



**Closed** • Duplex

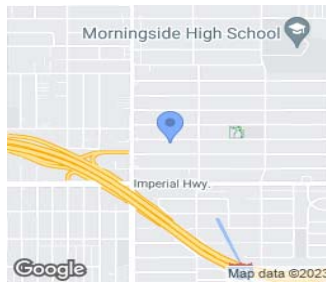
List / Sold:  
**\$1,250,000/\$1,195,000** ↓

**3856 W 111th Pl** • Inglewood 90303  
 2 units • \$625,000/unit • 3,100 sqft • 6,643 sqft lot • \$385.48/sqft •  
 Built in 1921

245 days on the market

Listing ID: SB23024853

East of Prairie Avenue on 111th Place



Welcome to this exceptional income property offering two spacious units, perfect for investors seeking a lucrative opportunity. Located in a highly sought-after area of Inglewood, this property boasts an excellent location near LAX airport, beautiful beaches, and the newly constructed SoFi stadium, promising increasing value in coming years. **\*\*Key features\*\*** **\*\* Unit 1:\*\*** Three bedrooms, two well-appointed bathrooms, convenient washer and dryer hook-ups within the unit. All in one level for easy accessibility. **\*\*Unit 2:\*\*** Another generously sized three bedroom unit, two and a half bathrooms, including master en suite. A dedicated laundry room within the unit for added convenience. **\*\*Garage and Parking:\*\*** Two separate garages each accommodating two cars, providing secure parking for you and/or your tenants. A long driveway perfect for guest or extra rental income. **\*\*Location:\*\*** Situated in a highly desirable area of Inglewood, known for its rising property values. Close proximity to LAX airport, making it convenient for travelers. Enjoy the nearby stunning beaches and coastal attractions. Benefit from the new SoFi stadium which promises to further boost property values in the area. Easy access to major highways, public transportation, and a range of near by shopping centers. This income property represents an excellent investment opportunity with two units and the potential for strong rental income. Whether you're an investor or looking into entering the real estate market, this property offers the potential for long-term growth and financial stability. Don't miss out on the chance to own a piece of Inglewood's promising future!

**Facts & Features**

- Sold On 12/04/2023
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Heating: Floor Furnace
- \$0 (Unknown)
- Laundry: Inside
- \$60000 Gross Scheduled Income
- \$55280 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$3,720
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 02004333
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,040
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,400	\$2,400	\$3,500
2:	1	3	3	2	Unfurnished	\$2,600	\$2,600	\$3,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4033018033

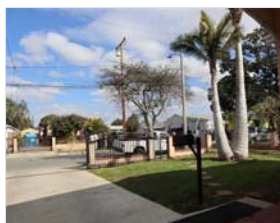
**Michael Lembeck**

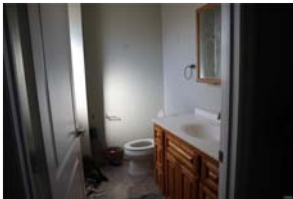
State License #: 01019397  
 Cell Phone: 714-742-3700

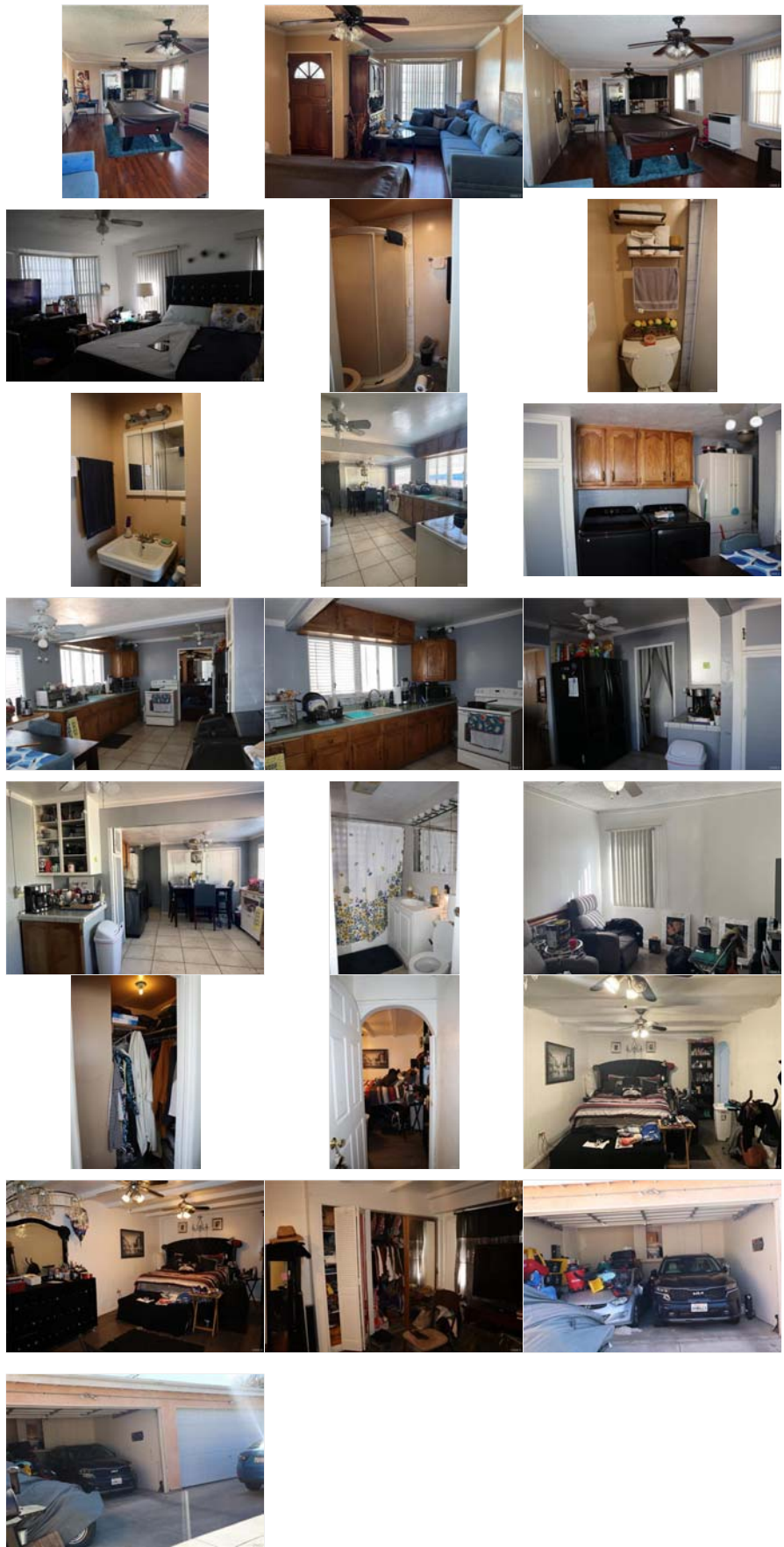
**Re/Max Property Connection**

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

Click arrow to display photos







**Closed**

List / Sold: **\$789,000/\$795,000**

**4455 W 169th St** • Lawndale 90260

19 days on the market

2 units • \$394,500/unit • 1,446 sqft • 5,808 sqft lot • \$549.79/sqft • Built in 1945

Listing ID: P1-15243

Hawthorn Blvd and W 169th St. Go west to property on right at the corner of Grevillea ave and 169th.



Unique opportunity to own two houses on a generous corner lot in South Lawndale! Each home boasts 2 bedrooms and 1 bath for a total of 1,446 square feet of living space. The front house offers some newer interior paint and kitchen updates plus a two car garage, ensuring modern comfort within a classic setting. The back house exudes its own appeal with recent interior and exterior paint, parking area and laundry. This property holds endless possibilities for those looking for a multi-generational living arrangement or the ability to live in one and rent the other to generate additional income or the ability to use the back house as a dedicated workspace, art studio or guest suite. Owned and cherished by the same family for over 50 years, each house awaits a touch of personalization and some tender loving care to transform them into your dream haven! Don't miss the chance to create a new chapter in this delightful property's story by becoming the proud owner of this dual dwelling gem, tailor it to your desires, and you will relish in the endless potential it offers!

**Facts & Features**

- Sold On 12/07/2023
- Original List Price of \$789,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Central
- Laundry: Individual Room
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate, Wood
- Appliances: None

**Exterior**

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

**Annual Expenses**

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

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4081031033

**Michael Lembeck**

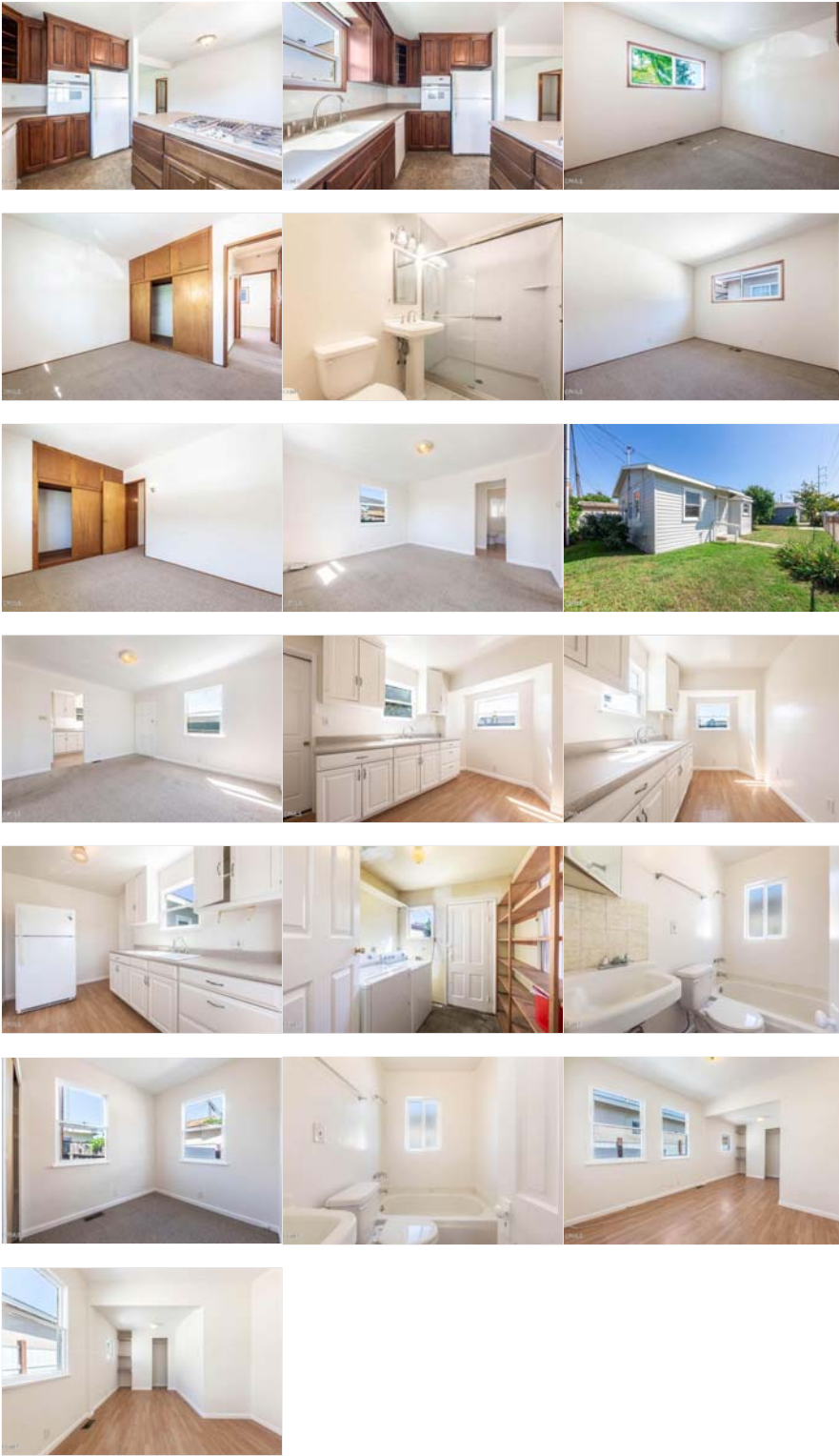
State License #: 01019397  
Cell Phone: 714-742-3700

**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: P1-15243

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List / Sold:

**Closed** • Single Family Residence

**\$1,200,000/\$1,200,000**

**4803 Ocana Ave** • Lakewood 90713

73 days on the market

**2 units** • \$600,000/unit • 2,223 sqft • 5,000 sqft lot • \$539.81/sqft • Built in 2020

Listing ID: PW23164007

South of Del Amo, West of Woodruff



Two Units with Stunning Design! 3BR/3BA and 1BR/2BA permitted ADU. Gorgeous home totally rebuilt in 2020 with designer finishes! Built to be two separate units with separate entrances - 4803 and 4805 Ocana. Perfect for multigenerational families, investors or live and rent! The main unit features three large bedrooms and three full baths including two master suites. The downstairs master has walk in shower. The second unit offers a bedroom and bath upstairs, plus a full bath downstairs. Both units have gourmet kitchens featuring brilliant quartzite counter tops, white cabinets, stainless steel appliances including refrigerator and large sinks. Open floor plans with kitchen open to living areas, recessed lighting, great natural light. Water resistant laminate flooring throughout ground floors, carpeting on second floors. Indoor Laundry in Each Unit, Complete with Washer/Dryer. New green energy mini-split air conditioning in smaller unit, central air in main unit. 2 car garage. 423 sq. ft of additional storage space not included in square footage. Large yard with huge producing avocado tree and welcoming curb appeal. Beautiful tree lined street! Great investment opportunity!

**Facts & Features**

- Sold On 12/08/2023
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- \$0 (Unknown)
- Laundry: Dryer Included, Individual Room, Washer Included
- \$63600 Gross Scheduled Income
- \$62400 Net Operating Income
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: Guest/Maid's Quarters, Laundry, Main Floor Bedroom, Main Floor Primary Bedroom, Two Primaries
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Refrigerator
- Other Interior Features: In-Law Floorplan, Open Floorplan, Pantry, Quartz Counters

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$1,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01053106
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$3,350	\$3,350	\$3,400
2:	1	1	2	0	Unfurnished	\$1,950	\$1,950	\$1,950

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- 23 - Lakewood Park area
- Los Angeles County
- Parcel # 7175008002

**Michael Lembeck**

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

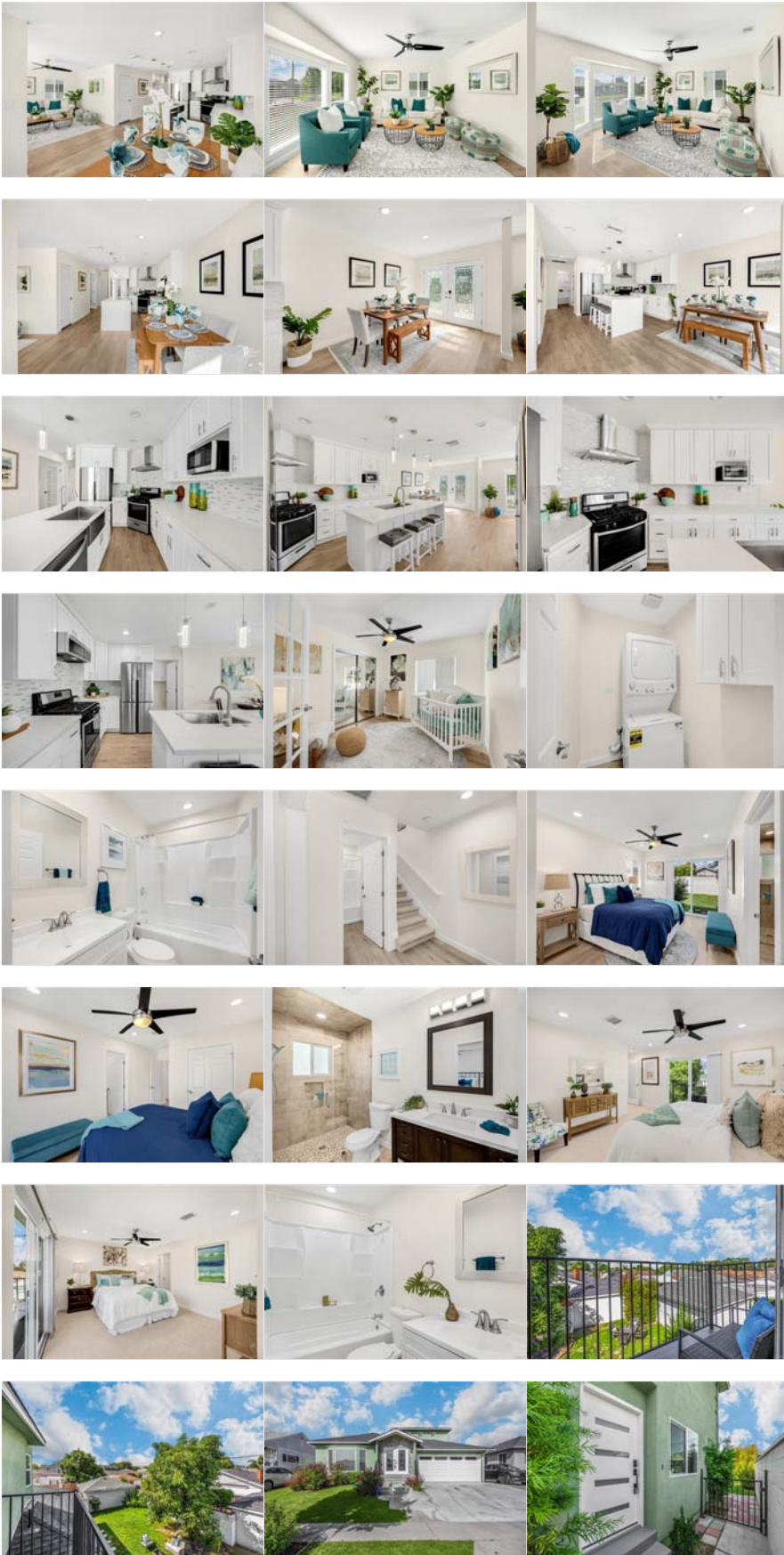
**Re/Max Property Connection**

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23164007

Printed: 12/10/2023 8:11:02 AM

**Closed** • Duplex

List / Sold: **\$899,999/\$880,000** ↓

**10407 Klingerman St** • South El Monte 91733

3 days on the market

2 units • \$450,000/unit • 1,087 sqft • 10,000 sqft lot • \$809.57/sqft • Built in 1950

Listing ID: SB23210626

60 fwy west, exit Santa Anita Ave make a right, left on Santa Anita Ave, left on Klingerman Ave



Welcome to this incredible duplex property located in South El Monte, boasting a sprawling 10,000 square-foot lot and exceptional development potential. This property offers a unique opportunity for investors or homeowners looking to maximize its value and create something extraordinary. The standout feature of this property is the expansive 10,000 square-foot lot, presenting endless possibilities for development. Whether you choose to expand the existing duplex, adding more living space or additional units, or explore new construction options, the potential is truly remarkable. The current duplex consists of a front unit of 3 bedroom/4 bathrooms and back unit is a 3 bedroom/ 2bathrooms. There are additions to the property that may or may not have been with permits. Buyers and buyer's agent to do their own due diligence. Imagine creating a multi-unit complex, catering to the high demand for housing in South El Monte, and maximizing rental income potential. Alternatively, expanding the current duplex could offer more space for growing families or accommodate roommates, appealing to a broader range of potential residents. Conveniently located in South El Monte, this property provides easy access to parks, schools, shopping centers, and restaurants. Commuting is a breeze with major highways and public transportation options nearby, ensuring seamless connectivity to surrounding areas. Don't miss out on this exceptional opportunity to invest in a duplex with a 10,000 square-foot lot in South El Monte. Whether you're an investor looking for a lucrative project or a homeowner with a vision, this property offers limitless potential.

**Facts & Features**

- Sold On 12/04/2023
- Original List Price of \$899,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$592 (Estimated)
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 657 - So. El Monte area
- Los Angeles County
- Parcel # 8103011017

**Michael Lembeck**

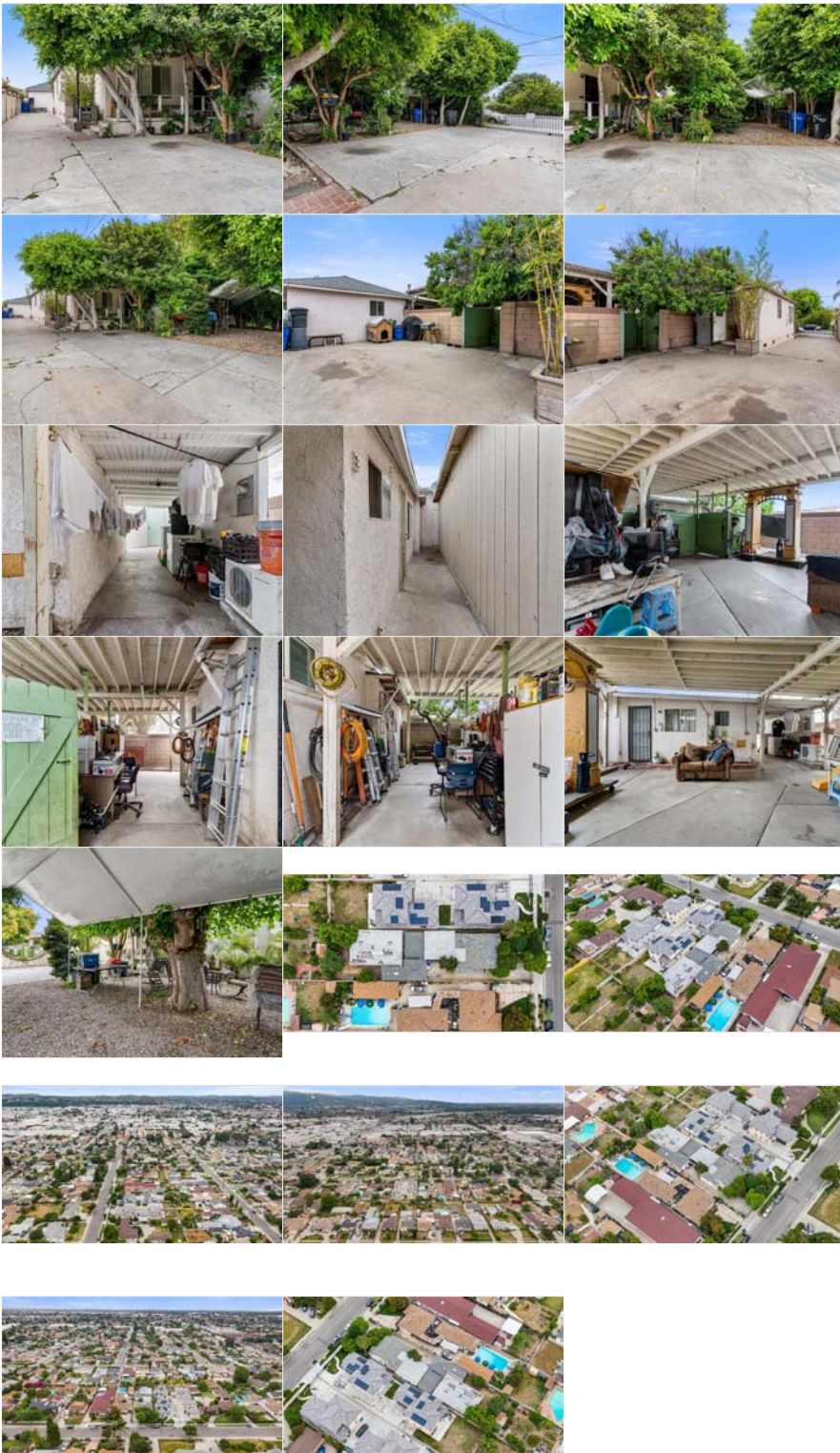
State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

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

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**Closed** • Duplex

List / Sold:

**\$1,420,000/\$1,399,990** ↓

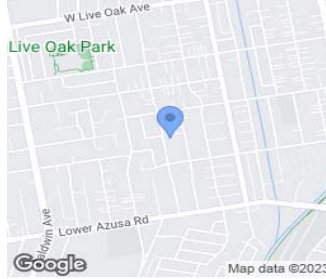
**5122 Halifax Rd** • Temple City 91780

34 days on the market

**2 units** • \$710,000/unit • 2,251 sqft • 13,499 sqft lot • \$621.94/sqft • Built in 1962

Listing ID: AR23162264

Cross St. Miloann



Wonderful & ideal investment Property located within a lovely residential neighborhood in Temple City! Wow! This rare Duplex + Studio Income Property possesses nice charm and character, and most importantly, possesses strong rental capabilities OR owner-occupy potential flexibility. Property features a large 13,499 SF Lot Size and comprises a front house with 3 bedrooms, 1.5 baths, and an attached covered carport and separate driveway for Parking; The rear house features 2 bedrooms, 1 bath and an attached covered carport as well as a detached two-car garage; Additionally, the pool house has been converted to a studio with 1 bathroom. In addition, Property also features a double-wide elongated concrete Driveway for plenty of Parking as well as an in-ground pool which is a nice value-add bonus for properties in CA. (2) Separate Meters for Gas, Water, and Electricity. Buyer shall be responsible to verify all info to own satisfaction and conduct due diligence and investigations regarding all aspects about the Property. Close proximity to plenty of retail shopping, wide array of restaurants and amenities, public transportation, and just a few blocks away from Live Oak Park!

**Facts & Features**

- Sold On 12/04/2023
- Original List Price of \$1,400,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- \$885 (Estimated)
- Laundry: See Remarks
- \$26400 Gross Scheduled Income
- \$26400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Floor: Carpet, Tile
- Appliances: Gas Oven, Range Hood, Water Heater

**Exterior**

- Lot Features: Back Yard, Front Yard, Lot 10000-19999 Sqft, Rectangular Lot, Level, Sprinkler System, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

**Annual Expenses**

- Total Operating Expense: \$12,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 01964500
- Gardener:
- Licenses:
- Insurance: \$9,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$2,800
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200
3:	1	0	1	0	Unfurnished	\$0	\$0	\$1,050

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- 661 - Temple City area
- Los Angeles County
- Parcel # 8585023010

**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: AR23162264

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**Closed** • Duplex

List / Sold: **\$620,000/\$620,000** ↕

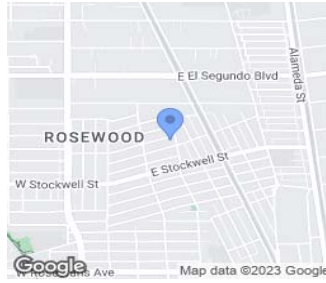
**2156 E Nord St** • Los Angeles 90222

115 days on the market

2 units • \$310,000/unit • 1,208 sqft • 3,714 sqft lot • \$513.25/sqft • Built in 1940

Listing ID: DW23109905

Cross Street Oleander Ave



Great condition! Beautiful duplex in unincorporated area of Compton is pride of ownership. Property will be sold as is and Tenant Occupied! Make offers subject to interior inspection. Conventional loan only. Garage has been converted and is occupied. Buyers to satisfy themselves with permits. Information on property deemed reliable but unable to validate. Do not disturb tenants. See agent remarks for showing instructions.

**Facts & Features**

- Sold On 12/04/2023
- Original List Price of \$600,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- \$1,050 (Estimated)
- Laundry: Outside
- \$36000 Gross Scheduled Income
- \$36000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$2,620
- Electric: \$100.00
- Gas: \$20
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02174581
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,500	\$2,500	\$2,500
2:	1	2	1		Unfurnished	\$1,950	\$1,950	\$2,200

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 1.5%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6152016040

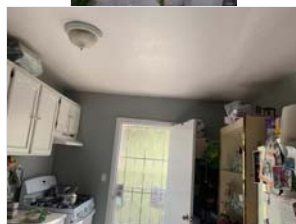
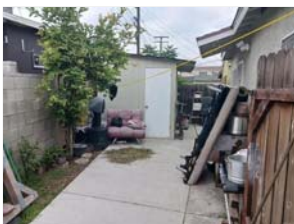
**Michael Lembeck**

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

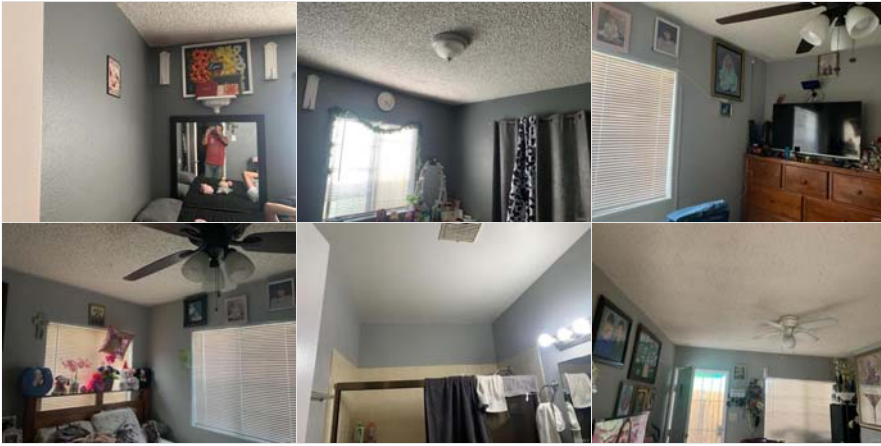
**Re/Max Property Connection**

State License #: 01891031  
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: DW23109905

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**Closed** • Duplex

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

**477 S McDonnell Ave** • Los Angeles 90022

**0 days on the market**

**2 units** • \$340,000/unit • **1,778 sqft** • **7,002 sqft lot** • **\$382.45/sqft** • **Built in 1959**

**Listing ID: CV23219522**

**S Mednick Ave / Eagle St**



Duplex excellent investment opportunity in the East Los Angeles area. This property has new copper plumbing. Front unit is a 2 bedrooms and 1 bathroom and the back unit is a 3 bedrooms and 1 bathroom with a garage. Both have there own yard area. Located near by downtown Los Angeles, freeways, restaurants, shopping, entertainment, and stadiums.

**Facts & Features**

- Sold On 12/05/2023
- Original List Price of \$680,000
- 2 Buildings
- 1 Total parking spaces
- \$0 (Assessor)
- Laundry: In Garage
- \$2430 Gross Scheduled Income
- \$29160 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

- Lot Features: 2-5 Units/Acre
- Sewer: Septic Type Unknown

**Annual Expenses**

- Total Operating Expense: \$18,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526842
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,090	\$1,090	\$2,000
2:	1	3	1	1	Unfurnished	\$1,340	\$1,340	\$2,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5247008010

**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: CV23219522

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**Closed**

List / Sold:

**\$1,150,000/\$1,100,000** ↓

62 days on the market

Listing ID: 23276427

**12111 Washington Pl** • Los Angeles 90066  
 2 units • \$575,000/unit • 1,105 sqft • 2,502 sqft lot • \$995.48/sqft •  
 Built in 1952  
 North on Grand View East on Washington



We are proud to present 12111 Washington Pl, a turnkey duplex opportunity located on the border of Mar Vista and Culver City. The property consists of (2) completely renovated 1-Bedroom 1-Bathroom units, a private gated front yard, and (2) private covered parking spots off a rear alley. Units have been completely turned with new paint, new flooring, new mini-split heating/AC, and all new stainless steel appliances. Units are separately metered. The property, delivered vacant, is ready for an owner-user to enjoy some additional income or a savvy investor looking for market rents in this beautifully modern designed duplex. With its prime location on Washington Pl, the property is situated in the heart of the westside, and is within 5 minutes to downtown Culver City, Marina del Rey, and Playa Vista. The property is situated right next to the Marcase Ave neighborhood of Mar Vista, boasting large lot multi-million dollar homes, making the specific area a safe place for renters and pedestrians. The property is also walking distance to some local favorites such as The Mar Vista Farmer's Market, Rutt's Hawaiian Cafe, and Little Dynamite Pizza. With 12111 Washington Pl's complete renovation and great location, the property's price point makes it one of the westside's most affordable and safest investments in today's market.

**Facts & Features**

- Sold On 12/07/2023
- Original List Price of \$1,150,000
- 1 Buildings
- Cooling: Central Air, Electric
- Laundry: Washer Included, Dryer Included, Stackable

**Interior**

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01493611
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4235029014

**Michael Lembeck**

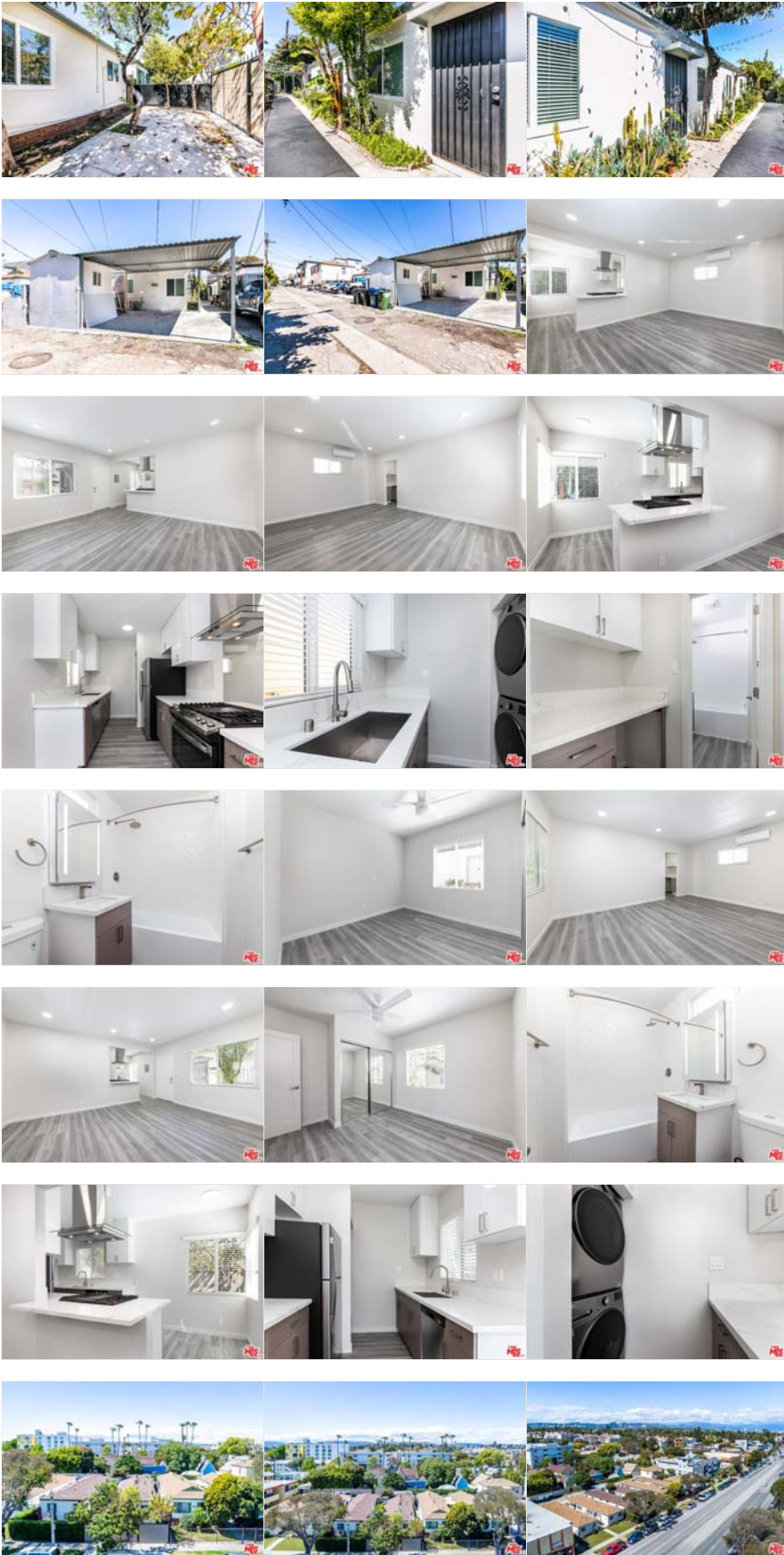
State License #: 01019397  
 Cell Phone: 714-742-3700

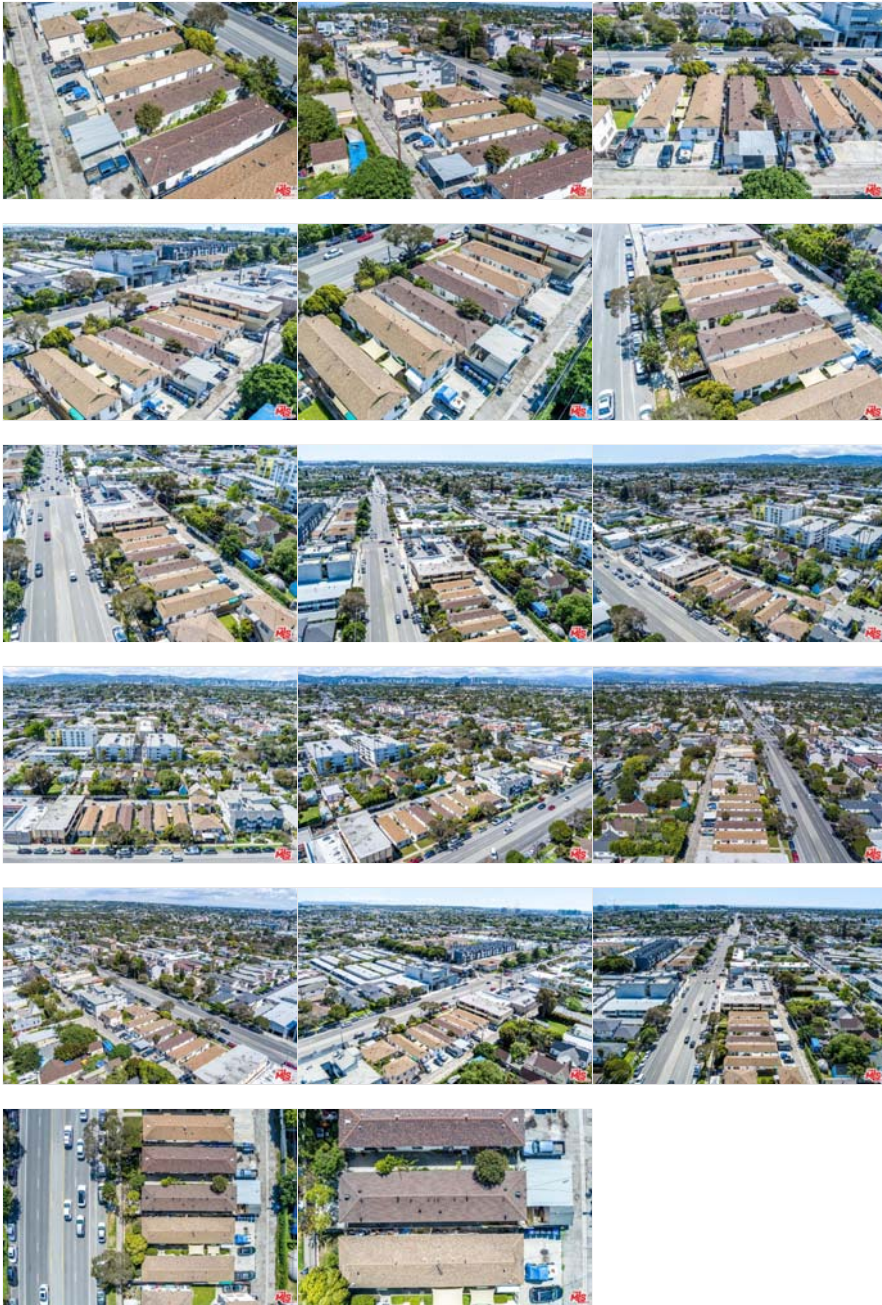
**Re/Max Property Connection**

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 23276427

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**Closed** • Duplex

List / Sold: **\$849,999/\$870,000** ↓

**225 W 42nd St** • Los Angeles 90037

**71 days on the market**

**2 units** • \$425,000/unit • **1,889 sqft** • **4,840 sqft lot** • **\$460.56/sqft** • **Built in 1907**

**Listing ID: DW23131488**

**North of Vernon and Broadway, Near Exposition Park**



Difficult to find fully 2 units. Both units will be delivered new. The front unit is fully remodeled from Frame, electrical, and plumbing, second unit also. Walking distance to Exposition Park/ USC Campus, LAFC stadium and shopping centers, and more. Both Units are still being worked on,

**Facts & Features**

- Sold On 12/04/2023
- Original List Price of \$900,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- \$6800 Gross Scheduled Income
- \$5300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01333814
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5111018018

**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: DW23131488

Printed: 12/10/2023 8:11:02 AM

Closed •

List / Sold:

**\$1,049,500/\$1,042,500** ↓

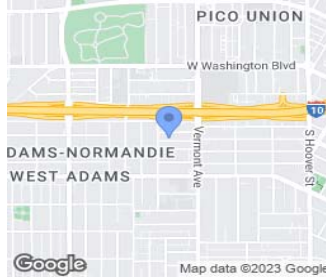
**1561 W 23rd St • Los Angeles 90007**

58 days on the market

**2 units • \$524,750/unit • 1,633 sqft • 3,364 sqft lot • \$638.40/sqft • Built in 1903**

Listing ID: 23302375

West of Vermont, North of Adam's



Welcome to a remarkable Duplex with an extra bonus space, perfectly positioned near USC! This isn't just an investment opportunity; it's a chance to be part of a proud ownership legacy. The care and attention from the owner truly shine through in every detail of this property. It's a high-value design that's quite rare for this area. Recent enhancements have elevated this property to a new level, including fresh windows, doors, and a brand-new roof. Inside, each unit comes with its own laundry space, complete with a washer and dryer for added convenience. The interiors have been thoughtfully refreshed, featuring new flooring, paint, and plush carpeting throughout. You'll find the bedrooms to be generously sized and now equipped with new ceiling fans and mirrored closet doors. The bathrooms feature custom tile flooring, brand-new vanities, fixtures, and beautifully tiled showers. And the kitchens? They are equipped with new cabinets, countertops, and top-of-the-line stainless steel appliances. Your security and parking needs are well taken care of with a gated entrance and room for up to four cars. The grounds surrounding the property are meticulously maintained and adorned with mature trees and plants. Don't let this beautifully upgraded property slip through your fingers it's an opportunity you won't want to miss.

**Facts & Features**

- Sold On 12/06/2023
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: Two
- Heating: Space Heater
- Laundry: Washer Included, Dryer Included
- \$77400 Net Operating Income

**Interior**

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

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$11,550
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5054024017

**Michael Lembeck**

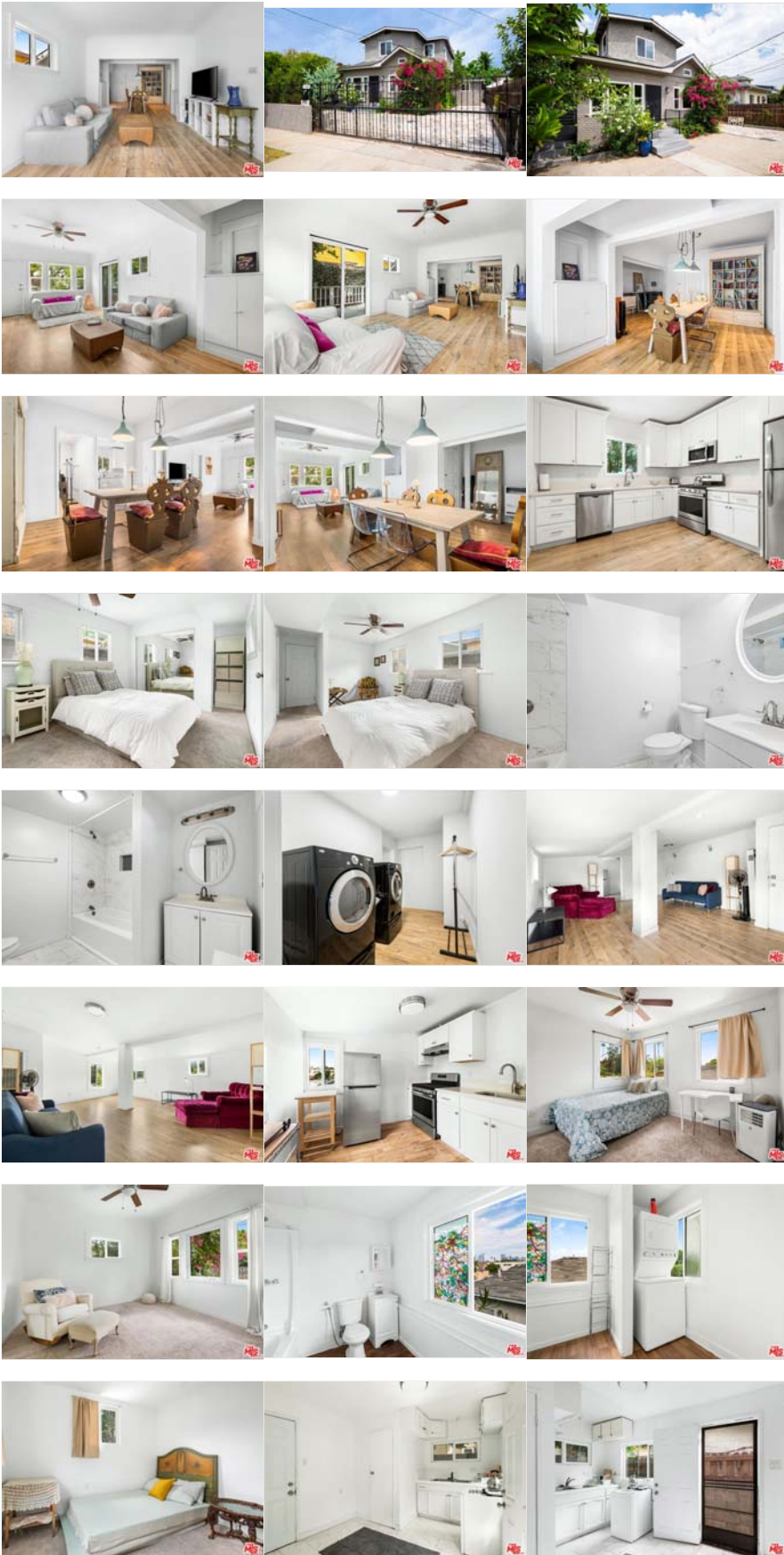
State License #: 01019397  
Cell Phone: 714-742-3700

**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: 23302375

Printed: 12/10/2023 8:11:02 AM

**Closed**

List / Sold:

**\$4,595,000/\$4,292,125** ↓

**7049 Trolleyway** • Playa del Rey 90293  
**2 units** • \$2,297,500/unit • 1,872 sqft • 3,535 sqft lot • \$2292.80/sqft •  
**Built in 1956**

20 days on the market

Listing ID: 23310983

West on Culver to Trolleyway



Modern Beachfront Duplex on the secluded Playa del Rey Beach, meticulously remodeled with hardwood floors, exquisite bathroom fixtures, kitchen and appliances. Rare opportunity as the entire duplex will be delivered vacant at close of escrow. Two sun-filled units each with 3 bed, 1 bath and open living, kitchen and dining areas that showcase unparalleled ocean views from Palos Verdes to Malibu. Both units offer seamless indoor-outdoor flow with expansive upper and lower patio areas and upper rear deck perfect for outdoor entertaining and soaking up the sun. Direct access to the beautiful wide stretch of white sand, bicycle path and volleyball courts and close proximity to acclaimed dining and shopping of downtown Playa del Rey. Convenient proximity to Silicon Beach, LAX, the Westside and Beach Cities. This is California living at its best and a lifetime chance to enjoy a slice of heaven.

**Facts & Features**

- Sold On 12/08/2023
- Original List Price of \$4,595,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Laundry: Washer Included, Dryer Included

**Interior**

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

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02200006
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- C31 - Playa Del Rey area
- Los Angeles County
- Parcel # 4116033052

**Michael Lembeck**

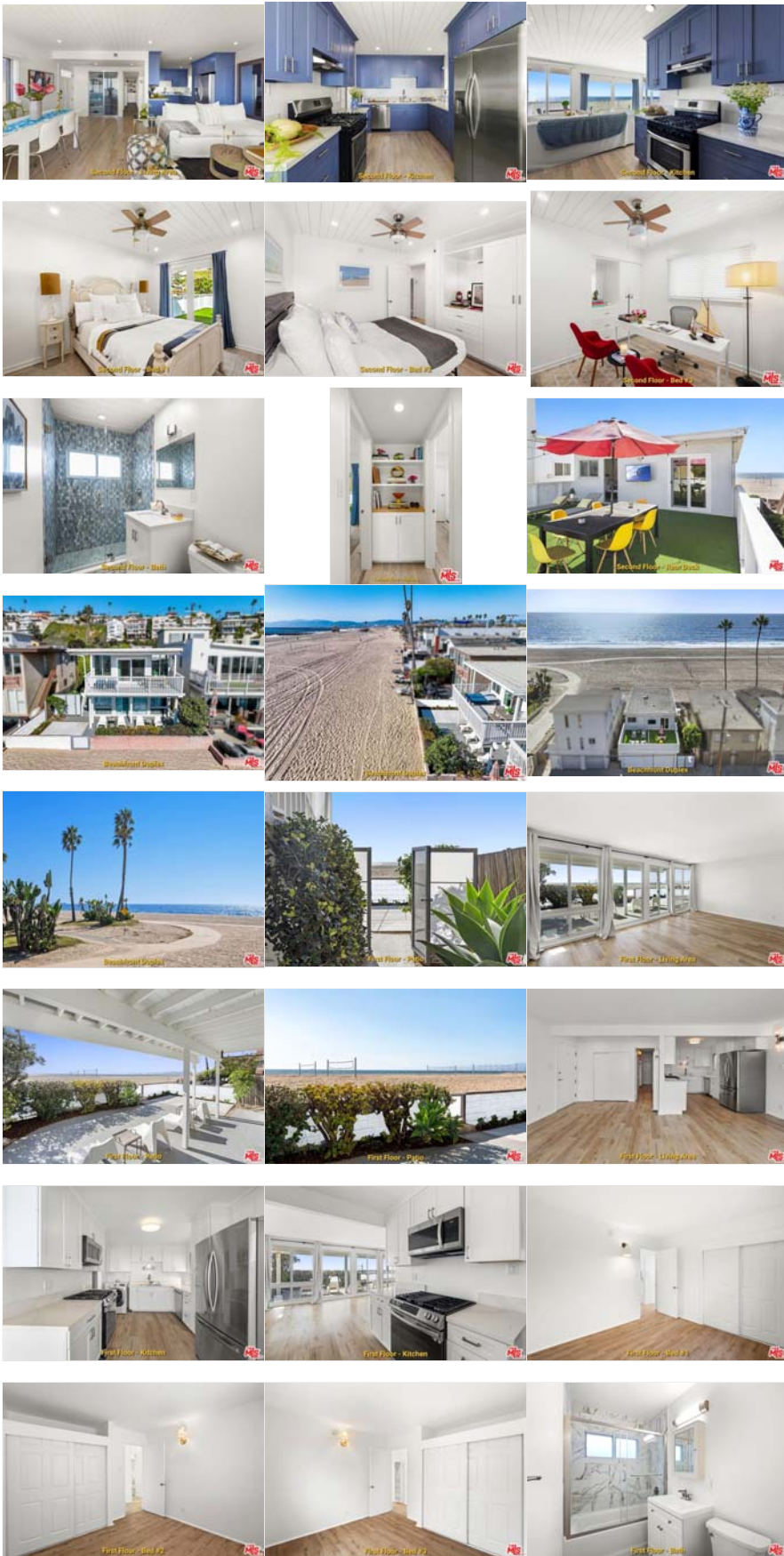
State License #: 01019397  
 Cell Phone: 714-742-3700

**Re/Max Property Connection**

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

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Printed: 12/10/2023 8:11:02 AM

**Closed** • Duplex

List / Sold: **\$599,900/\$590,000** ↓

**717 E 54th St** • Los Angeles 90037

**10 days on the market**

**2 units** • \$299,950/unit • 1,704 sqft • 5,291 sqft lot • \$346.24/sqft •

**Listing ID: DW23192645**

**Built in 1921**

**S HOOVER ST**



**\*\*TWO SEPARATE UNITS\*\* GREAT LOCATION AND WELL TAKEN CARE OFF!** These duplex are conveniently located to all amenities of life. Close to schools, parks, transportation, churches, restaurants, shopping centers, and freeways. Front unit; 3 bed and 1 bath, spacious living room and dining area, laundry hook ups, separate driveway and detached garage. Back unit: 1 bedroom, 1 bath, plus bonus room, separate driveway, storage unit, and laundry hook ups. Both units have their separate entry and separate yards. Seller willing to credit buyer for relocation fees.

**Facts & Features**

- Sold On 12/05/2023
- Original List Price of \$599,900
- 2 Buildings
- 1 Total parking spaces
- \$2,128 (Assessor)
- Laundry: Inside
- \$30624 Gross Scheduled Income
- \$28084 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$2,540
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01411932
- Gardener:
- Licenses:
- Insurance: \$500
- 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	1	Unfurnished	\$1,668	\$1,668	\$3,000
2:	1	1	1	0	Unfurnished	\$884	\$884	\$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
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5103007018

**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: DW23192645

Printed: 12/10/2023 8:11:02 AM

**Closed** • Duplex

List / Sold: **\$648,000/\$592,000** ↓

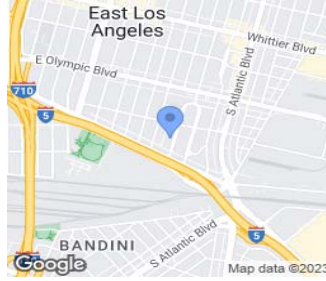
**1401 Clela Ave** • Los Angeles 90022

12 days on the market

2 units • \$324,000/unit • 1,739 sqft • 6,497 sqft lot • \$340.43/sqft • Built in 1946

Listing ID: PW23198315

East if 5 freeway



Great property located few steps away from highway interchange. Quiet neighborhood, tenants pay rent on time. please do not disturb the tenants.

**Facts & Features**

- Sold On 12/05/2023
- Original List Price of \$648,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: See Remarks
- \$24000 Gross Scheduled Income
- \$13925 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Back Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$2,260
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$240
- Cable TV: 01862713
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,020
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	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
- Buyer Agency Compensation: 3%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5245021048

**Michael Lembeck**

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

**Re/Max Property Connection**

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

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**Closed** • Duplex

List / Sold: **\$899,900/\$936,000** ↕

**1051 W 77th St** • Los Angeles 90044

**6 days on the market**

**2 units** • \$449,950/unit • **2,712 sqft** • **5,934 sqft lot** • **\$345.13/sqft** • **Built in 2023**

**Listing ID: MB23204852**

**Between Vermont Blvd and Normandie**



TRULY, LIKE NO OTHER -\*Live Smart...Rent 1 and Live in 1: Reimagined Spanish Home with original character intact: If you are looking for quality work, this is it! Updated in every sense possible, upon arriving you will notice no attention to detail was spared in the design choices & finishes! Enjoy the home's light & bright open concept featuring 3 bedrooms 2 full bathrooms (1 master) and a grand living room with an original bay window that matches perfectly with the sitting area making this the focal point of this one-of-a-kind home. Open floor plan allows maximum use of the 1,458 Sqft , perfect for those seeking generous sized bedrooms. Your remodeled kitchen offers a full set of modern cabinets with a separate dining room & a service porch fully equipped with all of the best amenities: laundry hooks (side by side), and the service porch that provides easy access to the rear yard that connects to the detached NEWLY BUILT ADU with 3 bedroom & 2 full bathroom, approximately 1200 of living Sqft - each unit is independently metered and separate addresses as well. Oversized large lot 5,936: units are detached w/individual low maintenance yards for summertime family gatherings. This pocket is quiet, green lawns to your left & right, pride of ownership in the neighborhood. Unmatched location, freeways & public transportation within close proximity including several popular new development destinations like the SOFI Rams Stadium Hub! Everywhere you look there are new ventures & growth. Neighboring cities: Inglewood, Gardena, Hawthorne, West Athens, Lennox, Lawndale, El Segundo. Plus, now is the time to take advantage of the 2-1 buydown loan program, perfect scenario for these units. Calling on all owner users and or 1031 exchange Buyers-this property is a safe long term sustainable investment-let's book your showing today!

**Facts & Features**

- Sold On 12/08/2023
- Original List Price of \$899,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$298 (Estimated)
- Laundry: Inside
- \$92400 Gross Scheduled Income
- \$78352 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Floor: Laminate

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$14,048
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02092687
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# 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
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6019018045

**Michael Lembeck**

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

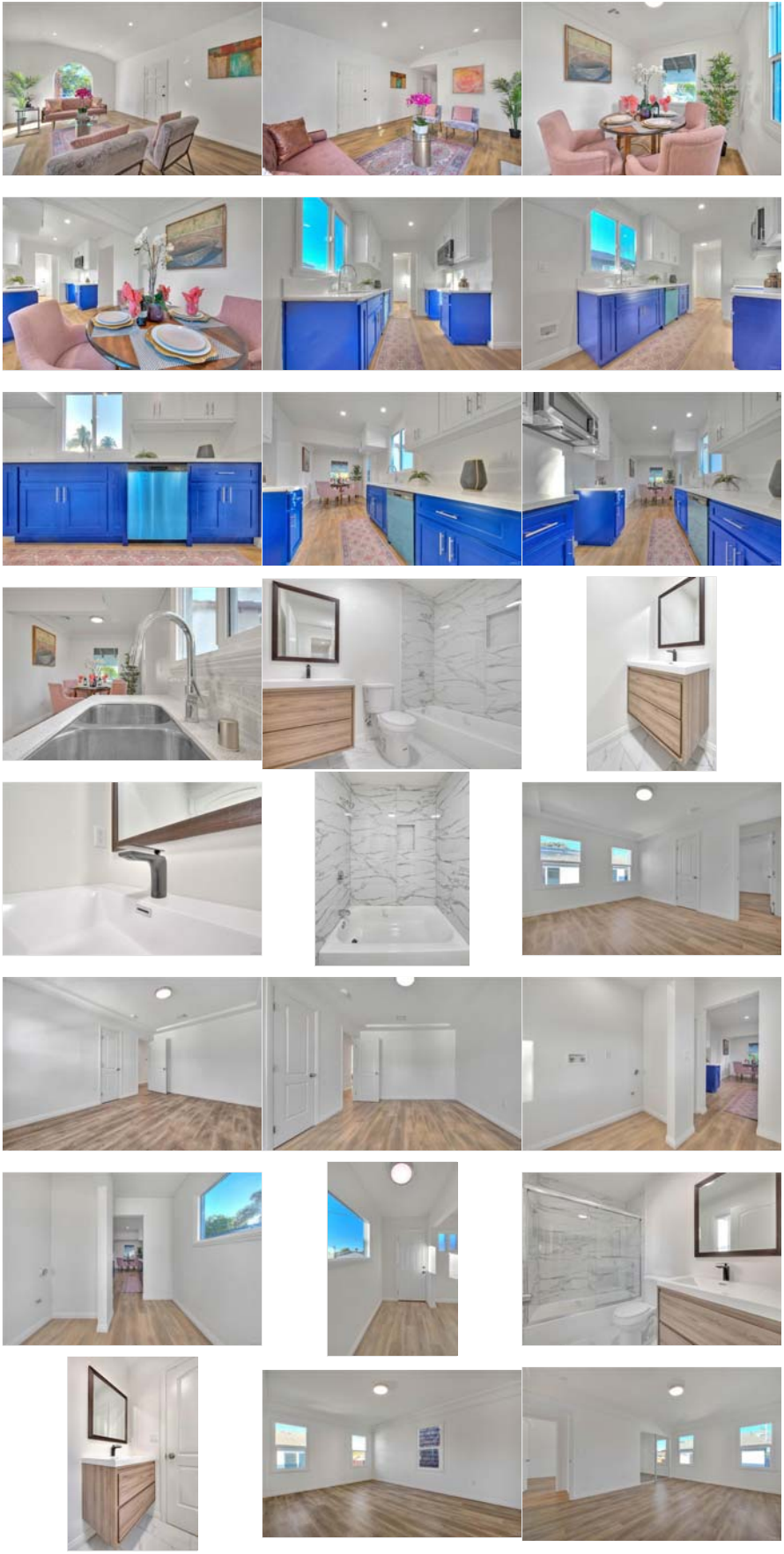
**Re/Max Property Connection**

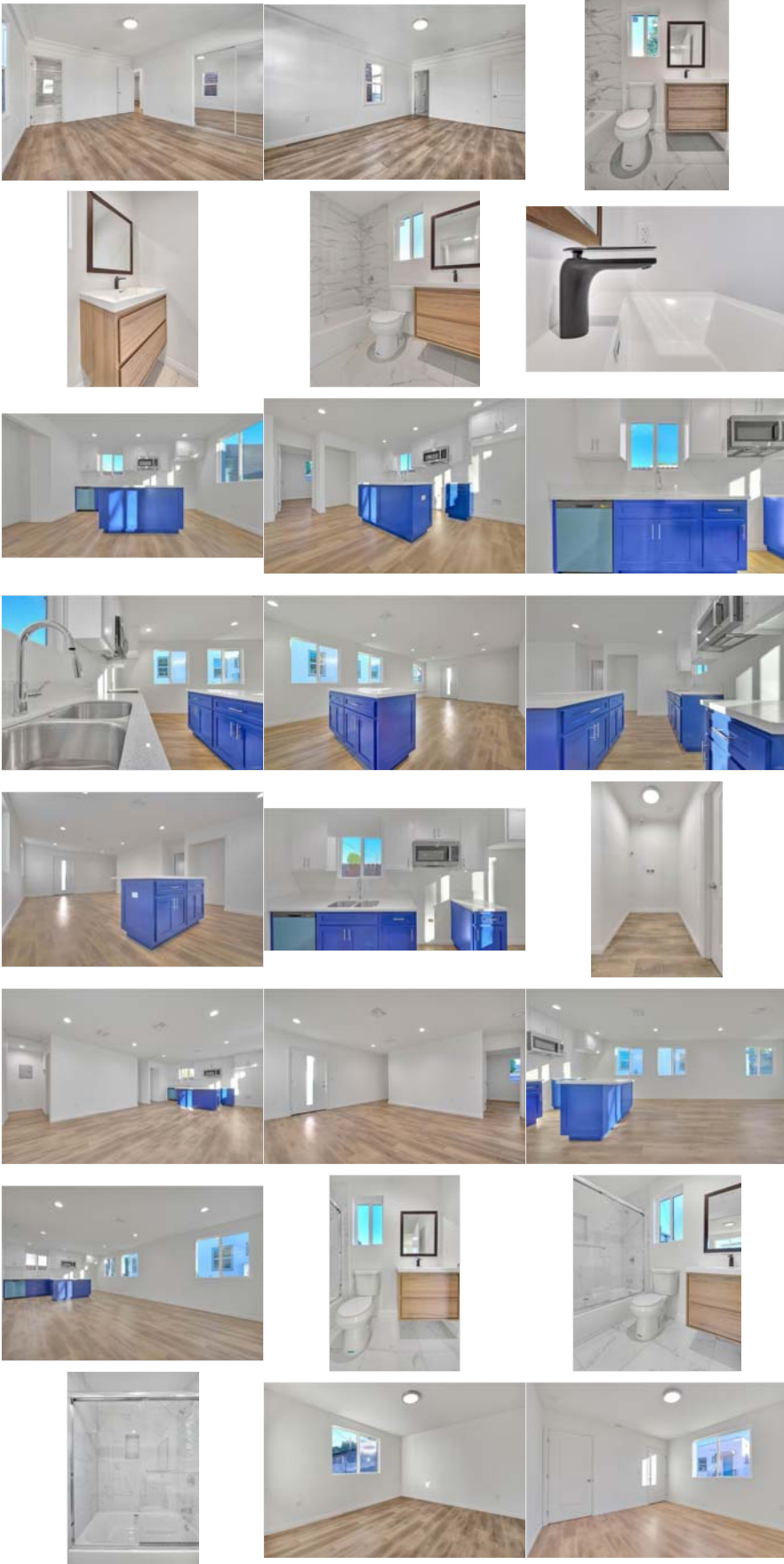
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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**Closed** • Duplex

List / Sold: **\$879,900/\$880,000** ↕

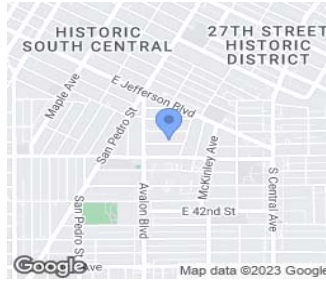
**647 E 38th St** • Los Angeles 90011

**26 days on the market**

**2 units** • \$439,950/unit • **2,079 sqft** • **4,799 sqft lot** • **\$423.28/sqft** • **Built in 1951**

**Listing ID: DW23186218**

**Avalon Blvd / Griffith Ave**



Move in ready... 2 On A Lot Features include: 3 Bedrooms / 2 Bathrooms + 2 Bedrooms / 2 Bathrooms. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking. Alarm on property, Freshly painted interior and exterior. On Title subject is 6 Bed/3 Bath. This is a must see!

**Facts & Features**

- Sold On 12/06/2023
- Original List Price of \$879,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Microwave

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01299446
- 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	2	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
- Buyer Agency Compensation: 3%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5121006029

**Michael Lembeck**

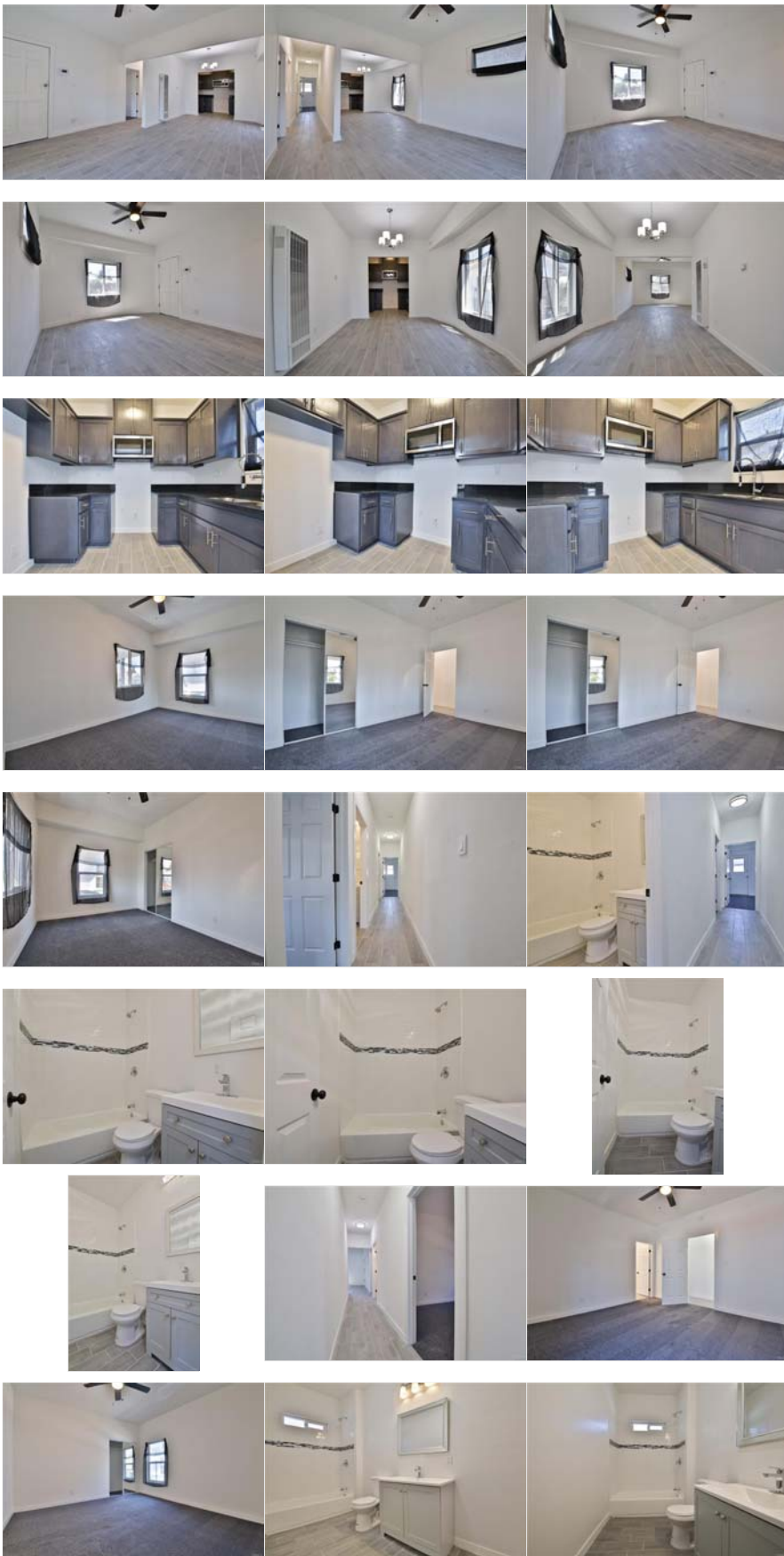
State License #: 01019397  
Cell Phone: 714-742-3700

**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: DW23186218

Printed: 12/10/2023 8:11:03 AM



Closed •

List / Sold:

**\$1,198,000/\$1,050,000** ↓

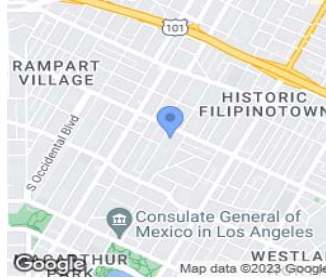
3 days on the market

Listing ID: 23319839

**120 S Carondelet St** • Los Angeles 90057

**2 units** • \$599,000/unit • 2,345 sqft • 8,042 sqft lot • \$447.76/sqft • **Built in 1908**

**3rd Street to Carondelet St, 2 block west of Alvarado**



ATTENTION: DEVELOPERS AND INVESTORS! A golden opportunity to develop multi-unit condos, apartments or townhouses in one of the hottest emerging and highly desirable neighborhoods, located in the WESTLAKE-ECHO PARK-RAMPART VILLAGE-MID/ DOWNTOWN area! Property is near coffee houses, cafes, restaurants, bars, museums, theatres, galleries, parks and everything else that L.A. has to offer. With proximity to Echo Park Lake, Silver Lake Reservoir, McArthur Park, Mid-Town and DTLA, it really doesn't get more central than this. (1.) Property is being sold for "LAND VALUE ONLY, AS-IS", no credits. (2.) Zoned R3-1, Lot size 8042 sqft. (3.) Build up to 10 UNITS (BUYER TO VERIFY), owner and agent make no claims. (4.) Stunning City and DTLA skyline views. (5.) NO LOAN or APPRAISAL CONTINGENCIES, buyer to do their due diligence prior to submitting offer, short escrow preferred with short term leaseback option for seller at negotiated price. (6.) Tenant and owner have negotiated a "cash for keys" arrangement and tenant will vacate at C.O.E. \*\*\*DO NOT ENTER PROPERTY, DO NOT DISTURB TENANTS, NO TRESPASSING! Entrance in units upon accepted offer\*\*\*.

**Facts & Features**

- Sold On 12/07/2023
- Original List Price of \$1,198,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Combination

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01923188
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5154014005

**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: 23319839

Printed: 12/10/2023 8:11:03 AM

**Closed** • Single Family Residence

List / Sold:  
**\$1,300,000/\$1,325,000** ↗

**6960 Encino** • Lake Balboa 91406  
 2 units • \$650,000/unit • 1,914 sqft • .26 acre(s) lot • \$692.27/sqft •  
 Built in 1951  
[Google Maps](#)

81 days on the market  
 Listing ID: SR23150376



Beautiful house with a guest house. fully renovated and and cash flowing from AIRBNB! Property was redone: Electric panel upgrade, new roof, new AC, new kitchen, flooring and more!! HUGE lot 0.26 ACRES! with an option to convert the garage to an additional third unit. This huge lot offers plenty of additional options and opportunities to increase income options.

**Facts & Features**

- Sold On 12/05/2023
- Original List Price of \$1,300,000
- 1 Buildings
- 1 Total parking spaces
- \$0 (Unknown)
- Laundry: Dryer Included, Washer Included
- \$120000 Gross Scheduled Income
- \$101363 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$3,900
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Furnished	\$6,000	\$7,000	\$8,500
2:	1	2	1	0	Furnished	\$2,000	\$3,000	\$3,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- LKBL - Lake Balboa area
- Los Angeles County

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: SR23150376

Printed: 12/10/2023 8:11:03 AM

**Closed**

List / Sold: **\$585,000/\$515,000** ↓

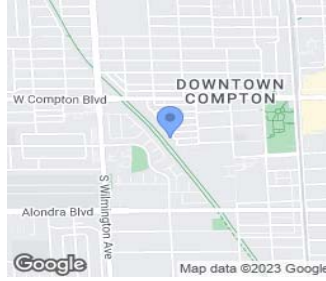
**249 S Matthisen Ave** • Compton 90220

**398 days on the market**

**2 units** • \$292,500/unit • **1,836 sqft** • **6,186 sqft lot** • **\$280.50/sqft** • **Built in 1945**

**Listing ID: SB22217050**

**S wilmington ave/ W Compton Blvd**



Attention Attention Buyers!!!Check out this amazing Duplex for sale. Great Income potential Rent 1 and Live in 1. Both units feature 2beds/1baths each with its own parking.. Opportunity knocks in the heart of Compton!!!Minutes away to Downtown LA, LAX, FWY's and Public transportation. Both units have their own gas and electric meter.

**Facts & Features**

- Sold On 12/07/2023
- Original List Price of \$650,000
- 2 Buildings
- 1 Total parking spaces
- \$2,178 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01403858
- 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	0	1	Unfurnished	\$0	\$0	\$0

**# Of Units With:**

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

**Additional Information**

- Notice Of Default, Probate Listing sale
- Buyer Agency Compensation: 2%
- RP - Compton S of Rosecrans, E of Central, W of Ala area
- Los Angeles County
- Parcel # 6161015010

**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: SB22217050

Printed: 12/10/2023 8:11:03 AM

**Closed** • Duplex

List / Sold: **\$765,000/\$760,000** ↓

**1101 S Acacia Ave** • Compton 90220

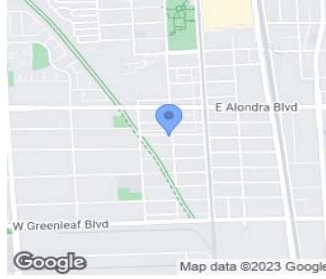
55 days on the market

2 units • \$382,500/unit • 1,386 sqft • 4,990 sqft lot • \$548.34/sqft •

Listing ID: SR23175262

Built in 1948

from 105 E, exit Central Ave and turn right, then left on Alondra Blvd, then right on S Acacia Ave.



Enviably set on a coveted corner lot, this recently remodeled Compton duplex is ready for you to move in and enjoy! Two units with separate entries are on offer, allowing you to live in one while renting the other or lease both for a steady income stream. You'll discover a series of permitted modern upgrades in the sun-soaked interiors, from the crisp white palette accentuated by new wide-plank flooring to the large picture windows framing delightful street views. Bright and beautifully updated, the galley kitchen sports handsome shaker-style cabinetry and sleek quartz countertops. Comfortable bedrooms and renovated baths await you after a long day, offering a serene and restful haven. Outside, each residence has a fenced-in yard for unwinding or hosting weekend cookouts. As premium perks, the electrical and plumbing systems, insulation, and doors have been improved. With easy access to major freeways like 710, 91, 105, 110, and Gateway Towne Center's shopping and dining, why wait? Come grab this incredible opportunity before it's too late!

**Facts & Features**

- Sold On 12/06/2023
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$632 (Estimated)
- \$49000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$110
- Electric: \$60.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$10
- Cable TV: 01194720
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$40
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Furnished	\$0	\$0	\$2,350
2:	1	2	1	1	Furnished	\$0	\$0	\$2,350

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- RP - Compton S of Rosecrans, E of Central,W of Ala area
- Los Angeles County
- Parcel # 6163003012

**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: SR23175262

Printed: 12/10/2023 8:11:03 AM

**Closed** • Duplex

List / Sold: **\$829,999/\$880,000** ↕

**9636 San Gabriel Ave** • South Gate 90280

6 days on the market

2 units • \$415,000/unit • 2,034 sqft • 4,835 sqft lot • \$432.65/sqft • Built in 1956

Listing ID: DW23163718

E. on Tweedy Blvd. Left on to San Gabriel Ave.



Welcome to this exceptional residential income duplex located in the desirable South Gate, CA neighborhood. This property presents a unique investment opportunity, combining prime location with impressive features. The front unit of the duplex offers a cozy yet spacious layout, featuring 2 bedrooms and 1 bathroom. With its well-maintained interior and thoughtful design, it's an inviting space for tenants to call home. The unit's layout maximizes functionality and comfort, catering to a variety of living arrangements. At the heart of the property is the rear unit, boasting an impressive 4 bedrooms and 3 bathrooms. This expansive unit is in impeccable condition, offering a modern and comfortable living environment for tenants. With ample space for a growing family or multiple occupants, this unit is a standout feature of the duplex. There is also a bonus well-sized legal storage/laundry room at the very rear of the property. Both units have been thoughtfully designed to provide privacy and a sense of community, making them highly attractive to potential tenants. The property's condition showcases the owner's commitment to upkeep and maintenance, ensuring a hassle-free experience for both tenants and investors. South Gate's convenient location means that local amenities, schools, parks, and transportation options are easily accessible. This property's prime position further enhances its appeal and potential for consistent rental income. Whether you're a seasoned investor or just starting your real estate portfolio, this residential income duplex offers an incredible opportunity to secure a property in amazing condition, with two distinct units to cater to a diverse tenant base. Don't miss the chance to make this impressive South Gate duplex a part of your investment strategy.

**Facts & Features**

- Sold On 12/07/2023
- Original List Price of \$829,999
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Assessor)
- \$87600 Gross Scheduled Income
- \$69340 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$18,260
- Electric: \$4,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV: 02187306
- Gardener:
- Licenses:
- Insurance: \$2,160
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,880
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	0	Unfurnished	\$4,500	\$4,500	\$4,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$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
- Buyer Agency Compensation: 2%
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6203015019

**Michael Lembeck**

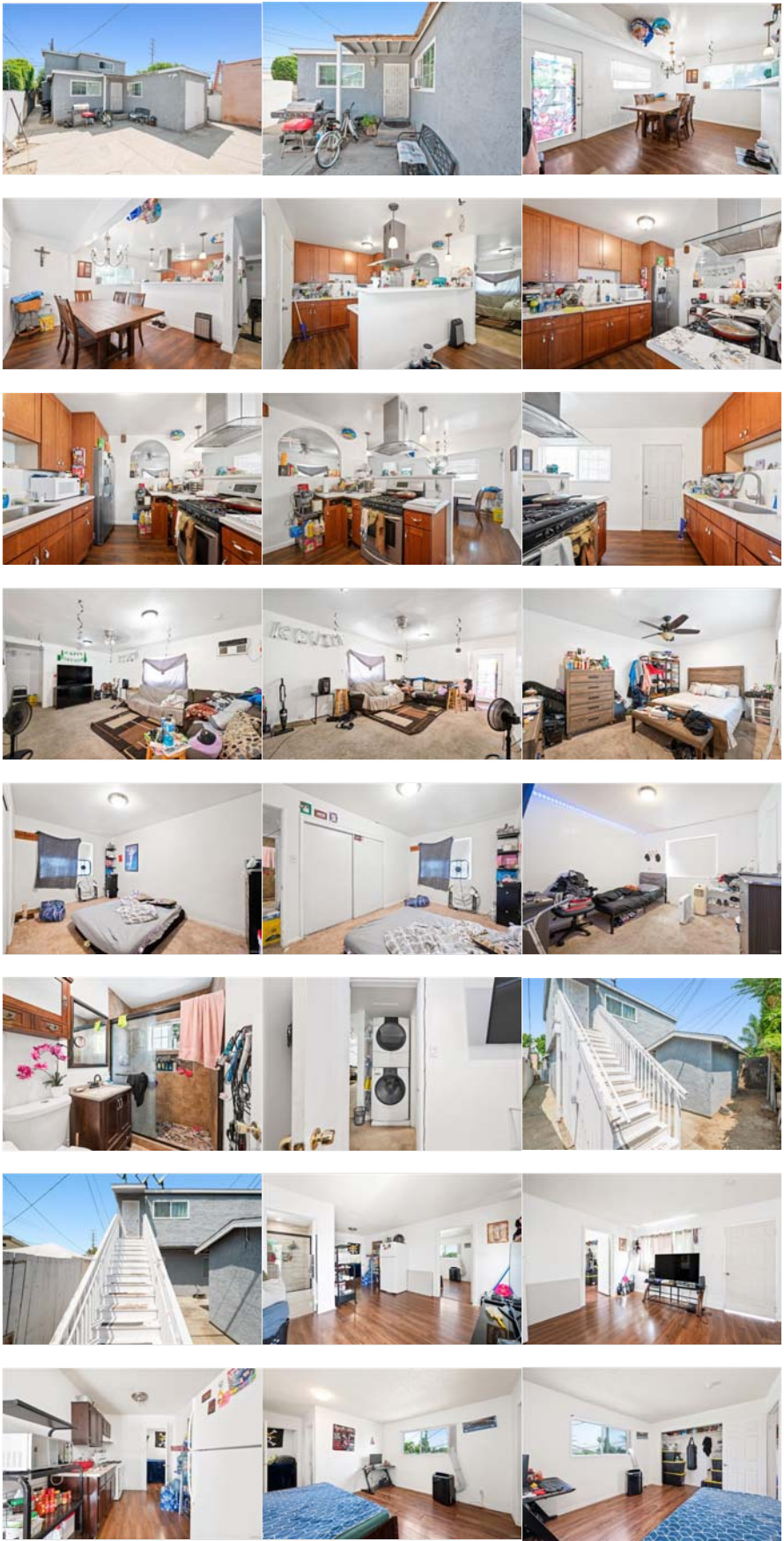
State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

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

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**Closed** • Duplex

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

**2015 E 105th St** • Los Angeles 90002

**80 days on the market**

**2 units** • \$375,000/unit • **1,600 sqft** • **6,502 sqft lot** • **\$468.75/sqft** • **Built in 1964**

**Listing ID: SR23123372**

**Santa Ana Blvd/ S Alameda St**



Great Rental property located in Los Angeles. Each unit is a 2 bedroom and 1 Bathroom. Large lot, with 2 cover garage perfect for ADU conversion. Great for and investor or a family that can live in one and rent the back unit, The 2 unit will be delivered vacant at COE back unit will to stay or live. Close to the 105 and 110 freeway.

**Facts & Features**

- Sold On 12/03/2023
- Original List Price of \$750,000
- 1 Buildings
- 2 Total parking spaces
- \$595 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02148087
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$1	\$2,800
2:	1	2	1	1	Unfurnished	\$1,800	\$1	\$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
- Buyer Agency Compensation: 2%
- WATT - Watts area
- Los Angeles County
- Parcel # 6066006023

**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: SR23123372

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**Closed** • **Triplex**

List / Sold: **\$999,999/\$1,000,800** ↕

**10177 Bodger St** • El Monte 91733

**1 days on the market**

**3 units** • \$333,333/unit • **2,123 sqft** • **9,975 sqft lot** • **\$471.41/sqft** • **Built in 1929**

**Listing ID: SR23189532**

**Santa Anita to Bodger.**



Awesome Triplex Investment Opportunity on a lot just a tick under 10K. Front Unit is a detached stand alone 3 Bedroom, 2 Bath House which was updated inside in 2015. The House has partial Copper Plumbing and Dual Paned Windows. Rear Units are both 1 Bedroom, 1 Bath. The Property has an oversized 3 Car Detached Garage that has the potential to be converted to a 4th Unit. Also, the Property has a large driveway that can park 6+ cars, 3 separate addresses 10177, 10177 1/2, 10179, separate Electrical, Gas and Water Meters so Tenants Pay all Utilities. The Property is centrally located to Schools, Shopping and Freeway Access.

**Facts & Features**

- Sold On 12/04/2023
- Original List Price of \$999,999
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$924 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$56400 Gross Scheduled Income
- \$53390 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

**Interior**

- Rooms: Kitchen, Living Room
- Appliances: Water Heater

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$3,010
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,710
- Cable TV: 01300951
- Gardener:
- Licenses:
- Insurance: \$1,300
- 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	1	Unfurnished	\$2,500	\$2,500	\$2,800
2:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,700
3:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,700

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- 619 - El Monte area
- Los Angeles County
- Parcel # 8580009011

**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: SR23189532

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**Closed** • Triplex

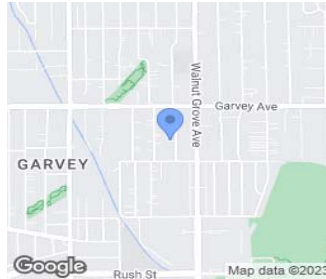
List / Sold:  
**\$1,000,000/\$1,100,000** ↕

**2645 Willard Ave** • Rosemead 91770  
**3 units** • \$333,333/unit • 1,948 sqft • 9,815 sqft lot • \$564.68/sqft •  
**Built in 1954**

9 days on the market

Listing ID: DW23212399

**Cross streets: Garvey Ave and Walnut Grove Ave**



Opportunity opportunity opportunity! Don't miss out on the opportunity to own this well maintained triplex - centrally located near schools and shopping centers! Property features 3 units, 1- 1 bed 1 bath, and 2 2bd 1 bath units each with their own electric and gas meter. So much potential!

**Facts & Features**

- Sold On 12/07/2023
- Original List Price of \$1,000,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$936 (Public Records)
- Laundry: Outside
- \$41400 Gross Scheduled Income
- \$38280 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$4,320
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,320
- Cable TV: 01918023
- 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:	1	2	1	0	Furnished	\$1,300	\$1,300	\$2,000
2:	1	2	1	0	Furnished	\$1,200	\$1,200	\$1,750
3:	1	1	1	0	Furnished	\$950	\$950	\$1,450

**# Of Units With:**

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

**Additional Information**

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5283004015

**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: DW23212399

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**Closed** • Apartment

List / Sold: **\$998,000/\$1,300,000** ↕

**9140 Mission Dr** • Rosemead 91770

8 days on the market

**3 units** • **\$332,667/unit** • **1,958 sqft** • **8,175 sqft lot** • **\$663.94/sqft** • **Built in 1956**

Listing ID: **WS23193822**

**North of Valley Blvd & East of Rosemead Blvd.**



\*\*\* PRICE FOR QUICK SALE \*\*\* LOCATION! LOCATION! PRIME LOCATION ! This recently totally remodeled 3 units charming sweet comfortable apartment with permits (Unit#1:546 sqft, Unit#2:579 sqft, Unit#3:833 sqft - measured by appraiser) . All new appliances, double paned windows, split air conditioners. 3 separate private yard on each units. It is perfect for a buyer that has an 1) Extended family who all want to live on the same property, or 2) As a home with monthly rental income from the other 2 units or 3) As a 3 unit income producing property. If you ever dreamed of owning a multi-unit property where you can live in one of the units while self-managing and collecting rent from the other units, this is right up your alley. Close to everything. Motivated seller, will not last too long, submit offer before too late.

**Facts & Features**

- Sold On 12/04/2023
- Original List Price of \$998,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Ductless, Electric, ENERGY STAR Qualified Equipment
- \$0 (Assessor)
- Laundry: Inside, Stackable
- \$92400 Gross Scheduled Income
- \$75139 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range
- Other Interior Features: Furnished

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$17,261
- Electric: \$1,580.00
- Gas:
- Furniture Replacement:
- Trash: \$352
- Cable TV: 02082542
- Gardener:
- Licenses:
- Insurance: \$1,411
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense: \$1,080
- Other Expense Description: Gas

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Furnished	\$4,400	\$4,000	\$0
2:	1	2	1	1	Furnished	\$3,300	\$3,100	\$0

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5391015030

**Michael Lembeck**

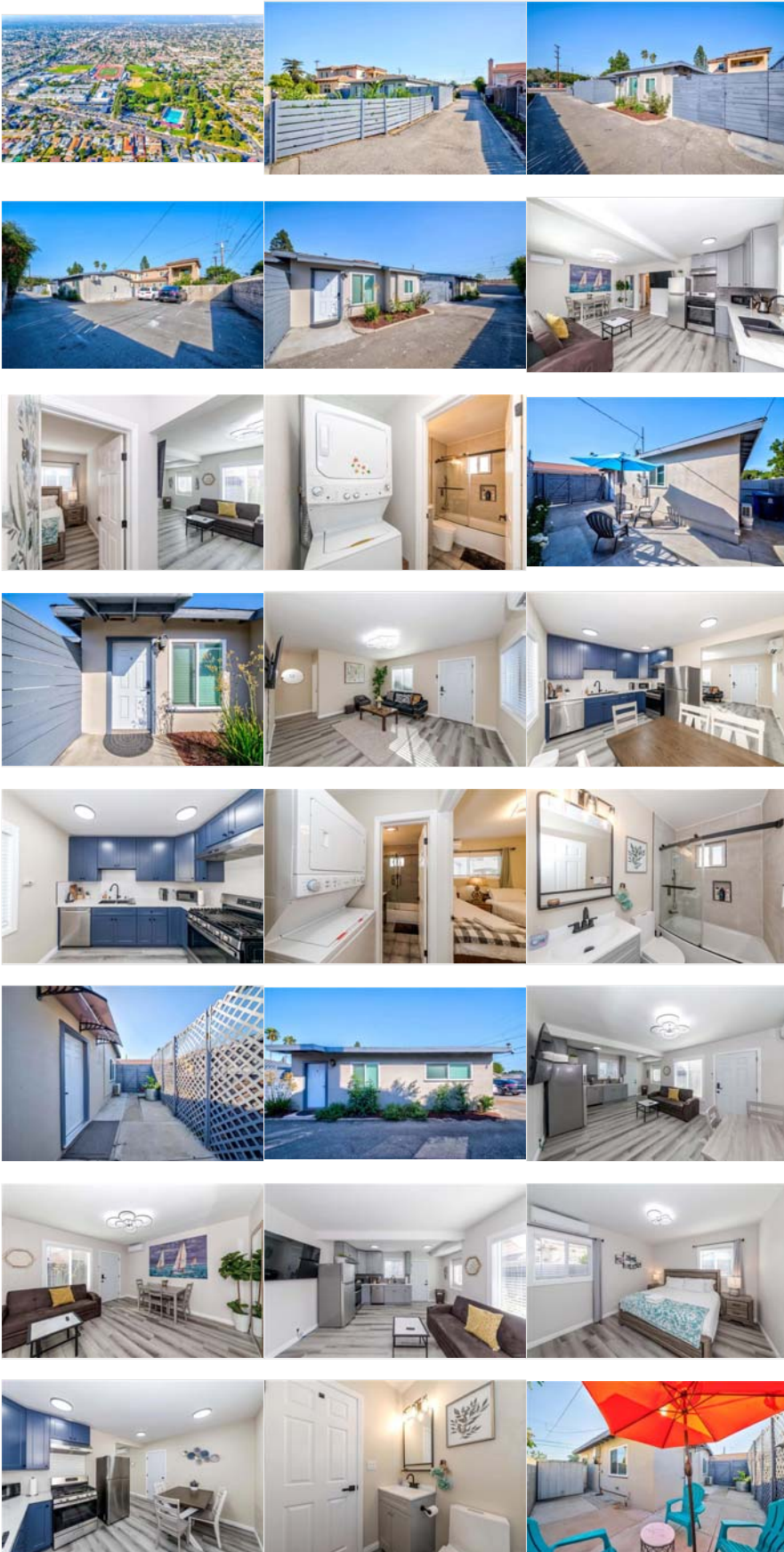
State License #: 01019397  
Cell Phone: 714-742-3700

**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: WS23193822

Printed: 12/10/2023 8:11:03 AM

List / Sold:

**\$1,055,000/\$1,055,000**

33 days on the market

Listing ID: DW23104131

**Closed** • **Triplex**

**12201 Inez St • Whittier 90605**

**3 units • \$351,667/unit • 2,886 sqft • 14,225 sqft lot • \$365.56/sqft • Built in 1962**

**North of Leffingwell Rd, East of Carmenita Rd**



Introducing a fantastic investment opportunity in the city of Whittier! This multi-family triplex features three separate units, providing flexibility and potential for rental income or accommodating both larger or extended family members. This property sits on an interior flag lot with a long driveway that provides a sense of privacy and plenty of space for parking. While the interior may need some TLC, it presents an excellent opportunity to add value with a personal touch. The outdoor space provides a great area to enjoy and for entertaining. With this property, it is conveniently located near schools, shopping areas, and restaurants, ensuring easy access to everyday amenities and entertainment options. The largest unit located in the rear provides ample space for families seeking more room with a comfortable living space with 3 bedrooms and 2 bathrooms. The two other units are sized perfectly and ideal with 1 bedroom and 1 bathroom, to accommodate extended family or for individual renters.

**Facts & Features**

- Sold On 12/08/2023
- Original List Price of \$1,055,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$1,102 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

- Lot Features: Flag Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01264338
- 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	\$2,400
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,400
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,400

**# 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
- Buyer Agency Compensation: 2%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8028015039

**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: DW23104131

Printed: 12/10/2023 8:11:03 AM

List / Sold:

**Closed** • Duplex

**\$1,080,000/\$1,080,000**

**185 E 11th St • Pomona 91766**

**24 days on the market**

**3 units • \$360,000/unit • 3,051 sqft • 15,549 sqft lot • \$353.98/sqft • Built in 1901**

**Listing ID: AR23202472**

**E of South Garey Ave , S of E. Mission Blvd**



Wonderful investment opportunity. This Unique Income producing property features 2 Assessor Parcel numbers and 2 Addresses . Each Unit has their own drive way & parking spaces. County records shows 2 units. Three units in quiet Pomona neighborhood on a 15,548 SqFt lot. Unit #1 - 185 11th Street is three bedroom, 1.75 bathroom, 1,533 Sqft, Victorian style house with the Master bedroom , large rooms with walk in closets , formal dining area and a Great/DEN room, LARGE Kitchen with granite counter tops and Laundry room. Spacious backyard and alley access. Back Unit is Mordern house with one bedroom, one bathroom, approx. 500 SqFt(non permitted), with open living room and kitchen area. Unit #3 - 1051 Locust Ave, fully renovated in is 3 bedroom, 2 bathroom, 1,018 SqFt, with large living room and large backyard. both parcels are being sold together. Ideal for Developer or Large Family looking to live in one and rent out 1 and have Mother -in Law live in one, This Property Fits all your life's phases. Min. away from Downtown Pomona , Western University, Montclair Highschool , Public transportation and near the following freeways ,60,71,57 and 10 Location is Prime.

**Facts & Features**

- Sold On 12/06/2023
- Original List Price of \$1,080,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Wall Furnace
- \$468 (Estimated)
- Laundry: Inside
- Cap Rate: 6.76
- \$88800 Gross Scheduled Income
- \$73036 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$13,100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$75
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,000	\$3,000	\$3,200
2:	1	3	1	0	Unfurnished	\$2,700	\$2,700	\$2,700
3:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$1,700

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8333018007

**Michael Lembeck**

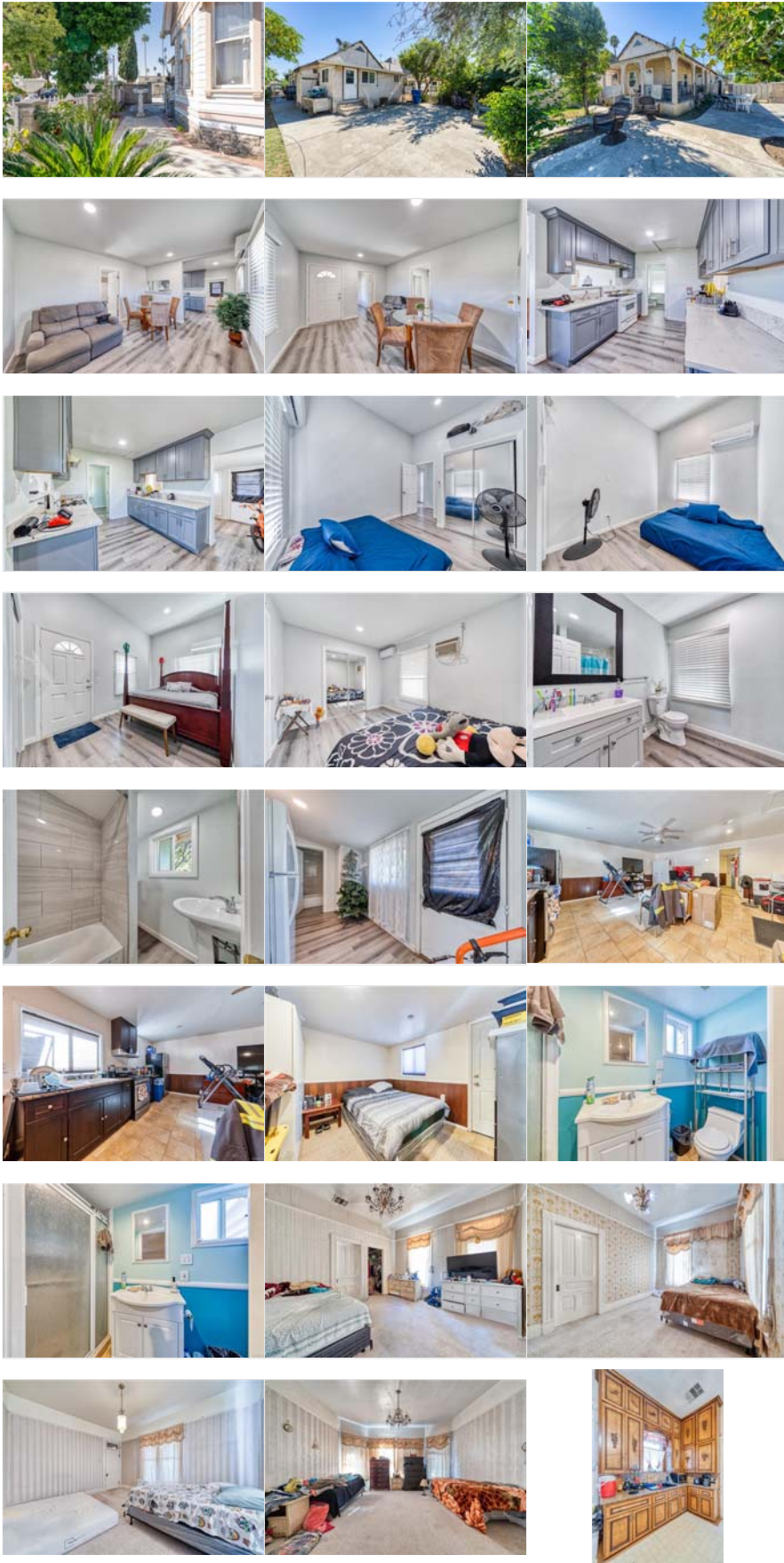
State License #: 01019397  
Cell Phone: 714-742-3700

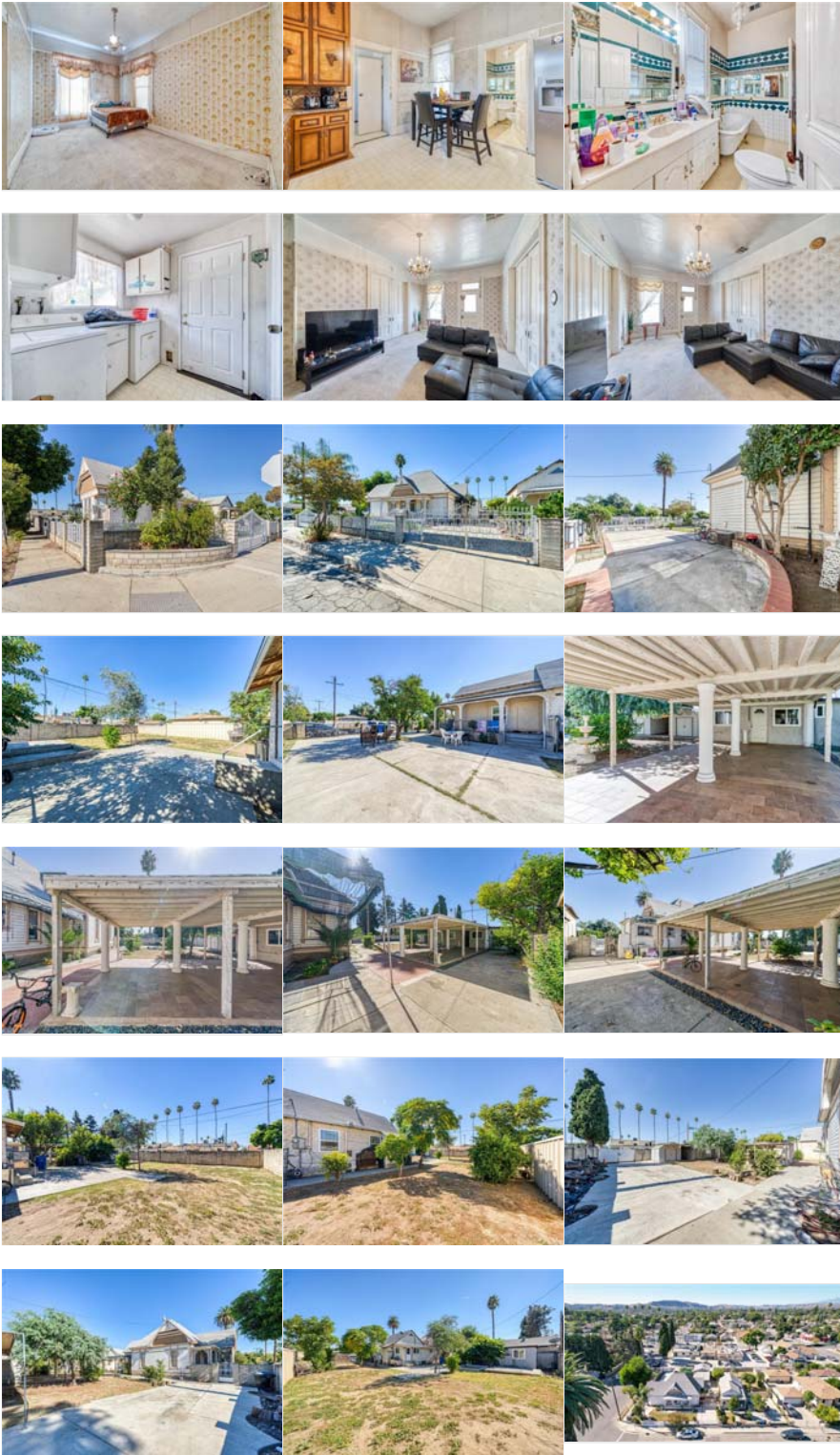
**Re/Max Property Connection**

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

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CUSTOMER FULL: Residential Income LISTING ID: AR23202472

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**Closed** • **Triplex**

List / Sold: **\$770,000/\$763,000** ↓

**404 404 1/2 S Bernal Ave** • Los Angeles 90063

**0 days on the market**

**3 units** • \$256,667/unit • **1,708 sqft** • **5,009 sqft lot** • **\$446.72/sqft** •

**Listing ID: SR23193894**

**Built in 1902**

**Southwest on S Grande Vista, Turn Left onto Eagle and Left onto Bernal**



Sold Before processing! Great opportunity, Live in one and rent the other 2 or rent them all. All three properties have been kept in good condition. The front building consist of two units, both are 1 bedroom 1 bath, with their own parking spaces and driveway, both have tenants. There is also a large room that may be used for storage...its a blank canvas for you to decide. The back Units is the larger unit and completely separate. This unit features 2 bedrooms and 1 bath with its own private back yard, driveway parking, separate entrance through the alley. Ready for buyer to enjoy. This property has tons of potential as its Zoned LARD 1.5 for Multiple Dwellings. Don't miss out, this great opportunity won't last.

**Facts & Features**

- Sold On 12/08/2023
- Original List Price of \$770,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Ductless, Electric, Wall/Window Unit(s)
- Heating: Ductless, Electric
- \$0 (Assessor)
- \$36000 Gross Scheduled Income
- \$29379 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

**Interior**

- Rooms: Kitchen
- Floor: Laminate, Tile, Vinyl
- Other Interior Features: Recessed Lighting

**Exterior**

- Lot Features: Back Yard, Sloped Down
- Fencing: Brick, Wood, Wrought Iron
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$6,621
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense: \$4,321
- Other Expense Description: Taxes

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5186009029

**Michael Lembeck**

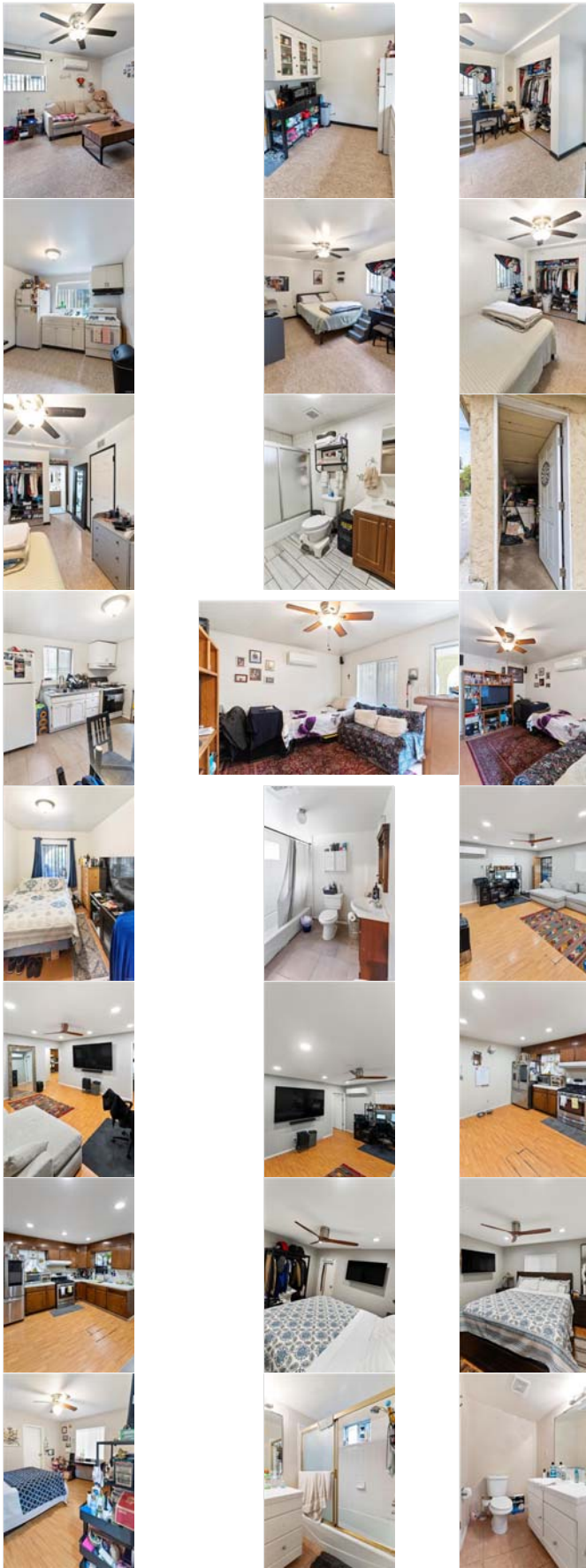
State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

State License #: 01891031  
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CUSTOMER FULL: Residential Income LISTING ID: SR23193894

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**Closed** • Triplex

List / Sold:  
**\$1,550,000/\$1,435,000** ↓

**1143 N Genesee Ave** • West Hollywood 90046  
**3 units** • \$516,667/unit • 2,633 sqft • 5,050 sqft lot • \$545.01/sqft •  
**Built in 1928**

69 days on the market  
 Listing ID: SB23167786

**N Genesee Ave between Santa Monica Blvd and Fountain Ave**



1145 N Genesee Ave has an excellent unit mix consisting of a two bedroom and one bath house in the front with an additional room for an office and two spacious one bedroom on bath units in the back. The front house is currently vacant for an owner user opportunity. This is ideal for an owner user or an investor looking for a value add opportunity. There is significant upside in the rents and the possibility to build an ADU. In addition, there is ample parking for the tenants. 1143 N Genesee Ave is located in West Hollywood and minutes away from Sunset Strip, Genesee triplex is near world-class shopping, dining and entertainment destinations. Hollywood has become the home for the blossoming tech and media industries and solidified itself as one of Southern California's top employment centers. Centrally located, Genesee triplex benefits from an outstanding transit-oriented location, as the Property is located proximate to the Metro Red Line Hollywood & Highland Station (±1.0 mile away) and the 101 Freeway (±2.5 miles away).

**Facts & Features**

- Sold On 12/05/2023
- Original List Price of \$1,675,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Floor Furnace
- \$1,633 (Estimated)
- Laundry: In Kitchen
- \$98112 Gross Scheduled Income
- \$66225 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$28,944
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV: 00899191
- Gardener:
- Licenses:
- Insurance: \$1,198
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$4,500	\$4,500	\$4,500
2:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,600
3:	1	1	1	0	Unfurnished	\$1,676	\$1,676	\$2,600

**# 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
- Buyer Agency Compensation: 2%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5530003041

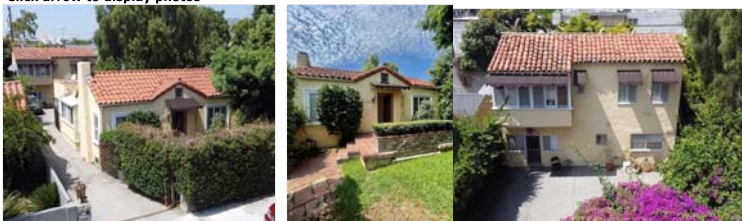
**Michael Lembeck**

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: SB23167786

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**Closed** • Commercial/Residential

List / Sold: **\$720,000/\$700,000** ↓

**1959 Firestone Blvd** • Los Angeles 90001

**0 days on the market**

**3 units** • \$240,000/unit • **1,634 sqft** • **6,079 sqft lot** • **\$428.40/sqft** • **Built in 1946**

**Listing ID: DW23221620**

**Firestone & Fir**



Welcome to 1959 Firestone Blvd, a unique opportunity to own a multi-unit property in the heart of the city. This property is conveniently located on a major Street, near shops, restaurants, and public transportation, making it a great investment. It consists of three income-producing units, including a commercial mechanic shop and two Residential units (1bed/1bath) + (Studio). The residential area measures 674 Sqft, the Commercial area consists of a 360 Sqft Double Garage/Car Bays + a 600 Sqft Store Front, all on a 6,079 Sqft Corner Lot. The main unit has been an Auto shop for many years, it is leased Month to Month tenant. This unit features a large workspace with plenty of room for tools and equipment. There is also a small office area, a restroom, and a storage area. (Buyer to verify zoning) The two Detached units are independently located in the rear. The first unit is a Single Unit with Kitchen and bathroom, the second unit has a full bedroom, kitchen and bathroom, the units will be delivered vacant and are ideal for new tenants who are looking for a good deal in the city. The units need some work, but present a Great opportunity for an investor that is looking for Upside potential. This is a great investment opportunity for someone looking to own a multi-unit property. With a price of \$725,000, you can't go wrong. Don't miss out on this unique opportunity to own a piece of Los Angeles.

**Facts & Features**

- Sold On 12/05/2023
- Original List Price of \$720,000
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- 4 Total carport spaces
- \$1,729 (Estimated)
- \$60000 Gross Scheduled Income
- \$48040 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

**Interior**

**Exterior**

- Lot Features: 2-5 Units/Acre, Near Public Transit, No Landscaping, Walkstreet
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$11,960
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01914785
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,550
2:	1	0	1	0	Unfurnished	\$1,250	\$1,250	\$1,250
3:	1	0	1	6	Unfurnished	\$5,000	\$5,000	\$5,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: \$100
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6026028015

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos



**Closed** • **Triplex**

List / Sold: **\$999,900/\$970,000** ↓

**720 E 107th St** • Los Angeles 90002

**33 days on the market**

**3 units** • \$333,300/unit • **2,320 sqft** • **6,401 sqft lot** • **\$418.10/sqft** • **Built in 1952**

**Listing ID: CV23164150**

**South Avalon Blvd**



Fully Renovated Triplex in South LA. Live in one and rent the others, or Rent All! The 3rd unit is a new CONSTRUCTION, and everything is fully permitted. All units have Separate Gas and Electric Meters. GREAT OPPORTUNITY FOR EXTRA INCOME! Fantastic opportunity for first-time buyers & investors who can appreciate the great value! The Unit Mix is 2/1, 3/2, and 1/1. They are very spacious. Units Show very well, with beautiful layouts, spacious bedrooms, new kitchens, new flooring, new windows, new roof, new electrical, new plumbing and much more. The Property is in a great location and walking distance to shopping centers and schools. Property has easy access to freeways. The property is not too far from the University of Southern California, near Downtown LA. Close to museums, the Crypto Arena, L.A. Live, the convention center and more. Easy access to LAX and Sofi Stadium. Great opportunity for an investor, or a buyer that wants to offset the payment. Hurry, won't last.

**Facts & Features**

- Sold On 12/07/2023
- Original List Price of \$1,088,888
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Combination
- \$535 (Estimated)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Laminate
- Appliances: Dishwasher, Gas Range
- Other Interior Features: Quartz Counters

**Exterior**

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02136152
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6051023025

**Michael Lembeck**

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

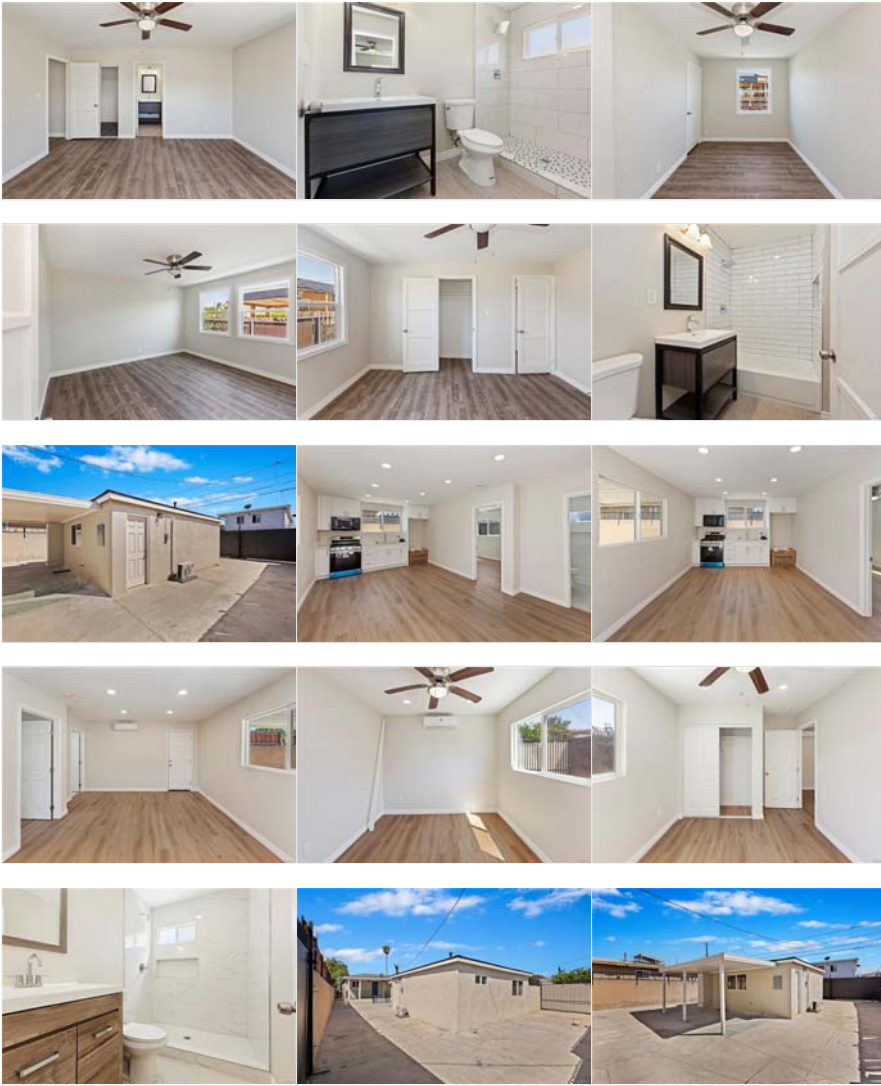
**Re/Max Property Connection**

State License #: 01891031  
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV23164150

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**Closed** • Triplex

List / Sold:

**\$1,200,000/\$1,160,000** ↓

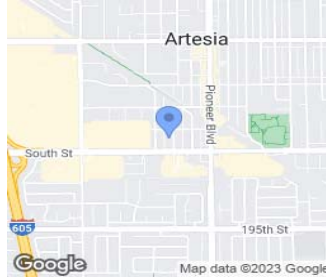
**18819 Albutis Ave** • Artesia 90701

14 days on the market

**3 units** • \$400,000/unit • 2,700 sqft • 7,901 sqft lot • \$429.63/sqft • Built in 1960

Listing ID: PW23198511

**605 fwy exit East south street to Albutis then make a left**



Great opportunity to live in one and rent the others This triplex is fully rented with long term tenants. Each unit is 2-bedrooms 1 bath with wall A/C Each unit has a one car attached garage. There are washer hook ups in the kitchen and dryer hook ups in the garage. This property is a total of 6 bedrooms and 3 bathrooms, Buyer to verify square footage and all features of the property.

**Facts & Features**

- Sold On 12/07/2023
- Original List Price of \$1,200,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$1,065 (Estimated)
- Laundry: In Garage, Inside
- \$60300 Gross Scheduled Income
- \$50320 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Floor: Carpet, Laminate, Vinyl

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$9,816
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01968349
- Gardener:
- Licenses:
- Insurance: \$2,060
- Maintenance: \$4,636
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,380
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,675	\$1,675	\$2,300
2:	1	2	1	1	Unfurnished	\$1,675	\$1,675	\$2,300
3:	1	2	1	1	Unfurnished	\$1,675	\$1,675	\$2,300

**# Of Units With:**

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

**Additional Information**

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- RC - Artesia area
- Los Angeles County
- Parcel # 7039017006

**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: PW23198511

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**Closed** • **Triplex**

List / Sold: **\$925,000/\$850,000** ↓

**9811 San Carlos Ave** • South Gate 90280

126 days on the market

**3 units** • **\$308,333/unit** • **2,171 sqft** • **6,317 sqft lot** • **\$391.52/sqft** • **Built in 1955**

Listing ID: RS23117545

North of Tweed Blvd on San Carlos Ave.



BUY TO HOLD AS RENTALS OR TO LIVE IN. FRONT UNIT FRESHLY PAINTED WITH NEW FLOORING THROUGHOUT NEW TILE IN THE BATHROOM FEATURES NEW KITCHEN COUNTER TOP ABSOLUTELY BEAUTIFUL. LONG TERM TENANTS PAY VERY LOW RENTS. FRONT BUILDING IS A 2BEDROOM 1 BATH DUPLEX. DETACHED HOUSE IN REAR IS AN UPGRADED (5 YEARS AGO APPROX) IN EXCELLENT CONDITIONS, 1BEDROOM ONE BATH WITH A BONUS ROOM THAT IS BEING USED AS 2ND. BEDROOM. DOUBLE DETACHED GARAGE WITH LAUNDRY ROOM. CARPORT BETWEEN DUPLEX AND REAR HOUSE. FRONT UNIT CAN BE SHOWN BY APPOINTMENT ONLY. OTHERS SUBJECT TO INTERIOR INSPECTION WITH OFFER AND PROOF OF FUNDS AND PREAPPROVAL LETTER FROM LENDER. BUYERS AND SELLING AGENT(S) TO COMPLETE DUE DILIGENCE. SELLERS CHOICE OF SERVICES.

**Facts & Features**

- Sold On 12/08/2023
- Original List Price of \$1,025,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace, Natural Gas
- \$1,535 (Public Records)
- Laundry: Common Area, Community, Gas Dryer Hookup, In Garage, See Remarks, Washer Hookup
- \$2800 Gross Scheduled Income
- \$2700 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Living Room, See Remarks
- Floor: Carpet, Laminate, See Remarks, Vinyl
- Appliances: Water Heater
- Other Interior Features: Corian Counters

**Exterior**

- Lot Features: Rectangular Lot, Level, Park Nearby, Walkstreet, Yard
- Fencing: Block
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$100
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$75
- Cable TV: 02060666
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$25
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	4	Unfurnished	\$2,400	\$28,800	\$2,400
2:	1	2	1		Unfurnished	\$1,300	\$15,600	\$2,400
3:	1	1	1		Unfurnished	\$1,350	\$16,200	\$2,100

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 1.5%
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6209022009

**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: RS23117545

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**Closed**

List / Sold: **\$900,000/\$885,000**

**2441 Fairmount St** • Los Angeles 90033

**16 days on the market**

**4 units** • \$225,000/unit • **5,822 sqft** • **7,003 sqft lot** • **\$152.01/sqft** • **Built in 1930**

**Listing ID: 23308959**

**North on N Soto St, East on Fairmount St**



We are pleased to present for sale this excellent investment opportunity in one of LA's most up and coming locations Boyle Heights! This stunning 1930's investment opportunity is a 100% occupied (4) unit building situated on an expansive lot size of 7,003 SF, boasting a robust unit mix of One (3) Bedroom and (1) Bathroom Unit, Two (2) Bedroom and (1) Bath Unit, and One (2) Bedroom and (1) Bath unit. The investment has a strong day 1 return with an 11.17 GRM, 6.01% Cap Rate, and \$225K per unit with immense upside potential and provides original charm with select units having original hardwood flooring, balconies, views of DTLA, and abundant parking at the rear of the lot. The subject property is zoned R3-1-CUGU, in a Tier 3 TOC location with alley access - allowing for up to (8) units by right and (15) units with TOC bonuses for future development (Buyer to Verify Feasibility). An astute investor can immediately add value by building additional units or ADU(s). Strategically located just blocks from the famous retail corridor of Cesar Chavez, and blocks to Keck Hospital of USC and USC Health Sciences Campuses, 2441 Fairmount Street is considered "Very Walkable" with a walk score of (89), where most errands can be accomplished on foot, and an "Excellent Transit" score of (73) where transit is convenient for most trips. Disclosure: Buyer to conduct any/all due diligence including but not limited to the building square footage, lot size, legal bedroom/bathroom count, unit mix, year built, zoning, market rents, and the ability to construct an ADU or additional units. DO NOT DISTURB TENANTS OR WALK ON PROPERTY - DRIVE BY ONLY.

**Facts & Features**

- Sold On 12/08/2023
- Original List Price of \$900,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- \$54100 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$25,674
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,379	\$1,379	\$3,100
2:	1	2	2		Unfurnished	\$2,250	\$2,250	\$2,650
3:	2	2	1		Unfurnished	\$1,543	\$3,086	\$5,200
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5177015021

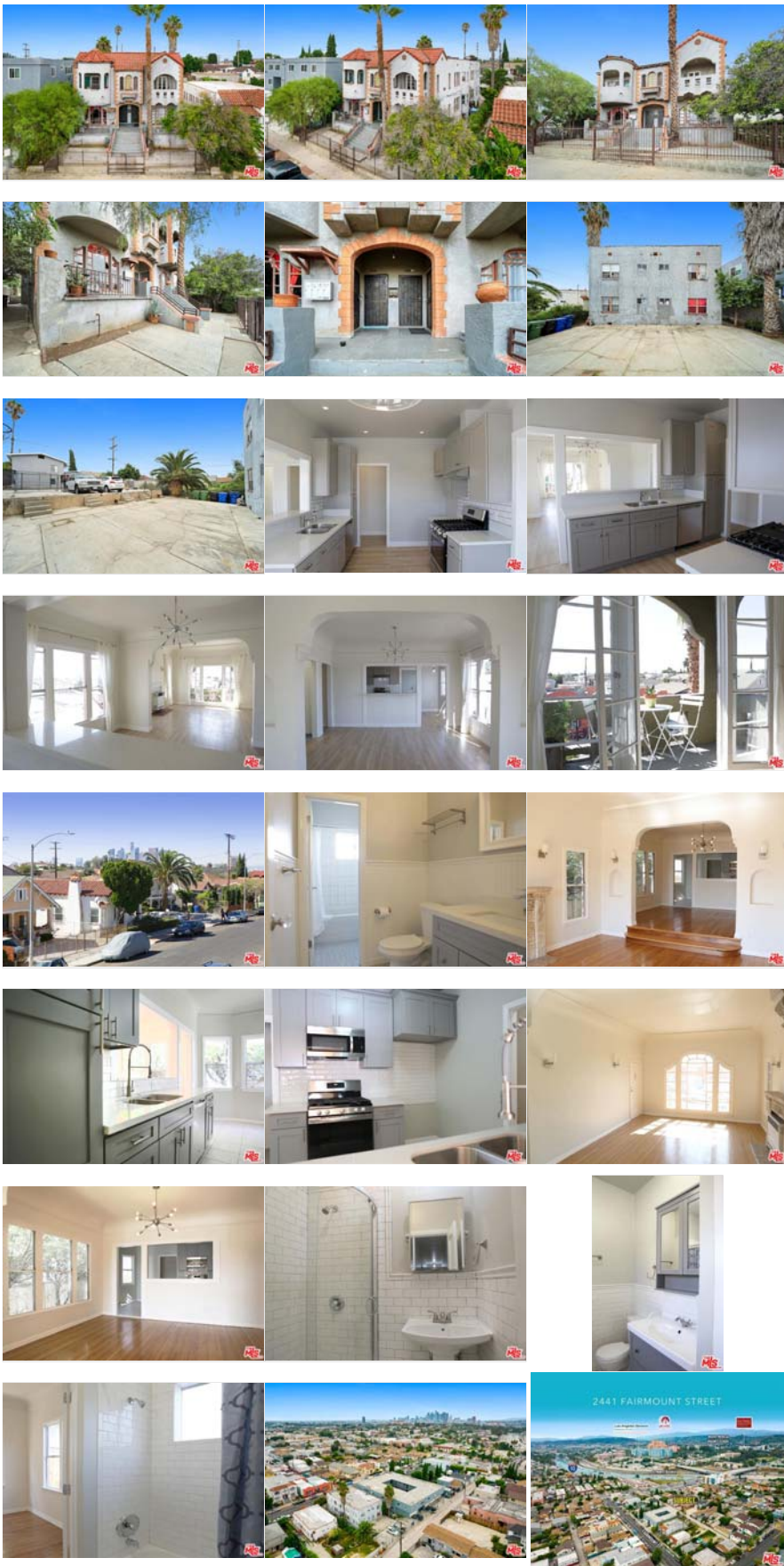
**Michael Lembeck**

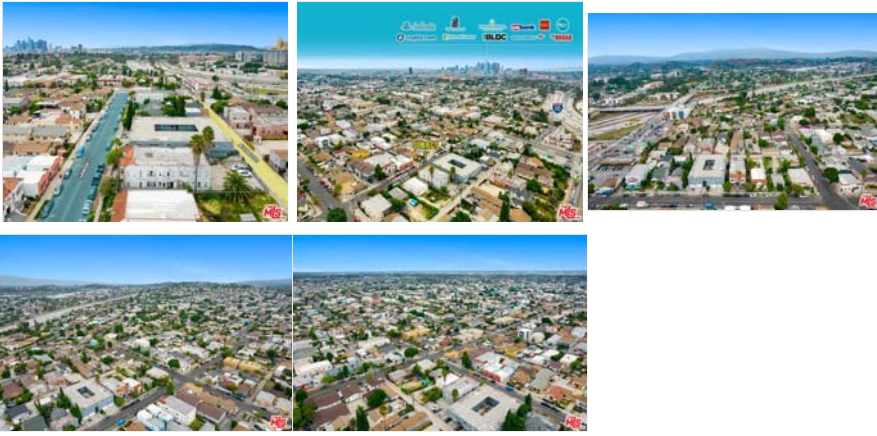
State License #: 01019397  
Cell Phone: 714-742-3700

**Re/Max Property Connection**

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

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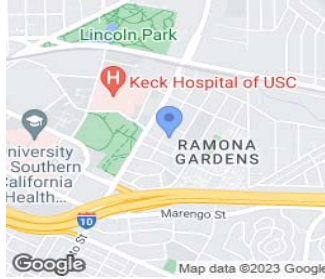
**Closed** • **Quadruplex**

List / Sold:  
**\$1,199,000/\$1,100,000** ↓

**1450 1454 Ricardo St** • Los Angeles 90033  
 4 units • \$299,750/unit • 4,026 sqft • 7,502 sqft lot • \$273.22/sqft •  
 Built in 2007

269 days on the market  
 Listing ID: DW22255112

East of Soto Street and North of the 10 Freeway. East of the Keck Hospital of USC.



Property is located just east of the Keck Medicine of USC Campus and the Keck Hospital of USC. There are four residential units total. The front duplex consists of a large two bedrooms one bathroom unit facing the street and an attached one bedroom one bathroom unit. Also separate from the front duplex there is a newer built (2007) two story duplex consisting of two bedrooms and two bathrooms each. There is also off-street parking for each unit on the property. Unit#1450 is a two bedrooms one bathroom unit. Unit #1450 1/2 is a one bedroom one bathroom unit. Unit #1452 consists of two bedrooms and two bathrooms. Unit #1454 consists of two bedrooms and two bathrooms.

**Facts & Features**

- Sold On 12/08/2023
- Original List Price of \$1,399,000
- 2 Buildings
- Levels: One, Two
- 8 Total parking spaces
- 3 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Combination
- \$607 (Estimated)
- Laundry: In Garage
- \$40800 Gross Scheduled Income
- \$35200 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$5,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00816840
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$800	\$800	\$1,500
2:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,000
3:	1	2	2	1	Unfurnished	\$1,300	\$1,300	\$2,000
4:	1	2	2	1	Unfurnished	\$0	\$0	\$2,000

**# Of Units With:**

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

**Additional Information**

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5202013005

**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:

**\$1,849,000/\$1,650,000** ↓

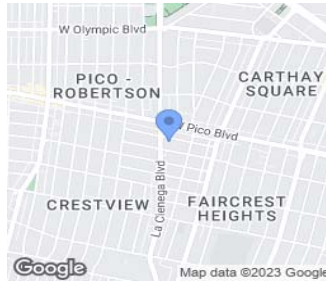
**6142 Alcott St** • Los Angeles 90035

35 days on the market

4 units • \$462,250/unit • 7,230 sqft • 6,000 sqft lot • \$228.22/sqft • Built in 1929

Listing ID: 23292893

Two blocks south of Pico, half block east of La Cienega, two blocks west of Crescent Heights, two blocks north of Cashio.



MID CONSTRUCTION DEVELOPMENT OPPORTUNITY! Introducing your next investment opportunity at 6142 Alcott St--a primely located property in the Faircrest Heights neighborhood of Los Angeles. This vacant 6,000 SF lot, already primed for framing, is zoned LARD1.5 and is being sold with permits to build four luxurious 3-story townhomes. The previously existing structure has already been demoed, grading is complete, underground plumbing and methane vent system in foundation are in place, and electrical plans are estimated to be delivered in 2-4 weeks. The future project plans provide 5,933 SF of living space divided among four sleek, modern townhomes. Each townhome will include private attached garages, walk-in-closets and various storage spaces with some featuring walk-in kitchen pantries and powder rooms. Plans call for two 3-bed/3-bath townhomes, one 3-bed/4-bath townhome, and one 4-bed/2.5-bath townhome--a total of 13 bedrooms and 12.5 bathrooms--all crafted with a contemporary touch that complements the vibrant Faircrest Heights aesthetic. Attention, developers--this project is further enhanced by parking reductions made possible through AB 2097, allowing you to optimize livable space. And the potential of this project doesn't end there. With strategic use of affordable housing density incentives, either through the standard program or the Tier 3 Transit Oriented Communities (TOC) eligibility, the prospect to scale this development to 5 or 6 units is a viable possibility. Seize this opportunity to deliver high-quality housing in one of the city's most desirable neighborhoods while maximizing return on investment.

**Facts & Features**

- Sold On 12/07/2023
- Original List Price of \$1,849,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- \$228289 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$60,965
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01385866
- 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	3		Unfurnished	\$5,800	\$0	\$5,800
2:	1	3	3		Unfurnished	\$5,800	\$0	\$5,800
3:	1	3	4		Unfurnished	\$6,500	\$0	\$6,500
4:	1	4	2		Unfurnished	\$6,750	\$0	\$6,750
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 5068003003

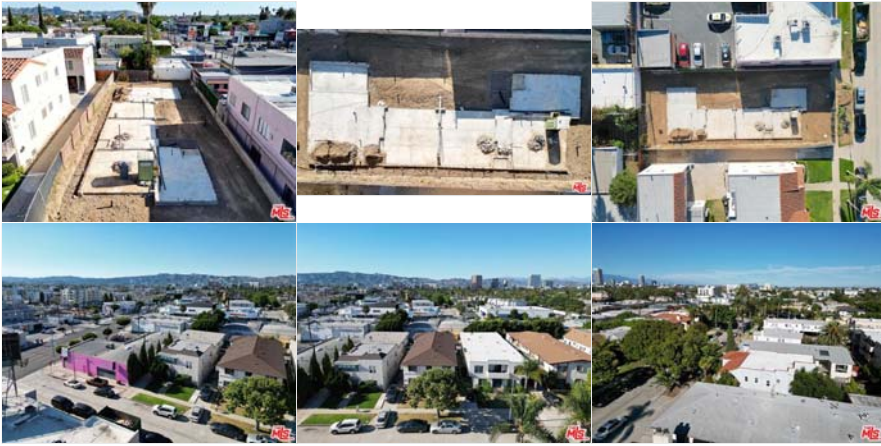
**Michael Lembeck**

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

**Re/Max Property Connection**

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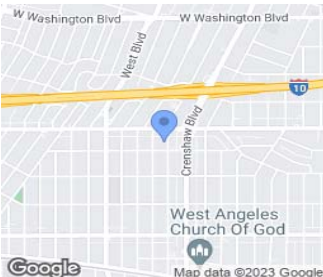
List / Sold:

**\$1,395,000/\$1,260,000** ↓

293 days on the market

Listing ID: 23240863

**2627 Victoria Ave** • Los Angeles 90016  
**4 units** • \$348,750/unit • 3,900 sqft • 6,289 sqft lot • \$323.08/sqft •  
 Built in  
 South of W. Adams Boulevard



Desirable, high-income producing property. 4 unit multi-family asset, 4 (2bd+1bath) units are section 8 and rents are well below market. First time on market in 18 years. A+ location with strong demand for tenancy, with excellent proximity to the Expo/Crenshaw Metro Stop.

**Facts & Features**

- Sold On 12/07/2023
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- \$44647 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$24,040
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02012927
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,181	\$1,181	\$2,600
2:	1	2	1		Unfurnished	\$1,458	\$1,458	\$2,600
3:	1	2	1		Unfurnished	\$1,242	\$1,242	\$2,600
4:	1	2	1		Unfurnished	\$1,843	\$1,843	\$2,600
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # UNAVAILABLE

**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: 23240863

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List / Sold:

**Closed** • **Quadruplex**

**\$2,799,000/\$2,799,000**

**1843 W 20th St** • Los Angeles 90007

**0 days on the market**

**4 units** • **\$699,750/unit** • **6,396 sqft** • **5,200 sqft lot** • **\$437.62/sqft** • **Built in 2023**

**Listing ID: BB23221332**

**Located on 20th Street, North of the 10 freeway**



Sold before processing.

**Facts & Features**

- Sold On 12/05/2023
- Original List Price of \$2,799,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- \$0 (Assessor)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 5.36
- \$196776 Gross Scheduled Income
- \$149961 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$38,944
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01079007
- Gardener:
- Licenses:
- Insurance: \$2,558
- Maintenance: \$1,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	5	2	Unfurnished	\$4,099	\$4,099	\$4,099
2:	1	4	5	2	Unfurnished	\$4,100	\$4,100	\$4,100
3:	1	4	3	0	Unfurnished	\$3,999	\$3,999	\$3,999
4:	1	4	3	0	Unfurnished	\$0	\$0	\$4,200

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5075029023

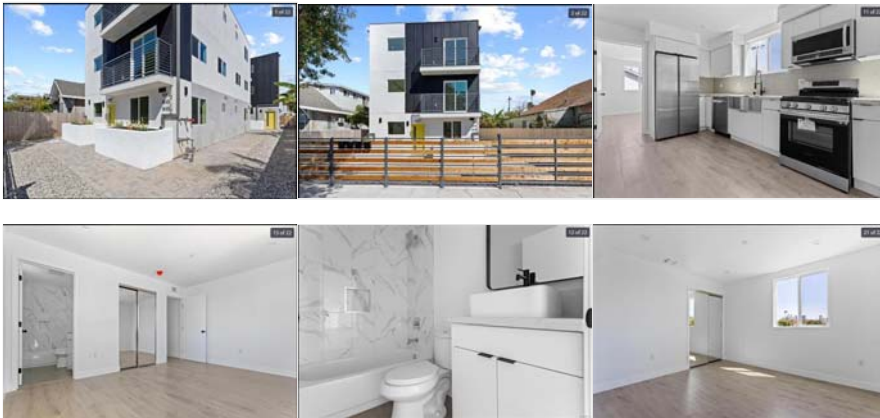
**Michael Lembeck**

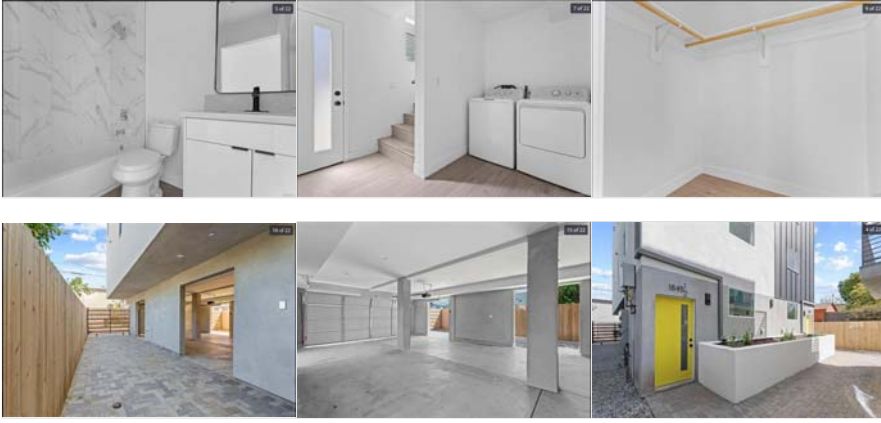
State License #: 01019397  
Cell Phone: 714-742-3700

**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: BB23221332

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**Closed**

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

**3729 Paloma St** • Los Angeles 90011

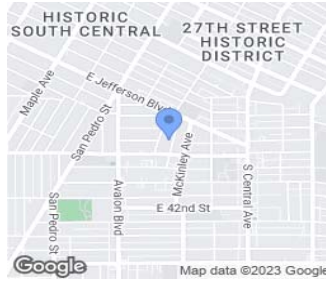
**51 days on the market**

**4 units** • \$162,500/unit • **1,843 sqft** • **4,187 sqft lot** • **\$352.69/sqft** •

**Listing ID: 23319559**

**Built in 1914**

**Head west of E MLK Jr. Blvd and turn left onto Paloma St. The subject property is located in-between E MLK Jr. Blvd and E Jefferson Blvd.**



We are pleased to present the opportunity to acquire 3729 Paloma Street, a 4-unit multifamily property located in the Historic South-Central neighborhood of South Los Angeles. Built in 1914, the building sits on a 4,187 sqft lot with 1,843 sqft of rentable space and consists of (2) 1Bed/1Bath and (2) 2Bed/1Bath units. The property boasts an average rent of \$1,165/unit and roughly 76% in rental upside to be captured in the future. All units are separately metered for gas and electricity and tenants benefit from a gated entrance and (4) surface parking spaces. Both of the 1 Bedroom units include brand new wall heaters, and the property recently passed its SCEP inspection. Buyers are encouraged to verify accuracy of building records and data. Located north of MLK Jr. Blvd and east of Avalon Blvd, the subject property is a short distance to multiple public transportation stops at the corner of E MLK Jr. Blvd and McKinley Ave. Nearby destinations include Los Angeles Trade Technical College, University Park, University of Southern California, Exposition Park, Natural History Museum, and California Science Center. For commuters, the 10 and 110 Freeways are minutes away, providing access throughout Greater Los Angeles.

**Facts & Features**

- Sold On 12/07/2023
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 5.45
- \$35428 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$19,027
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02085119
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$1,062	\$2,124	\$3,800
2:	2	2	1		Unfurnished	\$1,268	\$2,536	\$4,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5114002017

**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: 23319559

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**Closed** • Commercial/Residential

List / Sold: **\$925,000/\$850,000** ↓

**703 W Anaheim St** • Wilmington 90744

9 days on the market

5 units • \$185,000/unit • 5,572 sqft • 6,564 sqft lot • \$152.55/sqft • Built in 1948

Listing ID: PV23191783

110 Freeway to Anaheim Street. Go east on Anaheim Street. Property in on the north side of the street.



This mixed use investment property has 4 residential units in the rear (813 Bay View Avenue). Built in 1963, the four units are approximately 2,804 sq ft total behind one retail store (703 West Anaheim Street) The store is approximately 2,768 sq ft, has great signage and is at a signalized corner, built in 1948 and is currently leased. There are 4 garage spaces for the residents off the rear alley. Please do not disturb the tenants.

**Facts & Features**

- Sold On 12/04/2023
- Original List Price of \$925,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$841 (Estimated)
- Laundry: Common Area, Individual Room, Inside
- \$109200 Gross Scheduled Income
- \$86120 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Corner Lot
- Sewer: Sewer Assessments

**Annual Expenses**

- Total Operating Expense: \$16,080
- Electric: \$6,000.00
- Gas: \$240
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 6000
- 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	\$800	\$800	\$1,000
2:	2	2	1	2	Unfurnished	\$2,156	\$2,156	\$3,000
3:	1	3	1	1	Unfurnished	\$1,950	\$1,950	\$2,000
4:	1	0	0	0	Unfurnished	\$2,500	\$2,500	\$3,100

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7416021036

**Michael Lembeck**

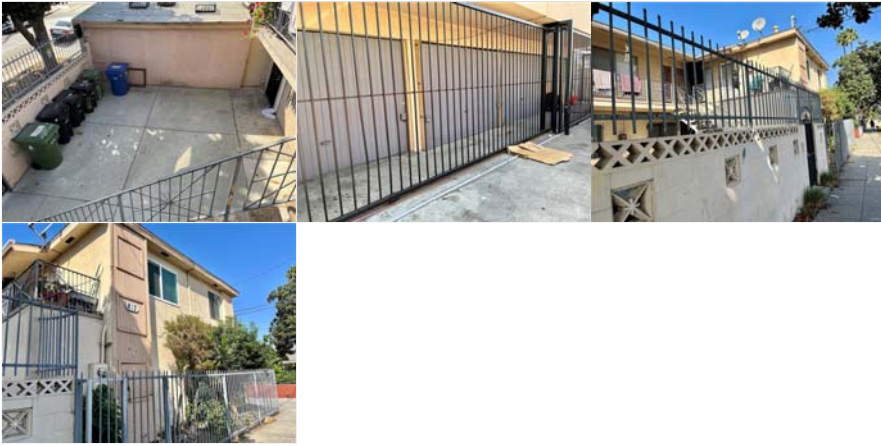
State License #: 01019397  
Cell Phone: 714-742-3700

**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: PV23191783

Printed: 12/10/2023 8:11:04 AM

**Closed** • Commercial/Residential

List / Sold:

**\$1,928,000/\$1,850,000** ↓

**716 S Sierra Vista Ave** • Alhambra 91801  
**5 units** • \$385,600/unit • 4,911 sqft • 8,812 sqft lot • \$376.71/sqft •  
**Built in 1958**

57 days on the market

Listing ID: WS23150783

**S of Mission / E of Chapel**



Five Units located in a great Alhambra neighborhood nearby Park, Golf course, Restaurants, Property features Two large - 3 bedrooms/ 1 bath room units & Three - 2 bedrooms/ 1 bath room units, 5 parking carport, Newly exterior painting. Steady & Long Term tenants, most units been occupied by the same tenants for over 8 years, Perfect investment opportunity for owner user, Investor or developer. The Property to be sold in its current "As Is" "where is" condition, Rent increase potential.

**Facts & Features**

- Sold On 12/05/2023
- Original List Price of \$1,928,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 5 Total carport spaces
- \$0 (Assessor)
- Laundry: Inside
- \$93600 Gross Scheduled Income
- \$70700 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard, Lot 6500-9999
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$22,900
- Electric: \$200.00
- Gas: \$200
- Furniture Replacement:
- Trash: \$4,500
- Cable TV: 02082542
- Gardener:
- Licenses: 169
- Insurance: \$1,247
- Maintenance: \$5,956
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,519
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,550	\$1,550	\$2,200
2:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$1,900
3:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,900
4:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,800
5:	1	3	1	1	Unfurnished	\$1,600	\$1,600	\$2,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5347025010

**Michael Lembeck**

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

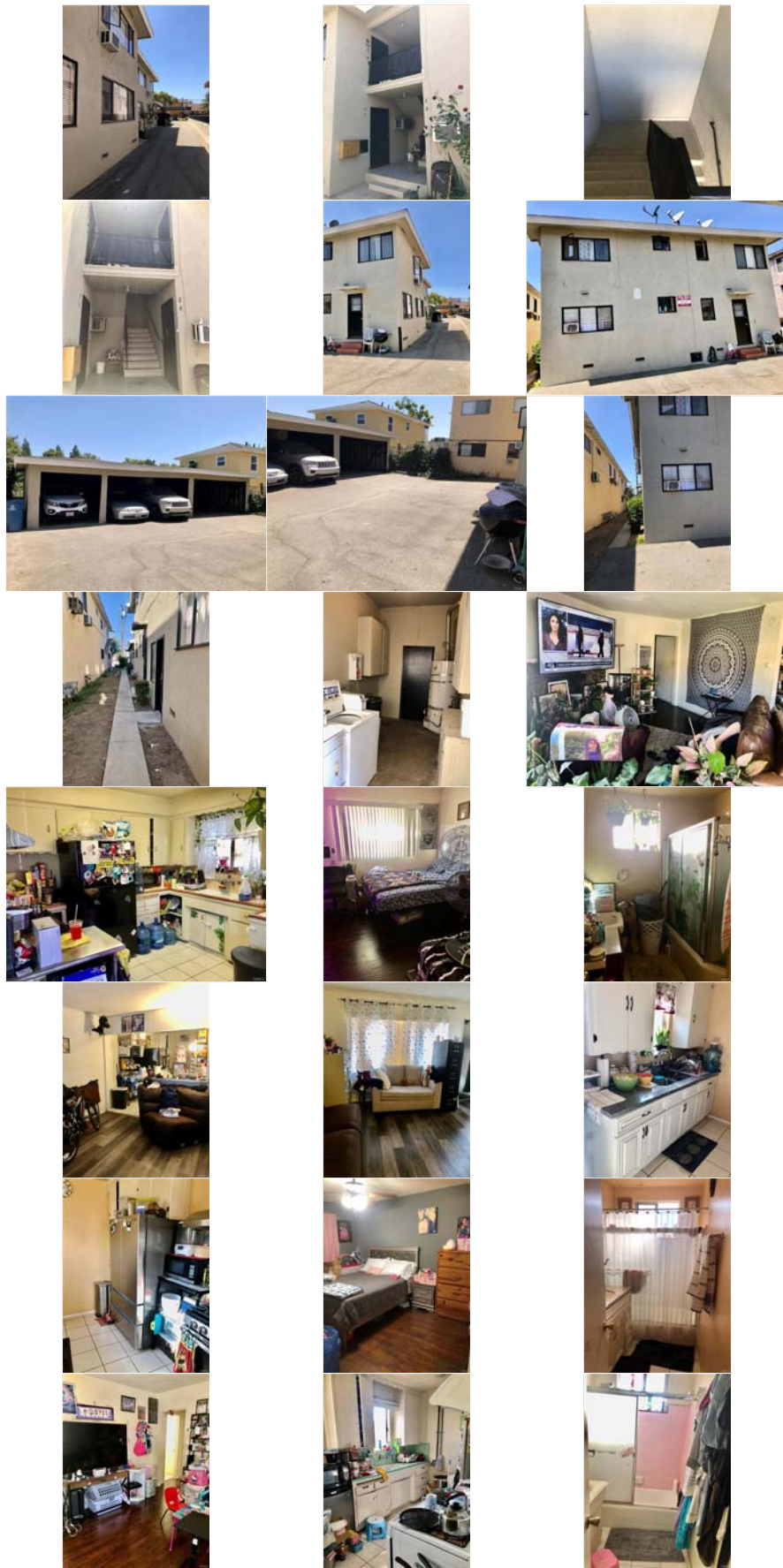
**Re/Max Property Connection**

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

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CUSTOMER FULL: Residential Income LISTING ID: WS23150783

Printed: 12/10/2023 8:11:04 AM

**Closed** • Apartment

List / Sold:

**\$1,125,000/\$1,200,000** ↕

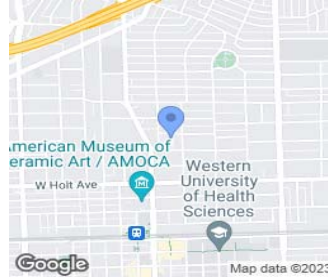
**252 San Francisco Ave** • Pomona 91767

7 days on the market

6 units • \$187,500/unit • 3,377 sqft • 7,864 sqft lot • \$355.34/sqft • Built in 1937

Listing ID: CV23214289

South of I-10, East of CA-71; Near the Intersection of Bradford St & San Francisco Ave



PRIVATE SELLER FINANCING WITH 25% DOWN!!! We are pleased to exclusively for sale this 6 Unit multi-family residential property in the city of Pomona. Comprising six units with a mix of: two 2Bedroom/1Bathroom cottages, and four 1bedroom/1Bathroom units, this property is ideal for investors seeking a value-add project. Each unit is separately metered for gas and electricity, enhancing ease of management. The 5 on-site garage parking spaces offer additional potential for income through ADU conversions (buyer to confirm with the proper city authorities.) The financials are compelling with a current GRM of 13.19 and a cap rate of 5.19% with an additional 50% upside in Rental Income, indicating a solid investment with room for increased cash-flow and appreciation. The seller's financing terms are attractive: 25% down payment, interest-only payments at 7% rate, with the loan due and PAYABLE in 5 years. This is an excellent opportunity for investors looking to expand their portfolio with a property that offers significant upside potential in a desirable location.

**Facts & Features**

- Sold On 12/07/2023
- Original List Price of \$1,125,000
- 3 Buildings
- Levels: Two
- 7 Total parking spaces
- \$1,594 (Estimated)
- Laundry: In Kitchen
- \$85320 Gross Scheduled Income
- \$55625 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$27,136
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,156
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,400
- Other Expense: \$900
- Other Expense Description: Reserves

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,375	\$1,375	\$1,995
2:	1	2	1	1	Unfurnished	\$1,375	\$1,375	\$1,995
3:	1	1	1	1	Unfurnished	\$1,405	\$1,405	\$1,695
4:	1	1	1	1	Unfurnished	\$1,355	\$1,355	\$1,695
5:	1	1	1	1	Unfurnished	\$800	\$800	\$1,695
6:	1	1	1	0	Unfurnished	\$800	\$800	\$1,695

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8336003019

**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: CV23214289

Printed: 12/10/2023 8:11:04 AM

Closed •

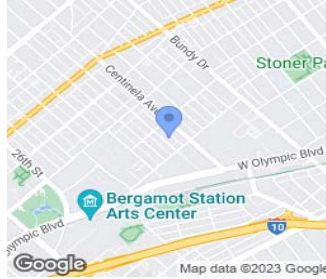
List / Sold:

**\$2,595,000/\$2,500,000** ↓

**1731 Franklin St** • Santa Monica 90404  
 6 units • \$432,500/unit • 2,706 sqft • 6,021 sqft lot • \$923.87/sqft •  
 Built in 1945  
 Off Franklin and Nebraska.

164 days on the market

Listing ID: 23275069



This recently renovated 6-unit apartment building consists of one-bedroom units, and studios. 1731 Franklin Street includes new gas lines, water lines, electrical lines, plumbing, roof, windows, insulation, earthquake retrofitted and more. All six units are designer remodeled with high-end finishes. Please do not disturb the tenants. All showings will be subject to an accepted offer. Seller added an ADU which is not yet reflected on title. Buyer to verify actual square footage during their investigations and due diligence.

**Facts & Features**

- Sold On 12/08/2023
- Original List Price of \$3,100,000
- 3 Buildings
- Levels: One
- \$120240 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$38,750
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01841913
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$2,400	\$2,400	\$2,450
2:	1	0	1		Unfurnished	\$2,200	\$2,200	\$2,450
3:	1	0	1		Unfurnished	\$2,400	\$2,400	\$2,450
4:	1	0	1		Unfurnished	\$2,400	\$2,400	\$2,450
5:	1	1	1		Unfurnished	\$2,795	\$2,795	\$3,000
6:	1	1	1		Unfurnished	\$3,495	\$3,495	\$3,500
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4268007023

**Michael Lembeck**

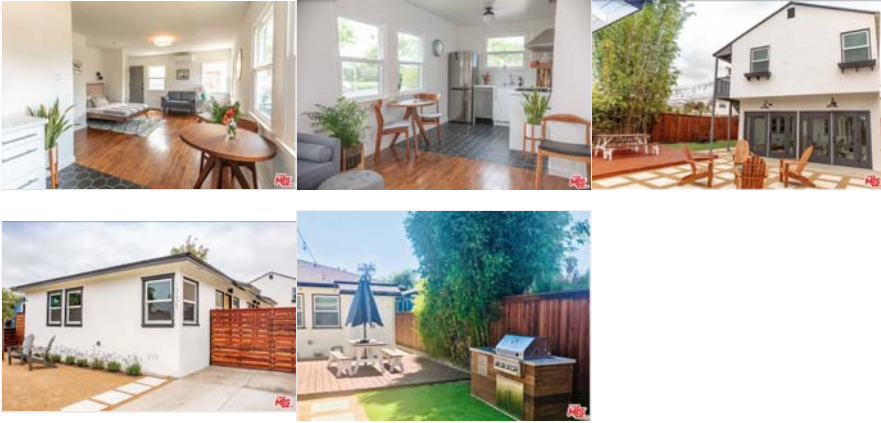
State License #: 01019397  
 Cell Phone: 714-742-3700

**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: 23275069

Printed: 12/10/2023 8:11:04 AM

**Closed** • Apartment

List / Sold: **\$725,000/\$700,000** ↓

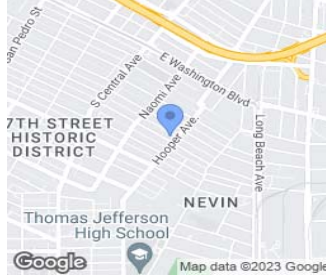
**1467 E 23rd St** • Los Angeles 90011

42 days on the market

7 units • \$103,571/unit • 4,787 sqft • 6,206 sqft lot • \$146.23/sqft • Built in 1906

Listing ID: DW23186689

Between Hooper and Naomi



Great investment opportunity. Property is being sold as is. Please do not disturb the tenants. Drive by only. Please write offer subject to interior inspection. City of LA Report of residential property records (9a) and title reflect 6 units. Buyer and buyer's agent to perform their due diligence. Please call or text agent with any questions. please find report in supplements

**Facts & Features**

- Sold On 12/04/2023
- Original List Price of \$725,000
- 3 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- \$66036 Gross Scheduled Income
- \$40879 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 0 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$25,157
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$878
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$11,289
- Other Expense: \$8,738
- Other Expense Description: repairs

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,047	\$1,047	\$1,139
2:	1	3	1	0	Unfurnished	\$790	\$790	\$860
3:	1	4	1	0	Unfurnished	\$1,022	\$1,022	\$1,112
4:	1	2	1	0	Unfurnished	\$756	\$756	\$823
5:	1	2	1	0	Unfurnished	\$331	\$331	\$360
6:	1	2	1	0	Unfurnished	\$698	\$698	\$759
7:	1	2	1	0	Unfurnished	\$859	\$859	\$935

**# 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
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5119026020

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos



**Closed** • Apartment

List / Sold:

**\$3,300,000/\$3,075,000** ↓

**2245 Las Colinas** • Eagle Rock 90041  
**8 units** • \$412,500/unit • 7,280 sqft • 6,682 sqft lot • \$422.39/sqft •  
 Built in 1991  
 Off of Eagle Rock Blvd.

20 days on the market  
 Listing ID: SB23163075



The investment opportunity located at 2245 Las Colinas features 8 large units, including a potential Studio ADU conversion. The other units are all two bed, two bath units with large floor areas (Buyer to confirm exact sf). Built in 1991, this building is not subject to Los Angeles RSO, only state-level AB 1482 rental ordinance. The building has undergone several capital projects, including new gutters, a re-painting in 2014 and a brand new roof in 2018. All units are on the second and third floors with parking on the ground floor, but the parking level was constructed with all steel frames, so no soft-story retrofit is required. Each unit is provided two tandem parking spaces. The driveway ceiling has fire sprinkler systems, and every unit has central AC! The Las Colinas property has a walk score of 88, meaning that the immediate area is flush with tenant amenities and high quality attractions. There are trendy coffee shops, restaurants, and boutiques within walking distance, and Occidental College is only a quick half mile walk from the property! The Eagle Rock neighborhood is growing in popularity every year, offering a tranquil escape from the bustling city while still being conveniently located close to all the amenities that Los Angeles has to offer!

**Facts & Features**

- Sold On 12/04/2023
- Original List Price of \$3,300,000
- 1 Buildings
- 16 Total parking spaces
- \$0 (See Remarks)
- Laundry: Common Area
- Cap Rate: 4.36
- \$229500 Gross Scheduled Income
- \$143916 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$82,530
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01931743
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$82,530
- Other Expense Description: Contact

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	2	2	Unfurnished	\$19,125	\$19,125	\$23,600

**# Of Units With:**

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5685016023

**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: SB23163075

Printed: 12/10/2023 8:11:04 AM

**Closed**

List / Sold:

**\$3,300,000/\$3,065,000** ↓

**1027 Grover Ave** • Glendale 91201

73 days on the market

**8 units** • \$412,500/unit • 7,793 sqft • 7,665 sqft lot • \$393.30/sqft • Built in 1963

Listing ID: 23295421

Head east on San Fernando Rd and turn left on Grover Ave. The subject property is located in between Glenoaks Blvd. and San Fernando Rd.



We are pleased to announce the opportunity to purchase 1027 Grover Avenue, an 8-unit multifamily property in the Grandview neighborhood of Glendale, CA location. Available for the first time in almost 20 years, this property provides a tremendous opportunity for an investor to acquire a pride of ownership asset in one of the most desirable neighborhoods in Glendale. This property is truly an irreplaceable asset as the zoning for this parcel, R1, will not allow any future multifamily development opportunity. The property is comprised of a two-story structure that includes eight large 2 bed/1 bath units, one of which is approximately 1,100 square feet (Buyer to verify). On average, the unit sizes are approximately 975 square feet and all units come with a fireplace in the living room. The property provides tenants with ten parking spaces that include a combination of private car garages, surface parking, and tuck-under car ports in the rear of the property. There is a large on-site laundry room, very minimal landscaping, and all units are individually metered for gas and electricity. Buyers might explore the opportunity to convert the laundry room and private garage into an ADU. The property has been very well maintained, yet there is still an opportunity for the implementation of interior & exterior renovations and a RUBS program that can dramatically boost future rental revenue and income streams, raising the overall value of the investment. Located at just east of Sonora Avenue, 1027 Grover is located in between Glenoaks Boulevard and San Fernando Boulevard, two of Glendale's main thoroughfares. Residents of this property are within a short distance to multiple bus stops located on Glenoaks and San Fernando Boulevards as well as Jefferson Elementary School. Glenoaks Boulevard is lined with many restaurants, retail shops and businesses and the provides tenants with ease of access to larger retail centers located at Glendale Galleria, The Americana of Glendale, The Burbank Town Center, and Empire Center of Burbank. The proximity to the 134 and 5 Freeways will provide tenants with an easy commute to nearby neighborhoods such as Burbank, Eagle Rock, Los Feliz, Downtown Los Angeles, Pasadena, and all areas of San Fernando Valley.

**Facts & Features**

- Sold On 12/06/2023
- Original List Price of \$3,300,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5623030003

**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: 23295421

Printed: 12/10/2023 8:11:04 AM

**Closed** • Apartment

List / Sold:

**\$2,275,000/\$2,175,000** ↓

**10427 Commerce Ave** • Tujunga 91042

17 days on the market

**8 units** • \$284,375/unit • **5,800 sqft** • **9,967 sqft lot** • \$375.00/sqft • **Built in 1945**

Listing ID: GD23178970

**Lowell North to Foothill left turn right on Commerce**



Trust sale. Reduced for immediate sale. 6.18 CAP Rate and 11.087 Gross multiplier. This incredible property comprises 8 units, featuring 8 two-bedroom units with 16 parking spaces. All units are currently leased, with rents ranging from \$1,750.00 to \$2,000.00. Tujunga has recently experienced a lots of migration from Glendale and La Crescenta. This has led to a appreciation in property prices, a trend that has persisted and grown annually. While numerous new apartment constructions, primarily condominiums, have emerged, the high demand for rentals, coupled with a limited supply of available units, has driven a notable increase in rental rates, reaching up to 40%. The property is being sold as trust sale and is not subject to court approval. Opportunity to build ADU in the back of the lot

**Facts & Features**

- Sold On 12/07/2023
- Original List Price of \$2,275,000
- 2 Buildings
- Levels: Two
- 16 Total parking spaces
- \$1,272 (Estimated)
- Laundry: Common Area
- Cap Rate: 6.18
- \$191736 Gross Scheduled Income
- \$138752 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$47,232
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,600
- Cable TV: 01038441
- Gardener:
- Licenses:
- Insurance: \$2,856
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$7,856
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	16	Unfurnished	\$16,000	\$192,000	\$225,000

**# 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
- Buyer Agency Compensation: 2.5%
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2565009081

**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: GD23178970

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**Closed** •

List / Sold:

**\$1,850,000/\$1,580,000** ↓

**3414 W 17th St** • Los Angeles 90019

134 days on the market

**8 units** • \$231,250/unit • 6,674 sqft • 7,000 sqft lot • \$236.74/sqft •  
**Built in 1965**

Listing ID: 23276519

Take the I-10 East and exit on Arlington Ave, proceed northbound on Arlington Ave, make a left on W 17th St. The property will be on the left, on the corner of 17th and 5th.



**Facts & Features**

- Sold On 12/05/2023
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 4.76
- \$88062 Net Operating Income

**Interior**

- Appliances: Dishwasher, Microwave

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$48,616
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01908231
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1		Unfurnished	\$1,259	\$7,551	\$12,600
2:	2	2	1		Unfurnished	\$2,095	\$4,191	\$5,100
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5072022023

**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:

**\$2,400,000/\$2,250,000** ↓

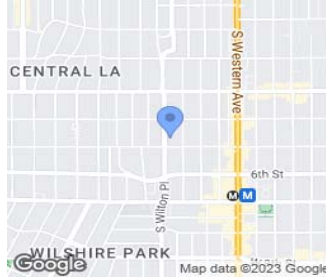
44 days on the market

Listing ID: 23270866

**440 S Wilton Pl** • Los Angeles 90020

**8 units** • \$300,000/unit • **8,630 sqft** • **8,630 sqft lot** • \$260.72/sqft • **Built in 1956**

**West of Western Avenue, South of 3rd Street.**



OVERBID HEARING SCHEDULED ON TUESDAY, AUGUST 22, 2023. OPENING BID WILL BE \$2,363,000. 440 S Wilton Pl. is a well located 7,058 square foot eight (8) unit apartment building in Koreatown. It is composed of four 1+1 units, two 2+1.5 units and two 3+1.5 units. Seven (7) of the eight (8) units will be delivered vacant providing a rare opportunity! Rents for the vacant units are projected. Each unit averages over 875 sq. ft. and is separately metered for gas and electricity. The property is situated on a 8,630 square foot lot and is zoned LAR3 (ADDITIONAL PARCEL 5504-025-026). There are eight (8) onsite parking spaces and onsite laundry. Property in the Los Angeles REAP Program. The subject property is also ideally located near the 101 freeway and is walking distance to the Wilshire/Western Metro Station. It is deemed a "Walker's Paradise" earning a walkability score of 90. Located South of 3rd St. on Wilton Pl. with easy access to all of the excellent restaurants, shopping and entertainment Koreatown, Hollywood and Downtown LA have to offer. This property presents a VERY UNIQUE opportunity for an investor looking to renovate and re-tenant a building to capture CASH FLOW.

**Facts & Features**

- Sold On 12/04/2023
- Original List Price of \$2,400,000
- 1 Buildings
- 8 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 7.4
- \$177702 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$55,971
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	1		Unfurnished	\$7,000	\$0	\$7,000
2:	2	2	1		Unfurnished	\$4,275	\$1,475	\$5,000
3:	4	1	1		Unfurnished	\$8,800	\$0	\$8,800
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5504025004

**Michael Lembeck**

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

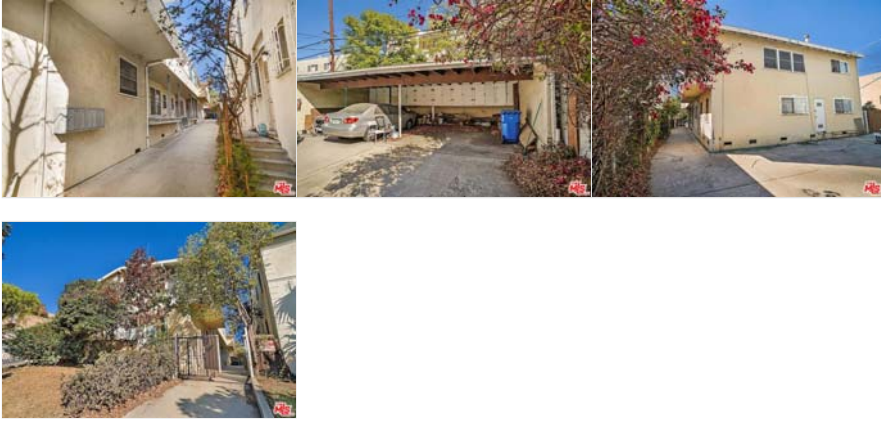
**Re/Max Property Connection**

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

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CUSTOMER FULL: Residential Income LISTING ID: 23270866

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Closed •

List / Sold:

\$3,000,000/\$2,450,000 ↓

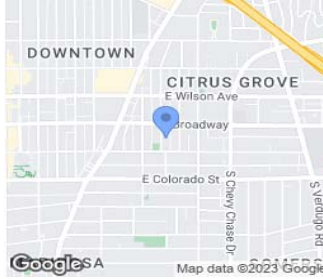
122 S Cedar St • Glendale 91205

90 days on the market

12 units • \$250,000/unit • 8,280 sqft • 7,241 sqft lot • \$295.89/sqft • Built in 1929

Listing ID: 23299037

On Cedar Street, near Broadway. South of the 134 Freeway. East of S Glendale Avenue.



\*PRICE REDUCED by \$550,000! \*Charming Value-Add Opportunity: Over \$800/Unit Rental Upside \*Once in a Lifetime Opportunity: Legacy Property Owned by the Family for Over 40 Years \*Walking Distance to the Americana at Brand & Glendale Galleria: WalkScore 95 \*Priced To Sell at \$250,000 Per Unit \*Market Cap: 6.7% \*Landlord Friendly City: Glendale's 7% Rent Ordinance Allows Higher Rent Increases Than the City of LA; Up to 8.8% Per State Law AB1482 \*Glendale Is a Pro-Business City: Boasts No Gross Receipts or Business License Taxes \*Not Subject to Mansion Tax \* See Agent Remarks for Property Website. Rents shown in the OM rent roll are averages.

Facts & Features

- Sold On 12/07/2023
Original List Price of \$3,550,000
1 Buildings
Levels: Two
Cooling: Wall/Window Unit(s)
Heating: Wall Furnace
Laundry: Individual Room
\$109514 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$83,384
Electric:
Gas:
Furniture Replacement:
Trash:
Cable TV: 13252
Gardener:
Licenses:
Insurance:
Maintenance:
Workman's Comp:
Professional Management:
Water/Sewer:
Other Expense:
Other Expense Description:

Unit Details

Table with 9 columns: UNITS, BEDS, BATHS, GARAGE, FURNISHED?, ACTUAL RENT, TOTAL RENT, PRO FORMA. Rows 1-13.

# Of Units With:

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

Additional Information

- Standard sale
Buyer Agency Compensation: 2.5%
628 - Glendale-South of 134 Fwy area
Los Angeles County
Parcel # 5674010007

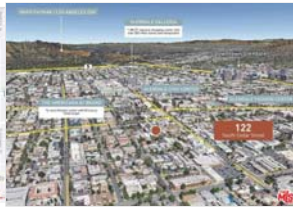
Michael Lembeck

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:

**\$4,200,000/\$4,033,333** ↓

**2508 Naples Ave** • Venice 90291

6 days on the market

18 units • \$233,333/unit • 9,268 sqft • 11,606 sqft lot • \$435.19/sqft •  
 Built in 1949

Listing ID: 23317053

Naples at Harding



Only \$233K per door for prime Venice! We are pleased to present for sale a generational multi-family portfolio on the famed Westside of world-renowned Los Angeles. The 58 apartment units are spread across two properties that have been owned by the same family for six decades. The properties may be purchased individually or collectively. The smaller of the assets comprises 18 units in a single U-shaped structure at 2508 Naples Avenue in Venice, CA. The property was built in 1949 and is located in the commercial heart of Venice within the economic powerhouse of Silicon Beach. Situated southwest of the intersection of Lincoln and Venice Boulevards nestled among multimillion dollar single-family homes, 2508 Naples is at the crossroads connecting the famous beachside community to its Westside neighbors. Naples exudes charm from the inviting courtyard and old-world second-floor catwalk to the well-laid out interior floorplans. There is on-site parking for 11 cars with a newly refurbished laundromat directly next door along Venice Boulevard. The property has a newer roof as well as new electrical subpanels and main breakers. The neighborhood of Venice is a perennial favorite among both locals and out-of-town transplants. From an investment standpoint, the portfolio offers significant opportunity. Current rents at Naples average \$2.73 per square foot while prevailing market rents for renovated units are in the range of \$4.47 per square foot. This means a comprehensive rehabilitation and renovation plan would yield the savvy investor enormous income gains.

**Facts & Features**

- Sold On 12/08/2023
- Original List Price of \$4,200,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$187649 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$107,360
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- 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:	18	1	1		Unfurnished	\$1,408	\$25,344	\$41,400
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 1.5%
- C11 - Venice area
- Los Angeles County
- Parcel # 4237017003

**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: 23317053

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**Closed** • Apartment

List / Sold:

**\$6,000,000/\$5,600,000** ↓

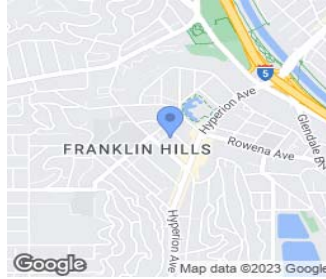
**3650 Monon St** • Los Feliz 90027

69 days on the market

**20 units** • **\$300,000/unit** • **19,503 sqft** • **14,099 sqft lot** • **\$287.14/sqft** • **Built in 1966**

Listing ID: GD23041106

Hyperian South turn right on Monon



Price reduced by \$675,000. This building includes 20 Units in the Los Feliz Silver-Lake area! The offering provides investors with a unique opportunity to acquire twenty units in a premier Los Angeles rental market with meaningful long-term capital appreciation. 3650 Monon Drive is ideally located in Los Feliz (border of Silver Lake) nearby to many neighborhood hotspots! It features an ideal unit composition of 2 large three Bedrooms, 8 two Bedrooms, 2 one Bedroom, and 1 Single unit. The units offer many original details featured from 1960s construction such as original windows with beautiful natural light coming in. This building includes elevators, a washer/dryer room, and some of the units have been remodeled. 13.18 GRM, \$300,000 per Unit, and Trust Sale. All units are currently rented out with the opportunity to increase rent prices. The location is ideal for renters looking to live in the beautiful and fun Silver Lake market! Silver Lake attracts young and diverse residents that appreciate all the unique experiences, hippest restaurants, and destinations in the immediate area. 3650 Monon Drive is a short walk from many happening coffee shops and dining options and a short drive to Downtown LA and Hollywood!

**Facts & Features**

- Sold On 12/06/2023
- Original List Price of \$6,750,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Community
- \$455364 Gross Scheduled Income
- \$270847 Net Operating Income
- 21 electric meters available
- 21 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$175,410
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$7,200
- Cable TV: 01430290
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance:
- Workman's Comp:
- Professional Management: 21000
- Water/Sewer: \$18,000
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	1	Unfurnished	\$5,900	\$5,900	\$7,000
2:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$2,600
3:	7	2	1	1	Unfurnished	\$13,300	\$13,300	\$16,800
4:	9	1	2	1	Unfurnished	\$15,255	\$15,255	\$19,800
5:	1	0	2	1	Unfurnished	\$800	\$800	\$1,650

**# Of Units With:**

- Separate Electric: 21
- Gas Meters: 21
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5433026038

**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:

**\$8,200,000/\$8,066,666** ↓

**3650 3658 S Centinela Ave** • Los Angeles 90066  
**40 units** • **\$205,000/unit** • **25,068 sqft** • **33,977 sqft lot** • **\$321.79/sqft** •  
**Built in 1958**  
**Centinela at Victoria**

6 days on the market

Listing ID: 23316999



Only \$205K per door for prime Westside! We are pleased to present for sale a generational multi-family portfolio on the famed Westside of world-renowned Los Angeles. The 58 apartment units are spread across two properties that have been owned by the same family for more than six decades. They can be sold individually or collectively. The largest of the assets comprises 40 units across four side-by-side buildings in the trendy and gastronomically noteworthy Mar Vista neighborhood. Built in 1958, 3650-3658 S Centinela comprises four sister buildings sitting side-by-side on two large parcels along Centinela Boulevard. The buildings were constructed in the low-rise, garden style architecture typical of the era and are situated around charming, landscaped courtyards. There is on-site parking for 41 cars as well as two laundry facilities with owned machines. The submarket of Mar Vista is sought-after on the Westside for its attractiveness to a wide variety of renters. Young professionals appreciate the area's top-tier shopping, dining, and entertainment options while young families seek out its high level of safety and its quality public schools. From an investment standpoint, the property offers significant opportunity. Current rents average \$2.05 per square foot while prevailing market rents for renovated units are in the range of \$3.75 per square foot. This means a comprehensive rehabilitation and renovation plan would yield the savvy investor enormous income gains. The two parcels at Centinela each with significant surface parking in the rear may provide ample ADU opportunities as well.

**Facts & Features**

- Sold On 12/08/2023
- Original List Price of \$8,200,000
- 4 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- \$407555 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$194,799
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1		Unfurnished	\$1,297	\$5,188	\$11,200
2:	36	1	1		Unfurnished	\$1,285	\$46,252	\$82,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4248032030

**Michael Lembeck**

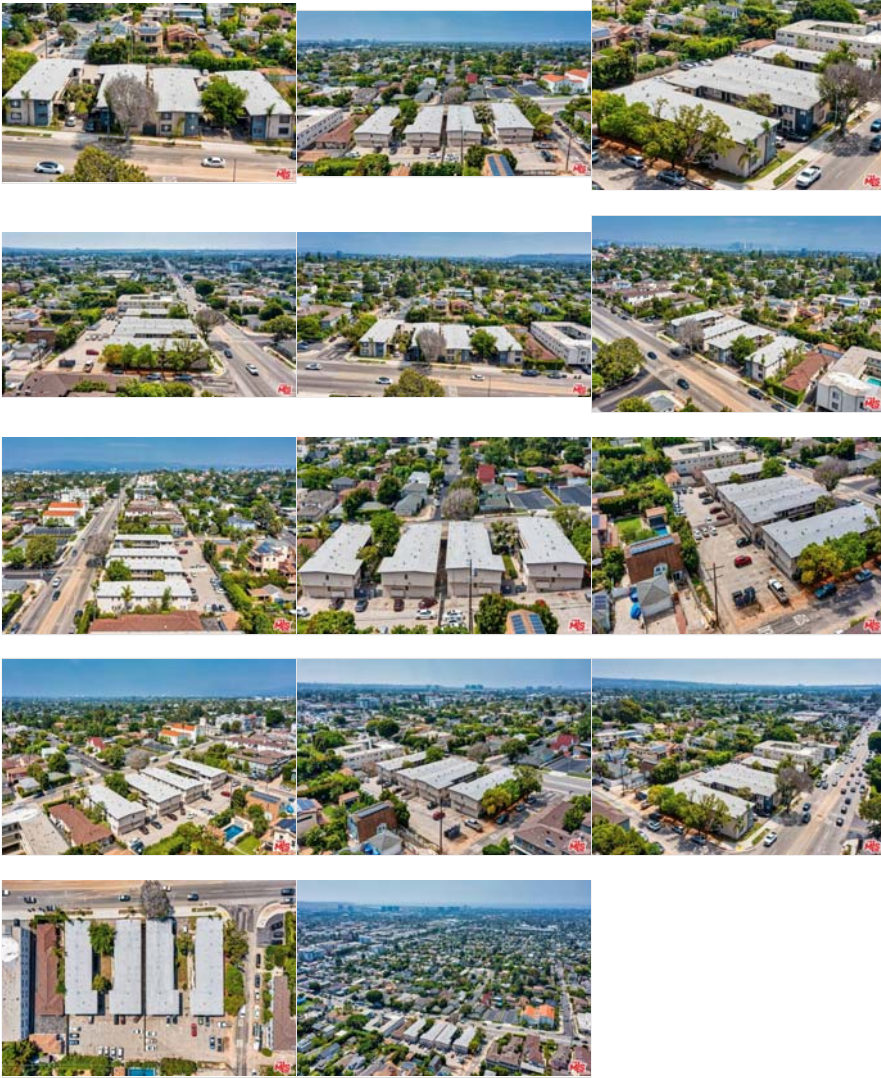
State License #: 01019397  
 Cell Phone: 714-742-3700

**Re/Max Property Connection**

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

**Closed** • Apartment

**\$22,000,000/\$21,500,000** ↓

**24065 Ocean Ave** • Torrance 90505

93 days on the market

**54 units** • \$407,407/unit • **48,156 sqft** • **55,418 sqft lot** • **\$446.47/sqft** • **Built in 1962**

Listing ID: SB23115524

From PCH and Hawthorne, head west on PCH, turn left on Ocean.



**\*\* Rare Opportunity: Multi-Family Investment Property in Prime Torrance Location! \*\*** For the first time in nearly 40 years, an extraordinary investment opportunity has arrived in Torrance's most sought-after neighborhood. Allow us to introduce "Ocean House," an impeccably maintained 54-unit property that offers a blend of comfort and convenience in one desirable location. **\*\*Unparalleled Amenities:** Residents of Ocean House are treated to a host of exceptional amenities that enhance their living experience. Immerse yourself in the refreshing waters of the spacious solar-heated swimming pool, surrounded by beautifully landscaped gardens. Enjoy the tranquility of the interior gardens and revel in the convenience of the updated on-site laundry facilities. **\*\*Thoughtful Unit Mix:** Ocean House boasts a diverse mix of spacious units, with 28% being one-bedroom apartments and 70% offering two bedrooms. This variety caters to residents with different preferences and budgets, making it an attractive choice for a wide range of potential residents. **\*\*Promising Investment Potential:** With favorable rental rates and potential for Ratio Utility Billing System (RUBS), this turn-key property offers investors an approximate 30% increase in income potential. Take advantage of this opportunity to secure a healthy and profitable cash flow from day one. **\*\*Ideal Location:** Nestled in the heart of South Torrance, Ocean House provides residents with proximity to pristine beaches, popular shopping centers, renowned dining hotspots, picturesque parks, top-rated schools, and major transportation routes. Experience the best of urban living while enjoying the peace and serenity of a suburban setting. **\*\*Well-Maintained and Updated:** Ocean House has been meticulously cared for, brand new roof was installed in May 2023. This attention to detail ensures a hassle-free investment and peace of mind for owners. **\*\*Don't Miss Out on this Once-in-a-Lifetime Opportunity!** Properties like Ocean House, with its exceptional amenities, prime location, and remarkable investment potential, are incredibly rare in Torrance. This is your chance to seize a multi-family investment property that has not been available for nearly four decades. Contact our dedicated sales team today to secure your slice of Torrance's prosperous real estate market and start enjoying the benefits of this turn-key investment opportunity! **\*\* Disclaimer:** The information provided here is subject to change. **\*\***

**Facts & Features**

- Sold On 12/04/2023
- Original List Price of \$22,000,000
- 2 Buildings
- Levels: Two
- 54 Total parking spaces
- 52 Total carport spaces
- \$7,797 (Estimated)
- Laundry: Common Area
- Cap Rate: 3.7
- \$1340017 Gross Scheduled Income
- \$804479 Net Operating Income
- 54 electric meters available
- 54 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Corner Lot, Landscaped, Lot Over 40000 Sqft, Level, Park Nearby
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$483,000
- Electric: \$6,900.00
- Gas: \$24,000
- Furniture Replacement:
- Trash: \$14,200
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance: \$21,800
- Maintenance: \$29,700
- Workman's Comp:
- Professional Management: 38600
- Water/Sewer: \$29,000
- Other Expense: \$5,640
- Other Expense Description: Pool

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	14	1	1	14	Unfurnished	\$1,794	\$25,110	\$30,450
2:	1	1	2	1	Unfurnished	\$1,850	\$1,850	\$2,325
3:	2	2	1	2	Unfurnished	\$2,183	\$4,365	\$5,400
4:	34	2	2	34	Unfurnished	\$2,079	\$70,671	\$95,744
5:	2	2	2	2	Unfurnished	\$1,988	\$3,975	\$5,700
6:	1	3	2	1	Unfurnished	\$3,525	\$3,525	\$3,525

**# Of Units With:**

- Separate Electric: 54
- Gas Meters: 54
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 54
- Drapes:
- Patio:
- Ranges: 54
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard, Trust sale
- Buyer Agency Compensation: 1%
- 125 - Waleria area
- Los Angeles County
- Parcel # 7534006018

**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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