1,090	\$2,300

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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5049030010

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: DW21185686

Printed: 12/26/2021 11:58:35 AM

Closed • DuplexList / Sold: **\$875,000/\$820,000 ↓****12 days on the market****1862 W 24th St • Los Angeles 90018****2 units • \$437,500/unit • 1,667 sqft • 6,653 sqft lot • \$491.90/sqft • Built in 1914****Listing ID: SB21233552****East S. La Salle Ave and East of S. Congress Ave**

LOCATION LOCATION***West Adams District, Jefferson Park adjacent craftsman-style duplex in a highly desirable area. Great investment opportunity to own in this area. Notable development project at 1840 & 1869 W. 24th St. Duplex consists of (2) 1 bedroom and 1 bath units, with living room, den, separate laundry room off kitchen area. Large backyard with shared driveway access and detached 1-car garage. Tenant pays all utilities. Conveniently located near 10 and 110 Freeways, Schools, First A.M.E. Church, Public Transportation, USC Campus, Koreantown, Jefferson Park and Downtown LA. DO NOT DISTURB TENANTS!!

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$875,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- \$353 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Individual Room, Inside, Washer Hookup
- \$36600 Gross Scheduled Income
- \$23393.32 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Den, Kitchen, Laundry, Living Room
- Floor: Carpet, Laminate, Tile
- Appliances: Free-Standing Range, Gas Oven, Gas Range, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Formica Counters, Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street, Flag Lot, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Average Condition, Chain Link
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$23,393
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01899892
- Gardener:
- Licenses: 0
- Insurance: \$1,036
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$454
- Other Expense Description: RSO Bill

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,740	\$1,740	\$1,800
2:	1	1	1	0	Unfurnished	\$1,310	\$1,310	\$1,800

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5058021024

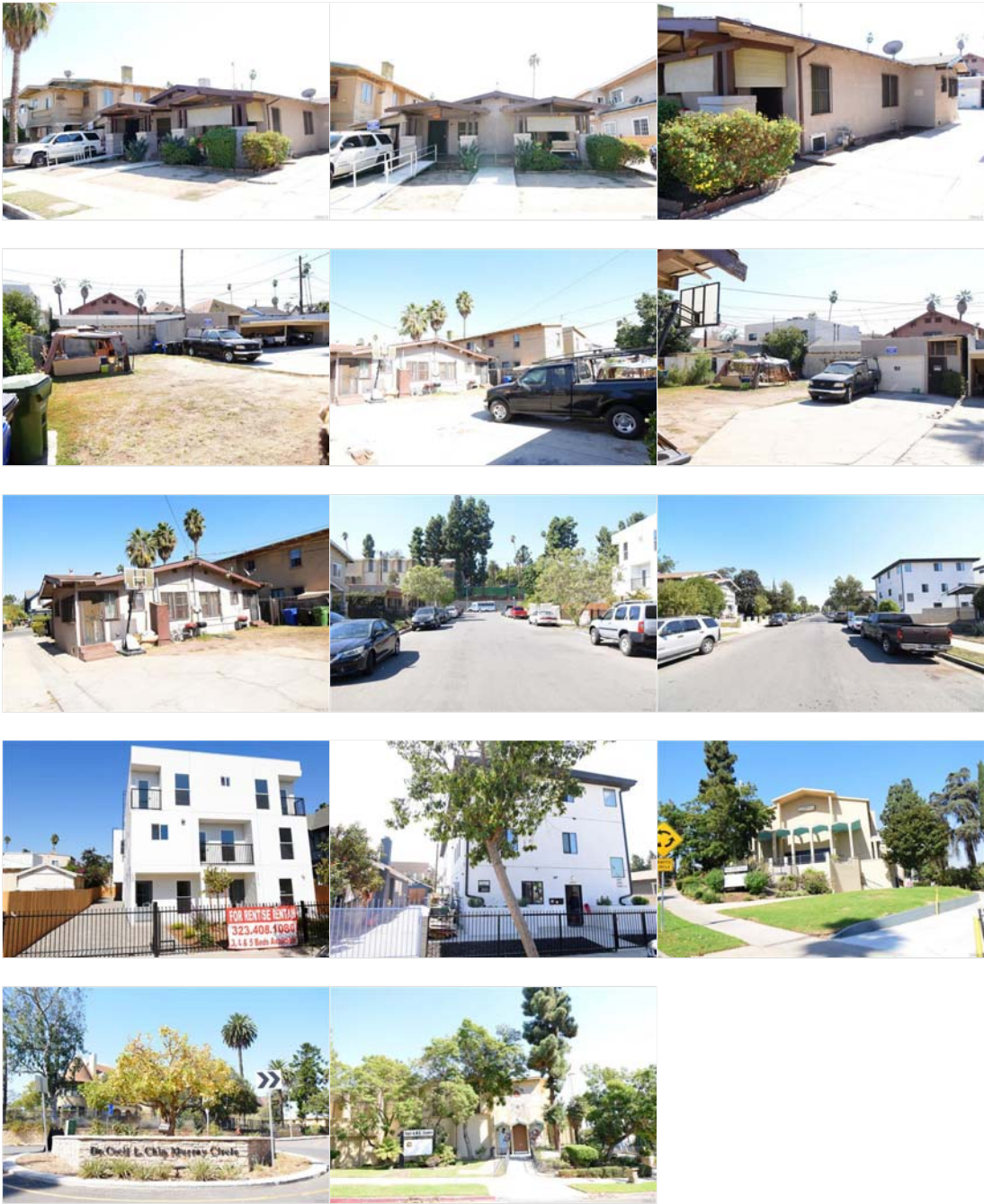
Michael Lembeck

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: SB21233552

Printed: 12/26/2021 11:58:35 AM

Closed • Duplex

List / Sold: \$725,000/\$765,000 ↑

457 E 43rd Pl • Los Angeles 90011

21 days on the market

2 units • \$362,500/unit • 1,920 sqft • 5,121 sqft lot • \$398.44/sqft • Built in 1914

Listing ID: DW21206162

between Avalon Ave and San Pedro St



LOCATION: LOCATION: LOCATION This Duplex is now on the market, Near to USC in the city of Los Angeles. 3 bedrooms and 2 baths each Unit with Plenty parking for up to 6 cars and an Electric Gate to entrance the property in the back for security. Both units will be Vacant at close of Escrow. Both units are in excellent conditions. Property is Ideal for Large Family or Owner occupied.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$725,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Space Heater
- \$300 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Level
- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$0
2:	1	3	2	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 # 5113013004

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: DW21206162

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Closed •

List / Sold: **\$500,000/\$478,000** ↓

201 W 62nd St • Los Angeles 90003

89 days on the market

2 units • \$250,000/unit • 1,623 sqft • 5,125 sqft lot • \$294.52/sqft • Built in 1910

Listing ID: DW21205184

BROADWAY AND WEST GAGE



GREAT INVESTMENT OPPORTUNITY TO OWN THIS PROPERTY IN A HIGHLY SOUGHT OUT AREA OF LOS ANGELES. GOOD SIZE LOT WITH ALLEY ACCESS IDEAL FOR AN ADU FOR ADDITIONAL RENTAL INCOME. CENTRALLY LOCATED TO FREEWAYS AND SHOPPING CENTERS.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$524,900
- 1 Buildings
- 0 Total parking spaces
- \$260 (Estimated)
- Laundry: Inside
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947193
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 1
- 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 # 6005018030

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: DW21205184

Printed: 12/26/2021 11:58:35 AM

Closed •

List / Sold: **\$520,000/\$515,000** ↓

4176 Compton Ave • Los Angeles 90011
2 units • **\$260,000/unit** • **1,444 sqft** • **4,245 sqft lot** • **\$356.65/sqft** •
Built in 1924
Cross Streets: Long Beach Blvd & Compton Ave

56 days on the market
Listing ID: IG21094271



GREAT INVESTMENT OPPORTUNITY!! Live in one and rent the other. Located in the heart of L.A! Commuter friendly with easy access to major freeways. The property needs a little TLC and is located in a corner lot. This duplex features a 2 bedrooms and 1 full bath each. The carport has been converted into a storage room. The property is enclosed with their own driveway and entrance. Title records show different bedroom count buyer to verify. DRIVE-BY ONLY!! DO NOT APPROACH THE PROPERTY OR THE SELLERS!!!

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$520,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, Outside
- \$44400 Gross Scheduled Income
- \$30000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Center Hall, Kitchen, Living Room, Main Floor Bedroom
- Floor: Carpet, Laminate, Tile
- Appliances: Disposal
- Other Interior Features: Crown Molding, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot
- Security Features: Window Bars
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,438
- Electric: \$1,440.00
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$0	\$0	\$1,850
# Of Units With:								
• Separate Electric: 2					• Drapes:			
• Gas Meters: 2					• Patio: 2			
• Water Meters: 1					• Ranges:			
• Carpet: 1					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal: 1								

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5116015035

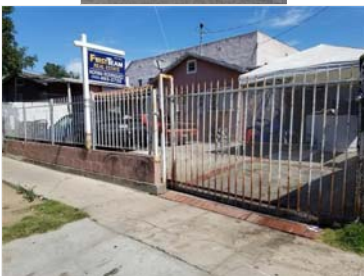
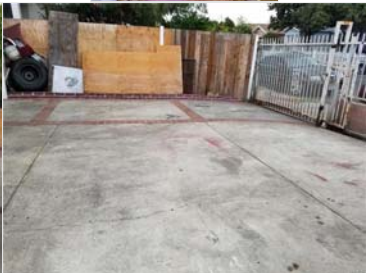
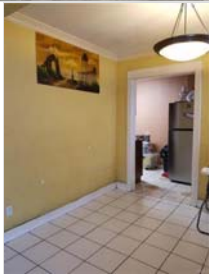
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • Duplex

List / Sold: \$590,000/\$600,000 ↑

420 E 67th St • Los Angeles 90003

6 days on the market

2 units • \$295,000/unit • 1,665 sqft • 5,400 sqft lot • \$360.36/sqft • Built in 1923

Listing ID: PW21252745

East of Avalon Blvd.



Two nicely kept separate units. Front unit is spacious. Contains three bedrooms, 2 bath rooms, large dinning area and inside laundry hook ups. The rear unit was built in 2008. Contains two bedrooms two baths and spacious living/dining room area with laundry hookups inside. Good size paved private yard.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$590,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$326 (Estimated)
- Laundry: Inside
- \$38000 Gross Scheduled Income
- \$36200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02004333
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,975	\$1,975	\$2,500
2:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$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
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6011012037

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: PW21252745

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Closed •List / Sold: **\$610,000/\$610,000** ↑**56 days on the market****Listing ID: SR21187156****5608 Naomi Ave • Los Angeles 90011****2 units • \$305,000/unit • 1,256 sqft • 3,158 sqft lot • \$485.67/sqft •****Built in 1915****110 freeway south, exit**

RECENTLY APPRAISED FOR \$610k AS IS!! 5608-5610 two side by side homes, each has 2 bedrooms and 1 bath, laundry area, and access to back patio. Both have their own front porches and their own driveway. They share the breezeway courtyard in between the two homes. Great for owner user! live in one and rent the other. 5608 has the bugger front porch and has an almost completed attic that can provide some possibilities, window and floor boards are already in place. The location is a short distance to DTLA and USC campus. Each unit is separately metered for gas and electric. Each unit pays for its own utilities. BOM is subject to the cancellation of the current escrow. DRIVE BY ONLY, DO NOT DISTURB TENANTS. INTERIOR SHOWN WITH ACCEPTED OFFER ONLY

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$595,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$235 (Estimated)
- Laundry: Inside
- \$44000 Gross Scheduled Income
- \$43400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Near Public Transit, Utilities - Overhead
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$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	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,200

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5104023020

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: SR21187156

Printed: 12/26/2021 11:58:35 AM

Closed •

4239 S Harvard Blvd • Los Angeles 90062
2 units • \$562,500/unit • 2,965 sqft • 5,896 sqft lot • \$379.43/sqft •
Built in 1913
42nd and Harvard

List / Sold:
\$1,125,000/\$1,125,000 ↓
32 days on the market
Listing ID: SB21216357



BACK ON THE MARKET ! BUYER COULD NOT PERFORM . BEST DEAL IN THE CITY!! Don't miss your chance to view this fantastic INCOME opportunity! 2 PROPERTIES ON 1 LOT, the front house features a massive 4 bedroom 2 bath (Front House) with over 2250 sqft living space. In the back you will find a newly constructed 2 bedroom 1 bath ADU with 675 sqft of living space. This property is perfect for an investor looking to rent out each individual room separately. The rooms in the back are currently going for \$1,200 a month each. The rooms in the main house could easily rent out for \$1500 each! All together that is over \$100,000 in income YEARLY!!!! Situated only a few miles from the Coliseum and USC this property would be perfect for in home care or student living.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Electric
- \$389 (Estimated)
- Laundry: Dryer Included, Washer Included
- \$86400 Gross Scheduled Income
- 1 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: \$11,500
- Electric: \$2,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01897136
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5021010028

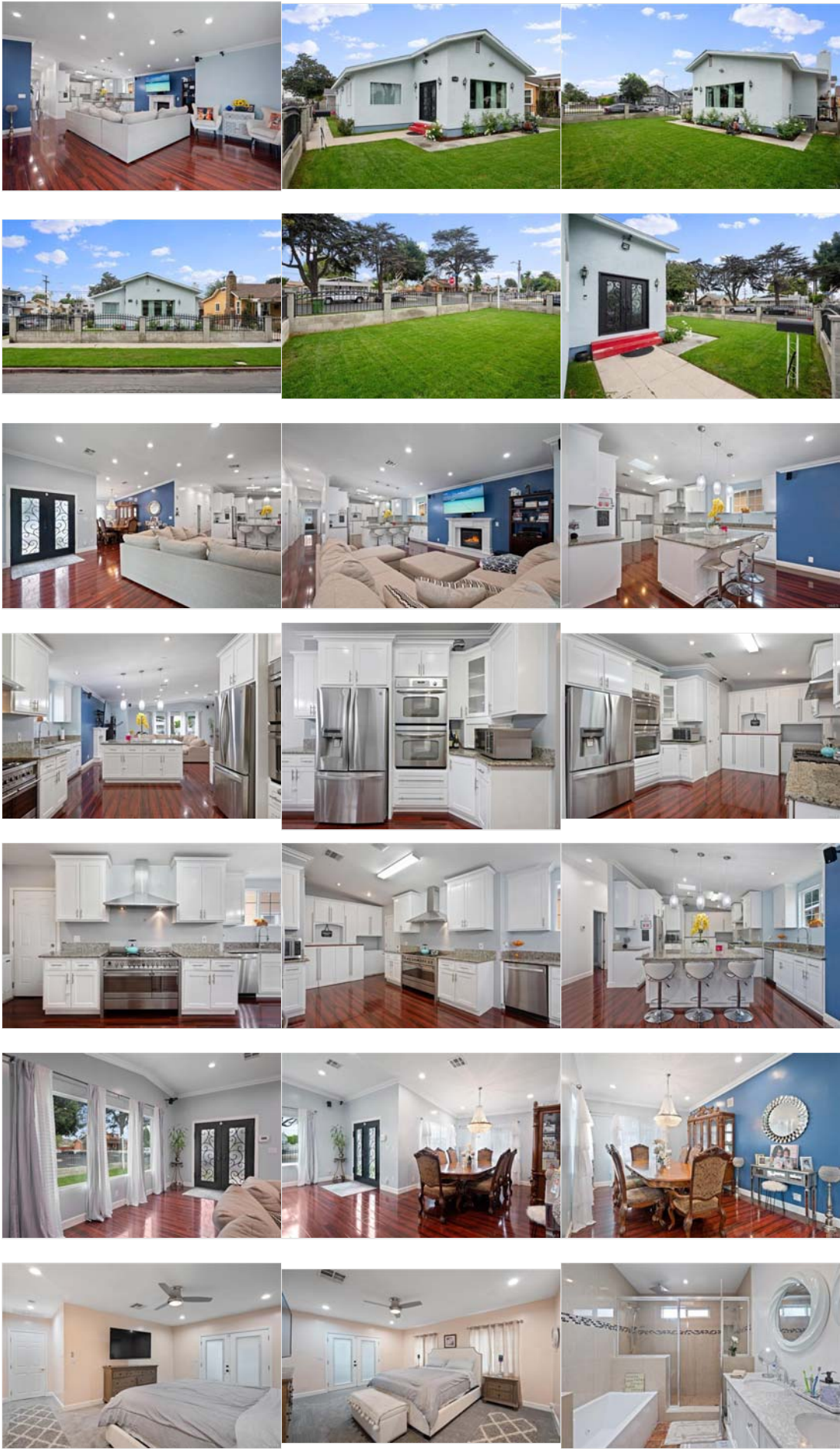
Michael Lembeck

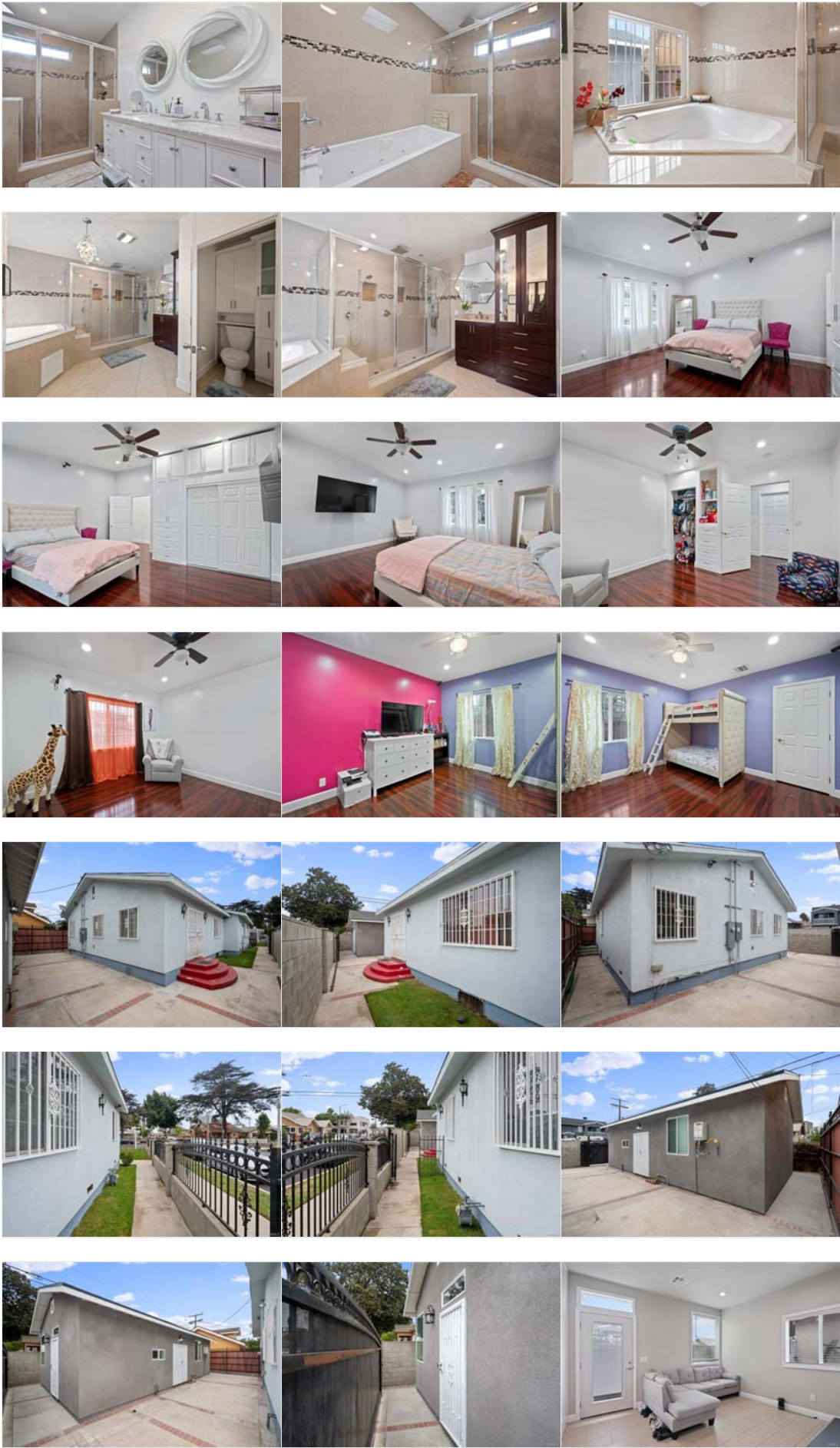
State License #: 01019397
Cell Phone: 714-742-3700

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: SB21216357

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Closed • Duplex

List / Sold: \$608,000/\$600,000 ↓

5918 Bonsallo Ave • Los Angeles 90044

62 days on the market

2 units • \$304,000/unit • 1,689 sqft • 5,670 sqft lot • \$355.24/sqft • Built in 1930

Listing ID: SR21192376

From Figueroa, head West on 59th Pl, head North on Bonsallo ave



Amazing opportunity to purchase a duplex less than 3 miles from USC! Property features 2 bedrooms 1 bath. Each unit has a one car detached garage, washer/dryer hookups.

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$650,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$353 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$27456 Gross Scheduled Income
- \$20256 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Near Public Transit, No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,200
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01295199
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,144	\$1,144	\$0
2:	1	2	1	1	Unfurnished	\$1,144	\$1,144	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6004031025

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: SR21192376

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Closed •

List / Sold: **\$599,990/\$535,000** ↓

343 E 35Th St • Los Angeles 90011

46 days on the market

2 units • \$299,995/unit • 1,480 sqft • 5,000 sqft lot • \$361.49/sqft • Built in 1903

Listing ID: 21785468

North of MLK. East of Main St.



Duplex with lots of upside. Unit 343 and 345. 2 bedrooms 1 bath each. One of the units has a 3rd bedroom/bonus room and a 1/2 bath (which may not be permitted) buyer to do their own due diligence. Property is a PROBATE sale and is being sold in its as is present condition. Court confirmation not needed. There is a double garage in the rear that was converted to living dwelling without permits. Both units will be vacant at COE. Great investment opportunity. Please do not disturb occupants.

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$599,990
- 2 Buildings
- Heating: Floor Furnace
- Laundry: Inside

Interior

- Floor: Carpet, Vinyl

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00845083
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

- Probate Listing sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5120015022

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: 21785468

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Closed • Duplex

List / Sold: **\$659,950/\$659,000** ↓

24155 Arch St • Newhall 91321

114 days on the market

2 units • \$329,975/unit • 1,552 sqft • 6,150 sqft lot • \$424.61/sqft • Built in 1962

Listing ID: SR21146015

On Arch St, between 4th and 5th



Charming duplex located in the highly-desirable city of Newhall! Both units have 2 bedrooms and 1 bathroom, separate electric meters, separate water meters, and separate gas meters.... There is also a private laundry area in each unit... an attached 2-car carport, lots of driveway space... and so much more! Come and take a look TODAY!

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$659,950
- 2 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Individual Room, Inside
- \$4000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Tile
- Appliances: Microwave, Refrigerator, Water Heater

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: 00905345
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- DNEW - Downtown Newhall area
- Los Angeles County
- Parcel # 2831019017

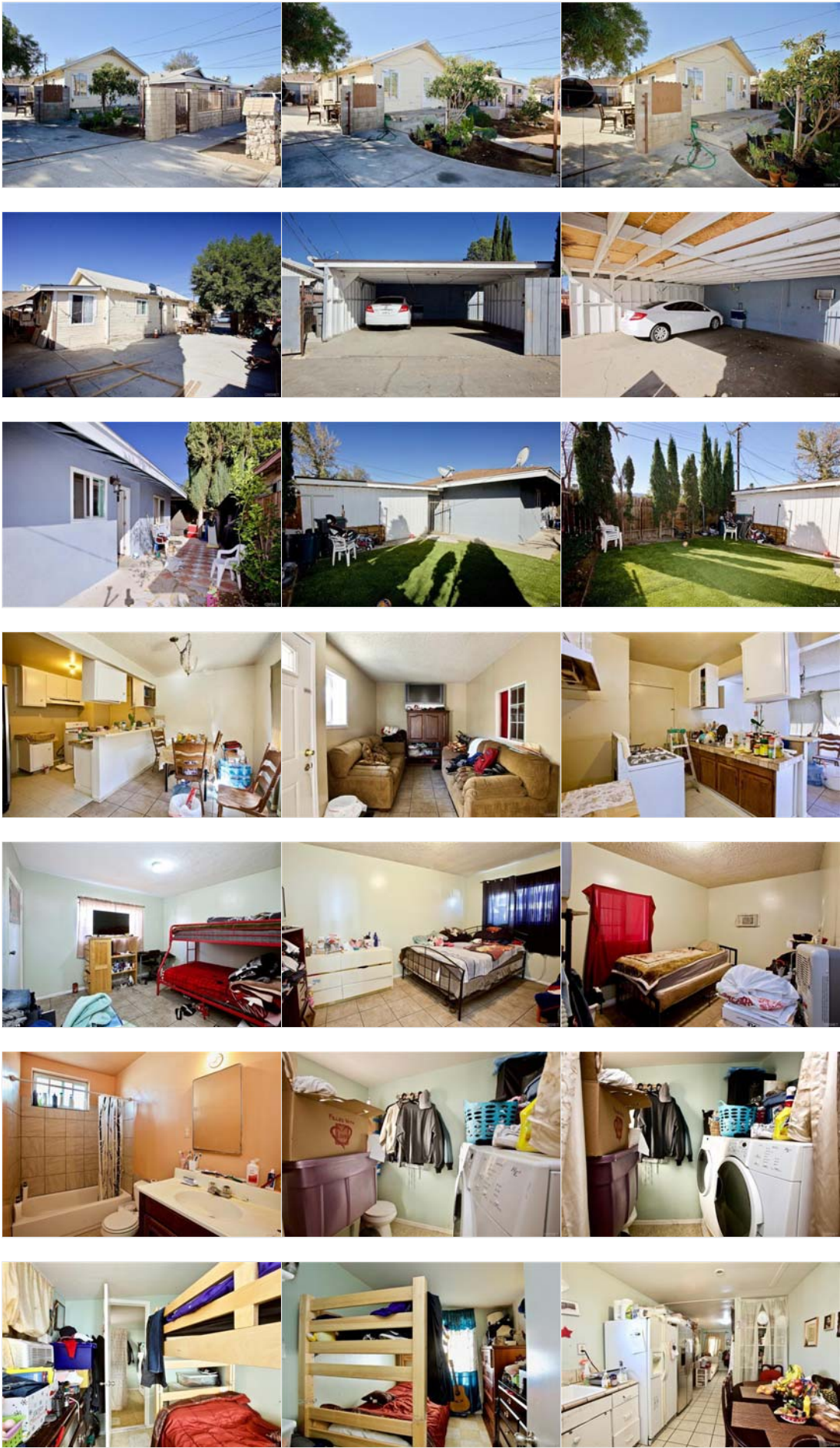
Michael Lembeck

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: SR21146015

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Closed • Duplex

List / Sold: **\$685,000/\$695,000** ↑

6046 3rd Ave • Los Angeles 90043

36 days on the market

2 units • **\$342,500/unit** • **1,624 sqft** • **4,802 sqft lot** • **\$427.96/sqft** • **Built in 1928**

Listing ID: PF21222951

West of Western- South of Slauson



Wonderful investment opportunity. This charming duplex with original character is perfect for first time buyers or investors. Two lovely units, each one opens to a generous living area with cove ceilings, a lovely archway and decorative fireplaces. The kitchen is also open with washer and dryer hook ups for added convenience. The hallway leads to two nice size bedrooms and a spacious, newer bathroom. At the end of the hall is a door that leads to the expansive backyard patio with plenty of space for entertaining. There is a new roof and a detached garage. The long driveway provides ample parking. Live in one and rent out the other! It is centrally located to shopping, dining and public transportation. This won't last!

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$685,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Electric, Wall Furnace
- \$292 (Estimated)
- Laundry: Electric Dryer Hookup, In Kitchen, Washer Hookup
- \$1420 Gross Scheduled Income
- \$12822 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: None
- Other Interior Features: Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,218
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,698
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,420	\$1,420	\$1,775
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,775

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
- Rent Controlled
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4007003012

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: PF21222951

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Closed •

List / Sold: **\$1,140,000/\$1,140,000**

2826 W 43RD PI • Los Angeles 90008
2 units • \$570,000/unit • 2,796 sqft • 4,420 sqft lot • \$407.73/sqft •
Built in 1928
Vernon to

0 days on the market
Listing ID: 21113777



Property sold off market. Entering in MLS for comps purposes only.

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$1,140,000
- 1 Buildings
- Heating: Floor Furnace, Wall Furnace
- \$3100 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- 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	2	0		Unfurnished	\$0	\$0	\$2,650
2:	1	2	0		Unfurnished	\$2,650	\$2,650	\$2,650
3:			0					
4:			0					
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					
12:			0					
13:			0					

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5023016019

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: 21113777

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Closed • Duplex

List / Sold: **\$325,000/\$329,000** ↑

38441 Frontier Ave • Palmdale 93550

17 days on the market

2 units • \$162,500/unit • 1,442 sqft • 6,712 sqft lot • \$228.16/sqft • Built in 1954

Listing ID: BB21235679

North of E Palmdale Blvd



Palmdale duplex for sale. This is a great income property located on a corner lot. The front house has 3 bedrooms and 2 bathrooms, the largest bedroom and bath was converted to an extra unit and has a kitchenette in it. The back house is a 1 bedroom 1 bath with its own entrance and gated parking. The back unit has central heat and air conditioning. There is also a 2 car garage. There are long term tenants here who are paying rent regularly and take great care of the place. This property is sold with the tenants in place, submit offers subject to interior inspection. Property is sold as-is.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$325,000
- 2 Buildings
- 8 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$23736 Gross Scheduled Income
- \$20116 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Level with Street, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,620
- Electric: \$720.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521876
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$500
- Workman's Comp:
- Professional Management: 1200
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$1,303	\$1,303	\$1,600
2:	1	1	1	1	Unfurnished	\$675	\$675	\$1,000

Of Units With:

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

Additional Information

- Standard sale
- PLM - Palmdale area
- Los Angeles County
- Parcel # 3021028015

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: BB21235679

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Closed •List / Sold: **\$849,900/\$826,000 ↓****4727 E 58th St • Maywood 90270****34 days on the market****2 units • \$424,950/unit • 2,724 sqft • 9,463 sqft lot • \$303.23/sqft • Built in 1927****Listing ID: DW21179525****From Slauson take right no Mayflower then right on 58th St**

Large Duplex in beautiful city of Maywood ! perfect for large family ,or investor who likes to add to his or her portfolio , could be sold separately or together with adjacent property next door (4723 1/2 E 58th St). There is a non conforming conversion in the garage without permit that is bringing an additional \$1,000/month none of the tenants are been affected by COVID -19 all paying on time . This wont last .

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$849,900
- 2 Buildings
- 3 Total parking spaces
- \$993 (Estimated)
- 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: 01914184
- 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	5	3	2	Unfurnished	\$2,050	\$2,050	\$3,200
2:	1	3	1	1	Unfurnished	\$2,042	\$2,000	\$2,800

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
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6314015018

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: DW21179525

Printed: 12/26/2021 11:58:36 AM

List / Sold: **\$2,100,000/\$2,100,000****Closed • Duplex****21925 De La Osa St • Woodland Hills 91364****2 units • \$1,050,000/unit • 3,911 sqft • .14 acre(s) lot • \$536.95/sqft • Built in 2020****9 days on the market****Listing ID: SR21239057****Exit 101 FWY - Topanga Canyon Boulevard SOUTH - North East Corner of Topanga and De La Osa Street - Two Streets Before Dumetz Street**

Back on Market! Newly constructed modern duplex south of the boulevard off of Topanga Canyon. Modern architecture and designs, modern finishes, and beautiful landscaping surround this duplex oasis. Live in one, collect income on the other...the perfect scenario! Schedule a showing today, by appointment only. (Seller will cooperate with 1031 Exchanges)

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$2,100,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$17,500 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Master Bathroom, Master Bedroom
- Floor: Laminate
- Appliances: Built-In Range, Dishwasher, Electric Range, Freezer, Disposal, Range Hood, Refrigerator, Tankless Water Heater
- Other Interior Features: Balcony, High Ceilings, Recessed Lighting, Storage, Two Story Ceilings, Unfurnished

Exterior

- Lot Features: Corner Lot, Landscaped, Level with Street, Rectangular Lot, Sprinklers Drip System
- Security Features: Closed Circuit Camera(s), Security System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01210076
- 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	4	2	Unfurnished	\$0	\$0	\$4,900
2:	1	3	3	1	Unfurnished	\$3,750	\$3,750	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- WHLL - Woodland Hills area
- Los Angeles County
- Parcel # 2169007028

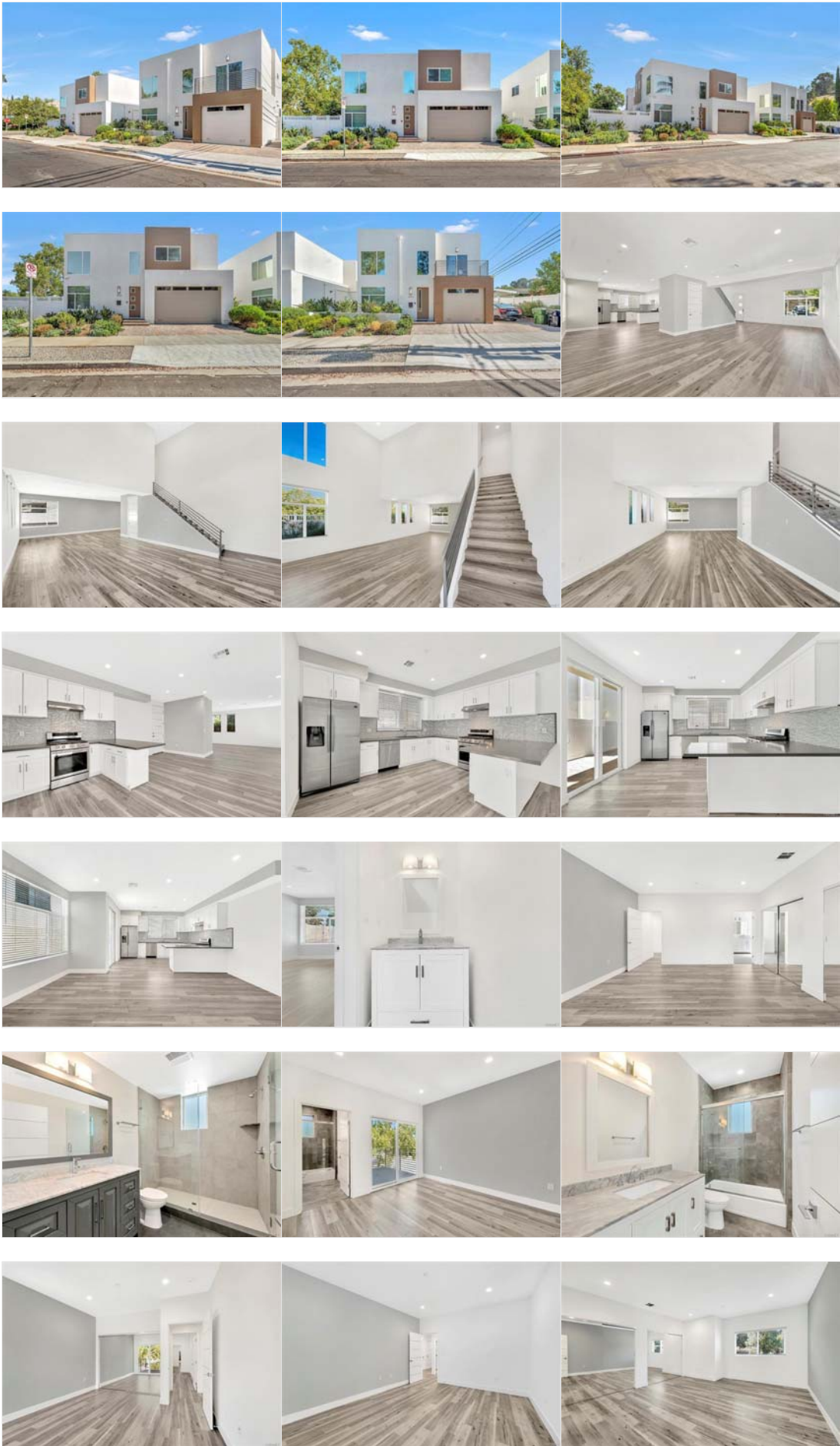
Michael Lembeck

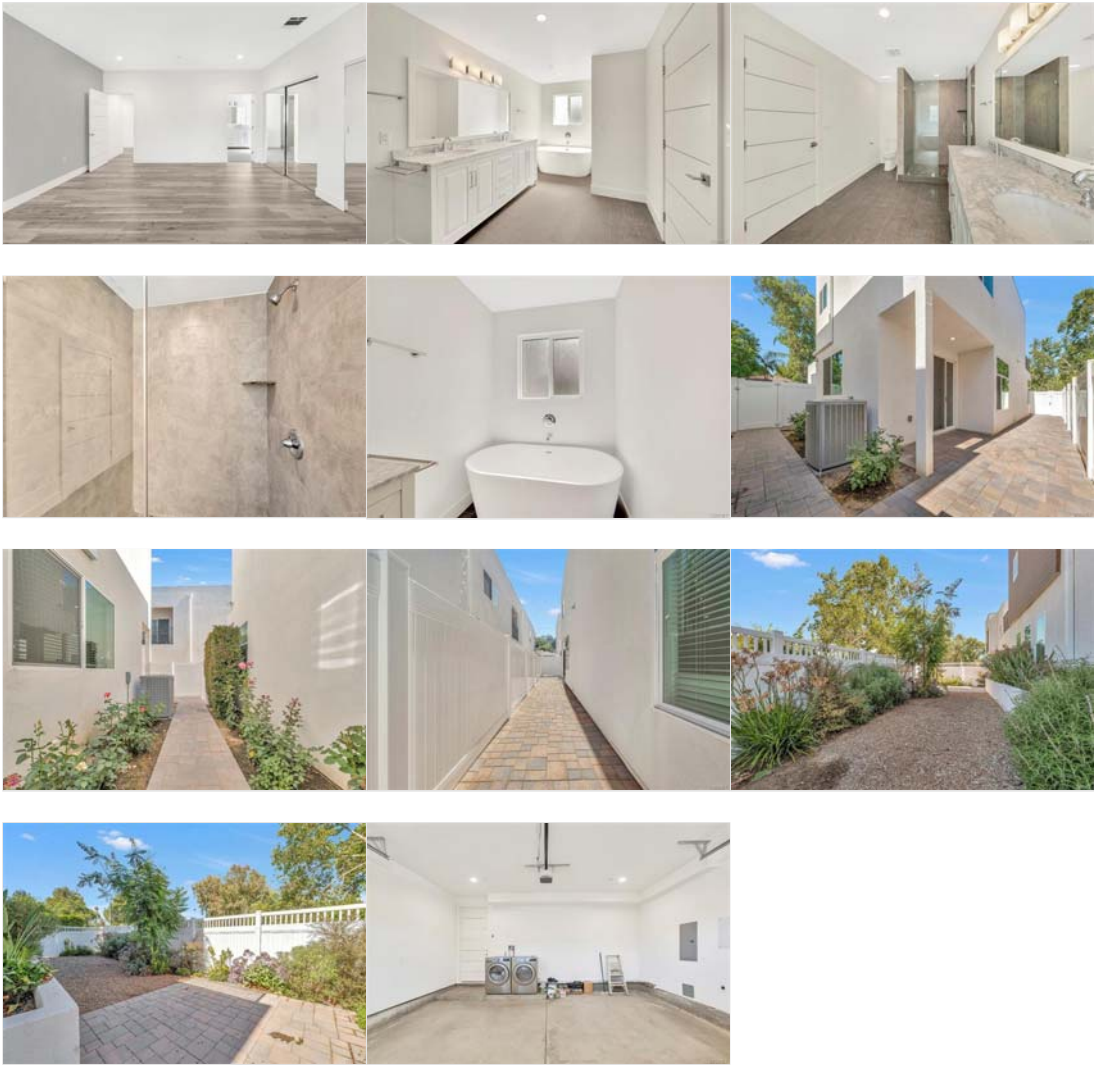
State License #: 01019397
Cell Phone: 714-742-3700

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: SR21239057

Printed: 12/26/2021 11:58:36 AM

List / Sold:

Closed • **Triplex****\$3,200,000/\$3,125,000** ↓**0 days on the market****2527 Myrtle Ave** • Hermosa Beach 90254**3 units** • **\$1,066,667/unit** • **2,575 sqft** • **3,002 sqft lot** • **\$1213.59/sqft** •**Built in 1940****Listing ID: SB21188541****West on Artesia - Artesia becomes Gould Ave. left on Morningside. right on 26th St. Left on Myrtle.**

This is your chance to own a piece Hermosa Beach Sand Section - 3 units built in the glory days of 1940's Hermosa with two of the three units providing panoramic ocean views. You could Live in one UNIT, lease out the other two. WOW living at the beach while creating an income on the two other units...Is this paradise or what? OR use your creativity, hire an architect, and build your Dream Home with an additional ADU and a Mini ADU (contact HB Building Dept. to verify building restrictions). This a street to alley lot—with two units on Myrtle Ave and one unit on Ozone Court facing the ocean. The two units facing Myrtle are two bedrooms/1 bath with original hardwood floors and galley kitchens. The upper unit has panoramic ocean views with two balconies, one with an ocean view and one with a city view. The sunsets are stunning! The bottom unit has original hardwood floors, large living room and separate dining room. In the peaceful courtyard filled with hundreds of plants, you will find a casita perfect for an office, artist studio or whatever you choose. And do not miss the gazebo –a terrific hideaway in the courtyard. The third unit is a classic 1bed/1bath above the three single car garages. This Little Gem has total privacy: no shared walls. There are hardwood floors, 1940's original tile in the kitchen & bathroom & a priceless panoramic ocean view framed by a large picture window in the living room... The units total about 2575 sq. ft of living space on a 3002 sq. ft. lot. Live steps from the sand, and enjoy the beach, surfing, Boogie Boarding, Sand Volleyball, running or strolling on the world-famous Strand. You are a minute from the cleaners, the mini mart, coffee shop, and local neighborhood bar/restaurant. If parks are your thing, Valley Park is just up the street with a kid's playground, basketball courts, a BBQ area, a soccer field and plenty of space for a picnic. There are play areas for you and your dog too. If you have young children, the brand-new Hermosa Vista School is a minute East. Power lines are underground in this district, so the rooftop views are clear and crisp. In the heart of a coastal neighborhood, this location is great for family, friends, and recreation. You cannot beat the price, the view, or the location! Call for information. We will follow Covid 19 guidelines when we go active. Please do not disturb tenants.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$3,200,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$986 (Assessor)
- Laundry: In Closet, Inside, Outside, Stackable, Washer Hookup, Washer Included
- \$42600 Gross Scheduled Income
- \$35521 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Attic, Entry, Guest/Maid's Quarters, Kitchen, Laundry, Living Room, Main Floor Bedroom, Walk-In Closet
- Floor: Wood
- Appliances: Free-Standing Range, Freezer, Gas & Electric Range, Gas Range, Gas Cooktop, Gas Water Heater, High Efficiency Water Heater, Refrigerator, Vented Exhaust Fan, Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s), Ceramic Counters, Copper Plumbing Full, Formica Counters, Living Room Balcony, Pantry, Storage, Tile Counters, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Garden, Level with Street, Rectangular Lot, Near Public Transit, Park Nearby, Value In Land, Walkstreet, Yard
- Waterfront Features: Fishing in Community, Ocean Side Of Highway 1
- Security Features: Smoke Detector(s)
- Fencing: Good Condition, Vinyl
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$7,079
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$165
- Cable TV: 01902970
- Gardener:
- Licenses:
- Insurance: \$1,714
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,250	\$27,000	\$3,500
2:	1	2	1	1	Unfurnished	\$1,750	\$21,000	\$4,000
3:	1	1	1	1	Unfurnished	\$1,800	\$21,600	\$3,000

Of Units With:

- Separate Electric: 3
 - Gas Meters: 3
 - Water Meters: 1
 - Carpet: 0
 - Dishwasher: 0
 - Disposal: 0
- Drapes: 0
 - Patio: 3
 - Ranges: 3
 - Refrigerator: 3
 - Wall AC: 0

Additional Information

- Trust sale
 - Rent Controlled
- 148 - Hermosa Bch Sand area
 - Los Angeles County
 - Parcel # 4182012028

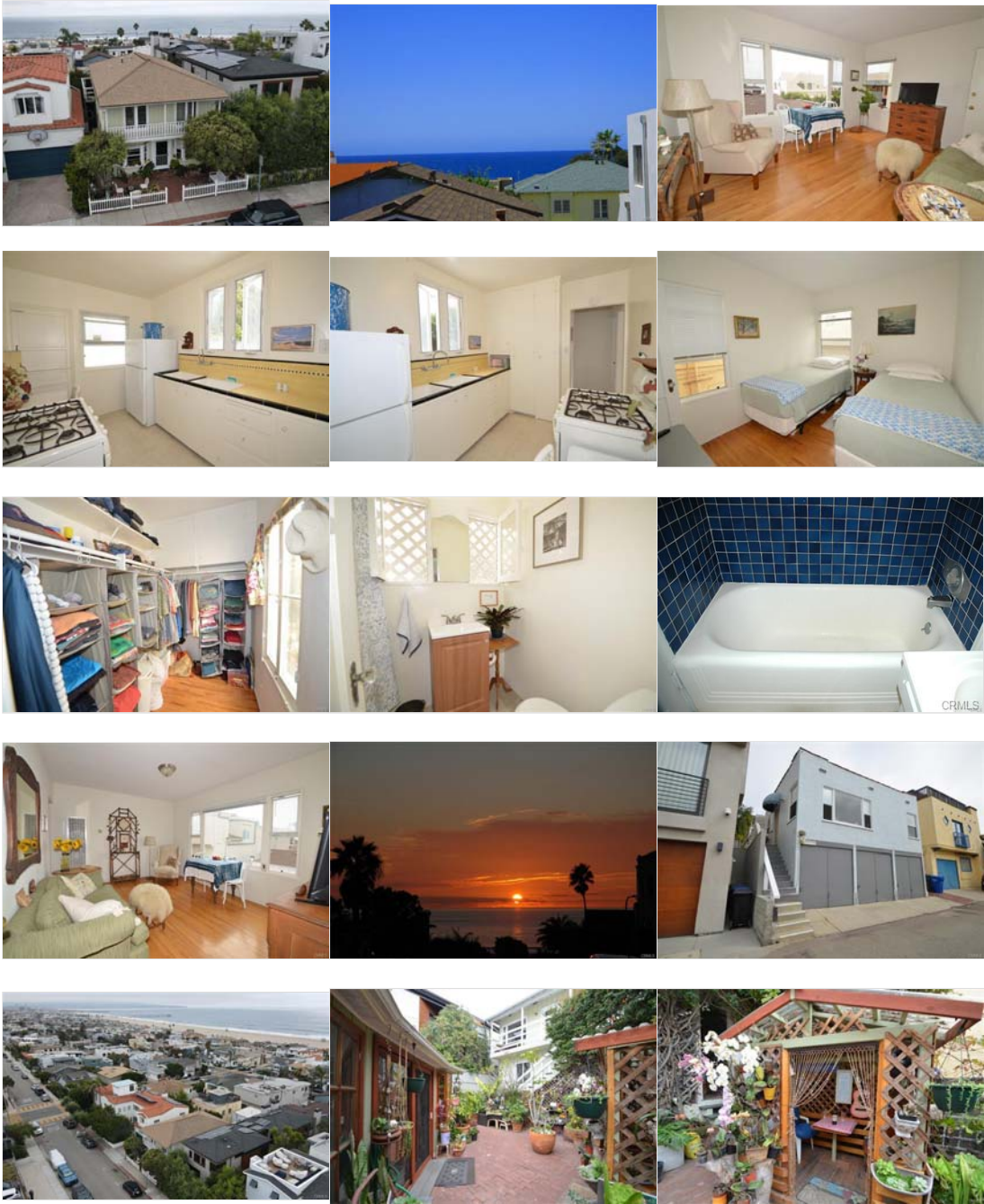
Michael Lembeck

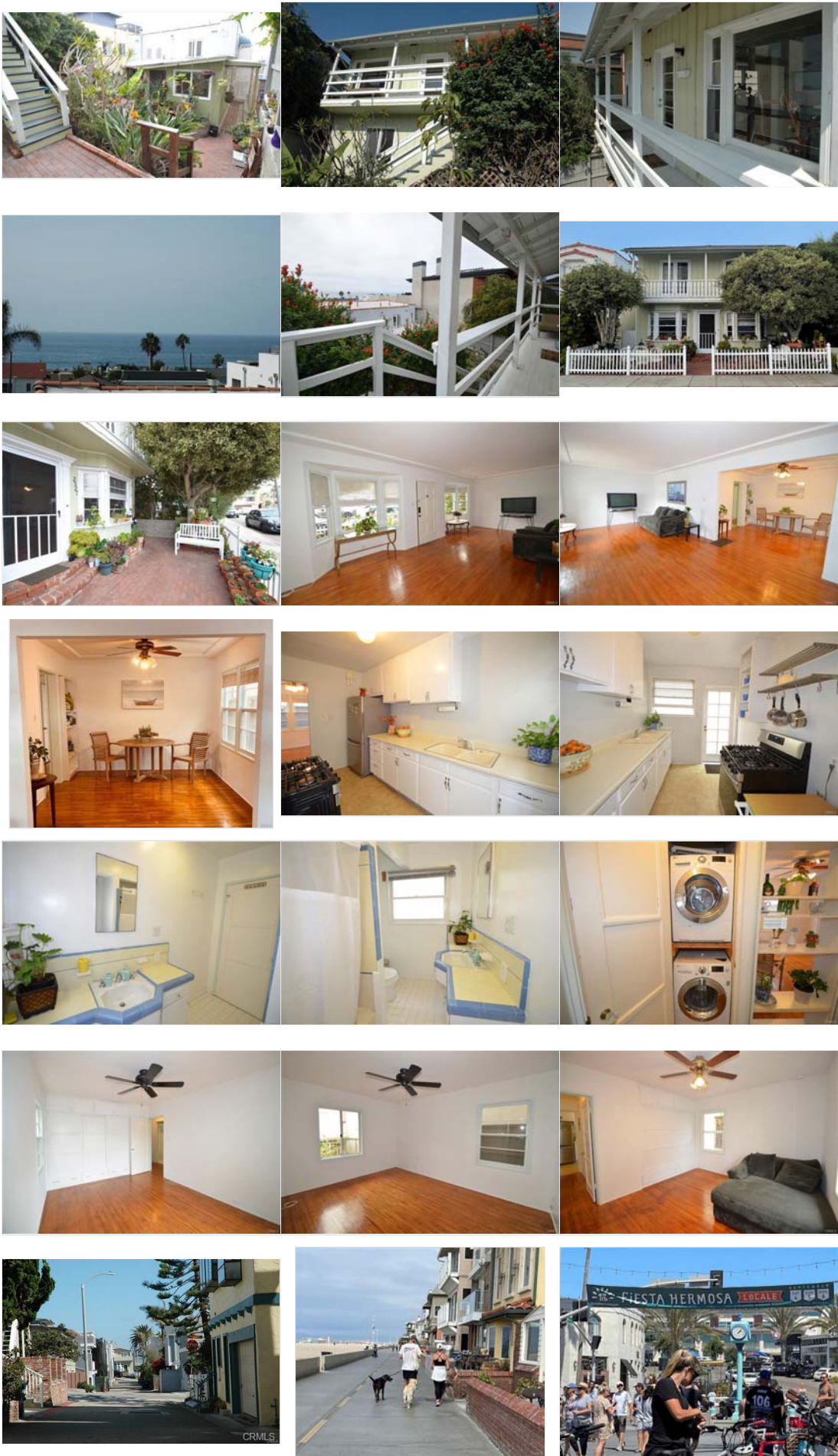
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Cell Phone: 714-742-3700

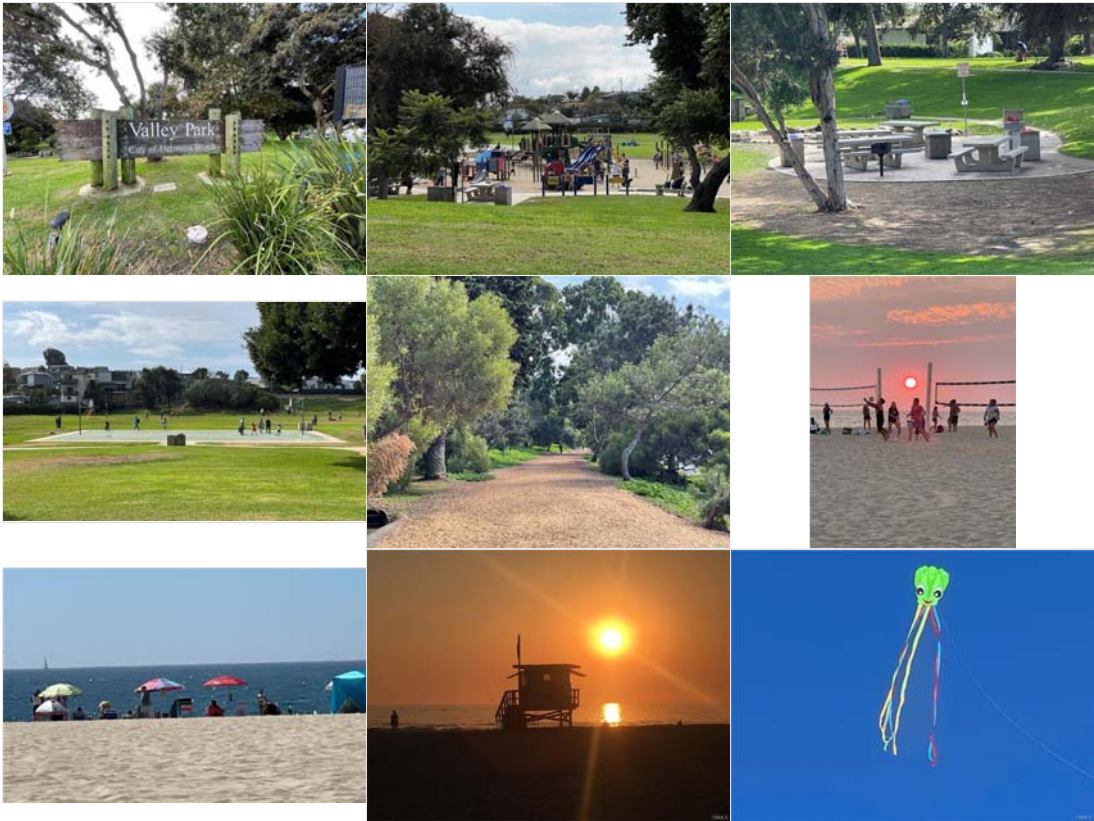
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB21188541

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Closed •

4571 Alumni Ave • Los Angeles 90041
3 units • \$478,333/unit • 2,662 sqft • 7,485 sqft lot • \$582.27/sqft •
Built in 1920
N of York blvd, E of Eagle Rock

List / Sold:
\$1,435,000/\$1,550,000 ↑
9 days on the market
Listing ID: 21102047



Fully vacant, move-in ready triplex on a beautiful street in Eagle Rock! Sellers have done all of the heavy lifting here with all major system upgrades. Situated on an oversized 7,485 sq ft lot, this property oozes pride of ownership and curb appeal. Set back from the street you will find a charming, character filled Spanish duplex with two 1bd/1bath units. Each unit is separately metered for gas & electric and has been updated with Kohler fixtures, newer flooring, newer windows and complete with washer/dryer hook-ups. One unit enjoys a sizable private yard while the other is appointed with the front porch. At the rear of the property is the private, 3 bed/2 bath stand alone 1587 sq ft home. Owner-occupied for 32 years, this home was taken down to the studs in 2006 and since been maintained with pristine detail. Upgrades include windows, HVAC, hardwood flooring, custom closets & cabinets. Owners and tenants alike will appreciate the private yard, garage, shed and ample parking. Offset your mortgage by living in the back home and renting out the charming front 1bd/1bath units or turn this into a money making machine by renting out all 3 units. Unbeatable location between all the excitement on York and Eagle Rock Blvds with close proximity to Occidental College.

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$1,435,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Washer Included, Dryer Included, Stackable
- 3 electric meters available
- 3 gas meters available

Interior

- Rooms: Master Bathroom, Living Room, Walk-In Closet
- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator
- Other Interior Features: Ceiling Fan(s), Crown Molding

Exterior

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

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	2		Unfurnished	\$0	\$0	\$4,500
2:	1	1	1		Unfurnished	\$0	\$0	\$2,100
3:	1	1	1		Unfurnished	\$0	\$0	\$2,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 618 - Eagle Rock area

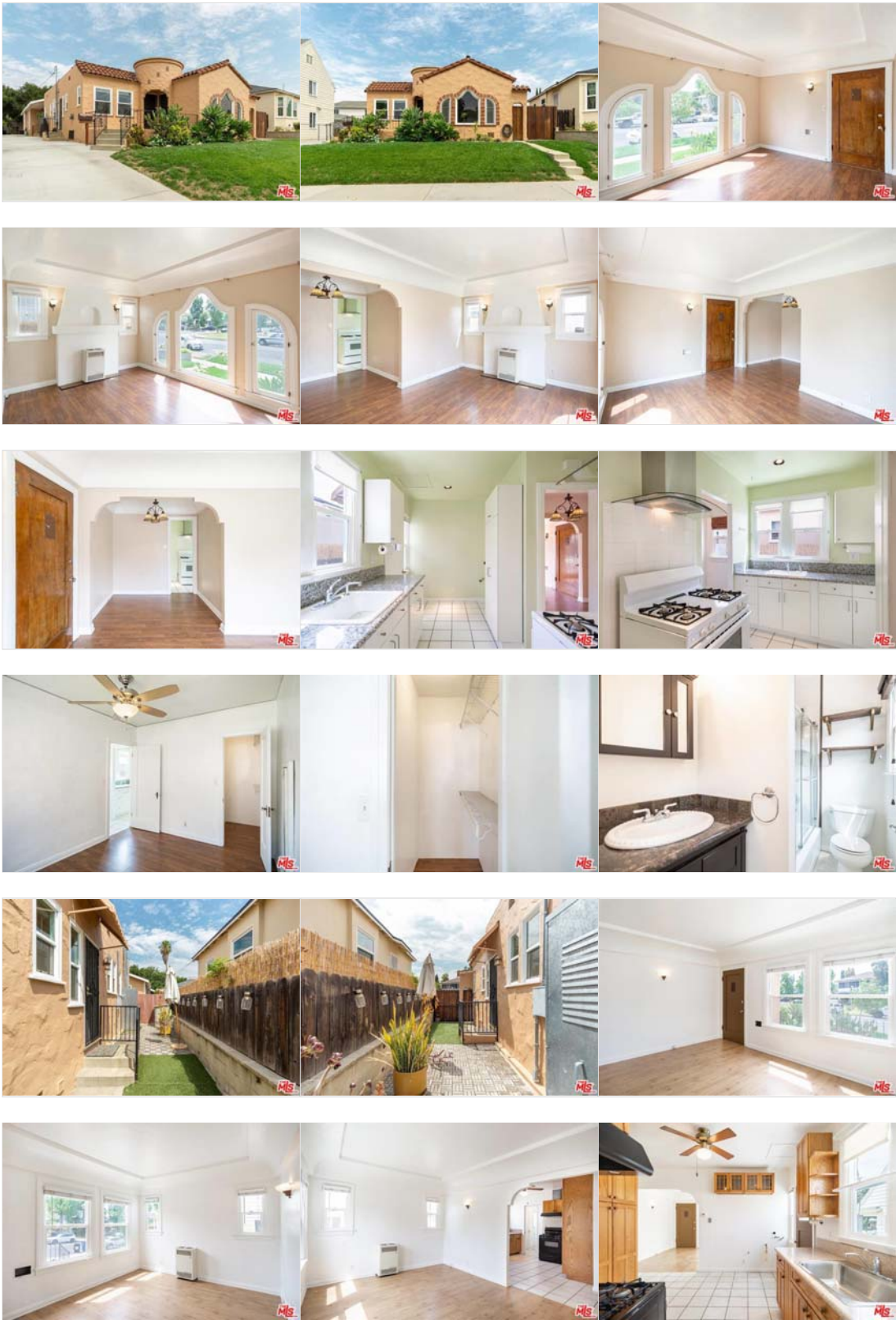
- Rent Controlled

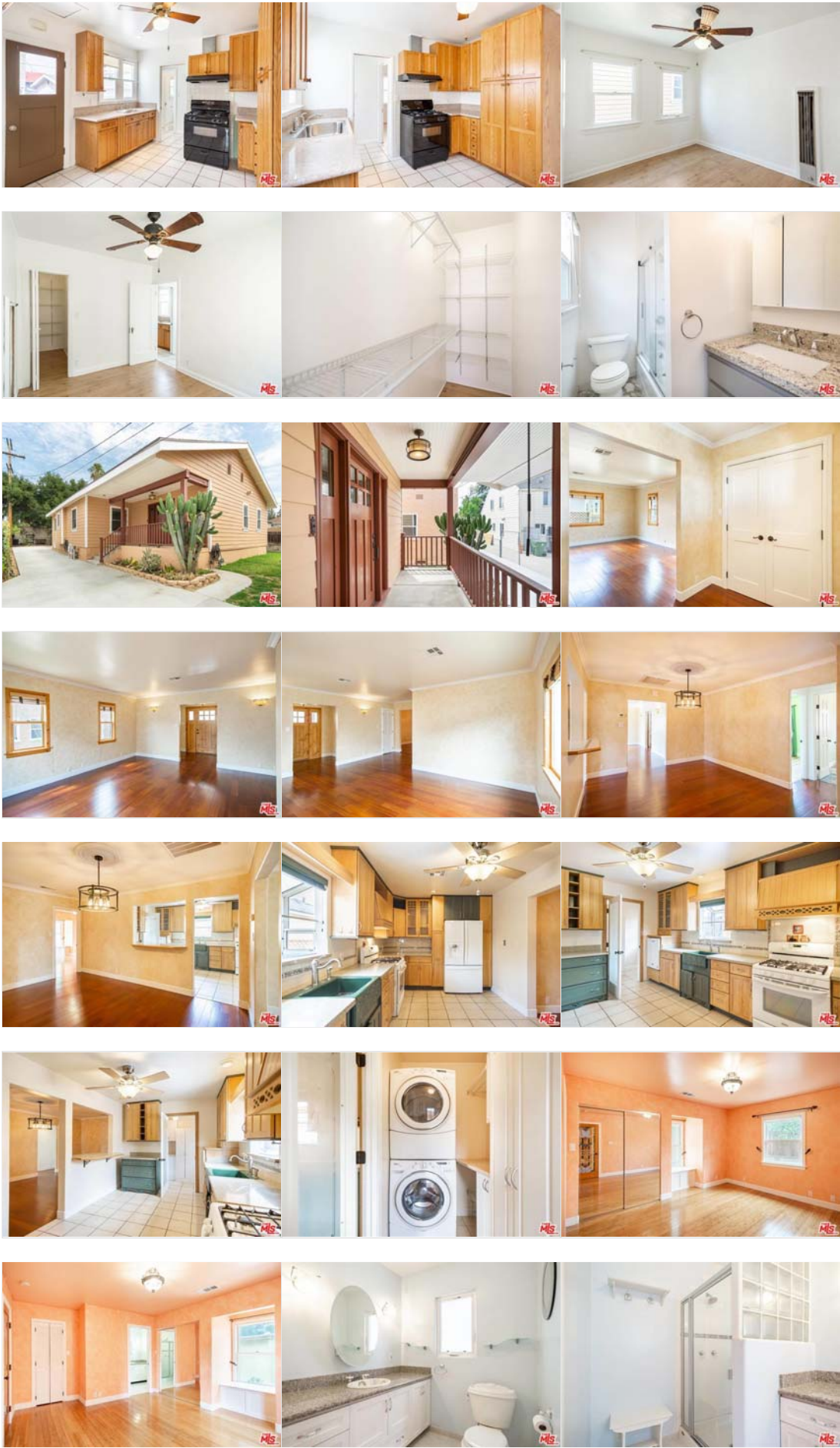
- Los Angeles County
- Parcel # 5474007029

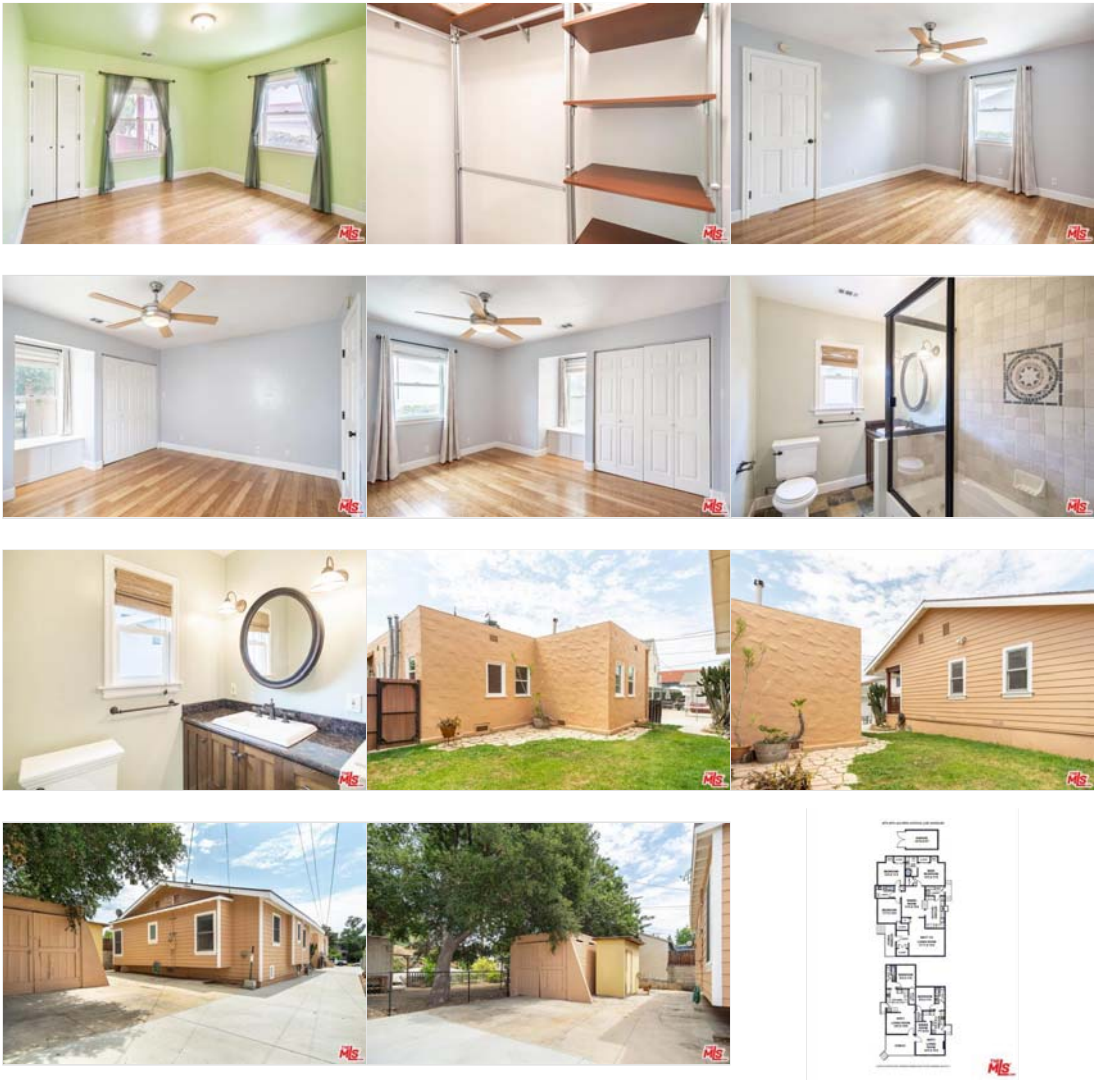
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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: 21102047

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List / Sold:

Closed • **Triplex****\$1,799,000/\$1,740,000** ↓

75 days on the market

Listing ID: TR21183880

201 W Walnut Ave • **Monrovia 91016****3 units** • **\$599,667/unit** • **3,427 sqft** • **7,722 sqft lot** • **\$507.73/sqft** •**Built in 1987****Huntington Dr**

Great investment property in the city of Monrovia. Surrounded by greenery, the triplex features a total of 3 units with the main house in front (1 unit- single house style) and back house (2 units- townhomes style). The main house has an attached garage plus 2 additional car spaces and a spacious balcony. The back house each has their own detached 2 car space garage. All 3 units are currently rented at way below market price so there is a huge upside rent potential and the property requires little maintenance. Utilities are paid by tenants except for common area. Great investment choice! Walking distance to historical area Old Town Monrovia. Don't miss out!

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$1,799,000
- 2 Buildings
- 10 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$1,134 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- \$84600 Gross Scheduled Income
- \$80125 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bedroom

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,475
- Electric: \$2,075.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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	2	2	Unfurnished	\$2,500	\$2,500	\$3,000
2:	1	2	2	2	Unfurnished	\$2,350	\$2,350	\$2,600
3:	1	2	2	2	Unfurnished	\$2,200	\$2,200	\$2,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher: 3
- Disposal: 3
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8516034030

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: TR21183880

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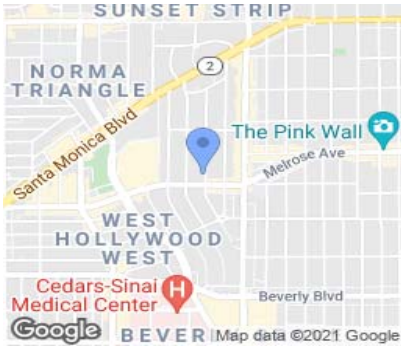
Closed •

List / Sold:
\$2,495,000/\$2,350,000 ↓

94 days on the market

Listing ID: 21782188

627 Westmount Dr • West Hollywood 90069
3 units • \$831,667/unit • 2,229 sqft • 5,855 sqft lot • \$1054.28/sqft •
Built in 1949
West of La Cienega and North of Melrose



FOR SALE FOR THE FIRST TIME IN OVER 40 YEARS. Prime Location in the epicenter of West Hollywood; steps to Melrose Ave, Urth Caffe, RH and the some of the most celebrated dining and shopping in all of Los Angeles. The main residence and one rear unit delivered VACANT (2 of 3 units). This contemporary-traditional 2 bed / 2 bath, light-filled main residence has been meticulously updated with a new kitchen with SS appliances and two luxurious bathrooms with high end finishes and hardware. Original built-ins, charming bay window, gas burning fireplace and hedged and gated for privacy. The vacant, upper 1 bedroom unit has been updated with a modern kitchen with eat in bar and elegant bath. 4 garage parking spaces below 2 rear units maximizes options for parking and/or storage. Minutes to Beverly Hills, The Sunset Strip, The Beverly Center, The Grove and more!

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$2,995,000
- 3 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$0
2:	1	1	1		Unfurnished	\$0	\$0	\$0
3:	1	1	1		Unfurnished	\$0	\$1,324	\$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
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4337008022

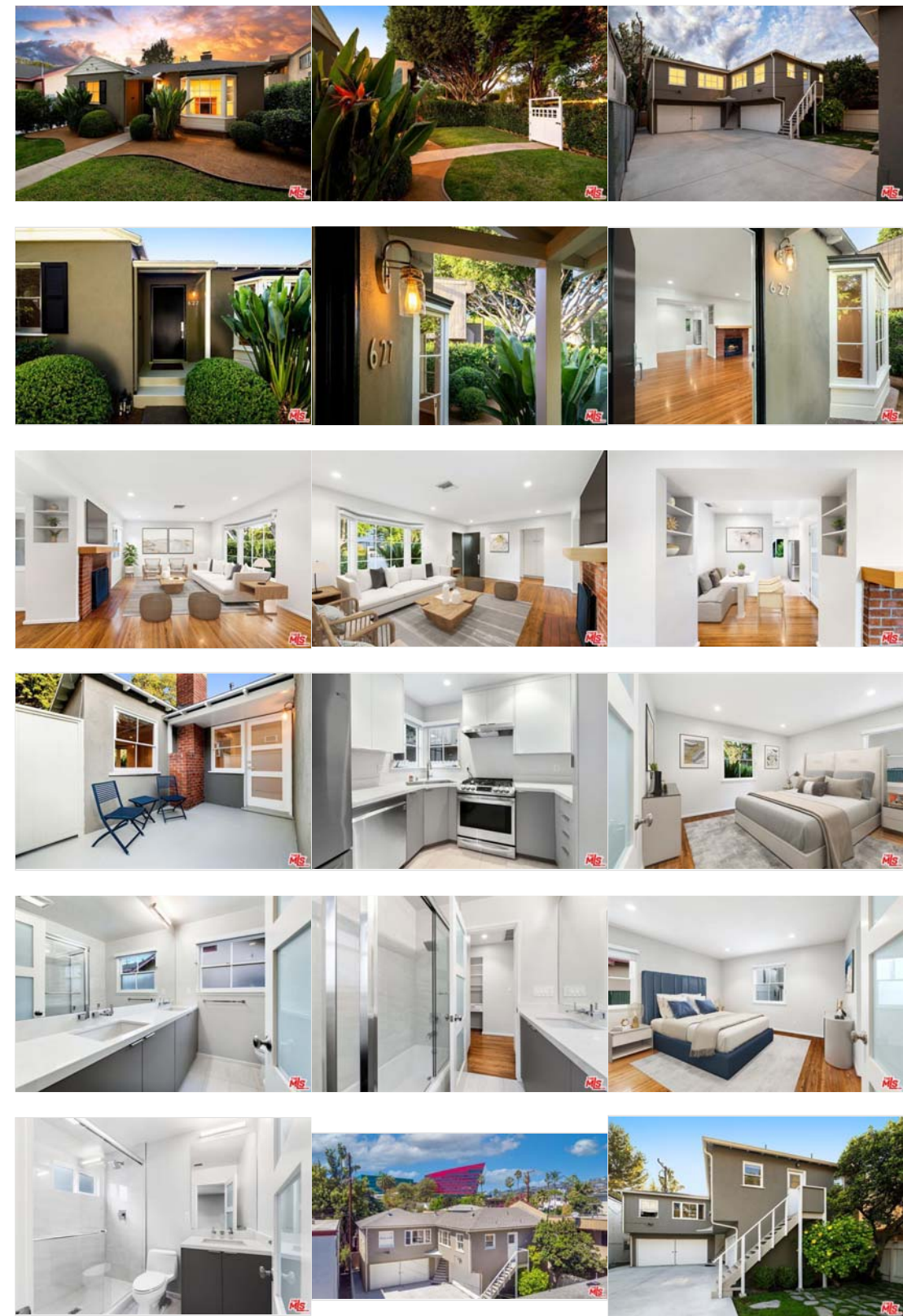
Michael Lembeck

Re/Max Property Connection

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

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

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Closed • Triplex

3032 Exposition Blvd • Santa Monica 90404
3 units • \$599,667/unit • 1,495 sqft • 5,000 sqft lot • \$1170.57/sqft •
Built in 1953
West of Centinela. South of Olympic.

List / Sold:
\$1,799,000/\$1,750,000 ↑
38 days on the market
Listing ID: SB21219530



Welcome to 3032 Exposition Blvd. The best Owner-User triplex on the Westside. The minute you arrive, you'll love the turf landscaping and drought tolerant plants. Ensuring a perfect yard everyday while reducing your need for gardening services and additional water use. Inside, we've completely remodeled and restored the vacant units consistent with what you would find in new construction homes. White shaker cabinets, quartz marble counter tops, restored original hardwood floors and large, private patios. It's all been redone. This property features an extremely desirable location being close to the Metro Rail Station, Beach Bodies Corp, Riot Games, etc. With two units open for occupancy, move into one unit and rent the others for top dollar.

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$1,699,000
- 1 Buildings
- 3 Total parking spaces
- \$813 (Estimated)
- Laundry: Common Area, Community, Dryer Included, In Garage, Washer Included
- \$31047 Gross Scheduled Income
- \$23572 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,923
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,212
- 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	1	Unfurnished	\$0	\$0	\$3,000
2:	1	1	1	1	Unfurnished	\$0	\$0	\$3,000
3:	1	1	1	1	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4268023007

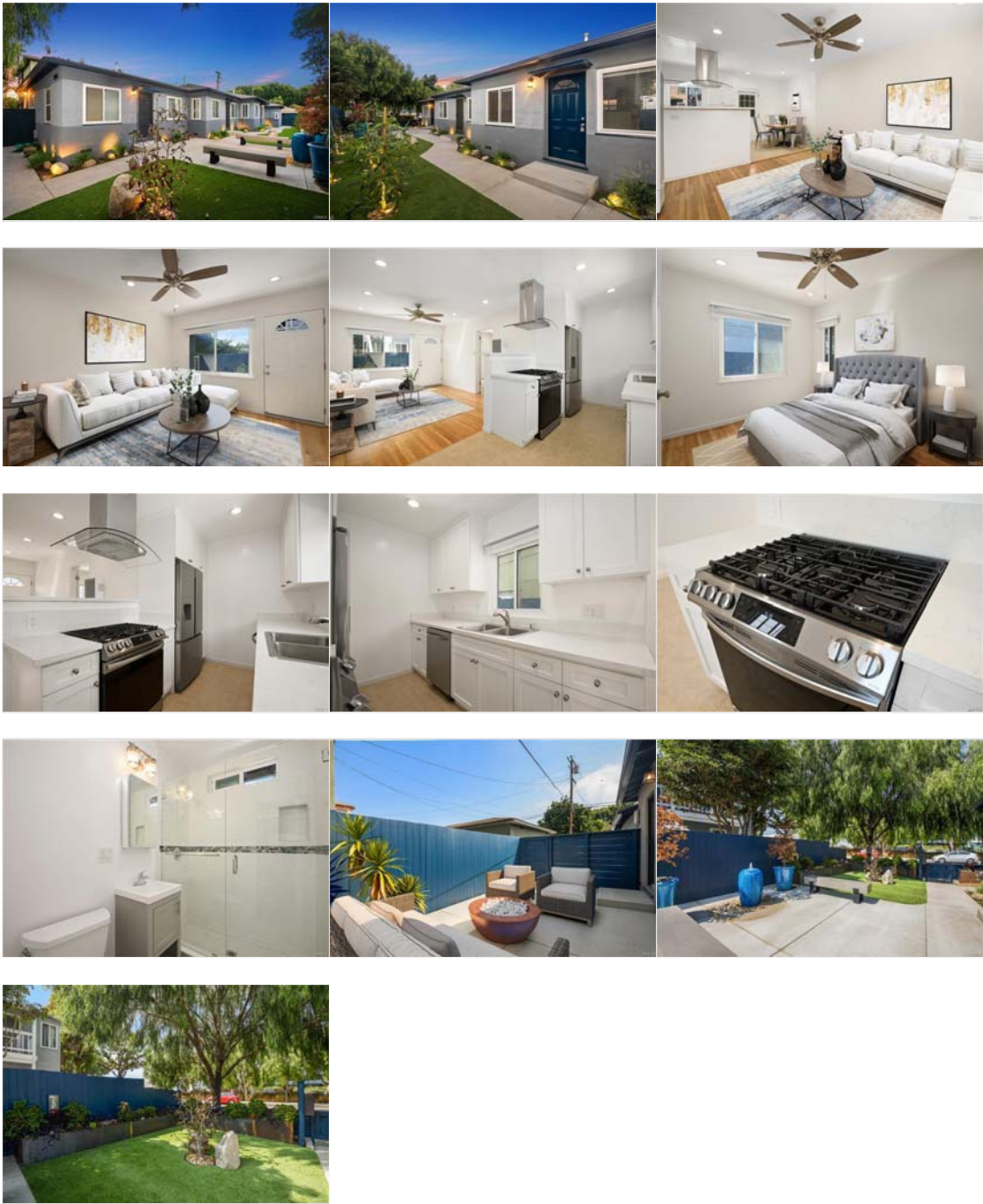
Michael Lembeck

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: SB21219530

Printed: 12/26/2021 11:58:37 AM

Closed •

847 N Wilton Pl • Los Angeles 90038
3 units • \$486,667/unit • 2,706 sqft • 5,805 sqft lot • \$498.89/sqft •
Built in 1920
North of Melrose Ave; West of Western Ave

List / Sold:
\$1,460,000/\$1,350,000 ↓
30 days on the market
Listing ID: 21743502



Prime 1920's Hollywood Triplex located in a trendy upcoming neighborhood. Gorgeous property that's been Extensively renovated and updated for the most discerning of tenants. Front building has 2 units with 2 bdr /1 each that feature a charming outside patio area shared by both units to enjoy a lovely dinner overlooking fruit trees. The Rear building has a 2-car garage, and a 3rd garage that's been partially converted to ADU and currently used as storage. Great opportunity to potentially convert to an ADU-- Buyer to verify with the city! Third 2bdr /1bth unit located in back has a charming open floor plan, lots of natural light, and large balcony. All units have been recently remodeled featuring natural wood floors, recessed lighting, new cabinets, natural stone countertops and new stainless steel appliances. Each unit has its own washer and dryer room with hookups. Ample space on property for additional parking. Located in the heart of Hollywood, adjacent to Paramount Pictures Studio, Sunset Gower Studios, Netflix and Larchmont Village. All units per the Assessor are 1 Bed/1bth, buyer to verify with city for all licenses and permits

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$1,460,000
- 2 Buildings
- Levels: One
- Heating: Baseboard
- \$65510 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Disposal, Microwave, Refrigerator

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$27,490
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,500	\$2,500	\$2,500
2:	1	2	1		Unfurnished	\$2,500	\$2,500	\$2,500
3:	1	2	1		Unfurnished	\$0	\$0	\$2,750
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
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5535004011

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: 21743502

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List / Sold:

Closed • Triplex**\$1,299,000/\$1,190,000** ↓

136 days on the market

7515 Jordan Ave • Canoga Park 91303**3 units** • **\$433,000/unit** • **2,706 sqft** • **8,849 sqft lot** • **\$439.76/sqft** •**Built in 1954**

Listing ID: SR21149531

East of Topanga Canyon Blvd., South of Saticoy Street

Amazing tri-plex with great cash-flow! Gated complex with locking pavers throughout. Completely updated and upgraded with recent new construction. There are 3 units. Two are attached, and one is detached. The front unit has 2 bedrooms, 1 bathroom, living room, eating area, fireplace t's own private laundry, LED recessed lighting, and hard-surface flooring throughout. The second unit connected in the rear offers 2 bedrooms, 1 bathroom, living room, eating area, fireplace, t's own private laundry, LED recessed lighting, and hard-surface flooring throughout. The third unit is detached in the rear, and offers 1 bedroom, 1 bathroom, living room, kitchen with eating area, recessed lighting, and hard-surface flooring throughout. All units share a large paved backyard. There is plenty of parking on-site. All units are in tip-top shape, and have been either extensively remodeled, along with newer permitted construction. The units also have solar panels, and tankless hot water heaters as well. Rents are as follows: Front unit: \$2,000/mo (lease expires 12/31/2021), Second unit \$2,250/mo (lease expires 5/31/2022), 3rd unit is \$1,550 (month-to-month). Total monthly income currently is \$5,800. Pro forma rent is \$6,250/mo.

Facts & Features

- Sold On 12/24/2021
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central, Solar
- Laundry: Individual Room, Inside, Washer Hookup, Washer Included
- Cap Rate: 4.64
- \$69600 Gross Scheduled Income
- \$59794 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room

Exterior

- Lot Features: Level with Street, Lot 6500-9999
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$9,806
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078273
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	5	3	0	Unfurnished	\$69,600	\$69,600	\$75,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet: 0
- Dishwasher: 3
- Disposal: 3
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- CP - Canoga Park area
- Los Angeles County
- Parcel # 2111002019

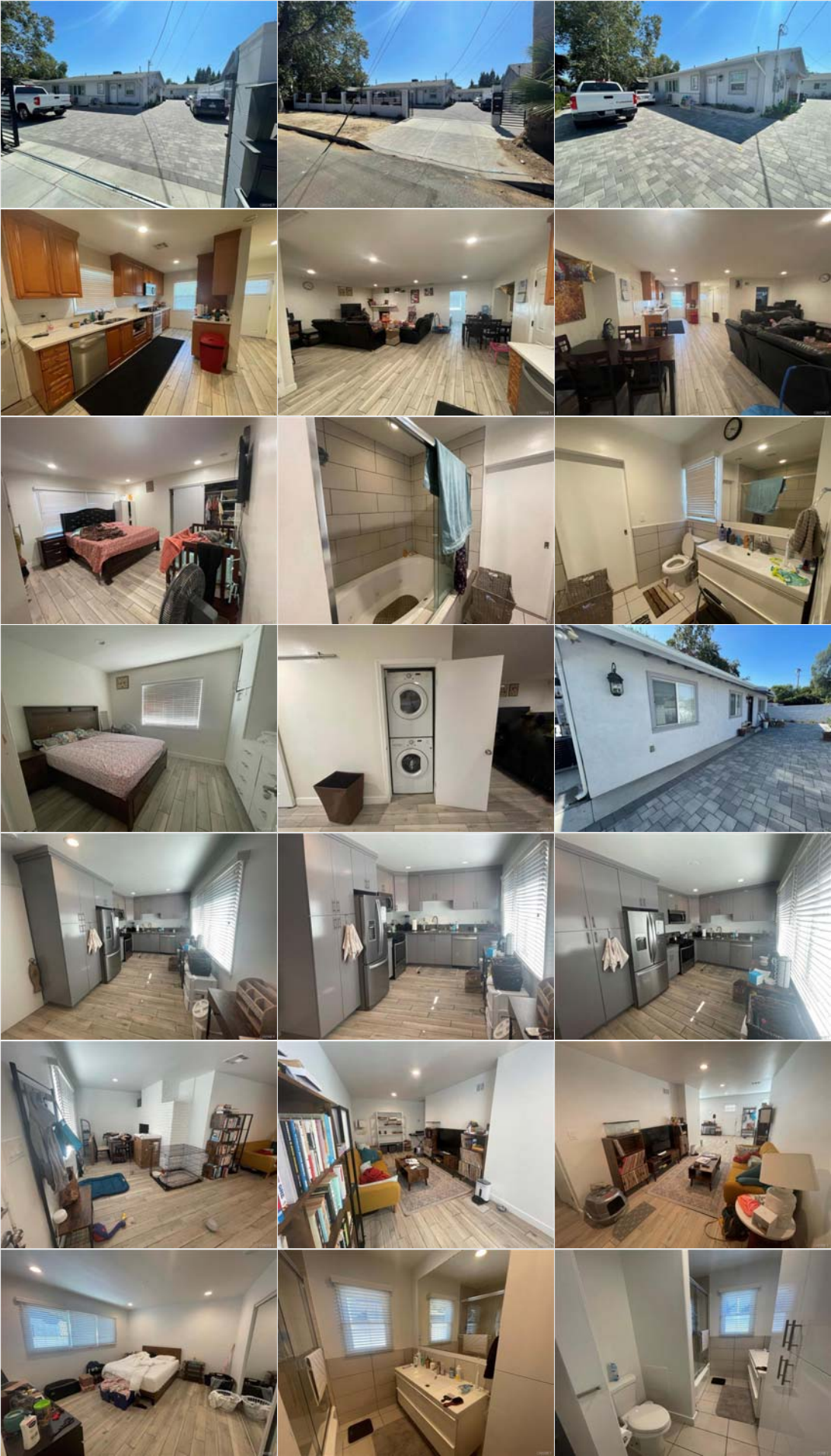
Michael Lembeck

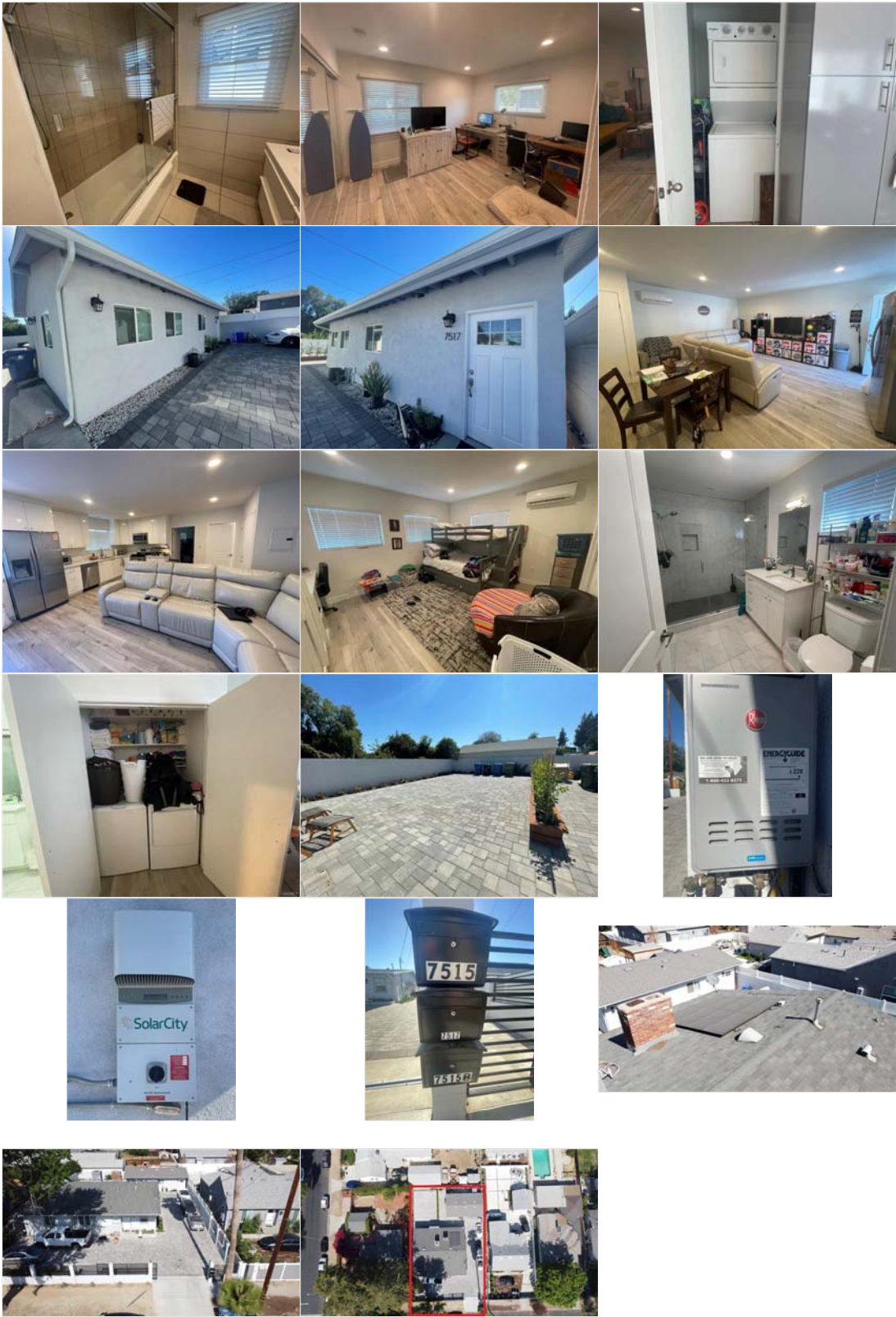
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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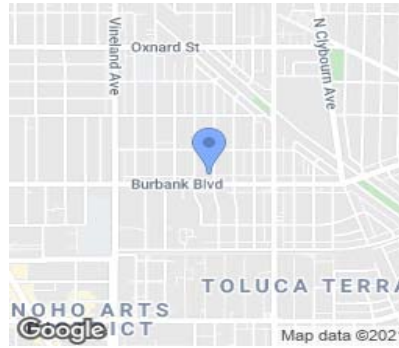


List / Sold:

Closed •**\$1,250,000/\$1,300,000** ↑

16 days on the market

Listing ID: BB21237641

5617 Denny Ave • North Hollywood 91601**3 units • \$416,667/unit • 2,171 sqft • 7,427 sqft lot • \$598.80/sqft • Built in 1954****On Denny, North of Burbank Blvd, between Vineland Ave and Cahuenga Blvd**

5617 Denny is a fully renovated, designer 3 bedroom, 2 bathroom single family home + 1 bedroom/1 bathroom ADU + non-conforming bachelor unit (converted rec room) with a pool and lovely patio! This property will be delivered vacant and offers buyers an unlimited supply of unbeatable options: 1) Rent out the whole property and earn a projected income of \$7,150 per month. The current owner has consistently earned over \$6,700 a month on 5617 Denny, even during Covid-19. Applications have always come pouring in at the time of any vacancy. Our projected rents are very conservative for the 1b/1b and bachelor and we expect these numbers to likely be surpassed. There is a major lack of inventory of well-priced ADU's and guest houses with pools, which has led to extreme demand. At a pro forma cap rate OVER 5%, this is your chance to buy a true cash cow! 2) Enjoy this resort-like property as a family compound! Both the ADU and converted rec room are adorable free-standing cottages situated around a large pool. Whether you set up the rec room as an office, game room, pool house, or bedroom, you can't go wrong. The 1b/1b ADU is a dream come true for grandparents, house guests, grown children, etc. 3) Best of all, live in the upscale front home while having tenants (in detached units) cover the mortgage. The best of both worlds! From the gorgeous finishes and stainless steel appliances to the outstanding location moments from the NoHo Arts District and Toluca Woods, this is a deal you don't want to miss!

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$1,250,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$290 (Assessor)
- Laundry: Inside
- Cap Rate: 5.09
- \$86100 Gross Scheduled Income
- \$63678 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Appliances: Dishwasher, Freezer, Disposal, Gas Oven, Gas Range, Ice Maker, Microwave, Recirculated Exhaust Fan, Refrigerator
- Floor: Laminate
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lot 6500-9999, Level, Near Public Transit, Value In Land, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,979
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01854412
- Gardener:
- Licenses:
- Insurance: \$868
- Maintenance: \$1,200
- 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	\$4,200
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500
3:	1	0	1	0	Unfurnished	\$0	\$0	\$1,495

Of Units With:

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

Additional Information

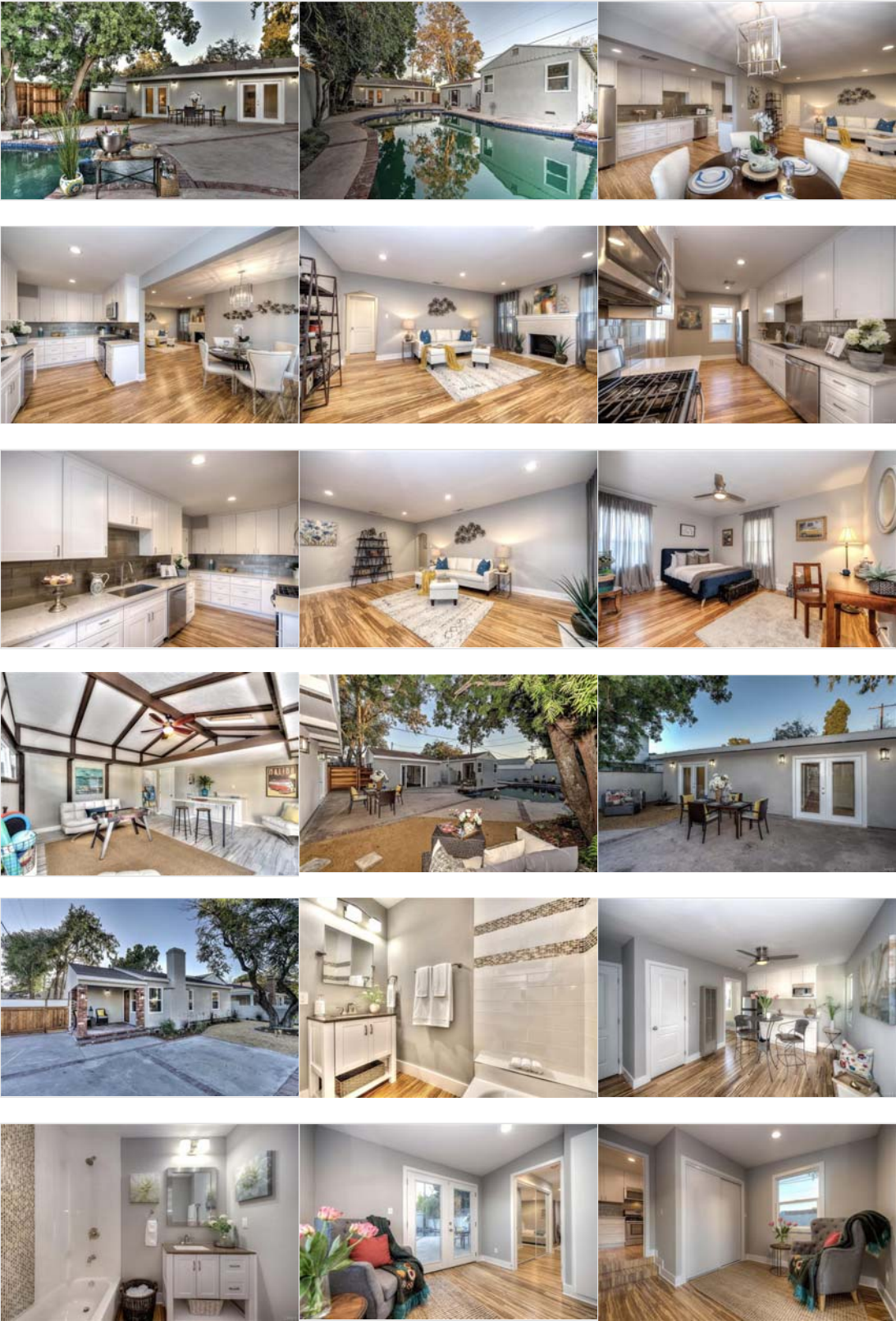
- Standard sale
- NHO - North Hollywood area
- Los Angeles County

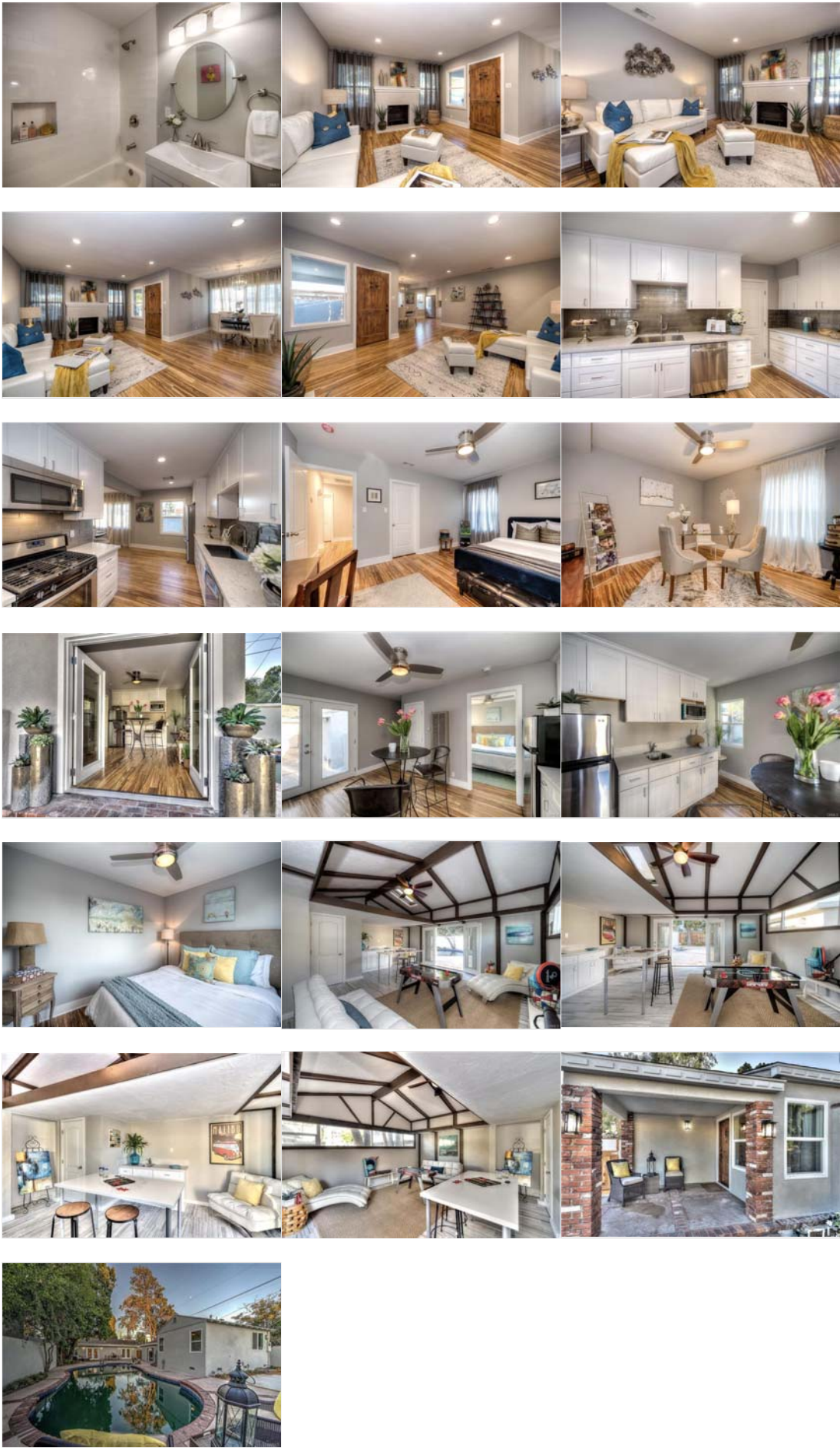
• Parcel # 2415018008

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 •**\$1,075,000/\$1,065,000 ↓****1 days on the market****Listing ID: DW21179619****6831 Vinevale Ave • Bell 90201****3 units • \$358,333/unit • 2,848 sqft • 10,784 sqft lot • \$373.95/sqft • Built in 1952****North of Florence Ave East of Atlantic Blvd**

Please Do Not Disturb Tenants, Offer subject to interior inspection. Perfect for Owner Occupy. Beatifull 3 separate houses on a large lot 10,784 sq. ft. Front house is a 3 bedroom 1 bath approx. 1,386 sq. ft. with Fireplace, Dinning room, Washer/Dryer and a 2 car garage. Middle house a 2 bedroom 1 bath approx. 744 sq. ft. witha 2 car garage. Rear house 2 bedroom 1 bath approx. 720 sq. ft. with a 1 car garage. The subject property has been owned by same owner for 40 years and property has been well kept and maintained. Buyers to verify all information including square footage, bedroom/bathroom counts, lot size/dimision and unpermitted space or renovation/permits. All tenants are currently month to month, all rents are current.

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$1,075,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- \$1,014 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$2675 Gross Scheduled Income
- \$2387 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$288
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$51
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$76
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$161
- 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	\$3,000
2:	1	2	1	2	Unfurnished	\$1,350	\$1,350	\$1,800
3:	1	2	1	1	Unfurnished	\$1,325	\$1,325	\$1,700

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
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6326022014

Michael Lembeck

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Re/Max Property Connection

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List / Sold:

Closed •**\$1,195,000/\$1,190,000 ↓****28 days on the market****Listing ID: 21791434****1246 W 144Th St • Gardena 90247****4 units • \$298,750/unit • 3,290 sqft • 5,818 sqft lot • \$361.70/sqft • Built in 1958****South of Rosecrans, West of Budlong**

OPPORTUNITY KNOCKS!! Great Owner User or Investor 4 unit Building, Unit mix consist of (2) 2 bedroom + 1 bath units, (2) 1 bedroom + 1 bath units, All units have been refurbished and have stainless steel refrigerators, stoves with microwaves, dish washers, ceilings fans and window treatments, All units provide out door space, Upper units have balconies, Lower units have patios, (2) Two car garages with garage doors providing 4 covered parking spaces w/storage, Property is Gated with remote control access, Security cameras, Full exterior lighting, Building has some updated plumbing, All Windows & Sliding doors replaced, upgraded 3 electrical panels, exterior painted, Most improvements were made in 2018, Attractive Drought tolerant landscaping, Two units will be delivered vacant on the ground level consisting of (1) 2 bedroom & (1) 1 bedroom. PLEASE DO NOT WALK THE PROPERTY or disturb the tenants. Property will be shown with confirmed offers only. Buyer to do his due diligence of property condition and mechanical components.

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$1,195,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace

Interior

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

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01783784
- 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	\$1,600	\$0	\$0
2:	2	2	1		Unfurnished	\$1,900	\$0	\$0
3:	3	1	1		Unfurnished	\$1,500	\$1,500	\$0
4:	4	2	1		Unfurnished	\$1,800	\$1,800	\$0
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:

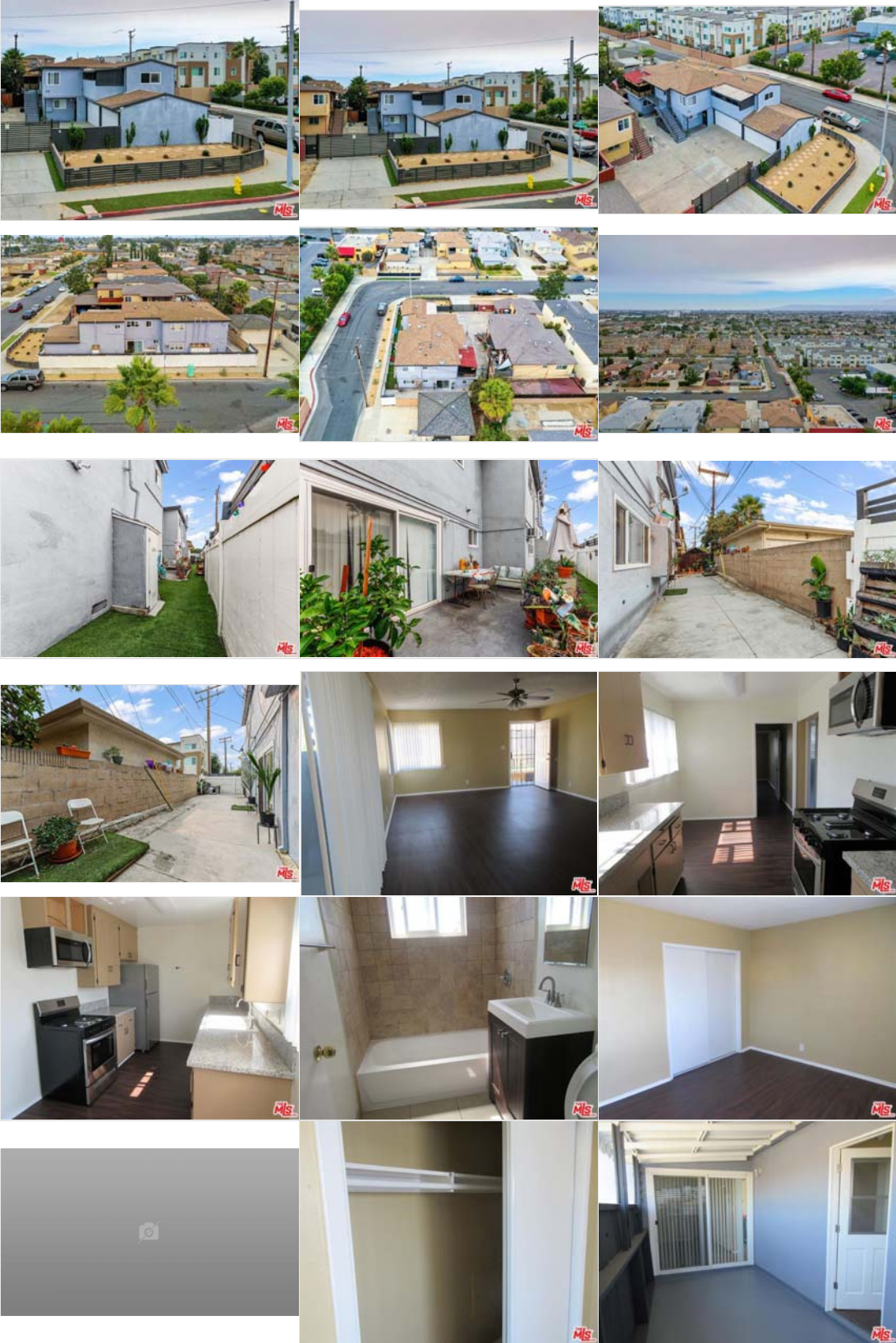
Additional Information

- Standard sale
- 118 - Pacific Square area
- Los Angeles County
- Parcel # 6114034013

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

Re/Max Property Connection
State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 21791434

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List / Sold:

Closed**\$3,495,000/\$3,345,000** ↓

70 days on the market

Listing ID: SB21189839

600 1st St • Hermosa Beach 90254**4 units • \$873,750/unit • 3,932 sqft • 4,397 sqft lot • \$850.71/sqft • Built in 1987****1st Street between PCH & Ardmore.**

4-unit Townhouse style property. This is the A+ location asset. All units 2bed+2full bath with almost 1,000s.f. and 2-car garages. All garages & laundry room on ground floor. All units are 2 levels. Lower level: 2 bedrooms & 2 full bath (both bath tubs). Upper level: Living, Dining, Kitchen, Balcony/Patio & Stairs with skylights. Ocean & Palos Verdes views from selected units. Unit 1 (Front unit): carpeted bedrooms. 1-year Lease ends in Nov. 2021 \$2,995 rent. 2-car side-by-side front garage. Unit 2: laminated floored bedrooms & living. Month-to-month \$2,995 rent. 2-car side-by-side garage. Unit 3: carpeted bedrooms & living. Month-to-month \$3,045 rent. 2-car tandem garage sharing unit 4. Unit 4 (Rear unit): Remodeled with new counter tops & appliances. Month-to-month \$3,250 rent. 2-car tandem garage sharing unit 3.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$3,495,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- \$1,209 (Estimated)
- Laundry: Community
- \$147420 Gross Scheduled Income
- \$105281 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$42,139
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,607
- Cable TV: 01915767
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,995	\$2,995	\$3,350
2:	1	2	2	2	Unfurnished	\$2,995	\$2,995	\$3,450
3:	1	2	2	2	Unfurnished	\$3,045	\$3,045	\$3,250
4:	1	2	2	2	Unfurnished	\$3,250	\$3,250	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- 149 - Hermosa Bch Valley area
- Los Angeles County
- Parcel # 4188027026

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Closed •

List / Sold: **\$895,000/\$895,000**
17 days on the market
Listing ID: SB21183912

1400 S Gaffey St • San Pedro 90731
4 units • \$223,750/unit • 3,796 sqft • 5,002 sqft lot • \$235.77/sqft •
Built in 1931
At the intersection of S Gaffey Street and W 14th Street



1400 S Gaffey St is a 4-unit mixed-use building located in San Pedro. The building was built in 1931 and consists of 3,796 SF of usable space situated on a 5,002 SF lot. 1400 S. Gaffey St offers a unit mix consisting of of (1) 2-Bed/1-Bath Unit, (1) 1-Bed/1-Bath Unit & (2) Retail Units. The property is in close-proximity to the local museum, aquarium, and beach. With 28,922 vehicles per month at the intersection of 13th and S. Gaffey, this property is an excellent opportunity for an owner-user to live in one building and subsidize monthly payment with rental income from the other unit and retail spaces.

Facts & Features

- Sold On 12/20/2021
 - Original List Price of \$895,000
 - 2 Buildings
 - 3 Total parking spaces
 - \$646 (Estimated)
- \$72144 Gross Scheduled Income
 - \$43827 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,710
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Insurance: \$1,708
 - Maintenance: \$3,607
 - Workman's Comp:
 - Professional Management: 3607
 - Water/Sewer:
 - Other Expense: \$3,200
 - Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,520	\$1,520	\$1,950
2:	1	1	0	1	Unfurnished	\$1,492	\$1,492	\$1,500
3:	2	0	0	0	Unfurnished	\$1,500	\$3,000	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 185 - Plaza area
 - Los Angeles County
 - Parcel # 7454028001

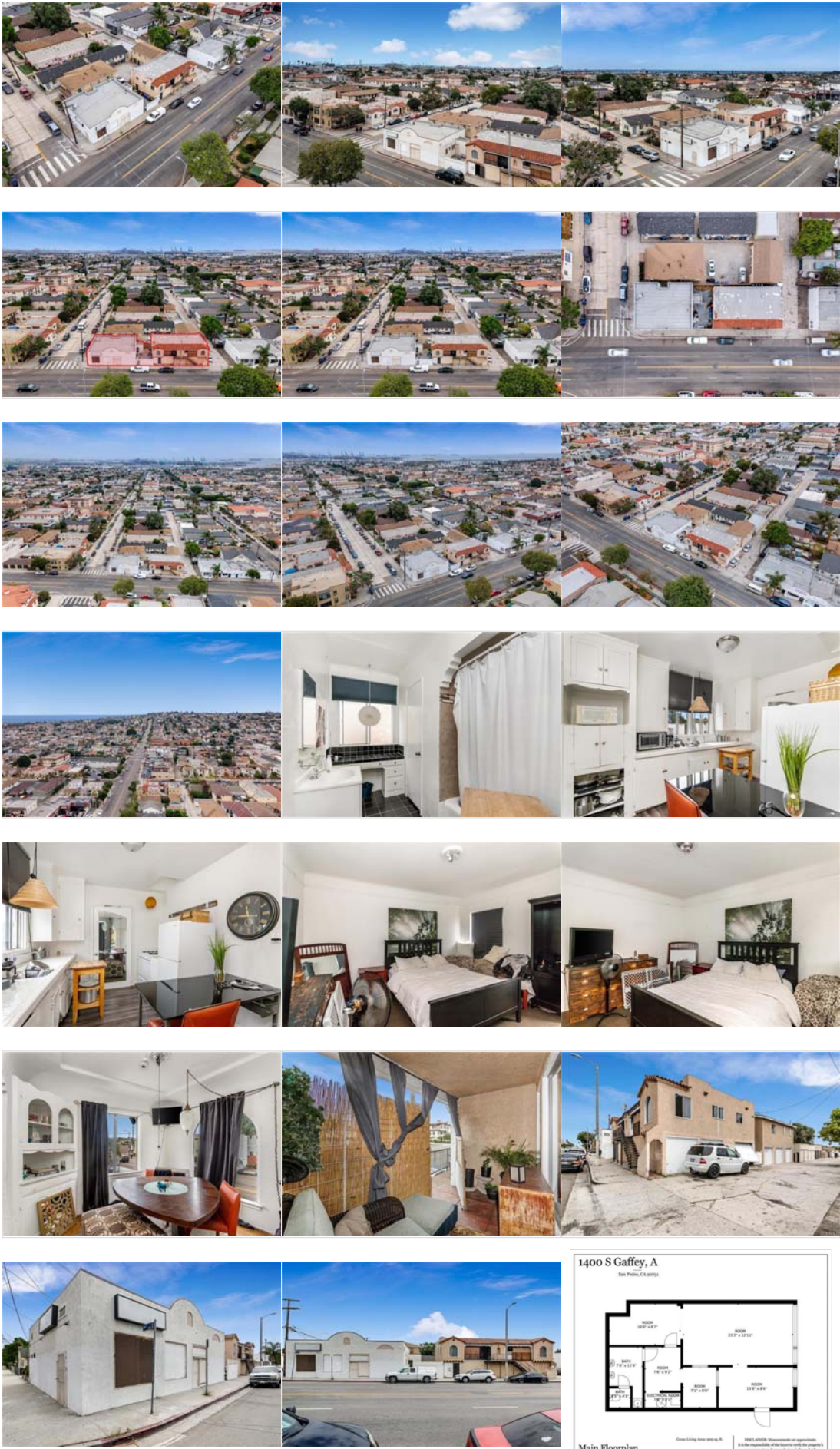
Michael Lembeck

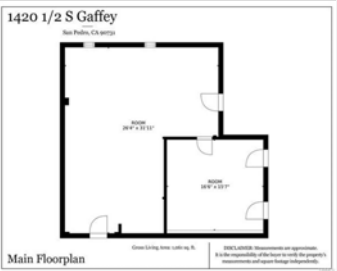
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: SB21183912

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List / Sold:

Closed • **Quadruplex****\$1,280,000/\$1,300,000** ↑

28 days on the market

Listing ID: **WS21169852****212 N Olive Ave** • Alhambra 91801**4 units** • **\$320,000/unit** • **2,604 sqft** • **8,000 sqft lot** • **\$499.23/sqft** • **Built in 1948****North of Main St / West of Atlantic**

Great opportunity to own a multi-unit apartment in north Alhambra. Low vacancy rate and is fully occupied. This incredible opportunity offers a great upside of rent increase to market value. Each unit has its own small private front yard. Coin-operated washer and dryer owned and run by a laundry company. Profit is shared between the laundry company and the owner. The owner can decide to use his/her own machines and pocket 100% of income. Driveway is shared with adjacent property. Owner pays gardener, water, and gas for common water heater. Each unit has its own separate electric and gas meters.

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$1,280,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,309 (Assessor)
- Laundry: Common Area
- \$4630 Gross Scheduled Income
- \$2882 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Free-Standing Range, Gas Range

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Sprinklers In Front
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,980
- Electric: \$0.00
- Gas: \$517
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01269858
- Gardener:
- Licenses: 160
- Insurance: \$1,350
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,269
- Other Expense: \$375
- Other Expense Description: inspect

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,400
2:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,400
3:	1	1	1	1	Unfurnished	\$1,180	\$1,180	\$1,400
4:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5338023008

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: WS21169852

Printed: 12/26/2021 11:58:37 AM

Closed • ApartmentList / Sold: **\$3,490,000/\$3,490,000****81 Palmetto Dr • Alhambra 91801****7 days on the market****4 units • \$872,500/unit • 4,498 sqft • 9,301 sqft lot • \$775.90/sqft •****Built in 2021****Listing ID: WS21230368****West of Garfield Ave, South of Mission Rd**

Welcome to the luxurious 81-83 Palmetto, a BRAND NEW modern and sophisticated Multi-Unit Apartment recently built in 2021 from the ground up and located in prime Alhambra City. Twin stately identical buildings consist of (2) charming three bedrooms with three full baths and (2) two cozy primary suites with a powder room. Step inside the inviting living /dining area with Milgard walls of glass capturing bright sunlight during the day and romantic sunset in the evenings. The cozy open gourmet kitchen is appointed with high end stainless steel appliances, beautiful quartz counters, modern cabinetry, energy efficient recessed lights with vinyl wood flooring throughout. The primary suites and secondary bedrooms each have access to their own balconies, with views of the San Gabriel Mountains. The upper level is complimented with state of the art washer/dryer units. Each apartment unit is appointed with their own private access to the lower level two-car attached garage with an abundance of storage space, three spacious guest parking with plenty of street parking available. All units are individually metered for gas, water, and electric. **HIGHLIGHTS INCLUDED:** central HVAC throughout, built-in wi-fi, cable and home security systems with Ring Doorbells, professional exterior surveillance cameras, built-in Cudo System, tankless water heater and professional drought-tolerant landscaping with new sprinkler systems. A spacious outdoor retreat encompasses a sprawling 9301 sf. lot offering an unparalleled indoor and outdoor lifestyle. Conveniently near activities on Main Street, Regal Edwards and Imax Theatre, Popping Yolk Cafe, Gen Korean BBQ, Lunasia Dim Sum House, 85 degree Bakery, Sprouts Farmer's Market, Alhambra Place, Costco, Target, Alhambra Park and Golf Course, medical clinics, prestigious schools, and minutes to Pasadena, DTLA and major freeways. (5,10,710) "THE PALMETTO" townhome-style apartment is Truly Quintessential Living at its Finest!

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$3,490,000
- 2 Buildings
- Levels: Three Or More
- 11 Total parking spaces
- Cooling: Central Air, High Efficiency
- Heating: Central, High Efficiency
- \$874 (Estimated)
- Laundry: Dryer Included, Washer Included
- \$175200 Gross Scheduled Income
- \$169100 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 6 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Suite, Walk-In Closet
- Floor: Tile, Vinyl
- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, Disposal, Gas Range, Range Hood, Refrigerator, Tankless Water Heater, Water Line to Refrigerator
- Other Interior Features: Balcony, Built-in Features, Copper Plumbing Full, Living Room Balcony, Open Floorplan, Recessed Lighting, Storage

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lot 6500-9999, Rectangular Lot, Near Public Transit, Paved, Sprinkler System, Sprinklers Drip System
- Security Features: Carbon Monoxide Detector(s), Closed Circuit Camera(s), Fire and Smoke Detection System, Fire Sprinkler System, Firewall(s), Security System, Smoke Detector(s), Wired for Alarm System
- Fencing: Excellent Condition, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Sump Pump

Annual Expenses

- Total Operating Expense: \$6,100
- Electric: \$1,200.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00908242
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 6
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5347008006

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: WS21230368

Printed: 12/26/2021 11:58:37 AM

Closed •

4117 Edenhurst Ave • Los Angeles 90039
4 units • \$498,750/unit • 2,644 sqft • 5,175 sqft lot • \$718.61/sqft •
Built in 1931
North of Los Feliz Blvd

List / Sold:
\$1,995,000/\$1,900,000 ↓
32 days on the market
Listing ID: 21792312



Circa 1931 Spanish fourplex located in prime Atwater Village! Set behind hedges, this beautiful property boasts sensitive updates and meticulous restorations to original features: picture windows, alcoves, built-ins, hardwood floors, original doors and casement windows, vintage tiles and decorative fireplaces. The front building consists of two 2-bedroom, 1-bath units (ground floor unit w/ a private yard) and the rear building hosts two studio units above four finished single car garages that are perfect for home offices. Great owner/user or investor opportunity with laundry in each unit and two homes delivered vacant at close of escrow. Fabulous location just a short distance to the best shops, restaurants and parks, all with views of Griffith Park.

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$1,995,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s), Central Air, Electric, Gas
- Heating: Central, Electric, Floor Furnace
- Laundry: Washer Included, Dryer Included, Stackable, In Garage

Interior

- Floor: Wood, Tile
- Appliances: Dishwasher, 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	2	1		Unfurnished	\$0	\$0	\$3,650
2:	1	2	1		Unfurnished	\$3,175	\$3,175	\$3,500
3:	1	0	1		Unfurnished	\$1,663	\$1,663	\$1,850
4:	1	0	1		Unfurnished	\$0	\$0	\$1,800
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:

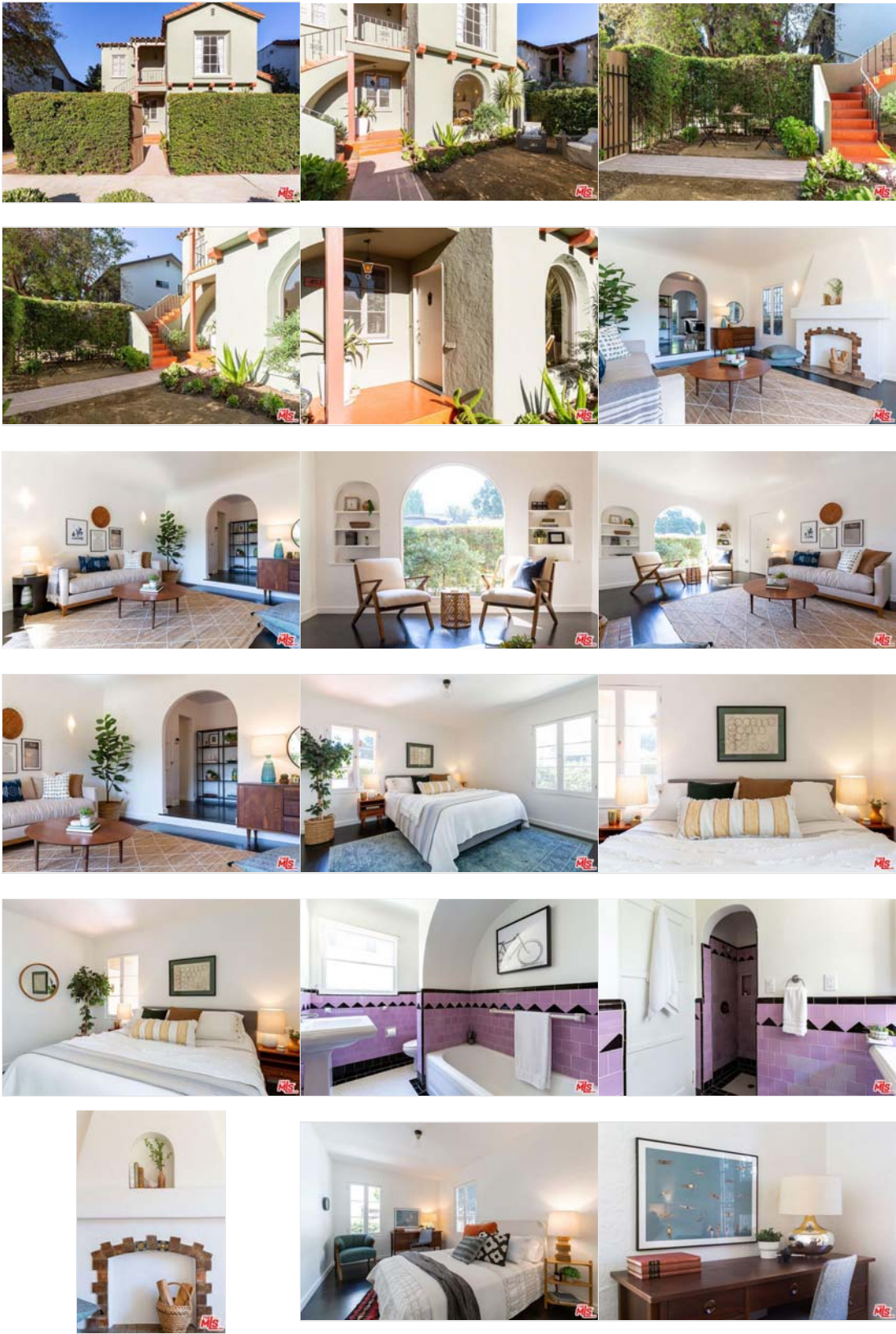
Additional Information

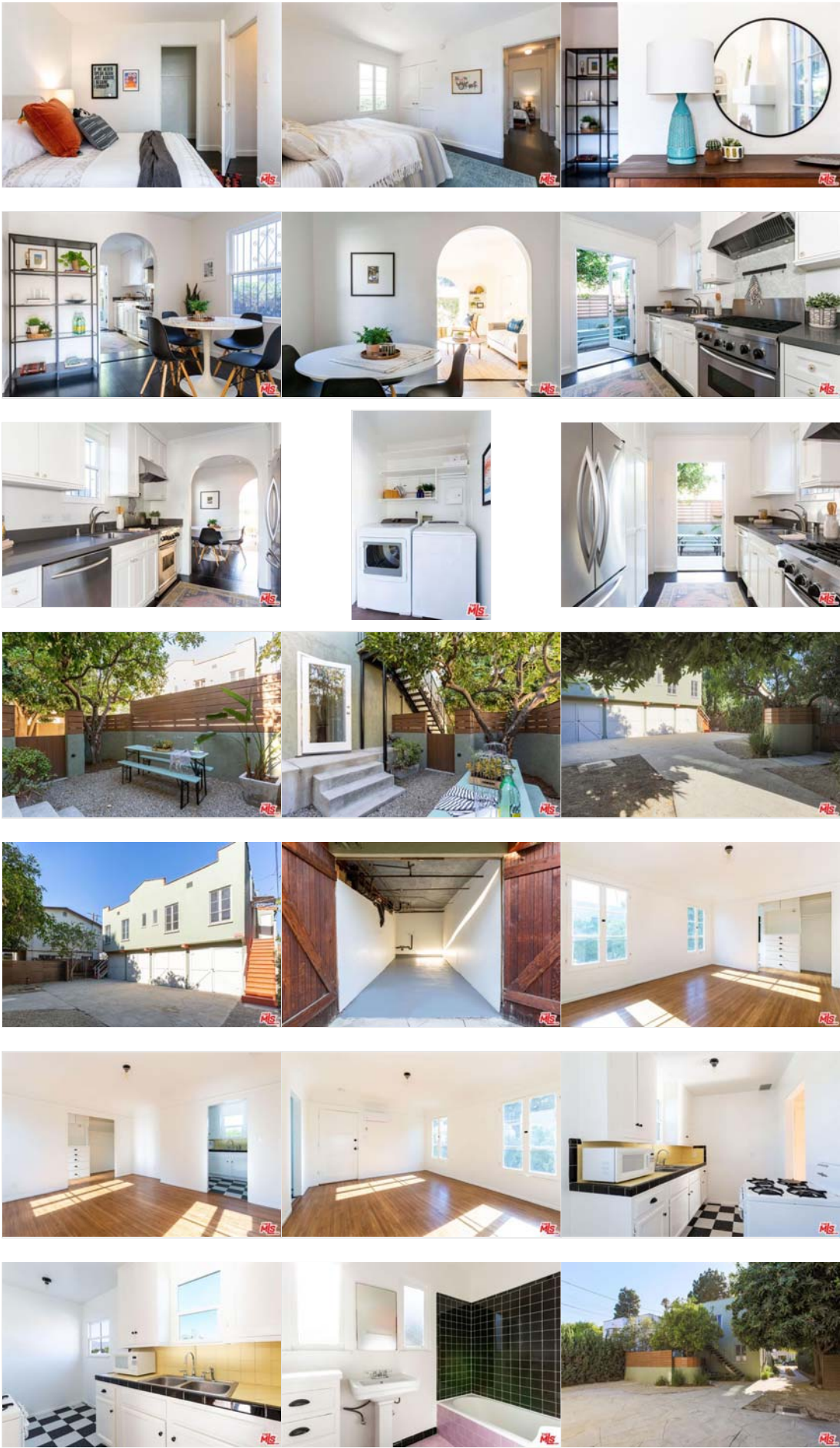
- Standard sale
- Rent Controlled
- 606 - Atwater area
- Los Angeles County
- Parcel # 5594025032

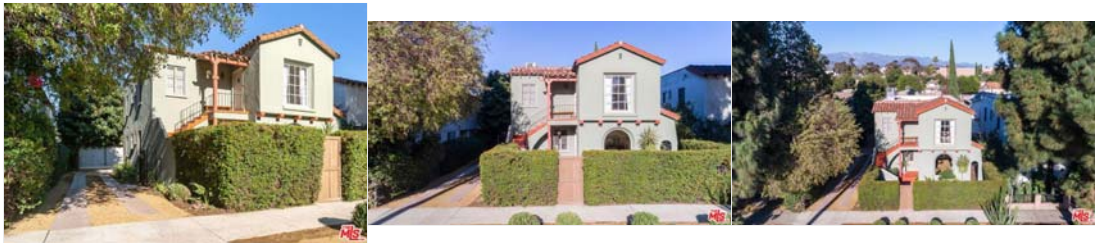
Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

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CUSTOMER FULL: Residential Income LISTING ID: 21792312

Printed: 12/26/2021 11:58:37 AM

List / Sold:

Closed**\$1,150,000/\$1,055,000 ↓**

28 days on the market

Listing ID: DW21216015

291 S Hillview Ave • Los Angeles 90022**4 units • \$287,500/unit • 2,509 sqft • 6,657 sqft lot • \$420.49/sqft • Built in 1948****Beverly Atlatic**

This charming Spanish style quadruplex (4 unit) all 1-bedroom 1-bathroom units. Large windows fill each unit with plenty of natural sunlight. Hardwood floors, Each unit has its own curve appeal. Private driveway to 4 covered 2-car garages in rear, next to large backyard. Situated on a tree-lined residential street in an extremely walkable neighborhood with schools and parks, and close to a multitude of shops and restaurants. Convenient access to the 60, 5, and 710 freeways. This is truly a pride of ownership building!

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$0 (Estimated)
- \$4160 Gross Scheduled Income
- \$49920 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Other Interior Features: 2 Staircases

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,188
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$49
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Furnished	\$1,100	\$1,100	\$1,500
2:	1	1	1	1	Furnished	\$1,100	\$1,100	\$1,500
3:	1	1	1	1	Furnished	\$980	\$980	\$1,500
4:	1	1	1	1	Furnished	\$980	\$980	\$1,500

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5249029007

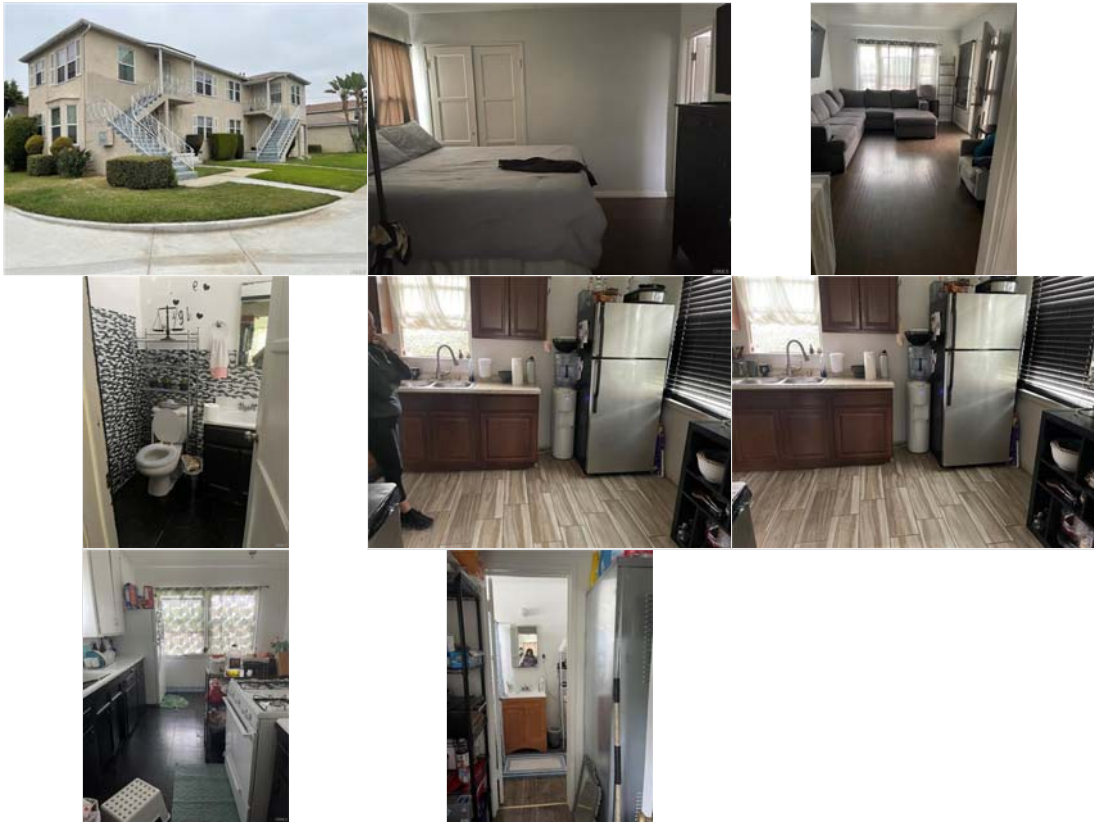
Michael Lembeck

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: DW21216015

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Closed •

List / Sold:

\$1,785,000/\$1,750,000 ↓

40 days on the market

Listing ID: 21102179

1263 Devon Ave • Los Angeles 90024
4 units • \$446,250/unit • 2,419 sqft • 5,400 sqft lot • \$723.44/sqft •
Built in 1939
1263 Devon Avenue, Westwood CA 90024



We are pleased to present 1263 Devon Avenue, a 4-unit turnkey property located in the heart of the prestigious Westwood neighborhood. Residing less than 0.5 miles from one of LA's top shopping hubs, Westfield Century City, this modern gem is conveniently located near UCLA, trendsetting restaurants, cafes, and retail shops. This property was constructed of wood frame and stucco on a raised foundation built in 1939 with a square footage of 2,419 on a 5,400-square foot lot, and is comprised of an excellent unit mix consisting of one (1) 2-bedroom + 1-bathroom unit, and three (3) studio units. Two (2) of the studios will be delivered vacant upon the close of escrow.

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$1,785,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- \$58192 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$31,407
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01125581
- 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	\$2,000	\$2,000	\$2,000
2:	1	0	1		Unfurnished	\$2,000	\$2,000	\$2,000
3:	1	0	1		Unfurnished	\$980	\$980	\$2,000
4:	1	2	1		Unfurnished	\$2,562	\$2,562	\$4,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4327012024

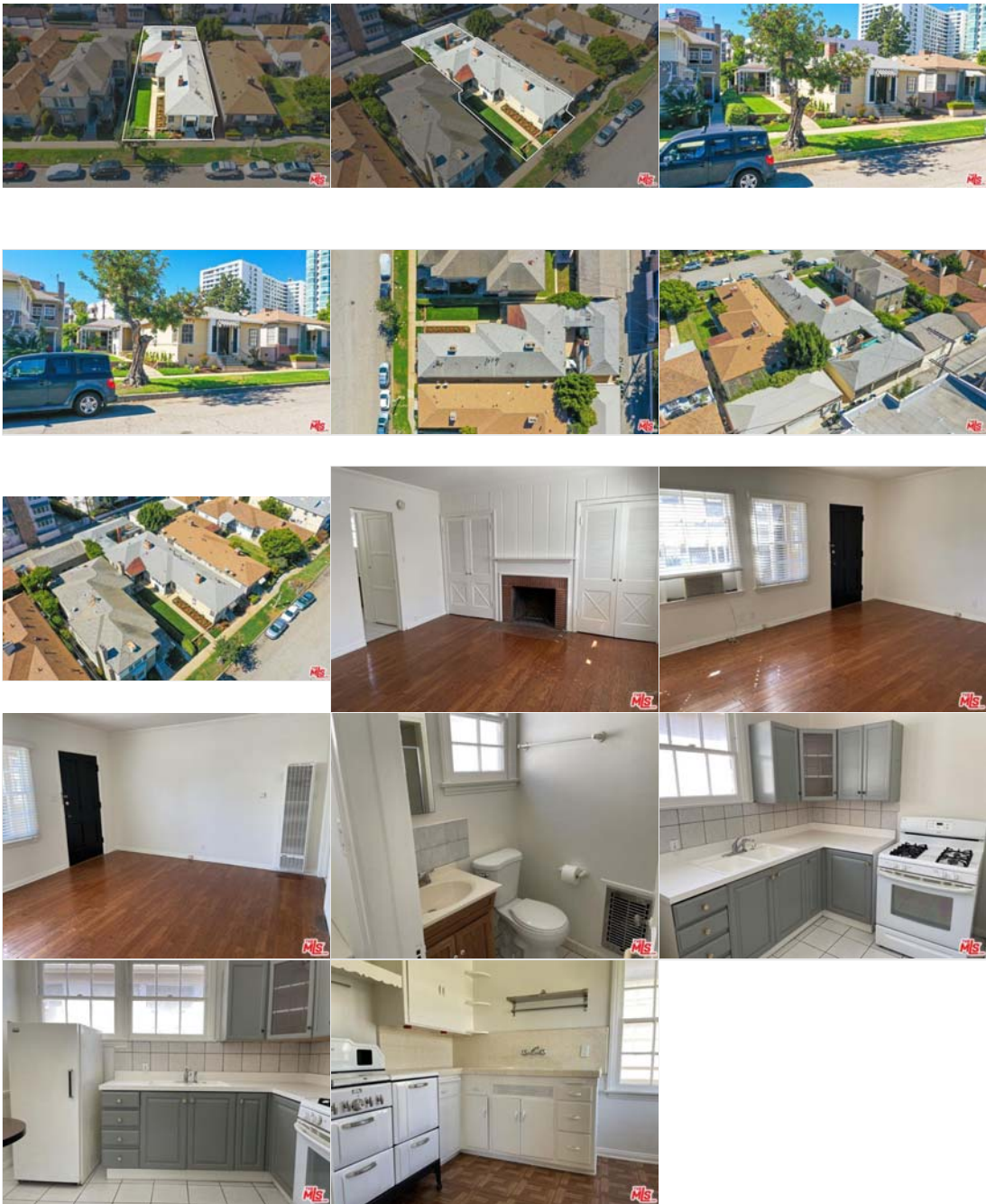
Michael Lembeck

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: 21102179

Printed: 12/26/2021 11:58:38 AM

List / Sold:

Closed •**\$1,485,000/\$1,400,000** ↓

52 days on the market

Listing ID: 21788502

5826 WILLOUGHBY Ave • Los Angeles 90038**4 units • \$371,250/unit • 2,784 sqft • 6,492 sqft lot • \$502.87/sqft • Built in 1911****North of Melrose, West of Gower**

INCOME PROPERTY, OWNER/USER, DEVELOPMENT OPPORTUNITY -- TOC - Transit Oriented Community Tier 1 Zoned R3- 1XL located in prime Hollywood close proximity to Paramount studios (1/2 block), Netflix, Bronson Studios, Metro line, restaurants, shops and Hollywood nightlife.. This charming craftsman four unit property consists of a triplex (3- 1 bedroom, 1 bath units) and a charming separate one bedroom, one bath cottage. All units have wood floors, split A/C system (heat/cool). Units #1,#2, and# 3 have newly updated kitchens, spacious bedrooms. Unit # 4 has stone floors in kitchen and private gate with it's own parking space. New water-saving landscaping, new exterior paint, new iron work for second floor terrace, new garage gate. Top unit has views of Hollywood sign. Tranquil yard with orange trees. All units have washer/dryer hookups.

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$1,485,000
- 2 Buildings
- Laundry: Inside
- \$58569 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator, Oven, Range

Exterior**Annual Expenses**

- Total Operating Expense: \$28,791
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01818147
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,000	\$1,895	\$2,500
2:	1	1	1		Unfurnished	\$2,000	\$1,795	\$2,500
3:	1	1	1		Unfurnished	\$2,000	\$1,995	\$2,500
4:	1	1	1		Unfurnished	\$2,000	\$1,595	\$2,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5534029007

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: 21788502

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Closed • **Quadruplex**

List / Sold: **\$800,000/\$825,000** ↑

4814 Templeton St • Los Angeles 90032

29 days on the market

4 units • **\$200,000/unit** • **2,644 sqft** • **6,297 sqft lot** • **\$312.03/sqft** • **Built in 1956**

Listing ID: **WS21199973**

Templeton



Excellent income investment opportunity in the city of El Sereno, neighboring to the city of South Pasadena and Alhambra. This 2,644 square foot multi-family home sits on a 6,297 square foot lot. Featuring a set of 1bed/1bath & 2 bed/ 1bath upstairs and another set of 1bed/1bath & 2 bed/ 1bath down stairs. Total of 4 units. Separate electric & gas meters. In addition to a one carport that is designated to each unit, there is still room for plenty of parking spaces. Excellent location. Close proximity to Huntington Drive and Valley Blvd, public transportation, schools, restaurants and supermarkets.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$800,000
- 1 Buildings
- 4 Total parking spaces
- \$500 (Estimated)
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- 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	\$782	\$782	\$1,600
2:	1	2	1	1	Unfurnished	\$900	\$900	\$1,900
3:	1	1	1	1	Unfurnished	\$760	\$760	\$1,600
4:	1	2	1	1	Unfurnished	\$955	\$955	\$1,900

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- 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 # 5213039028

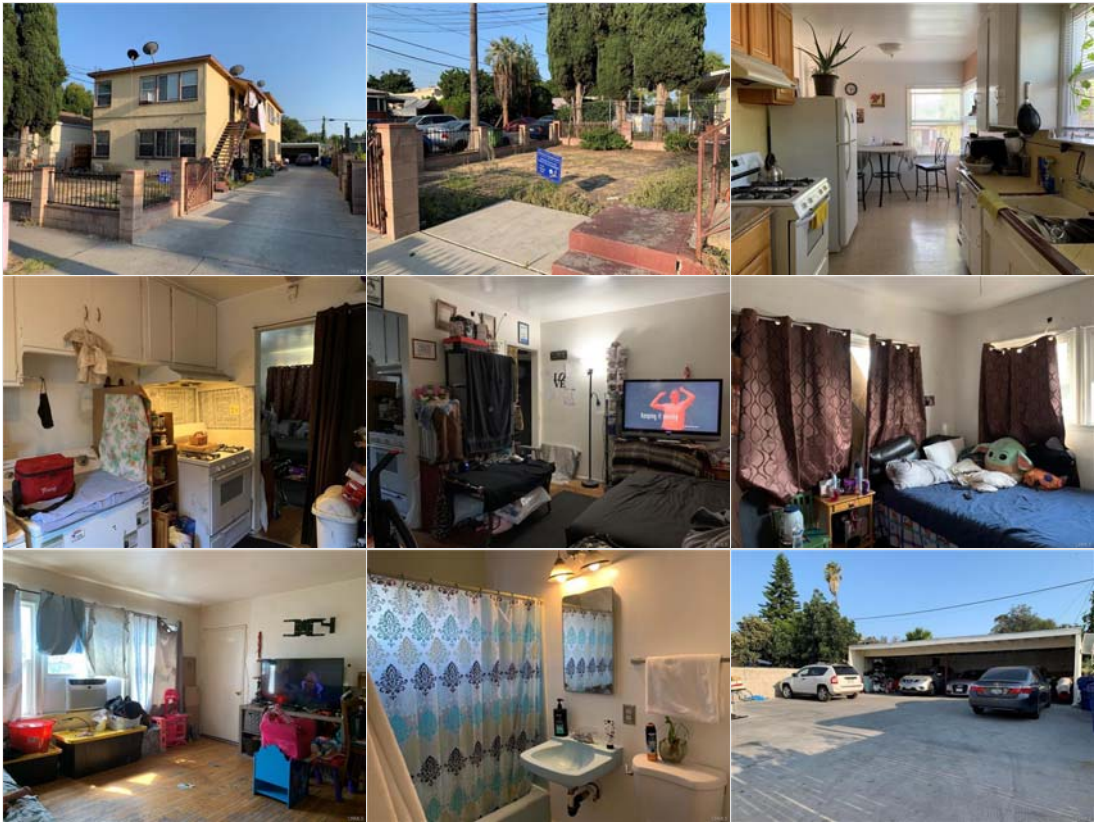
Michael Lembeck

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: WS21199973

Printed: 12/26/2021 11:58:38 AM

Closed •

List / Sold: **\$899,999/\$899,999** ↓

410 E 82nd St • Los Angeles 90003

47 days on the market

4 units • \$225,000/unit • 3,270 sqft • 5,208 sqft lot • \$275.23/sqft • Built in 1964

Listing ID: DW21079940

W. on Manchester Ave. Left on to S. San Pedro then right on to E. 82nd ST.



Amazing Investment Opportunity! One building with 4 units fully occupied to collect cash flow from the get go. It is located only 10 min away from the new Rams stadium and in close proximity to the 110 & 105 fwys to make it an easy comfortable commute. All 4 units consist of 2 Bedrooms 1 Bath each. Property has rear parking though alley access to accommodate all tenants. Great upside and potential for these units.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$929,999
- 1 Buildings
- 0 Total parking spaces
- \$67940 Gross Scheduled Income
- \$50259 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,681
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,056
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	4	Unfurnished	\$5,662	\$5,662	\$6,600

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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6030030021

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: DW21079940

Printed: 12/26/2021 11:58:38 AM

Closed • **Quadruplex**

List / Sold:
\$1,250,000/\$1,340,000 ↑

4 days on the market

6228 Cahuenga Blvd • Los Angeles 91606

4 units • **\$312,500/unit** • **sqft** • **5,505 sqft lot** • **No \$/Sqft data** •
Built in 1931

Listing ID: **P1-7365**

CA-170 S via EXIT 153B toward Hollywood. Then 3.15 miles Take Victory Blvd exit, keep left to take the Victory Blvd E ramp. Merge onto Victory Blvd. Turn slight right onto Cahuenga



Great 4-unit in prime North Hollywood. Front unit is a single family home offering two bedrooms and one bathroom. Triplex in the back with a mix of one and two bedrooms. Parking carport in the rear. There is a room that is plumbed with drainage, ready to install a commercial washer and dryer for extra income. Unit C was recently completely renovated with a new kitchen including appliances and quartz countertops, bathroom, cabinets, flooring and paint. Please drive by only. Subject to interior inspection. Please do not disturb the tenants. Zoned LARD 1.5. Units will be delivered occupied. All offers due by WED, NOV 10, 2021 by 1:00 PM.

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$1,250,000
- 2 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air
- \$72829 Gross Scheduled Income
- \$68072 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,756
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$1,156
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0	Unfurnished	\$1,753	\$1,753	\$1,800
2:		1	1		Unfurnished	\$1,800	\$1,800	
3:		1	1			\$1,090	\$1,090	\$1,800
4:		2	1		Unfurnished	\$1,425		\$2,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

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
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2414019026

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

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

Click arrow to display photos



Closed •

List / Sold: **\$1,100,000/\$1,100,000**

6405 11Th Ave • Los Angeles 90043
4 units • \$275,000/unit • 2,764 sqft • 7,573 sqft lot • \$397.97/sqft •
Built in 1941
Crenshaw to Hyde Park then to 11th Ave

5 days on the market
Listing ID: 21797086



Keller Williams along with Hylton & Daughters is pleased to present this fully occupied Quadruplex 4 unit located in Hyde Park submarket of Los Angeles. Income producing with higher potential. Constructed in 1941 and contains approximately 2,764 square feet. It is situated on an 7,573 square foot lot that is zoned LAR3. Each unit has 2 Bedroom 1 Bath. It also have 4 separate garages that is additional income. All of the units are separately metered for gas and electricity. The units passed the LAHD inspection and the Seismic Retrofit work has been completed. The site is conveniently located within walking distance of the Florence-West Boulevard Metro depot. It is also within a couple of miles of the new Hollywood Park Entertainment District and SoFi Stadium. This is a great opportunity to acquire a well-maintained property in an up-and-coming location. This is also an opportunity to develop more units with new laws . PLEASE do not walk on the property or disturb the tenants.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$1,100,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$128520 Net Operating Income

Interior

- Floor: Wood
- Appliances: None

Exterior

- Lot Features: Back Yard, Front Yard

Annual Expenses

- Total Operating Expense: \$3,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01798416
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,500	\$2,500	\$2,500
2:	2	2	1		Unfurnished	\$2,500	\$2,500	\$2,500
3:	3	2	1		Unfurnished	\$2,570	\$2,570	\$2,570
4:	4	2	1		Unfurnished	\$2,540	\$2,540	\$2,540
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
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4006010020

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: 21797086

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Closed • [Single Family Residence](#)

List / Sold: **\$777,000/\$777,000**

8407 Somerset Blvd • [Paramount 90723](#)

5 days on the market

4 units • [\\$194,250/unit](#) • [4,613 sqft](#) • [9,035 sqft lot](#) • [\\$168.44/sqft](#) • **Built in 2021**

Listing ID: OC21252960

From 91 freeway, exit Lakewood go North, go East on Somerset.



Developers Dream!! Amazing Investment Opportunity with fully permitted plans to make this property a 4-unit money maker!! After construction the projected income is over \$12,000 per month. Current plans will allow for over 4600 s.f. of living space. There is currently a remodeled 2-bedroom 1 bath house on the property and plans are provided to build a 2017 s.f. 4-bedroom (with optional 5th bedroom) house, another 1200 s.f. 3-bedroom unit and a third unit with 2 bedrooms at 746 s.f. Located in a great area of Paramount on a beautiful tree lined street, take advantage now and make this property something special.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$777,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- \$549 (Estimated)
- \$144000 Gross Scheduled Income
- \$94000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Value In Land, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$50,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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	12	0	4	Negotiable	\$0	\$0	\$12,000

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
- RL - Paramount North of Somerset area
- Los Angeles County
- Parcel # 6241007025

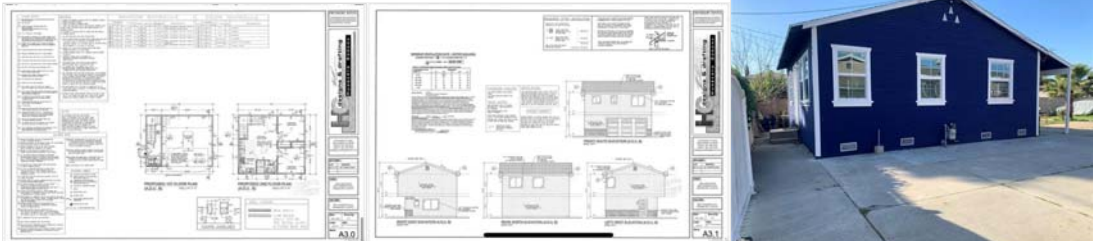
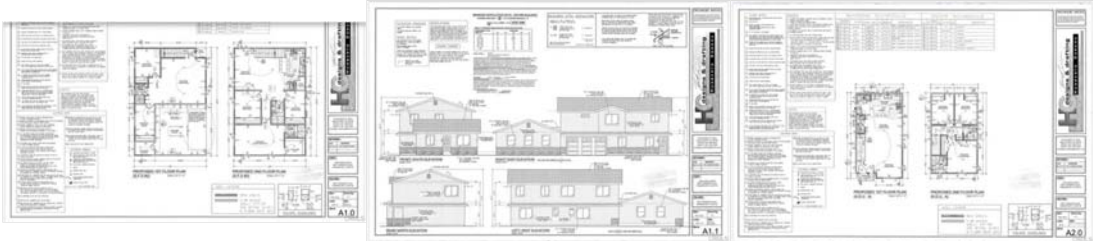
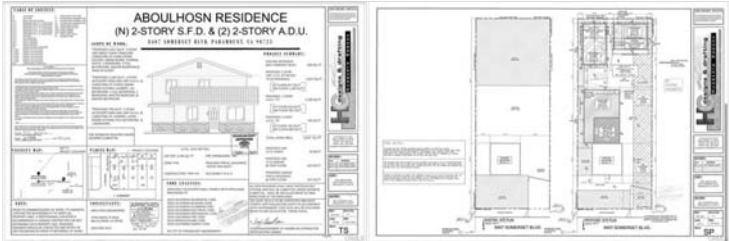
Michael Lembeck

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 •

4262 Fulton Ave • Studio City 91604
4 units • \$549,750/unit • 5,287 sqft • 7,612 sqft lot • \$441.65/sqft •
Built in 1948
Exit Woodman Ave from the 101

List / Sold:
\$2,199,000/\$2,335,000 ↑
7 days on the market
Listing ID: OC21245951



An investors dream! This property consists of 4, 2 Bedroom/2 Bathroom units, with fireplaces and patios. Two of which also have loft ceilings and a studio loft leading to outdoor upper level patios. There is a small laundry room for the tenants as well as two, four car garages. Each unit has two designated parking spots, unheard of in this area! Nestled into the corner of Fulton Ave and Valleyheart Dr, there is ample street parking and great views from the large back deck over the parking garages. This large deck would make a wonderful community space, as well as provides options for additional building if so permitted in the future. Located one block away from Ventura Blvd and one mile away from Woodman Ave exit off the 101, this property will not last long. (All numbers are estimates, buyer is advised to do their due diligence.)

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$2,199,000
- 1 Buildings
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$661 (Estimated)
- Laundry: Community
- \$168000 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen
- Floor: Carpet, Laminate
- Other Interior Features: 2 Staircases, Balcony, Brick Walls, Cathedral Ceiling(s), Storage

Exterior

- Lot Features: Level with Street, Sprinklers In Front
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,070
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$70
- Cable TV: 01516164
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- STUD - Studio City area
- Los Angeles County
- Parcel # 2375017040

Michael Lembeck

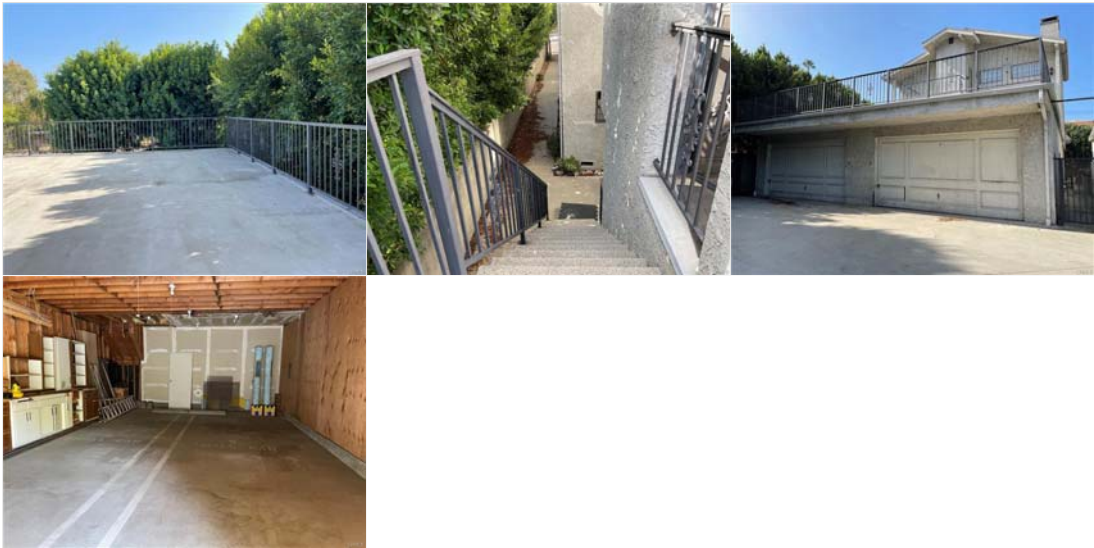
State License #: 01019397
Cell Phone: 714-742-3700

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: OC21245951

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Closed • QuadruplexList / Sold: **\$1,000,000/\$900,000** ↓**2532 Hill St • Huntington Park 90255****79 days on the market****4 units • \$250,000/unit • 2,576 sqft • 6,175 sqft lot • \$349.38/sqft • Built in 1925****Listing ID: PW21201593****From 105 Freeway, Exit Long Beach going north, Left on Hill.**

FIRST TIME ON THE MARKET since 1985. This is a fantastic 4-plex property has long-term tenants in all units. Each unit are month to month and are current on rent. AS IS SALE - DO NOT DISTURB TENANTS. GREAT LOCATION -- close to restaurants, shopping, and schools. Front unit is a 3 bed 2 bath Rear 3 units are 1 bed 1 bath each, two up stairs and one lower level. Property has been well maintained. HURRY or you will miss this opportunity.

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Heating: Fireplace(s), Wall Furnace
- \$2,039 (Estimated)
- \$44400 Gross Scheduled Income
- \$34806 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$3,521
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02085723
- Gardener:
- Licenses:
- Insurance: \$1,497
- Maintenance: \$600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,424
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,475	\$1,475	\$2,500
2:	1	1	1	0	Unfurnished	\$750	\$750	\$1,100
3:	1	1	1	0	Unfurnished	\$625	\$625	\$1,100
4:	1	1	1	0	Unfurnished	\$850	\$850	\$1,100

Of Units With:

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

Additional Information

- Standard sale
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6202002009

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: PW21201593

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Closed •

List / Sold:

\$1,395,000/\$1,260,000 ↓

52 days on the market

Listing ID: 21781026

11591 Riverside Dr • North Hollywood 91602
4 units • \$348,750/unit • 2,794 sqft • 6,499 sqft lot • \$450.97/sqft •
Built in 1951

North Side of Riverside Drive. N/E Intersection of Riverside Drive and Irvine Avenue.



A must see for an investor or owner/user. Charming and meticulously maintained 4-plex in Valley Village with convenient connections to the 170 and 101 Freeways. The property contains a warm and inviting front yard and all 4 units with 1+1 apartments. All units currently leased and one unit is registered with the City of LA as section 8. There are 4 covered parking spaces in the rear and laundry facilities conveniently located onsite.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$1,395,000
- 1 Buildings
- Heating: Wall Furnace
- \$42137 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$32,488
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4,380
- Cable TV: 01872625
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,008
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,800	\$1,800	\$1,850
2:	2	1	1		Unfurnished	\$1,850	\$1,850	\$1,850
3:	3	1	1		Unfurnished	\$1,536	\$1,536	\$1,536
4:	4	1	1		Unfurnished	\$1,033	\$1,033	\$1,850
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
- VVL - Valley Village area
- Los Angeles County
- Parcel # 2354011033

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: 21781026

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Closed • Apartment

5960 Gifford Ave • Huntington Park 90255
5 units • \$220,000/unit • 3,458 sqft • 7,915 sqft lot • \$310.87/sqft •
Built in 1952
S/ Slauson

List / Sold:
\$1,100,000/\$1,075,000 ↓
42 days on the market
Listing ID: PW21218596



Same owner since 1972, well maintained, rents however WELL below market value. 3 Units up front with 1 garage and 2 units at rear over 4 individual garages at rear. All units have their own garage. Plenty of additional parking at rear. Wide easy to navigate street with lower density due to no apartments across street. Realistic rents should be \$1,500 for the 1 bedrooms and \$1,800 for the 2 bedroom. Annual Income at these fair market rents would be \$93,600. List price is then 11.8 x Gross Annual income. Cap Rate is a very favorable 5.1% if expenses are estimated at 40% of gross rents. This building will have outstanding cash flow with market rents. Leases are all month to month. Current rents listed are based upon January 2022 rent increases. Front unit is a HUD unit and owner has petitioned to have the \$750 rent raised to fair market.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$1,150,000
- 2 Buildings
- 10 Total parking spaces
- Heating: Natural Gas
- \$0 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.9
- \$92760 Gross Scheduled Income
- \$55656 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$37,104
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4,800
- Cable TV: 01526998
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$750	\$750	\$1,500
2:	1	1	1	1	Unfurnished	\$1,144	\$1,144	\$1,500
3:	1	2	1	1	Unfurnished	\$872	\$872	\$1,800
4:	1	1	1	1	Unfurnished	\$872	\$872	\$1,500
5:	1	1	1	1	Unfurnished	\$872	\$872	\$1,500

Of Units With:

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

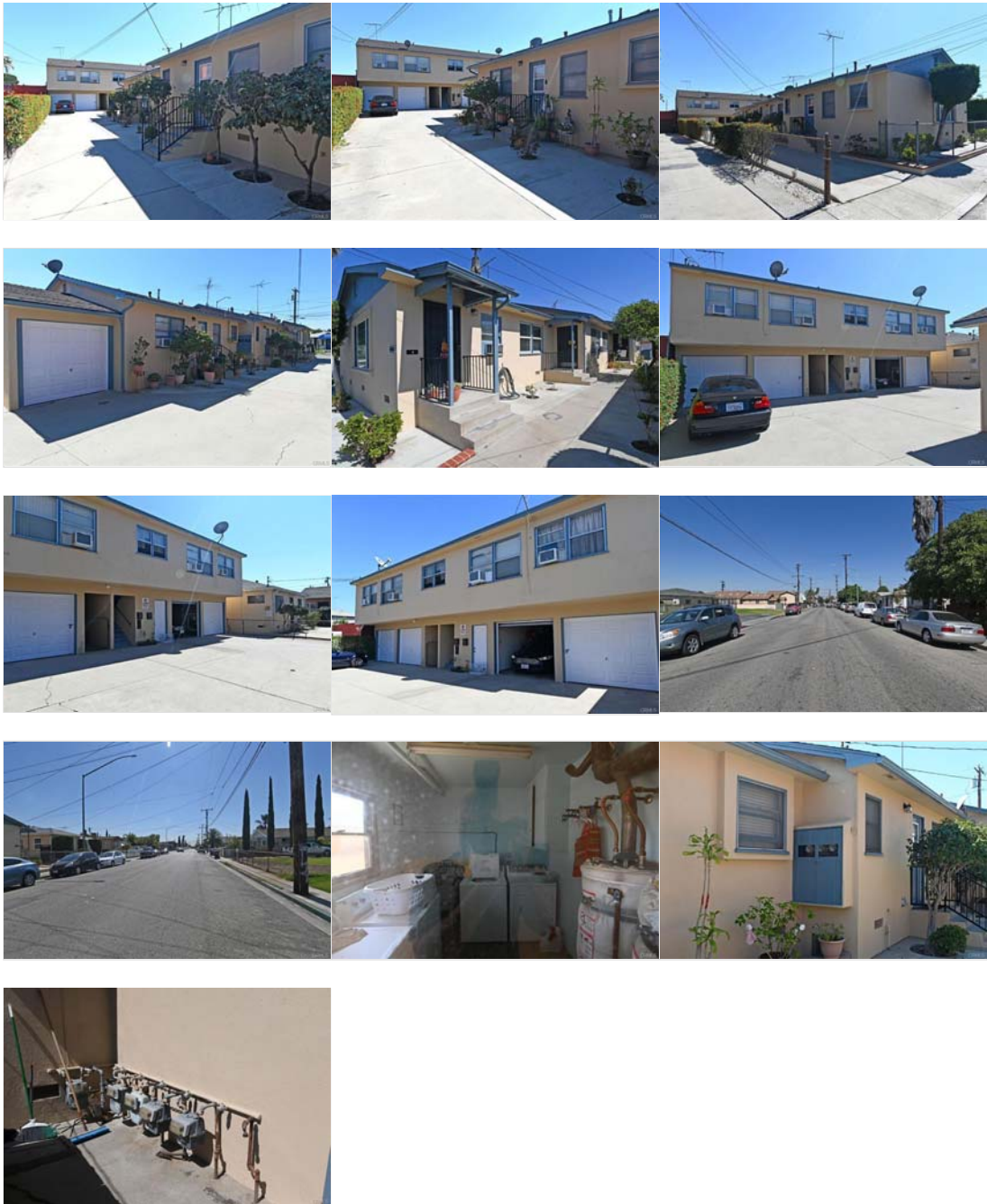
Additional Information

- Trust sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6312026015

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: PW21218596

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Closed •

List / Sold: **\$2,699,000/\$2,699,000**

11901 W Washington Blvd • Culver City 90066
5 units • \$539,800/unit • 4,234 sqft • 6,522 sqft lot • \$637.46/sqft •
Built in 1960
Just east of Inglewood

91 days on the market
Listing ID: 21763530



Well maintained 5 unit building in Culver City. Very tropical and private building centrally located to all the new development within a 1 block walking distance to Restaurants, Cafes and Shopping. All units are 2 bedrooms 1 bath with upgraded kitchens and baths to varying degrees. 4 units have a 1 car parking in a private garage . There are additional off street parking spots. All units have wall heaters , their own water heaters and wall air conditioner units in most bedrooms. Units B & D vacant at the COE. Laundry on premises.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$2,699,000
- 1 Buildings
- Heating: Wall Furnace

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$17,695
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,587
- Maintenance: \$3,113
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,400	\$2,400	\$2,450
2:	1	2	1		Unfurnished	\$0	\$0	\$2,450
3:	1	2	1		Unfurnished	\$2,395	\$2,395	\$2,450
4:	1	2	1		Unfurnished	\$0	\$0	\$2,450
5:	1	2	1		Unfurnished	\$2,450	\$2,450	\$2,450
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
- C28 - Culver City area
- Los Angeles County
- Parcel # 4233013003

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: 21763530

Printed: 12/26/2021 11:58:38 AM

List / Sold:

Closed • Apartment**\$2,500,000/\$2,500,000** ↓

15 days on the market

1512 S 3rd St • Alhambra 91803**6 units** • **\$416,667/unit** • **7,061 sqft** • **9,600 sqft lot** • **\$354.06/sqft** •**Built in 1979****Listing ID: WS21239273****W/Garfield Ave., S/Valley Blvd.**

Great Location for this newer 6 unit well maintained building located 1/2 block from busy Valley Blvd. and Garfield Ave. Walk to bus, dining, & banking. Also close to elementary school. All bathrooms remodeled last year and roof replaced in 2018. Property fully occupied with all rentals paying as scheduled during pandemic without any rental subsidies. Freeway close to downtown L. A., U.S.C. Medical School, and CSULA.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$3,000,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- 6 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$2,441 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 4
- \$130368 Gross Scheduled Income
- \$100148 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 0 water meters available

Interior

- Rooms: Living Room, Master Bathroom, Master Bedroom
- Floor: Carpet, Tile, Wood
- Appliances: None, Water Heater Central
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Granite Counters, Tile Counters

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Sprinklers In Front, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Good Condition
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$11,549
- Electric: \$628.00
- Gas: \$1,233
- Furniture Replacement:
- Trash: \$2,254
- Cable TV: 01522426
- Gardener:
- Licenses:
- Insurance: \$3,300
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,654
- Other Expense: \$18,671
- Other Expense Description: Pty tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,200	\$26,400	\$2,500
2:	1	2	2	0	Unfurnished	\$1,800	\$21,600	\$2,200
3:	1	2	2	0	Unfurnished	\$1,870	\$22,440	\$2,200
4:	1	2	2	0	Unfurnished	\$1,600	\$19,200	\$2,200
5:	1	2	2	0	Unfurnished	\$1,697	\$20,364	\$2,200
6:	1	2	2	0	Unfurnished	\$1,697	\$20,364	\$2,200

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5357008005

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: WS21239273

Printed: 12/26/2021 11:58:39 AM

Closed •

313 N Union Ave • Los Angeles 90026
6 units • **\$233,333/unit** • **4,026 sqft** • **6,906 sqft lot** • **\$248.39/sqft** •
Built in 1961
East Of Glendale Blvd and south of Temple Street



List / Sold:
\$1,400,000/\$1,000,000 ↓
6 days on the market
Listing ID: SR21239145

This 6 unit apartment is located close to the LA Metro, Downton LA and Echo Park Lake. Two 2+1 units and four 1+1 units with off street parking for six cars. Also for sale are 309 N Union and 317 N Union both lots are 6900 square feet and zoned LARD2. Rare opportunity to purchase three contiguous lots in this up and coming Echo Park neighborhood.

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$951 (Estimated)
- Laundry: Outside, Washer Hookup
- \$75469 Gross Scheduled Income
- \$17901 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,901
- Electric: \$7,275.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$5,263
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$3,563
- Other Expense Description: prop tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	4	Unfurnished	\$4,119	\$4,762	\$5,408
2:	2	2	1	2	Unfurnished	\$2,925	\$2,925	\$3,120

Of Units With:

- Separate Electric: 7
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 6
- Refrigerator: 6
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5159004007

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: SR21239145

Printed: 12/26/2021 11:58:39 AM

List / Sold:

Closed**\$2,250,000/\$2,225,000** ↓

14 days on the market

Listing ID: PW21249310

7224 Florence Ave • Downey 90240**6 units • \$375,000/unit • 4,976 sqft • 31,190 sqft lot • \$447.15/sqft • Built in 1953****Contact Agent**

The Florence Avenue Property is a 6-unit apartment building, located in the desirable city of Downey, CA. This property is situated on a very large 31,000 square foot lot, which houses 6 large, single story, bungalow style, 2-Bedroom and 1-Bathroom units, each with its own garage. It is located on the major thoroughfare of Florence Avenue, and is in close proximity to CA-170 & I-5 Freeways, allowing for quick access to all the attractions of Southern California. An astute investor will recognize this property offers a unique opportunity to provide an income-producing asset in the strong rental market of Downey.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$2,250,000
- 6 Buildings
- 6 Total parking spaces
- \$2,305 (Estimated)
- Cap Rate: 3
- \$115128 Gross Scheduled Income
- \$66779 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 3 water meters available

Interior**Exterior**

- Lot Features: Lot 20000-39999 Sqft, Rectangular Lot
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$44,895
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921625
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1	1	Unfurnished	\$1,599	\$9,594	\$2,150

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- D2 - Northwest Downey, N of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6229001005

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: PW21249310

Printed: 12/26/2021 11:58:39 AM

Closed •

List / Sold:

\$2,190,000/\$2,160,000 ↓

97 days on the market

Listing ID: 21783686

1315 S Catalina St • Los Angeles 90006
7 units • \$312,857/unit • 5,258 sqft • 6,803 sqft lot • \$410.80/sqft •
Built in 1903

From W. Pico Blvd turns South on S. Catalina Street. Building will be on the right.



Iconic Investments is pleased to offer for sale 1315 S. Catalina St., a 7-unit apartment building located in the Pico-Union submarket of Los Angeles. Built in 1908 with additional units added in 2012 & 2021, 3 of the 7 units are not subject to Los Angeles City RSO. The unit mix is 1 one-bed/one-bath, 5 two-bed/one-bath and 1 four-bed/two bath units. 4 of the 7 units have been recently updated with new hardwood floors, kitchen cabinets & countertops, bathrooms, fixtures, lighting, stainless steel appliances and split-system air conditioning/heating units. In addition, the other 3 units were newly constructed in 2012 & 2021 and new at that time. The property is individually metered for both gas and electric, and the tenants pay for trash. All units have individual water heaters. Unit numbers 5 & 6 were built in 2012 allowing for 10% annual rent increases.

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$2,190,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Forced Air
- \$124450 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$51,098
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,150	\$1,150	\$1,695
2:	1	4	2		Unfurnished	\$3,950	\$3,950	\$3,950
3:	1	2	1		Unfurnished	\$1,638	\$1,638	\$2,150
4:	2	2	1		Unfurnished	\$1,995	\$1,995	\$2,150
5:	2	2	1		Unfurnished	\$2,150	\$2,150	\$2,150
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 # 5075006016

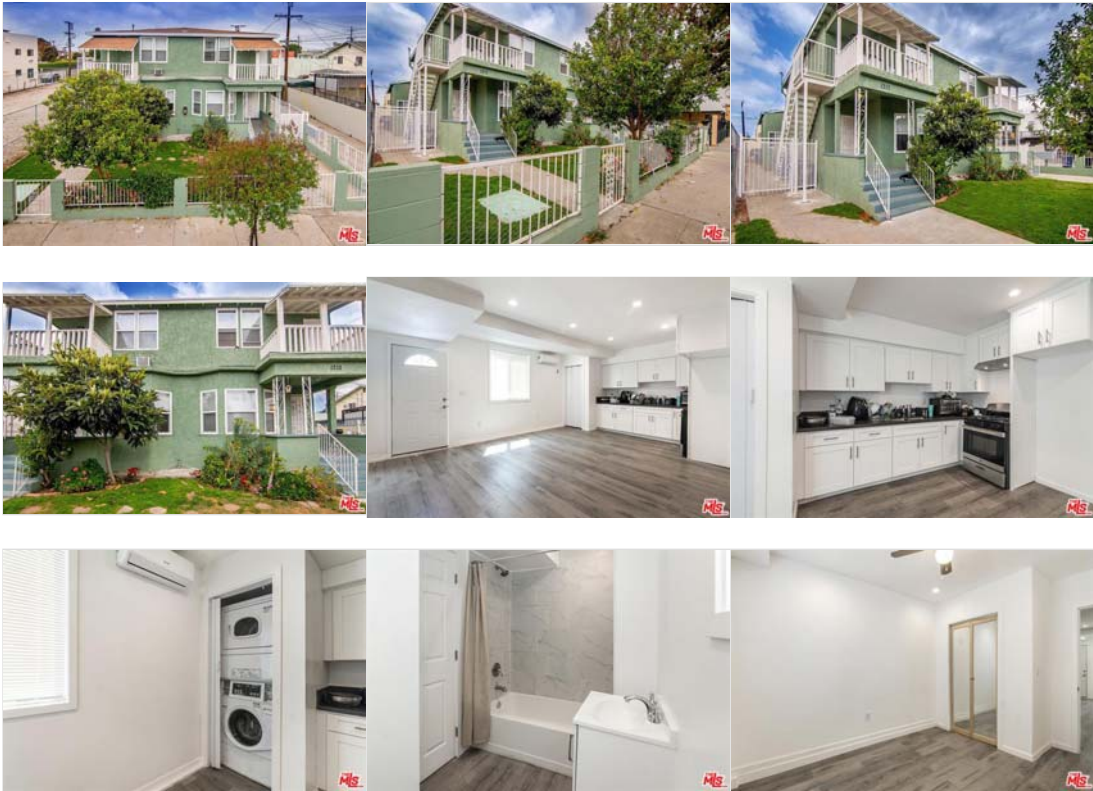
Michael Lembeck

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: 21783686

Printed: 12/26/2021 11:58:39 AM

List / Sold:

Closed**\$2,200,000/\$1,735,000 ↓****1 days on the market****710 Cory Dr # 1 • Inglewood 90302****8 units • \$275,000/unit • 5,965 sqft • 7,958 sqft lot • \$290.86/sqft •****Built in 1958****Listing ID: SB21213423****South Of Florence and East Of La Cienega**

Welcome to this low-maintenance 5965 SF 8 Unit Multi-Family Apartment Complex in the City of Inglewood. It sits on a 7958 SF lot. This property includes 2 buildings with a total of 8 units. The front building is 2 story consisting of (5) 1 bedroom / 1 bath units. The building to the rear of the property is a tri-plex consisting of (3) 2 bedroom / 1 bath units. All tenants are currently on a month-to-month tenancy. The building features on-site laundry, 8 covered/tucked under parking spaces. Each unit also is separately metered for gas & electrical. This opportunity is located in one of the most up & coming areas of Los Angeles. It will attract an investor looking to purchase a low-maintenance multi-family property in a growing area. ****DO NOT WALK THE PROPERTY NOR DISTURB THE TENANTS****

Facts & Features

- Sold On 12/21/2021
- Original List Price of \$2,200,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- \$1,671 (Estimated)
- Laundry: Individual Room
- \$101340 Gross Scheduled Income
- \$83157 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Laminate, Vinyl

Exterior

- Lot Features: 6-10 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s), Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,183
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$3,117
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,176
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$0
2:	1	1	1	0	Unfurnished	\$890	\$890	\$0
3:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$0
4:	1	1	1	0	Unfurnished	\$865	\$865	\$0
5:	1	1	1	0	Unfurnished	\$890	\$890	\$0
6:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$0
7:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$0
8:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$0

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4017021025

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: SB21213423

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List / Sold:

Closed •**\$3,395,000/\$3,250,000** ↓

37 days on the market

Listing ID: 21792042

3921 Marathon St • Los Angeles 90029**8 units** • **\$424,375/unit** • **4,992 sqft** • **7,759 sqft lot** • **\$651.04/sqft** •
Built in 1924**Prime Silver Lake Location**

3921 Marathon Street located in Silver Lake (90029), is a totally reimagined and renovated 8-unit multifamily community in one of the strongest rental markets in LA. The opportunity is located on the same block as the always-full, famed Sqrl Cafe and just two short blocks from Silver Lake's Sunset Junction. The property consists of Eight (8) artfully designed and fully remodeled apartment homes that have been carefully curated to attract the area's most dynamic renter demographics. The new finishes are outstanding and include a long list of superior design elements which will keep your rents strong and retain your residents longer. Parking is provided in Ten (10) vehicle parking spaces. Each unit features an all-new kitchen with new stainless-steel appliances, new washer, and dryer, an open floor plan, large windows showcasing the spectacular city and mountain views, plenty of natural light, and other handcrafted details. Marathon provides the best variation of modern and outdoor living in a vibrant and walkable neighborhood.

Facts & Features

- Sold On 12/20/2021
- Original List Price of \$3,395,000
- 1 Buildings
- Laundry: Washer Included, Dryer Included
- \$145977 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior**Annual Expenses**

- Total Operating Expense: \$71,379
- 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:	8	1	1		Unfurnished	\$2,274	\$18,195	\$19,700
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 # 5539018003

Michael Lembeck

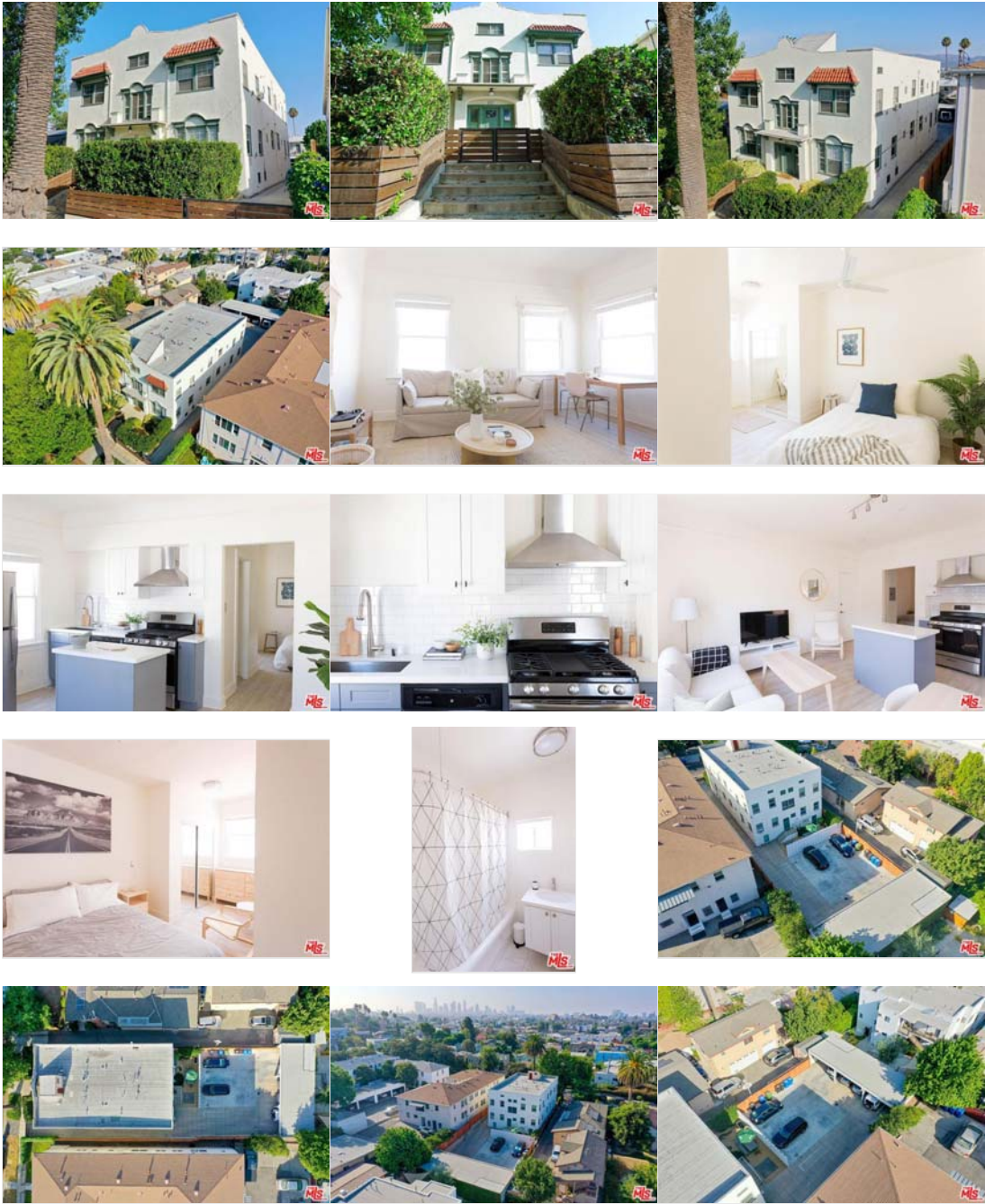
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos



List / Sold: **\$1,750,000/\$1,750,000****Closed****18315 Malden St • Northridge 91325****8 units • \$218,750/unit • 5,703 sqft • 7,921 sqft lot • \$306.86/sqft • Built in 1959****N or Roscoe West of Lindley****2 days on the market****Listing ID: IN21235731**

Well maintained 8 unit property. Conveniently close to Cal State Northridge. Units are comprised of THREE singles, TWO 1 bedrooms, ONE 2 bedroom+1 bath and TWO 2 bedrooms 2 bath. Each unit is individually metered and there is a laundry area on site. 100 percent occupied.

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,151 (Estimated)
- Laundry: See Remarks
- Cap Rate: 4.66
- \$132144 Gross Scheduled Income
- \$128179 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$35,475
- Electric: \$3,100.00
- Gas:
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 01811839
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	0	1	3	Unfurnished	\$3,167	\$3,167	\$3,900
2:	2	1	1	2	Unfurnished	\$3,050	\$3,050	\$3,300
3:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$2,000
4:	2	2	2	3	Unfurnished	\$3,045	\$3,045	\$4,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- NR - Northridge area
- Los Angeles County
- Parcel # 2786024045

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: IN21235731

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Closed •

List / Sold:

\$1,549,000/\$1,500,000 ↓

11 days on the market

Listing ID: 21782964

2021 Pennsylvania Ave • Los Angeles 90033
10 units • **\$154,900/unit** • **5,476 sqft** • **8,890 sqft lot** • **\$273.92/sqft** •
Built in 1924
Forth St to S. Cummings St to Pennsylvania Ave on the left side.



Excellent 10 unit apartment building in the heart of Boyle Heights. Courtyard style with wide street for parking and terrific curb appeal. Well maintained. Has not been on the market since the 70's. Below market rents.. huge potential.

Facts & Features

- Sold On 12/23/2021
- Original List Price of \$1,549,000
- 3 Buildings
- Cooling: Wall/Window Unit(s)
- \$43153 Net Operating Income

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$44,955
- 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:	10	8	10		Unfurnished	\$735	\$7,342	\$7,342
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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5183007020

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: 21782964

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List / Sold:

Closed**\$3,395,000/\$3,260,000** ↓

82 days on the market

Listing ID: 21768486

1641 N Hobart Blvd • Los Angeles 90027**17 units** • **\$199,706/unit** • **9,487 sqft** • **12,008 sqft lot** • **\$343.63/sqft** •**Built in 1949****The subject property is located near the corner of Hollywood Blvd and Hobart Blvd. Just south of the Hollywood Hills.**

Significant Value-Add Opportunity - Current rents at the property are well below market. There is approximately 50% upside in the current rents. | Delivered with Three Vacancies - The property will be delivered with three (3) vacant units (two (2) 1-bedroom units and one (1) studio unit)). The units are rent-ready, however a new investor may wish to renovate the units further to achieve a higher rent. | Great Location Next to Many of LAs Best Neighborhoods - The subject property is located near the corner of Hollywood Blvd and Hobart Blvd. Just south of the Hollywood Hills with a number of new development in the surrounding area. Adjacent to the trending neighborhood of Los Feliz. | Opportunity for Additional Income - There are 7 parking spaces on-site and no soft-story retrofit is required. Current ownership does not charge for parking. New ownership may choose to change that and add parking income. | On-Site Laundry - Laundry is located on-site for tenant use. Current washers and dryers are grossing an average of \$50 a month. | Attractive Financing Available - Attractive purchase financing is available. Please inquire with the listing agent for more details.

Facts & Features

- Sold On 12/22/2021
- Original List Price of \$3,595,000
- 1 Buildings
- Laundry: Washer Included, Dryer Included
- \$113580 Net Operating Income

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

- Total Operating Expense: \$104,732
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02062634
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	0	1		Unfurnished	\$878	\$7,900	\$1,400
2:	7	1	1		Unfurnished	\$1,466	\$10,262	\$1,800
3:	1	0	1		Unfurnished	\$725	\$725	\$1,150
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
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5544020004

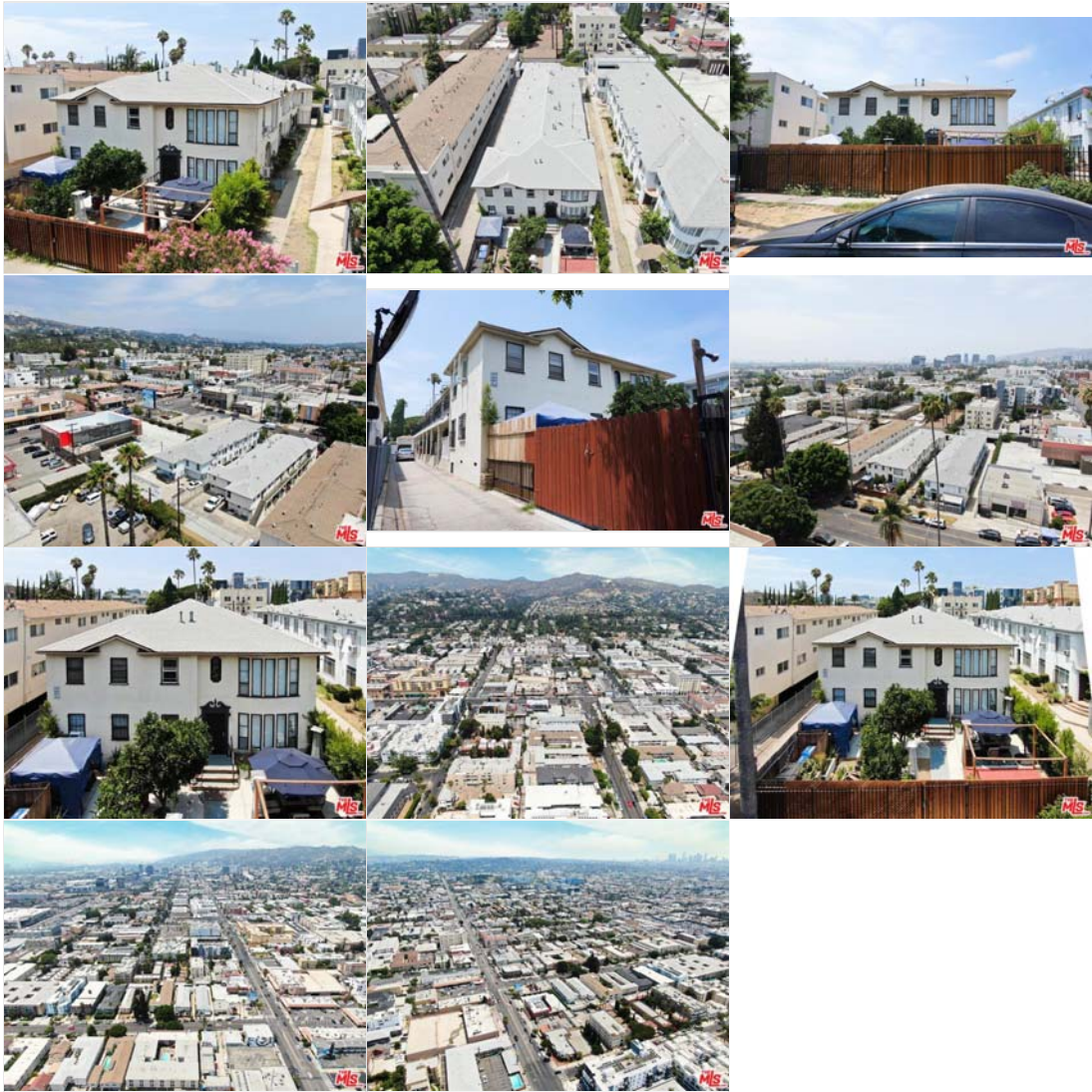
Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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CUSTOMER FULL: Residential Income LISTING ID: 21768486

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Search Criteria
Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 12/19/2021 to 12/25/2021
County Or Parish is 'Los Angeles'
City is not 'Long Beach'
Number Of Units Total is 2+
Selected 63 of 63 results.