

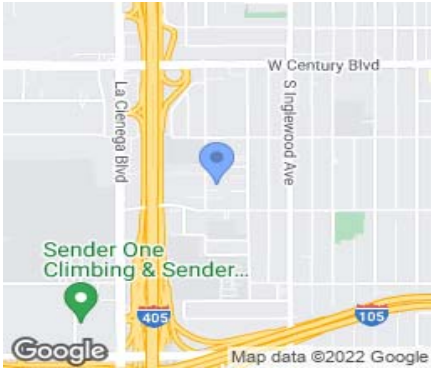
Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L Sqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	PV22213942	S	10618 Felton AVE	ING	105	STD	2	\$7,000		\$1,090,000	\$516.10	2112	1993/PUB	19,176/0.4402	N	4	12/08/22	19/19
2	22173410	S	3130 W 134TH PL	HAWT	110	STD	2			\$898,000	\$559.85	1604	1940	5,600/0.12	N		12/09/22	134/134
3	SB22227725	S	1625 W 226th ST	TORR	122	TRUS	2	\$1,000		\$735,000	\$459.38	1600	1960/ASR	5,601/0.1286	N	2	12/09/22	12/12
4	SB22207126	S	1127 255th ST	HC	124	STD	2	\$60,000		\$620,000	\$326.49	1899	1961/ASR	5,601/0.1286	N	0	12/08/22	34/34
5	SB18092629	S	220 11th ST	MANH	142	STD	2	\$78,000		\$4,165,000	\$1,846.19	2256	1938/ASR	2,709/0.0622	N	2	12/06/22	19/19
6	SB22182787	S	2221 Bataan RD #A	REDO	151	STD	2	\$70,680		\$1,500,000	\$695.73	2156	1951/ASR	7,499/0.1722	N	4	12/05/22	45/45
7	DW22221033	S	1311 E Pacific Coast	WILM	196	STD	2	\$52,800		\$715,000	\$470.39	1520	2006/ASR	2,003/0.046	N	2	12/07/22	17/17
8	DW22221877	S	4410 Radium DR	LA	621	STD	2	\$0		\$770,000	\$393.86	1955	1924/ASR	4,744/0.1089	N	2	12/05/22	20/133
9	22200963	S	825 N Verdugo RD	GD	627	PRO	2			\$965,000	\$635.29	1519	1946	4,647/0.1	N	2	12/07/22	27/27
10	22197344	S	116 S Sierra Vista ST	MP	641	STD	2		2	\$870,000	\$487.94	1783	1965	7,005/0.16	N		12/08/22	41/41
11	DW21099340	S	1161 N Summit AVE	PAS	645	PRO	2	\$0		\$775,000	\$489.58	1583	1912/PUB	10,298/0.2364	N	0	12/06/22	40/40
12	PF22218896	S	1700 N Sierra Bonita AVE	PAS	646	STD	2	\$0		\$995,000	\$572.17	1739	1957/ASR	9,306/0.2136	N	0	12/09/22	16/16
13	DW22179581	S	2300 2302 Sastre AVE	SELM	657	PRO	2	\$10,800		\$750,000	\$404.09	1856	1959/ASR	11,552/0.2652	N	2	12/06/22	70/70
14	CV22224347	S	13514 Russell ST	WH	670	STD	2	\$0		\$942,000	\$438.14	2150	1965/ASR	6,746/0.1549	N	4	12/07/22	15/15
15	NP22074812	S	1144 Orme AVE	LA	BOYH	STD	2	\$55,200		\$725,000	\$476.03	1523	1906/ASR	4,999/0.1148	N	4	12/06/22	194/194
16	22223145	S	4308 Victoria Park DR	LA	C16	STD	2			\$950,000	\$316.67	3000	1923	6,846/0.1572	N		12/05/22	0/0
17	22204789	S	345 N Detroit ST	LA	C19	STD	2		2	\$1,000,000	\$236.41	4230	1938	6,600/0.15	N		12/07/22	60/60
18	22167947	S	100 SUNRIDGE ST	PDLR	C31	STD	2			\$2,050,100	\$1,095.14	1872	1956	2,553/0.05	N	2	12/06/22	53/53
19	MB22190280	S	3321 W 63rd ST	LA	C34	TRUS	2	\$0		\$930,000	\$334.53	2780	1999/ASR	7,990/0.1834	N	4	12/09/22	38/38
20	22195423	S	227 E 110th ST	LA	C37	STD	2			\$775,000	\$376.95	2056/A	2004	5,323/0.12	N		12/08/22	41/41
21	22164247	S	205 COLUMBIA PL #205/207	LA	C42	STD	2			\$449,999	\$329.91	1364	1923	1,194/0.02	N		12/07/22	105/105
22	22182391	S	6519 Denver AVE	LA	C42	STD	2			\$610,000	\$364.83	1672	1923	5,400/0.12	N	2	12/09/22	107/107
23	SR22222164	S	8609 Rubio AVE	NOH	NOH	STD	2	\$92,400		\$1,495,000	\$490.16	3050	1959/ASR	14,153/0.3249	Y	2	12/07/22	17/17
24	SR22222697	S	5300 Ruthelen ST	LA	PHHT	STD	2	\$0		\$884,000	\$460.42	1920	1923/PUB	6,031/0.1385	N	2	12/05/22	19/166
25	CV22192203	S	1608 N Acacia AVE	CMP	RP	STD,TRUS	2	\$44,400		\$600,000	\$237.34	2528	1926/ASR	7,512/0.1725	N	3	12/08/22	34/130
26	PW22191773	S	10321 San Antonio AVE	SOG	T2	STD	2	\$0		\$790,000	\$539.62	1464	1924/ASR	6,550/0.1504	N	1	12/06/22	36/49
27	SR22216143	S	6659 6661 Delco AVE	WIN	WIN	STD	2	\$0		\$1,262,500	\$463.13	2726	1955/ASR	7,517/0.1726	N	2	12/06/22	40/40
28	22172607	S	110 N CEDAR AVE	ING	101	STD	3			\$822,000	\$276.12	2977	1963	4,630/0.1	N		12/08/22	105/105
29	SR22172405	S	662 Aerick ST	ING	101	STD	3	\$5,870		\$1,115,000	\$571.79	1950	1949/ASR	6,005/0.1379	N	3	12/05/22	25/25
30	SB22207821	S	4531 W 170th ST	LAWN	113	TRUS	3	\$36,600		\$850,000	\$377.78	2250	1932/ASR	5,794/0.133	N	2	12/07/22	32/32
31	TR22176976	S	471 N El Molino AVE	PAS	645	STD	3	\$86,400		\$1,398,000	\$493.30	2834	1963/ASR	9,003/0.2067	N	0	12/06/22	52/52
32	RS22139966	S	13829 Leffingwell RD	WH	670	STD	3	\$4,950		\$900,000	\$426.14	2112	1956/ASR	8,524/0.1957	Y	0	12/06/22	31/31
33	OC22132650	S	2942 E 2nd ST	LA	BOYH	STD,TRUS	3	\$3,697		\$565,000	\$235.22	2402	1928/PUB	5,249/0.1205	N	1	12/05/22	147/147
34	22151921	S	10316 MISSOURI AVE	LA	C05	STD	3			\$2,050,000	\$657.05	3120	1957	7,671/0.17	N	2	12/07/22	210/210
35	22179365	S	1031 Havenhurst DR	WHO	C10	STD	3		3	\$1,590,800	\$696.19	2285	1926	6,550/0.15	N		12/09/22	88/88
36	PW22115920	S	1238 W 90th PL	LA	C34	STD	3	\$57,048		\$720,000	\$311.15	2314	1923/ASR	6,076/0.1395	N	0	12/05/22	112/112
37	MB22217567	S	661 E 43rd PL	LA	C37	STD	3	\$0		\$610,000	\$305.76	1995	1909/ASR	5,119/0.1175	N	0	12/08/22	3/3
38	22206835	S	1469 1/2 E 109th ST	LA	C37	STD	3			\$860,000	\$228.06	3771	1992	9,373/0.21	N	4	12/07/22	36/36
39	22207427	S	6661 Beck AVE	NHLW	NHO	STD	3			\$1,575,000	\$552.44	2851	1948	6,753/0.15	N		12/06/22	29/29
40	PW22207398	S	173 Paseo De La Concha	REDO	128	STD	4	\$106,800		\$2,500,000	\$829.46	3014	1953/ASR	8,400/0.1928	N	4	12/07/22	67/67
41	AR22201638	S	1276 N Los Robles AVE	PAS	645	STD	4	\$0		\$1,265,000	\$348.68	3628	1922/ASR	7,012/0.161	N	3	12/09/22	29/29
42	IG22116490	S	5300 Filmore ST	BELL	699	TRUS	4	\$24,900		\$650,000	\$335.74	1936	1929/ASR	5,468/0.1255	N	3	12/05/22	148/148
43	SB22157461	S	7013 Ramsgate PL	LA	C29	PRO	4	\$42,900		\$1,325,000	\$443.44	2988	1952/ASR	5,688/0.1306	N	4	12/06/22	107/107
44	OC22202427	S	742 E 32nd ST	LA	C34	STD	4	\$69,432	5	\$925,000	\$284.79	3248	1926/ASR	5,395/0.1239	N	0	12/09/22	19/19
45	SB22149308	S	1034 W 52nd ST	LA	C42	PRO	4	\$86,400		\$975,000	\$256.44	3802	1928/ASR	5,360/0.123	N	2	12/07/22	73/73
46	SR22178076	S	14722 Magnolia BLVD	SO	SO	TRUS	4	\$86,206		\$1,475,000	\$411.09	3588	1955/ASR	6,501/0.1492	N	4	12/09/22	31/31
47	PW22210514	S	6220 Marbrisa Avenue	HNPk	T1	STD	4	\$79,068		\$965,000	\$379.77	2541	1929/ASR	6,656/0.1528	N	5	12/07/22	18/18
48	22205591	S	12236 Manor DR	HAWT	108	STD	5		4	\$1,350,000	\$245.68	5495	1961	5,960/0.13	N		12/07/22	14/14
49	22214879	S	5944 Echo ST	LA	632	STD	5		3	\$1,050,000	\$262.50	4000/A	1985/ASR	7,244/0.16	N		12/07/22	19/19
50	PW22159716	S	6340 Comstock AVE	WH	670	STD	5	\$106,200		\$1,750,000	\$359.20	4872	1985/PUB	7,105/0.1631	N	0	12/09/22	33/33
51	22211469	S	3719 S Centinela AVE	LA	C13	STD	5		5	\$1,500,000	\$351.78	4264/A	1955/ASR	4,950/0.11	N	4	12/05/22	21/21
52	GD22233177	S	662 W Gage AVE #5	LA	C42	STD	5	\$46,918		\$526,000	\$257.84	2040	1909/ASR	5,058/0.1161	N	4	12/09/22	14/14
53	22204013	S	5810 Cartwright AVE	NHLW	NHO	STD	5		5	\$1,555,000	\$265.77	5851	1941	8,206/0.18	N		12/09/22	27/27
54	SR22185699	S	639 E Queen ST	ING	101	STD,TRUS	6	\$113,136		\$1,525,000	\$366.41	4162	1953/ASR	7,197/0.1652	N	6	12/07/22	17/17
55	22206101	S	1329 2nd AVE	LA	C16	STD	6		4	\$1,500,000	\$257.55	5824	1906	7,500/0.17	N		12/07/22	56/56
56	22218301	S	4218 Bell AVE	BELL	T6	STD	6		4	\$1,330,000	\$369.44	3600/A	1948	11,221/0.25	N		12/08/22	2/2
57	PV22193483	S	26128 Belle Porte AVE	HC	124	TRUS	8	\$172,956	4	\$2,500,000	\$299.76	8340	1986/ASR	7,627/0.1751	N	16	12/09/22	34/34
58	PW22191257	S	9726 Ramona ST	BF	RF	PRO	9	\$7,850		\$2,650,000		9	1956/PUB	35,139/0.8067	N	7	12/05/22	20/20
59	PW22159796	S	4419 Pennsylvania AVE	GD	635	STD	13	\$268,967		\$4,300,000	\$399.11	10774	1962/PUB	14,991/0.3441	N	0	12/09/22	91/91
60	SB2224018	S	3800 S Grand AVE	LA	C42	STD	15	\$227,688	6	\$2,406,025	\$188.97	12732	1925/ASR	7,260/0.1667	N	0	12/08/22	16/16
61	22179039	S	966 W 11th ST	SP	183	PRO	16	\$384,600	5	\$3,750,000	\$288.15	13014/E	1973/EST	12,151/0.27	N	15	12/08/22	12/12

Closed • Duplex

10618 Felton Ave • Inglewood 90304
2 units • \$575,000/unit • 2,112 sqft • 19,176 sqft lot • \$516.10/sqft •
Built in 1993
Off Felton

List / Sold:
\$1,150,000/\$1,090,000 ↑
19 days on the market
Listing ID: PV22213942



Huge lot making this the perfect investment opportunity. The lot is just under 20,000 sqft. Detached units built in 1993, Both units with 3 bedrooms and 2.5 baths. Each unit has it's own 2 car garage. Both Garages were converted into living spaces with kitchens. The Front house is currently configured as a 2 bedroom 1.5 bath and 1 bedroom 1 bathroom. The second house is configured as 2 bedroom 1.5 bath and 2 bedroom 1 bath. All sqft is permitted and can easily be converted back to original if needed. This property has two gas, two electric and TWO water meters. As an added bonus, property includes planning approval to build 10 units AND has a 2nd set of planning approval for 3 units while keeping the current units making a total of 5 units. Submit your best and highest offer. Seller has priced this property very competitively to close this ASAP. Buyer to verify any information listed here with the city and appropriate professionals.

Facts & Features

- Sold On 12/08/2022
- Original List Price of \$979,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$7000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014505
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

12/11/22, 5:19 AM						Matrix			
1:	1	3	3	2	Unfurnished	\$0	\$0	\$3,500	
2:	1	3	3	2	Unfurnished	\$0	\$0	\$3,500	

Of Units With:

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

Additional Information

- Standard sale
- 105 - Lennox 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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CUSTOMER FULL: Residential Income LISTING ID: PV22213942

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Closed •

List / Sold: **\$975,000/\$898,000** ↓

3130 W 134TH PI • Hawthorne 90250

134 days on the market

2 units • \$487,500/unit • 1,604 sqft • 5,600 sqft lot • \$559.85/sqft • Built in 1940

Listing ID: 22173410

West of Crenshaw Blvd and south of El Segundo Blvd



Excellent investment opportunity in the city of Hawthorne. Both units have been completely remodeled with custom kitchen cabines and closets, nicely done tile floors, quartz counter tops will be installed. There is a fireplace, washer and dryer hookup, and two full bathrooms in the rear unit. Two double car garage, one has a full bath and new laminated floors, and it can be easily converted to an ADU. Seller started the conversion process and submitted plans to county, and they were approved. if desired, buyers can finish the conversion process. This is an excellent opportunity to live in one and collect rent from the other unit and possibly from the ADU; once it's completed. Units will be delivered vacant.

Facts & Features

- Sold On 12/09/2022
 - Original List Price of \$975,000
 - 2 Buildings
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
- Laundry: Outside
 - \$60000 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s), Unfinished Walls, Open Floorplan

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$15,087
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,400
 - Other Expense:
 - Other Expense Description:

Unit Details

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

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

Of Units With:

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

Additional Information

- Standard sale
- 110 - East Hawthorne area
 - Los Angeles County
 - Parcel # 4053023008

Michael Lembeck

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

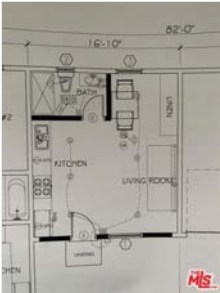
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Closed • **Duplex**

1625 W 226th St • Torrance 90501

2 units • \$349,500/unit • 1,600 sqft • 5,601 sqft lot • \$459.38/sqft • Built in 1960

Just east of Western Avenue

List / Sold: **\$699,000/\$735,000** ↑

12 days on the market

Listing ID: SB22227725



Great opportunity for owner user or investor. Front unit vacant. One block east of Western See showing instructions. No blind offers. Well maintained detached units with laundry. Separate two car garage. Electric gate across driveway. Do not disturb back tenants. They are on month to month. Expenses are not actual (estimated) as trustee does not have actual numbers available. Call John for instructions regarding showings and offers.

Facts & Features

- Sold On 12/09/2022
- Original List Price of \$699,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- \$1000 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- 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	\$2,850
2:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$2,850

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled

- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7347009021

Michael Lembeck

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

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: SB22227725

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Closed • **Duplex**

List / Sold: **\$649,000/\$620,000** ↓

1127 255th St • Harbor City 90710

34 days on the market

2 units • **\$324,500/unit** • **1,899 sqft** • **5,601 sqft lot** • **\$326.49/sqft** • **Built in 1961**

Listing ID: SB22207126

East of Normandie on 255th



Amazing opportunity to own this Two Unit income producing property in Harbor City. This detached Duplex consists of one 3 Bedroom and 1 Bathroom unit and one 2 Bedroom and 1 Bathroom unit. The units are separated with a fence in between giving the occupants privacy. Street to Alley lot allowing Two separate entry gates and driveways. Laundry is located inside each unit. The front unit has central heating, vaulted ceilings, and newer laminate flooring. Great long term tenants. Close to shops and restaurants.

Facts & Features

- Sold On 12/08/2022
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Central
- \$0 (Assessor)
- Laundry: In Kitchen, Inside
- \$60000 Gross Scheduled Income
- \$31148 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$780
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,000	\$2,000	\$2,800
2:	1	2	1	0	Unfurnished	\$1,579	\$1,579	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 124 - Harbor City area
 - Los Angeles County
 - Parcel # 7413010031

Michael Lembeck

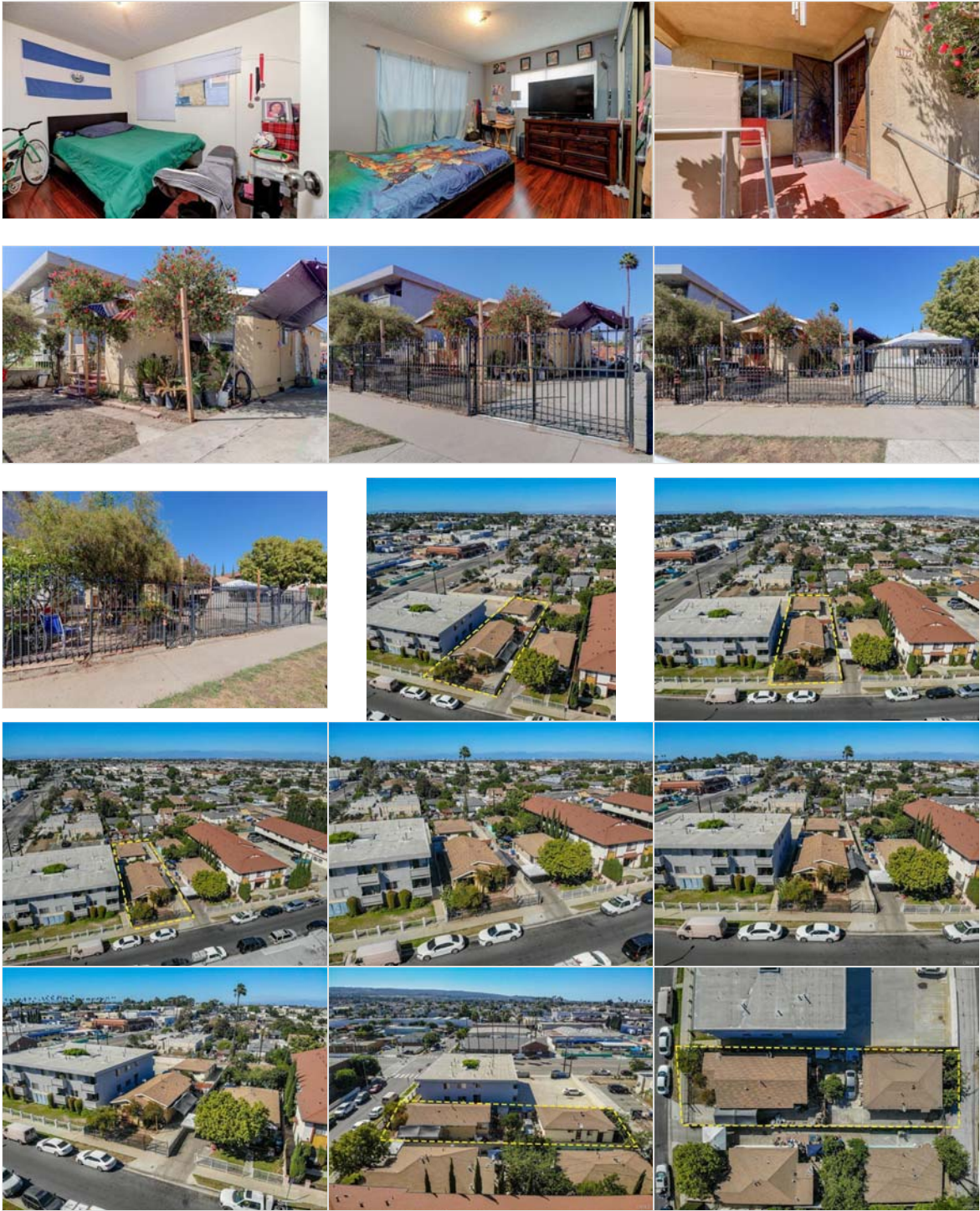
State License #: 01019397
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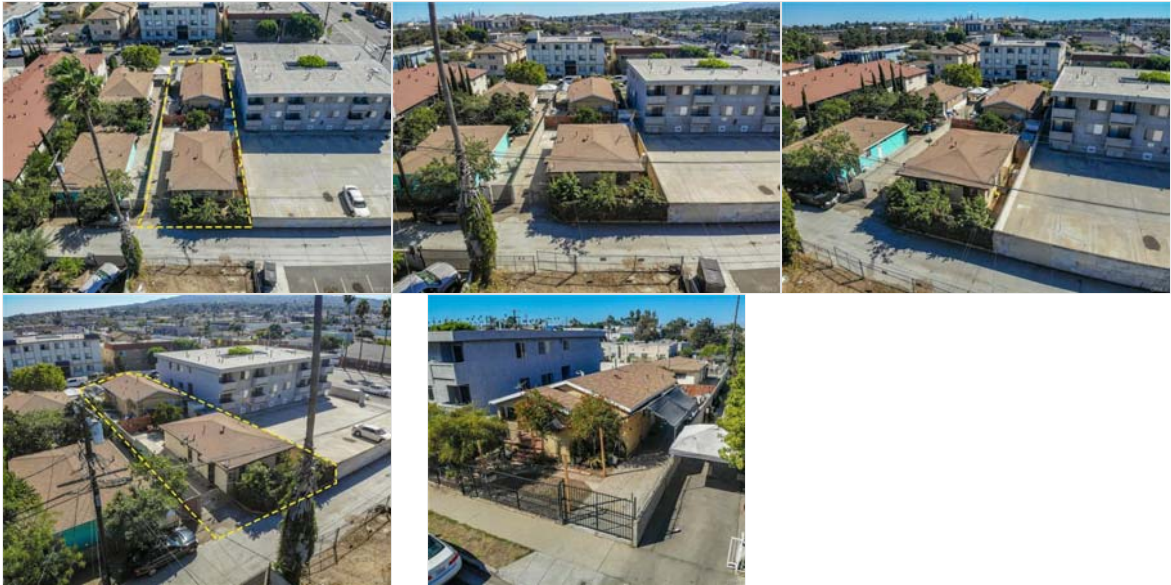
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CUSTOMER FULL: Residential Income LISTING ID: SB22207126

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Closed •

220 11th St • Manhattan Beach 90266

2 units • \$2,250,000/unit • 2,256 sqft • 2,709 sqft lot • \$1846.19/sqft • Built in 1938

HIGHLAND AVENUE TO 11TH STREET AND GO WEST. cross streets: 11th AND BAYVIEW

List / Sold:
\$4,500,000/\$4,165,000 ↓

19 days on the market

Listing ID: SB18092629



A+ location in the coveted, very desirable, highly sought after South Sand Section in the Heart of Downtown Manhattan Beach. Whether you're walking one minute to fine dining or down to the water for a beach day, watching the dolphins, or checking out the waves from the comfort of your home, this stunning property has it All!!! With potential Unblockable Gorgeous Panoramic Ocean View from PV to Malibu, it's like living on the Strand for a fraction of the price. This property is sold for lot value. Build SFR home or two townhomes. Check with city to verify what can be built. Property in front is limited to 2 stories while this pristine location could have Three. Don't Miss This Rare Opportunity!!!!

Facts & Features

- Sold On 12/06/2022
- Original List Price of \$5,000,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Common Area
- \$78000 Gross Scheduled Income
- \$45000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$63,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01834818
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$3,000	\$3,000	\$3,000
2:	1	2	2	1	Unfurnished	\$3,500	\$3,500	\$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
- 142 - Manhattan Bch Sand area
 - Los Angeles County
 - Parcel # 4179017015

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

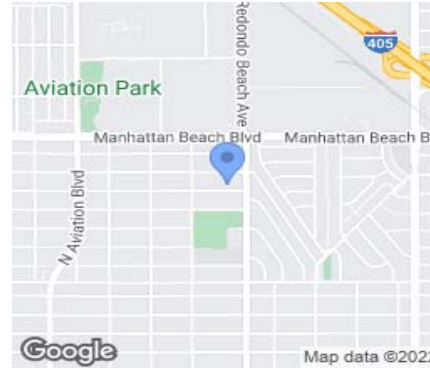
Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: SB18092629

Printed: 12/11/2022 5:18:21 AM

List / Sold:

Closed •**\$1,550,000/\$1,500,000** ↓**45 days on the market****Listing ID: SB22182787****2221 Bataan Rd # A • Redondo Beach 90278****2 units • \$775,000/unit • 2,156 sqft • 7,499 sqft lot • \$695.73/sqft • Built in 1951****Manhattan Beach Blvd to Redondo Beach Avenue, West on Bataan**

We are pleased to present this North Redondo Duplex, a fantastic opportunity for an owner user, investor, or developer. Situated on a huge (7,499 sf ft) R2 Flat lot, the front home is a 3-Bedroom, 2-Bath with a 2-Car Garage along with a fenced front yard. The back home is a 2-Bedroom, 2-Bath with fireplace, a 2-Car Garage and private backyard. The interior of the front home was upgraded within the past year and the back unit presents very well. Located just 10-minutes from the Beach. Nearby to major employers, popular shopping centers, trendy restaurants, lively entertainment, neighborhood parks, award winning schools, and transportation. Redondo Beach has no City Rent Control. There may be an opportunity to convert garages into an ADU, Buyer to verify. There is deferred maintenance and repair work needed. The Seller had an inspection performed. Please email to request a copy of the inspection report. The property is being sold "As-Is", with tenants in place. Offer subject to inspection. Please do not disturb tenants. Thank you.

Facts & Features

- Sold On 12/05/2022
- Original List Price of \$1,750,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Central, Natural Gas
- \$1,143 (Assessor)
- Laundry: Inside, Outside
- \$70680 Gross Scheduled Income
- \$43309 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,251
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance: \$970
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,450	\$3,450	\$3,650
2:	1	2	2	2	Unfurnished	\$2,440	\$2,440	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- 151 - N Redondo Bch/Villas North area
 - Los Angeles County
 - Parcel # 4150009027

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: SB22182787

Printed: 12/11/2022 5:18:21 AM

Closed • **Duplex**

1311 E Pacific Coast • **Wilmington 90744**

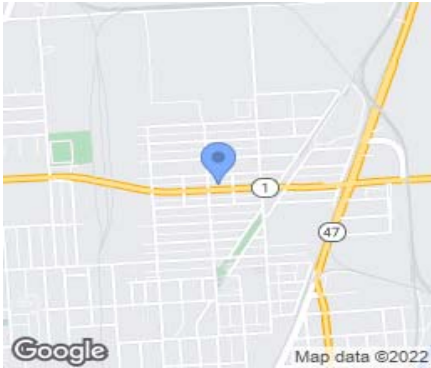
2 units • **\$349,500/unit** • **1,520 sqft** • **2,003 sqft lot** • **\$470.39/sqft** • **Built in 2006**

WEST ON PCH CROSS STREET WATSON

List / Sold: **\$699,000/\$715,000** ↑

17 days on the market

Listing ID: DW22221033



WELCOME TO THIS PERFECT INVESTMENT PROEPRTY, THIS IS A 2006 YEAR BUILT TWO STORY DUPLEX BUILT BY OF LA'S MOST REPUTABLE BUILDERS, BOTH UNITS ARE 2/BEDS & 1/BATH EACH WITH A TWO CAR ATTACHED GARAGE, FULLY UPGRADED, NEW FLOORING, FRESHLY PAINTED INSIDE AND OUT, NEWER KITCHEN CABINETS, A FULLY UPGRADED BATHROOMS, NEWER QUARTZ COUNTER TOPS, NEWER LED LIGHTING, NEWER DOUBLE PANE WINDOWS & DOORS. PROPERTY IS WELL SECURE, VERY LOW MAINTENCE, NO LANDSCAPING TO UP KEEP, PERFECT LOCATION NEAR LONG BEACH AND SAN PEDRO PORTS, EASY ACCESS TO 710FWY & 110FWY NO RENT CONTROL PROPERTY, GREAT PROPERTY FOR INVESTMENT OR TO LIVE IN IT.

Facts & Features

- Sold On 12/07/2022
- Original List Price of \$699,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Dual
- Heating: Combination
- \$0 (Assessor)
- \$52800 Gross Scheduled Income
- \$41129 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,671
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$505
- Cable TV: 01280965
- Gardener:
- Licenses: 90
- Insurance: \$465
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$2,298
- 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	\$32,400
2:	1	2	1	1	Unfurnished	\$0	\$0	\$32,400

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet: 0
 - Dishwasher: 0
 - Disposal: 0
- Drapes: 0
 - Patio: 0
 - Ranges: 0
 - Refrigerator: 0
 - Wall AC:

Additional Information

- Standard sale
- 196 - East Wilmington area
 - Los Angeles County
 - Parcel # 7426017016

Michael Lembeck

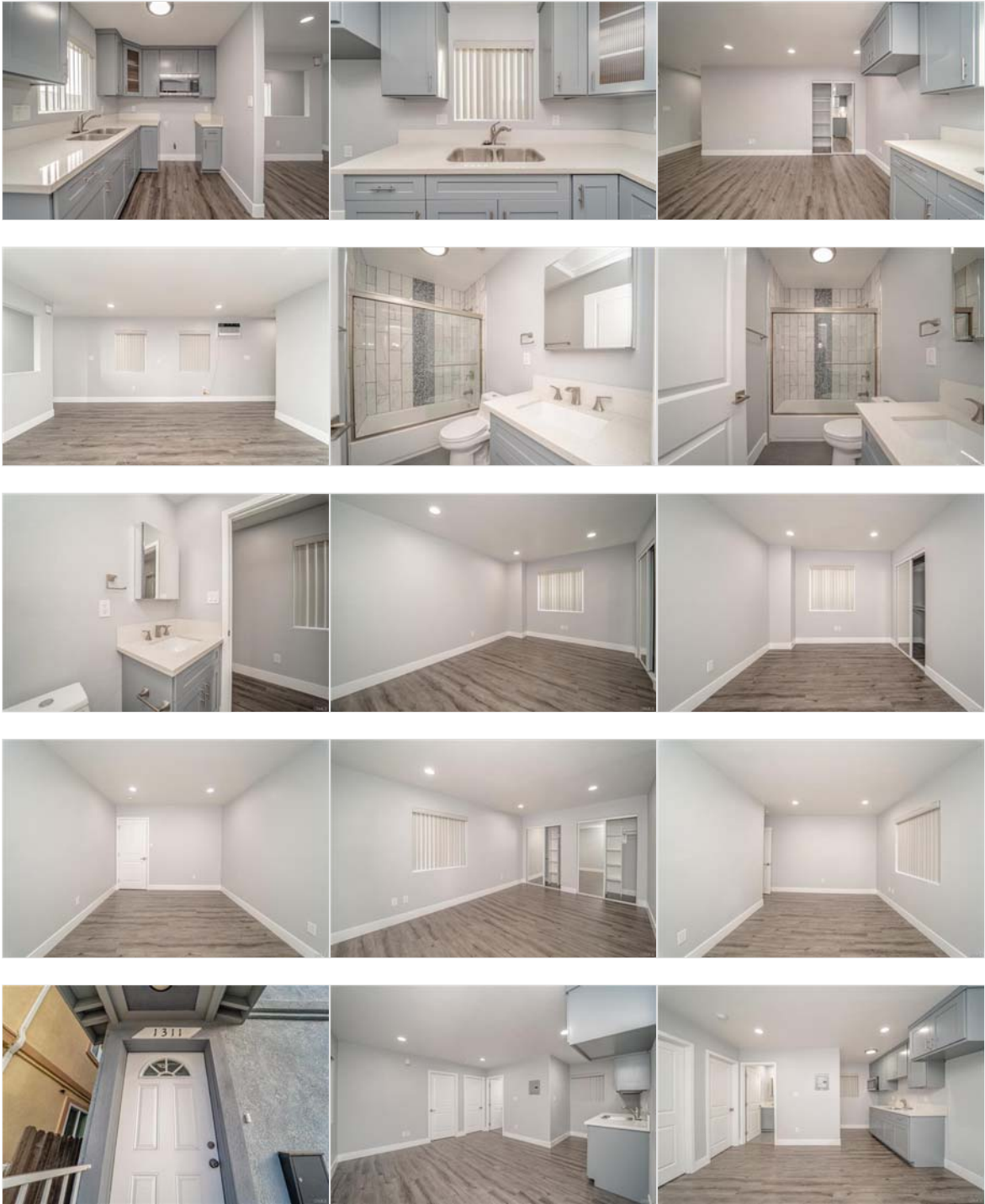
State License #: 01019397
Cell Phone: 714-742-3700

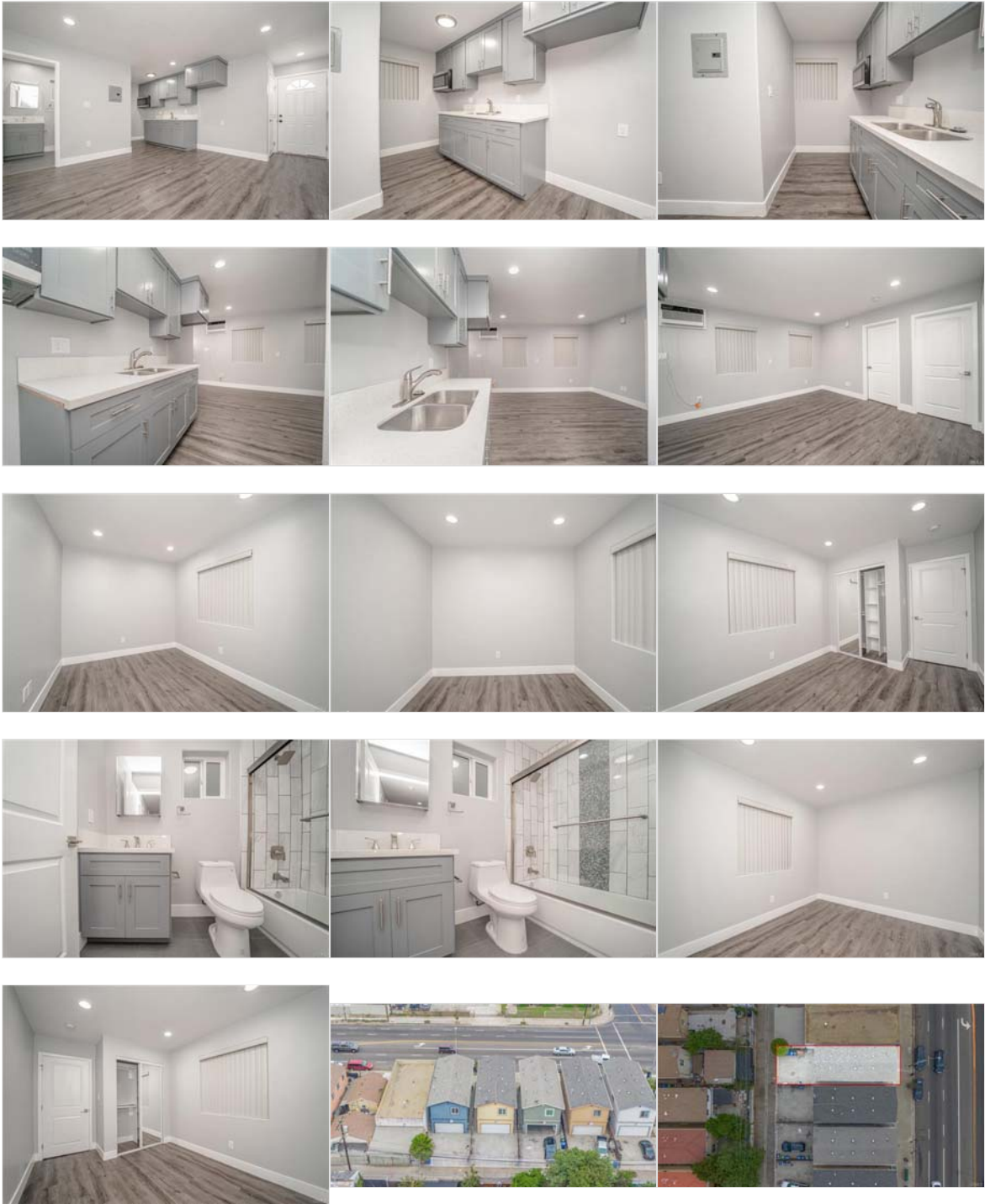
Re/Max Property Connection

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

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: DW22221033

Printed: 12/11/2022 5:18:21 AM

Closed • **Duplex**

4410 Radium Dr • **Los Angeles 90032**

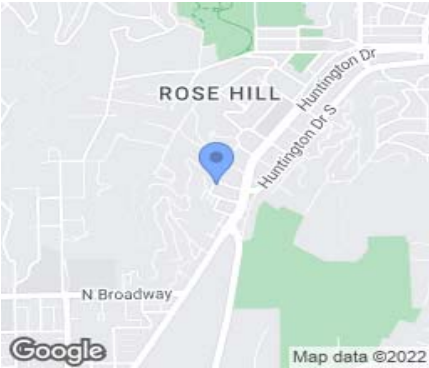
2 units • **\$399,950/unit** • **1,955 sqft** • **4,744 sqft lot** • **\$393.86/sqft** • **Built in 1924**

NEAR HUTINGTON DR AND RADIUM DR.

List / Sold: **\$799,900/\$770,000** ↓

20 days on the market

Listing ID: DW22221877



GREAT INVESTMENT OPPORTUNITY..VERY NICE AND SPACIOUS DUPLEX SITUATED IN A GREAT AREA OF EL SERENO WITH AMAZING HILL VIEWS.JUST MINUTES AWAY FROM DOWNTOWN LOS ANGELES. FIRST UNIT 2 BEDROOMS AND 1 BATH,FORMAL DINING ROOM PLUS A BEDROOM AND I BATH WITH LAUNDRY AREA.SECOND UNIT 1 BEDROOM, 1 BATH, FORMAL DINING ROOM AND A BONUS ROOM...PLUS AN STORAGE ROOM WITH A BATHROOM ATTACHED TO THE GARAGE.VERY CONVENIENT LOCATION,CLOSE TO FREEWAYS,PUBLIC TRANSPORTATION,CALIFORNIA STATE UNIVERSITY,DODGER STADIUM,RESTAURANTS AND MUCH MORE.THIS BEAUTIFUL PROPERTY WILL NOT LAST ON THE MARKET.

Facts & Features

- Sold On 12/05/2022
- Original List Price of \$799,900
- 1 Buildings
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: Natural Gas
- \$306 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Other Interior Features: Open Floorplan

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 621 - El Sereno area
 - Los Angeles County
 - Parcel # 5209031014

Michael Lembeck

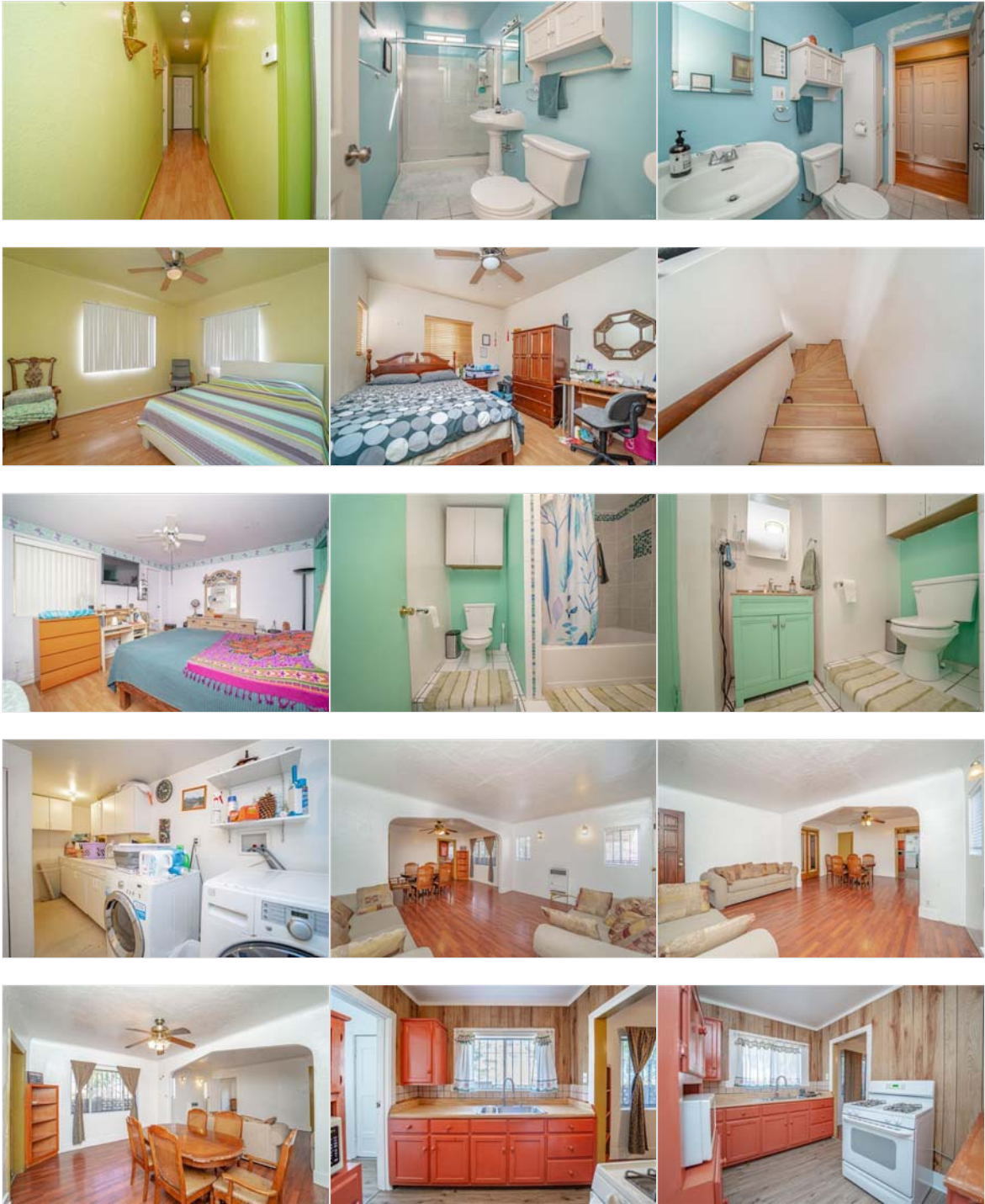
State License #: 01019397
Cell Phone: 714-742-3700

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: DW22221877

Printed: 12/11/2022 5:18:21 AM

Closed •

825 N Verdugo Rd • Glendale 91206

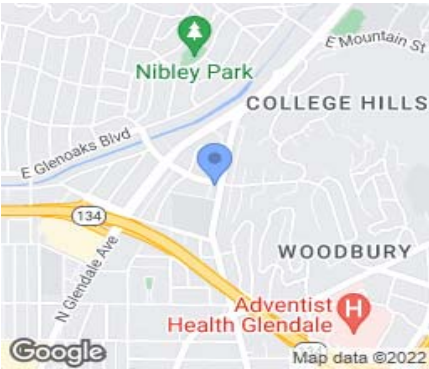
2 units • \$475,000/unit • 1,519 sqft • 4,647 sqft lot • \$635.29/sqft •
Built in 1946

Glendale Blvd. north to Glen Oaks Blvd. east, to Verdugo Road north.

List / Sold: \$950,000/\$965,000 ↑

27 days on the market

Listing ID: 22200963



Duplex fixer in charming Rossmoyne/Woodbury neighborhood of Glendale. Ideally situated near Woodrow Wilson Middle School, Glendale Community College, and Adventist Health Glendale Hospital and Medical Center, so you'll have plenty of rental applicants. Features one 2 Bed/1 Bath unit and one 1 Bed/1 Bath unit. This is a Probate Listing with Full Authority.

Facts & Features

- Sold On 12/07/2022
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Floor Furnace

Interior

- Appliances: None

Exterior

- Sewer: Sewer Paid, Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,300
2:	1	1	1		Unfurnished	\$0	\$0	\$1,600
3:								
4:								
5:								

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

Of Units With:

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

Additional Information

- Probate Listing sale
- 627 - Rossmoyne & Verdu Woodlands area
 - Los Angeles County
 - Parcel # 5646022001

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: 22200963

Printed: 12/11/2022 5:18:21 AM

Closed •

116 S Sierra Vista St • Monterey Park 91755

2 units • \$462,500/unit • 1,783 sqft • 7,005 sqft lot • \$487.94/sqft •
Built in 1965

Cross Streets: S Sierra Vista St & E Garvey Ave

List / Sold: \$925,000/\$870,000 ↓

41 days on the market

Listing ID: 22197344



Court Confirmation of Sale and Overbid is set for Friday, November 18th, 2022. Great duplex in Monterey Park! Perfect for an owner/user! The property was built in 1965 and consists of 1,783 SQ. FT and is comprised of a 2 bedroom + 1 Bathroom unit and a 1 Bedroom + 1 Bathroom unit. There is a detached garage with ADU potential, and quaint backyard space. The subject property is in Monterey Park a city in San Gabriel Valley which is consistently ranked as one of the country's best places to live due to its good schools, and growing economy.

Facts & Features

- Sold On 12/08/2022
- Original List Price of \$925,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Cap Rate: 2.1
- \$19739 Net Operating Income

Interior

Exterior

- Lot Features: Front Yard, Yard, Back Yard
- Security Features: Window Bars

Annual Expenses

- Total Operating Expense: \$14,224
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,455	\$1,469	\$2,100
2:	1	1	1		Unfurnished	\$1,455	\$1,167	\$1,600
3:								
4:								
5:								
6:								

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

Of Units With:

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

Additional Information

- Standard sale
- 641 - Monterey Park area
 - Los Angeles County
 - Parcel # 5259015004

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: 22197344

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Closed • **Duplex**

List / Sold: **\$750,000/\$775,000** ↑

1161 N Summit Ave • **Pasadena 91103**

40 days on the market

2 units • **\$375,000/unit** • **1,583 sqft** • **10,298 sqft lot** • **\$489.58/sqft** • **Built in 1912**

Listing ID: DW21099340

North on Fair Oaks, East on Hammond Ave, North on Summit Ave.



Great potential and great price for this duplex located right in the heart of North Central Pasadena with easy access to Old Town, freeways, shopping & recreation. Original hardwood floors, upstairs 1 bed/1 bath apartment has a separate entrance, laundry area on back porch, extra storage areas in the attic & basement, . Sold AS-IS with NO court confirmation required. NO SHOWINGS possible due to uncooperative tenant. New owner must take care of eviction process.

Facts & Features

- Sold On 12/06/2022
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Electric Dryer Hookup, Outside, Washer Hookup
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Basement, Laundry, Living Room
- Floor: Wood
- Appliances: Gas Range

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Average Condition, Brick, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
- 645 - Pasadena (NW) area
 - Los Angeles County
 - Parcel # 5728002017

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**

1700 N Sierra Bonita Ave • Pasadena 91104

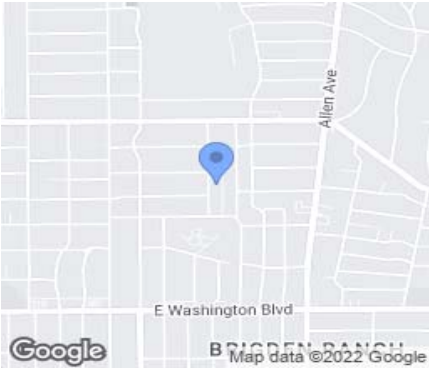
2 units • \$497,500/unit • 1,739 sqft • 9,306 sqft lot • \$572.17/sqft • Built in 1957

North of Washington Blvd. / East of Hill St

List / Sold: **\$995,000/\$995,000**

16 days on the market

Listing ID: PF22218896



Two homes on a lot with separate street addresses. Large lot with access from two streets. 1700 Sierra Bonita- 2 story with front porch. 3 bedrooms downstairs and 1 bath with a shower over the tub. Living room , dining area and bedrooms have laminated floors. Kitchen with tile floors. Granite countertops / updated cabinets. Dishwasher. Laundry area in kitchen. Basement. Back patio. Updated windows. Central air and heat. 2 storage sheds. Second story is finished attic with 2 wall air conditioners. Access to upstairs is the second door in the front porch. 1701 University Drive. Two bedrooms with one bath. Tiled floors in living room. Shower over the tub. Pedestal sink. Wall heater. Kitchen has Formica countertops / stove and tile floors. Two wall air conditioners. Storage shed in back.

Facts & Features

- Sold On 12/09/2022
- Original List Price of \$995,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$600 (Estimated)
- Laundry: In Kitchen, Outside
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Basement
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Gas Range, Gas Cooktop

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$0
2:	1	3	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
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5851003011

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: PF22218896

Printed: 12/11/2022 5:18:21 AM

Closed •

List / Sold: **\$849,000/\$750,000** ↓

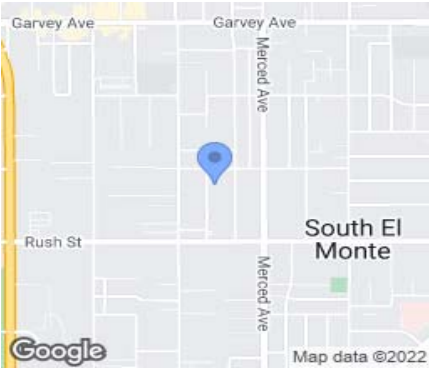
2300 2302 Sastre Ave • South El Monte 91733

70 days on the market

**2 units • \$424,500/unit • 1,856 sqft • 11,552 sqft lot • \$404.09/sqft •
Built in 1959**

Listing ID: DW22179581

East of Rosemead Blvd and North of Rush Street.



Two separate homes on a huge 11,552 square foot lot. Each home has its own separate yard and is centrally located in the heart of South El Monte. The potential for development is also an extra opportunity with this enormous lot and interested parties are advised to check with the City of South El Monte with any and all permitted uses.

Facts & Features

- Sold On 12/06/2022
- Original List Price of \$849,000
- 3 Buildings
- 5 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$10800 Gross Scheduled Income
- \$6850 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,950
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01908329
- Gardener:
- Licenses:
- Insurance: \$1,550
- 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	\$900	\$900	\$1,800
2:	1	3	2	2	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

- Carpet:
 - Dishwasher:
 - Disposal:
- Refrigerator:
 - Wall AC:

Additional Information

- Probate Listing sale
- 657 - So. El Monte area
 - Los Angeles County
 - Parcel # 8102015006

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: DW22179581

Printed: 12/11/2022 5:18:21 AM

Closed • **Duplex**

List / Sold: **\$930,000/\$942,000** ↓

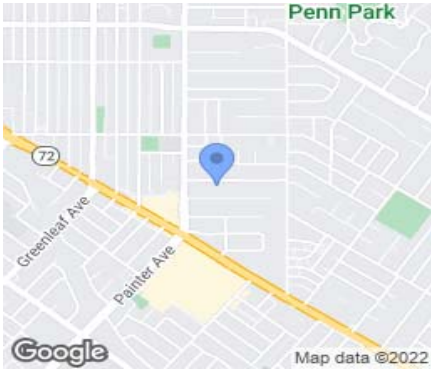
13514 Russell St • Whittier 90602

15 days on the market

2 units • \$465,000/unit • 2,150 sqft • 6,746 sqft lot • \$438.14/sqft • Built in 1965

Listing ID: CV22224347

From Whittier Blvd go north on Painter and then right on Russell to 13514--on Right



Property not available to show until Monday, October 24, 2022. Prime location near Uptown Whittier “Duplex” which is actually 2 separate houses on a lot. They are both 3 bedrooms. One has 2 bathrooms, the other has 1.5; and each has a two car garage. Each house has a fireplace. Estimated rents are about \$3000 and \$2500 per month, a great rate of return. The larger (1124 Sq. Ft.) has central A/C and laundry hookups--comes with washer, dryer, stove and refrigerator. The 2nd house is 1026 Sq. Ft. The property is about a mile from Whittier College—great location, with lots of outstanding shopping nearby. The two houses have separate gas and electric meters and one water meter.

Facts & Features

- Sold On 12/07/2022
- Original List Price of \$978,888
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Fireplace(s)
- \$0 (Assessor)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile

Exterior

- Lot Features: Front Yard
- 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	3	2	2	Unfurnished	\$0	\$0	\$36,000

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8142021029

Michael Lembeck

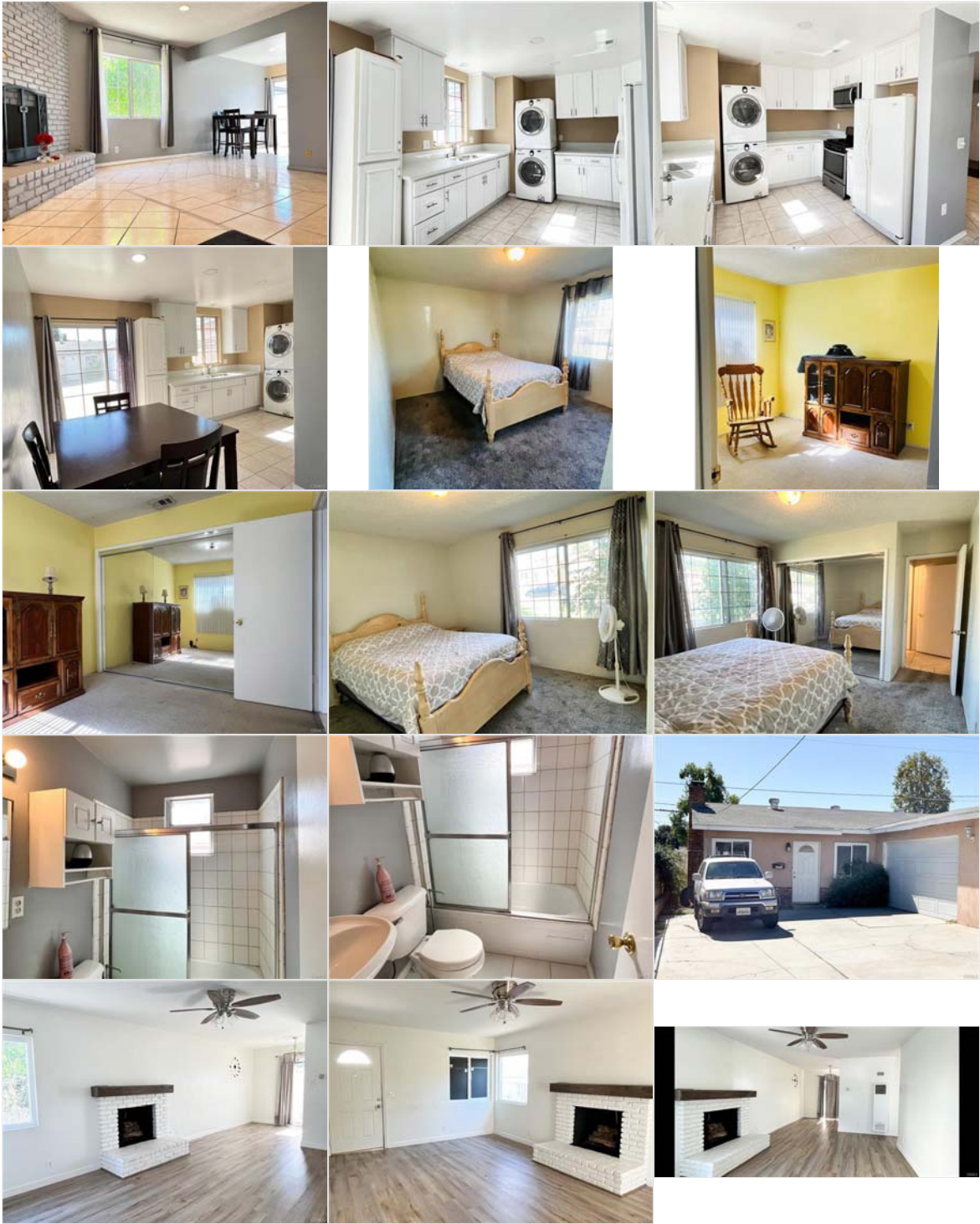
State License #: 01019397
Cell Phone: 714-742-3700

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: CV22224347

Printed: 12/11/2022 5:18:21 AM

Closed • **Duplex**

1144 Orme Ave • Los Angeles 90023

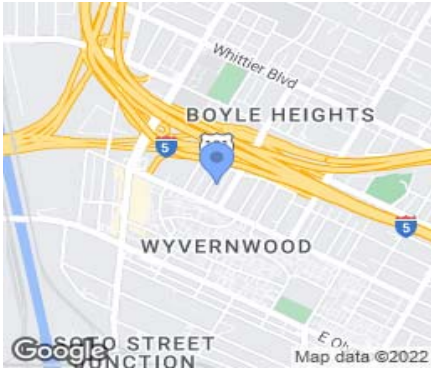
2 units • **\$374,500/unit** • **1,523 sqft** • **4,999 sqft lot** • **\$476.03/sqft** • **Built in 1906**

8th street to Orme

List / Sold: **\$749,000/\$725,000** ↓

194 days on the market

Listing ID: NP22074812



This freshly updated fully enclosed home represents the opportunity to acquire one of highly desirable duplex properties in the heart of Los Angeles. Located in the quaint neighborhood of Boyle heights this location rests just outside downtown proper offering the charm of a suburb with the amenities and entertainment of the city just minutes away. The front 3 bedroom, 1 bath, 1523 sqft main residence has been fully remodeled showcasing, durable manufactured wood flooring, stone surfaces, updated restrooms, washer and dryer accommodations, and new HVAC. In addition the rear 1 bedroom unit was updated with recessed lightning, manufactured wood flooring, bonus room and new electrical. The exterior grounds have been redesigned in a native southern California esthetics featuring a collection of drought resistant specimens, decomposed granite and grass all fully irrigated offering a low maintenance landscape. With world renowned dining, chic artist district, theaters, international airport, a broad spectrum of shopping destinations and lush green parks all minutes away you really capture the essence of city living with the tranquility and privacy of a single family residence. The home must be experienced to truly comprehend the value and lifestyle it provides.

Facts & Features

- Sold On 12/06/2022
- Original List Price of \$824,995
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Central Air
- \$311 (Estimated)
- Laundry: Inside
- \$55200 Gross Scheduled Income
- \$53700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Negotiable	\$2,800	\$2,800	\$3,000
2:	1	1	1	0	Negotiable	\$1,800	\$1,800	\$1,850

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC: 1

Additional Information

- Standard sale
 - Rent Controlled
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5170003024

Michael Lembeck

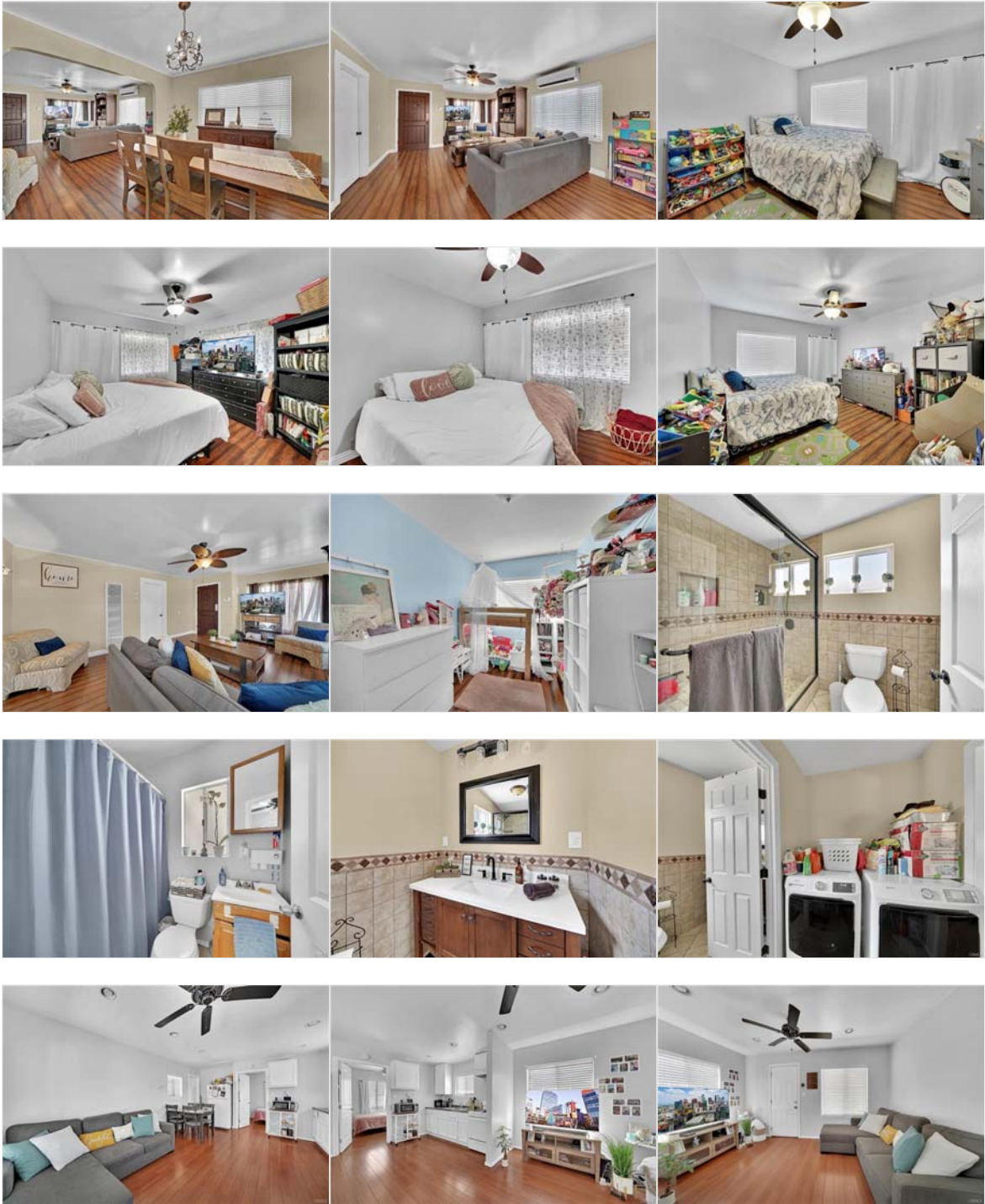
State License #: 01019397
Cell Phone: 714-742-3700

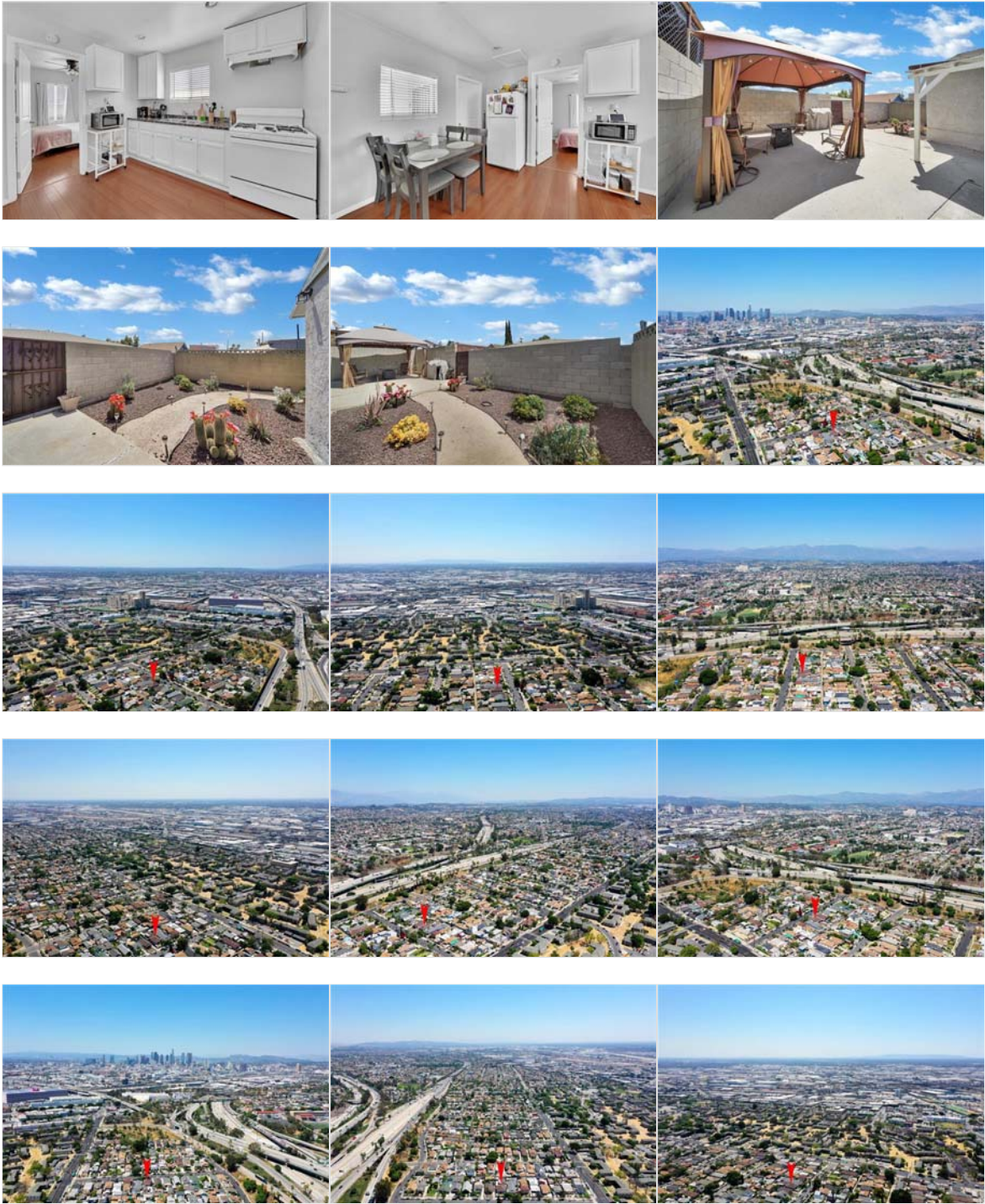
Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: NP22074812

Printed: 12/11/2022 5:18:22 AM

Closed •

4308 Victoria Park Dr • Los Angeles 90019

2 units • \$475,000/unit • 3,000 sqft • 6,846 sqft lot • \$316.67/sqft •
Built in 1923

Located off Venice and Crenshaw

List / Sold: \$950,000/\$950,000

0 days on the market

Listing ID: 22223145



DUPLAEX IN AS IS CONDITION - 100% VACANT. REHAB BUYERS ONLY

Facts & Features

- Sold On 12/05/2022
- Original List Price of \$950,000
- 1 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5082014015

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: 22223145

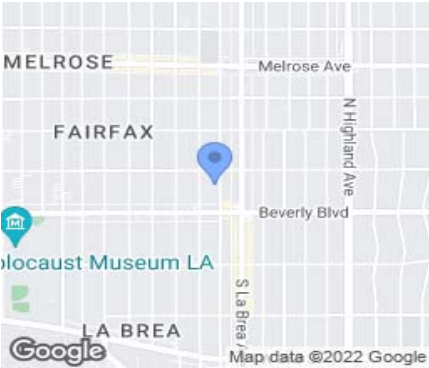
Printed: 12/11/2022 5:18:22 AM

Closed •

345 N Detroit St • Los Angeles 90036

2 units • \$1,250,000/unit • 4,230 sqft • 6,600 sqft lot • \$236.41/sqft • Built in 1938

West of N La Brea Ave, Between Oakwood Ave and Beverly Blvd



List / Sold:

\$2,500,000/\$1,000,000 ↓

60 days on the market

Listing ID: 22204789

We are pleased to present the opportunity to acquire a 50% interest of 345 North Detroit Street, a duplex investment opportunity located in the supply constrained 90036 zip code of Los Angeles, CA.

Facts & Features

- Sold On 12/07/2022
- Original List Price of \$2,500,000
- 1 Buildings
- Heating: Central
- Cap Rate: 2.47
- \$61830 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$45,840
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$5,750	\$5,750	\$5,750
2:	1	3	2		Unfurnished	\$3,500	\$5,750	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

• Separate Electric:

• Gas Meters:

• Water Meters:

• Carpet:

• Dishwasher:

• Disposal:

• Drapes:

• Patio:

• Ranges:

• Refrigerator:

• Wall AC:

Additional Information

• Standard sale

• C19 - Beverly Center-Miracle Mile area

• Los Angeles County

• Parcel # 5525034030

Michael Lembeck

State License #: 01019397

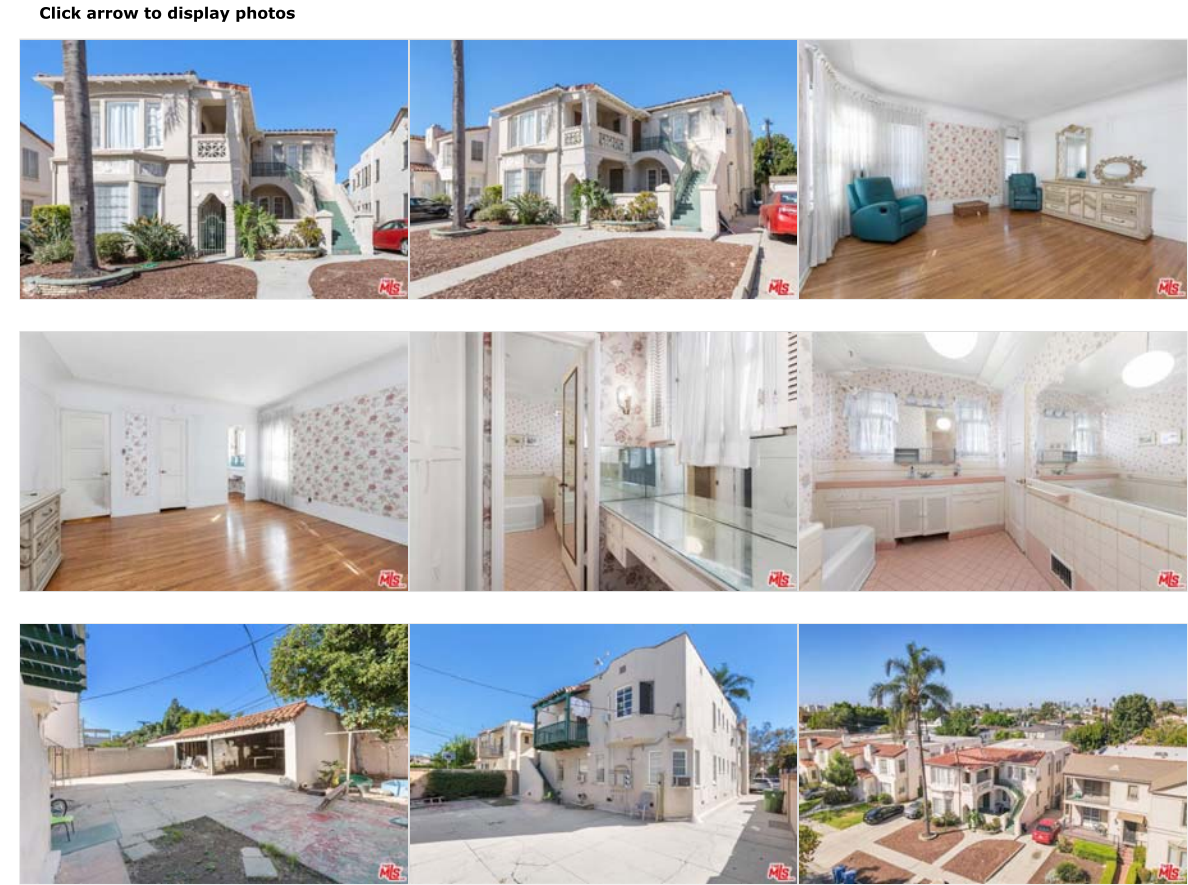
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691





CUSTOMER FULL: Residential Income LISTING ID: 22204789

Printed: 12/11/2022 5:18:22 AM

Closed •

100 SUNRIDGE St • Playa del Rey 90293
2 units • \$1,025,000/unit • 1,872 sqft • 2,553 sqft lot • \$1095.14/sqft •
Built in 1956

West on Culver Blvd, veer left onto Trolleyway. 100 Sunridge is the last property on left.



List / Sold:
\$2,050,000/\$2,050,100 ↑
53 days on the market

Listing ID: 22167947

Spectacular corner duplex with unobstructed white-water views from the second floor. There are two stacked units with one private garage each. The lower unit features an oversized patio/yard. The upper unit features a deck off the living room and a second oversized deck in the rear of the home with ocean views. Dual paned windows throughout. Great opportunity for an investment, or owner/user. 100 Sunridge is just minutes to LAX, Playa Vista, Marina Del Rey/Venice and freeways and just a few steps to the sand and bike path. These ocean view properties rarely come on the market. Don't miss this opportunity.

Facts & Features

- Sold On 12/06/2022
- Original List Price of \$2,050,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$64332 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$23,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$3,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,695	\$2,695	\$3,500
2:	1	3	1		Unfurnished	\$2,666	\$2,666	\$3,950
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:

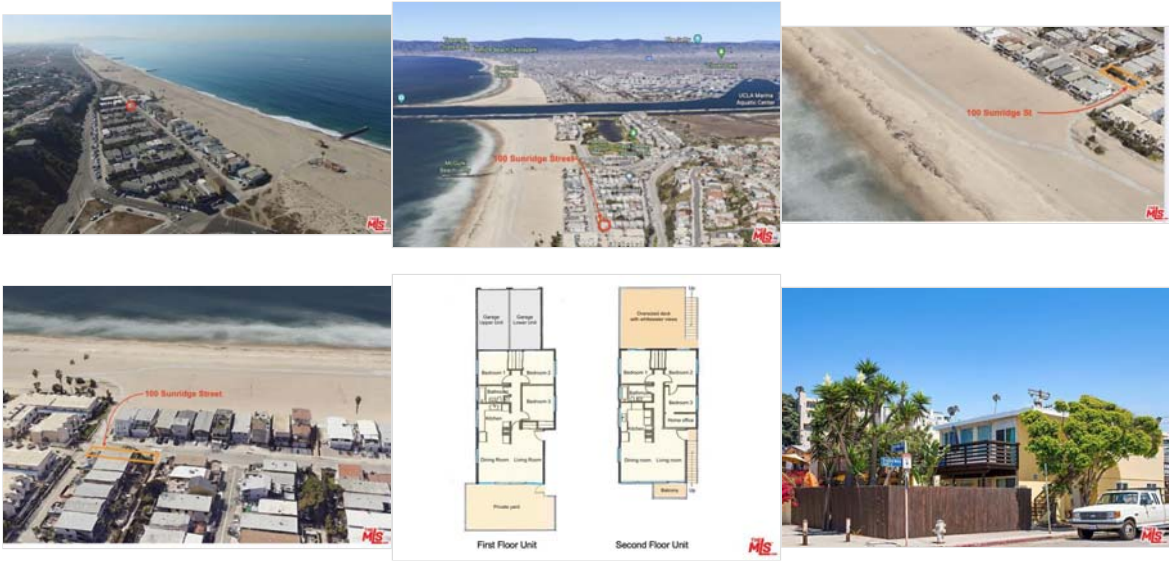
Additional Information

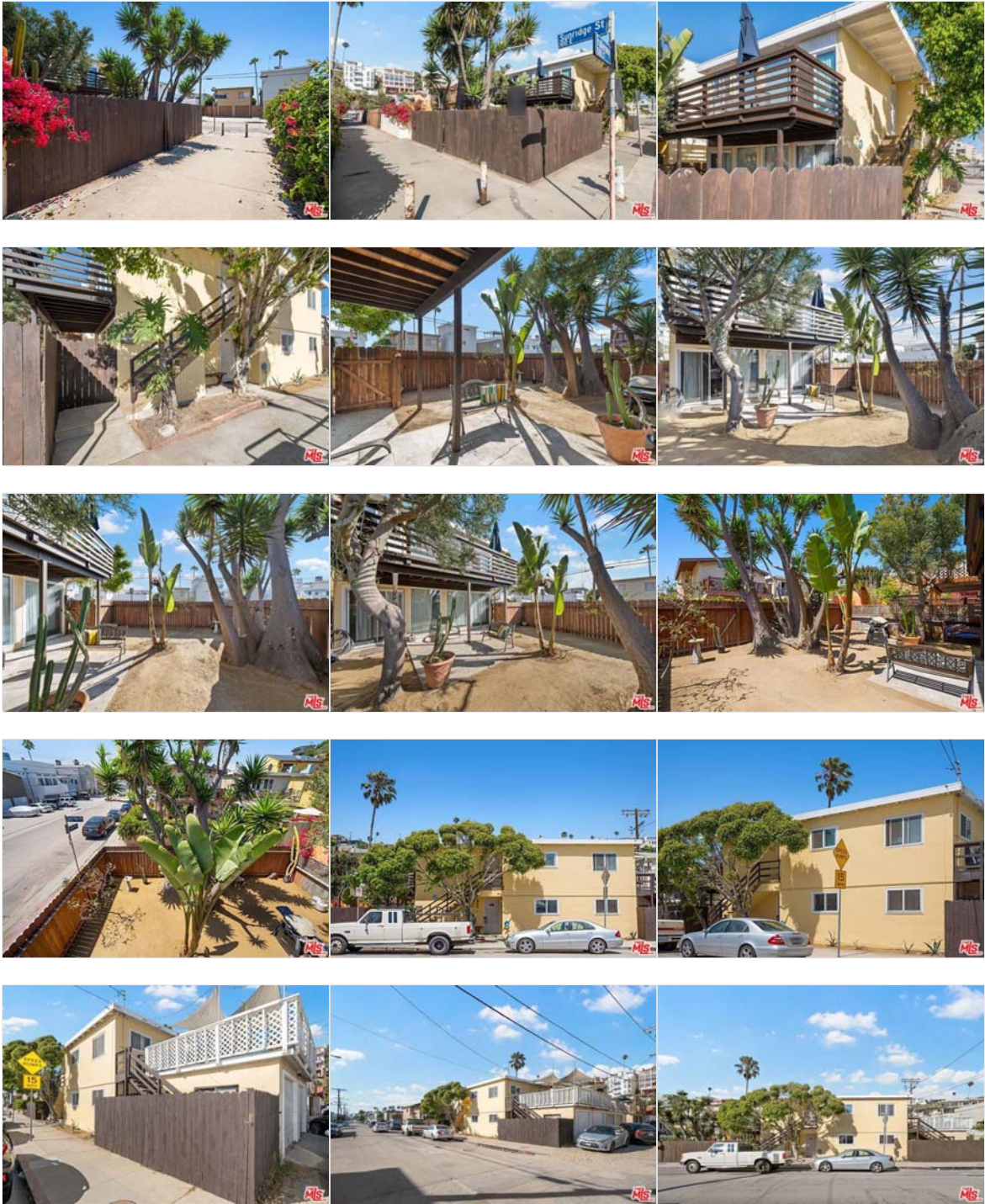
- Standard sale
- C31 - Playa Del Rey area
 - Los Angeles County
 - Parcel # 4116033034

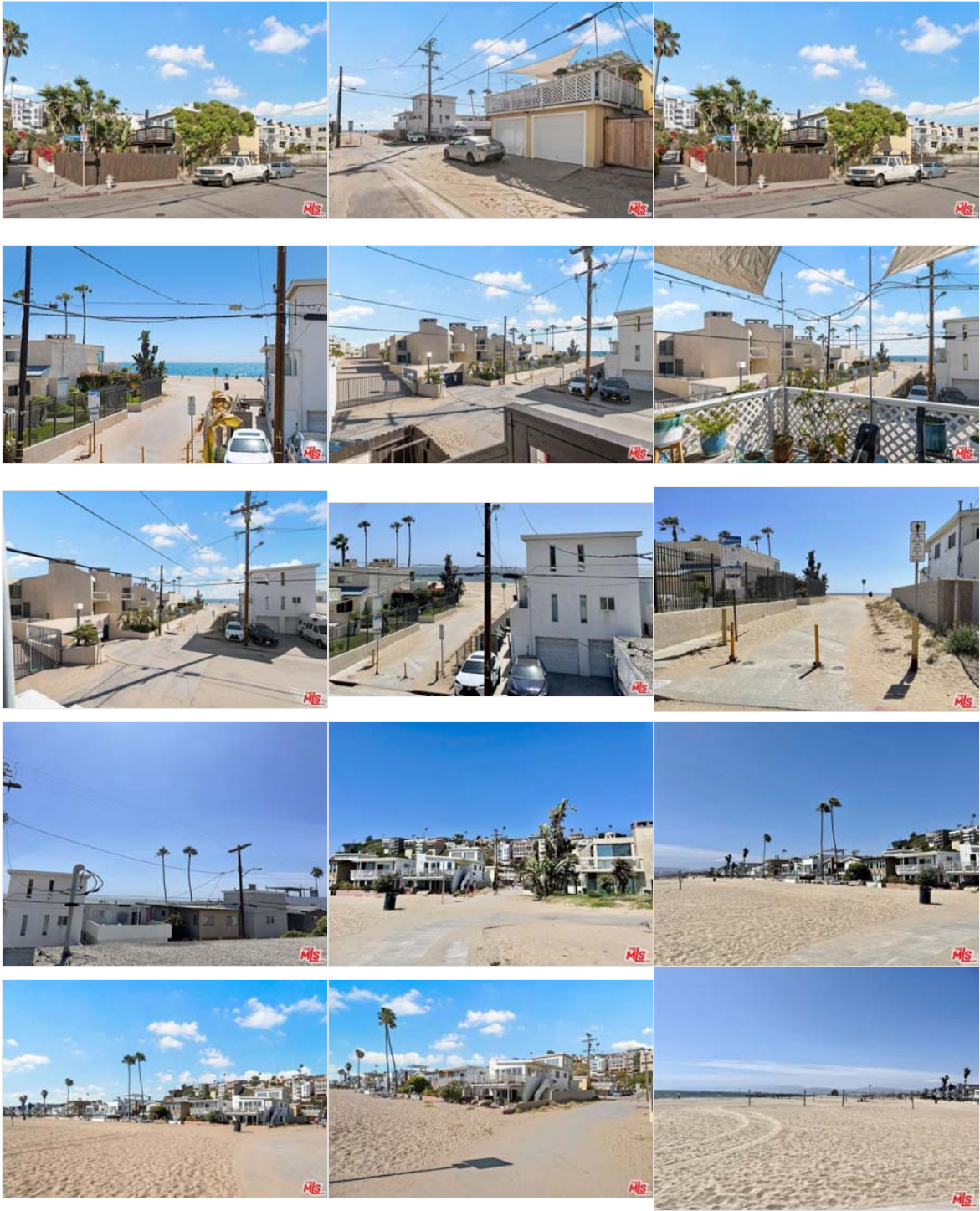
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

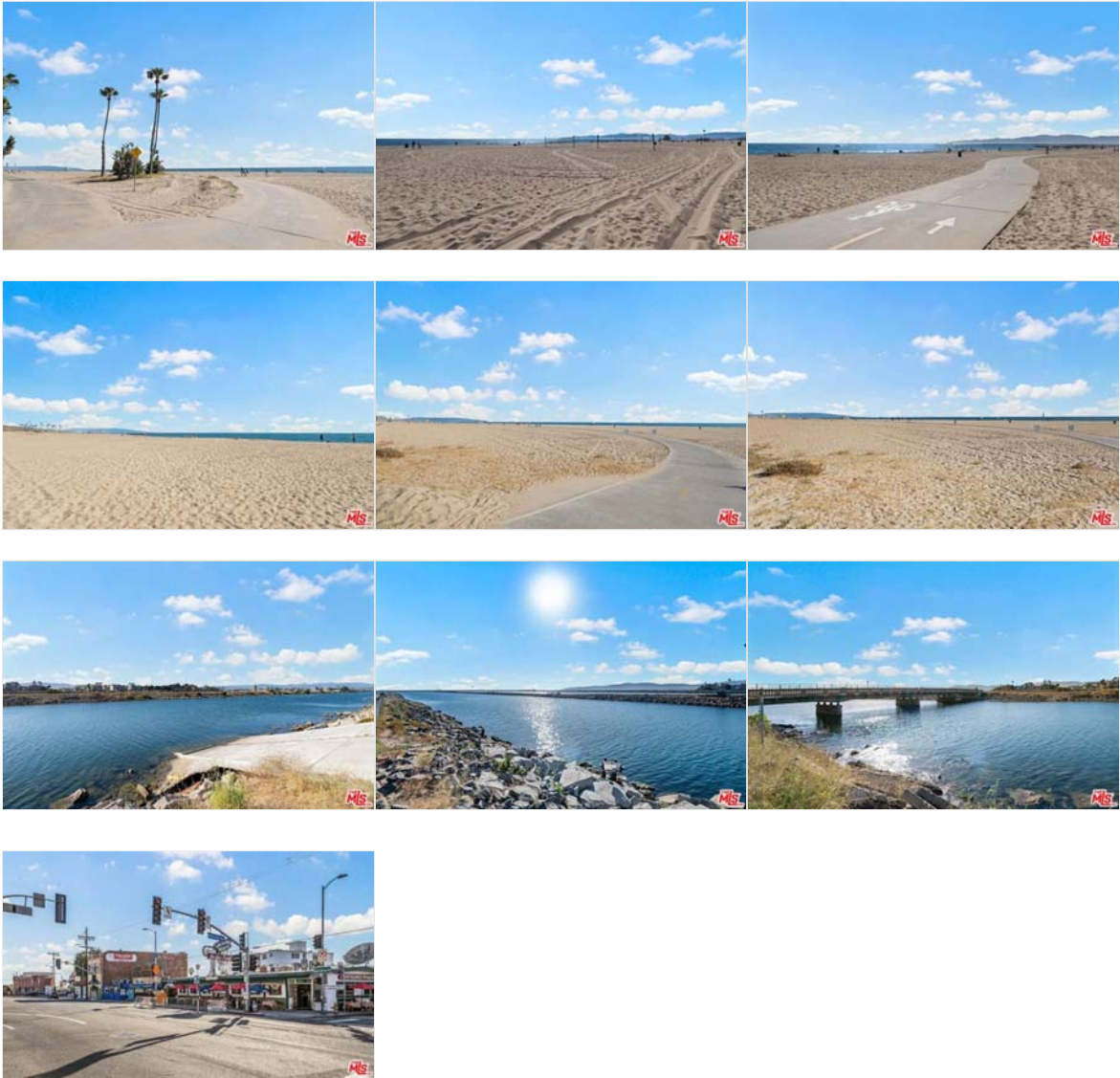
Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 22167947

Printed: 12/11/2022 5:18:22 AM

Closed • **Duplex**

3321 W 63rd St • Los Angeles 90043

2 units • **\$449,500/unit** • **2,780 sqft** • **7,990 sqft lot** • **\$334.53/sqft** • **Built in 1999**

East of Crenshaw Blvd, South of Slauson Ave.

List / Sold: **\$899,000/\$930,000** ↑

38 days on the market

Listing ID: MB22190280



Property is a 2-unit, 3-bedroom, 2 full bath each, built in 1999, each unit approx. 1390 sq ft. It has a Master bedroom with its own full bath, family kitchen with plenty of space for dining table, washer and dryer hookups inside of property, several fruit trees that include avocado, papaya, lemon, guava, orange and passion fruit plant, has 5 Palm trees along the driveway, 2-2 car garage attached to property which can be converted to ADUs for that extra income. Plenty of parking that can accommodate several cars. Short distance to Sofi Stadium and freeways. Each unit has solar panels.

Facts & Features

- Sold On 12/09/2022
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$490 (Estimated)
- Laundry: Gas Dryer Hookup, In Closet
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Bamboo
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Formica Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 6500-9999, Irregular Lot, No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- 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	2	Unfurnished	\$2,800	\$2,800	\$3,000

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 4006003035

Michael Lembeck

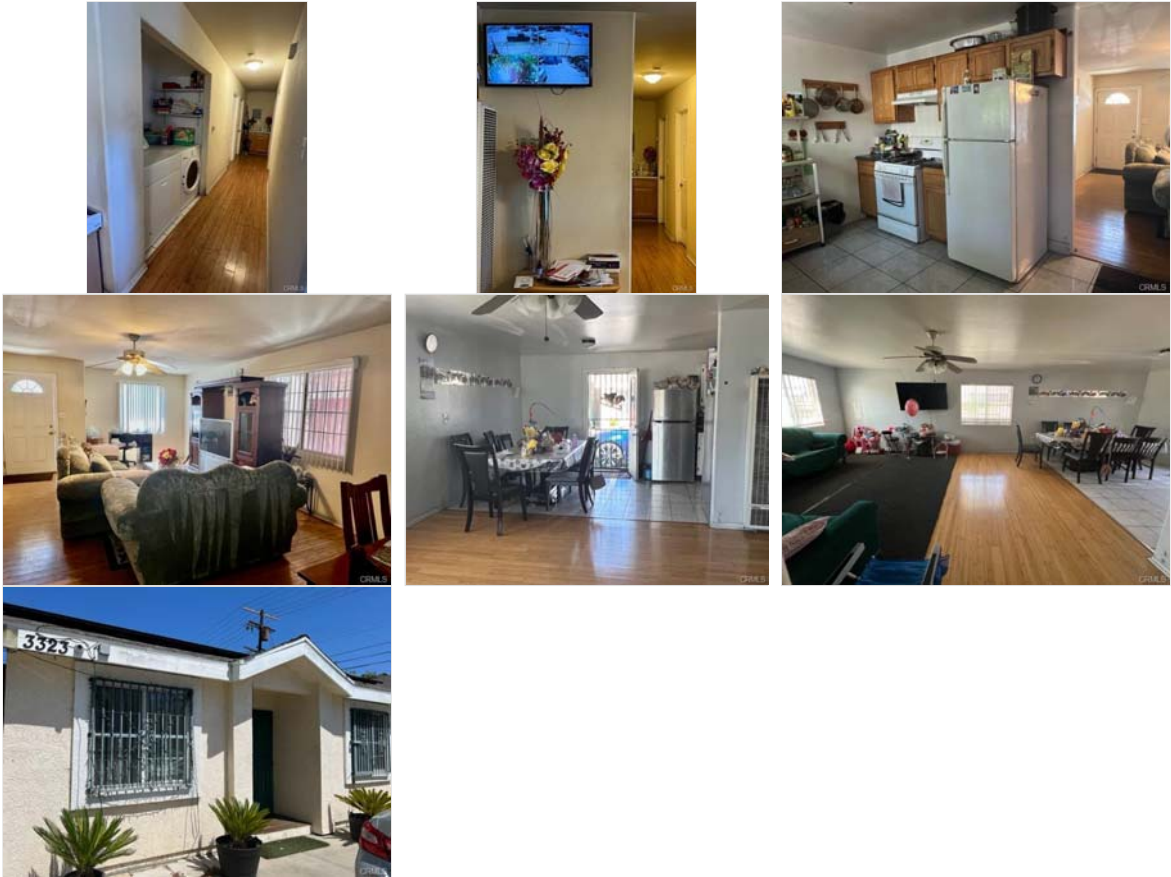
State License #: 01019397
Cell Phone: 714-742-3700

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: MB22190280

Printed: 12/11/2022 5:18:22 AM

Closed •

List / Sold: **\$789,000/\$775,000** ↓

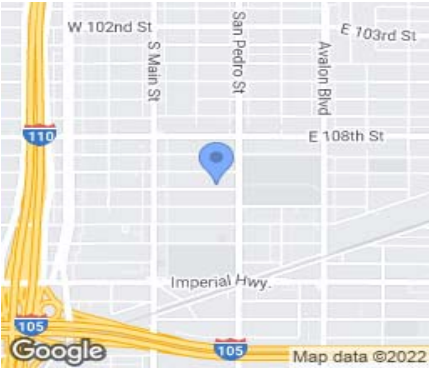
227 E 110th St • Los Angeles 90061

41 days on the market

**2 units • \$394,500/unit • 2,056 sqft • 5,323 sqft lot • \$376.95/sqft •
Built in 2004**

Listing ID: 22195423

Heading south on San Pedro St., make a right on 110th st. Property is on the right hand side



Vacant front unit, waiting for owner-occupant looking for a generous investment and an excellent alternative to rent. With the rent from the rear unit (\$1,970), it almost costs the same to own as to rent (potential rent for vacant unit = \$3,200 / Total: \$5,170). In 2004, the front unit was built new, and 30% of the rear unit's square feet were also built during the same year. With most houses in Los Angeles being constructed in the 30s and 50s, this property is young and built to more effective building standards. Also unique, the front unit has a spacious tile-covered 2-car garage, and the rear unit has its own one-car garage. Both have washer and dryer hookups. The ample driveway and front pavement mean plenty of parking beyond the garage space, a luxury in Los Angeles. Both units have separate addresses and electrical and gas meters. The front unit is newly remodeled. New paint, luxury vinyl plank floors, doors, vanities, fixtures, stove, microwave, and more were added. And as is recommended but hardly ever done due to the high expense, this property is newly fumigated and cleared of termites and other pests. Termite clearance and warranty are available for the new owners. This property is ready for a primary owner or investor looking for a move-in opportunity in a residential area where the median price for single-family homes has increased by over 260% in the past ten years, way above average for Los Angeles.

Facts & Features

- Sold On 12/08/2022
- Original List Price of \$789,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage

Interior

- Appliances: Microwave

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,970	\$1,970	\$2,800
2:	1	3	2		Unfurnished	\$0	\$0	\$3,200
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:

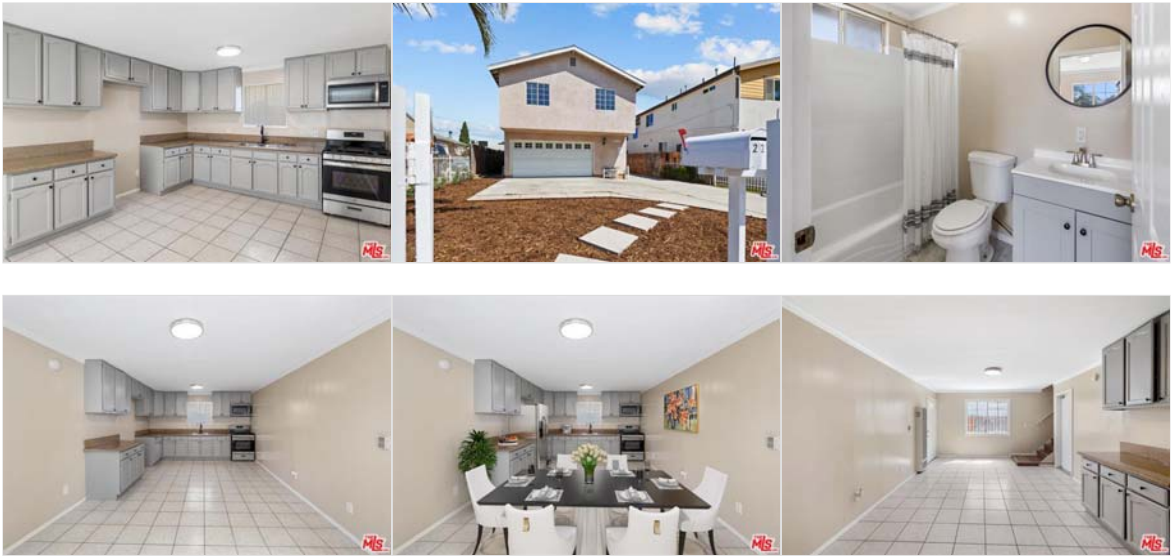
Additional Information

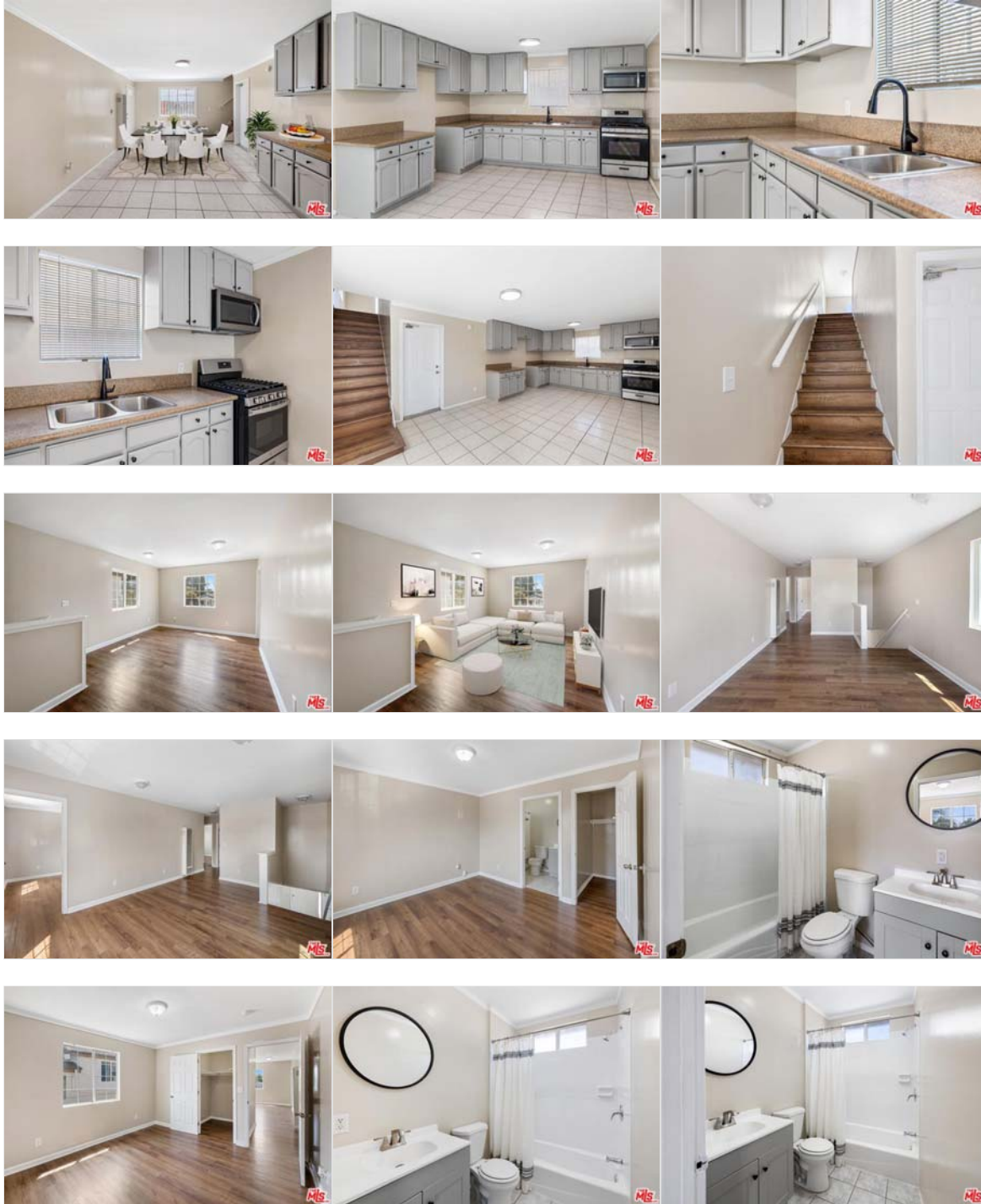
- Standard sale
 - Rent Controlled
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6073010017

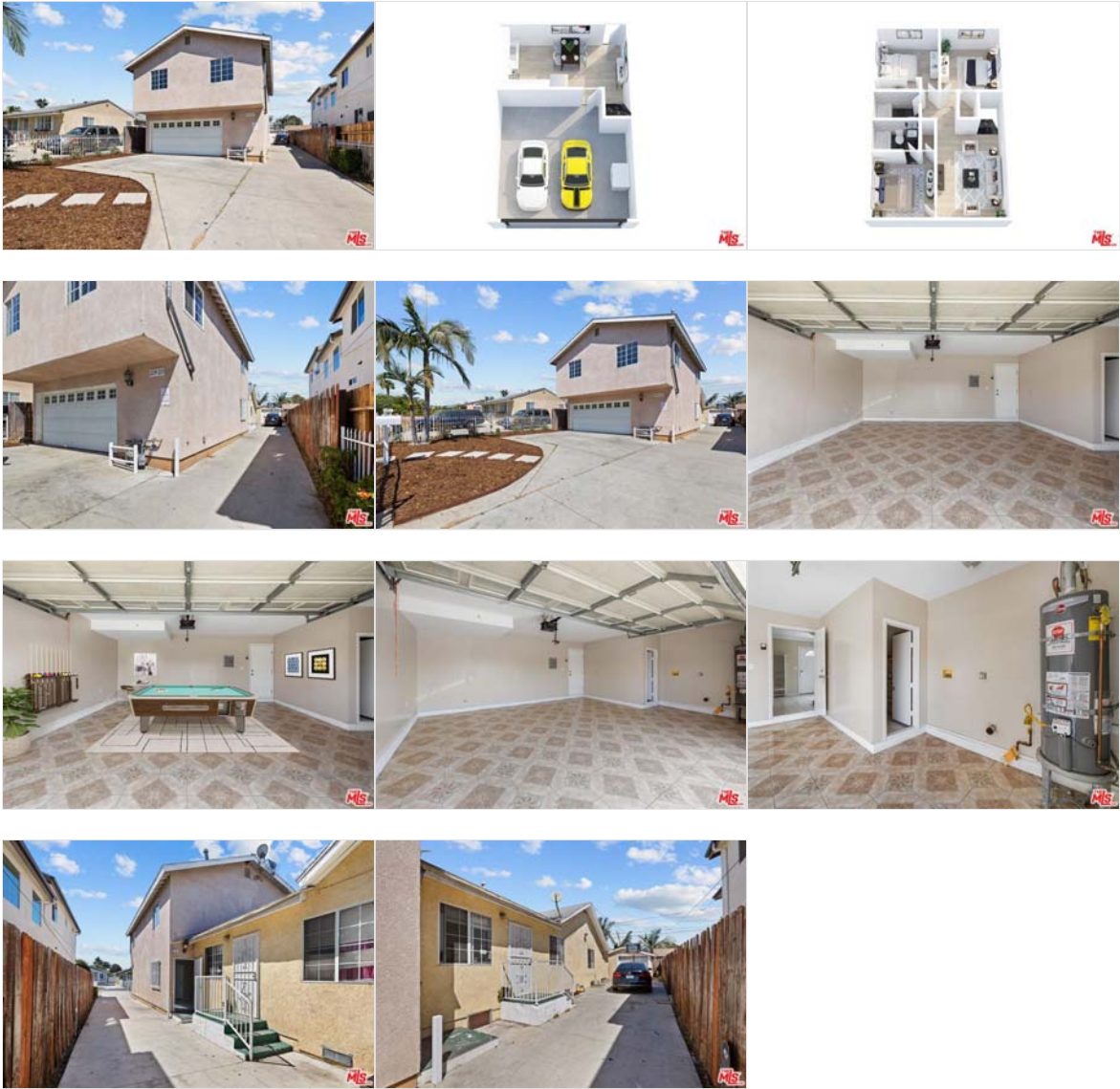
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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: 22195423

Printed: 12/11/2022 5:18:22 AM

Closed •

List / Sold: **\$449,999/\$449,999** ↓

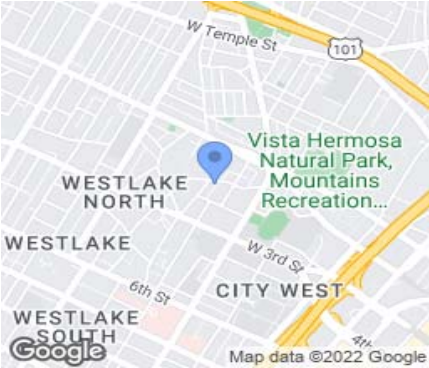
205 COLUMBIA PI # 205/207 • Los Angeles 90026

105 days on the market

**2 units • \$225,000/unit • 1,364 sqft • 1,194 sqft lot • \$329.91/sqft •
Built in 1923**

Listing ID: 22164247

Take 10 E Freeway to SR-110 North to Pasadena. Exit West 3rd Street and turn left, . In .4 of a mile turn right on Columbia Avenue. Then in .1 mile, enter walk street, Columbia Place. 105 is on the right. Across the street from Sal Castro Middle School.



Facts & Features

- Sold On 12/07/2022
 - Original List Price of \$499,000
 - 1 Buildings
 - Heating: Natural Gas
- \$1000 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$600	\$1,200	\$1,200
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5153016025

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 •

6519 Denver Ave • Los Angeles 90044

2 units • \$299,500/unit • 1,672 sqft • 5,400 sqft lot • \$364.83/sqft •
Built in 1923

Exit Gage, left on Figueroa, right W 65th, left on Denver

List / Sold: \$599,000/\$610,000 ↑

107 days on the market

Listing ID: 22182391



Charming duplex in the heart of DTLA, each unit is two bedrooms/one bath. The kitchens include recently installed cabinets, countertops, and stainless steel appliances. Both units have their own laundry area. A two car garage with a newer garage door. Zoned R2 with potential to add more units. Owner responsible for water and trash. Conveniently located near the 110 freeway, downtown LA. Drive-by only, only accepted with offer .One unit vacant.

Facts & Features

- Sold On 12/09/2022
- Original List Price of \$599,000
- 2 Buildings
- 2 Total parking spaces
- \$38556 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,800	\$21,600	\$1,872
2:	1	2	1		Unfurnished	\$1,650	\$21,156	\$1,872
3:								
4:								
5:								
6:								
7:								

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

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 6013016016

Michael Lembeck

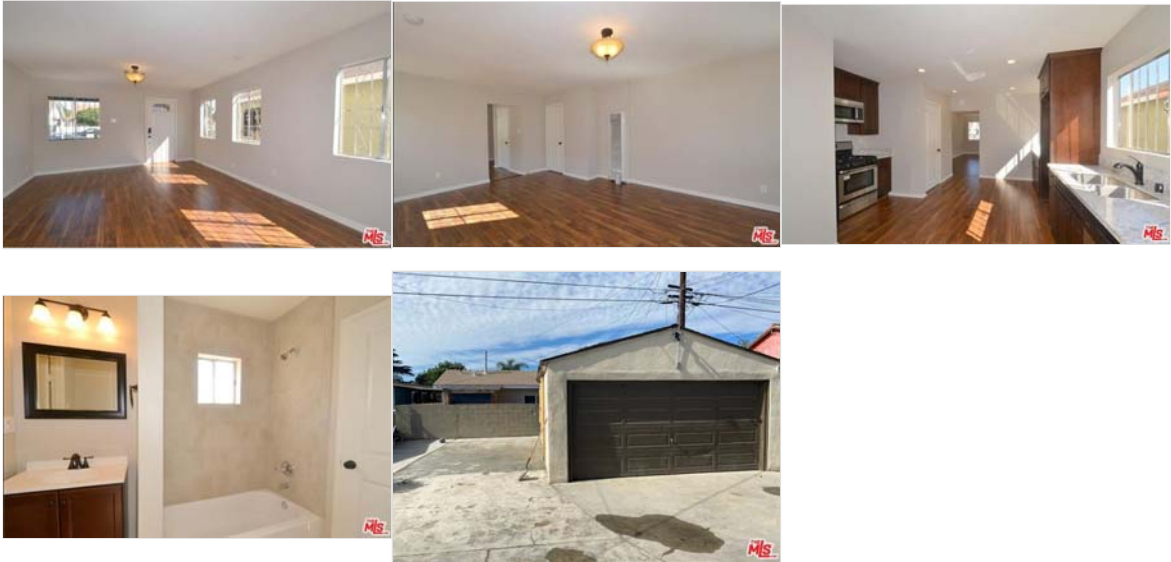
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: 22182391

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List / Sold:

Closed • **Single Family Residence**

\$1,495,000/\$1,495,000

8609 Rubio Ave • North Hills 91343

17 days on the market

2 units • \$747,500/unit • 3,050 sqft • 14,153 sqft lot • \$490.16/sqft • Built in 1959

Listing ID: SR22222164

Balboa Blvd to Roscoe to Hayvenhurst Ave to Chase St to Rubio Ave



FULLY RENOVATED + POOL HOME + GREAT LOCATION + OVERSIDE LOT + TWO CAR GARAGES + RV PARKING + LEGAL ADU / 2nd unit + GUEST HOUSE / OFFICE + TWO MASTER BEDROOMS + CHEF KITCHEN. All in One House!! the 8607-8609 N Rubio Ave is a spectacular 3,050 sqft approximated living area (main house, ADU and bonus 350 sqft guest house). This home counts with a legal ADU / 2nd unit and separate two car garages, sitting on 0.32 Acres of land, that has everything a family could want in a single-family home (duplex), to start with an excellent location since it is in the most desirable area of North Hills near Northridge, where it is surrounded by very beautiful and quiet streets. The front of the house has been painted in a white tone with contrasts in gray on the roof and black on the gate and the main door that give it a touch of elegance that combines with the natural colors of the trees and flowers that are in front of the house. This house has been totally remodeled from top to bottom, including new roof, floors, kitchen, bathrooms. Once you enter on your left-hand side is the living room, a comfortable space with a high ceiling with decorative wood beams and a warm marble fireplace. Walking into the house a newly built and super spacious 518 sqft Master Suite with bathroom full of Caesarstone Quartz details, double shower, and a comfortable walking closet. In addition, this house has another master suite and two other bedrooms and a full bathroom. The Chef kitchen has four pantries and tons of storage space with soft closed white cabinets. The Caesarstone quartz-lined island is the perfect place for family meals while admiring the new pool. The ADU has its own living room, bathroom, very nice kitchen and even its own AC unit and laundry. The pool has been totally redone but this family recreation space would not be complete without the guest / pool house which is approximately EXTRA 350 sqft and is ready for gatherings, guest or if you prefer your office. In addition, this beauty counts with a nice Fenced back yard with fruit trees and massive space. This house is giving you the opportunity to save on your electricity bill as has solar panels. Make your appointment now this home will not last on this market!

Facts & Features

- Sold On 12/07/2022
- Original List Price of \$1,495,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$566 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$92400 Gross Scheduled Income
- \$82400 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Bonus Room, Entry, Family Room, Formal Entry, Guest/Maid's Quarters, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Suite, Office, Recreation, Separate Family Room, Two Masters, Walk-In Closet
- Appliances: 6 Burner Stove, Built-In Range, Dishwasher, Double Oven, Freezer, Gas Range, Microwave, Water Heater
- Other Interior Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), Copper Plumbing Full, High Ceilings, Pantry, Quartz Counters, Stone Counters, Storage

- Floor: Laminate, Tile, Wood

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 10000-19999 Sqft, Paved, Yard
 - Security Features: Smoke Detector(s)
- Fencing: New Condition, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,000
 - Electric: \$1,500.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,500
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$3,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	6	4	2	Unfurnished	\$92,400	\$92,400	\$92,400

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- NOH - North Hills area
 - Los Angeles County
 - Parcel # 2689017026

Michael Lembeck

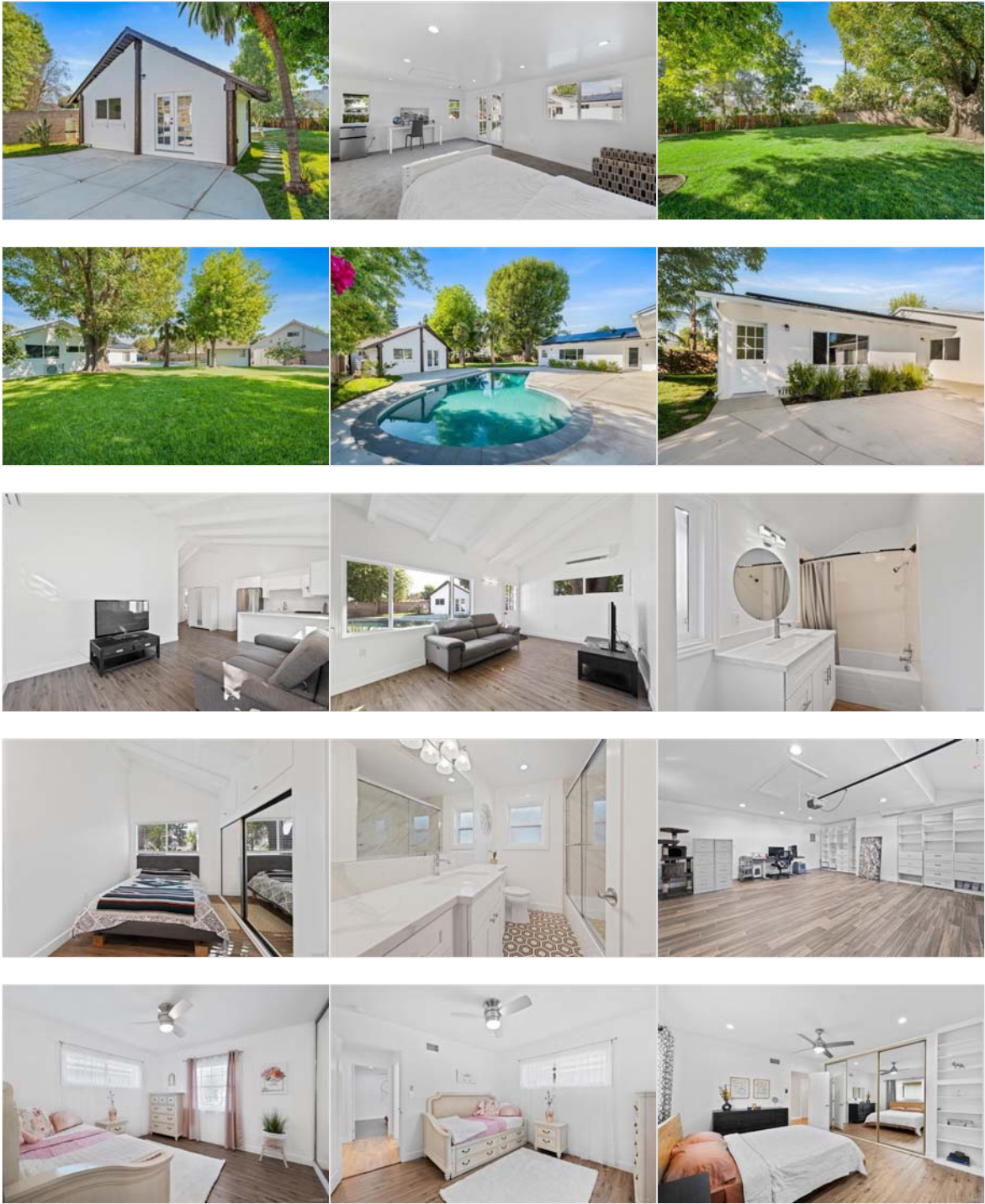
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Cell Phone: 714-742-3700

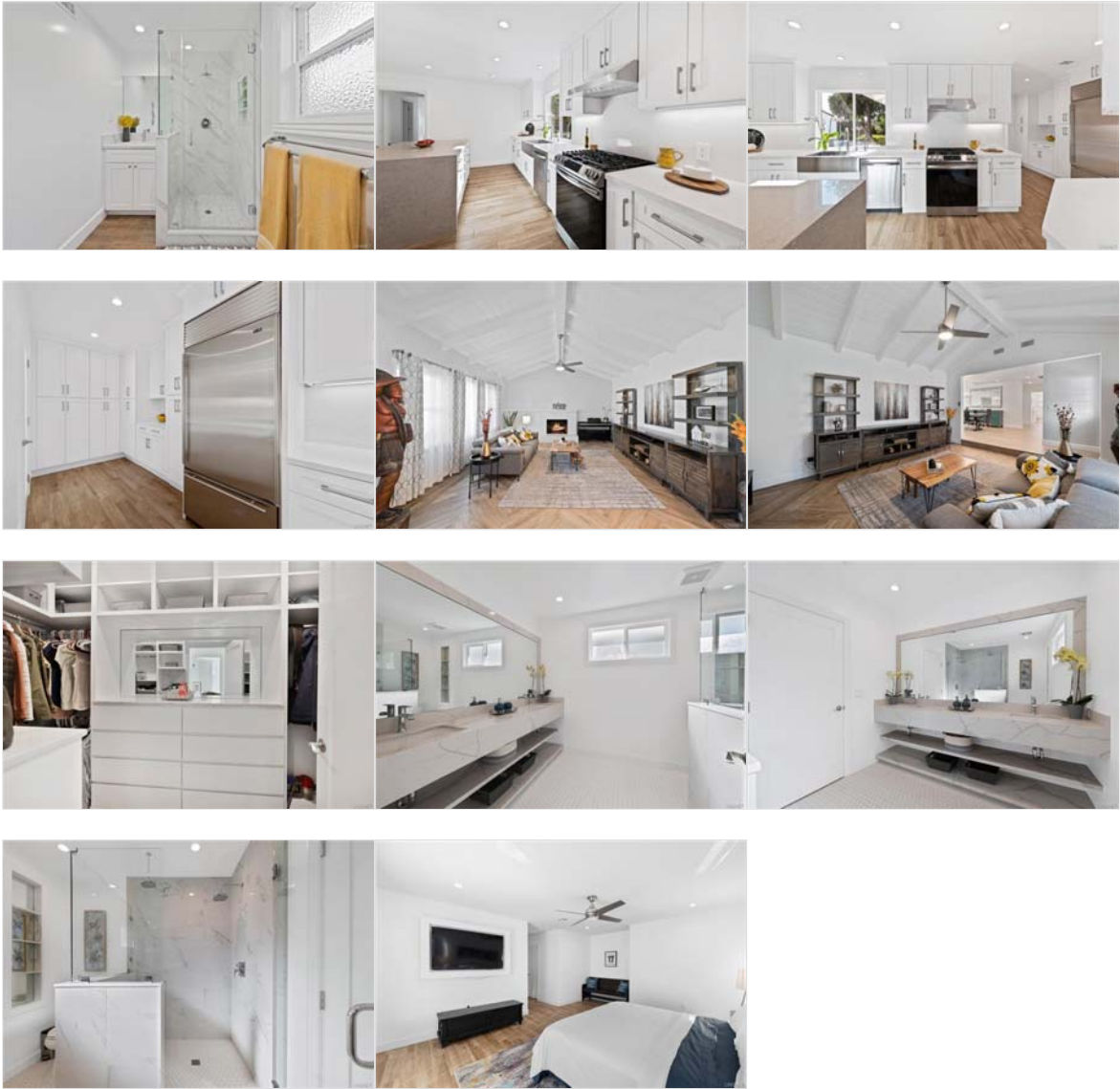
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR22222164

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Closed

• Duplex

5300 Ruthelen St

• Los Angeles 90062

2 units

• \$449,500/unit

• 1,920 sqft

• 6,031 sqft lot

• \$460.42/sqft

• Built in 1923

405 South-exit 50B-Turn right onto W Slauson- Turn left onto Arlington-Turn right onto W 54th-Turn left to Ruthelen

List / Sold: \$899,000/\$884,000

19 days on the market

Listing ID: SR22222697



Lovely Duplex, situated on a quiet palm tree-lined street. Both units have been remodeled with elegant taste. These bright and light units are each 2 bed 2 baths. Detached 2 cars garage and space in the backyard for additional parking. Access to the garage from the alley in W 52nd St. It might be an opportunity for converting the garage to an ADU (buyers to do their own research). Renovations include ALL NEW drywalls, insulation, flooring, designer kitchen, stainless appliances, double-pane windows, electricity, bathrooms, wall heaters, tankless water heaters, partial plumbing upgraded to copper, and galvanize. Washer/dryer hookup in each unit. Both units have a pantry and two more storage spaces. New plywood and new electricity in the garage. Close to SoFi stadium, USC, and museum. Perfect opportunity for a first time home buyer to live in one and rent the second unit. Investors don't miss this opportunity. Buyers to do their own due diligence regarding size, city and state tax and business fees etc.

Facts & Features

- Sold On 12/05/2022
 - Original List Price of \$899,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Walk-In Closet, Walk-In Pantry
 - Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Microwave, Tankless Water Heater
 - Other Interior Features: Ceiling Fan(s), Open Floorplan, Pantry, Storage

Exterior

- Lot Features: Back Yard, Front Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:

- Trash: \$0
 - Cable TV: 02062865
 - Gardener:
 - Licenses:
- Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5005021020

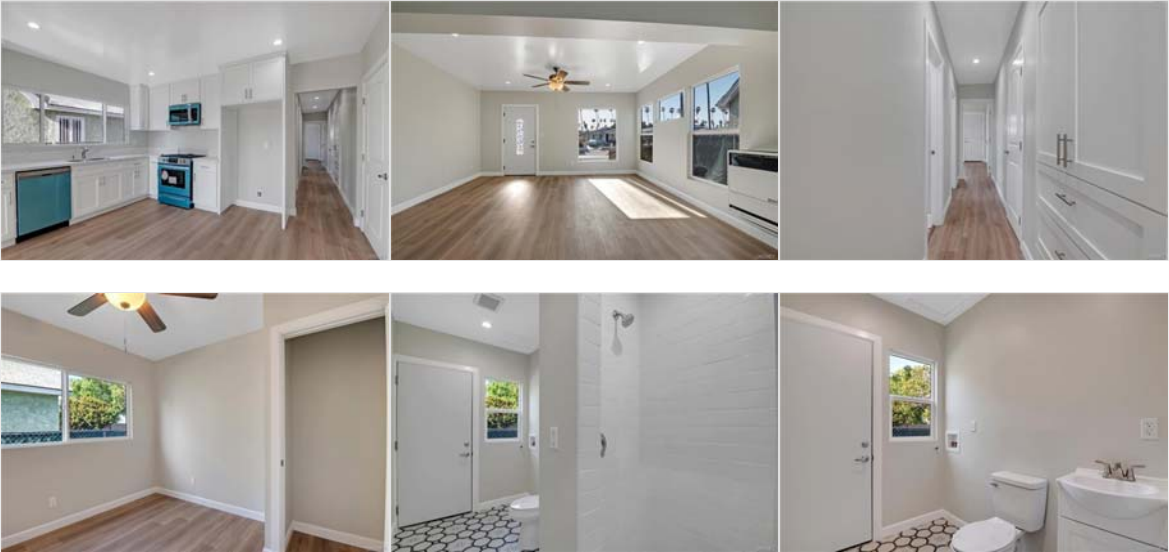
Michael Lembeck

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

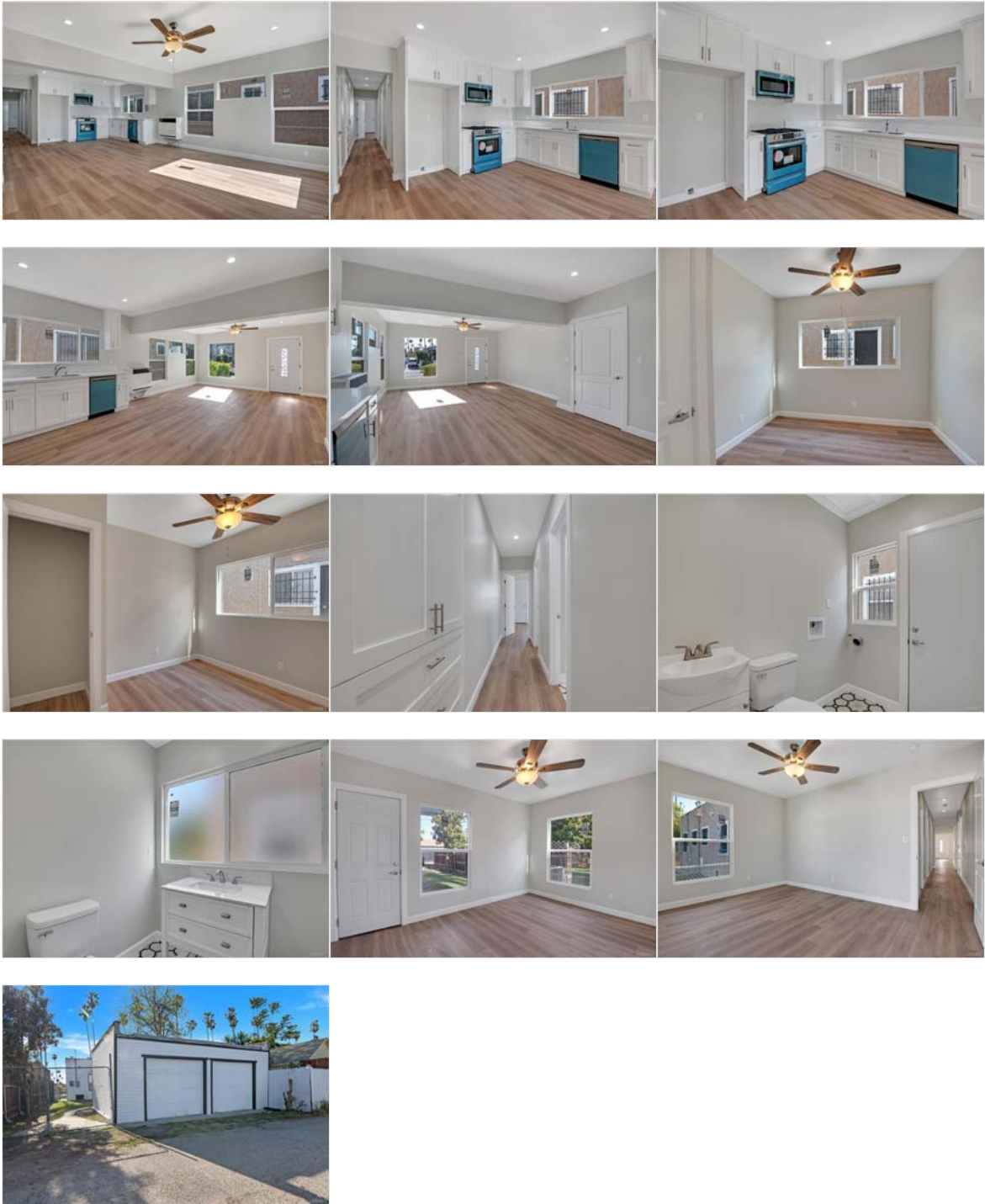
Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: SR22222697

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Closed • **Duplex**

List / Sold: **\$799,000/\$600,000** ↓

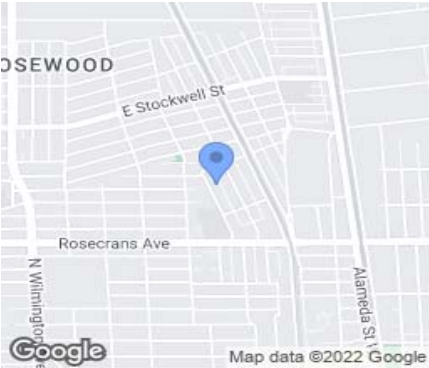
1608 N Acacia Ave • Compton 90222

34 days on the market

2 units • \$399,500/unit • 2,528 sqft • 7,512 sqft lot • \$237.34/sqft • Built in 1926

Listing ID: CV22192203

w wiinona st & w douglas



* Fantastic opportunity to own a two-unit property in a desirable area of Compton*The property consist of a front unit that features a 3 bedroom and 2 baths a large family room that opens to the kitchen*Back unit features a 2 bedroom and 2 baths. This unit reflects some updating on flooring and fresh paint in the kitchen and baths. Each unit has private patio and 2-garage with additional parking on the streets*Each property has it own meters*Great rental property! Perfect to live in one and rent the other. Close to schools, fwy , shopping*

Facts & Features

- Sold On 12/08/2022
- Original List Price of \$799,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$753 (Estimated)
- Laundry: Outside
- \$44400 Gross Scheduled Income
- \$42000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Tile
- Appliances: Gas Range

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
- RP - Compton S of Rosecrans, E of Central,W of Ala area
 - Los Angeles County
 - Parcel # 6153023005

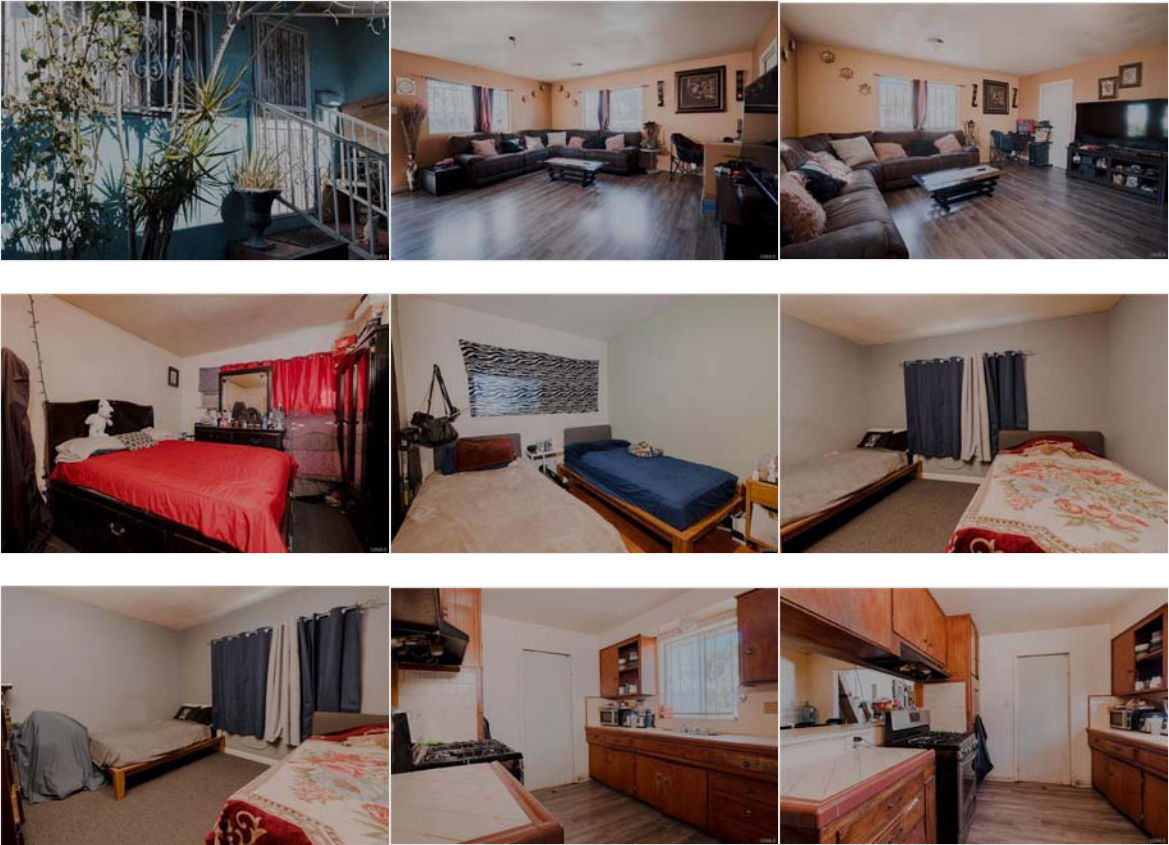
Michael Lembeck

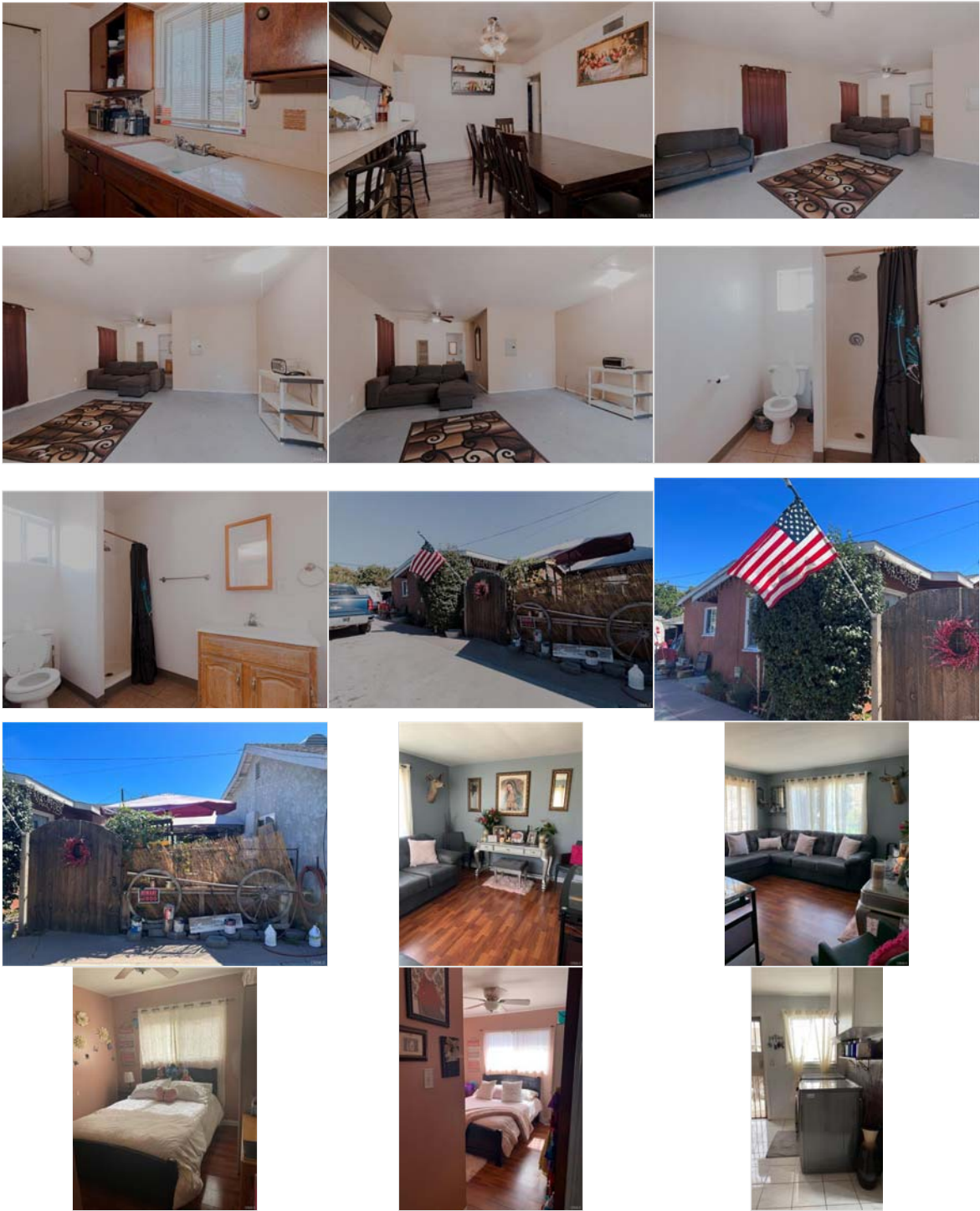
State License #: 01019397
Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: CV22192203

Printed: 12/11/2022 5:18:22 AM

Closed • **Duplex**

10321 San Antonio Ave • South Gate 90280

2 units • **\$413,500/unit** • **1,464 sqft** • **6,550 sqft lot** • **\$539.62/sqft** • **Built in 1924**

Tweedy Blvd and California Ave

List / Sold: **\$827,000/\$790,000** ↓

36 days on the market

Listing ID: PW22191773



2 Separate Houses on one lot!! Live in one and set your own rent amount on the other house!! Pick your own tenants or great for 2 families!! Great as an investment Property! Both properties have been beautifully renovated with new waterproof vinyl flooring throughout, new cabinets and quartz countertops in kitchens. New windows, and bathrooms have been 100% redone Each house consists of 2 bedrooms and 1 bath with their own private front and back yards which are excellent for entertainment! Each unit has its own indoor laundry. Property does have a garage that can be converted to an ADU and become another rental unit. Property also has a huge lot with lots of potential to build. One great feature of this property is that each unit has its own WATER, ELECTRIC, & GAS meters. ALL utilities are separate. Property has long driveway for parking between houses. All work has been done with permits and all work has been signed off. Seller has resolved all violations on presale inspection. Buyer will receive a clean presale inspection report. Don't miss out on this amazing opportunity! This property is 10321 & 10327 San Antonio Ave. Great neighborhood!! Walking distance to restaurants and shops.

Facts & Features

- Sold On 12/06/2022
 - Original List Price of \$850,000
 - 2 Buildings
 - Levels: One
 - 1 Total parking spaces
 - \$731 (Estimated)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

- Standard sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
 - Los Angeles County
 - Parcel # 6223002033

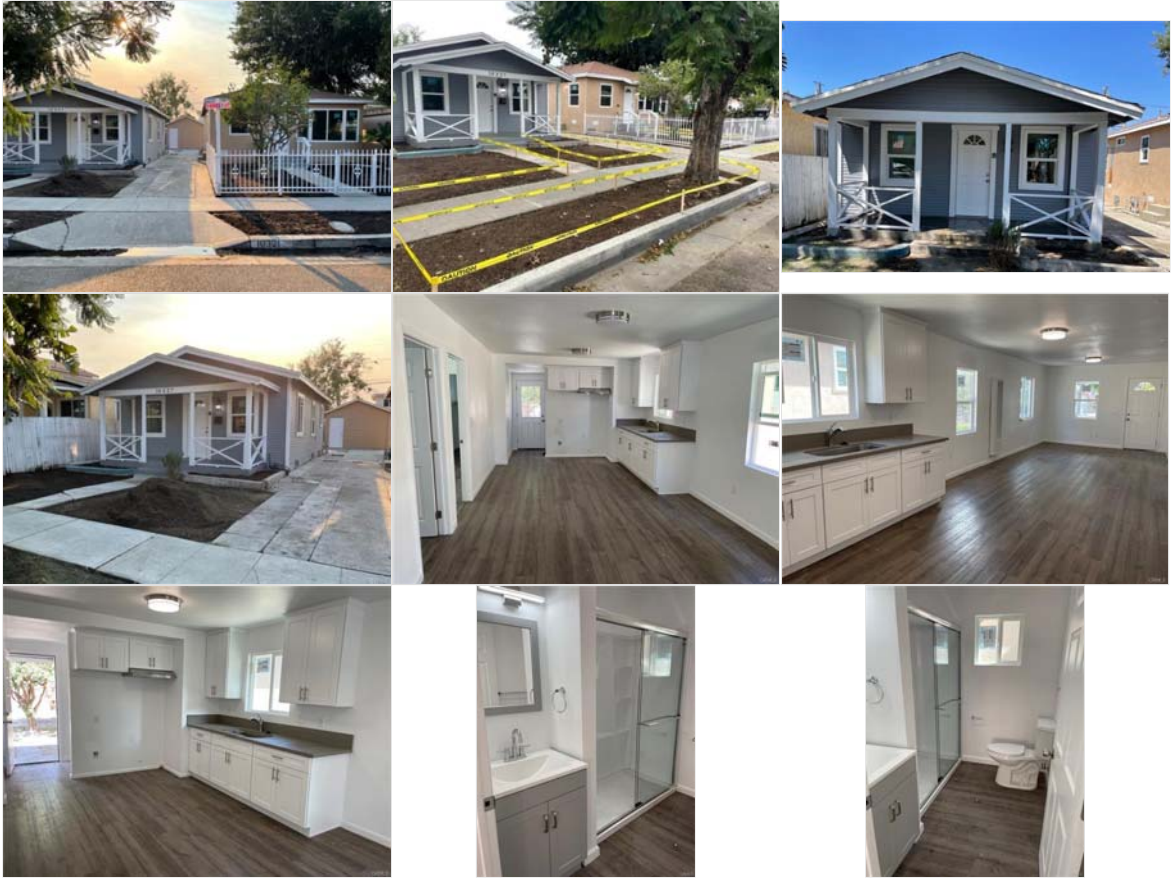
Michael Lembeck

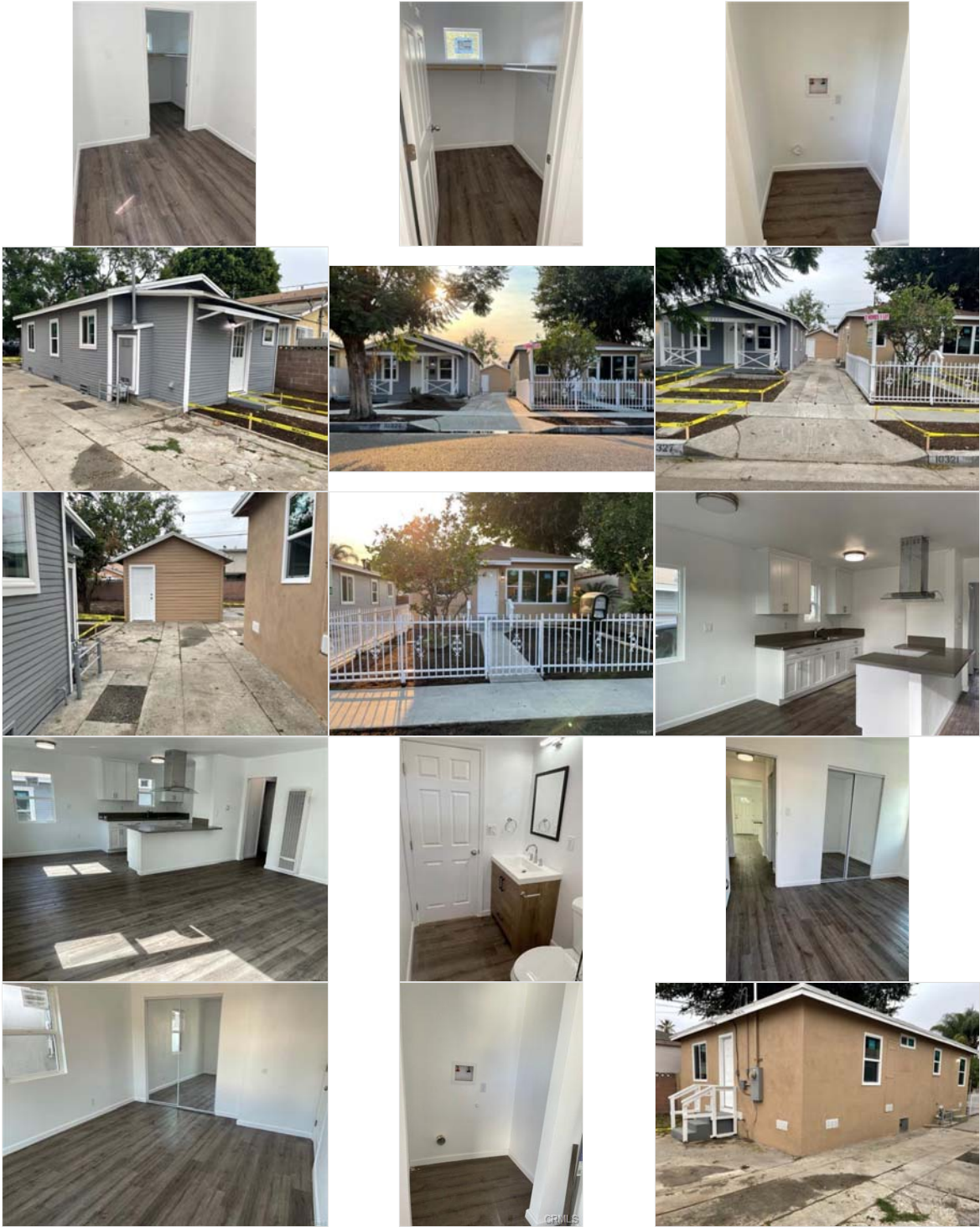
State License #: 01019397
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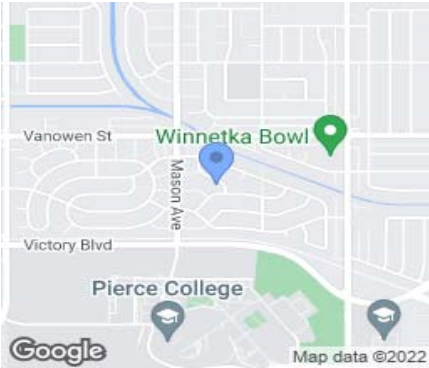
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Closed • **Duplex**

6659 6661 Delco Ave • Winnetka 91306

2 units • \$649,975/unit • 2,726 sqft • 7,517 sqft lot • \$463.13/sqft • Built in 1955

E. Mason S. Vanowen



List / Sold:
\$1,299,950/\$1,262,500 ↓
40 days on the market
Listing ID: SR22216143

Great investment property or for multi families. Live in one house and rent out the spacious ADU with separate address. Beautifully and tastefully totally remodeled home. Main house is a 3 bedroom plus 2 bath home and the ADU is upstairs 2 bedroom plus 2 bath home. Beautiful laminate flooring , smooth ceilings, recessed lighting throughout the homes. You can't find a better deal than this! Separate address and separate entrance as well as separate utilities. The ADU primary bedroom and full bathroom is unbelievable. Double sinks & double shower heads plus a bench in the shower. A separate balcony off bedroom, walk in closet as well. The other huge bedroom has its own privacy and large closet. Quartz counters in both units with white shaker slow close cabinets and drawers. Both units have their own laundry facilities as well. Just gorgeous and nothing left undone. This is a must see! Beautiful green grass and various fruit trees in rear yard. Hurry cause this won't last! Enjoy the pictures!

Facts & Features

- Sold On 12/06/2022
 - Original List Price of \$1,299,950
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air, Electric
 - Heating: Central, Natural Gas
 - \$416 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - 2 electric meters available
 - 1 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Dressing Area, Family Room, Kitchen, Laundry, Main Floor Bedroom, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet
 - Floor: Laminate
- Appliances: Dishwasher, Disposal, Gas Range, Gas Cooktop, Gas Water Heater, Microwave, Tankless Water Heater
 - Other Interior Features: Balcony, Copper Plumbing Full, Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Lot 6500-9999, Irregular Lot, Sprinkler System, Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Vinyl
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00905345
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- WIN - Winnetka area
 - Los Angeles County
 - Parcel # 2136020014

Michael Lembeck

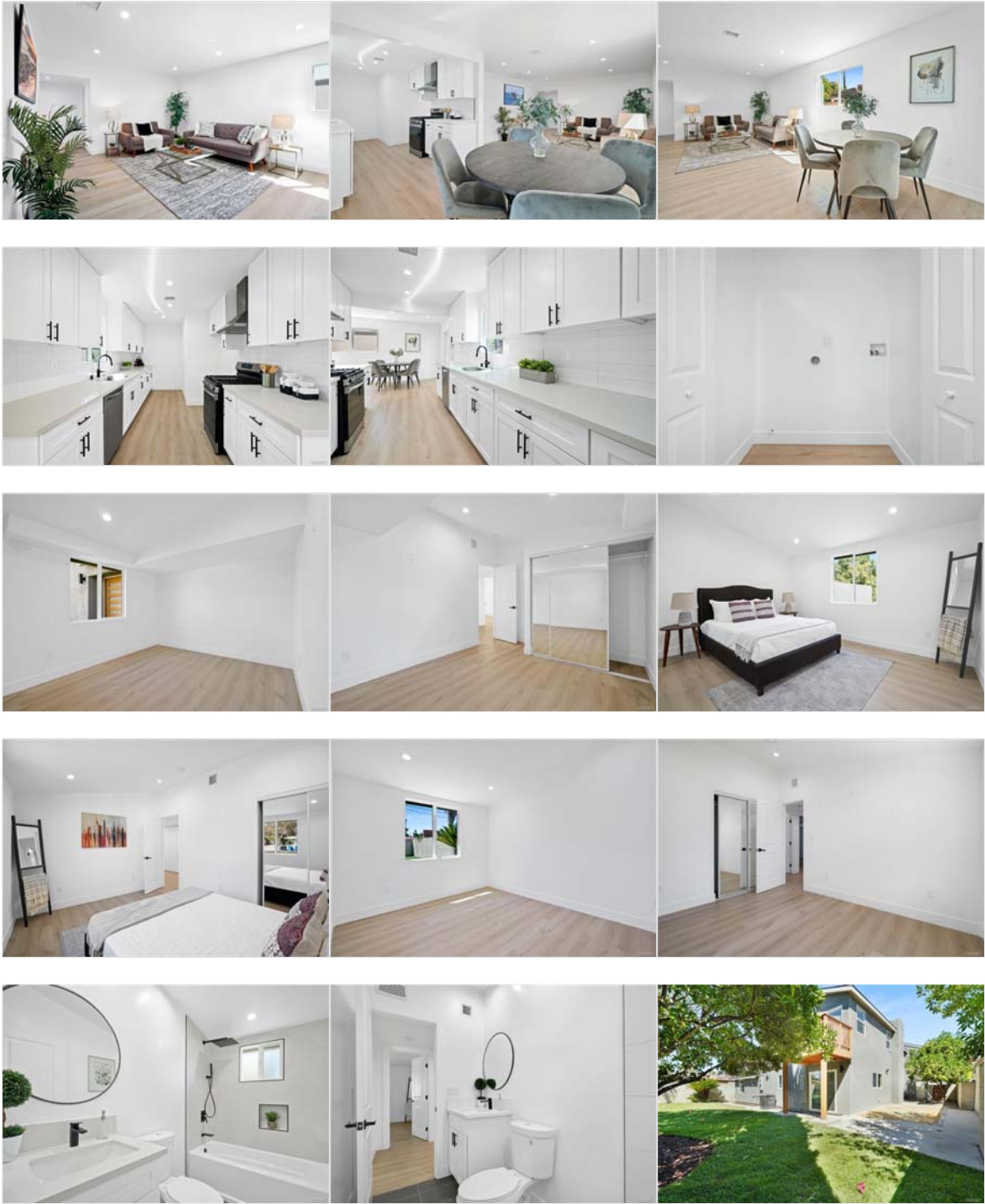
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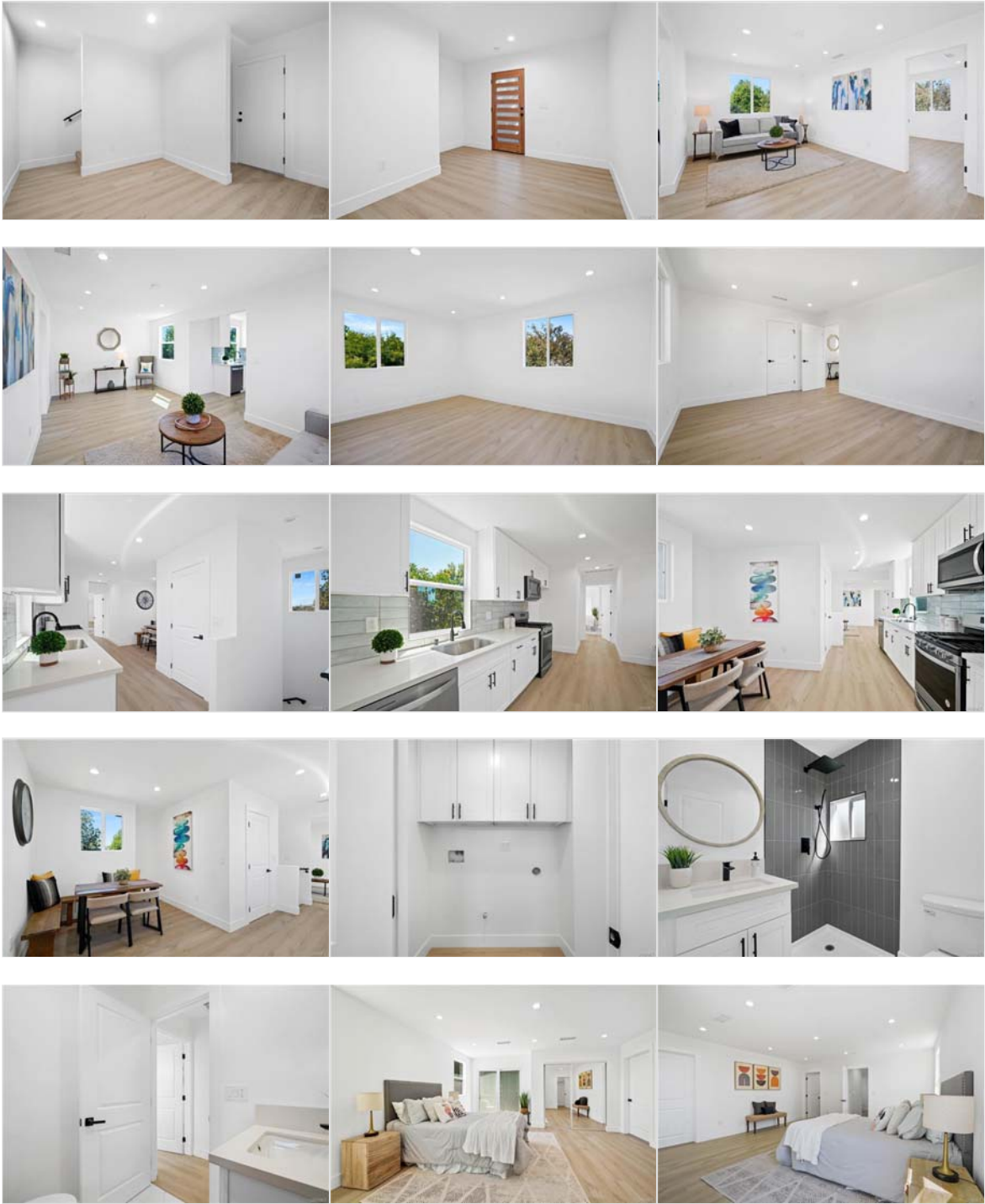
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR22216143

Printed: 12/11/2022 5:18:22 AM

Closed •

List / Sold: **\$910,000/\$822,000** ↓

110 N CEDAR Ave • Inglewood 90301

105 days on the market

**3 units • \$303,333/unit • 2,977 sqft • 4,630 sqft lot • \$276.12/sqft •
Built in 1963**

Listing ID: 22172607

West of La Brea and North of Manchester Ave.



Opportunity awaits! We are pleased to present 110 N. Cedar Ave located in the highly desirable Inglewood, CA. This two-story triplex apartment consist of one (1) 3Bed/2Bath and two (2) 1Bed/1Bath units. All units are separately metered for gas and electric. It sits just blocks away from the NFL Superbowl champions LA Rams and LA Chargers brand new SoFi Stadium, LA Clippers Intuit Dome and the Hollywood Park Development which will include 500,000 SF of retail space, a 300 unit hotel, 314 apartment units and plenty of office space. Sold as is and no warranties/guarantees made. Seller will not give any credits or make any repairs. Seller and/or sellers agent makes no representation as to room size, lot size, etc. Buyer to verify with appropriate entities and satisfy self. Buyers to cooperate with seller 1031 exchange. Property will ONLY be shown once offer is accepted. Please do not disturb tenants.

Facts & Features

- Sold On 12/08/2022
- Original List Price of \$910,000
- 1 Buildings
- Heating: Natural Gas
- \$21288 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Automatic Gate

Annual Expenses

- Total Operating Expense: \$30,012
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,788	\$1,788	\$2,750
2:	1	1	1		Unfurnished	\$1,210	\$1,210	\$1,650
3:	1	1	1		Unfurnished	\$1,650	\$1,650	\$1,650

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
- 101 - North Inglewood area
 - Los Angeles County
 - Parcel # 4020007074

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: 22172607

Printed: 12/11/2022 5:18:22 AM

List / Sold:

Closed • **Duplex**

\$1,150,000/\$1,115,000 ↓

662 Aerick St • Inglewood 90301

25 days on the market

3 units • \$383,333/unit • 1,950 sqft • 6,005 sqft lot • \$571.79/sqft • Built in 1949

Listing ID: SR22172405

405 S to Florence (L), to La Brea (R), to Regent (L) to Eastwood (R) to Aerick (L)



Calling all investors! Duplex PLUS additional studio just blocks from SoFi Stadium! Located in the prime part of Inglewood, within a short distance to the 405 freeway entrance, a few short miles to LAX airport, The Kia Forum, and a short distance to Playa Del Rey. The front house has 3 beds, 2 baths, 2 car garage plus a separate studio / den with 1 bath and private access that can be rented separately. The back unit has 2 beds and 1 bath, 1 car garage with a long driveway for extra parking. Each unit has been updated, kitchen with granite counter tops and new cabinets, remodeled bathrooms, wood/laminated/tile floors and new paint, with washer and dryer hookups for each unit. Front unit washer / dryer indoors. Back unit, Washer and dryer unit in garage. The building perimeter was installed with helical piers to reinforce the foundation a year ago, with blueprints and permits from the city, the 30-year warranty for parts and labor is transferrable to the new owner. The other unit address is 662 1/2 Aerick St, Inglewood. Excellent opportunity in Inglewood close to shopping, restaurants, schools, medical clinics/hospitals, minutes to LAX and convenient access to 405 and 105 freeways.

Facts & Features

- Sold On 12/05/2022
 - Original List Price of \$1,150,000
 - 2 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - \$558 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
 - \$5870 Gross Scheduled Income
 - \$4894 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Up

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,051
 - Electric: \$150.00
 - Gas: \$60
 - Furniture Replacement:
 - Trash: \$40
 - Cable TV: 01368364
 - Gardener:
 - Licenses:
- Insurance: \$176
 - Maintenance: \$75
 - Workman's Comp:
 - Professional Management: 400
 - Water/Sewer: \$75
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Partially	\$2,875	\$2,875	\$2,875
2:	1	2	1	1	Unfurnished	\$2,195	\$2,195	\$2,195
3:	1	1	1	0	Partially	\$800	\$800	\$800

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC: 0

Additional Information

- Standard sale
 - Rent Controlled
- 101 - North Inglewood area
 - Los Angeles County
 - Parcel # 4021002017

Michael Lembeck

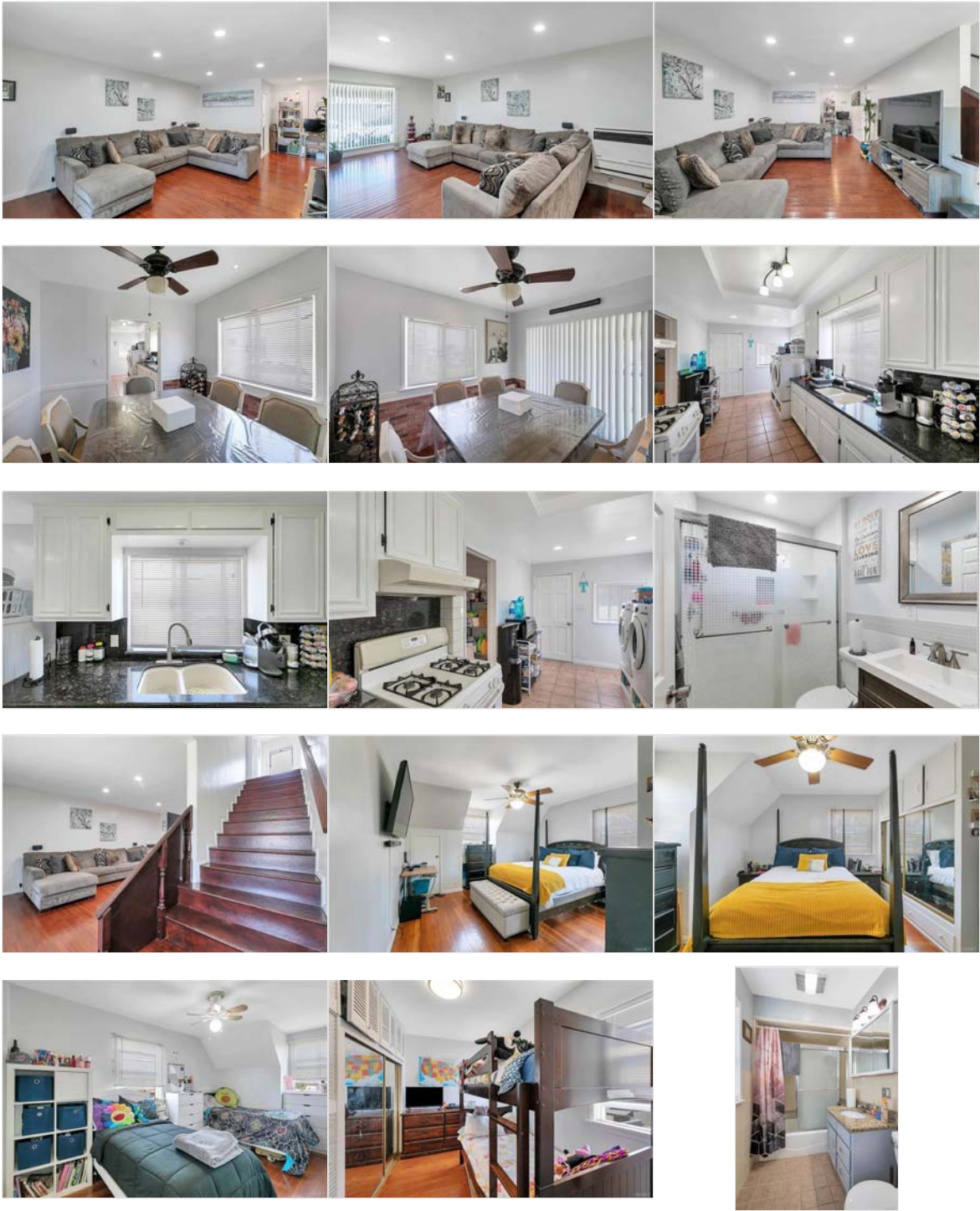
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Cell Phone: 714-742-3700

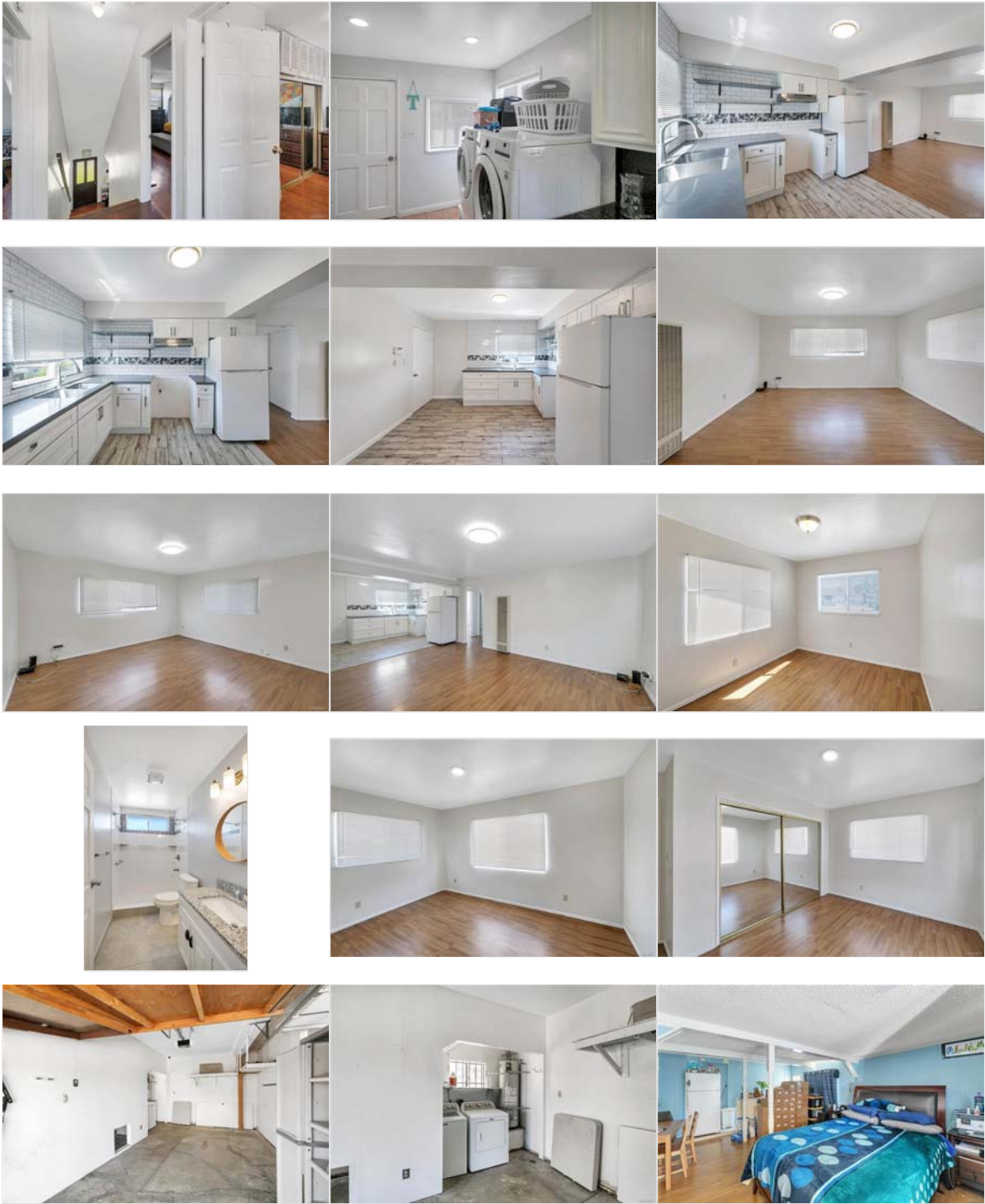
Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SR22172405

Printed: 12/11/2022 5:18:22 AM

Closed • Triplex

4531 W 170th St • Lawndale 90260

3 units • \$326,333/unit • 2,250 sqft • 5,794 sqft lot • \$377.78/sqft • Built in 1932

Between Grevillea and Firmona in South Lawndale

List / Sold: \$979,000/\$850,000 ↓

32 days on the market

Listing ID: SB22207821



Fixer Triplex on best street in South Lawndale. Front house has views from the Westside to Downtown Los Angeles and the Hollywood Sign. Front house is two bedrooms and needs work. Rear unit of duplex was replumbed to the street last year. Rear units have separate yard areas. One car garage for each rear unit. Front unit has two parking spaces in front driveway. Two spaces under carport behind house off driveway belong to tenant in middle unit. Also there is an extra off street parking space next to the front house for the rear units. Rents are low. Front house to be delivered vacant upon close of escrow. Walk to Galleria and the coming Greenline Metro Station on Kingsdale. Area has improved substantially in the last 30 years as prices have increased in the Beach Cities and Torrance. Close to San Diego (405) Freeway. Trust sale after nearly 40 years of ownership. Buyers and Buyer's Realtors to do all their due diligence.

Facts & Features

- Sold On 12/07/2022
- Original List Price of \$1,079,000
- 2 Buildings
- 9 Total parking spaces
- Heating: Wall Furnace
- \$1,011 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen
- \$36600 Gross Scheduled Income
- \$31724 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,876
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$676
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$2,250
2:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,350

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
 - Rent Controlled
- 113 - South Lawndale area
 - Los Angeles County
 - Parcel # 4081021009

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 •

471 N El Molino Ave • Pasadena 91101

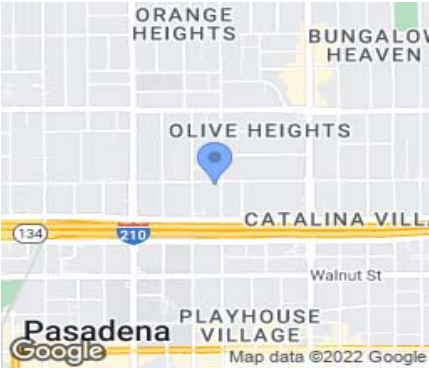
3 units • \$496,300/unit • 2,834 sqft • 9,003 sqft lot • \$493.30/sqft • Built in 1963

W/N El Molino Ave, S/E Villa St.

List / Sold:
\$1,488,900/\$1,398,000 ↓

52 days on the market

Listing ID: TR22176976



DESIRABLE, EXCELLENT PROPERTIES! 471 N EL MOLINO AVE #A (TWO BEDROOM AND 1.5 BATH, TWO MINI SPLIT SYSTEM A/C) AND #B(TWO BEDROOM AND 1 BATH, ONE MINI SPLIT SYSTEM A/C), ALL THOSE TWO UNITS HAVE BEAUTIFULLY REMODELING WITH NEW KITCHEN CABINETS, NEW COUNTER TOPS,NEW SINK, NEW DISHWASHER, NEW BATH ROOM CABINETS, NEW INTERIOR & EXTERIOR PAINT,NEW LAMINATED FLOOR, SHARE INSIDE LAUNDRY ROOM OF DRYER AND WASHER. 634 E VILLA ST(3 BEDROOM AND 1.5BTH) RENOVATION OF BATHROOM AND NEW KITCHEN TOP COUNTER, SINK, NEW INTERIOR AND EXTERIOR PAINT WITH FOUR MINI SPLIT SYSTEM AIR CONDITIONER & HEATER. THIS UNIT LIKE A SFR, PRIVATE BACKYAR. ALL UNITS HAVE TWO CARS ON SITE STRAIGHT PARKING PLUS. NICE TENANTS, EXCELLENT LOCATION, CLOSE ALL MOST EVERY THING,EASY ACCESS 210, 134 AND 110 FREEWAY. THIS RM48 PROPERTY, MAXIMUM DENSITY UNITS, BUYER TO VERIFY ALL INFORMATION AND TO DO DUE DELIGENCE AND CHECK WITH CITY REGARDING DEVELOPMENT AND USE. PROPERTY IS SOLD "AS IS", PLEASE DO NOT DISTURB THE TENANTS, THEY ARE NOT AWARE OF THE PROPERTY IS ON THE MARKET FOR SALE, PASSS BY ONLY, ANY QUESTION PLEASE CALL LISTING AGENT. #A AND #B SHARE BASEMENT STORAGE SPACES AND #A IS A "TWO STORIES" UNIT. 1280 SF.

Facts & Features

- Sold On 12/06/2022
- Original List Price of \$1,488,900
- 2 Buildings
- 7 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air, See Remarks
- Heating: Central, See Remarks
- \$850 (Estimated)
- Laundry: Inside
- \$86400 Gross Scheduled Income
- \$79320 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,080
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Insurance: \$3,500
- Maintenance: \$1,180
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,600	\$2,600	\$2,600
2:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$2,100
3:	1	3	2	0	Unfurnished	\$2,500	\$2,500	\$2,500

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher: 2
 - Disposal:
- Drapes:
 - Patio: 1
 - Ranges: 3
 - Refrigerator: 3
 - Wall AC: 7

Additional Information

- Standard sale
 - Rent Controlled
- 645 - Pasadena (NW) area
 - Los Angeles County
 - Parcel # 5731020033

Michael Lembeck

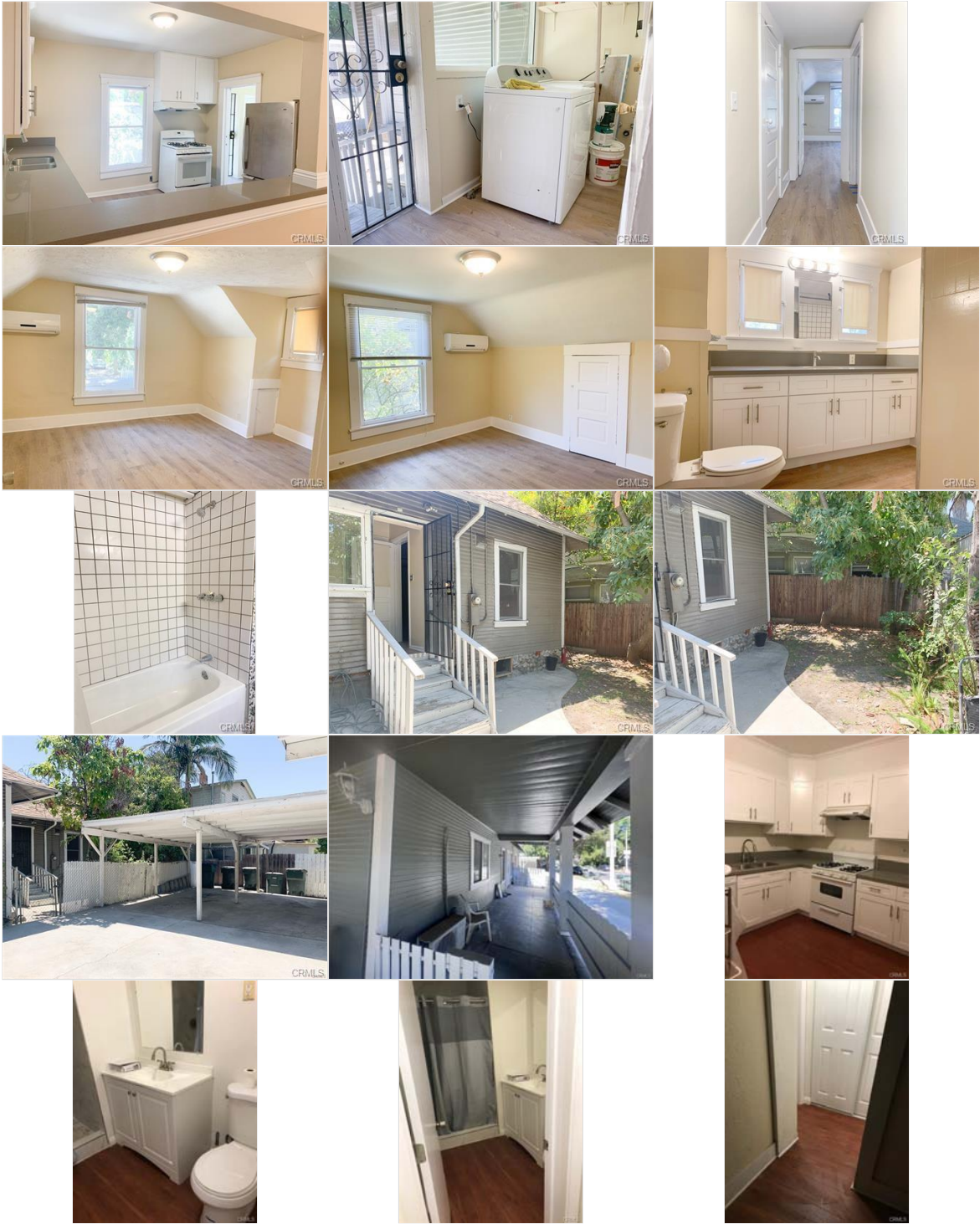
State License #: 01019397
Cell Phone: 714-742-3700

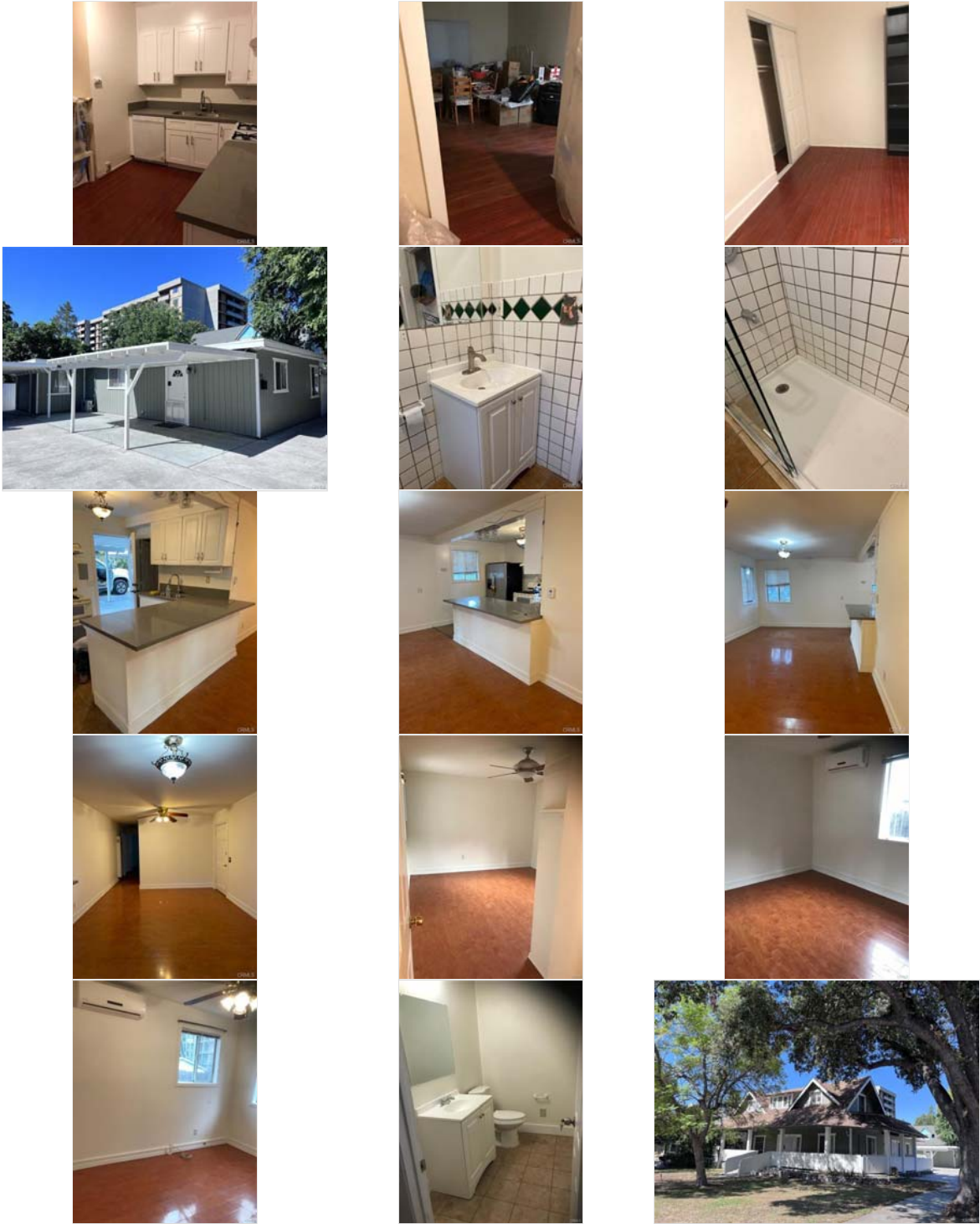
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: TR22176976

Printed: 12/11/2022 5:18:22 AM

Closed •

List / Sold: **\$899,000/\$900,000** ↑

13829 Leffingwell Rd • Whittier 90604

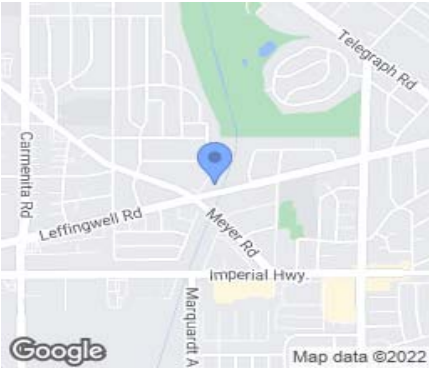
31 days on the market

3 units • \$299,667/unit • 2,112 sqft • 8,524 sqft lot • \$426.14/sqft •

Listing ID: RS22139966

Built in 1956

From 605 Drive east on Imperial to Leftingwell then go to property Between Mayer and ValleyView next to



This 3 Units located in the County of Los Angeles in South Whittier, This is a very nice Property and it was converted to a 3 units by the county. It has 2 2 bedroom units and a converted Garage to a 3rd unit with 1 bedroom and 1 bath. the home has a lot of parking on front of the unit and has Central air a newer 40 year roof and has a very nice Swimming pool. perfect to enjoy the hot summer, sellers are motivated.

Facts & Features

- Sold On 12/06/2022
 - Original List Price of \$899,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - 0 Total carport spaces
 - \$0 (Assessor)
- Laundry: Individual Room
 - \$4950 Gross Scheduled Income
 - \$3321.78 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,628
 - Electric: \$350.00
 - Gas: \$50
 - Furniture Replacement:
 - Trash: \$50
 - Cable TV: 00939472
 - Gardener:
 - Licenses:
- Insurance: \$60
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$120
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,700	\$2,700	\$2,700
2:	1	1	1	0	Unfurnished	\$700	\$700	\$1,000
3:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$2,000

Of Units With:

- Separate Electric: 1
- Drapes:

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

Additional Information

- Standard sale
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8031005071

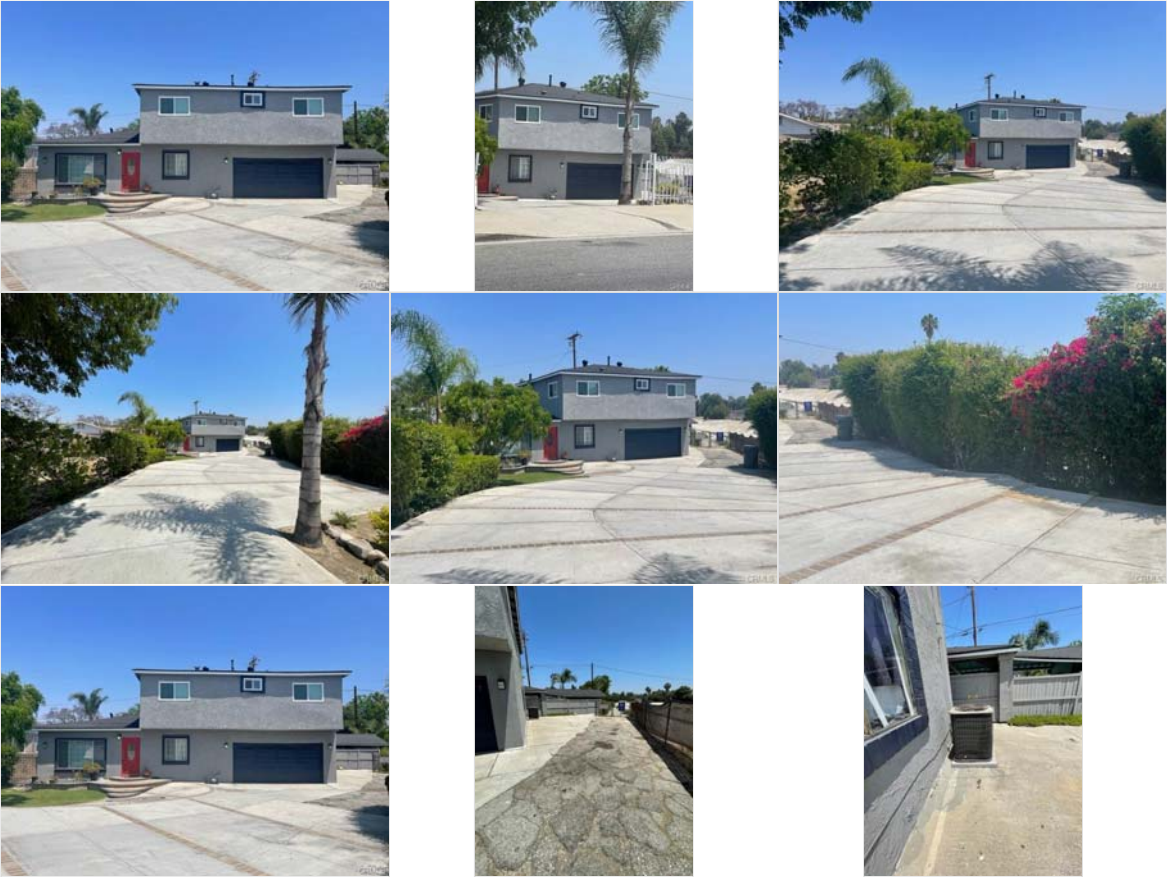
Michael Lembeck

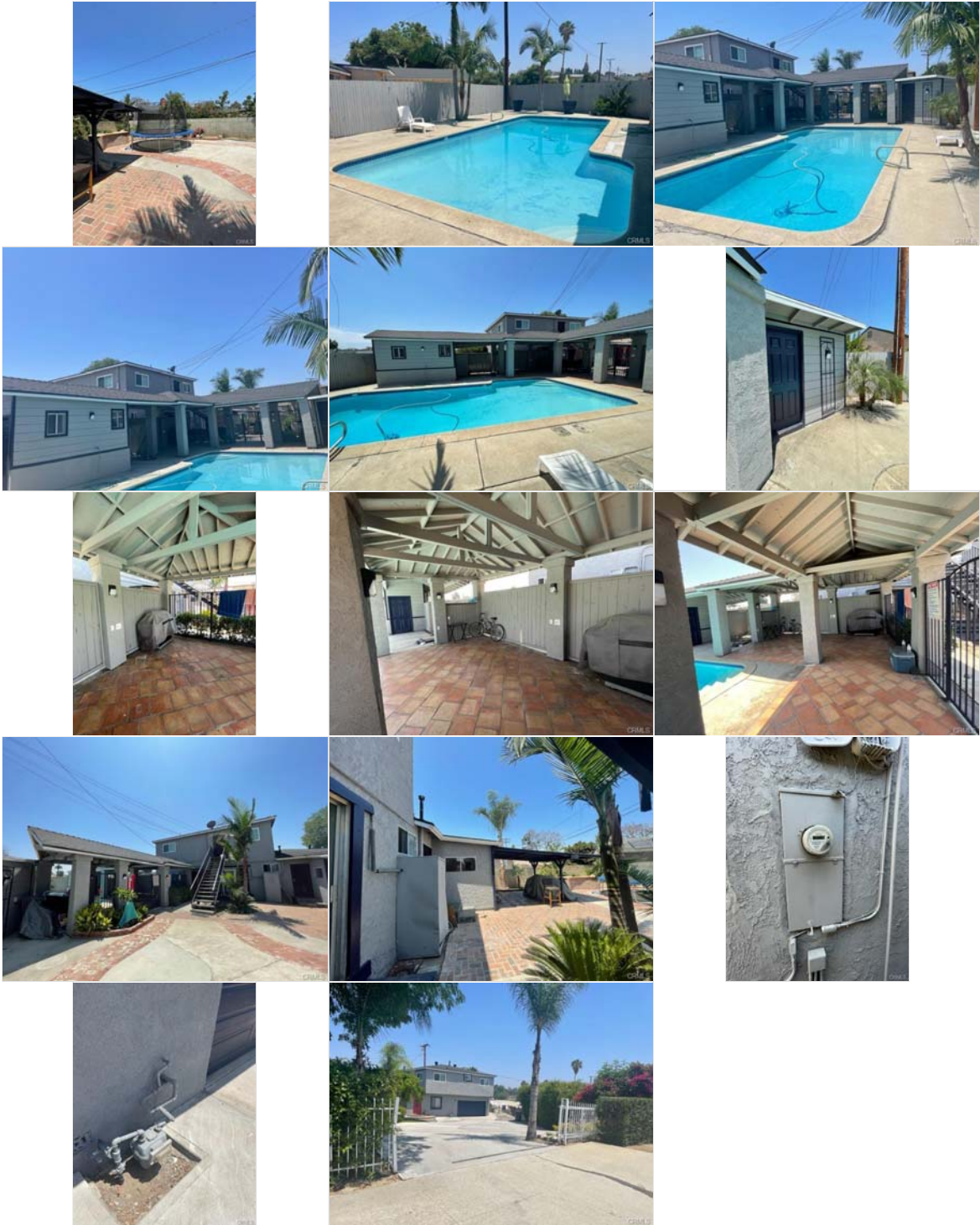
State License #: 01019397
Cell Phone: 714-742-3700

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: RS22139966

Printed: 12/11/2022 5:18:22 AM

Closed • **Triplex**

2942 E 2nd St • **Los Angeles 90033**

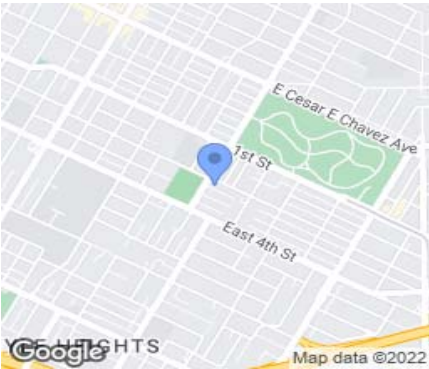
3 units • **\$256,667/unit** • **2,402 sqft** • **5,249 sqft lot** • **\$235.22/sqft** • **Built in 1928**

From 1st St go south on Evergreen turn left 2nd street

List / Sold: **\$770,000/\$565,000** ↓

147 days on the market

Listing ID: OC22132650



Calling all investors! This two-building Triplex boast 7 bedrooms, 3 bathrooms, and comfortable outdoor space. The front building is a standalone building featuring three bedrooms, a living room, a kitchen, and one bathroom. The back building features a two-bedroom unit downstairs and a two-bedroom unit upstairs. Both back units feature a living area, kitchen, and bathroom. Upgrades to the back unit include the following; kitchen and restroom remodel in 2017 (approx), both unit's plumbing redone in 2022 (approx), and downstairs unit bedrooms painted in 2017 (approx). 2402 sq ft property sits on a 5,249 sq ft lot. The property is centrally located and a quick drive to Disney Concert Hall, Dodger Stadium, and the Hollywood Bowl.

Facts & Features

- Sold On 12/05/2022
- Original List Price of \$799,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: See Remarks
- \$399 (Estimated)
- Laundry: Inside, Upper Level
- \$3697 Gross Scheduled Income
- \$3260 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, See Remarks

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$437
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$87
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,460	\$1,460	\$1,460
2:	1	2	1	0	Unfurnished	\$860	\$860	\$860
3:	1	2	1	1	Unfurnished	\$1,377	\$1,377	\$1,377

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5179004025

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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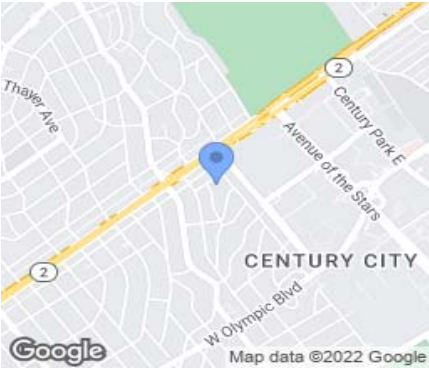


CUSTOMER FULL: Residential Income LISTING ID: OC22132650

Printed: 12/11/2022 5:18:22 AM

Closed •

10316 MISSOURI Ave • Los Angeles 90025
3 units • \$765,000/unit • 3,120 sqft • 7,671 sqft lot • \$657.05/sqft •
Built in 1957
South of Santa Monica Blvd. between Beverly Glen and Century Park West.



List / Sold:

\$2,295,000/\$2,050,000 ↓

210 days on the market

Listing ID: 22151921

"MAJOR PRICE IMPROVEMENT!.....Strike while the iron is hot - first time on the market in 49 years, this incredible income property won't last long! Centrally located mere minutes from all the shops and restaurants that Century City, Westwood, and Beverly Hills have to offer, this wonderful top bottom duplex with detached studio/flex space presents a fantastic and rare Westside investment opportunity. The front building features two sunny, sizable units both with large, open kitchens with character details, fireplaces in the living rooms, original tilework in the bathrooms, and over 1,500 SqFt apiece. The upstairs unit offers 3 nicely proportioned bedrooms with a separate formal dining room. The downstairs unit features 2 large bedrooms and a third flexible den/bedroom. Both units offer a large private garage with additional parking in the driveway. In the rear of the property is a fully detached studio/bonus space as well as two separate grassy yards, and tons of privacy. This property is all about location location location - mere steps from the Westfield Century City Mall, your tenants can enjoy all the fantastic restaurants, shopping, and recreation opportunities at their fingertips such as Eatly, Del Frisco's, Clementine, Hinoki and the Bird, Bloomingdales, the Rancho Park Golf Course, and the AMC movie theatre. It also enjoys excellent proximity to UCLA, CAA, the Fox Studio Lot, and the 405 freeway. This one is a homerun!

Facts & Features

- Sold On 12/07/2022
 - Original List Price of \$2,599,000
 - 2 Buildings
 - 4 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
- Laundry: Washer Included, Dryer Included
 - \$56756 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$24,172
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,444	\$2,444	\$3,800
2:	2	3	2		Unfurnished	\$3,800	\$3,800	\$3,800
3:	3	0	1		Unfurnished	\$500	\$500	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C05 - Westwood - Century City area
 - Los Angeles County
 - Parcel # 4319014022

Michael Lembeck

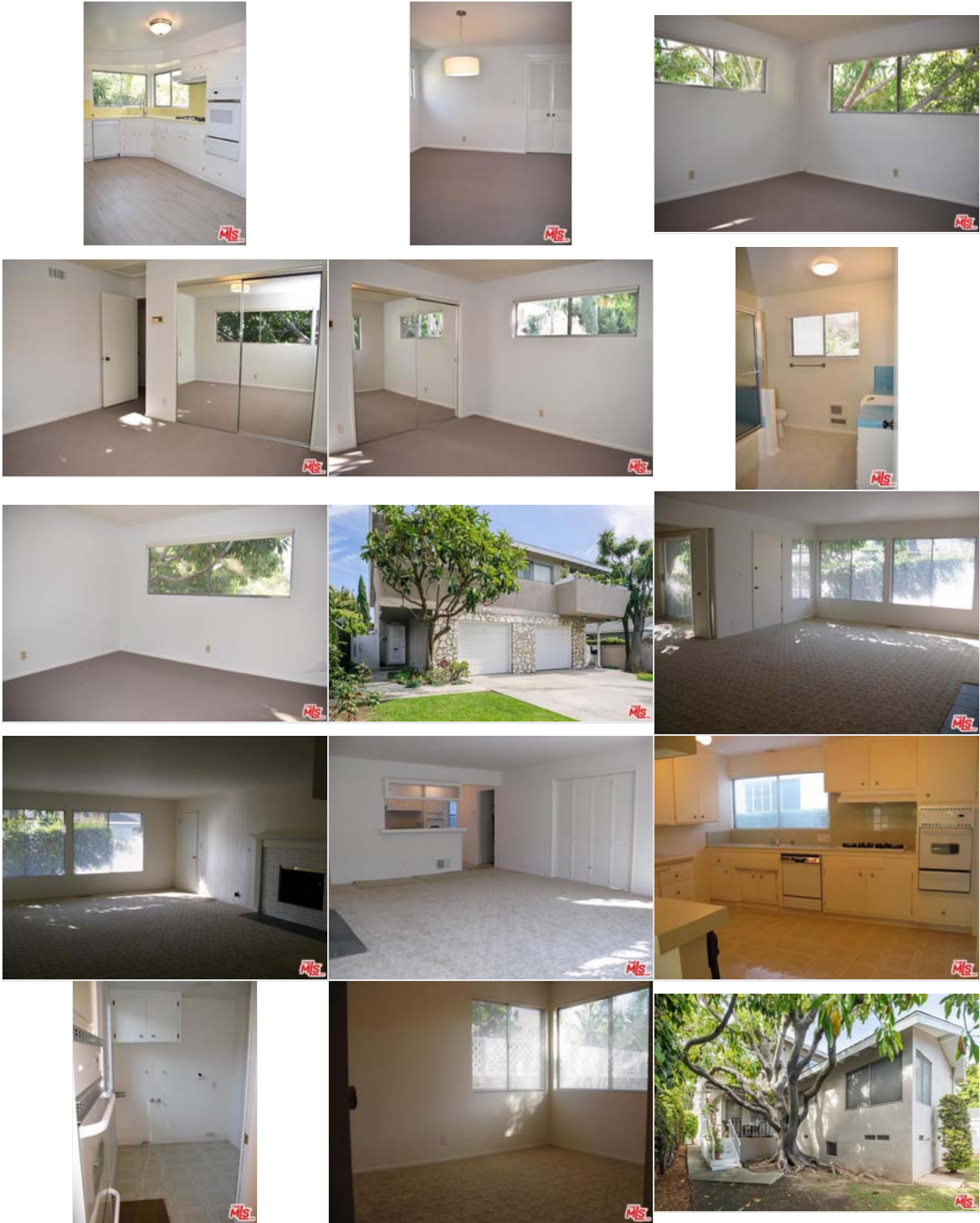
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 22151921

Printed: 12/11/2022 5:18:22 AM

List / Sold:

Closed •

\$1,595,000/\$1,590,800 ↓

88 days on the market

Listing ID: 22179365

1031 Havenhurst Dr • West Hollywood 90046
3 units • \$531,667/unit • 2,285 sqft • 6,550 sqft lot • \$696.19/sqft •
Built in 1926
Between Crescent Heights Blvd. & N. La Jolla Ave



3 units in high demand West Hollywood location. Charming Spanish Triplex bedroom community with lots of natural light. Walk score of 95 with lots of restaurants & shopping. Ideal owner/user and investment. Great unit mix of (2) two bedrooms and (1) one bedroom. Beautiful engineered & hardwood flooring with lots of closet space. Well maintained property. Lush backyard. Individually metered for gas, electric, & water. Laundry and HVAC in units. 2 car garage plus 2 tandem spots. Secured gate entry property. DO NOT DISTURB TENANTS - Inside w/ accepted offer.

Facts & Features

- Sold On 12/09/2022
- Original List Price of \$1,695,000
- 2 Buildings
- Cap Rate: 2.56
- \$40784 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$44,812
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,663	\$2,663	\$4,000
2:	1	2	1		Unfurnished	\$2,875	\$2,875	\$4,000
3:	1	1	1		Unfurnished	\$1,595	\$1,595	\$2,200
4:								
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

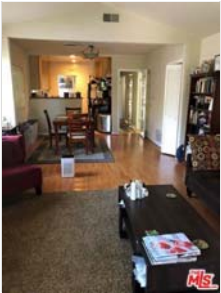
Additional Information

- Standard sale
 - Rent Controlled
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 5529018021

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

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





CUSTOMER FULL: Residential Income LISTING ID: 22179365

Printed: 12/11/2022 5:18:22 AM

Closed • **Triplex**

1238 W 90th PI • Los Angeles 90044

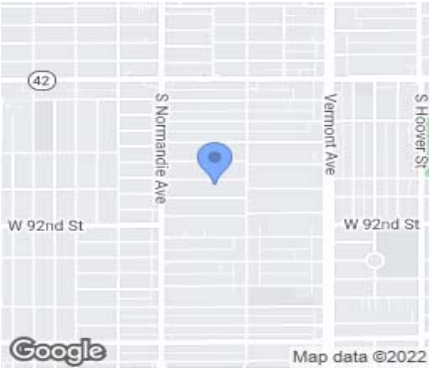
3 units • **\$253,333/unit** • **2,314 sqft** • **6,076 sqft lot** • **\$311.15/sqft** • **Built in 1923**

Cross streets are Manchester and Normandie

List / Sold: **\$760,000/\$720,000** ↓

112 days on the market

Listing ID: PW22115920



Nice 3 unit building all 2/1 in the heart of LA. Good working-class area with decent rents. Front unit not occupied! Perfect for owner occupant! Drive by only...

Facts & Features

- Sold On 12/05/2022
- Original List Price of \$790,000
- 2 Buildings
- Levels: One, Two
- 5 Total parking spaces
- 5 Total carport spaces
- Heating: Wall Furnace
- \$1,478 (Estimated)
- Laundry: Washer Hookup
- \$57048 Gross Scheduled Income
- \$54508 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Carpet, Tile

Exterior

- Lot Features: Lawn
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,540
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01935934
- Gardener:
- Licenses:
- Insurance: \$620
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$2,000
2:	1	2	1	2	Unfurnished	\$1,500	\$1,500	\$1,850
3:	1	2	1	1	Unfurnished	\$1,485	\$1,485	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6047016010

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: PW22115920

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Closed •

List / Sold: **\$699,000/\$610,000** ↓

661 E 43rd Pl • Los Angeles 90011

3 days on the market

3 units • \$233,000/unit • 1,995 sqft • 5,119 sqft lot • \$305.76/sqft • Built in 1909

Listing ID: MB22217567

West of Mckinley Ave. South of Vernon



Front building is 2 units 1 bedroom 1 bath each. Back building 3 bedroom 2 bath house.

Facts & Features

- Sold On 12/08/2022
- Original List Price of \$699,000
- 3 Buildings
- 0 Total parking spaces
- \$370 (Estimated)
- 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: \$0.00
- Gas: \$0
- 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	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,400
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,400
3:	1	3	2	0	Unfurnished	\$2,400	\$2,400	\$3,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 5115010023

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: MB22217567

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Closed •

List / Sold: **\$899,900/\$860,000** ↓

1469 1/2 E 109th St • Los Angeles 90059

36 days on the market

**3 units • \$299,967/unit • 3,771 sqft • 9,373 sqft lot • \$228.06/sqft •
Built in 1992**

Listing ID: 22206835

From the 110 freeway; East on Century, south on Central, east on 109th Street



2nd PRICE REDUCTION!!! The market has changed, so has the price. Seller is motivated-submit your best offer, lets open escrow. Great opportunity to purchase this 3 detached houses on one lot. 1467 unit is 4 bedroom, 2.5 bath, 1469 and 1469 1/2 are 3 bedroom, 2.5 bath units. The property was built after 1978, so NO rent control. Units are individually metered for electric, gas and water! This property has great upside and future potential.

Facts & Features

- Sold On 12/07/2022
 - Original List Price of \$1,100,000
 - 3 Buildings
 - Levels: Multi/Split
 - 14 Total parking spaces
 - Heating: Combination
- \$108000 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$5,848
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01114113
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3		Unfurnished	\$2,000	\$2,000	\$3,300
2:	2	3	3		Unfurnished	\$2,025	\$2,025	\$2,850
3:	3	3	3		Unfurnished	\$2,709	\$2,709	\$2,850
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:

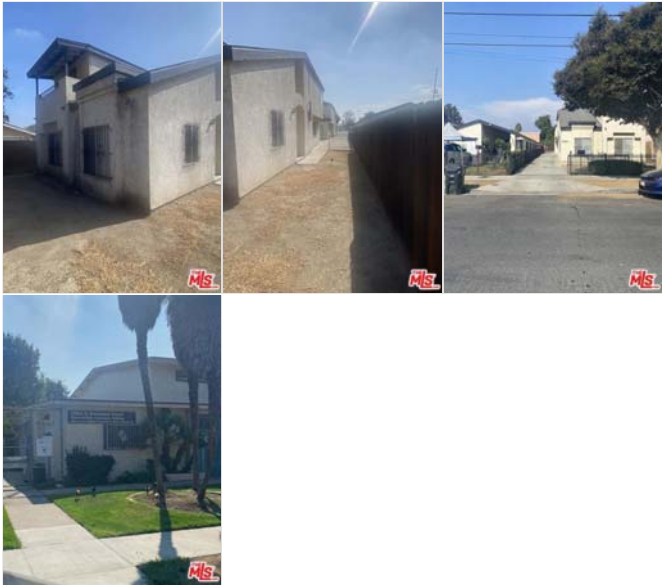
Additional Information

- Standard sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6070003036

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

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





CUSTOMER FULL: Residential Income LISTING ID: 22206835

Printed: 12/11/2022 5:18:22 AM

Closed •

6661 Beck Ave • North Hollywood 91606

3 units • \$549,667/unit • 2,851 sqft • 6,753 sqft lot • \$552.44/sqft • Built in 1948

South of Vanowen and north of Victory Blvd



List / Sold:
\$1,649,000/\$1,575,000 ↓
29 days on the market
Listing ID: 22207427

Don't miss out on this fully vacant triplex located in one of most desirable areas of North Hollywood. Remodeled duplex plus brand new 2 story ADU with a 2 car attached garage and 3 separate addresses, fully permitted in opportunity zone. The main house is just under 1,500 sq ft and features 4 spacious bedrooms and 3 fully updated bathrooms. The second unit is an attached 700 sq ft 2 bedroom 1 bathroom with a great yard. The third unit is a detached 2 story ADU with just under 700 sq ft of residential living space featuring 2 bedrooms, 2 bathrooms and an elegant living room. It also comes with a 2 car attached garage and it's located just minutes away from NoHo West. It will be delivered fully equipped with all brand new stainless steel appliances, in every unit! Call me. It won't last.

Facts & Features

- Sold On 12/06/2022
- Original List Price of \$1,649,000
- 2 Buildings
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside
- \$97500 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

- Security Features: Card/Code Access

Annual Expenses

- Total Operating Expense: \$15,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 300
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3		Unfurnished	\$0	\$0	\$4,300
2:	1	2	2		Unfurnished	\$0	\$0	\$2,600
3:	2	2	1		Unfurnished	\$0	\$0	\$2,500

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

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
 - Los Angeles County
 - Parcel # 2320024025

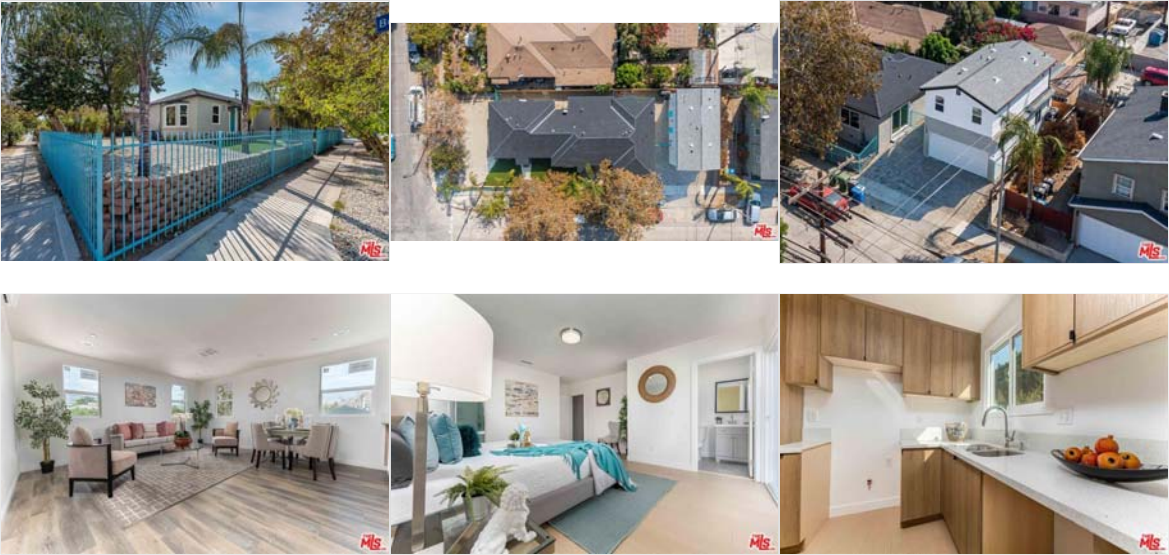
Michael Lembeck

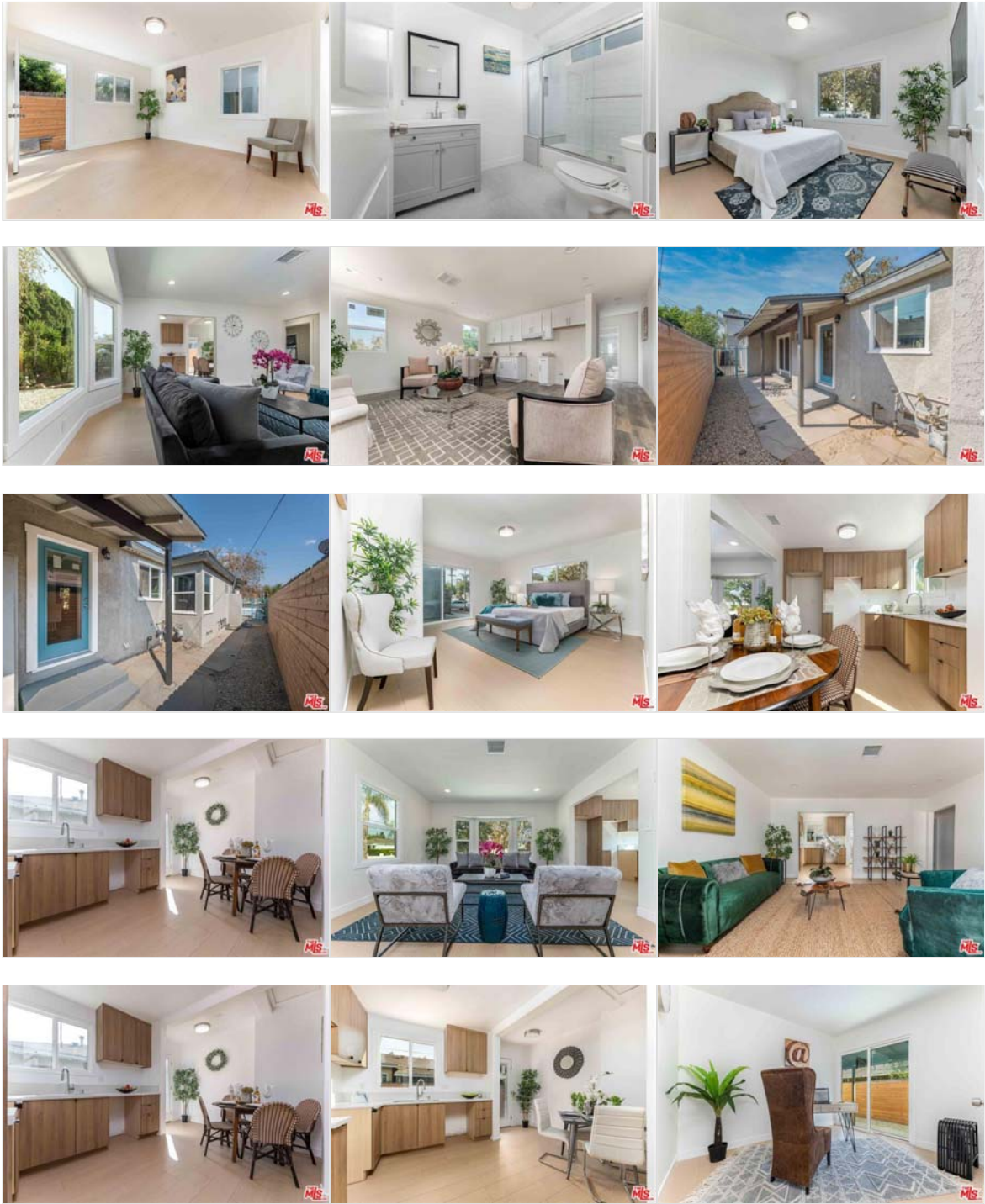
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Cell Phone: 714-742-3700

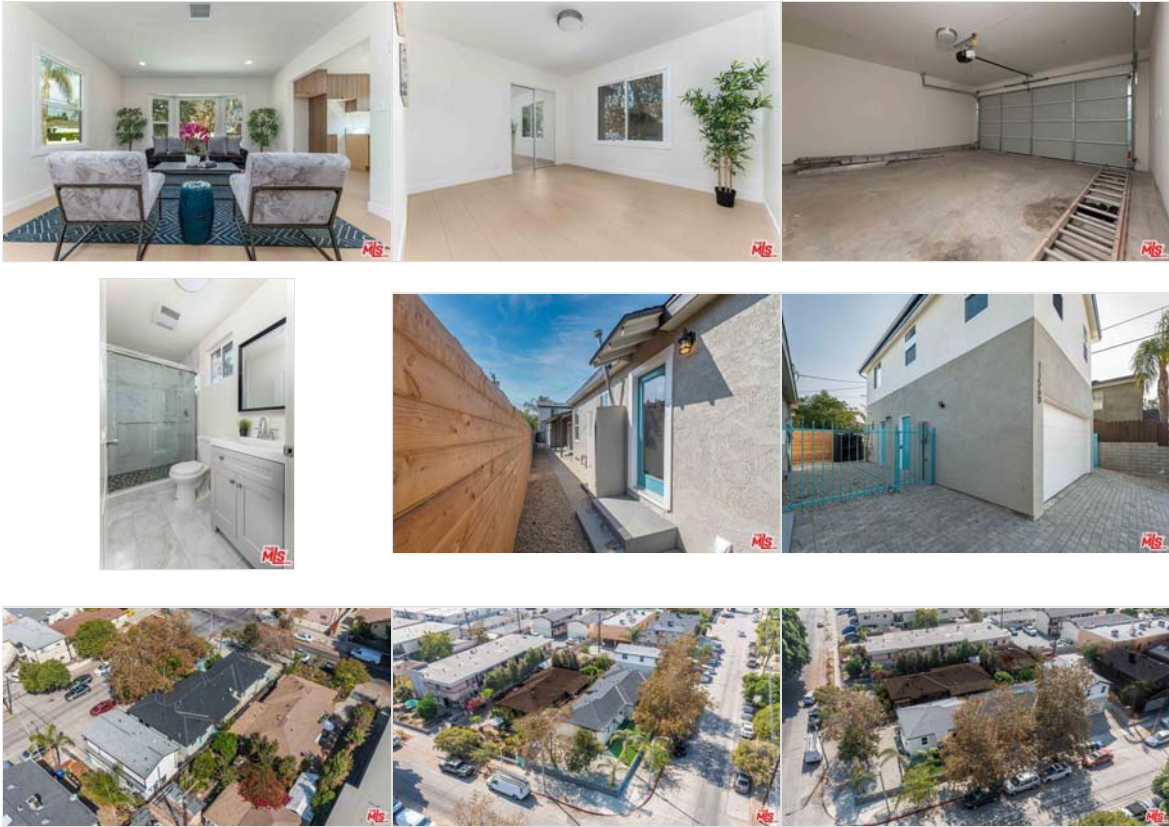
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22207427

Printed: 12/11/2022 5:18:23 AM

Closed •

173 Paseo De La Concha • Redondo Beach 90277
4 units • \$717,500/unit • 3,014 sqft • 8,400 sqft lot • \$829.46/sqft •
Built in 1953
Just off Via Riviera

List / Sold:
\$2,870,000/\$2,500,000 ↓
67 days on the market
Listing ID: PW22207398



We're pleased to present to market the trophy asset located at 173 Paseo De La Concha in Redondo Beach, California. This 1953 construction fourplex boasts a stunning location just steps from the beach in an affluent neighborhood at the base of the Palos Verdes Peninsula. With 21 percent upside in current rents and the potential to develop two ADU's (buyer to verify), this is an excellent opportunity to acquire prime investment real estate in a strong coastal market. The property is on a 8,400-square foot lot and consists of a two-story building that contains two one-bed/one-bath and two two-bed/one-bath units, in-unit laundry, a shared backyard, and a rear building with two two-car garages. 173 Paseo De La Concha is located in a sought-after residential area just 500 feet from Torrance County Beach and the start of the Redondo Beach Strand. Additionally, the property is a short half-mile from shopping and dining and Riviera Village.

Facts & Features

- Sold On 12/07/2022
- Original List Price of \$3,095,000
- 1 Buildings
- 4 Total parking spaces
- \$714 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$106800 Gross Scheduled Income
- \$61685 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,911
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01345054
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$1,888	\$3,775	\$2,200

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- 128 - Hollywood Riviera area
 - Los Angeles County
 - Parcel # 7511018013

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 •

1276 N Los Robles Ave • Pasadena 91104

4 units • \$275,000/unit • 3,628 sqft • 7,012 sqft lot • \$348.68/sqft • Built in 1922

Washington and Los Robles



List / Sold:
\$1,100,000/\$1,265,000 ↑
29 days on the market
Listing ID: AR22201638

(Offers Due on Friday September 30 at 5pm) The property is located at 1276 North Los Robles. It is a rare opportunity for investors to acquire an attractive 4-units apartment building in the highly desirable location in the City of Pasadena. Built in 1922 the building offers approx. 3,628 SQFT and is situated on 7,012 SQFT The first floor units offer 1-bedroom and 1-bath, office area The Second floor units 2 bedrooms 1 bathrooms each unit offers, updated bathrooms, windows, individual laundry room in each unit 3 car garage, a large driveway and 3 storage rooms. Showing only with Accepted Offer. Please DO NOT disturb Occupants.

Facts & Features

- Sold On 12/09/2022
- Original List Price of \$1,100,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$980 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Appliances: Gas Range

Exterior

- Lot Features: Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01002935
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,550	\$18,600	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

12/11/22, 5:19 AM

					Matrix			
3:	1	1	1	1	Unfurnished	\$1,500	\$18,000	\$0
4:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 645 - Pasadena (NW) area
 - Los Angeles County
 - Parcel # 5730001006

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: AR22201638

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Closed • **Quadruplex**

5300 Filmore St • Bell 90201

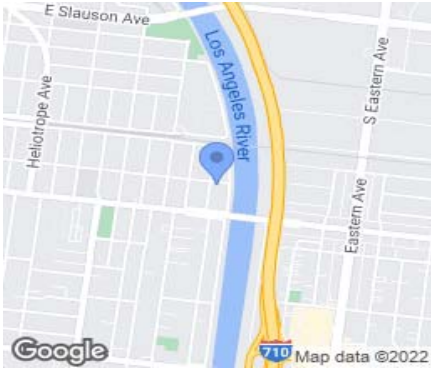
4 units • **\$175,000/unit** • **1,936 sqft** • **5,468 sqft lot** • **\$335.74/sqft** • **Built in 1929**

W on E Gage, N on Home Ave, E on E Filmore St

List / Sold: **\$700,000/\$650,000** ↓

148 days on the market

Listing ID: IG22116490



A great investment opportunity with a lot of potential is waiting for you in Bell! Lot has four DETACHED units, each with one bedroom and one bathroom. Property includes 3 single garage spaces for a total of 8 parking spaces. Close to the 710 freeway, schools and shopping.

Facts & Features

- Sold On 12/05/2022
- Original List Price of \$820,000
- 4 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$24900 Gross Scheduled Income
- \$19456 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,444
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01220332
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,252
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	1	Unfurnished	\$600	\$600	\$1,400
2:	1	1	0	1	Unfurnished	\$725	\$725	\$1,400
3:	1	1	0	1	Unfurnished	\$750	\$750	\$1,400
4:	1	1	0	0	Unfurnished	\$0	\$0	\$1,400

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6315023013

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: IG22116490

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List / Sold:

Closed • **Quadruplex**

\$1,375,000/\$1,325,000 ↓

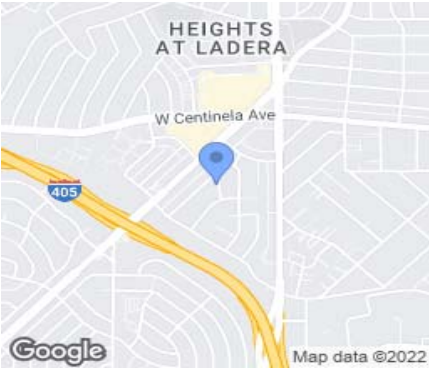
7013 Ramsgate Pl • **Los Angeles 90045**

107 days on the market

4 units • **\$343,750/unit** • **2,988 sqft** • **5,688 sqft lot** • **\$443.44/sqft** • **Built in 1952**

Listing ID: SB22157461

La Tijera Blvd



Rare opportunity to own an income-producing fourplex in a prime Westchester enclave. Pride of ownership is abundant in this lovely community highlighted by exceptional curb appeal and rolling tree-lined streets. Building features three one-bedroom, one bath units, plus another unit hosting two bedrooms and one bath — all with their own gas and electric meters. Amenities include a laundry room with separate water heater, and dual two-car garages with electric door openers and plenty of room for storage. There's also a spacious open courtyard in the backyard. Minutes to LAX and 405 freeway, and near Marina Del Rey, LMU, SoFi Stadium, Silicon Beach, shops, restaurants and all LA has to offer!

Facts & Features

- Sold On 12/06/2022
- Original List Price of \$1,475,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$396 (Estimated)
- Laundry: Common Area, Community, Individual Room, See Remarks
- \$42900 Gross Scheduled Income
- \$38320 Net Operating Income
- 4 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Disposal, Gas Range
- Other Interior Features: Ceiling Fan(s), Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$0
2:	1	1	1	1	Unfurnished	\$950	\$950	\$0
3:	1	1	1	1	Unfurnished	\$0	\$0	\$0
4:	1	1	1	1	Unfurnished	\$1,125	\$1,125	\$0

Of Units With:

- Separate Electric: 4
 - Gas Meters: 5
 - Water Meters: 1
 - Carpet: 4
 - Dishwasher: 0
 - Disposal: 4
- Drapes:
 - Patio:
 - Ranges: 4
 - Refrigerator: 3
 - Wall AC:

Additional Information

- Probate Listing sale
 - Rent Controlled
- C29 - Westchester area
 - Los Angeles County
 - Parcel # 4103021015

Michael Lembeck

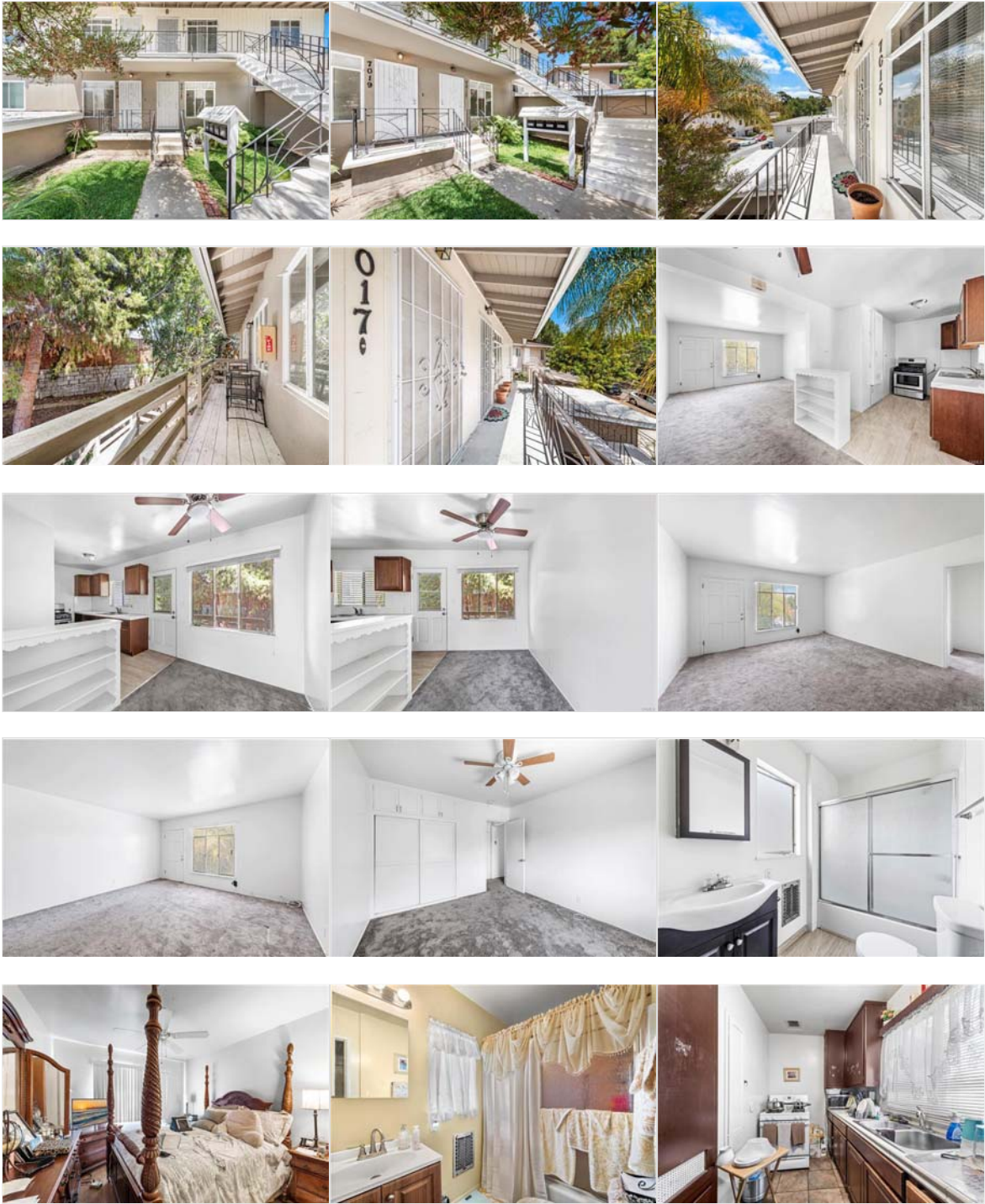
State License #: 01019397
Cell Phone: 714-742-3700

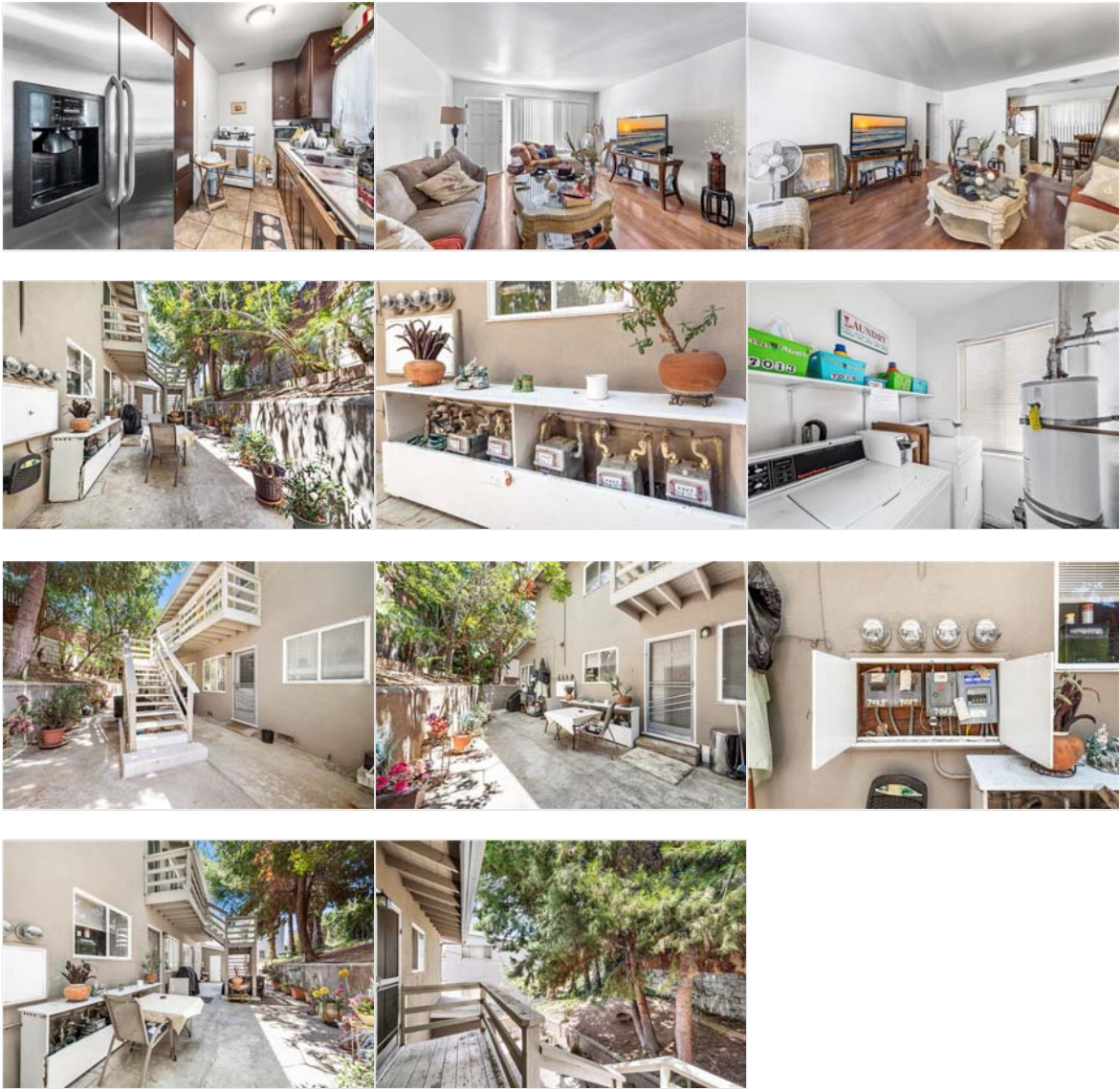
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB22157461

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Closed • [Quadruplex](#)

742 E 32nd St • Los Angeles 90011

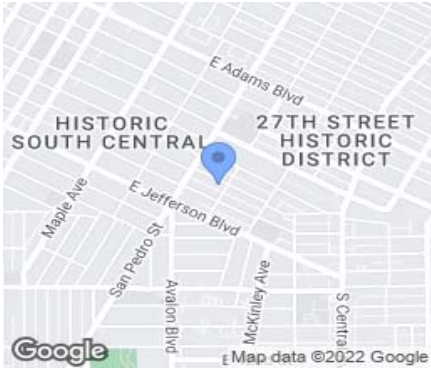
4 units • \$224,975/unit • 3,248 sqft • 5,395 sqft lot • \$284.79/sqft • Built in 1926

Off 110 fwy near Jefferson & San Pedro

List / Sold: **\$899,900/\$925,000** ↑

19 days on the market

Listing ID: OC22202427



A wonderful 4 unit apartment offering a tremendous value add opportunity for a local and experienced investor to capitalize on the growing rents in the area. The entire property is comprised of a two story buildings totaling 3,248sf. Built in 1926, it sits on almost 5,395sf of R1.5 zoned land and all of the units are Two Bedroom, in good condition, and has month to month tenants. With rear alley access, it provides ample parking for each unit and enough space to construct a new ADU for additional income. Good Location south of the 10 fwy, east of the 110 fwy, and 2 miles to USC, Exposition Park, Downtown LA, the fashion district, LA Live., Restaurants & Shops.

Facts & Features

- Sold On 12/09/2022
- Original List Price of \$899,900
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$438 (Estimated)
- Cap Rate: 5
- \$69432 Gross Scheduled Income
- \$44591 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, See Remarks
- Floor: Tile, Wood
- Appliances: Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,758
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01881196
- 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	\$1,112	\$1,112	\$2,050
2:	1	2	1	0	Unfurnished	\$1,285	\$1,285	\$2,050

3:	1	2	1	0	Unfurnished	\$2,050	\$2,050	\$2,050
4:	1	2	1	0	Unfurnished	\$1,339	\$1,339	\$2,050

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5120024008

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • **Commercial/Residential**

List / Sold: **\$1,100,000/\$975,000** ↓

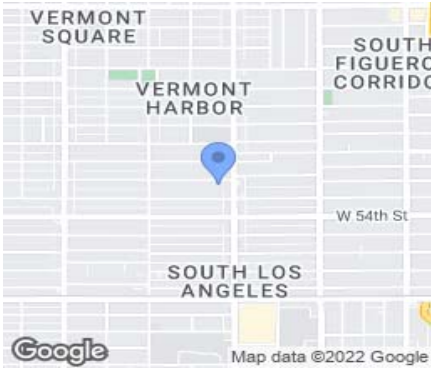
1034 W 52nd St • **Los Angeles 90037**

73 days on the market

4 units • **\$275,000/unit** • **3,802 sqft** • **5,360 sqft lot** • **\$256.44/sqft** • **Built in 1928**

Listing ID: SB22149308

North on Vermont Ave to 52nd St, Turn left onto 52nd St.



Located in a highly demanded rental area. An excellent investment opportunity in a centrally located LA residential area. The building consists of 4 one bedroom units. The units are spacious and has lots of light in each unit. There is 3608 sq ft of living space and a 5306 sq ft lot size. Each unit has its own water, gas and electric meter. The building is totally gated around the parameter. There is guest or family parking within the front gated area. Each unit has its own front and back entrance. You will appreciate the vintage style of the building. Complete with arched doorways, doors and knobs. The property is close to downtown LA, The Crypto arena, USC, Banc of California and the LA Memorial Coliseum.

Facts & Features

- Sold On 12/07/2022
- Original List Price of \$1,100,000
- 1 Buildings
- 2 Total parking spaces
- \$1,048 (Assessor)
- Laundry: Electric Dryer Hookup, Individual Room, Washer Hookup
- \$86400 Gross Scheduled Income
- \$80400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,000
- Electric: \$1,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02029025
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5002027024

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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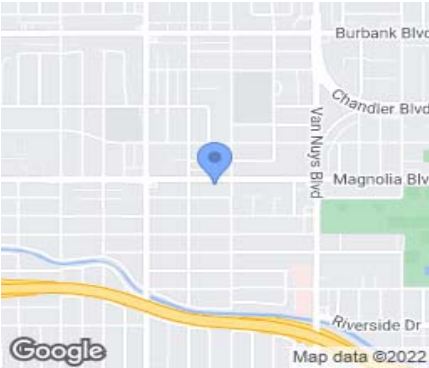
CUSTOMER FULL: Residential Income LISTING ID: SB22149308

Printed: 12/11/2022 5:18:23 AM

Closed •

14722 Magnolia Blvd • Sherman Oaks 91403
4 units • \$374,750/unit • 3,588 sqft • 6,501 sqft lot • \$411.09/sqft •
Built in 1955
North of 101 Freeway

List / Sold:
\$1,499,000/\$1,475,000 ↓
31 days on the market
Listing ID: SR22178076



FAMILY TRUST AUCTION!!! 4 UNIT APARTMENT BUILDING IN THE VERY DESIRABLE SHERMAN OAKS AREA OF LOS ANGELES. EACH UNIT HAS 2 BEDROOMS AND 1 BATH (BUYER TO VERIFY. PUBLIC RECORD SHOWS 4 BEDROOMS.) EACH UNIT HAS A LIVING ROOM, DINING AREA AND KITCHEN. WALL HEATERS. DOWNSTAIRS REAR UNIT HAS A FIREPLACE & WASHER/DRYER HOOKUP. BACK AND SIDE OUTDOOR PATIOS. SEPARATE GAS & ELECTRIC METERS. LEASED SOLAR ELECTRIC SYSTEM. BUYER TO ASSUME SOLAR LEASE, AT BUYER'S EXPENSE, PRIOR TO CLOSE OF ESCROW. 4 GARAGE SPACES. GREAT INVESTMENT OPPORTUNITY.

Facts & Features

- Sold On 12/09/2022
- Original List Price of \$1,499,000
- 1 Buildings
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- \$86206.2 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$840.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,069	\$1,069	\$1,068
2:	1	2	1	1	Partially	\$2,220	\$2,220	\$2,220
3:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$1,950
4:	1	2	1	1	Unfurnished	\$1,945	\$1,945	\$1,945

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2263037008

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: SR22178076

Printed: 12/11/2022 5:18:23 AM

Closed • **Quadruplex**

6220 Marbrisa Avenue • Huntington Park 90255

4 units • \$212,250/unit • 2,541 sqft • 6,656 sqft lot • \$379.77/sqft • Built in 1929

Clarendon and Marbrisa Ave

List / Sold: **\$849,000/\$965,000** ↑

18 days on the market

Listing ID: PW22210514



Cash is Trash, Cashflow is King.” This property checks all of the boxes for an investor or owner occupant. This 4-unit complex has TWO DETACHED RESIDENCES. A detached 3 bed / 1 bath and another detached 2 bed / 1 bath where both tenants have a washer & dryer in unit. There are two additional 1 bed / 1 bath apartments above the 5 single car garages and 2 large storage closets. The 6,500 sq ft lot has space for multiple common areas & the owner just installed a brand new surveillance system with 6 cameras covering the lot. All four tenants are month-to-month & due for increases with the area demanding over \$8,000 in monthly gross rent. 6220 Marbrisa is 4 miles to DTLA and 10 miles to LAX. Huntington Park has good school options & housing is always in demand in an area with a staggering 18,000 people per square mile population density. Make your offer today!

Facts & Features

- Sold On 12/07/2022
 - Original List Price of \$849,000
 - 3 Buildings
 - Levels: Two
 - 5 Total parking spaces
 - \$0 (Unknown)
- Laundry: Inside
 - \$79068 Gross Scheduled Income
 - \$24882.73 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$54,185
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$2,254
 - Cable TV: 01898399
 - Gardener:
 - Licenses: 123
- Insurance: \$954
 - Maintenance: \$1,200
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,000
 - Other Expense: \$408
 - Other Expense Description: Insuranc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$2,150	\$2,150	\$3,025
2:	1	2	1	1	Unfurnished	\$1,250	\$1,595	\$1,996

12/11/22, 5:19 AM

					Matrix			
3:	1	1	1	1	Unfurnished	\$1,595	\$1,595	\$1,503
4:	1	1	1	1	Unfurnished	\$1,595	\$1,250	\$1,503

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
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
 - Los Angeles County
 - Parcel # 6321011010

Michael Lembeck

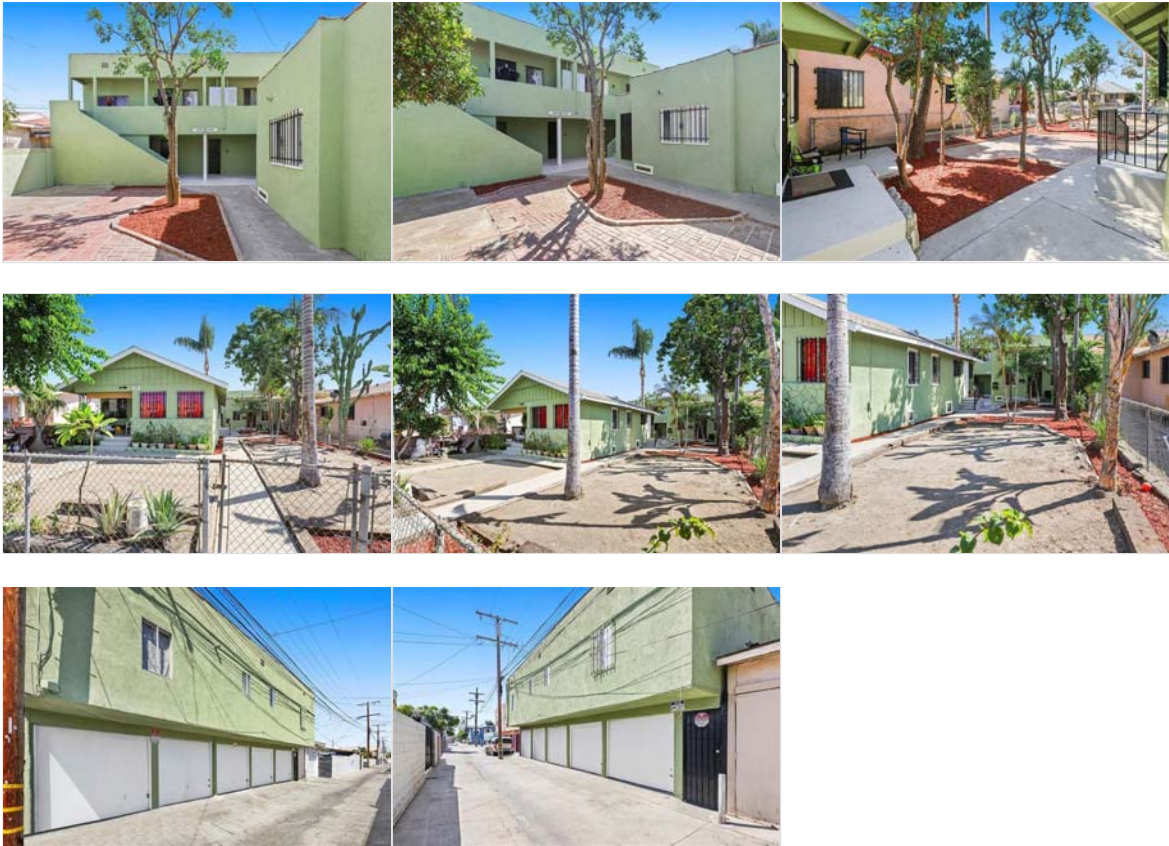
State License #: 01019397
Cell Phone: 714-742-3700

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: PW22210514

Printed: 12/11/2022 5:18:23 AM

Closed •

12236 Manor Dr • Hawthorne 90250
5 units • \$300,000/unit • 5,495 sqft • 5,960 sqft lot • \$245.68/sqft •
Built in 1961
West of Hawthorne Blvd, North of El Segundo Blvd

List / Sold:
\$1,500,000/\$1,350,000 ↓
14 days on the market
Listing ID: 22205591



5 Huge units in Hawthorne, home of SpaceX corporate office. There is 44% rent upside at Pro-forma. The units are bright and well laid out with an excellent mix consisting of (2) 3BR/ 1.75 BA units, (2) 2BR/1.75 BA units, and (1) 1BR/1BA unit. One of the 3BR/1. 75 BA units will be delivered vacant. There is parking for 7 cars which includes 2 tandem spaces. The building has separate meters for electric and gas and has been professionally managed for years. This is the perfect "value-add" play for an investor to generate increased real cash flow in the short term.

Facts & Features

- Sold On 12/07/2022
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- 5 Total carport spaces
- Heating: Wall Furnace
- Cap Rate: 4.07
- \$61067 Net Operating Income
- 5 electric meters available
- 5 gas meters available

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$42,005
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,610	\$1,610	\$2,995
2:	1	2	1		Unfurnished	\$1,650	\$1,650	\$2,500
3:	1	3	1		Unfurnished	\$2,995	\$2,995	\$2,995

4:	1	2	1	Unfurnished	\$1,400	\$2,500	\$2,500
5:	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,750
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 108 - North Hawthorne area
 - Los Angeles County
 - Parcel # 4041003060

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: 22205591

Printed: 12/11/2022 5:18:23 AM

Closed •

5944 Echo St • Los Angeles 90042
5 units • \$230,000/unit • 4,000 sqft • 7,244 sqft lot • \$262.50/sqft •
Built in 1985
North on Avenue 60, West on Echo St

List / Sold:

\$1,150,000/\$1,050,000 ↓

19 days on the market

Listing ID: 22214879



We are pleased to present for sale a 5 Unit tremendous value-add multifamily investment opportunity a block from famous Figueroa Street in one of LA's Hottest Rental Locations Highland Park! For the first time on the market in 40+ Years, 5944 Echo Street, offers investors an opportunity to add substantial value with 214% upside potential. The original family/ownership built 3 Units in 1985 atop (2) Units that were constructed in 1923. (3) of the (5) units are 2 Bedroom & 1 Bath Units and (2) Units are 3 Bedroom and 1 Bath Units. The property boasts a total square footage of 4,000 SF, situated on an expansive lot size of 7,243, and zoned RD2-1-HPOZ, with plenty of parking available for tenants. The property provides the opportunity to construct an ADU at the rear of the lot Buyer to Verify. Strategically located 1 block south of famous Figueroa St, the property is nestled in the best retail pocket of NELA, with direct walking access to Figueroa retail corridor which provides countless eateries, trendy bars, retail, and coffee shops, and not to mention steps away from The Gold Line. Considered "Walker's Paradise" with a (96) walk-score, where daily errands do not require a car. This rare opportunity is poised for an astute investor looking to capture strong market returns on a supply constrained product in a booming area where prices and rents continue to appreciate Year-over-Year. Disclosure: Buyer to conduct any/all due diligence including but not limited to the building square footage, lot size, unit mix, year built, zoning/HPOZ, market rents, and the ability to construct an ADU. DO NOT DISTURB TENANTS OR WALK ON PROPERTY - DRIVE BY ONLY.

Facts & Features

- Sold On 12/07/2022
 - Original List Price of \$1,150,000
 - 1 Buildings
 - Heating: Wall Furnace
- Cap Rate: 3.35
 - \$38456 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$30,958
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01508014
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	1		Unfurnished	\$1,224	\$2,448	\$6,200
2:	3	2	1		Unfurnished	\$1,115	\$3,344	\$8,250
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
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5492016006

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: 22214879

Printed: 12/11/2022 5:18:23 AM

List / Sold:

\$1,750,000/\$1,750,000

33 days on the market

Listing ID: PW22159716

Closed •

6340 Comstock Ave • Whittier 90601

5 units • \$350,000/unit • 4,872 sqft • 7,105 sqft lot • \$359.20/sqft • Built in 1985

Contact Agent



We are pleased to present the Comstock Apartments, a 5-unit apartment building constructed in 1985 in Uptown Whittier. The property is composed of five large two-bedroom, two-bathroom units, each equipped with central air & heat, an individual electric meter, ceiling fans, and two assigned parking spaces. Most units have been upgraded with granite countertops and laminate wood flooring. In addition, the building features copper plumbing, a leased laundry facility, a central water heater, and a recently replaced roof. This investment allows an investor to stabilize a well-maintained and upgraded asset in a desirable Uptown Whittier location.

Facts & Features

- Sold On 12/09/2022
- Original List Price of \$1,750,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- \$106200 Gross Scheduled Income
- \$58916 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$44,098
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01523891
- 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:	5	2	2	0	Unfurnished	\$1,750	\$1,750	\$2,300

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8135012022

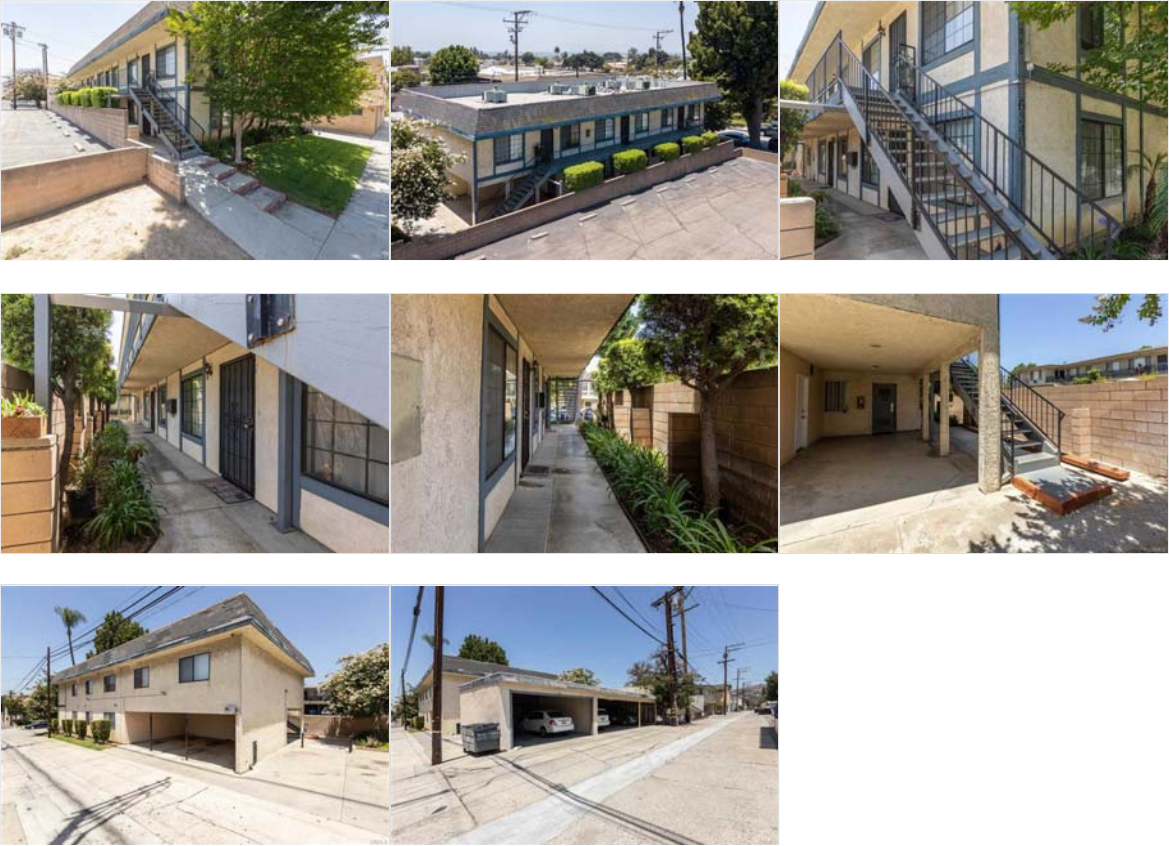
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



List / Sold:

Closed •

\$1,600,000/\$1,500,000 ↓

21 days on the market

Listing ID: 22211469

3719 S Centinela Ave • Los Angeles 90066
5 units • \$320,000/unit • 4,264 sqft • 4,950 sqft lot • \$351.78/sqft •
Built in 1955
North of Venice Blvd



5 Units in great rental area of Mar Vista, North of Venice Blvd. 4 of the units are 2 BR, 1 Ba, and 1 of the units is a 1BR, 1 Ba. This is a 2 Story building. Each unit has hardwood floors. Some windows have been replaced. 4 car garages plus 5 spaces. Apartments need work and are below market rents. New roof in 2003. Seismic Retrofitting has been completed. Lots of upside potential. Trust Sale, sold AS IS. Inside with an accepted offer. Please do not disturb tenants.

Facts & Features

- Sold On 12/05/2022
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Laundry: Individual Room
- Cap Rate: 4.5
- \$71946 Net Operating Income
- 5 electric meters available
- 5 gas meters available

Interior

- Floor: Wood, Tile
- Appliances: Refrigerator, Range

Exterior

- Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$23,982
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01879720
- 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	\$1,093	\$1,093	\$2,400
2:	1	2	1		Unfurnished	\$1,800	\$1,800	\$2,400
3:	1	2	1		Unfurnished	\$1,700	\$1,700	\$2,400
4:	1	2	1		Unfurnished	\$1,585	\$0	\$2,400

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4246024008

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: 22211469

Printed: 12/11/2022 5:18:23 AM

Closed

• Commercial/Residential

662 W Gage Ave # 5 • Los Angeles 90044

5 units • \$116,000/unit • 2,040 sqft • 5,058 sqft lot • \$257.84/sqft • Built in 1909

Getting off on 110 freeway, Exist on Gage Ave and make a right then pass Figueroa st then you are going to be able to see the property in your left about haft of the block.

List / Sold: \$580,000/\$526,000 ↓

14 days on the market

Listing ID: GD22233177



An exceptional investment with the best price to sell in the market for a 5-unit commercial building located in Los Angeles Southwest area. In normal condition with a new coat of exterior paint. Front unit (a house) with 920 sq ft living space, 2 bedrooms, 1 bathroom, kitchen, dining area, living room, and extra room, following building with 4 units and each unit with 280 sq ft living space, a living room, kitchen, and bathroom. 4 garages are located in the back section of the property, each garage for 1 car with access through the alley and by the property. The cemented area around the property, 2040 total sq ft living space, 5058 sq ft lot, LARD1.5 zoning, parcel # 6004-021-022, and lot #19.

Facts & Features

- Sold On 12/09/2022
 - Original List Price of \$649,000
 - 3 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Natural Gas
 - \$477 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
 - \$46918 Gross Scheduled Income
 - \$14184 Net Operating Income
 - 5 electric meters available
 - 6 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Tile
- Other Interior Features: Ceramic Counters, Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre, No Landscaping
 - Security Features: Smoke Detector(s)
- Fencing: Block, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,184
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,848
 - Cable TV: 01869804
 - Gardener:
 - Licenses:
- Insurance: \$2,076
 - Maintenance: \$540
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$1,932
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Furnished	\$1,605	\$1,605	\$2,200
2:	1	0	1	0	Furnished	\$768	\$768	\$1,100
3:	1	0	1	0	Furnished	\$768	\$768	\$1,100
4:	1	0	1	0	Furnished	\$1,000	\$1,000	\$1,100
5:	1	0	1	0	Furnished	\$1,050	\$1,050	\$1,100

Of Units With:

- Separate Electric: 5
 - Gas Meters: 6
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 6004021022

Michael Lembeck

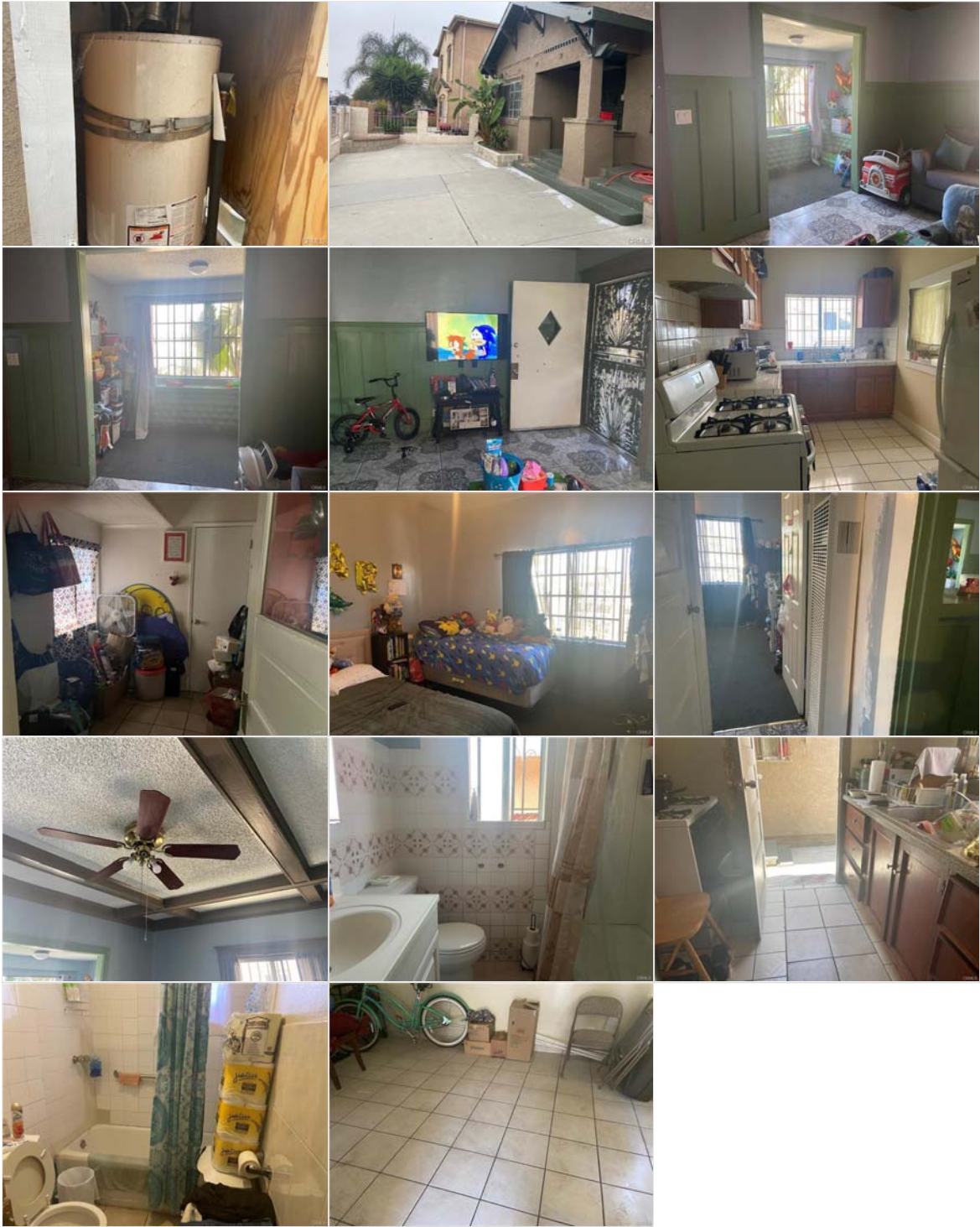
State License #: 01019397
Cell Phone: 714-742-3700

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: GD22233177

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List / Sold:

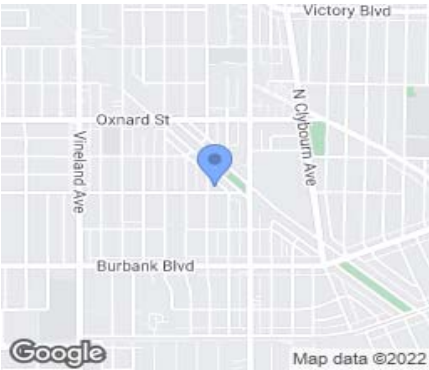
Closed •

\$1,599,000/\$1,555,000 ↓

27 days on the market

Listing ID: 22204013

5810 Cartwright Ave • North Hollywood 91601
5 units • \$319,800/unit • 5,851 sqft • 8,206 sqft lot • \$265.77/sqft •
Built in 1941
Near the intersection of Whitnall Highway and Cahuenga Blvd



Very large 5,851 square foot 2 story 5 unit building with 10 car parking on a large 8200 square foot lot in NoHo. Original 3+2 house in front built in 1941. The rear 4 units were added on in 1988. Property subject to L.A RSO. Property does not need soft story retrofit as per seller. Property has alley access in rear with entry to a large gated tuck under carport with room for 10 cars parked tandem. Units are very large averaging more than 1000 square feet each. Building is very well priced currently at 13.49 GRM and a 5+ % Cap Rate. Washer/Dryer shed in carport. Gas wall heaters. Tenants pay gas/electricity. Located just minutes to the popular North Hollywood Arts District. Good solid investment property. Seller ready to go, let's do a deal! Call listing agent for more info or questions.

Facts & Features

- Sold On 12/09/2022
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 10 Total carport spaces
- Heating: Wall Furnace
- Laundry: In Carport
- Cap Rate: 5.43

Interior

- Floor: Carpet
- Appliances: Refrigerator, Oven, Gas Range

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01896723
- 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	\$1,930	\$1,930	\$2,500
2:	1	2	1		Unfurnished	\$1,475	\$1,475	\$2,000
3:	1	3	2		Unfurnished	\$2,900	\$2,800	\$2,800
4:	1	2	1		Unfurnished	\$1,475	\$1,475	\$2,000
5:	1	3	2		Unfurnished	\$2,100	\$2,100	\$2,495
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:

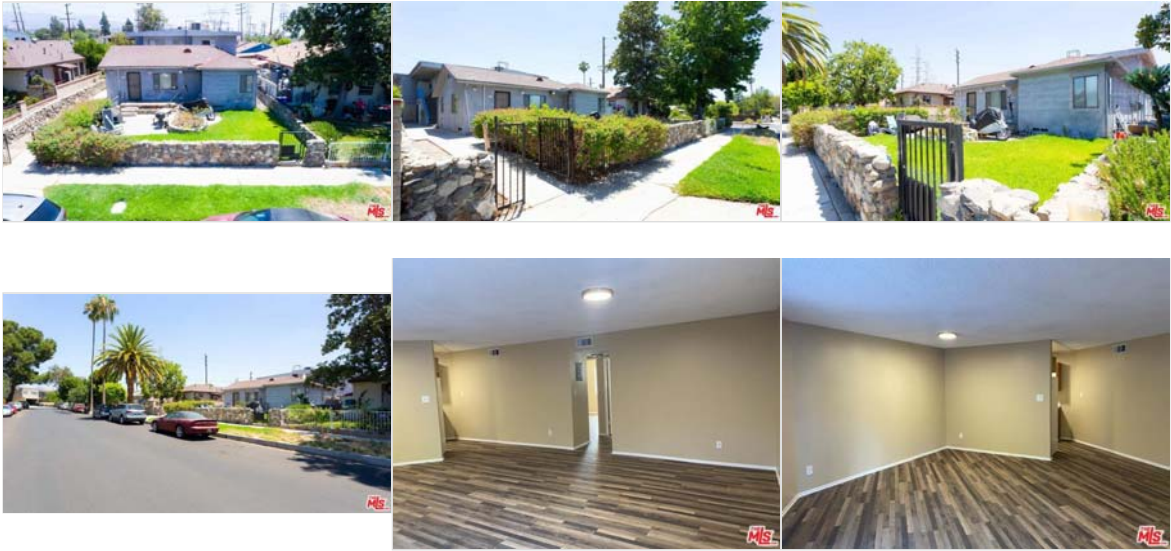
Additional Information

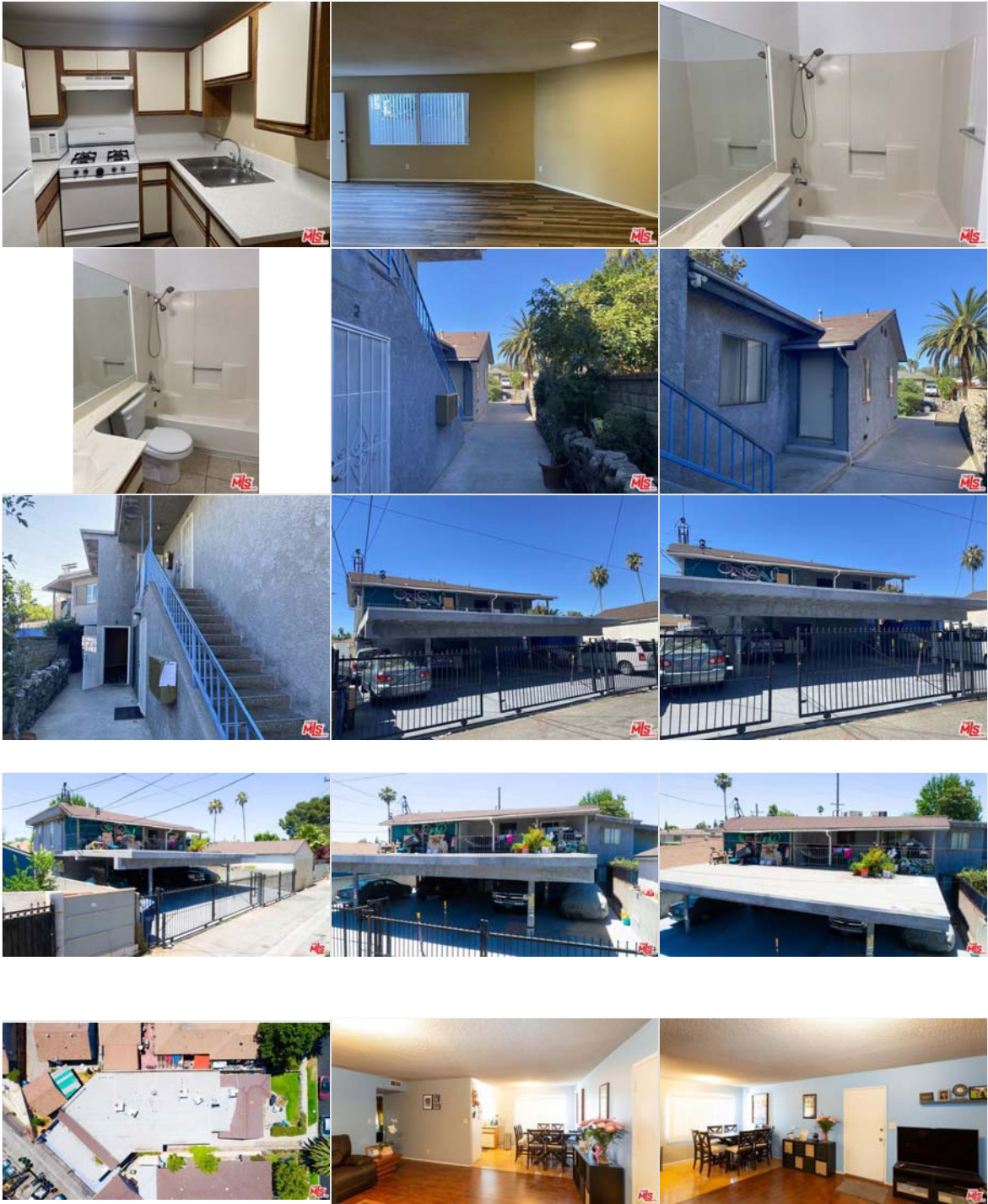
- Standard sale
 - Rent Controlled
- NHO - North Hollywood area
 - Los Angeles County
 - Parcel # 2415015038

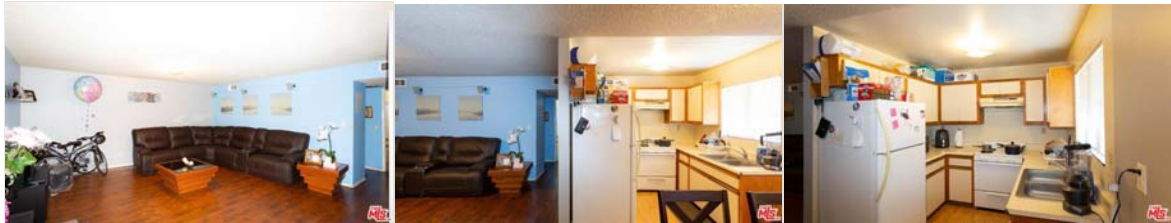
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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: 22204013

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Closed • Apartment

639 E Queen St • Inglewood 90301

6 units • \$266,667/unit • 4,162 sqft • 7,197 sqft lot • \$366.41/sqft • Built in 1953

From Manchester blvd, Head N on Prairie ave, then head W on Queen st

List / Sold:
\$1,599,999/\$1,525,000 ↓

17 days on the market

Listing ID: SR22185699



Amazing opportunity to own a 6 unit apartment building less than 4 blocks from the new SoFi stadium! Located within walking distance of Queen Park, Inglewood Health Care Center, the SoFi stadium, Inglewood high School, City Hall, police department and so much more. All units are currently rented, please do not disturb occupants.

Facts & Features

- Sold On 12/07/2022
- Original List Price of \$1,599,999
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- \$1,632 (Estimated)
- Laundry: Inside
- \$113136 Gross Scheduled Income
- \$84852 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Near Public Transit, Paved, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,623	\$1,623	\$0
2:	1	2	1	1	Unfurnished	\$1,430	\$1,430	\$0
3:	1	1	1	1	Unfurnished	\$1,547	\$1,547	\$0
4:	1	1	1	1	Unfurnished	\$1,535	\$1,535	\$0
5:	1	1	1	1	Unfurnished	\$1,451	\$1,451	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
- 101 - North Inglewood area
 - Los Angeles County
 - Parcel # 4021002029

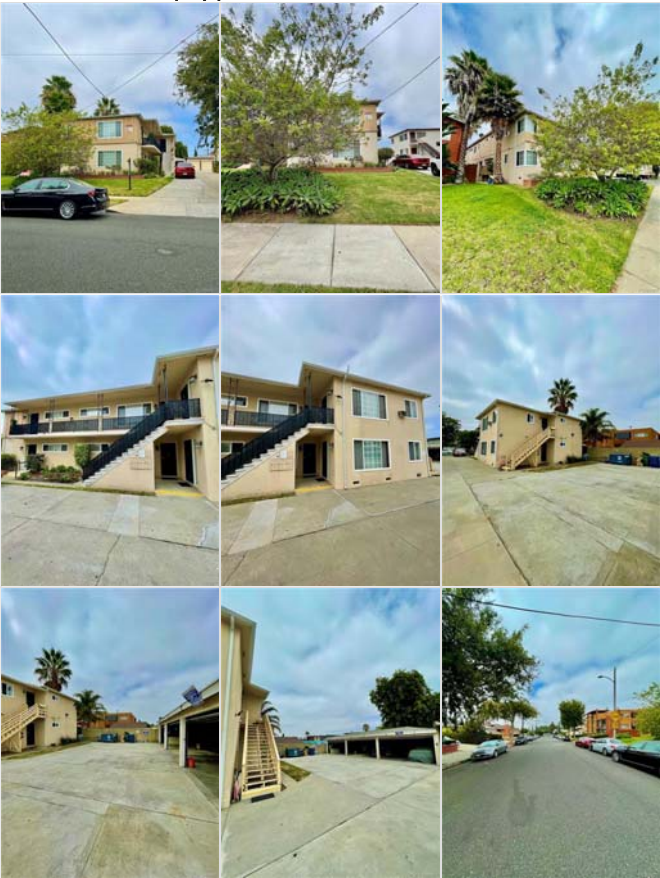
Michael Lembeck

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: SR22185699

Printed: 12/11/2022 5:18:23 AM

Closed •

1329 2nd Ave • Los Angeles 90019

6 units • \$252,500/unit • 5,824 sqft • 7,500 sqft lot • \$257.55/sqft •
Built in 1906

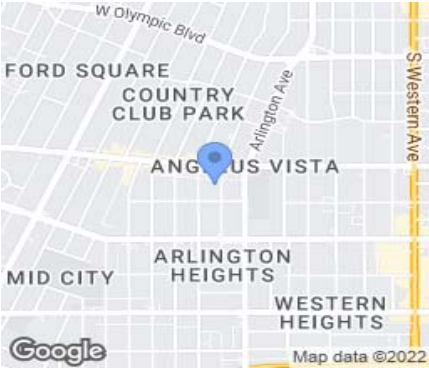
Located in Arlington Heights between S Western Ave and Crenshaw Blvd, just off Pico Blvd

List / Sold:

\$1,515,000/\$1,500,000 ↓

56 days on the market

Listing ID: 22206101



1329 2nd Ave, a 6-unit value add investment opportunity located in Arlington Heights between S Western Ave and Crenshaw Blvd, just off Pico Blvd and north of the Santa Monica Freeway. This property is made up of two structures including a fourplex in the front with 1+1's and a duplex with two singles in the rear structure; additionally, there are four enclosed garages with an additional two parking spaces. An investor can achieve just over 37% rental upside through interior unit renovations as the units are leased at below market rents; once stabilized, the pro forma CAP rate is projected to be 6.34%. There is currently an accessory space at the rear structure of the property that is vacant. There is potential to legalize into a unit for additional income - buyer to verify. Gas and electricity is separately metered; one unit currently has laundry but all units in the fourplex have washer and dryer hookups. Three of the units will be delivered vacant allowing the new owner to preform renovations upon closing. Arlington Heights is a historic area which embodies a huge, diverse community filled with many charms and local surprises. Along with its architectural beauty the friendliness and movement towards a sustainable neighborhood makes this area a very desirable place to live, work, and play. 1329 2nd Ave has a high walk score of 81, proximity to schools, employment, and transit options make this location convenient for residents to shop and commute throughout the city. Additionally nearby destinations such as Koreatown, Hollywood and Downtown LA are within a 15 minute drive.

Facts & Features

- Sold On 12/07/2022
- Original List Price of \$1,515,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Laundry: Stackable
- Cap Rate: 4.25
- \$64318 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$32,224
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$1,045	\$3,090	\$3,400
2:	2	0	1		Unfurnished	\$1,551	\$6,204	\$8,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5072036019

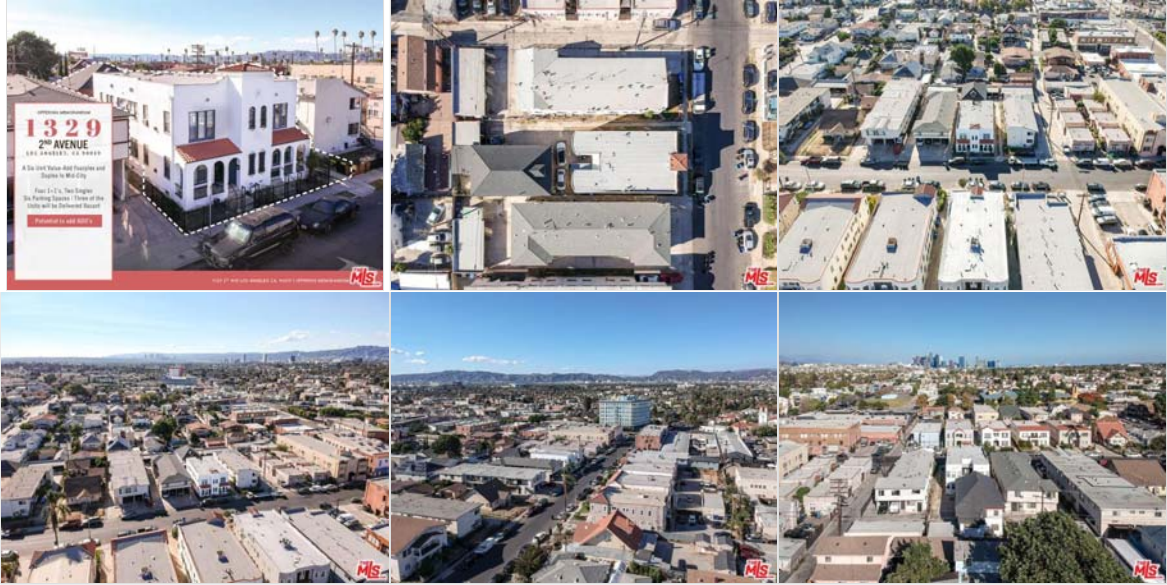
Michael Lembeck

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: 22206101

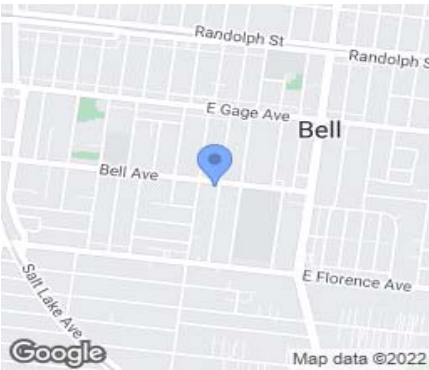
Printed: 12/11/2022 5:18:23 AM

Closed •

4218 Bell Ave • Bell 90201

6 units • \$210,833/unit • 3,600 sqft • 11,221 sqft lot • \$369.44/sqft •
Built in 1948

710 Freeway, Exit Florence Avenue



List / Sold:
\$1,265,000/\$1,330,000 ↑

2 days on the market

Listing ID: 22218301

4218 Bell Avenue is a 6-unit multifamily investment asset located in the highly desirable rental market of Bell. The property features all one-bedroom units with securitized parking on 11,221 square feet of prime Southern California land. There are 6 detached single car garages and a common area laundry room. There is approximately 34% upside in the rental income not including additional revenue potential by adding in coin operated laundry machines and dryers. The subject property has been in the same family since the property was built and is an excellent investment opportunity because of it's great location and substantial amount of rental upside.

Facts & Features

- Sold On 12/08/2022
- Original List Price of \$1,265,000
- 4 Buildings
- Heating: Wall Furnace
- Cap Rate: 3.52
- \$44511 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$46,875
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1		Unfurnished	\$1,309	\$7,851	\$10,500
2:								
3:								
4:								
5:								
6:								

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

Of Units With:

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

Additional Information

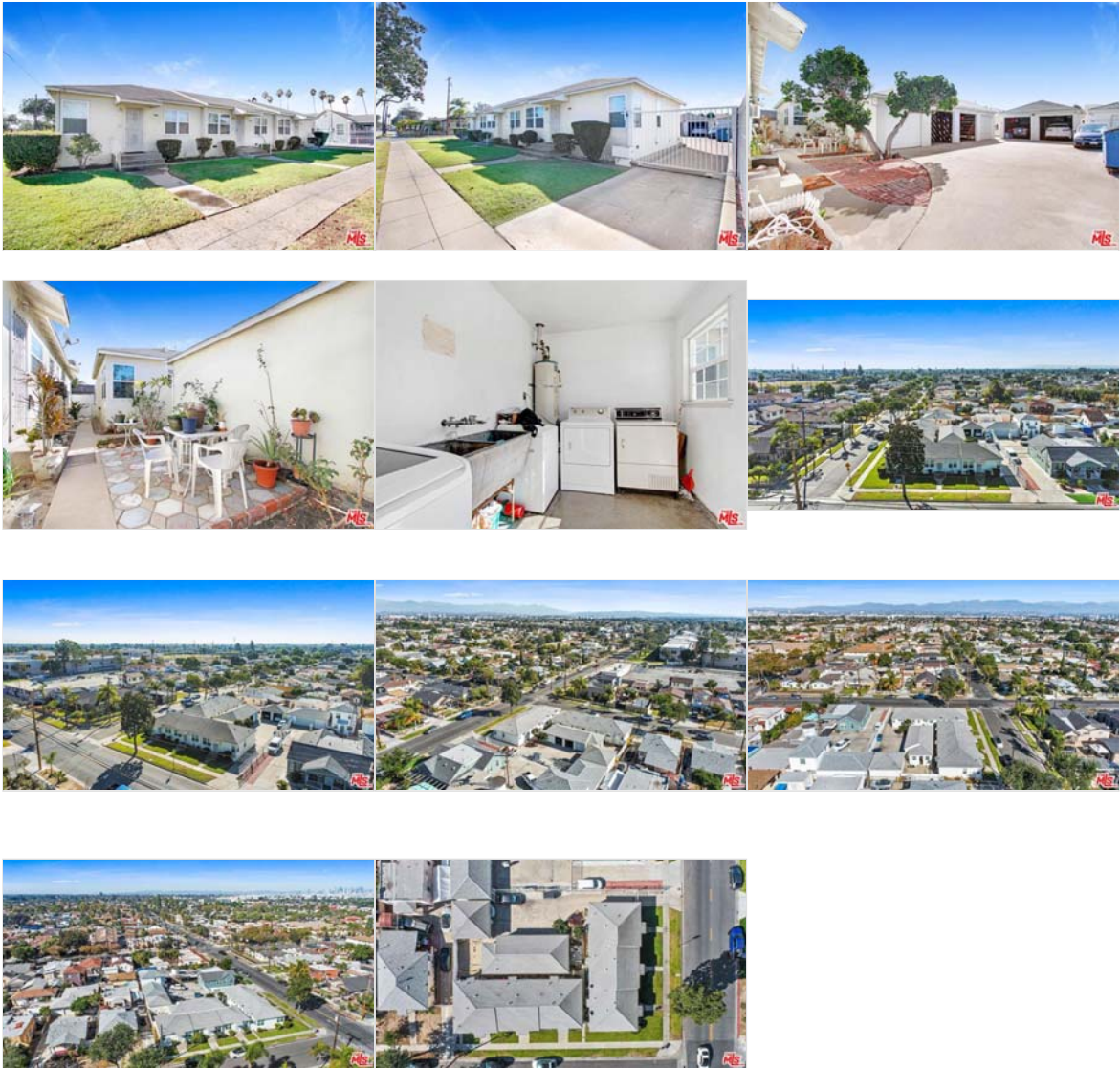
- Standard sale
- T6 - Maywood, Bell area
 - Los Angeles County
 - Parcel # 6325028035

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: 22218301

Printed: 12/11/2022 5:18:23 AM

Closed •

26128 Belle Porte Ave • Harbor City 90710
8 units • \$312,250/unit • 8,340 sqft • 7,627 sqft lot • \$299.76/sqft •
Built in 1986
Cross street of Anaheim St and Belle Porte Ave

List / Sold:
\$2,498,000/\$2,500,000 ⬆
34 days on the market
Listing ID: PV22193483



Wonderful opportunity to own an 8-unit building in south Harbor City. The building has a locked entry and gated parking. All units are spacious and have 2 bedrooms and 2 bathrooms with around 990 square feet. All 8 units feature washer/ dryer connections, dishwashers, disposal, blinds, and gas ranges, AND come with 2 tandem parking spots in the gated carport. 4 of the units have patios. There is also separate gas and electric meters. Building is in great location near Ken Malloy Park, Palos Verdes, Torrance, San Pedro and easy access to freeways.

Facts & Features

- Sold On 12/09/2022
- Original List Price of \$2,498,000
- 1 Buildings
- Levels: Two
- 16 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 4.34
- \$172956 Gross Scheduled Income
- \$138039.2 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Disposal, Gas Range
- Other Interior Features: Balcony

Exterior

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

Annual Expenses

- Total Operating Expense: \$31,458
- Electric: \$1,837.30
- Gas: \$2,674
- Furniture Replacement:
- Trash: \$4,054
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,109
- Maintenance: \$5,499
- Workman's Comp:
- Professional Management: 8474.8
- Water/Sewer: \$4,399
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,825	\$1,825	\$2,200

2:	1	2	2	2	Unfurnished	\$1,675	\$1,675	\$2,200
3:	1	2	2	2	Unfurnished	\$1,725	\$1,725	\$2,200
4:	1	2	2	2	Unfurnished	\$2,095	\$2,095	\$2,200
5:	1	2	2	2	Unfurnished	\$1,685	\$1,685	\$2,200
6:	1	2	2	2	Unfurnished	\$1,995	\$1,995	\$2,200
7:	1	2	2	2	Unfurnished	\$1,685	\$1,685	\$2,200
8:	1	2	2	2	Unfurnished	\$1,728	\$1,728	\$2,200

Of Units With:

- Separate Electric: 8
 - Gas Meters: 8
 - Water Meters: 0
 - Carpet:
 - Dishwasher: 8
 - Disposal: 8
- Drapes:
 - Patio: 4
 - Ranges: 8
 - Refrigerator: 0
 - Wall AC: 0

Additional Information

- Trust sale
 - Rent Controlled
- 124 - Harbor City area
 - Los Angeles County
 - Parcel # 7411005015

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 •

9726 Ramona St • Bellflower 90706

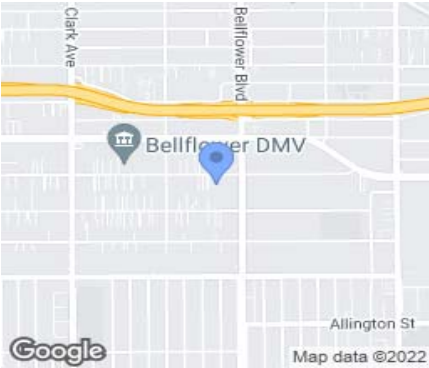
9 units • \$277,778/unit • 9 sqft • 35,139 sqft lot • No \$/Sqft data • Built in 1956

South of Artesia and West of Bellflower

List / Sold:
\$2,500,000/\$2,650,000 ↑

20 days on the market

Listing ID: PW22191257



9 individual Units in the heart of Bellflower. Close to shopping an grocery stores and business stores. This is a Probate Sale. Perfect time to get into an entry level multi-unit complex and have a steady income.

Facts & Features

- Sold On 12/05/2022
- Original List Price of \$2,500,000
- 9 Buildings
- Levels: One
- 7 Total parking spaces
- \$0 (Assessor)
- \$7850 Gross Scheduled Income
- 9 electric meters available
- 9 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,485	\$1,485	\$0
2:	1	1	1	0	Unfurnished	\$970	\$970	\$0
3:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$0
4:	1	2	1	2	Unfurnished	\$1,295	\$1,295	\$0
5:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$0
6:	1	2	1	2	Unfurnished	\$1,000	\$1,000	\$0
7:	1	1	1	0	Unfurnished	\$0	\$0	\$0

12/11/22, 5:19 AM

					Matrix			
8:	1	2	1	2	Unfurnished	\$0	\$0	\$0
9:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$0

Of Units With:

- Separate Electric: 9
 - Gas Meters: 9
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Probate Listing sale
- RF - Bellflower South of 91 Frwy area
 - Los Angeles County
 - Parcel # 7161012047

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: PW22191257

Printed: 12/11/2022 5:18:23 AM

Closed •

4419 Pennsylvania Ave • Glendale 91214

13 units • \$345,000/unit • 10,774 sqft • 14,991 sqft lot • \$399.11/sqft • Built in 1962

Contact Agent



List / Sold:
\$4,485,000/\$4,300,000 ↓
91 days on the market
Listing ID: PW22159796

We are pleased to present the Penn Plaza Apartments, a 13-unit apartment building in North Glendale. The property is comprised of thirteen two-bedroom units equipped with wall A/C units, gas wall heaters, ceiling fans, and carport parking. Most units have been upgraded with granite countertops and laminate wood flooring. Additionally, the property features a combination of tuck-under and carport parking. This is a well-kept building in a unique location of Glendale. With nearly 50% upside in rental income, this deal offers the opportunity for an investor to achieve over a 6% Cap Rate on market rents.

Facts & Features

- Sold On 12/09/2022
- Original List Price of \$4,680,000
- 1 Buildings
- 0 Total parking spaces
- \$1,470 (Estimated)
- Laundry: Common Area
- \$268967 Gross Scheduled Income
- \$176933 Net Operating Income
- 13 electric meters available
- 13 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$83,965
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921625
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	13	2	1	0	Unfurnished	\$1,703	\$22,139	\$2,350

Of Units With:

- Separate Electric: 13
- Drapes:

- Gas Meters: 13
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal:
- Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- 635 - La Crescenta/Glendale Montrose & Annex area
 - Los Angeles County
 - Parcel # 5606008042

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: PW22159796

Printed: 12/11/2022 5:18:23 AM

Closed • **Commercial/Residential**

3800 S Grand Ave • Los Angeles 90037

15 units • **\$166,667/unit** • **12,732 sqft** • **7,260 sqft lot** • **\$188.97/sqft** • **Built in 1925**

On the corner of W 38th St and S Grand Ave.



List / Sold:
\$2,500,000/\$2,406,025 ↓
16 days on the market
Listing ID: SB22224018

3800 S Grand Avenue, Los Angeles is a 15-unit mixed use asset consisting of (8) residential units and (7) retail suites only a couple blocks from USC, Los Angeles Coliseum, Banc of California Stadium, and the Natural History Museum. The retail units are located on the lower level and are primarily used as art studios/galleries with trendy exposed brick and custom-built steel doors. The residential units are located on the upper level with a unit mix consisting of (2) large 1-bed/1-bath units and (6) studios. Zoned LACM, this property is located in a Qualified Opportunity Zone with significant tax benefits and value-add potential. The building is currently operating at an approximate 6% CAP rate and is ideal for a yield-focused investor seeking growth, stability, and a hedge against inflation in the gentrifying South LA/Downtown market.

Facts & Features

- Sold On 12/08/2022
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,713 (Assessor)
- Cap Rate: 5.96
- \$227688 Gross Scheduled Income
- \$148944 Net Operating Income
- 15 electric meters available
- 15 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$67,359
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$5,093
- Maintenance: \$6,831
- Workman's Comp:
- Professional Management: 11384
- Water/Sewer: \$0
- Other Expense: \$12,000
- Other Expense Description: Utility

Unit Details

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

3:	2	1	0	0	Unfurnished	\$1,000	\$1,000	\$1,500
4:	1	1	0	0	Unfurnished	\$1,200	\$1,200	\$1,500
5:	1	1	0	0	Unfurnished	\$2,500	\$2,500	\$2,500
6:	1	0	0	0	Unfurnished	\$980	\$980	\$1,200
7:	1	0	0	0	Unfurnished	\$1,000	\$1,000	\$1,200
8:	1	0	0	0	Unfurnished	\$409	\$409	\$1,200
9:	1	0	0	0	Unfurnished	\$750	\$750	\$1,200
10:	1	0	0	0	Unfurnished	\$485	\$485	\$1,200
11:	1	0	0	0	Unfurnished	\$900	\$900	\$1,200
12:	1	1	0	0	Unfurnished	\$1,200	\$1,200	\$1,500
13:	1	1	0	0	Unfurnished	\$1,050	\$1,050	\$1,500

Of Units With:

- Separate Electric: 15
 - Gas Meters: 15
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5122027002

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: SB22224018

Printed: 12/11/2022 5:18:23 AM

Closed •

966 W 11th St • San Pedro 90731

16 units • \$232,813/unit • 13,014 sqft • 12,151 sqft lot • \$288.15/sqft • Built in 1973

Just North of South Gaffey Street and Just South of South Alma Street

List / Sold:
\$3,725,000/\$3,750,000 ↑

12 days on the market

Listing ID: 22179039



966 W 11th Street is a 16 Unit Near Downtown San Pedro. The property totals 13,014-square feet and sits on a 12,151-square foot lot. The subject property is being offered at \$286.23/PSF and at \$232,81/Per Unit. The subject property has roughly 33% in rental upside. Parking consists of 17 gated entry spaces. Three units are Section 8 tenants and there are currently two vacancies. The Unit Mix consists of (9) 1-Bd/1-Ba units, (3) 2-Bd/2-Ba units, (3) 2-Bd/1-Ba units, and (1) 3-Bd/2-Ba unit. This is a unique opportunity to purchase a large multifamily asset located in the rapidly growing San Pedro sub-market. Property is under Los Angeles Rent Control. To the best of our knowledge it is worth noting that there are several non-paying tenants.

Facts & Features

- Sold On 12/08/2022
- Original List Price of \$3,725,000
- 1 Buildings
- 15 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Community
- Cap Rate: 5.02
- \$384600 Gross Scheduled Income
- \$186888 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

- Security Features: Automatic Gate

Annual Expenses

- Total Operating Expense: \$95,694
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	1	1		Unfurnished	\$1,407	\$12,665	\$16,200
2:	3	2	1		Unfurnished	\$1,553	\$4,660	\$6,450

3:	3	2	2	Unfurnished	\$1,847	\$5,540	\$6,750
4:	1	3	2	Unfurnished	\$1,154	\$1,154	\$2,650
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Probate Listing sale
 - Rent Controlled
- 183 - Vista Del Oro area
 - Los Angeles County
 - Parcel # 7458012033

Michael Lembeck
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