

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	230009532SD	S	1920 Thomas St	LA			2	\$0	0	\$520,000↓			1911	5,997/0.13			01/05/24	160/160
2	PW23220873	S	4723 West 169th	LAWN	113	STD	2	\$8,500		\$1,248,000↓	\$539.79	2312	1977/ASR	5,805/0.1333	N	3	01/05/24	0/0
3	PW23189670	S	23433 Panama AVE	CARS	139	STD	2	\$84,000		\$870,000↓	\$437.63	1988	1946/ASR	6,301/0.1447	N	4	01/05/24	27/27
4	PW23202076	S	211 Shell ST	MANH	142	STD	2	\$0		\$1,770,000↓	\$1,311.11	1350	1958/ASR	1,353/0.0311	N	2	01/03/24	17/17
5	CV22249754	S	466 Vine ST	GD	628	STD	2	\$3,950		\$1,150,000↑	\$826.15	1392	1922/ASR	6,262/0.1438	N	2	01/03/24	285/362
6	SR23187179	S	4321 Prospect AVE	LFE	637	STD	2	\$0		\$1,865,000↓	\$515.34	3619	2008/ASR	6,750/0.155	N	0	01/05/24	23/240
7	AR23211374	S	754 W Olive AVE	MNRO	639	STD,TRUS	2	\$4,180		\$1,080,000↑	\$687.02	1572	1951/ASR	7,239/0.1662	N	2	01/03/24	19/19
8	AR23167933	S	724 Ocean View AVE	MNRO	639	STD	2	\$0		\$1,140,000↓	\$700.25	1628	1923/ASR	9,625/0.221	N	1	01/03/24	43/43
9	WS23203917	S	270 S Burton AVE	SGAB	654	STD	2	\$68,700		\$1,450,000↑	\$536.24	2704	1950/ASR	15,123/0.3472	N	4	01/02/24	19/19
10	CV23162758	S	4748 Eagle ST	LA	699	STD	2	\$28,800		\$565,000↓	\$443.83	1273	1948/ASR	4,486/0.103	N	1	01/05/24	21/21
11	CV23147063	S	1151 E 77th PL	LA	699	STD	2	\$0		\$600,000↓	\$486.22	1234	1924/OTH	4,960/0.1139	N	0	01/05/24	27/27
12	SR23144593	S	1921 20th ST	SM	C14	TRUS	2	\$0		\$1,450,500↓	\$728.53	1991	1948/ASR	7,194/0.1652	N	2	01/05/24	81/81
13	23338077	S	921 S Mansfield AVE	LA	HPK	STD	2			\$2,375,000↑	\$599.75	3960	1926	9,307/0.21		3	01/05/24	2/2
14	QC23212195	S	235 E 77th ST	LA	C37	STD	2	\$66,000	6	\$860,000↑	\$481.52	1786	1987/ASR	5,100/0.1171	N	2	01/05/24	15/15
15	WS23187862	S	112 W 91st ST	LA	C37	STD	2	\$74,880		\$955,000↓	\$292.23	3268	2017/PUB	5,000/0.1148	N	0	01/03/24	20/20
16	23329673	S	597 Cypress AVE	LA	CYPK	STD	2			\$1,455,000↓	\$654.23	2224	1922	10,009/0.22	N	2	01/05/24	24/24
17	SW23220244	S	11517 Gurley AVE	DOW	D3	STD	2	\$0		\$936,000↓	\$645.96	1449	1946/ASR	7,146/0.164	N	0	01/03/24	9/9
18	23331127	S	3959 Dwiggins ST	LA	ELA	STD	2			\$585,000↑	\$590.91	990	1934	5,245/0.12	N		01/02/24	9/9
19	23317749	S	5755 Beck AVE	NHLW	NHO	STD	2		4	\$875,000↓	\$616.20	1420	1926	6,615/0.15	N		01/05/24	50/50
20	DW23214509	S	2127 E 126th ST	CMP	RQ	STD	2	\$0		\$625,000	\$548.25	1140	1928/ASR	19,848/0.4556	N	0	12/31/23	12/12
21	BB23174135	S	2812 Santa Anita Avenue	ALTA	604	STD	3	\$16,020		\$1,200,000↓	\$570.34	2104	1922/ASR	15,226/0.3495	N	2	01/02/24	5/24
22	TR23207943	S	1937 Strozier AVE	SELM	657	TRUS	3	\$0		\$1,150,000↑	\$380.92	3019	1940/ASR	11,310/0.2596	N	0	01/03/24	22/22
23	DW23186717	S	132 W 82nd ST	LA	699	STD	3	\$0		\$802,000↑	\$435.87	1840	1932/ASR	5,326/0.1223	N	0	01/01/24	30/50
24	23315227	S	461 N Vista ST	LA	C19	PRO	3			\$1,600,000↓	\$389.11	4112/A	1937/ASR	6,103/0.14			01/04/24	50/50
25	RS23167983	S	12241 Peach ST #1	LNWD	RM	STD	3	\$40,800		\$876,000↑	\$402.76	2175	1952/ASR	6,159/0.1414	N	3	01/04/24	67/67
26	SB23075404	S	16531 S Denver AVE	GR	116	STD	4	\$59,796		\$1,150,000↓	\$294.19	3909	1965/ASR	5,601/0.1286	N	4	01/03/24	195/195
27	P1-15185	S	1037 Emerson ST	PAS	646	STD	4	\$100,200		\$1,560,000↑	\$524.19	2976	1972	7,500/0.17	N	4	01/04/24	84/90
28	23334017	S	505 N Wilson AVE	PAS	646	STD	4		4	\$1,700,000	\$444.10	3828	1979	7,478/0.17		1	01/05/24	15/15
29	DW23207680	S	537 S 6th ST	MTB	674	STD,TRUS	4	\$56,496		\$935,000↑	\$290.37	3220	1960/ASR	5,752/0.132	N	0	01/03/24	21/104
30	AR23215663	S	613 S Greenwood AVE	MTB	674	STD	4	\$84,000		\$1,100,000↑	\$455.30	2416	1941/ASR	12,896/0.2961	N	0	01/05/24	8/8
31	QC24000566	S	13187 Splendora AVE	WH	699	STD	4	\$85,800		\$1,225,000	\$583.33	2100	1961/PUB	8,403/0.1929	N	4	01/02/24	0/0
32	BB24001331	S	2823 Virginia RD	LA	C16	STD	4	\$223,200	5	\$3,200,000↑	\$495.13	6463	2023/BLD	5,232/0.1201	N	2	01/03/24	0/0
33	23331607	S	108 S Berendo ST	LA	C17	STD	4			\$1,440,000↓	\$348.84	4128/A	1922/ASR	8,670/0.19	N	4	01/04/24	14/14
34	PT23192133	S	2001 Valley ST	LA	671	STD	4	\$128,196		\$1,530,000↓	\$630.93	2425	1930/ASR	6,398/0.1469	N	0	01/02/24	31/335
35	RS23190186	S	3557 Beechwood AVE	LNWD	RM	STD	4	\$71,280	3	\$1,150,000↓	\$502.62	2288	1948/ASR	9,005/0.2067	N	4	12/31/23	8/52
36	RS23176874	S	310 W Magnolia ST	CMP	RN	STD	4	\$74,400	4	\$1,100,000↓	\$388.14	2834	1929/ASR	7,197/0.1652	N	0	12/31/23	26/26
37	CV23171931	S	143 N Grandview AVE	CVN	614	STD	6	\$134,316	5	\$1,790,000↓	\$310.66	5762	1962/ASR	7,925/0.1819	N	3	01/05/24	69/69
38	SR23121145	S	1114 Eubank AVE	WILM	195	STD	8	\$112,327	5	\$1,300,000↓	\$278.73	4664	1956/PUB	7,878/0.1809	N	0	01/05/24	122/122
39	SB23172858	S	1536 W 226th ST	TORR	122	STD	10	\$118,032	4	\$1,650,000	\$311.32	5300	1955/ASR	14,398/0.3305	N	0	01/04/24	20/20
40	23320271	S	3820 Mentone AVE	CULV	C28	STD	10		4	\$3,001,400↓	\$425.13	7060	1969	7,969/0.18			01/02/24	33/33
41	PW23038837	S	11010 Avalon BLVD	LA	C37	STD	16	\$161,000	4	\$1,385,000↓	\$148.48	9328	1956/ASR	12,010/0.2757	N	0	01/04/24	202/202
42	23321599	S	2825 S Sepulveda BLVD	LA	WLA	STD	18		4	\$4,150,000↓	\$382.14	10860/A	1958/ASR	15,140/0.34		3	01/02/24	58/58

Closed •

List / Sold: **\$650,000/\$520,000** ↓

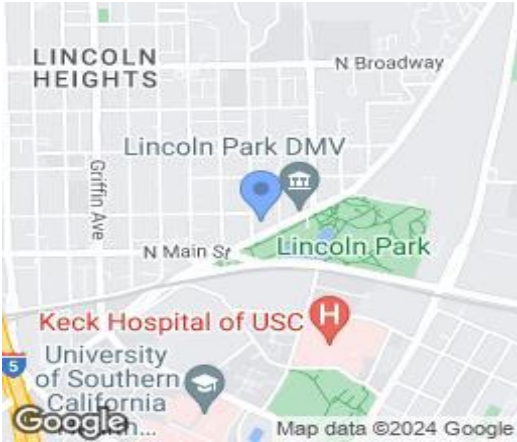
1920 Thomas St • Los Angeles 90031

160 days on the market

2 units • \$325,000/unit • sqft • 5,997 sqft lot • No \$/Sqft data •
Built in 1911

Listing ID: 230009532SD

Between Mission Road and Park Heights Terrace CrossStreet: Mission Road



Back-on-Market - Location!! Location!! Duplex located in the Lincoln Heights area and only a short drive to USC, Kech Medical Center and Downtown LA. Lot zoned for High-Density housing with incredible possibility to create your very own paradise in a community that's walkable and near schools, parks, public transportation, shopping, dining and Fwy 5, 10, 110 and 710. It's a wonderful opportunity just waiting for your imagination and creativity. Develop multiple units for you to live in one while renting out the remaining for income. Three Single-Car Garages plus street parking is also available.

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$800,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Electric, Natural Gas
- Cap Rate: 0

Interior

- Appliances: Electric Water Heater, Gas Water Heater

Exterior

- Lot Features: Sprinklers Manual

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01520327
- 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		\$0		
2:		1	1	1		\$0		
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 5211005005

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos





Closed • Duplex

List / Sold:

\$1,248,000/\$1,248,000

4723 West 169th • Lawndale 90260

2 units • \$624,000/unit • 2,312 sqft • 5,805 sqft lot • \$539.79/sqft •
Built in 1977

near to ingelwood and 169th

0 days on the market

Listing ID: PW23220873



First time this remarkable property has been on the market in 46 years! Welcome to your dream single level multifamily property in the enchanting South Bay! Located at 4723 and 4725 in Lawndale, you will relish in the proximity to the Beach, where sandy shores and crashing waves await your exploration. Less than 4 Miles from your front door to the Pacific Ocean and the Manhattan Beach Pier! With two exquisite individual Three Bedroom Two Full Bath units and a spacious three car garage with conversion potential for a third rental unit. If you decide to convert the garage, you will still have ample on-site parking. The individually metered units provide flexibility and ease of management, making it an ideal investment opportunity or a place to call home. Live in a Beautiful Home While Collecting Rent from the Other Unit! Enveloped in brand new features throughout, including elegant kitchens with lots of counter space, new appliances and spacious pantries. The living areas are adorned with custom mantles and wood-burning fireplaces, creating a cozy and inviting atmosphere. Bask in the warm glow as you unwind after a long day, or relish in the joy of hosting intimate gatherings. With new central heat and air in each unit, your comfort is assured year-round. No HOA. Close to the Alondra Golf Course, Alondra Park, South Bay Galleria, freeways and the Coastline! This property truly embodies endless possibilities!

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$1,248,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Fireplace(s)
- \$0 (Unknown)
- Laundry: In Garage
- \$8500 Gross Scheduled Income
- \$94300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
- Appliances: Dishwasher, Disposal, Gas Range, Microwave
- Other Interior Features: Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,700
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

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

1:	1	3	2	2	Unfurnished	\$0	\$0	\$4,250
2:	1	3	2	1	Unfurnished	\$0	\$0	\$4,250

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%
- 113 - South Lawndale area
 - Los Angeles County
 - Parcel # 4081003021

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: **\$899,000/\$870,000** ↓

23433 Panama Ave • Carson 90745

27 days on the market

2 units • **\$449,500/unit** • **1,988 sqft** • **6,301 sqft lot** • **\$437.63/sqft** •
Built in 1946

Listing ID: PW23189670

Sepulveda and Avalon are nearest major cross streets



*****INVESTOR SPECIAL***** Rare opportunity to own a duplex containing 3 bedrooms and 2 bathrooms. Each unit has a rear facing detached 2-car garage, laundry hook ups and yard space! With a little bit of work, you can enjoy living in one unit and renting out the other OR maximize the potential rental income and rent out both! This property is located near several schools, parks, super market, home improvement store, restaurants and easy access to 110 and 405 freeways for your daily commutes to work. **DON'T MISS OUT ON THIS RARE OPPORTUNITY!**

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$1,403 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$84000 Gross Scheduled Income
- \$79486 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: \$4,514
- Electric: \$912.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$1,562
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,260
- Other Expense: \$768
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,000	\$1,000	\$3,500
2:	1	3	2	2	Unfurnished	\$2,000	\$2,000	\$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
- 139 - South Carson area

- Buyer Agency Compensation: 2.5%

- Los Angeles County
- Parcel # 7329034030

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:** PW23189670

Printed: 01/07/2024 6:14:58 AM

Closed • Commercial/Residential

List / Sold:

\$1,899,000/\$1,770,000 ↓

17 days on the market

Listing ID: PW23202076

211 Shell St • Manhattan Beach 90266

2 units • **\$949,500/unit** • **1,350 sqft** • **1,353 sqft lot** • **\$1311.11/sqft** •
Built in 1958

9 Parcels from the Strand in the MB Sand Section



211 Shell St is a well-positioned duplex located in the heart of El Porto and is a great opportunity for an owner-user. Built in 1958, the 1,350 SF building sits on a 1,353 SF Lot (30' x 45') and features (1) 2-bed/1-bath unit & (1) 1-bed/1-bath unit w/ a 2-car garage. The building is located less than a block from the Strand and is a short distance to the restaurants and retail in North Manhattan Beach. The owner has recently made significant upgrades to the building, including: copper repiping throughout and partial remodels in both units. With the property's location, income potential, and owner-user opportunity - this property is a great asset in an A+ market with long term appreciation potential.

Facts & Features

- Sold On 01/03/2024
- Original List Price of \$1,899,000
- 1 Buildings
- 2 Total parking spaces
- \$2,295 (Assessor)
- Laundry: Common Area
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Gas Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,738
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$810
- Maintenance: \$2,824
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$1,600
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$4,595
2:	1	1	1	1	Unfurnished	\$0	\$0	\$3,250

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%

- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4137006018

Michael Lembeck

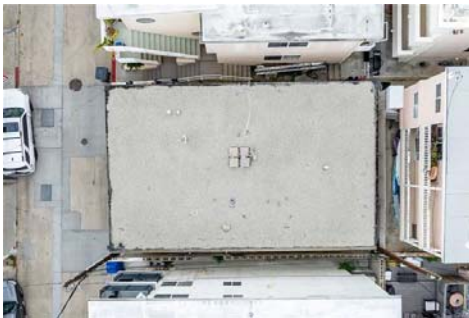
State License #: 01019397
Cell Phone: 714-742-3700

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: PW23202076

Printed: 01/07/2024 6:14:59 AM

Closed • Duplex

List / Sold:

\$1,145,000/\$1,150,000 ↑

285 days on the market

Listing ID: CV22249754

466 Vine St • Glendale 91204

2 units • \$572,500/unit • 1,392 sqft • 6,262 sqft lot • \$826.15/sqft • Built in 1922

West Of Vine Street & Pacific Ave



Opportunity to acquire a "value added" multi-family property in Glendale. This multifamily property is a family-held, well-maintained asset, ready to be handed to a new owner or investor. This Vine property offers an excellent value add investment opportunity strategically located in the desirable suburbs of Glendale. The property has two units each consisting of 1 Bd/1Ba with a full kitchen, small living room with fireplace, dining area and its own little porch. There are so many amazing details with Central HVAC, tankless water heaters, and shared laundry room, ample parking. Each unit is 700 sq ft. Rear property offers a grass area for BBQ's or entertainment.

Facts & Features

- Sold On 01/03/2024
- Original List Price of \$1,149,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air, Natural Gas
- \$205 (Estimated)
- Laundry: In Garage
- \$3950 Gross Scheduled Income
- \$3950 Net Operating Income
- 3 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: \$225
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$225
- 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	1	Unfurnished	\$2,025	\$2,025	\$2,100
2:	1	1	1	1	Unfurnished	\$1,925	\$1,925	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5696009018

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:

\$1,998,500/\$1,865,000 ↓

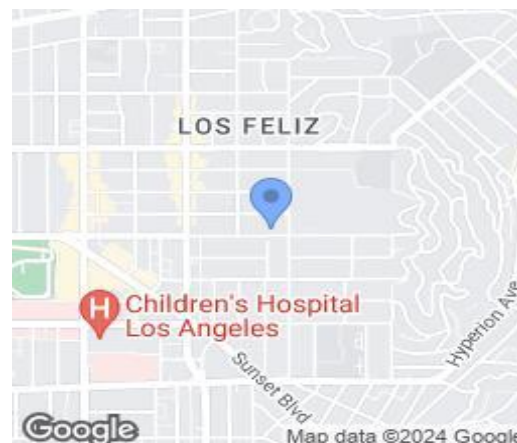
23 days on the market

Listing ID: SR23187179

4321 Prospect Ave • Los Feliz 90027

2 units • \$999,250/unit • 3,619 sqft • 6,750 sqft lot • \$515.34/sqft • Built in 2008

Off of Hoover St and Prospect Ave



Stunning newer custom built in 2008 gated home with back unit located in the world famous Los Feliz neighborhood. Walk in through the custom iron double doors and truly be amazed what this beauty has to offer. Features include beautiful two story high ceiling foyer with motorized chandelier, large formal dining room, one of a kind true chef's kitchen with custom built cabinets, granite counter tops, huge center island and top of the line appliances, entertainers family room with custom built wet bar with wine cooler and gas fireplace, marble floors throughout the first floor. Upstairs features 3 bedrooms and 3.5 baths, custom wood flooring, master suite with walk-in closet, master bathroom with dual sinks and floor to ceiling tile, balconies with beautiful views of Downtown LA, The Griffith Observatory. Walk outside to the studding back yard with custom built communal gazebo, incredible premium BBQ for shish kabobs, pizzas and more. Back unit offers 2 bedrooms and 1 bath, open floor plan, private back yard with fruit trees, separately metered for additional rental income. Additional features include built in speakers, motorized gate, outdoor lighting with timer and so much more. Minutes from the cities best nightlife, studios, and shoppes. One of the best price per SQFT homes in the neighborhood today.

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$1,998,500
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$405 (Estimated)
- Laundry: In Closet, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Galley Kitchen, Jack & Jill, Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom, Primary Suite, Walk-In Closet
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Range Hood, Refrigerator, Water Line to Refrigerator
- Other Interior Features: Bar, Crown Molding, High Ceilings, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wrought Iron
- Sewer: Sewer Paid
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01251193
- 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	4	0	Unfurnished	\$0	\$0	\$8,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$3,850

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: 2.5%
- 637 - Los Feliz area
 - Los Angeles County
 - Parcel # 5591026018

Michael Lembeck

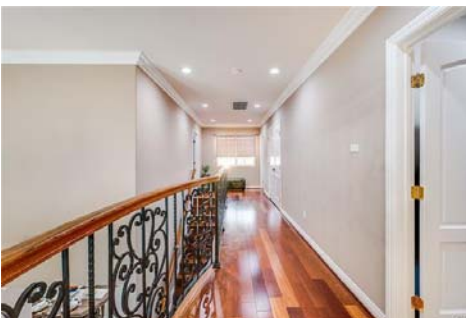
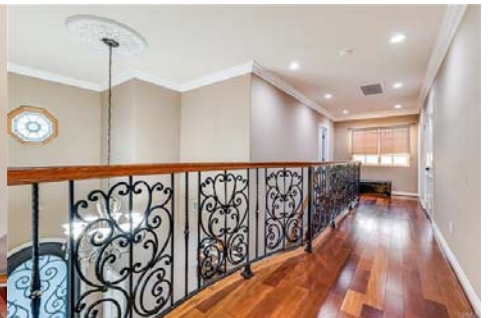
State License #: 01019397
Cell Phone: 714-742-3700

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: SR23187179

Printed: 01/07/2024 6:14:59 AM

Closed • Duplex

List / Sold: **\$998,000/\$1,080,000** ↑

754 W Olive Ave • Monrovia 91016

19 days on the market

**2 units • \$499,000/unit • 1,572 sqft • 7,239 sqft lot • \$687.02/sqft •
Built in 1951**

Listing ID: AR23211374

W/Monterrey Ave. N/ Huntington



Excellent opportunity to own a fantastic single-level duplex in the desirable and picturesque city of Monrovia. Located on the border of Arcadia and Monrovia, this property is perfect for an investor or to live in one and rent the other. This duplex sits on a 7,239 sq. ft. lot, offering a total of 1,572 sq. ft. of living space, both units are approximately 786 sq. ft. The roof and concrete driveway were installed in 2022, both units have been upgraded with remodeled kitchens and bathrooms, copper plumbing, waterproof vinyl plank flooring, energy efficient vinyl windows and new exterior paint. Each unit has its own water shutoff valve. Both units have great floor plans and feature 2 bedrooms, 1 bathroom, a spacious living room, dining area, and kitchen with a quaint breakfast nook. Each boasts a laundry room and window air conditioning. Also, both units have new gas wall heater units. There's a 2 car garage and at least 2 parking spaces. An inviting and generous side yard adds to the outdoor spaces for this property with a sizable backyard providing endless possibilities and potential. This property is conveniently located to schools, a library, the Metro station, a park and popular Old Town Monrovia with its many restaurants and shops. Image for interior photos were taken when the units were vacant. Both units are occupied now.

Facts & Features

- Sold On 01/03/2024
- Original List Price of \$998,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$767 (Estimated)
- Laundry: Inside, Washer Hookup
- \$4180 Gross Scheduled Income
- \$3198.51 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry
- Floor: Vinyl
- Other Interior Features: Copper Plumbing Full, Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$265
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$76
- Cable TV: 02062675
- Gardener:
- Licenses:
- Insurance: \$61
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$127
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,120	\$2,120	\$2,800
2:	1	2	1	0	Unfurnished	\$2,060	\$2,060	\$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, Trust sale
- Buyer Agency Compensation: 2.5%
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8506027014

Michael Lembeck

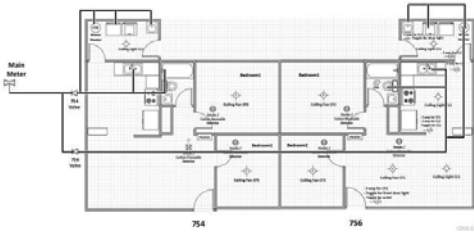
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed • Duplex

List / Sold:

\$1,140,000/\$1,140,000

43 days on the market

Listing ID: AR23167933

724 Ocean View Ave • Monrovia 91016

**2 units • \$570,000/unit • 1,628 sqft • 9,625 sqft lot • \$700.25/sqft •
Built in 1923**

North of Foothill Blvd., West of Shamrock Ave., East of Mountain Ave.



****Subject to Cancellation or Previous Escrow****Charming duplex located on a desirable street in North Monrovia. Main house features a spacious living room with Batchelder fireplace, formal dining room with built-ins, kitchen with breakfast area, two bedrooms and a full bathroom. In addition there are hardwood floors, new light fixtures, a single car garage, private yard and a new roof on house and garage. The detached one bedroom, full bath rear unit offers a living room, kitchen, split system A/C unit, private yard and a single car garage.

Facts & Features

- Sold On 01/03/2024
- Original List Price of \$1,140,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$761 (Estimated)
- Laundry: In Garage, In Kitchen, Stackable
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate, Wood
- Appliances: Gas Range

Exterior

- Lot Features: Lot 6500-9999
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947727
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 639 - Monrovia area
- Los Angeles County
- Parcel # 8518042004

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







Closed • Duplex

List / Sold:

\$1,388,000/\$1,450,000 ↑

19 days on the market

Listing ID: WS23203917

270 S Burton Ave • San Gabriel 91776

2 units • \$694,000/unit • 2,704 sqft • 15,123 sqft lot • \$536.24/sqft • Built in 1950

Cross Streets: N/Broadway W/Rosemead



Discover the extraordinary opportunity to own a rare and expansive property in the thriving city of San Gabriel. This unique offering comprises two distinct units on an impressive lot, exceeding 15,000 sqft, in a prime location, showcasing significant land. Each unit features their own yards and individual two-car garages, providing privacy and convenience. There is ample space between the two houses, allowing for additional parking if needed. The interiors boast kitchens and bathrooms in commendable condition, with each unit offering a comfortable living space. The measurements for 270 S Burton are 1345 sqft, and for 272 S Burton, they are 1596 sqft, respectively. This property presents multiple possibilities for discerning buyers: occupy one unit while generating rental income from the other, expand by adding additional units/ADUs, or explore the potential for subdividing and constructing new Planned Unit Developments (PUDs). The current long-term tenants contribute stable income, with the rent offering significant upside potential. Located in a desirable area known for its stability and growth, the property is conveniently close to schools, parks, shopping centers, and supermarkets, ensuring easy access to essential amenities. This is an exceptional opportunity to invest in a valuable and sizeable lot with versatile ownership options in the heart of San Gabriel. Don't miss this unparalleled investment chance to own this great property before it becomes unavailable. Please do not disturb the occupants. Schedule an appointment following the provided instructions, and be aware that an offer may be subject to interior inspection.

Facts & Features

- Sold On 01/02/2024
- Original List Price of \$1,388,000
- 2 Buildings
- 6 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Baseboard, Forced Air
- \$0 (Assessor)
- Laundry: In Garage, Individual Room, Inside
- \$68700 Gross Scheduled Income
- \$62856 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Built-In Range, Disposal, Gas Range, Water Heater
- Other Interior Features: Ceiling Fan(s), Dry Bar, Recessed Lighting, Storage, Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Lawn, Level with Street, Lot 10000-19999 Sqft, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Good Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,470
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$390
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680

- Cable TV: 01379606
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,925		\$3,500
2:	1	2	2	2	Unfurnished	\$2,800		\$3,400

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%
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5387035004

Michael Lembeck

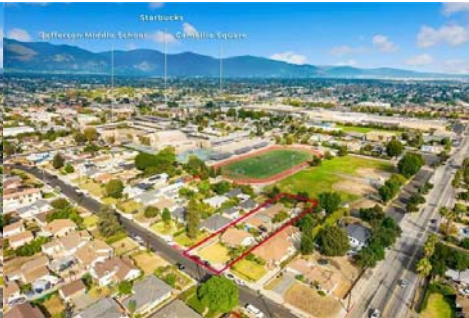
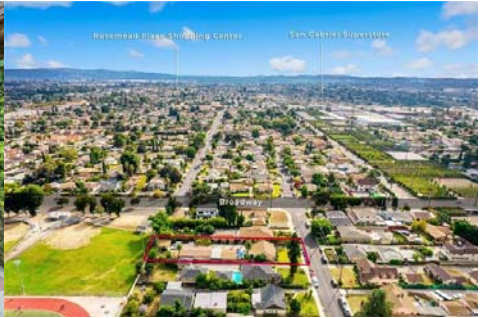
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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270-272 5 Burton Ave, San Gabriel, CA 91776



100000

CUSTOMER FULL: Residential Income LISTING ID: WS23203917

Printed: 01/07/2024 6:15:01 AM

Closed • Duplex

List / Sold: **\$580,000/\$565,000** ↓

4748 Eagle St • Los Angeles 90022

21 days on the market

2 units • **\$290,000/unit** • **1,273 sqft** • **4,486 sqft lot** • **\$443.83/sqft** •
Built in 1948

Listing ID: CV23162758

Mednik Ave & 3rd St



Come check out this great investment opportunity. Duplex right next to Garfield High School and small stores. Live in one and rent the other out, or rent both. This is priced to sell.

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$580,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- \$28800 Gross Scheduled Income
- \$27500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,560
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$960
- Cable TV: 01862713
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- 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 # 5248017039

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: CV23162758

Printed: 01/07/2024 6:15:02 AM

Closed • Duplex

List / Sold: **\$739,999/\$600,000** ↓

1151 E 77th Pl • Los Angeles 90001

27 days on the market

2 units • **\$370,000/unit** • **1,234 sqft** • **4,960 sqft lot** • **\$486.22/sqft** •
Built in 1924

Listing ID: CV23147063

1151 E 77th Pl Los Angeles



Welcome to this conveniently located Income Property. This amazing Duplex is a must see. With near by schools and shopping centers, you wont want to miss out on this great opportunity.

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$739,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,083 (Estimated)
- Laundry: Outside
- 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: 02004333
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

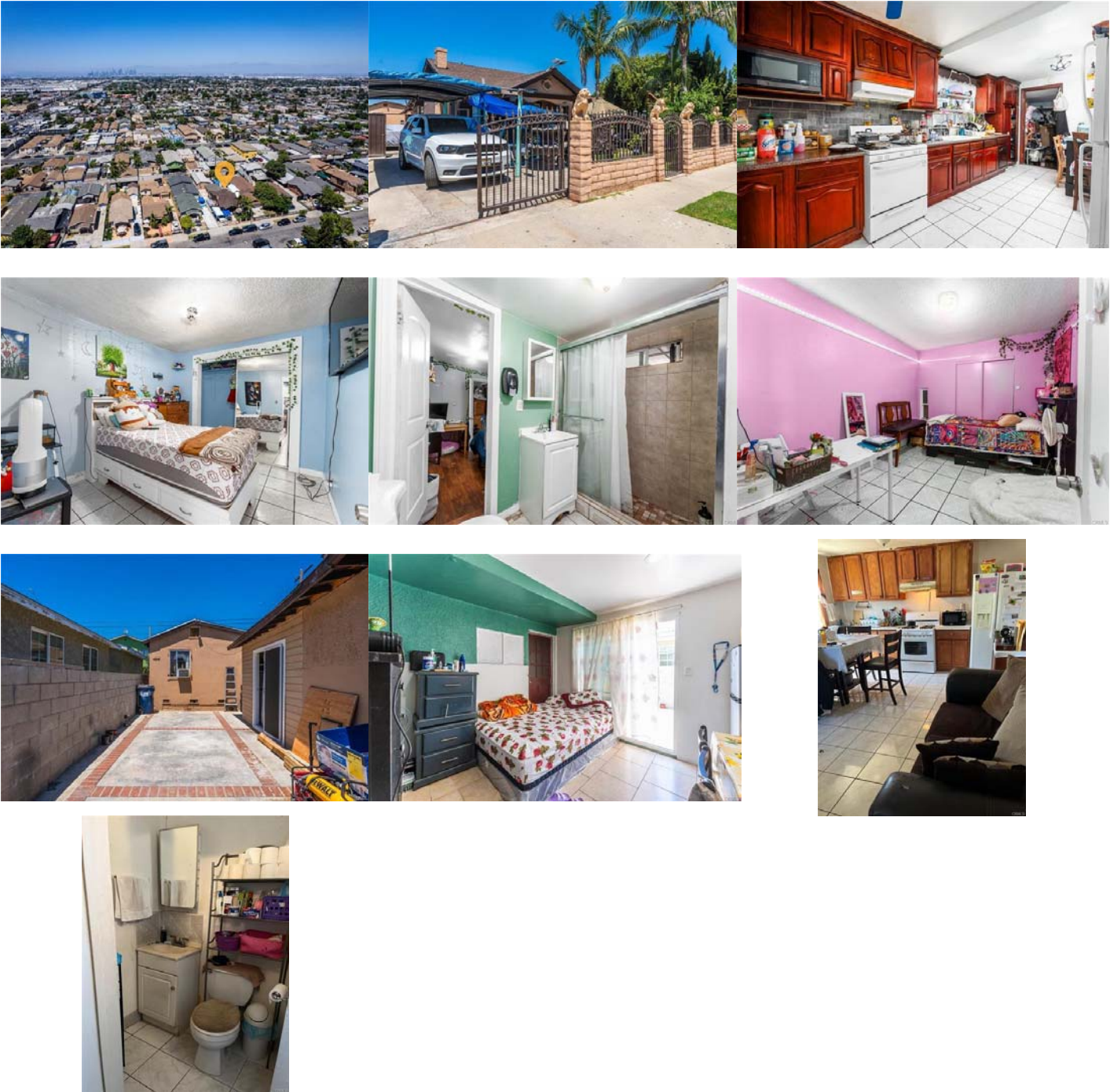
Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6024013024

Michael Lembeck

Re/Max Property Connection

Click arrow to display photos



Closed • Duplex

List / Sold:

\$1,499,000/\$1,450,500 ↓

81 days on the market

Listing ID: SR23144593

1921 20th St • Santa Monica 90404

2 units • **\$749,500/unit** • **1,991 sqft** • **7,194 sqft lot** • **\$728.53/sqft** •
Built in 1948

West of Cloverfield, South of Delaware



Trust Sale, requires court confirmation. Accepted offer of \$1,300,000. Overbidding will start at \$1,365,500. Court date is October 24th at 111 N Hill Street, Dept 3 at 10:30 AM. This MAJOR FIXER is situated on a large 7,194 SF lot and is prime for future development. The property consists of 2 houses on a lot. The front house is a potential tear down and has 3 bedrooms and 2 baths. The rear house is 1 bedroom with a living room and dining and 2 baths. There is a detached garage. Sold AS IS and requires a cash buyer due to property condition.

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$1,499,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01523450
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

- Trust sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County

• Buyer Agency Compensation: 2.5%

• Parcel # 4274020014

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: SR23144593

Printed: 01/07/2024 6:15:06 AM

Closed •

List / Sold:

\$2,095,000/\$2,375,000 ↑

2 days on the market

Listing ID: 23338077

921 S Mansfield Ave • Los Angeles 90036

2 units • \$1,047,500/unit • 3,960 sqft • 9,307 sqft lot • \$599.75/sqft • Built in 1926

North of Olympic West of Highland



The duplexes of Miracle Mile and Hancock Park are legendary, coveted for their 1920's character, generously sized units, and ideal location just minutes from Beverly Hills and The Grove. Among these, 921 Mansfield is unmatched, situated north of Olympic and only two blocks from Wilshire Boulevard, a hub of restaurants, shops, and museums. Delivered vacant, this trophy Tudor property features upper and lower units totaling nearly 4,000 square feet. Each unit is a beautifully updated, sprawling 3-bedroom, 2-bath home, boasting wood floors, living rooms with recessed lighting and fireplaces, formal dining rooms, and tastefully redone eat-in kitchens. The bedrooms are spacious, each with walk-in closets, and include a proper primary bedroom suite with spa-inspired bathrooms. Situated on the largest lot of any recent duplex sale, the 9,300-square-foot lot provides space for the 3-car detached garage with additional storage, a lush backyard with a grassy lawn, fruit trees, and two patios, one with a kitchenette, ensuring a perfect setting for summer barbecues, a rare feature for even the best duplexes. As a very special addition, this property comes with City-approved architectural plans for an ADU addition above the 3-car garage, making this the compound you have been dreaming of.

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$2,095,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01327139
- 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:	921	3	2		Unfurnished	\$0	\$0	\$5,800
2:	923	3	2		Unfurnished	\$0	\$0	\$5,800
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: 2.25%
- C18 - Hancock Park-Wilshire area
 - Los Angeles County
 - Parcel # 5084005004

Michael Lembeck

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

Re/Max Property Connection

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

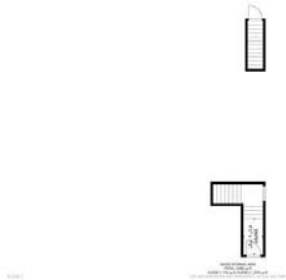
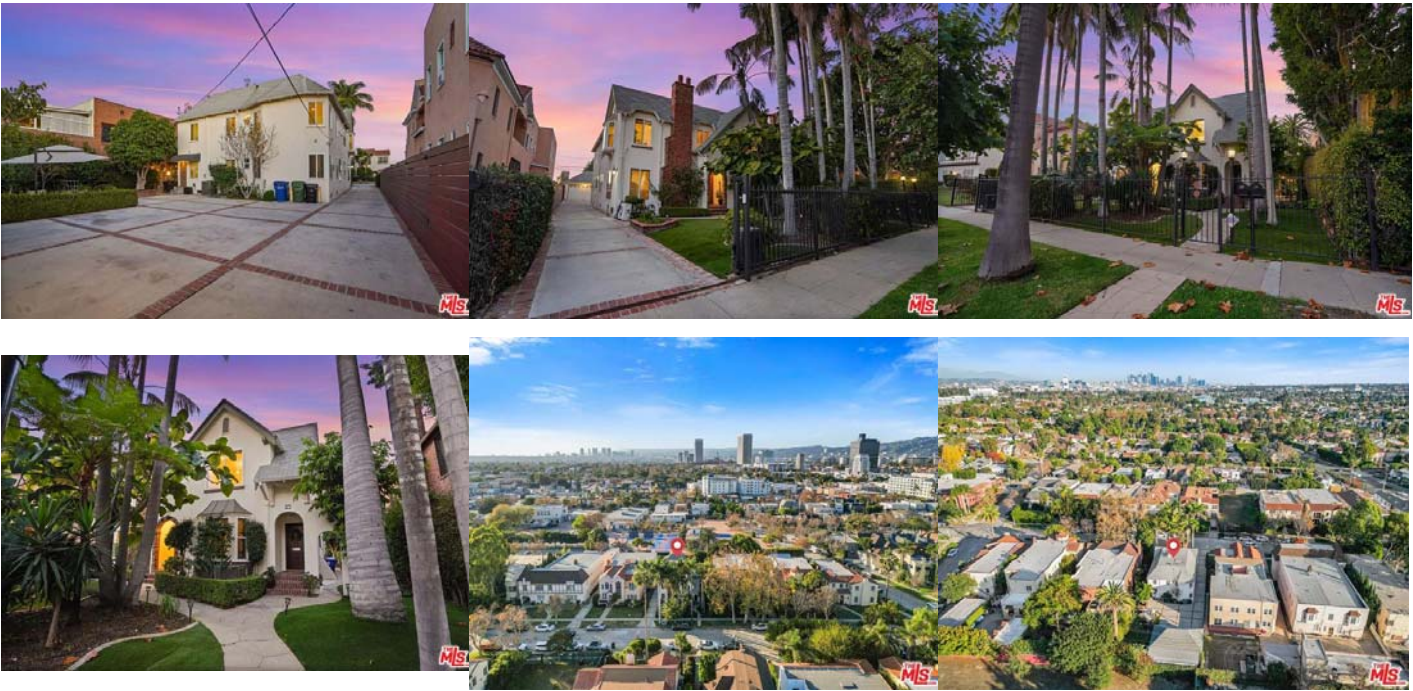
Click arrow to display photos











Closed • Duplex

List / Sold: **\$799,000/\$860,000** ↑

235 E 77th St • Los Angeles 90003

15 days on the market

2 units • **\$399,500/unit** • **1,786 sqft** • **5,100 sqft lot** • **\$481.52/sqft** •
Built in 1987

Listing ID: OC23212195

Between Main St & San Pedro St on 77th St.



A fully vacant duplex built in 1987 NOT subject to LA city rent control. This 2 unit property totals 1,786sf in size and has a front 1/1 unit with a two story attached 3/2 unit in the rear that have both been lightly remodeled and delivered vacant at close of escrow. This property allows potential for an owner-occupier to live one or both of the units immediately. Or, an investor can come and collect market rents immediately without having to pay any relocation assistance. Since the property was built in 1987, it is NOT subject to local Los Angeles rent stabilization ordinance. On a 5,100sf lot zoned R1, the backyard has tons of space including a detached 2 car garage structure that can be converted into an ADU(s) for additional income. Will Sell Fast!

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$799,000
- 1 Buildings
- 6 Total parking spaces
- Heating: Central, Wall Furnace
- \$343 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- Cap Rate: 6
- \$66000 Gross Scheduled Income
- \$48073 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom, See Remarks
- Floor: Laminate
- Appliances: Disposal, Range Hood, Water Heater
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Landscaped, Lawn
- Fencing: Block, Wire
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,607
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6022014026

Michael Lembeck

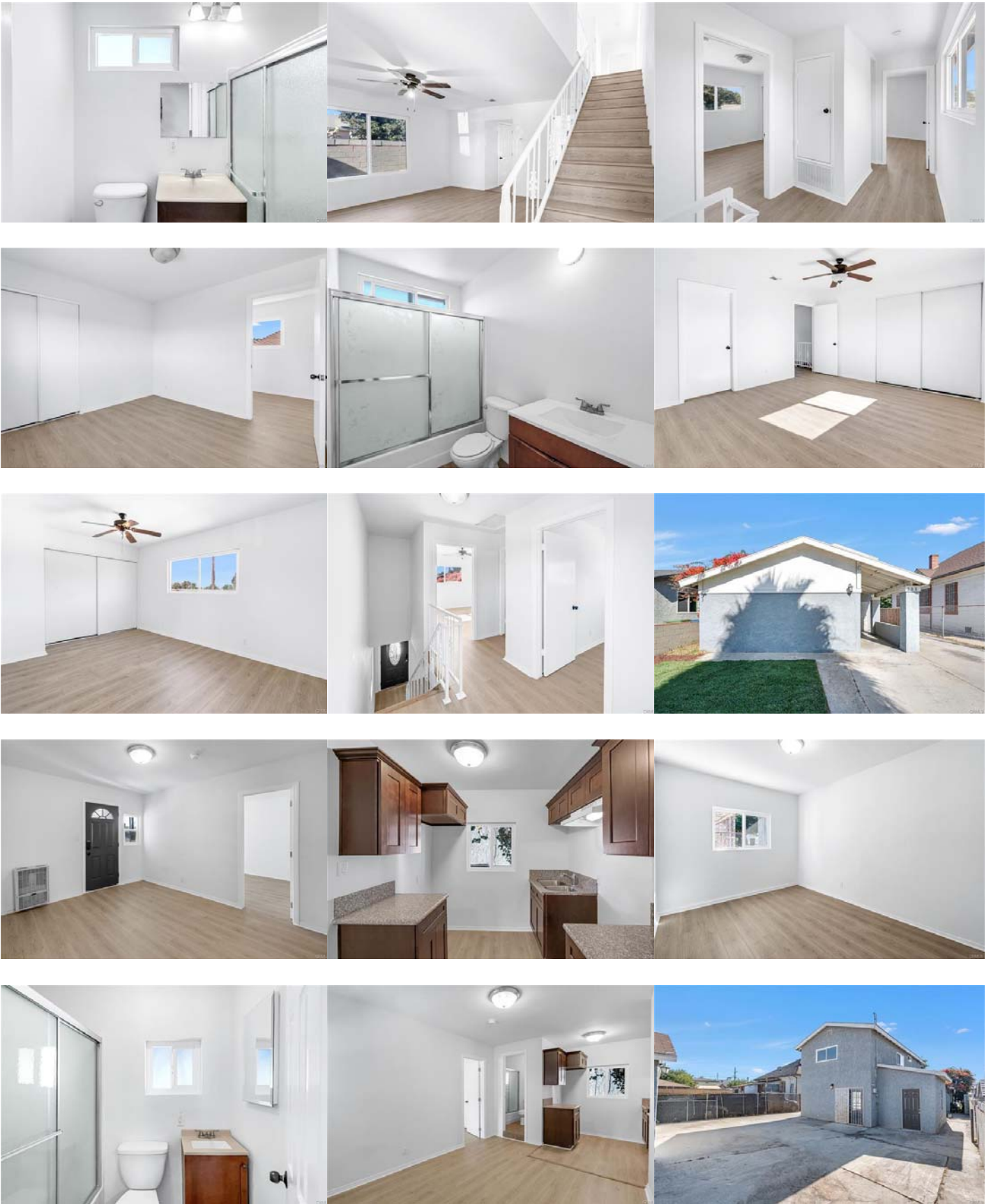
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed • Duplex

List / Sold: **\$980,000/\$955,000** ↓

112 W 91st St • Los Angeles 90003

20 days on the market

2 units • **\$490,000/unit** • **3,268 sqft** • **5,000 sqft lot** • **\$292.23/sqft** •
Built in 2017

Listing ID: WS23187862

On 91st between S Broadway and S Main St



This duplex has 2 floors, 1 unit on each floor. Each unit has 5 spacious bedrooms, 2 en suite bathrooms and 1 common area bathroom. The living room and kitchen offers an open space which is great for entertaining. Both unit comes with Central AC/Heat, laundry hookup and separate utilities meter. The back of the property comes in 4 gated carport parking. It is located near 110 FWY & 105 FWY, Sofi Stadium, Exposition Park and USC. top unit rented \$3040 per month, rent to increase 11/1/2023. down stair unit asking \$3200 per month. Each unit has separate utility meters. Since one unit is tenant occupied, Please make offer subject to inspection. showing on occupied unit only upon accepted offer.

Facts & Features

- Sold On 01/03/2024
- Original List Price of \$980,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$449 (Estimated)
- Laundry: In Closet
- \$74880 Gross Scheduled Income
- \$63880 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Kitchen, Two Primaries
- Appliances: Tankless Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,236
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$1,236
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	0	Unfurnished	\$3,040	\$3,040	\$3,300
2:	1	5	3	0	Unfurnished	\$0	\$3,200	\$3,300

Of Units With:

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

- Disposal:

Additional Information

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

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6040035027

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed •

List / Sold:

\$1,474,900/\$1,455,000 ↓

24 days on the market

Listing ID: 23329673

597 Cypress Ave • Los Angeles 90065

**2 units • \$737,450/unit • 2,224 sqft • 10,009 sqft lot • \$654.23/sqft •
Built in 1922**

Off of Figueroa and Cypress.



Welcome to a rare completely updated VACANT fully permitted 3 bed 2 bath (each) duplex opportunity poised at the scenic base of Mt Washington in the highly sought-after, trending Cypress Park neighborhood. This invitation extends to investors and eager owner-users ready to embrace a lifestyle where luxury meets income potential. Enveloped within a generous 10,000+ sq foot corner lot, the property showcases two nearly identical, side-by-side units, each a spacious 3 bedroom, 2 bathroom home, meticulously renovated with an eye for style and modern convenience. The front yard, mature and inviting, sets the stage for the elegance within. The open floor plan, flooded with natural light, romantic fireplace, facilitates a graceful flow from the expansive living area to the dining space, ready to accommodate gatherings large and small. The kitchens stand as a testament to thoughtful design, featuring quartz countertops, custom backsplashes, and center islands that provide not just ample space for culinary pursuits but also house a built-in wine fridge along w/ new stainless steel appliances. A nod to the connoisseur's taste. Gold fixtures gleam against the shaker cabinets, resonating with the sophistication of the door handles and kitchen hardware, creating a cohesive and luxurious aesthetic. The bathrooms boast custom designer tiles, new vanities, and modern fixtures with gold accents that complement the kitchens' upscale ambiance. Bedrooms offer a sanctuary of calm, with generous proportions and abundant closet space. Both units boast impressive primary suites w/ access via sliding door to the outdoor space. Attention to detail is evident throughout, with new flooring, windows, recessed lighting, and a fresh coat of paint both inside and out. The practical updates are comprehensive, including modern electrical/plumbing systems, a newer sewer line, air conditioning units, and a well-maintained roof. The corner lot's potential is as expansive as its grounds, with plenty of parking and space to introduce an Accessory Dwelling Unit (ADU) for added income. The sizable outdoor areas invite the possibility of terraced gardens and private entertainment spaces, complemented by the mature landscaping. Located in the vibrant heart of northeast LA, the duplex promises a lifestyle of convenience and elegance. With the latest updates, including the coveted kitchen islands and the luxurious touch of gold fixtures, this property is poised to command a high rental yield. This investment is not just a property; it's a lifestyle choice, a chance to establish a sophisticated home in one of LA's most dynamic communities. Perfect for both first-time buyers and seasoned investors, this duplex represents a significant value-add and equity opportunity. Act now, as this exquisitely re-imagined property is set to be a sought-after jewel in Cypress Park. Walk-able to restaurants, bars, & a stones throw to Highland Park & DTLA. Quintessential NELA living at its finest.

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$1,474,900
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Laundry: Inside

Interior

- Rooms: Primary Bathroom, Living Room
- Appliances: Dishwasher, Disposal, Convection Oven, Range Hood, Range
- Other Interior Features: Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Front Yard, Yard
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- Insurance:

- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:

- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$5,200
2:	2	3	2		Unfurnished	\$0	\$0	\$5,000
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%
- CYPK - Cypress Park area
- Los Angeles County
- Parcel # 5446006001

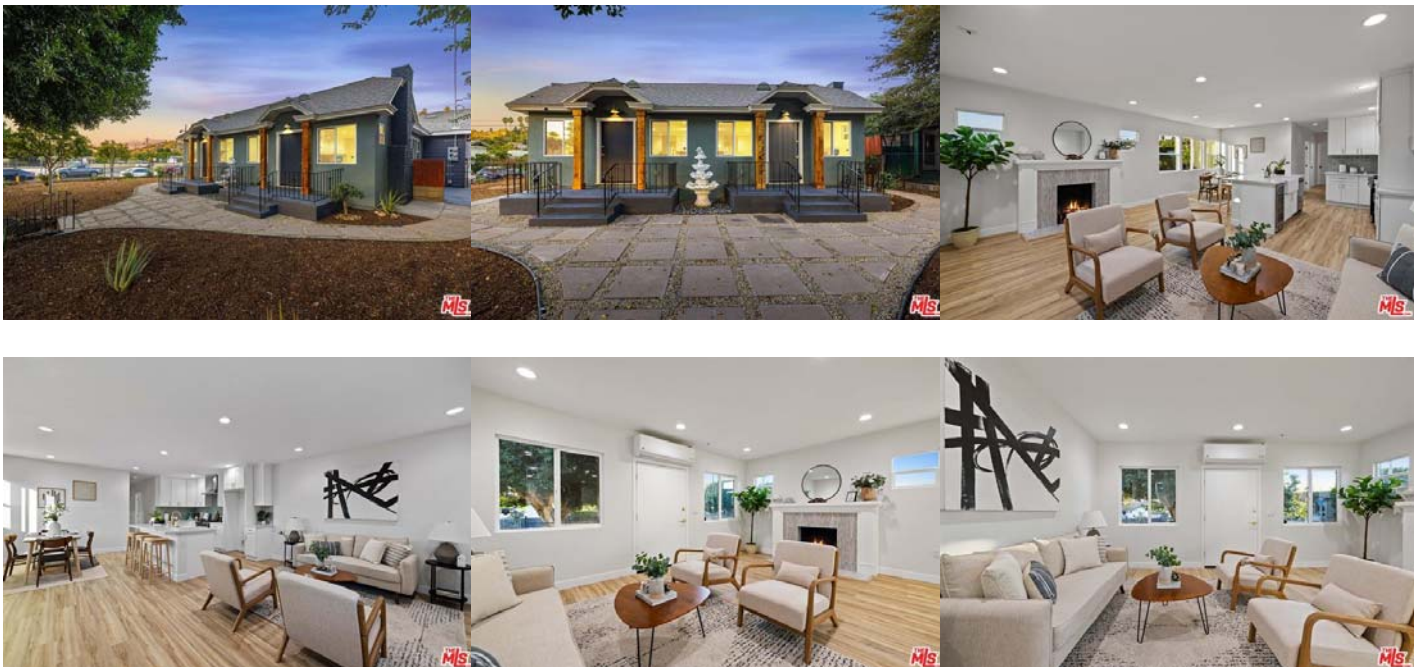
Michael Lembeck

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

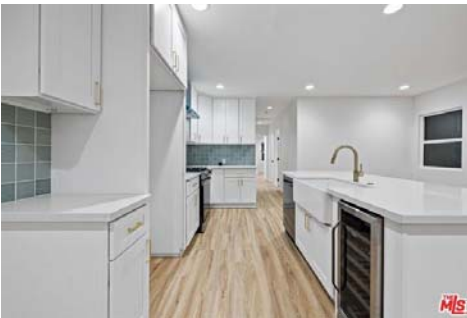
Re/Max Property Connection

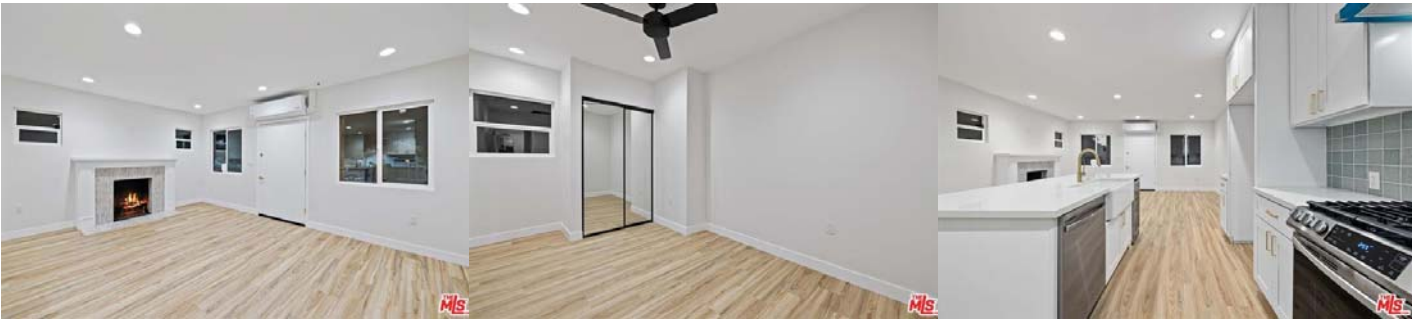
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • **Single Family Residence**

List / Sold: **\$987,900/\$936,000** ↓

11517 Gurley Ave • Downey 90241

9 days on the market

**2 units • \$493,950/unit • 1,449 sqft • 7,146 sqft lot • \$645.96/sqft •
Built in 1946**

Listing ID: SW23220244

Downey Ave to De Palma, right on Gurley Ave.



INVESTORS READY! TWO HOMES ON ONE! MOVE IN READY...WITH BRAND NEW ADU AND COMPLETE REMODEL of HOME. TWO BEAUTIES ON ONE... MULTI FAMILY, don't miss out! Downey Central, Total 4 Bed, 3 Bath with ADU. Front House with an Open Floor Plan to Living, Dining and Kitchen with Large Eat at Quartz Bar. Pantry, NEW Vinyl Flooring throughout with Original Wood Flooring as well, NEW Baseboards and Blinds. Fall in Love with this Beautiful Expansive NEW Kitchen with Gorgeous Two Tone Cabinetry, Soft Close Drawers, Crown Moulding, Quartz Counter Tops with Tons of Storage. Sparkling NEW Stainless Appliances, Stove, Microwave, and Dishwasher! New Deep Sink, Faucets, and Lighting, Enjoy your Inside Laundry Area with Shelving that offers both Gas and Electric and New Sink. NEW Air and Heating as well. Sparkling NEW Bathrooms from top to bottom. New Electrical Box, Newer Roof. How about a private living area for In-Laws, or POTENTIAL RENTAL INCOME \$\$\$ SEPARATE Permitted ADU with own Electric and Gas, and Shared Water. One Bedroom, Cozy Living Area, One Full Bath with Tub, Full Kitchen, Stainless Appliances with OWN WASHER and DRYER, AC and Heat and access to a large Yard. Both homes come complete with their OWN PRIVATE PATIOS and YARDS with Vinyl Fencing. Long Private Driveway can accommodate up to 6 cars. Excellent Central Downey Location. Walking distance to Schools, Near Shopping, Restaurants, Hospital. New Construction is ADU. A MUST SEE!

Facts & Features

- Sold On 01/03/2024
 - Original List Price of \$987,900
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$500 (Estimated)
 - Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available
-

Interior

- Rooms: All Bedrooms Down
 - Floor: Laminate, Wood
 - Other Interior Features: Unfurnished
-

Exterior

- Lot Features: Back Yard, Front Yard, Level, Sprinklers Drip System, Sprinklers In Front, Sprinklers Timer
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
 - Fencing: Block, Vinyl
 - Sewer: Public Sewer
-

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01717478
 - 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	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- D3 - Southwest Downey, S of Firestone, W of Downey area
 - Los Angeles County
 - Parcel # 6255012017

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: **\$550,000/\$585,000** ↑

3959 Dwiggins St • Los Angeles 90063

9 days on the market

**2 units • \$275,000/unit • 990 sqft • 5,245 sqft lot • \$590.91/sqft •
Built in 1934**

Listing ID: 23331127

Heading South on City Terrace Dr. Turn left onto Pomeroy St. Left on W Rowan Ave, then right onto Dwiggins St and continue until you reach the property where it will be on your left.



This 2 unit property is situated in a sought-after area of City Terrace with upside potential and CITY VIEWS! Conveniently located for easy access to amenities, schools, freeways, and transportation. Enjoy breathtaking panoramic views that add a touch of serenity to your daily life and ideal for those who appreciate the beauty of the surrounding landscape. This property is a developer's dream, presenting excellent possibilities for expansion or redevelopment. Unlock its full potential and capitalize on the promising future of this location. Perfect for investors to buy and redevelop or even a first time buyer, the duplex layout allows for living in one unit while renting out the other, providing a steady income stream to offset costs. Both units are recently renovated, VACANT, and MOVE IN READY! Unit 1 (front): 1 bedroom and 1 bathroom with kitchen and living space; Unit 2 (back): 3 bedroom, 1 bathroom with covered laundry and remodeled kitchen opening to side patio. Expansive R2 lot with profitable rental or development opportunities to add an additional ADU. Proforma rents for both units = \$4750. Property to be sold AS-IS.

Facts & Features

- Sold On 01/02/2024
- Original List Price of \$550,000
- 2 Buildings
- Levels: Multi/Split
- Heating: Wall Furnace
- Laundry: Outside, See Remarks
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Oven

Exterior

- Lot Features: Back Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02152906
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,750	\$0	\$1,750
2:	2	3	1		Unfurnished	\$3,000	\$0	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

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: 2.25%
- ELA - East Los Angeles area
 - Los Angeles County
 - Parcel # 5228010014

Michael Lembeck

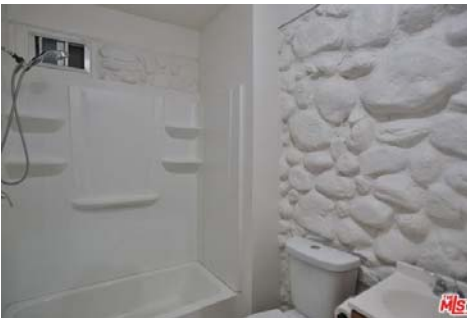
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$899,000/\$875,000** ↓

5755 Beck Ave • North Hollywood 91601

50 days on the market

**2 units • \$449,500/unit • 1,420 sqft • 6,615 sqft lot • \$616.20/sqft •
Built in 1926**

Listing ID: 23317749

North of Burbank Blvd., on Beck Ave.



Welcome to this delightful duplex nestled on a tranquil tree-lined street, adjacent to the highly sought-after NOHO Arts District. This rare gem offers two distinct 2-bedroom, 1-bathroom units, each exuding a warm and inviting atmosphere for comfortable living. The floorplan allows for easy conversion back into a 3+2 single family home. Well-appointed eat-in kitchens featuring granite countertops. Laminate floors add a touch of elegance to the living spaces. Upgraded bathrooms for modern convenience. Step outside to discover a generously-sized backyard with endless possibilities. Whether you envision it as a serene oasis or a vibrant garden, this outdoor space is a canvas ready for your creative touch. Washer/dryer hookups in each unit for added convenience. Separately metered electric & gas with tenant paying for trash. Located on a spacious 6615 sq ft lot, offering room for potential expansion or new development in this great neighborhood. The adjacent NOHO Arts District is a vibrant and highly desirable neighborhood known for its artistic flair and cultural diversity. Residents enjoy great walkability, easy access to the 170, 101 and freeways, central NOHO shops and restaurants, the Red Line Station for convenient commuting, and the exciting new NOHO West development.

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, In Kitchen
- Cap Rate: 3.6
- \$32325 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$9,699
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01446803
- Gardener:
- Licenses:
- Insurance: \$790
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$4,032
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,995	\$1,995	\$2,350
2:	1	2	1		Unfurnished	\$1,695	\$1,695	\$2,150
3:								
4:								
5:								

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
 - Los Angeles County
 - Parcel # 2338020002

Michael Lembeck

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

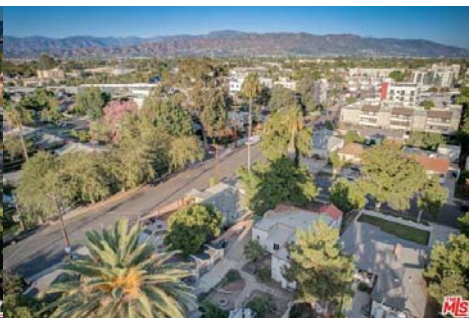
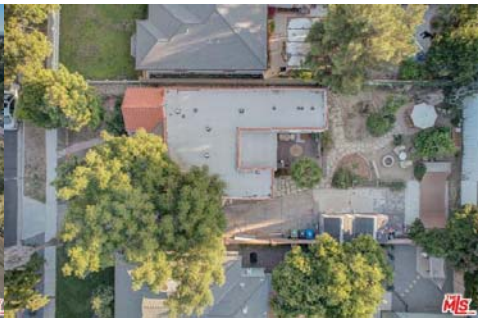
Re/Max Property Connection

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

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: 23317749

Printed: 01/07/2024 6:15:16 AM

Closed • Duplex

List / Sold: **\$625,000/\$625,000**

2127 E 126th St • Compton 90222

12 days on the market

**2 units • \$312,500/unit • 1,140 sqft • 19,848 sqft lot • \$548.25/sqft •
Built in 1928**

Listing ID: DW23214509

EL Segundo & Willowbrook



Welcome to your new investment property, great property with tons of Added on Value opportunities. Great Location and great addition to your Real Estate Portfolio

Facts & Features

- Sold On 12/31/2023
- Original List Price of \$625,000
- 2 Buildings
- 0 Total parking spaces
- \$1,175 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Garden
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,900
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%
- RQ - Compton West of Central area
- Los Angeles County
- Parcel # 6150002023

Michael Lembeck

Re/Max Property Connection

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

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

Click arrow to display photos



Closed • **Triplex**

List / Sold:

\$1,300,000/\$1,200,000 ↓

5 days on the market

Listing ID: BB23174135

2812 Santa Anita Avenue • Altadena 91001

3 units • **\$433,333/unit** • **2,104 sqft** • **15,226 sqft lot** • **\$570.34/sqft** •
Built in 1922

Lincoln to Woodbury, head east to Santa Anita turn left



2 vacant units with potential for big upside!!! Set on a large +15k sq ft lot in the foothills of Altadena, this beautiful triplex (all units are 1 bedroom/1 bathroom) offers an abundance of opportunity. Whether you are an investor looking for a value add (possible additional units/adu) proposition or an owner occupant seeking a place where you can move into one unit and collect rent from the others, this property is a good fit for both. Unit 2818 has a charming private and secured yard off the kitchen/living room area making it a great fit for someone wanting their own outdoor area or someone looking for a place that can accommodate outdoor pets. Unit 2812 at the rear of the property has a wonderful deck, a large private laundry room, and below it are two nice sized garages. The spacious front and rear yards offer areas for parking, gardening, and much more and there is potential to divide these areas up to provide owners or tenants more private outdoor space. This area of Altadena offers the convenience of the city but the serenity of being away from the rush of city life. Come out and take a look, you will not be disappointed.

Facts & Features

- Sold On 01/02/2024
- Original List Price of \$1,300,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Estimated)
- Laundry: Dryer Included, Washer Included
- \$16020 Gross Scheduled Income
- \$11220 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: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Unfurnished	\$1,335	\$1,335	\$2,100
2:	1	1	0	0	Unfurnished	\$0	\$0	\$2,400
3:	1	1	0	2	Unfurnished	\$0	\$0	\$2,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%

- 604 - Altadena area
- Los Angeles County
- Parcel # 5841025001

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: BB23174135

Printed: 01/07/2024 6:15:17 AM

Closed • **Triplex**

List / Sold:

\$1,075,000/\$1,150,000 ↑

22 days on the market

Listing ID: TR23207943

1937 Strozier Ave • South El Monte 91733

3 units • \$358,333/unit • 3,019 sqft • 11,310 sqft lot • \$380.92/sqft • Built in 1940

Merced Ave to Rush St in on Strozier Ave



A Smart Buy! An excellent investment opportunity in South El Monte. A triplex, comprised with a 3bd/2bath detached single level dwelling unit and a detached rear, 2 level duplex featuring 2bd/1bath in each. Gross sqr ft apprxx 3,019 sqr ft and situated on a 11,310 sqr ft (+-) lot. This property has an expansive, gated driveway and includes a four car capacity carport and a partially converted 2 car garage. A prime location, in a highly desirable area in South El Monte, near to Rosemead and San Gabriel. Commuter friendly, near the 10/605 Fwy and close to Schools, Rio Hondo College, Shopping Centers, Dining and Entertainment. Property is in need of some repair but a fantastic opportunity for investor, or live in one and rent the other two units. Do not miss this great opportunity! PLEASE DO NOT DISTURB OCCUPANT!

Facts & Features

- Sold On 01/03/2024
- Original List Price of \$1,075,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- \$1,195 (Estimated)
- Laundry: Outside
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: Entry, Living Room
- Floor: Tile
- Appliances: Free-Standing Range, Gas Range, Gas Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan

Exterior

- Lot Features: Front Yard, Level with Street, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01949280
- 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	1	0	Unfurnished	\$0	\$0	\$0
3:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
 - Buyer Agency Compensation: 2.5%
- 657 - So. El Monte area
 - Los Angeles County
 - Parcel # 8116001010

Michael Lembeck

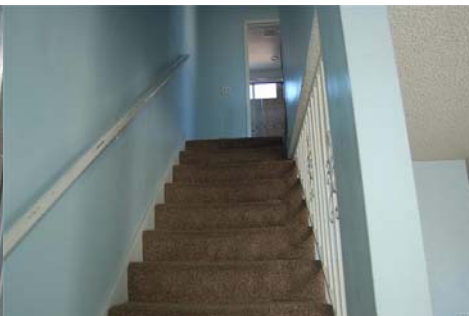
State License #: 01019397
Cell Phone: 714-742-3700

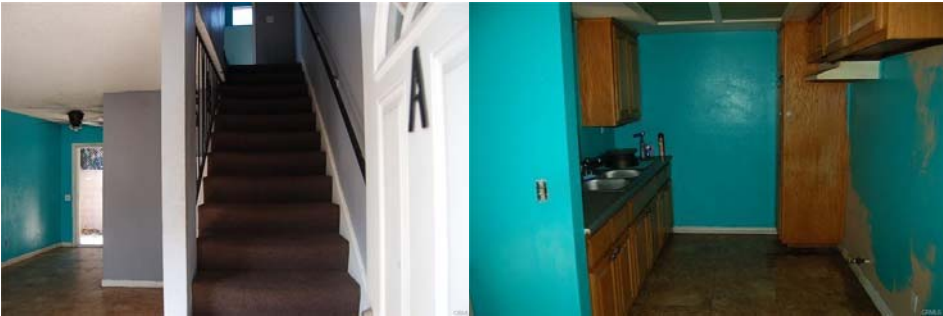
Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$799,000/\$802,000** ↑

132 W 82nd St • Los Angeles 90003

30 days on the market

3 units • **\$266,333/unit** • **1,840 sqft** • **5,326 sqft lot** • **\$435.87/sqft** •
Built in 1932

Listing ID: DW23186717

Cross Streets: N. Manchester/W. Main



Two spacious units, front unit has three bedrooms and one bathroom and second unit has two bedrooms and one bathroom. The front unit boasts an additional half bathroom and a beautifully remodeled kitchen, complemented by tile floors throughout. Enjoy a large patio, a lengthy driveway, and an additional bonus space (please note it's unpermitted). All units will be delivered vacant at close of escrow.

Facts & Features

- Sold On 01/01/2024
- Original List Price of \$799,000
- 3 Buildings
- 8 Total parking spaces
- 4 Total carport spaces
- \$341 (Estimated)
- Laundry: Outside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01836587
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined 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

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Closed •

List / Sold:

\$1,800,000/\$1,600,000 ↓

50 days on the market

Listing ID: 23315227

461 N Vista St • Los Angeles 90036

**3 units • \$600,000/unit • 4,112 sqft • 6,103 sqft lot • \$389.11/sqft •
Built in 1937**

Between Melrose Ave & Beverly Blvd, West of La Brea Ave



Great opportunity in a prime Fairfax neighborhood. This well-maintained 3-unit, 4,112sq.ft. building sits on a 6,103sq.f.t lot. The unit mix consists of (2) 2-bedrooms with 1-bathroom and (1) 2-bedrooms with 2-bathrooms. Being located moments to the Grove, Pan Pacific Park, and a plethora of other great Los Angeles staples, this triplex is an ideal investment opportunity. Trust Sale, no court confirmation required.

Facts & Features

- Sold On 01/04/2024
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Two
- \$95400 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$41,000
- 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	2	2		Unfurnished	\$3,760	\$3,760	\$3,760
2:	1	2	1		Unfurnished	\$2,121	\$2,121	\$2,121
3:	1	2	1		Unfurnished	\$2,950	\$2,950	\$2,950
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2.5%

- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5526032002

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: 23315227

Printed: 01/07/2024 6:15:18 AM

Closed • **Triplex**

List / Sold: **\$865,000/\$876,000** ↑

12241 Peach St # 1 • Lynwood 90262

67 days on the market

**3 units • \$288,333/unit • 2,175 sqft • 6,159 sqft lot • \$402.76/sqft •
Built in 1952**

Listing ID: RS23167983

W. Santa Fe Ave and N Carlin Ave.



Amazing opportunity to own a Triplex in the are of Lynwood. Live in one and rent the others or add to your portfolio. All units with 2 bedrooms 1 bath, all units with kitchen granite counter tops, 2 car garages an the end of the lot (1 single & 1 double) also parking space in front of building. Property located near Schools, shopping centers, entertainment, dining, and public transportation. Easy freeway access to CA I-105 & close proximity to I-710, I9, I110.

Facts & Features

- Sold On 01/04/2024
- Original List Price of \$875,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$937 (Estimated)
- \$40800 Gross Scheduled Income
- \$31208 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,592
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01206776
- Gardener:
- Licenses:
- Insurance: \$1,085
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$2,500
2:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$2,500
3:	1	2	1	2	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- RM - Lynwood area
- Los Angeles County
- Parcel # 6168017006

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:

\$1,180,000/\$1,150,000 ↓

195 days on the market

Listing ID: SB23075404

16531 S Denver Ave • Gardena 90248

4 units • **\$295,000/unit** • **3,909 sqft** • **5,601 sqft lot** • **\$294.19/sqft** •
Built in 1965

west of Figueroa, north of Gardena Blvd.



Great Investment opportunity with four spacious units. Well maintained. The building has recently been painted, and some of the units have been updated. The rear unit is a townhouse 2 Bed 1.5 Bath with a private yard. Two units are 2 Bed 1 Bath. In the front above the garages is a 3 Bed 2 Bath. 4 car garage with 4 additional off-street parking spaces plus additional storage rooms for each unit inside their corresponding garage.

Facts & Features

- Sold On 01/03/2024
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Central, Natural Gas, Wall Furnace
- \$961 (Estimated)
- Laundry: Common Area, Dryer Included, Washer Included
- \$59796 Gross Scheduled Income
- \$50396 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Primary Bathroom, Primary Bedroom
- Floor: Carpet, Tile
- Appliances: Gas Range, Gas Water Heater, Range Hood, Water Heater Central
- Other Interior Features: Granite Counters, Tile Counters

Exterior

- Lot Features: Back Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Average Condition, Block, Wrought Iron
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$9,400
- Electric: \$700.00
- Gas: \$900
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01834942
- Gardener:
- Licenses:
- Insurance: \$2,300
- Maintenance: \$2,500
- 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	2	1	Unfurnished	\$0	\$0	\$2,400
2:	1	2	1	1	Unfurnished	\$1,842	\$1,842	\$2,400
3:	1	3	2	1	Unfurnished	\$0	\$0	\$3,000
4:	1	2	1	1	Unfurnished	\$1,041	\$1,041	\$2,400

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio: 1

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

- Ranges: 3
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%

- 116 - North Gateway area
- Los Angeles County
- Parcel # 6121004005

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:

\$1,460,000/\$1,560,000 ↑

84 days on the market

Listing ID: P1-15185

1037 Emerson St • Pasadena 91106

4 units • \$365,000/unit • 2,976 sqft • 7,500 sqft lot • \$524.19/sqft • Built in 1972

Cross street: Wilson Ave.



Exceptional "pride of ownership" investment opportunity in a quiet neighborhood of Pasadena. This secured fourplex has been meticulously maintained and updated in the past 5 years, by the current owner with professional exterior paint, newer roof, newer cement walkway, driveway & motor court, professional landscaping, community laundry closet, and automatic driveway gate. Each unit features 3 wall AC units, and a vivid colored front door welcoming one to the bright and cozy living room. There are 2 generously sized bedrooms featuring ample closet spaces, a full bath adorned with modern vanity unit and fixtures. A functional, modern kitchen with sleek European-style cabinets, quartz countertop, stove & oven, and a convenient in-kitchen dining area. Other noteworthy updates include all newer interior lighting fixtures, newer windows & doors, newer interior paint, vinyl wood plank flooring throughout, plus detached 1-car garage. The 2 upstairs units also have customized area rugs. Located in close proximity to shopping, transportation, schools, and the Gold Line. Don't miss this extraordinary investment opportunity in the real estate market of Pasadena!

Facts & Features

- Sold On 01/04/2024
- Original List Price of \$1,460,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s), See Remarks
- Heating: Wall Furnace
- Laundry: Community, See Remarks, In Closet
- \$100200 Gross Scheduled Income
- \$84940 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: See Remarks, Vinyl
- Appliances: Gas Range, Range Hood, Gas Water Heater

Exterior

- Lot Features: Lawn, Landscaped
- Security Features: Automatic Gate
- Fencing: Block, Security, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,630
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- Gardener:
- Licenses:
- Insurance: \$3,182
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$3,148
- Other Expense Description: Water, Trash, Exterior Electricity

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1	Unfurnished	\$2,075	\$2,075	\$2,150
2:		2	1	1	Unfurnished	\$2,100	\$2,100	
3:		2	1	1	Unfurnished	\$0	\$0	
4:		2	1	1	Unfurnished	\$2,075	\$2,075	

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5732011025

Michael Lembeck

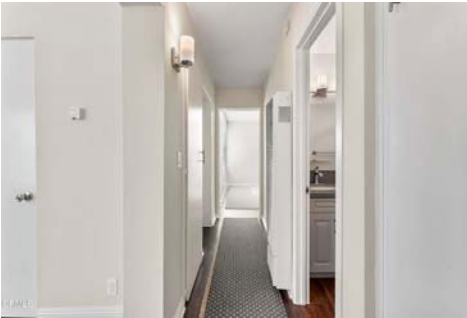
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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,700,000/\$1,700,000

15 days on the market

Listing ID: 23334017

505 N Wilson Ave • Pasadena 91106

**4 units • \$425,000/unit • 3,828 sqft • 7,478 sqft lot • \$444.10/sqft •
Built in 1979**

This great investment property is located on North Wilson Avenue between East Villa Street Orange Grove Blvd.



We are pleased to present a great investment opportunity in desirable Pasadena neighborhood. An excellent unit mix of spacious 2 bedroom + 1 bathroom in all units being offered for sale for the first time in 25 years. A newer 1979 construction with central A/C & Heat, and laundry hook-ups in each unit. Strong in place rents with realistic rental upside potential for growing income in the future. These tenants enjoy the convenience of having secured parking, secured entry and quick access to the 134 & 210 freeways. Just a short drive to Pasadena City College and minutes to Old Town Pasadena and to the many shops and restaurants at Paseo on Colorado. Situated close to the South Lake Avenue's shopping district, CalTech, and the Rose Bowl.

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: See Remarks
- Cap Rate: 3.85
- \$65382 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$36,305
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01079007
- 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	\$1,936	\$1,936	\$2,400
2:	1	2	1		Unfurnished	\$2,100	\$2,100	\$2,400
3:	1	2	1		Unfurnished	\$2,400	\$2,400	\$2,400
4:	1	2	1		Unfurnished	\$2,300	\$2,300	\$2,400
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%
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5732012056

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: **\$929,000/\$935,000** ↑

537 S 6th St • Montebello 90640

21 days on the market

4 units • \$232,250/unit • 3,220 sqft • 5,752 sqft lot • \$290.37/sqft • Built in 1960

Listing ID: DW23207680

East of Greenwood and South of Whittier



!!!! Priced to Sell ,Incredible opportunity to own this Large Very Unique four-plex property in the heart of Montebello with over 3200+ Sqft of living Space , The Front Unit is a Spacious 2 Story -2 Bedroom with 1 3/4 bath with its own Front and Back Private Yard that Would be perfect for an owner-occupier who wants to live on site and collect rental income from the 3 Additional Units that consist of 1 Br & 1 bath Very Spacious, In Addition there is a Coin Operate Laundry facility on the Premises that Produce additional Monthly Income, Very Low Maintenance Plenty of Parking spaces to accommodate all Tenants, Bring your Paint and Brush to this Property that has great upside potential for new owner with value add opportunities. * Rental income is based on actual rent of 4 Units !!!!!!!!!!!!!Close to all Shopping Centers, and Fwys!!!!!!!!!!!! !!!!!!!!!!!!!Hurry Wont Last!!!!!!!!!!!!!!

Facts & Features

- Sold On 01/03/2024
- Original List Price of \$929,000
- 1 Buildings
- 6 Total parking spaces
- 4 Total carport spaces
- \$870 (Estimated)
- Laundry: See Remarks
- \$56496 Gross Scheduled Income
- \$41281.4 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,215
- Electric: \$356.00
- Gas: \$571
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- Professional Management:
- Water/Sewer: \$2,026
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,661	\$1,661	\$2,300
2:	1	1	1	1	Unfurnished	\$950	\$950	\$1,800
3:	1	1	1	1	Unfurnished	\$897	\$897	\$1,800
4:	1	1	1	1	Unfurnished	\$950	\$950	\$1,800

Of Units With:

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

- Disposal:

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.25%

- 674 - Montebello area
- Los Angeles County
- Parcel # 6349032004

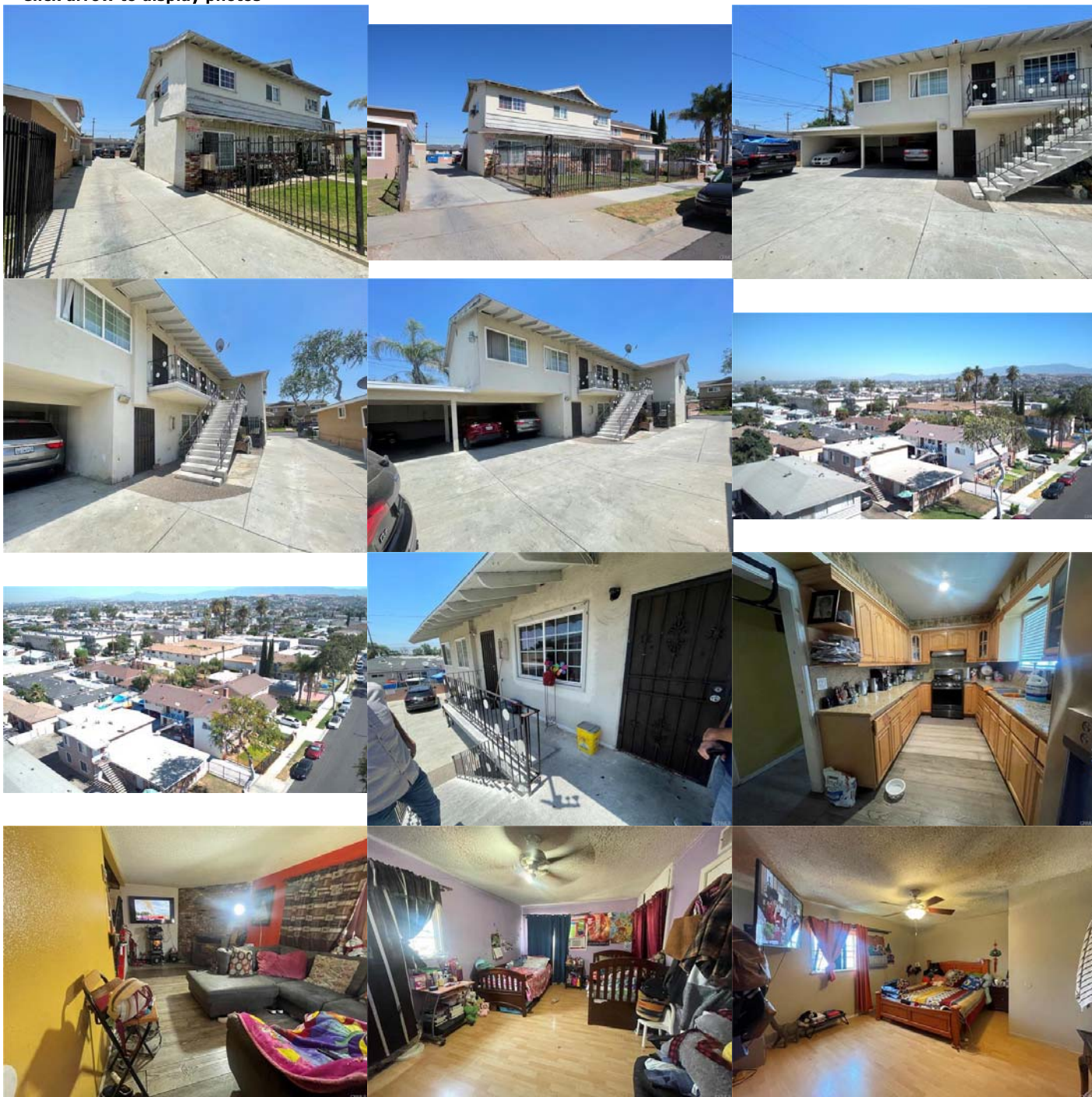
Michael Lembeck

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: DW23207680

Printed: 01/07/2024 6:15:20 AM

Closed • **Triplex**

List / Sold:

\$1,050,000/\$1,100,000 ↑

613 S Greenwood Ave • **Montebello 90640**

8 days on the market

4 units • **\$262,500/unit** • **2,416 sqft** • **12,896 sqft lot** • **\$455.30/sqft** •
Built in 1941

Listing ID: AR23215663

Exit 60 Freeway on Garfield head south to Greenwood



Welcome to this Wonderful Income Property or Developers Dream Opportunity! This Tri-plex is technically a 4 unit property on a 12,000+ square foot lot. The front house is a welcoming 4 bedroom house that is actually split into two separate, 2 bedroom 1 bath homes. Both equipped with kitchens. Privacy hedges protecting the front yard, makes this perfect to enjoy the outdoors. The second unit in the front house, has their own backyard to enjoy. The two additional units are each a 1 Bedroom , 1 Bath. Each of these units, both have their own separate yards providing a wonderful living space inside and out. There are ample possibilities for this property. If rented, these properties pull in close to \$7,000 a month. Agent does not guarantee square footage and requests each buyer to due their own due diligence and investigations regarding permits and square footage. Only front unit is available to show. Other 3 units will be shown subject to accepted offer. Death of natural causes did occur on property in 2021

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$1,050,000
- 3 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$84000 Gross Scheduled Income
- \$82500 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- 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	Partially	\$1,900	\$1,900	\$2,400
2:	1	2	1	0	Negotiable	\$1,620	\$1,620	\$1,650
3:	1	1	1	0	Negotiable	\$1,600	\$1,600	\$1,600
4:	1	1	1	0	Negotiable	\$1,400	\$1,400	\$1,400

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 674 - Montebello area
- Los Angeles County
- Parcel # 6353007026

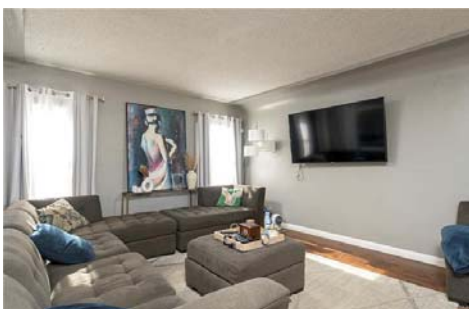
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





Closed • **Quadruplex**

List / Sold:

\$1,225,000/\$1,225,000

0 days on the market

Listing ID: OC24000566

13187 Splendora Ave • Whittier 90605

**4 units • \$306,250/unit • 2,100 sqft • 8,403 sqft lot • \$583.33/sqft •
Built in 1961**

West on Imperial Hwy. Turn right on Fidel Ave & Right on Splendora



Welcome to 13187 Splendora Ave, Whittier, CA - an excellent investment opportunity featuring a well-maintained multifamily property with four individual units. Each unit offers a comfortable and spacious layout, consisting of one bedroom and one bathroom, providing an ideal living space for tenants. Three out of the Four units are fully renovated and can be taken to market rent of \$2100 per unit!, Property may be eligible to build two ADU units as well! This area offers an attractive rental market with potential for solid returns. This property is a perfect opportunity for investors looking to add a well-maintained multifamily asset to their portfolio. Conveniently located near the 5 Freeway, John Glenn High School, Shopping Centers, Restaurants & more!Property was sold off market, entering for MLS comp purposes only

Facts & Features

- Sold On 01/02/2024
- Original List Price of \$1,225,000
- 2 Buildings
- 8 Total parking spaces
- \$1,238 (Estimated)
- Laundry: In Kitchen, Washer Hookup
- \$85800 Gross Scheduled Income
- \$65760 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,040
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,040
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,300
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Los Angeles County
- Parcel # 8026034002

Michael Lembeck

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Re/Max Property Connection

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

Click arrow to display photos



Closed • [Quadruplex](#)

List / Sold:

\$3,199,000/\$3,200,000 ↑

2823 Virginia Rd • Los Angeles 90016

0 days on the market

4 units • **\$799,750/unit** • **6,463 sqft** • **5,232 sqft lot** • **\$495.13/sqft** •
Built in 2023

Listing ID: BB24001331

Located on Virginia, South of Adams Blvd



Sold before processing.

Facts & Features

- Sold On 01/03/2024
- Original List Price of \$3,199,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- \$0 (Other)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 5.33
- \$223200 Gross Scheduled Income
- \$170518 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: \$43,754
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921425
- Gardener:
- Licenses:
- Insurance: \$2,585
- Maintenance: \$1,600
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	4	2	Unfurnished	\$0	\$0	\$4,400
2:	1	4	4	0	Unfurnished	\$0	\$0	\$4,800
3:	1	3	4	0	Unfurnished	\$0	\$0	\$4,500
4:	1	4	4	0	Unfurnished	\$0	\$0	\$4,900

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 # 5050013012

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: BB24001331

Printed: 01/07/2024 6:15:22 AM

Closed •

List / Sold:

\$1,450,000/\$1,440,000 ↓

14 days on the market

Listing ID: 23331607

108 S Berendo St • Los Angeles 90004

**4 units • \$362,500/unit • 4,128 sqft • 8,670 sqft lot • \$348.84/sqft •
Built in 1922**

Between Normandie and Vermont, on S. Berendo St, South of 1st St.



First time on the market in over 40 years! This is a rare opportunity to own a large 4 unit building (4,128SF), with washer/dryer in each unit! 3 units will be delivered vacant at closing! Additional parking and storage income possible with 11 assigned parking spaces and 4 storage units. There is also an opportunity to add ADU units on this large 8,668SF lot. Centrally located in prime Koreatown, the curb appeal speaks to the level of care that has gone into the upkeep of this property. This building features two 2bed+1ba units on the second floor and two spacious 1bed+1ba units on the first floor (approximately 1,000SF/ unit). All four units are bright, spacious and have washer and dryer inside unit. This building is in an ideal location with easy access to the 101 freeway, Downtown Los Angeles, and the vast array of shopping, dining and nightlife offered by the vibrant Koreatown neighborhood.

Facts & Features

- Sold On 01/04/2024
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- Laundry: Washer Included, Dryer Included, Inside
- \$79761 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

- Rooms: Den, Living Room, Primary Bathroom
- Floor: Laminate, Carpet, Tile
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Utilities - Overhead
- Security Features: Window Bars, Smoke Detector(s), Carbon Monoxide Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$36,325
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947898
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,300	\$2,300	\$2,300
2:	1	1	1		Unfurnished	\$2,300	\$2,300	\$2,300
3:	1	2	1		Unfurnished	\$2,850	\$2,850	\$2,850
4:	1	2	1		Unfurnished	\$822	\$822	\$2,300
5:								
6:								

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5518028021

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos









Closed • **Quadruplex**

List / Sold:

\$1,580,000/\$1,530,000 ↓

31 days on the market

Listing ID: PT23192133

2001 Valley St • Los Angeles 90057

**4 units • \$395,000/unit • 2,425 sqft • 6,398 sqft lot • \$630.93/sqft •
Built in 1930**

Beverly Blvd to S Westlake Ave to Valley Street



Attention Investors and Homebuyers! Incredible Opportunity: 4-Plex Back on the Market!!!! Are you searching for the perfect real estate investment? Look no further! We are excited to present to you a remarkable 4-Plex that has just become available again and is ready to be sold ASAP. Don't miss out on this golden chance to secure a profitable venture or find your dream home with multiple income streams. PLEASE DRIVE BY THE PROPERTY BEFORE SUBMITTING AN OFFER. ONE UNIT LEASED FOR 12 MONTHS FOR \$3,675 PER MONTH! The other 3 units have had rent increases as of May 1st. Amazing four-plex opportunity minutes from Downtown Los Angeles! An FHA buyer's dream, this unique complex can be used for new owners to live in while renting the other three units. This well kept property consists of three 1bd/1ba bungalows and one large 1bd/1ba apartment located in the heart of the Historic Filipino Town. The adorable 1bd/1ba 1930's Spanish bungalows exude original charm with modern interiors. The bungalows are gut remodeled and re-imagined by the renowned firm Lehrer Architects. Functioning as independent homes with their own large fenced private yards. The bungalows feature open kitchen floor plans, high-end stainless-steel appliances, AC, laundry room, walk-in closets, updated flooring and bathrooms. The spacious apartment sits above the garage featuring an open living room, large kitchen, large walk-in closet, AC, recessed lighting, vinyl and wood flooring. This gated and secure complex has it all and boasts newer electrical, copper plumbing, windows, and doors throughout the property. Covered remote-gated tandem parking spaces for each unit. Occupied units command very strong rents from high quality tenants. Newer developments in the immediate neighborhood include multiple large multi-family projects, a Target and more to come in the very near future. Perfect for investors who want to enjoy high market rental rates and strong long-term appreciation. The property is also zoned R3 with big potential for developers to reimagine in a variety of ways. Take advantage of this moment to secure a property that not only offers immediate returns but also has the potential for long-term appreciation. Do not disturb tenants!! Tour available upon accepted offer. Don't let this second chance slip away. Act quickly to secure this amazing 4-Plex investment opportunity.

Facts & Features

- Sold On 01/02/2024
- Original List Price of \$1,580,000
- 4 Buildings
- Levels: One
- 8 Total parking spaces
- 3 Total carport spaces
- \$451 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Stackable, Washer Hookup, Washer Included
- \$128196 Gross Scheduled Income
- \$113636 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room
- Appliances: Disposal, Gas Oven, Gas Range, Microwave, Range Hood, Refrigerator, Water Heater, Water Line to Refrigerator
- Other Interior Features: Open Floorplan, Recessed Lighting, Tandem

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Front Yard, Yard
- Security Features: Automatic Gate, Gated Community, Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$14,560
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,560
- Cable TV: 01527423
- Gardener:
- Licenses:

- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,280
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Negotiable	\$3,675	\$3,700	\$2,800
2:	1	1	1	0	Unfurnished	\$2,589	\$2,614	\$2,800
3:	1	1	1	0	Unfurnished	\$2,548	\$2,548	\$2,800
4:	1	1	1	0	Unfurnished	\$1,846	\$1,775	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5154004012

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: PT23192133

Printed: 01/07/2024 6:15:25 AM

Closed • **Quadruplex**

List / Sold:

\$1,175,000/\$1,150,000 ↓

8 days on the market

Listing ID: RS23190186

3557 Beechwood Ave • Lynwood 90262

4 units • **\$293,750/unit** • **2,288 sqft** • **9,005 sqft lot** • **\$502.62/sqft** •
Built in 1948

Imperial Hwy and Long Beach Blvd



45% Upside in Rents- (4)- 3bd/1bth Legal Units & 4 garages. Great asset to capitalize on your investment. Located in gateway city of Lynwood, Ca, near the 710 and 105 freeways, and also within walking distance to near by Lynwood park, local restaurants and shops in popular Plaza Mexico. A great value add opportunity to realize its cash flow potential from ideal unit mix, high density population, and low unemployment.

Facts & Features

- Sold On 12/31/2023
- Original List Price of \$1,175,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Other)
- Cap Rate: 3.27
- \$71280 Gross Scheduled Income
- \$38291 Net Operating Income
- 4 electric meters available
- 4 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: \$31,564
- Electric: \$0.00
- Gas: \$300
- Furniture Replacement: \$0
- Trash: \$1,362
- Cable TV:
- Gardener:
- Licenses: 0
- Insurance: \$2,617
- Maintenance: \$2,160
- Workman's Comp: \$0
- Professional Management: 3588
- Water/Sewer: \$2,514
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,485	\$1,485	\$2,350
2:	1	3	1	1	Unfurnished	\$1,485	\$1,485	\$2,350
3:	1	3	1	1	Unfurnished	\$1,485	\$1,485	\$2,350
4:	1	3	1	1	Unfurnished	\$1,485	\$1,485	\$2,350

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- RM - Lynwood area
- Los Angeles County
- Parcel # 6173014006

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • **Quadruplex**

List / Sold:

\$1,130,000/\$1,100,000 ↓

26 days on the market

Listing ID: RS23176874

310 W Magnolia St • Compton 90220

4 units • \$282,500/unit • 2,834 sqft • 7,197 sqft lot • \$388.14/sqft • Built in 1929

Compton Blvd & Acacia Ave



Executive Bankers Realty is proud to present this 4 unit multi-family apartment building, located in the gateway city of Compton, Ca. This property consists of ideal apartment unit mix of (2) 3 bedroom 2 bathrooms & (2) 1 bedroom 1 bathrooms for great cash flows. Comfortable common areas and Spanish architectural curb appeal.

Facts & Features

- Sold On 12/31/2023
- Original List Price of \$1,130,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,094 (Estimated)
- Laundry: Community
- Cap Rate: 4.2
- \$74400 Gross Scheduled Income
- \$47505 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,407
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,089
- Cable TV: 01423507
- Gardener:
- Licenses: 693
- Insurance: \$2,149
- Maintenance: \$5,719
- Workman's Comp:
- Professional Management: 4959
- Water/Sewer: \$1,290
- Other Expense: \$64
- Other Expense Description: Marketin

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2			\$1,900	\$22,800	\$2,750
2:	1	1	1			\$1,200	\$14,400	\$1,921
3:	1	1	1			\$1,200	\$14,400	\$1,921
4:	1	3	2			\$1,900	\$22,800	\$2,750

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6157017025

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:** RS23176874

Printed: 01/07/2024 6:15:25 AM

Closed • Apartment

List / Sold:

\$1,845,000/\$1,790,000 ↓

143 N Grandview Ave • Covina 91723

69 days on the market

6 units • **\$307,500/unit** • **5,762 sqft** • **7,925 sqft lot** • **\$310.66/sqft** •
Built in 1962

Listing ID: CV23171931

Use GPS | North of I-10, West of CA-57; Near the Intersection of E Badillo St & N Grandview Ave



NEW PRICE!!! Private Seller Financing Available! We are pleased to offer for sale this 6 unit multi-family investment property in the city of Covina. The units are comprised of 4 spacious two-story townhouse style units, and 2 traditional style apartment units for a total rental square footage of 5,762 SqFT. The unit mix consists of 4(2 Bed/1.5 Bath) two-story townhouses, 1(2 Bed/1 Bath), & 1(1 Bed/1 Bath). Tenants pay for electricity & gas while the owner is responsible for water and trash. The property boasts convenient onsite garage and open space parking, as well as an onsite laundry facility, (although temporarily closed by the owner) providing an opportunity for additional income once operational. Although the owner has done a commendable job managing rental increases, there remains untapped potential for growth and increased cash flow. Seller private financing terms; 30% down payment, 7% interest only payments, due in 10 years.

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 4 Total carport spaces
- \$2,475 (Estimated)
- Laundry: Community, Inside
- Cap Rate: 5.03
- \$134316 Gross Scheduled Income
- \$95791 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,496
- Electric: \$280.00
- Gas:
- Furniture Replacement:
- Trash: \$3,686
- Cable TV: 01909540
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,952
- Other Expense: \$900
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,068	\$2,068	\$2,350
2:	1	2	2	1	Unfurnished	\$1,937	\$1,937	\$2,350
3:	1	2	2	1	Unfurnished	\$1,904	\$1,904	\$2,350
4:	1	2	2	0	Unfurnished	\$1,900	\$1,900	\$2,350
5:	1	2	1	0	Unfurnished	\$1,825	\$1,825	\$2,150
6:	1	1	1	0	Unfurnished	\$1,559	\$1,559	\$1,850

Of Units With:

- Separate Electric: 6
- Drapes:

- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

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

- 614 - Covina area
- Los Angeles County
- Parcel # 8429029005

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: CV23171931

Printed: 01/07/2024 6:15:25 AM

Closed • **Apartment**

List / Sold:

\$1,350,000/\$1,300,000 ↓

122 days on the market

Listing ID: SR23121145

1114 Eubank Ave • Wilmington 90744

**8 units • \$168,750/unit • 4,664 sqft • 7,878 sqft lot • \$278.73/sqft •
Built in 1956**

1114 Eubank Ave. Wilmington, CA 90744



*** The Eubank is offered for sale as part of 3 building, 24 unit Wilmington portfolio that may be purchased collectively or individually. *** We are proud to present The Eubank, a charming 8-unit apartment building located at 1114 Eubank Ave. Wilmington, CA 90744. This well-maintained property offers a pro-forma cap rate of 12.11% and boasts an impressive 96% rental upside potential, presenting a lucrative opportunity for investors looking to acquire a value-added asset. The 2-story building was built in 1956 and is constructed of wood frame and stucco exterior with natural wood accent. The property was recently renovated in 2023, offering numerous improvements including a new roof, fresh exterior paint, new windows, modern light fixtures, two new staircases, cedar siding, and beautifully landscaped drought-resistant grounds. The total lot square footage is ±7,878 sq. ft. Building square footage totals ±4,664 sq. ft. with a zoning classification of LAR1. Each of the spacious units features two bedrooms and one bathroom, providing comfortable and functional living spaces for residents. Common area amenities include a laundry room and 8 on-site parking spaces. Each unit is separately metered for gas & electricity. Aesthetically, the property grounds and building offer tremendous charm and curb appeal. The building is accessible off a driveway entry off Eubank Ave. 1114 Eubank Avenue is situated in the vibrant residential community of Wilmington within Los Angeles County. This apartment building benefits from a prime location within proximity to various amenities and attractions. It is near commercial strip centers on the main thoroughfare of Anaheim St. The apartment building is a short distance drive to the 110 and 1 Fwys. It is roughly 15 minutes drive to Long Beach Harbor and the Queen Mary. The property itself has a 65 Walk Score and 79 Bike Score as it is within reasonable distance to many stores and restaurants. The surrounding area offers a harmonious blend of residential tranquility and urban conveniences. Property Highlights: + Pro-forma cap rate of 12.11% + 96% rental upside potential + Charming apartment building with 8 two-bedroom/one-bath units + New roof, windows, and staircases + Recently renovated exterior with modern improvements + Convenient on-site parking and laundry room

Facts & Features

- Sold On 01/05/2024
- Original List Price of \$1,600,000
- 1 Buildings
- 8 Total parking spaces
- \$0 (Public Records)
- Laundry: Common Area, See Remarks
- Cap Rate: 4.51
- \$112327 Gross Scheduled Income
- \$60904 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$48,054
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01389996
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	0	Unfurnished	\$1,149	\$1,149	\$2,250
# 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%
- 195 - West Wilmington area
 - Los Angeles County
 - Parcel # 7423027022

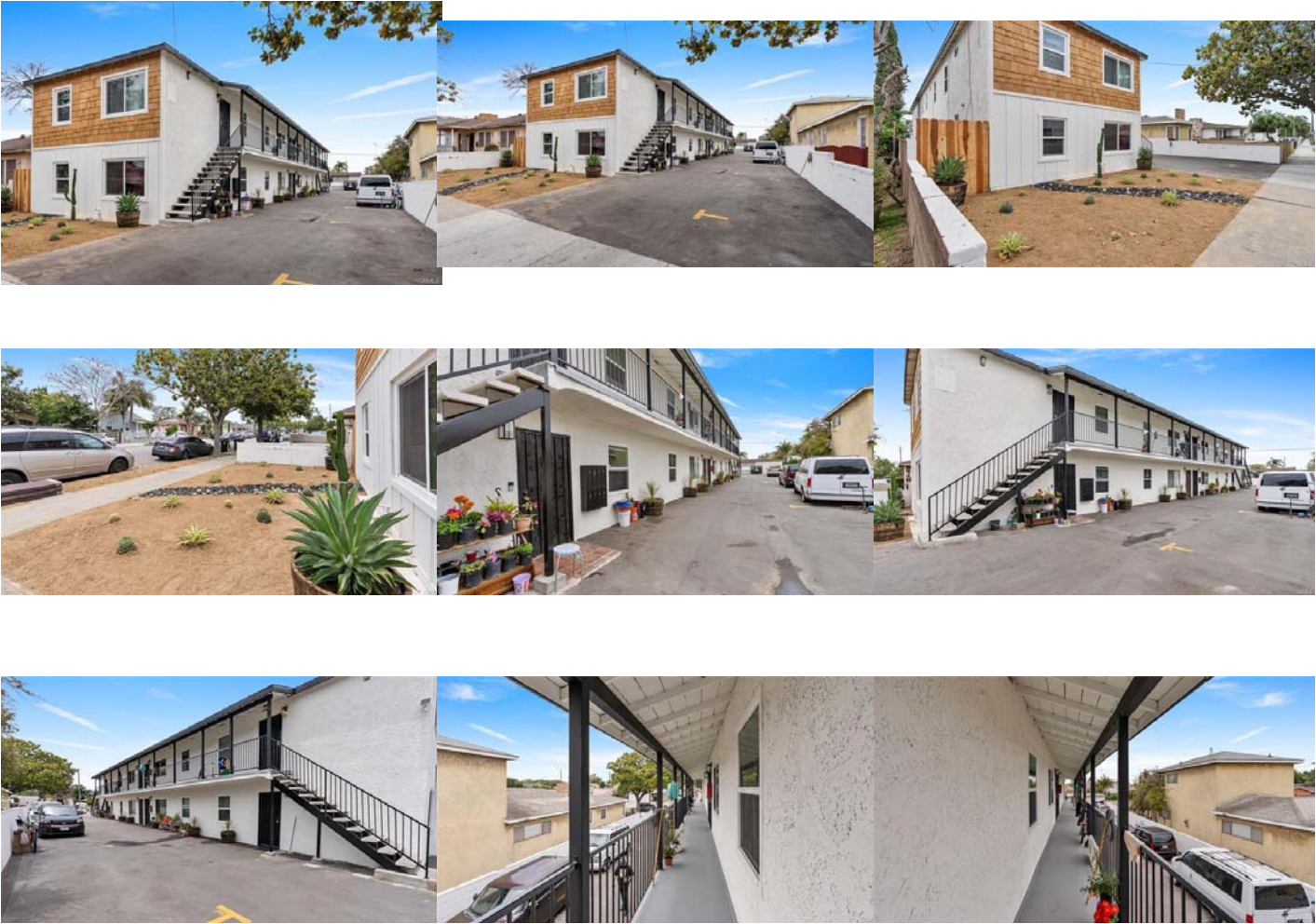
Michael Lembeck

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 • **Apartment**

List / Sold:

\$1,650,000/\$1,650,000

20 days on the market

Listing ID: SB23172858

1536 W 226th St • Torrance 90501

**10 units • \$165,000/unit • 5,300 sqft • 14,398 sqft lot • \$311.32/sqft •
Built in 1955**

South Place Del Amo / East S Western



1536 & 1540 W 226th St, Torrance is a 10-unit apartment complex located in Torrance P.O. It consists of two 5-unit buildings on separate, adjacent APNs sharing a gated driveway. Constructed in 1955 both buildings total 5,300 SF and sitting on a large 14,398 SF lot zoned LARD1.5. Excellent Unit Mix of (10) Spacious 1-Bedroom Units. Two Carports, one for each building with 5 Parking Spaces Each (total 10 covered parking spaces), presents a perfect opportunity to add ADUs. This investment presents a tremendous value-add opportunity at 13.98 GRM and 4.06% Cap Rate on current rents. All units are separately metered for gas and electricity. Property is located in a high demand market in the South Bay. SEE ATTACHMENT WITH OFFERING MEMORANDUM.

Facts & Features

- Sold On 01/04/2024
- Original List Price of \$1,650,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,413 (Estimated)
- Cap Rate: 4.06
- \$118032 Gross Scheduled Income
- \$67014 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 2 water meters available

Interior

- Floor: Vinyl
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$47,477
- Electric: \$1,000.00
- Gas:
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$4,240
- Maintenance: \$6,500
- Workman's Comp:
- Professional Management: 5902
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$870	\$870	\$2,096
2:	1	1	1		Unfurnished	\$950	\$950	\$2,096
3:	1	1	1		Unfurnished	\$785	\$785	\$2,096
4:	1	1	1		Unfurnished	\$1,000	\$1,000	\$2,096
5:	1	1	1		Unfurnished	\$800	\$800	\$2,096
6:	1	1	1		Unfurnished	\$665	\$665	\$2,096
7:	1	1	1		Unfurnished	\$820	\$820	\$2,096
8:	1	1	1		Unfurnished	\$950	\$950	\$2,096
9:	1	1	1		Unfurnished	\$900	\$900	\$2,096
10:	1	1	1		Unfurnished	\$0	\$0	\$2,096

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7347011020

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Closed •

List / Sold:

\$3,100,000/\$3,001,400 ↓

33 days on the market

Listing ID: 23320271

3820 Mentone Ave • Culver City 90232

**10 units • \$310,000/unit • 7,060 sqft • 7,969 sqft lot • \$425.13/sqft •
Built in 1969**

West of Motor Ave and 1 lot south of Venice Blvd.



100% Occupied! 10 unit apartment building in a vibrant Westside Palms neighborhood, nestled conveniently between Culver City, Sony studios, Mar Vista, and West LA. Excellent unit mix consisting of (2) 2 bed + 1 bath, (7) 1 bed + 1 bath, and (1) Studio unit. Most units have a patio or balcony. Gated entry. Amazing parking with 11 individual spaces and 14 spaces total if used as tandem. Soft-story retrofit has been completed!! Only 14.8 GRM and \$310,000/unit with current rents! Rents are actual. Subject to City of Los Angeles Rent Stabilization. Over 20% upside rent potential.

Facts & Features

- Sold On 01/02/2024
- Original List Price of \$3,100,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- 8 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Radiant
- Laundry: Washer Included, Dryer Included, Community
- Cap Rate: 4.2
- \$129442 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$74,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00270969
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,490	\$2,490	\$2,490
2:	1	1	1		Unfurnished	\$1,277	\$1,277	\$1,277
3:	1	1	1		Unfurnished	\$1,431	\$1,431	\$1,431
4:	1	1	1		Unfurnished	\$2,290	\$2,290	\$2,290
5:	1	2	1		Unfurnished	\$1,493	\$1,493	\$1,493
6:	1	1	1		Unfurnished	\$2,350	\$2,350	\$2,350
7:	1	1	1		Unfurnished	\$1,234	\$1,234	\$1,234
8:	1	1	1		Unfurnished	\$1,690	\$1,690	\$1,690
9:	1	1	1		Unfurnished	\$1,790	\$1,790	\$1,790
10:	1	0	1		Unfurnished	\$1,231	\$1,231	\$1,231

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%
- C28 - Culver City area
- Los Angeles County
- Parcel # 4208007004

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CUSTOMER FULL: Residential Income LISTING ID: 23320271

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Closed • **Apartment**

List / Sold:

\$2,300,000/\$1,385,000 ↓

202 days on the market

Listing ID: PW23038837

11010 Avalon Blvd • Los Angeles 90061

16 units • **\$143,750/unit** • **9,328 sqft** • **12,010 sqft lot** • **\$148.48/sqft** •
Built in 1956

Imperial Blvd to Avalon Blvd North.



Available again, with a giant price correction! Sellers are highly motivated to meet market. Located just a block from the gentrifying intersection of Imperial and Avalon – the 16-units available at 11010 & 11016 Avalon Blvd offers the right buyer a sought-after unit mix of all 2-bedroom units and an over 50% upside in rents. With buildings split between 2 parcels, this heavy value-add investment helps keep expenses to a minimum removing the need for an onsite manager. The combination of convenience and seclusion; the property is surrounded by single family homes and small multi-family buildings and consists of ~9,300 SF of livable space on ~12,000SF of land. The buildings share parking, and are individually metered for both gas and power with low-sloping roof on both structures. In addition to their close proximity to schools, employment and enjoyment, the tenants enjoy on-site amenities including a private entrance, off-street parking, and gated entry.

Facts & Features

- Sold On 01/04/2024
- Original List Price of \$3,200,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$2,045 (Estimated)
- Cap Rate: 3.57
- \$161000 Gross Scheduled Income
- \$82000 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$74,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$6,400
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$4,200
- Maintenance: \$10,000
- Workman's Comp:
- Professional Management: 8100
- Water/Sewer: \$12,100
- Other Expense: \$4,000
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	16	2	1	0	Unfurnished	\$13,000	\$160,000	\$27,000

Of Units With:

- Separate Electric: 16
- Gas Meters: 16
- Water Meters: 2
- 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 # 6071005030

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CUSTOMER FULL: Residential Income LISTING ID: PW23038837

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Closed •

List / Sold:

\$4,995,000/\$4,150,000 ↓

2825 S Sepulveda Blvd • Los Angeles 90064

58 days on the market

**18 units • \$277,500/unit • 10,860 sqft • 15,140 sqft lot • \$382.14/sqft •
Built in 1958**

Listing ID: 23321599

10 Freeway going west, exit #4 to Overland Ave, to National Blvd, turn right onto S Sepulveda Blvd.



Prime West LA location and excellent value-add opportunity! This 18-unit Palms multifamily asset offers savvy investors significant upside potential through its unique layout, below-market rents, and ADU development options. Acquired by a university focused on academics rather than profits, this property has been undermanaged for years. As a result, at least 4 units will be delivered vacant a major advantage in rent-controlled Los Angeles. Bring your expertise to unlock immense value by increasing rents to market rates. With an ideal mix of 4 bachelors*, 10 one-bedrooms, 4 two-bedrooms, and 1 three-bedroom unit (*1 non-conforming bachelor) the property caters perfectly to LA's high demand for studios and one-bedrooms. The 3 garages present a low-cost, high-reward ADU conversion opportunity. Adding 2x 207 sq ft units at \$1,750 per month each could provide over \$600,000 in additional property value! Explore options to optimize and improve. This boutique 10,860 sq ft building includes desirable amenities like abundant parking and sits on a spacious 15,140 sq ft lot. The prime Palms location provides walkable access to restaurants, shopping, entertainment, and quick freeway access. LA's strong multifamily fundamentals, with rising population and shrinking household sizes, further enhance the opportunity. Don't miss this rare chance to acquire an underperforming property primed for optimization to its full potential. Bring your vision to unlock immense upside in the heart of desirable West LA!

Facts & Features

- Sold On 01/02/2024
- Original List Price of \$4,995,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cap Rate: 4.39
- \$219070 Net Operating Income

Interior

- Floor: Laminate, Carpet
- Appliances: Oven, Range, Gas Cooktop

Exterior

- Security Features: Resident Manager
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$147,147
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01935238
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,200	\$3,200	\$3,200
2:	4	2	2		Unfurnished	\$1,708	\$6,832	\$11,200
3:	10	1	1		Unfurnished	\$1,597	\$15,970	\$20,000
4:	4	0	1		Unfurnished	\$1,336	\$5,344	\$5,800

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4251002006

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Re/Max Property Connection

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