

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GS	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	Pr
1	PV21231365	S	24620 Moon AVE	LOM	121	STD	2	\$79,000		\$1,491,000	\$386.47	3858	1985/ASR	9,475/0.2175	N
2	TR21206924	S	1310 Firestone	LA	122	STD	2	\$26,400		\$350,000	\$250.00	1400	1924/PUB	2,650/0.0608	N
3	PW21200774	S	1132 E Lauder ST	CARS	136	STD	2	\$52,800		\$1,025,000	\$631.16	1624	1953/ASR	22,323/0.5125	N
4	SB21216204	S	1320 Blinn AVE	WILM	196	TRUS	2	\$0		\$401,000	\$338.40	1185	1924/ASR	4,301/0.0987	N
5	IV21239310	S	737 W 2nd ST	AZU	607	STD	2	\$3,500		\$790,000	\$755.26	1046	1947/ASR	6,597/0.1514	N
6	MB21209129	S	4442 Turquoise ST	ESER	621	STD	2	\$0		\$675,000	\$448.21	1506	1919/ASR	7,049/0.1618	N
7	21793796	S	448 W California AVE	GD	628	STD	2			\$1,128,000			1920	6,988/0.16	N
8	PI-7202	S	1363 1365 Grand Oaks AVE	PAS	646	TRUS	2	\$25,200		\$1,095,000	\$663.64	1650	1947/ASR	6,526/0.14	N
9	WS21229867	S	107 Cresta AVE	SGAB	654	STD	2	\$28,800		\$850,000	\$508.68	1671	1946/ASR	6,552/0.1504	N
10	PI-7338	S	2043 Alpha ST	SPAS	658	STD,TRUS	2	\$0		\$1,609,000	\$536.33	3000	1919	7,338/0.16	N
11	PW21235627	S	7722 Comstock AVE	WH	670	STD	2	\$0		\$935,000	\$440.00	2125	1923/PUB	7,952/0.1826	N
12	21784766	S	2001 Griffith Park BLVD	LA	671	STD	2			\$1,800,000	\$644.70	2792	1971	4,912/0.11	N
13	SR21244683	S	423 N Lorena ST	LA	699	STD	2	\$0		\$735,000	\$343.62	2139	1927/ASR	4,651/0.1068	N
14	CV21220655	S	151 W 91st ST	LA	699	STD	2	\$0		\$870,000	\$314.53	2766	2011/ASR	5,200/0.1194	N
15	PW21223635	S	2015 Curtis AVE	REDO	699	STD	2	\$8,150		\$1,560,000	\$860.45	1813	1953/PUB	7,494/0.172	N
16	21764770	S	1185 N Normandie AVE	LA	C20	STD	2			\$605,000	\$481.69	1256	1905	4,000/0.09	N
17	21785592	S	821 N Oxford AVE	LA	C20	STD	2			\$790,000	\$641.23	1232	1923	2,330/0.05	N
18	21736256	S	5228 De Longpre AVE	LA	C20	STD	2			\$1,051,486	\$940.51	1118	1924	2,157/0.04	N
19	SR21189303	S	128 W 106th ST	LA	C34	STD	2	\$56,400		\$800,000	\$273.60	2924	1925/ASR	5,943/0.1364	N
20	RS21083716	S	815 E 109th ST	LA	C37	NOD,SPAY	2	\$0		\$415,000	\$304.03	1365	1945/ASR	5,805/0.1333	N
21	AR21130438	S	9518 Holmes AVE	LA	C37	STD	2	\$80,400		\$1,150,000	\$268.19	4288	2019/ASR	7,150/0.1641	N
22	PW21174921	S	223 E 55th ST	LA	C42	STD	2	\$44,400		\$670,000	\$326.51	2052	1921/ASR	4,909/0.1127	N
23	21790398	S	923 S La Verne AVE	LA	ELA	STD	2			\$565,000	\$470.05	1202	1928	4,116/0.09	N
24	DW21193928	S	1401 Ciela AVE	ELA	ELA	STD	2	\$24,000		\$630,000	\$362.28	1739	1946/ASR	6,495/0.1491	N
25	21784206	S	561 Hoefner AVE	LA	ELA	STD	2			\$698,000	\$422.77	1651	1940	5,398/0.12	N
26	SR21135685	S	23417 Cherry ST	NEWH	NEW1	STD	2	\$40,500		\$730,000	\$601.32	1214	1948/ASR	6,720/0.1543	N
27	PW21230936	S	7216 Lemp AVE	NHLW	NHO	STD	2	\$50,400		\$870,000	\$468.75	1856	1953/ASR	6,627/0.1521	N
28	221004557	S	7714 Rhea AVE	RES	RES	STD	2			\$924,850			1954/ASR	7,652/0.17	N
29	RS21228817	S	15311 Minnesota AVE	PAR	RK	STD	2	\$3,600		\$950,000	\$396.16	2398	1961/ASR	7,501/0.1722	N
30	SB21226709	S	4212 W 154 ST	LAWN	112	STD	3	\$68,400	4	\$1,185,000	\$493.13	2403	1949/ASR	7,537/0.173	N
31	PI-6294	S	2058 Lewis AVE	ALTA	604	STD	3	\$48,000		\$1,510,000	\$402.56	3751	1931/ASR	12,314/0.28	N
32	TR21123008	S	3321 Andrita ST	LA	623	STD	3	\$39,276		\$725,000	\$348.56	2080	1925/PUB	6,751/0.155	N
33	21795584	S	1821 Rodney DR	LA	637	STD	3			\$1,695,000	\$584.28	2901	1922	4,499/0.1	N
34	QC21167219	S	2322 Edmgrove ST #3	LA	671	STD	3	\$0		\$1,250,000	\$614.55	2034	1924/ASR	5,101/0.1171	N
35	SB21208697	S	11854 Ramona AVE	HAWT	699	STD	3	\$19,200		\$1,310,000	\$386.32	3391	1927/ASR	8,748/0.2008	N
36	21798732	S	6900 Camrose DR	LA	C03	STD	3			\$1,750,000	\$670.24	2611	1957	4,573/0.1	N
37	IN21169001	S	1800 Browning BLVD	LA	C36	STD	3	\$4,298		\$915,000	\$293.18	3121	1923/PUB	9,730/0.2234	N
38	QC21194385	S	217 Loma PL	LA	C42	PRO	3	\$39,468	4	\$730,000	\$400.22	1824	1905/ASR	7,553/0.1734	N
39	21797204	S	3520 W Florence AVE	LA	PHHT	STD	3			\$1,026,000	\$521.61	1967	1948	11,051/0.25	N
40	320008682	S	5237 Tilden AVE	SO	SO	STD	3	\$0	0	\$950,000	\$453.03	2097	1947	6,162/0.1415	N
41	SR21224712	S	3735 Randolph PL	HNPk	T1	STD	3	\$46,800		\$810,000	\$331.70	2442	1951/ASR	5,968/0.137	N
42	PW21165930	S	3519 E 61st PL	HNPk	T5	STD	3	\$48,000		\$6,640,000	\$3,824.88	1736	1950/ASR	7,024/0.1612	N
43	DW21231641	S	5075 E 61st ST	MW	T6	STD	3	\$35,700		\$700,000	\$420.42	1665	1939/ASR	6,952/0.1596	N
44	IV21213466	S	1057 E Hyde Park BLVD	ING	101	STD	4	\$4,000		\$950,000	\$314.99	3016	1959/ASR	5,905/0.1356	N
45	21797506	S	2316 S Pacific AVE	SP	181	STD	4			\$1,051,000	\$357.24	2942	1941	4,850/0.11	N
46	WS21232772	S	300 S 3rd ST	ALH	601	STD	4	\$62,580		\$1,152,000	\$327.83	3514	1922/PUB	8,494/0.195	N
47	QC21239955	S	139 Diamond ST	ARCD	605	TRUS	4	\$98,220		\$2,150,000	\$358.45	5998	1963/PUB	8,045/0.1847	N
48	21785362	S	244 W Walnut AVE	MNRO	639	STD	4			\$1,441,440	\$514.98	2799	1953	8,045/0.18	N
49	21735026	S	11794 Beverly BLVD	WH	670	STD	4			\$1,025,000	\$314.80	3256	1949	6,578/0.15	N
50	MB21227959	S	440 N Garfield AVE	MTB	674	STD	4	\$6,450		\$1,257,000	\$333.86	3765	1959/ASR	4,927/0.1131	N
51	21784032	S	5410 Blackwelder ST	LA	C16	STD	4			\$1,360,000	\$421.84	3224	1964	4,802/0.11	N
52	CV21206353	S	715 W 47th ST	LA	C34	STD	4	\$0		\$2,800,000	\$350.35	7992	2021/SLR	8,423/0.1934	N
53	IG21228181	S	4358 S Main ST	LA	C37	STD	4	\$0		\$817,000	\$349.74	2336	1921/PUB	7,311/0.1678	N
54	DW21182005	S	154 E 54th ST	LA	C37	STD	4	\$0		\$970,000	\$417.38	2324	1936/ASR	5,317/0.1221	N
55	SB21229188	S	1200 E 25th ST	LA	C42	STD	4	\$67,356		\$782,000	\$185.13	4224	1895/ASR	2,712/0.0623	N
56	PW21209139	S	10536 Arrington AVE	DOW	D1	STD	4	\$58,800		\$975,000	\$443.18	2200	1955/ASR	7,541/0.1731	N
57	SR21227225	S	801 N Tamarind AVE	CMP	RP	STD	4	\$0		\$800,000	\$395.26	2024	1954/ASR	4,994/0.1146	N
58	CV21173663	S	3829 Penn Mar AVE	ELM	619	STD	5	\$109,940	4	\$1,800,000	\$407.24	4420	1956/ASR	23,335/0.5357	N
59	320006076	S	1438 1442 Murchison ST	ELA	BOYH	STD	5	\$0	0	\$859,000	\$422.53	2033	1946	7,774/0.17	N
60	PW21236279	S	712 N Guadalupe AVE	REDO	151	STD	6	\$114,460		\$2,500,000	\$860.88	2904	1954/ASR	6,922/0.1589	N
61	BB21228085	S	4224 Los Feliz BLVD	LFE	637	STD	6	\$145,880		\$2,160,000	\$468.95	4606	1939/ASR	7,000/0.1607	N
62	AR21229363	S	1023 Hyperion AVE	SVL	671	STD	6	\$0		\$1,933,000	\$437.43	4419	1961/ASR	7,323/0.1681	N
63	21797664	S	2731 Whittier BLVD	LA	BOYH	STD	6			\$1,410,000	\$367.19	3840	1960	6,984/0.16	N
64	21789366	S	501 N San Vicente BLVD	WHO	C10	STD	6			\$5,000,000	\$897.67	5570	1975	8,348/0.19	N
65	SR21241639	S	35349 87th ST E	LTLR	LKR	STD,TRUS	6	\$64,200		\$429,900	\$220.24	1952	1955/ASR	202,240/4.6428	N
66	IV21005987	S	349 N Vecino DR	CVN	614	STD	7	\$163,800	5	\$2,000,000	\$250.00	8000	1962/ASR	7,846/0.1801	N
67	SR21240266	S	6123 Eleanor AVE	HLW	C20	STD	8	\$197,720		\$3,030,000	\$483.87	6262	1990/ASR	6,500/0.1492	N
68	SR21208895	S	611 S 6th ST	BBK	610	STD	10	\$332,400	5	\$5,000,000	\$483.56	10340	1987/ASR	8,233/0.189	N
69	WS21194103	S	3926 Inglewood BLVD	MARV	C13	STD	10	\$120,840		\$2,635,000	\$387.39	6802	1962/PUB	6,915/0.1587	N
70	21761506	S	1526 E 1st ST	LA	BOYH	STD	12			\$1,755,000	\$280.13	6265	1912	6,597/0.15	N
71	PV21175047	S	1532 S Wilton PL	LA	C16	STD	14	\$202,230	4	\$2,800,000	\$282.37	9916	1960/ASR	13,157/0.302	N
72	21777196	S	3923 Gibraltar AVE	LA	PHHT	PRO	17			\$3,838,250	\$315.91	12150	1958	13,298/0.3	N
73	AR21147571	S	1060 Raymond AVE	GD	626	STD	20	\$0	0	\$8,100,000	\$500.96	16169	1987/ASR	14,837/0.3406	N
74	AR21147178	S	1060 Elm AVE	GD	626	STD	21	\$0	0	\$7,450,000	\$493.05	15110	1977/ASR	15,533/0.3566	N
75	DW21141231	S	1918 S Harvard BLVD	LA	C16	STD	24	\$434,580		\$3,000,000	\$189.10	15865	1960/PUB	31,386/0.7205	N
76	21773942	S	1349 N Hill AVE	PAS	646	STD	30			\$18,000,000	\$526.29	34202	1925	61,844/1.41	N
77	21758396	S	1320 N Sycamore AVE	LA	C20	STD	39			\$16,250,000	\$497.49	32664	1987	15,993/0.36	N

List / Sold:

Closed • Duplex**\$1,399,000/\$1,491,000 ↑****9 days on the market****Listing ID: PV21231365****24620 Moon Ave • Lomita 90717****2 units • \$699,500/unit • 3,858 sqft • 9,475 sqft lot • \$386.47/sqft • Built in 1985****South of Lomita blvd, East of Crenshaw Blvd, and West of Narbonne Ave**

Matchless investment opportunity in the friendly city of Lomita for an owner occupant to live in one plus strong rental income from the other unit or an investor in a quality duplex with great cashflow. As you enter the lovely, private and substantial front yard, you will be greeted by the divine garden graced with pretty roses, mature fruit trees and wild berries. Entering the gorgeous FRONT UNIT through the double doors you will encounter the living room and formal dining area filled with natural lights. The updated kitchen has quartz countertops with stainless steel sink and appliances, recessed lighting and a breakfast nook area. There is an additional family room with a guest powder room on the first level. Taking the stairs brightened with a skylight leads to the second floor where the ginormous master bedroom, bonus room, 3 additional bedrooms, and two bathrooms are located. This unit is freshly painted and carpets are brand new. The completely separate 3 bedroom, 2 bath REAR UNIT has its own meters and features a nice living room, with tall ceiling, remodeled kitchen with plenty of natural lights and has handicapped railing access. The rear unit is currently rented on a month to month basis and rents are current. The rear unit pictures are taken prior to current lease. Each unit has its own separate 2 car garage with plenty of storage spaces and there is a ton of additional parking space in the driveways. There are security cameras installed in the common areas. This property has everything you need, schedule a showing before it gets too late.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$1,399,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Forced Air
- \$961 (Estimated)
- Laundry: Individual Room
- \$79000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Tile, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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	2	Unfurnished	\$0	\$3,700	\$3,700
2:	1	3	2	2	Unfurnished	\$2,875	\$2,875	\$3,100

Of Units With:

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

Additional Information

- Standard sale
- 121 - Lomita area
- Los Angeles County
- Parcel # 7376013004

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: PV21231365

Printed: 12/12/2021 11:59:30 AM

Closed •List / Sold: **\$420,000/\$350,000** ↓

65 days on the market

1310 Firestone • Los Angeles 90001**2 units • \$210,000/unit • 1,400 sqft • 2,650 sqft lot • \$250.00/sqft • Built in 1924**

Listing ID: TR21206924

from Diamond Bar-60 West, to 605 South ,to 105 West, exit central Ave. Drive to Firestone.Cross street is Zamova Ave.

Located in Center of Los Angeles city. 105,710 freeway near by. 2 Units can be to produce income or own use. It is a good investment . convenient access to market, restaurants,Walmart and other stores.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$420,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$4,349 (Owner)
- Laundry: Inside
- \$26400 Gross Scheduled Income
- \$26400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02077892
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Partially	\$7,200	\$7,200	\$8,400
2:	1	3	1	2	Unfurnished	\$15,600	\$15,600	\$18,000

Of Units With:

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

Additional Information

- Standard sale
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 6043017004

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • DuplexList / Sold: **\$999,888/\$1,025,000** ↑

25 days on the market

1132 E Lauder St • Carson 90745**2 units • \$499,944/unit • 1,624 sqft • 22,323 sqft lot • \$631.16/sqft • Built in 1953**

Listing ID: PW21200774

Exit Carson St from the 405 and head West. Make a left on Bonita, left on 220th, left on S Edgar St, and a right on E Lauder.

An investor's or developer's dream property! This duplex has 2 separate structures sitting on a large, flat, half an acre plus lot. Each unit is identical, has 2 bedrooms, 1 bath, and double pane windows. One of the units, has updated luxury vinyl plank flooring and has been recently painted, the other unit has a tank-less water heater but could use some TLC. Live in one and rent the other. Split the lot and build. Add ADUs and/or extra square feet to the existing structures. So many value-add opportunities with this unique property. *Senate Bills 9 & 10 were just passed and go into effect January 2022. These Bills allow multiple units on a single parcel regardless of zoning, splitting of a lot, even multiple duplexes and more! Look up the Bills and contact the city to confirm.*

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$999,888
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Public Records)
- Laundry: Individual Room, Inside
- \$52800 Gross Scheduled Income
- \$35708 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Carpet, Tile, Vinyl
- Appliances: Tankless Water Heater

Exterior

- Lot Features: Cul-De-Sac, Lot 20000-39999 Sqft, Irregular Lot, Secluded, Value In Land
- Fencing: Brick, Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,092
- Electric: \$2,440.00
- Gas:
- Furniture Replacement:
- Trash: \$650
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,440
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 136 - Central Carson area
- Los Angeles County
- Parcel # 7332008014

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

Closed •List / Sold: **\$500,000/\$401,000** ↓**1320 Blinn Ave • Wilmington 90744****31 days on the market****2 units • \$250,000/unit • 1,185 sqft • 4,301 sqft lot • \$338.40/sqft •****Built in 1924****Listing ID: SB21216204****PCH To Blinn**

Property is located on a corner lot. It contains 2 living units. House has 3 beds/2 bath (2nd bath may not be permitted as it's located in what appears to be a closet, either the closet was added or ... the bathroom was added. 2nd unit is converted to living space with its own bed/bath & kitchen. (was permitted in 1957 as a commercial unit, city of wilmington states it has to be used as residential now) It was a commercial locksmith shop. . Gated parking can accommodate multiple cars. There is an additional shed behind home, lots of outdoor space, and lots of off street parking, may be room for toys or camper. Property is sold in as-is condition. All information deemed reliable but not guaranteed. Buyer to verify all information.

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$510,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- \$307 (Estimated)
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Gas Dryer Hookup, See Remarks
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7426019009

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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



This is two houses on one set of utilities. Front house is 3 bedroom 1 bath and 1046 sq. ft. Back house is 2 bedroom 1 bath and 952 sq. ft., Buyer and buyer's agent to verify square footage, restrictions and all information. Both units have yards and garages. sitting on nice cul-de-sac this property has so much potential.

Facts & Features

- Sold On 12/10/2021
 - Original List Price of \$769,000
 - 2 Buildings
 - Levels: One
 - 11 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$431 (Estimated)
- \$3500 Gross Scheduled Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01526842
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$2,000	\$2,000	\$2,835
2:	1	2	1	2	Unfurnished	\$1,500	\$1,500	\$2,550

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 607 - Azusa area
 - Los Angeles County
 - Parcel # 8615015019

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

Closed •

List / Sold: **\$675,000/\$675,000**

4442 Turquoise St • El Sereno 90032
2 units • \$337,500/unit • 1,506 sqft • 7,049 sqft lot • \$448.21/sqft •
Built in 1919

8 days on the market

Listing ID: MB21209129

Drive onto Huntington Dr. S to Turquoise, then turn left.



Great Investment opportunity in the highly desired El Sereno area. Located just 1.5 miles from Keck Hospital of USC, and LAC+USC Medical center. It is adjacent to Lincoln Heights, Boyle Heights, Alhambra, South Pasadena, Monterey Hills, City Terrace, and University Hills. This duplex is a fixer-upper on a large lot with endless possibilities. It features a 2bed 2 bath and a 2 bed 1 bath. The two car garage is a tear down. The landscape is very low maintenance. This is a great rental property, investment, or live in one unit and rent out the other. Don't wait too long to take advantage of this rare opportunity! It is conveniently by all major freeways 710 fwy, 10 fwy, 60 fwy, 5 fwy.

Facts & Features

- Sold On 12/06/2021
 - Original List Price of \$675,000
 - 3 Buildings
 - Levels: One
 - 9 Total parking spaces
 - 0 Total carport spaces
 - \$3,129 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Bonus Room, Den, Dressing Area, Exercise Room, Family Room, Game Room, Kitchen, Living Room, Media Room, Office, Recreation
 - Floor: Tile, Wood
- Appliances: Water Heater
 - Other Interior Features: Attic Fan, Copper Plumbing Partial, Crown Molding, Pantry

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Cul-De-Sac, Front Yard, Lawn, Level with Street, Rectangular Lot, Park Nearby, Paved, Walkstreet, Yard
- Fencing: Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01978349
 - 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	2	1	Unfurnished	\$0	\$0	\$3,500
2:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$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 # 5305043003

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

Closed •

List / Sold: **\$1,128,000/\$1,128,000**

448 W California Ave • Glendale 91203
2 units • \$564,000/unit • sqft • 6,988 sqft lot • No \$/Sqft data •
Built in 1920
134 East, Exit on Pacific, Go Right to California and then turn left

51 days on the market
Listing ID: 21793796



Compound Fixer! R4, Great Bones and Perfect for anyone, plus an "in-law home" or just extra income? Front house has three bedrooms and two bathrooms, large kitchen with newer cabinetry and a full California Basement! Needs a bit of cosmetic fixing up but livable with a little elbow grease and paint. Rent out the back, save some money and do a remodel later! Opportunities knock.. Back house is a cottage-style home with an efficiency kitchen and definitely has its own charm. There is a separate laundry room for cottage. There is a patio with a trellis to enjoy barbecuing and kick back or if you need an extra parking spot here it is! Long driveway with a one-car detached garage. Need a detached office? Yoga Room? Hobby Room? Play Room? Attached to the back of the garage there is a good-sized permitted room with its own private door. Presently it is a tailor's paradise but it could be anything you need or want it to be! Property is near the Glendale Galleria, minutes to The Americana at Brand, and tons of dining options to enjoy.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$1,128,000
- 2 Buildings
- 2 Total parking spaces
- 1 Total carport spaces
- Heating: Central, Forced Air
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Basement, Art Studio
- Floor: Wood
- Appliances: Dishwasher

Exterior

- Sewer: 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	3	2		Unfurnished	\$0	\$0	\$4,500
2:	1	3	1		Unfurnished	\$900	\$900	\$3,200
3:	0	0	0		Unfurnished	\$0	\$0	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5637017012

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: 21793796

Printed: 12/12/2021 11:59:30 AM

Closed • Duplex

List / Sold:
\$1,099,000/\$1,095,000 ↓

8 days on the market

Listing ID: P1-7202

1363 1365 N Grand Oaks Ave • Pasadena 91104
2 units • \$549,500/unit • 1,650 sqft • 6,526 sqft lot • \$663.64/sqft •
Built in 1947
North of Washington. Enter back house through gate in alley.



Two adorable Cape Cod single-family homes on the lot. The opportunities are endless. This two-on-a-lot property could be a wonderful owner-occupied home with income or an equally smart investment property. The two cottages are well separated, each has its own front and backyard and are nestled on a beautiful lot with lawns and forested with mature elm, pine, oak, avocado and fig trees. It's quite the oasis in the city. Nearly identical, the two houses have coursed-shingle siding and evoke a Colonial style. The property totals 1,650sf plus a two-car garage at the rear of the property. Each house is two-bedroom, one-bath and approx 825sf. 1363 N Grand Oaks is the back house and offers private front and rear yards and direct access to the two-car garage. Inside, the home is freshly painted and features bright rooms with lots of wonderful vintage doors and windows throughout, mountain views from the living room and an updated bathroom. The vintage kitchen comes with a refrigerator and gas stove - the adjacent laundry room comes with a washer/dryer and features a cool, vintage built-in ironing board. Both units have tankless water heaters, ceiling fans and window AC units. There is additional space at the rear of the property alongside the garage. The property has one water meter, other utilities are metered separately. The surrounding neighborhood offers an abundance of shops, diverse dining opportunities, grocery stores, bakeries, hiking trails and more. Don't miss this great opportunity for a truly unique property with so many possibilities.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$1,099,000
- 3 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Individual Room
- \$25200 Gross Scheduled Income
- \$17090 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Appliances: Free-Standing Range, Refrigerator, Tankless Water Heater

Exterior

- Fencing: Block, Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,110
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$1,260
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,116
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1	Unfurnished	\$25,200	\$25,200	\$31,200
2:		2	1	1	Unfurnished			\$32,400
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5853016015

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

Closed • DuplexList / Sold: **\$838,000/\$850,000** ↑**107 Cresta Ave • San Gabriel 91775****2 units • \$419,000/unit • 1,671 sqft • 6,552 sqft lot • \$508.68/sqft • Built in 1946****N of Las Tunas / E of Del Mar****4 days on the market****Listing ID: WS21229867**

Located in the soaring North San Gabriel neighborhood with the lowest inventory on the market, 107 & 109 Cresta, SG is currently looking for a new owner to touch up, update and improve its value. Pride of long term ownership, this lovely duplex is situated on one of the most popular & peaceful streets and provides convenient, easy access to everywhere. High demand rental area, almost 100% occupancy and low maintenance. 107 Cresta is a 2-bedroom 1-bath unit. It's being rented for \$1300 per month with a detached 2-car garage. 109 Cresta is a 1-bedroom 1-bath unit and currently rented for \$1100 per month. Great proportion & well-arranged front & back yard. Decent floor plan for each unit and endless potential for you. Long term tenants are on month-on-month lease & great upside income potential. Minutes away from supermarkets, restaurants, parks/country club, shopping area and bus stations as well as easy access to DTLA and Pasadena. The possibilities of these units are endless for the right buyer. A truly great deal. Motivated seller. Offer subject to inspection,

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$838,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$28800 Gross Scheduled Income
- \$26140 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$2,660
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$780
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	2	Unfurnished	\$1,300	\$1,300	\$2,800
2:	1	1	0	0	Unfurnished	\$1,100	\$1,100	\$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
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5367011026

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

Closed • Duplex

2043 Alpha St • South Pasadena 91030
2 units • \$699,500/unit • 3,000 sqft • 7,338 sqft lot • \$536.33/sqft •
Built in 1919
West of Huntington Drive, in between Kendall + Moffat

List / Sold:
\$1,399,000/\$1,609,000 ↑
7 days on the market
Listing ID: P1-7338



This Beautiful Craftsman with amazing Character has been owned by the current Family for almost 50-Years. This amazing home consists of Two Large 2-Bedroom Units and the Upstairs and Downstairs units are currently vacant. The property boasts Original character, Woodwork and Charm throughout, many details include, hardwood floors, fireplace, a vintage range in the kitchen as well as a number Built-In's. The spacious exterior includes a wonderful Front Porch, 2-Car Garage and Bonus Space, large Driveway and Parking Area, Spacious Backyard, including a Child's Playhouse, and Large Fenced in Rear Yard. Also, pomegranate, apple trees, fig , avocado and tangerine trees on the property. Located on a beautiful South Pasadena Street, in close proximity to Shopping, Restaurants, and Downtown LA. The property may have originally been a Single Family Residence and converted to a Duplex by previous owners and may be able to be converted back by the new owner. This is a perfect opportunity and offers numerous options for either an Owner Occupant, Investor, or an Extended Family. to re-imagine an amazing home and property.

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Floor Furnace
- Laundry: In Garage
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Appliances: None
- Other Interior Features: 2 Staircases

Exterior

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01908329
- 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:		4	3	2	Unfurnished	\$0	\$0	\$7,500
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 658 - So. Pasadena area
- Los Angeles County

- Parcel # 5310016024

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:](#) P1-7338

Printed: 12/12/2021 11:59:30 AM

Closed • DuplexList / Sold: **\$935,000/\$935,000** ↑**7722 Comstock Ave** • Whittier 90602**12 days on the market****2 units** • **\$467,500/unit** • **2,125 sqft** • **7,952 sqft lot** • **\$440.00/sqft** •
Built in 1923**Listing ID: PW21235627****S. of Walnut. West of Greenleaf Ave.**

Fantastic Investment opportunity with this rare, hard to find duplex sitting on an R3 Lot giving you the possibility of adding a 3rd unit. Live in one, rent the other. Front unit reflects a 1485 sq. ft. remodeled 3 bedroom, 1 bath with a Spacious and open floor plan. New kitchen with quartz countertops and Kitchen Island. Indoor laundry room plus a bonus room that can be used as an office or a sun room or a very large Pantry. The back unit reflects a 640 sq. ft. remodeled 2 bedroom and 1 bath with an open floor plan and an Indoor laundry room. Properties have been recently painted inside and out with new windows, new hardscape, new lighting and if this wasn't enough, this property also features a 4 car garage as well as extra parking spaces.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$899,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Floor Furnace
- \$0 (Public Records)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Walk-In Pantry
- Floor: Laminate, Tile, Wood
- Appliances: None
- Other Interior Features: Ceiling Fan(s), Stone Counters

Exterior

- Lot Features: Lawn, Sprinklers In Front, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8141026007

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

List / Sold:

Closed**\$1,895,000/\$1,800,000 ↓****38 days on the market****Listing ID: 21784766****2001 Griffith Park Blvd • Los Angeles 90039****2 units • \$947,500/unit • 2,792 sqft • 4,912 sqft lot • \$644.70/sqft • Built in 1971****From Sunset: North (West) on West Sunset; RIGHT (East) on Fountain; LEFT (North) on Griffith Park**

Architectural duplex close to Sunset Junction, Hyperion shops, and award-winning Franklin Elementary School. Originally built in 1971 by Tawa-Shimozono Architects and rejuvenated from systems to surfaces in 2013 by Modative Architects and Robert Vecchio Designs, these 2 four-bedroom, two-bathroom units (approx. 1396 sq. ft. each) have a flexible, open layout, vaulted ceilings in the upper unit streaming daylight. Engineered wood flooring, recessed lighting, stainless appliances, quartz countertops in the kitchen. Each unit has dual-glazed, Low-E windows, air conditioning, washer/dryers, and tankless water heaters. This 4835 sq. ft. lot is fenced and gated, has a 2-car garage, storage room, and private front and rear gardens.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$2,000,000
- 1 Buildings
- 4 Total parking spaces
- 2 Total carport spaces
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable
- \$96000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Entry, Great Room
- Floor: Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooktop, Built-In, Oven
- Other Interior Features: Ceiling Fan(s), High Ceilings, Storage

Exterior

- Lot Features: Landscaped, Front Yard, Rectangular Lot
- Security Features: Gated Community, Smoke Detector(s), Carbon Monoxide Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$23,513
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance: \$3,283
- Maintenance: \$1,900
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,056
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$3,950	\$3,950	\$5,000
2:	1	4	2		Unfurnished	\$4,050	\$4,050	\$5,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5431002006

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: 21784766

Printed: 12/12/2021 11:59:30 AM

Closed •

List / Sold: **\$650,000/\$735,000** ↑

423 N Lorena St • Los Angeles 90063
2 units • \$325,000/unit • 2,139 sqft • 4,651 sqft lot • \$343.62/sqft •
Built in 1927
X Cesar Chavez

0 days on the market

Listing ID: SR21244683



Sold before process

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$650,000
- 2 Buildings
- 0 Total parking spaces
- \$320 (Estimated)
- Laundry: Gas Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$900
- 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	0	0	Unfurnished	\$0	\$2,500	\$2,500
2:	1	1	0	0	Unfurnished	\$1,500	\$1,900	\$1,900

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5178026025

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

Closed •List / Sold: **\$850,000/\$870,000** ↑**151 W 91st St • Los Angeles 90003****10 days on the market****2 units • \$425,000/unit • 2,766 sqft • 5,200 sqft lot • \$314.53/sqft • Built in 2011****Listing ID: CV21220655****Between S. Broadway Ave and S. Main St**

Do not miss out on this amazing 2011 built duplex in the heart of Los Angeles. Each unit has 4 spacious bedrooms and 2 baths! Centrally located to everything with easy access to the 110 and 105 fwy. Also close to the new NFL stadium, downtown LA and many nearby developments! Both units feature similar layouts, washer and dryer hook ups, detached 2 car garage with a long driveway to the back which leads to a nice common area for bbq setup, play area or more space for parking. Property has alley access which also gives you another way to enter the parking in the back. Property has solar panels. Gated property with possibility of turning detached 2-car garage into another rental unit. Check current ADU laws to verify. Property does have solar panels installed. MLS will be updated once seller provides information regarding solar panels. Copy and paste this link for youtube video https://youtu.be/OqNyGjbH_D0

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- 0 Total carport spaces
- \$410 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6040034016

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

Closed • DuplexList / Sold: **\$1,560,000/\$1,560,000****2015 Curtis Ave • Redondo Beach 90278****27 days on the market****2 units • \$780,000/unit • 1,813 sqft • 7,494 sqft lot • \$860.45/sqft • Built in 1953****Listing ID: PW21223635****Take S Aviation Blvd to Curtis Ave in Redondo Beach**

Amazing opportunity to own 2 freshly painted Redondo Beach units. These are 2 private turn-key units on a lot that are free standing from each other. Unit A is a 3 bedroom 1.5 bath, Unit B is a 2 bedroom 1 bath. Each with their own fenced backyards for maximum privacy. The property consists of 3 single-car garages in addition to the parking that's available on the lot already. Each unit with separate meters for electric and gas. The front unit is occupied with a very flexible & wonderful tenant that's month to month, further details upon request. The previous owners took meticulous care of the property and is structurally sound. Great location, a short distance to The Green Belt Bike Path, Manhattan Beach Pier, The Point, Plaza El Segundo and LAX. This well located duplex is a white canvas of options. On a quiet private street, this versatile property allows you to reside as an owner user, income property for cashflow, or add an ADU in the garage area for a triplex play or even scrape and build new luxury townhomes. This investment property has many different plays and opportunities!! Virtual tour available.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$1,560,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Natural Gas
- \$1,361 (Estimated)
- Laundry: Inside
- \$8150 Gross Scheduled Income
- \$64800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet
- Appliances: Gas Range, Refrigerator
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Back Yard, Paved, Yard
- Fencing: None
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$33,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01869619
- 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	Furnished	\$1,850	\$1,850	\$6,400
2:	1	2	1	1	Unfurnished	\$0	\$0	\$6,400

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4155011020

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: PW21223635

Printed: 12/12/2021 11:59:30 AM

Closed •

List / Sold: **\$689,000/\$605,000** ↓

1185 N Normandie Ave • Los Angeles 90029

110 days on the market

2 units • \$344,500/unit • 1,256 sqft • 4,000 sqft lot • \$481.69/sqft • Built in 1905

Listing ID: 21764770

Normandie and Fountain



Well maintained 2 units in East Hollywood. Side by side units with cozy front porch. Both units have 2 bedrooms, spacious living room, dining area, updated kitchen and 1 full bath. Laminate and tile flooring. A shared backyard with lush planting and grassy area which is perfect for entertaining. There is a permitted 12x30 shed and currently being used as studio. Great property.

Facts & Features

- Sold On 12/09/2021
- Original List Price of \$768,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- \$17210 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Living Room
- Floor: Laminate, Tile
- Appliances: Refrigerator, Gas Cooktop
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$5,590
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,000	\$1,000	\$1,800
2:	2	2	1		Unfurnished	\$900	\$1,000	\$1,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5537016002

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

Closed •

List / Sold: **\$815,000/\$790,000** ↓

821 N Oxford Ave • Los Angeles 90029

48 days on the market

2 units • \$407,500/unit • 1,232 sqft • 2,330 sqft lot • \$641.23/sqft • Built in 1923

Listing ID: 21785592

East of Western Ave. and North of Melrose Ave.



Step into this cozy hideaway nestled in the ever-so-cute Melrose Hill neighborhood of Hollywood. 821 North Oxford presents the opportunity to own the most charming duplex. The side by side units are comprised of 1bed/1bath each and individual laundry hookups. Come on into the airy and light-filled home that hearkens back to the bungalows that the stars once called home. All of the original charm remains, including the built-in shelves. A full kitchen will have you falling in love with cooking again with its large windows and ample counter space. There is plenty of room for entertaining both inside and out so you can host when it's cold or enjoy the evening outside when it's too hot. Centrally located with coffee shops and restaurants in every direction and just a short distance from the magic of tinseltown, you don't want to miss this one.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$815,000
- 2 Buildings
- 0 Total parking spaces
- 0 Total carport spaces
- Laundry: In Kitchen
- \$39050 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Floor: Laminate
- Appliances: Microwave, Refrigerator

Exterior

- Security Features: Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$7,156
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,766
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	821	1	1		Unfurnished	\$1,650	\$1,650	\$1,700
2:	823	1	1		Unfurnished	\$0	\$0	\$1,700
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5535018027

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: 21785592

Printed: 12/12/2021 11:59:30 AM

Closed •

List / Sold: **\$799,000/\$1,051,486** ↓

5228 De Longpre Ave • Los Angeles 90027

167 days on the market

2 units • \$399,500/unit • 1,118 sqft • 2,157 sqft lot • \$940.51/sqft • Built in 1924

Listing ID: 21736256

Google Maps.



Delivered vacant, this corner-lot duplex offers a remarkable opportunity in a choice Hollywood location. Stylish side-by-side units provide one bedroom each; the identical apartments were reconstructed from the ground up and are stunning to behold with open layouts, wood flooring and oversized windows bringing showers of sunlight. Custom kitchens feature pendant lighting, full-height splash, quartz countertops with dining and a suite of stainless appliances including dishwasher and built-in microwave. Bedrooms have large closets; baths have glass enclosures and gorgeous tile work. The icing on the cake is the expansive rooftop deck, a shared space to lounge and dine with epic views of the iconic Griffith Park Observatory and Hollywood Sign. Amenities include in-unit laundry rooms and central heat+air with Nest. Ideal for an owner-user or investor seeking income, this property is centrally-located near coffee, dining, markets and more. Los Feliz and Silver Lake are within easy reach.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$1,089,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: In Closet
- \$58204 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$11,636
- 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	\$3,000	\$0	\$6,000
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
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5544036009

Michael Lembeck

Re/Max Property Connection

Closed • Duplex

List / Sold: \$785,000/\$800,000 ↑

128 W 106th St • Los Angeles 90003

12 days on the market

2 units • \$392,500/unit • 2,924 sqft • 5,943 sqft lot • \$273.60/sqft • Built in 1925

Listing ID: SR21189303

I-110 South towards San Pedro, Take Exit 14B Imperial Hwy, left on W 111th PL, left on S Broadway, right on W 106th St



This 8 bedroom 5 bathroom 2 UNIT PROPERTY will be a great addition to an INCOME PORTFOLIO or LIVE IN ONE RENT OUT THE OTHER!! The FRONT UNIT, 128 W 106th St is a 2 bedroom, 1 bathroom with 2 uncovered parking spaces in the back, linoleum flooring in kitchen and bathrooms, bedrooms have wall to wall carpet and ceiling fans in each bedroom with Jack & Jill bathroom, stainless steel kitchen sink, wall unit furnace and washer/dryer hookup. The BACK UNIT was built in 2011; 130 W 106th St and has 2 levels with it's own private deck/slab patio perfect for barbeque. The Upstairs has 3 bedrooms and 2 bathrooms with an en suite bathroom to the master bedroom, tile flooring in the bonus/rec room and bathrooms, bedrooms have wall to wall carpet and ceiling fans in each bedroom, granite counter tops, family room and solid oak cabinets. The Downstairs has 3 bedrooms and 2 bathrooms with an en suite bathroom to the master bedroom, tile flooring in the kitchen and bathrooms, kitchen has a nook that could fit a full dining room table, bedrooms have wall to wall carpet and ceiling fans in each bedroom, granite counter tops, family room, solid oak cabinets and laundry room with washer/dryer hookup.

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$785,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- 2 Total carport spaces
- Heating: Central, Wall Furnace
- \$639 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$56400 Gross Scheduled Income
- \$55200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Bonus Room, Family Room, Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard
- Fencing: Brick, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,575	\$1,575	\$1,875
2:	1	6	4	2	Unfurnished	\$3,125	\$3,125	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6074008015

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: SR21189303

Printed: 12/12/2021 11:59:31 AM

Closed •List / Sold: **\$420,000/\$415,000 ↓****815 E 109th St • Los Angeles 90059****113 days on the market****2 units • \$210,000/unit • 1,365 sqft • 5,805 sqft lot • \$304.03/sqft •****Listing ID: RS21083716****Built in 1945****109th/HOOPER**

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

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$575,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

- Lot Features: 2-5 Units/Acre
- Sewer: None

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01403858
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Notice Of Default, Short Sale sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6071013012

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: RS21083716

Printed: 12/12/2021 11:59:31 AM

List / Sold:

Closed • Duplex**\$1,230,000/\$1,150,000** ↓

114 days on the market

Listing ID: AR21130438

9518 Holmes Ave • Los Angeles 90002**2 units** • **\$615,000/unit** • **4,288 sqft** • **7,150 sqft lot** • **\$268.19/sqft** • **Built in 2019****North of Century Blvd. and West of Alameda St.**

Motivated seller!!!! Welcome to Los Angeles. No rent control. Don't miss this great opportunity. Investors dream with a newer built in 2019. Fabulous 2 DETACHED units on a quiet street of Los Angeles. Each with 5 bed 3 bath and 2 car garage. Front unit is \$3400 per month. rear unit is \$3300 per month. Total of \$6700 per month. Secured gated entry. Individually metered for gas, water and electricity. Tenants pay ALL UTILITIES.

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$1,280,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Central
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$80400 Gross Scheduled Income
- \$77506 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Two Masters
- Floor: Laminate
- Other Interior Features: Stone Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,894
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	2	Unfurnished	\$3,400	\$3,400	\$3,700
2:	1	5	3	2	Unfurnished	\$3,300	\$3,300	\$3,700

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6048034014

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

ClosedList / Sold: **\$700,000/\$670,000** ↓**223 E 55th St • Los Angeles 90011****2 units • \$350,000/unit • 2,052 sqft • 4,909 sqft lot • \$326.51/sqft •****Built in 1921****GPS****0 days on the market****Listing ID: PW21174921**

ATTENTION INVESTORS: Fully leased Income property for sale. Conveniently located close to restaurants, shopping, museums and has easy access to transportation. HURRY this one won't last!

Facts & Features

- Sold On 12/09/2021
- Original List Price of \$700,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- Laundry: In Garage
- \$44400 Gross Scheduled Income
- \$32300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$5,100
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01096925
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,123	\$1,122	\$1,900
2:	1	2	1	0	Unfurnished	\$1,234	\$1,234	\$1,650

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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5101013018

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

Closed •

List / Sold: **\$549,900/\$565,000** ↑

923 S La Verne Ave • Los Angeles 90022
2 units • **\$274,950/unit** • **1,202 sqft** • **4,116 sqft lot** • **\$470.05/sqft** •
Built in 1928

9 days on the market
Listing ID: 21790398

Please use your phone navigation application.



INVESTOR ALERT! Looking for your next renovation project or dreaming of an opportunity to bring your best HGTV remodeling dreams to reality? Well, look no further! This East Los Angeles duplex offers a front 2 BR / 1 BA unit that will be delivered VACANT and a rear 1 BR / 1 BA unit that is currently leased, which may help provide immediate income to offset your holding costs! Seller has done the upfront work and can provide recent home inspection, etc. for potential buyers to review. The front unit has a living room with faux fireplace with hearth; a kitchen just waiting for redesign; dining area; 2 bedrooms adjacent a hallway bathroom; and indoor laundry area and exterior access storage area. The back unit is 1 BR / 1 BA with living / dining / kitchen combo and exterior laundry hook ups. Off-street parking is available. Mature trees and a fully fenced lot also add appeal! This property is located only one block to dining, retail, mass transportation, services, and entertainment! Home is for sale AS IS / WHERE IS and is an interesting opportunity for a new owner / investor!

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$549,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Laundry: Inside, Outside

Interior

- Rooms: Utility Room, Living Room
- Floor: Laminate, Tile
- Appliances: None

Exterior

- Lot Features: Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

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	\$2,500
2:	2	1	1		Unfurnished	\$791	\$791	\$1,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- ELA - East Los Angeles area
- Los Angeles County

- Parcel # 5245006025

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:](#) 21790398

Printed: 12/12/2021 11:59:31 AM

Closed •List / Sold: **\$649,900/\$630,000 ↓****1401 Clela Ave • East Los Angeles 90022****98 days on the market****2 units • \$324,950/unit • 1,739 sqft • 6,495 sqft lot • \$362.28/sqft • Built in 1946****Listing ID: DW21193928****Take Telegraph Rd to Clela Avenue**

Amazing opportunity to own this traditional duplex with tenants that pay rent on time and are current!! This is one of the fastest growing areas of the county and values have been increasing rapidly!! This is a great opportunity to add value to investors portfolio. With below market rents there is real opportunity for growth. PRO FORMA Cap Rate is 6.14% and GRM is 12.04!! It is too good of an opportunity to pass up. This is a great investment to watch your money grow!!

Facts & Features

- Sold On 12/09/2021
- Original List Price of \$649,900
- 1 Buildings
- 4 Total parking spaces
- \$1,134 (Estimated)
- Laundry: In Kitchen
- \$24000 Gross Scheduled Income
- \$14572 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,960
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01458024
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$240
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	2	Unfurnished	\$1,050	\$12,600	\$2,300
2:	1	2	0	0	Furnished	\$950	\$11,400	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5245021048

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$680,000/\$698,000** ↑

561 Hoefner Ave • Los Angeles 90022

12 days on the market

2 units • \$340,000/unit • 1,651 sqft • 5,398 sqft lot • \$422.77/sqft • Built in 1940

Listing ID: 21784206

Off 60 Freeway exit Atlantic and head South. East on Repetto. South on Hoefner, home is on the West side of Hoefner between Eagle St. & E 6Th St.



First time on the market in almost 60 years! This true duplex is perfect for a family who wants to live in the front 3 bedroom 2 bathroom 1,065 sqft home and rent out the rear 1 bedroom 1 bathroom 586 sqft home to supplement their income or for an investor looking for a long term cash flow opportunity. The property has a 2 car detached garage and a long driveway for multiple car tandem parking. Interior of both units has newer luxury vinyl plank flooring, updated kitchens and bathrooms. Property can be delivered vacant in December or tenants can stay if Buyer chooses.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$680,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air, Wall Furnace, Fireplace(s)
- \$2800 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Laminate
- Appliances: Disposal, Vented Exhaust Fan, Gas Cooktop
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard, Rectangular Lot, Corners Marked
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Gated Community, Smoke Detector(s)
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$450
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00338699
- 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	\$2,000	\$2,000	\$2,750
2:	2	1	1		Unfurnished	\$1,250	\$1,250	\$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
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6341016026

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: 21784206

Printed: 12/12/2021 11:59:31 AM

Closed • **Single Family Residence**List / Sold: **\$750,000/\$730,000** ↓**23417 Cherry St** • Newhall 91321**133 days on the market****2 units** • **\$375,000/unit** • **1,214 sqft** • **6,720 sqft lot** • **\$601.32/sqft** • **Built in 1948****Listing ID: SR21135685****Lyons to Apple Street, (R) to Cherry Street**

MAJOR PRICE REDUCTION HIGHLY MOTIVATED SELLER *** TWO HOUSES *** Highly desirable Happy Valley, Newhall residential income offering: Featuring 2 Single Family Residences. 23417 Cherry St. has 1 bedroom and 1 bath, laundry facilities off the kitchen. 23419 Cherry St. has 3 bedrooms and 1 bath. Assessors shows 2 bedroom, however, the additional bedroom was converted from a garage. Possible RV access. Close to Downtown Newhall, shopping, restaurants and newly opened movie theater. PLEASE DO NOT ENTER PROPERTY WITHOUT AN APPOINTMENT. DO NOT DISTURB TENANTS. The property is being sold with both units they cannot be sold separately. Face masks required for all entering property.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$930,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Central
- Laundry: Inside, Outside
- \$40500 Gross Scheduled Income
- \$32695 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$1,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01854035
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,900
2:	1	3	1	0	Unfurnished	\$1,875	\$1,875	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- NEW1 - Newhall 1 area
- Los Angeles County
- Parcel # 2830033008

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

Closed •List / Sold: **\$875,000/\$870,000** ↓**7216 Lemp Ave** • North Hollywood 91605**28 days on the market****2 units** • **\$437,500/unit** • **1,856 sqft** • **6,627 sqft lot** • **\$468.75/sqft** •
Built in 1953**Listing ID: PW21230936****north on lankershim east on sherman**

This duplex is ideal for the small investor or the first time buyer who can live in one unit and rent the other unit thus making it very affordable to become a homeowner. The property features 2 identical units with 2 bedrooms, huge living room, large dining are, nice size kitchen with updated cabinets, fenced front yard, 2 car garage plus plenty of room for additional parking in the back. The zoning is R3 with a possibility of room to build an ADU.

Facts & Features

- Sold On 12/09/2021
- Original List Price of \$949,000
- 1 Buildings
- 2 Total parking spaces
- \$375 (Estimated)
- Laundry: In Closet
- \$50400 Gross Scheduled Income
- \$3850 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$4,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02051651
- Gardener:
- Licenses:
- Insurance: \$4,200
- 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:	2	2	2	1	Unfurnished	\$2,100	\$4,200	\$5,000

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
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2316030027

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

Closed •

List / Sold: **\$899,999/\$924,850** ↓

7714 Rhea Ave • Reseda 91335

105 days on the market

2 units • \$450,000/unit • sqft • 7,652 sqft lot • No \$/Sqft data • Built in 1954

Listing ID: 221004557



Welcome home to this unique opportunity. Two homes on one lot, located in one of the most beautiful and quiet neighborhoods of Reseda. Each home has its own address, separate electricity, tankless water heaters, air conditioning, and laundry. Residence 7714: approximately 1100 sq ft that was completely remodeled in 2013. This is a 3 bedroom, 2 bathroom open floor plan with an open-concept kitchen with freshly painted cabinets. It has tile flooring throughout the living space and carpets in the bedrooms. Residence 7716: approximately 800 sq ft of new construction that was done in 2019 (ADU). This is a 2 bedroom, 2 bathroom open floor plan with a kitchen, conforming to the most recent building and safety standards. It has laminate flooring throughout, except the kitchen and bathrooms which are tiled. Additionally, there is an attached 400 sq ft 2 car garage and a large driveway. The huge backyard has been split into two with a new modern fence, giving both sides a very large outdoor space! As you enter 7714 there is a door for access to 7716 that was drywalled over. This makes it extremely easy to convert back into a single family residence. This is a great chance for a multiple generation family to all live nearby yet have their individual privacy! 7716 is currently tenant-occupied on a Month-to-Month lease. Tenant is willing to stay or vacate. Offers will be subject to just viewing 7714 and once we are in escrow we will accommodate to view and inspect 7716. This home provides additional income opportunities or a customized living situation for your family.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$999,900
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Dishwasher, Gas Cooking, Microwave
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Back Yard

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01873088
- 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	2		Unfurnished	\$2,000		
2:		3	2		Unfurnished			
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- RES - Reseda area

- Los Angeles County
- Parcel # 2103019008

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: 221004557

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Closed •List / Sold: **\$922,000/\$950,000** ↑**15311 Minnesota Ave** • Paramount 90723**14 days on the market****2 units** • **\$461,000/unit** • **2,398 sqft** • **7,501 sqft lot** • **\$396.16/sqft** •
Built in 1961**Listing ID: RS21228817****N. of Alondra**

Great investment opportunity, two homes on a lot! Each features 3 bedrooms, 2 bathrooms and 1 car garage.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$922,000
- 2 Buildings
- 2 Total parking spaces
- \$805 (Estimated)
- Laundry: Inside
- \$3600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,680
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01182091
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	6	4	2	Unfurnished	\$3,600	\$3,600	\$4,600
# 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
- RK - Paramount South of Somerset area
- Los Angeles County
- Parcel # 6240018002

Michael LembeckState License #: 01019397
Cell Phone: 714-742-3700**Re/Max Property Connection**State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed •**\$1,050,000/\$1,185,000** ↑**14 days on the market****Listing ID: SB21226709****4212 W 154 St • Lawndale 90260****3 units • \$350,000/unit • 2,403 sqft • 7,537 sqft lot • \$493.13/sqft • Built in 1949****1 Parcel West From the Corner of 154th St and Freeman Ave**

4212 W 154th St is comprised of three separate 2-bed/1-bath houses on a large 7,537 SF lot. The units are generating \$5,700 in monthly gross income with approximately 15% in upside rent potential. Each unit has their own washer and dryer hookup and the property includes a long driveway with (1) 2-car garage and (1) 1-car garage. Centrally located in Lawndale, the property is in close-proximity to Alondra Golf Course, El Camino College, and North Redondo/Manhattan Beach. Given the growth potential and ideal property layout, this is an excellent opportunity for an owner-user or investor with attractive residential financing options available.

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$1,050,000
- 3 Buildings
- 5 Total parking spaces
- \$1,104 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4.18
- \$68400 Gross Scheduled Income
- \$43916 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$21,064
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,802
- Maintenance: \$2,052
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$2,400
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,000
2:	1	2	1	1	Unfurnished	\$1,975	\$1,975	\$2,150
3:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,150

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
- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4076017003

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

Closed •

List / Sold:
\$1,295,000/\$1,510,000 ↑

21 days on the market

2058 Lewis Ave • Altadena 91001
3 units • \$431,667/unit • 3,751 sqft • 12,314 sqft lot • \$402.56/sqft •
Built in 1931

Listing ID: P1-6294

Cross Street: Morada; Lewis is a one block long street running North off of Morada Pl and one block East of Lake Ave. Morada is North Of new York dr.



Front home is a two story Colonial with 4/5 bedrooms and 2.5 baths. It does have some deferred maintenance. Remodel was started and not finished . Kitc Kitchen is intact . due to unfinished addition, financing should be a hard money loan. Conventional financing is unavailable.. Two cottages in the rear of the property are in very good condition. One is a two tandem bedroom unit with one bath, fireplace and hardwood floors.The other is 2 bedrooms and one bath. Both rear units have newer forced air heat. There is covered parking for 4 cars. Video tour will be uploaded next week.

Facts & Features

- Sold On 12/09/2021
- Original List Price of \$1,295,000
- 3 Buildings
- Levels: One, Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- \$48000 Gross Scheduled Income
- \$45000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Formal Entry, Living Room, Office
- Appliances: Dishwasher
- Floor: Wood

Exterior

- Lot Features: Level, Sprinklers None

Annual Expenses

- Total Operating Expense: \$3,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01444805
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1	Unfurnished	\$1,850	\$0	\$2,000
2:		2	1		Unfurnished	\$0		\$2,100
3:		5	3			\$0		\$4,400
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 604 - Altadena area
- Los Angeles County
- Parcel # 5845012007

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: P1-6294

Printed: 12/12/2021 11:59:31 AM

Closed • **Triplex**List / Sold: **\$774,995/\$725,000** ↓**3321 Andrita St** • Los Angeles 90065**112 days on the market****3 units** • **\$258,332/unit** • **2,080 sqft** • **6,751 sqft lot** • **\$348.56/sqft** • **Built in 1925****Listing ID: TR21123008****60 West to 5 North, Exit San Fernando Road**

****Great Investment Opportunity****Triplex**** Each unit is 1 bed & 1 bath. This is a great opportunity for an owner-occupied purchase or an income property investment in prime Glassell Park. The location is conveniently close to all of the hot spots in Glassell Park, Highland Park, Eagle Rock Blvd. and Downtown. Don't let this great opportunity pass you by!!

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$774,995
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: See Remarks
- \$39276 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- 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	Negotiable	\$0	\$0	\$2,100
2:	1	1	1	0	Negotiable	\$0	\$0	\$2,100
3:	1	1	1	1	Negotiable	\$0	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 623 - Glassell Park area
- Los Angeles County
- Parcel # 5458025010

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

Closed •

List / Sold: **\$1,695,000/\$1,695,000**

1821 Rodney Dr • Los Angeles 90027
3 units • \$565,000/unit • 2,901 sqft • 4,499 sqft lot • \$584.28/sqft •
Built in 1922
S of Franklin Ave between N. Vermont Ave & Hillhurst Ave

16 days on the market
Listing ID: 21795584



Situated in the eclectic neighborhood of Los Feliz, this triplex is adjacent to trendy restaurants, panoramic hikes and the boutique shops of Los Feliz Village. The property consists of a well-hedged duplex and a third apartment above a two-car garage. The 2 bed + 1.5 bath duplex units, each offer a bonus office space, private laundry and an enclosed private yards. The over garage ADU is a 2 bed + 1 bath apartment with laundry in the garage. Two structures on this corner lot deliver a low-maintenance property that is fully occupied and has had 100% rental income collection throughout the pandemic. Ask about the potential to add a fourth unit!

Facts & Features

- Sold On 12/06/2021
 - Original List Price of \$1,695,000
 - 2 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, In Garage
 - \$51876 Net Operating Income

Interior

- Rooms: Office, Living Room
 - Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Range, Range Hood

Exterior

- Lot Features: Front Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$30,000
 - 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:	1	2	1		Unfurnished	\$1,988	\$1,988	\$2,800
2:	2	2	1		Unfurnished	\$2,036	\$2,036	\$3,500
3:	3	2	1		Unfurnished	\$3,010	\$3,010	\$3,500
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
 - Rent Controlled
- 637 - Los Feliz area
 - Los Angeles County
 - Parcel # 5590020014

Michael Lembeck

Re/Max Property Connection

List / Sold:

Closed • **Single Family Residence****\$1,320,000/\$1,250,000** ↓**83 days on the market****Listing ID: OC21167219****2322 Elmgrove St # 3 • Los Angeles 90031****3 units • \$440,000/unit • 2,034 sqft • 5,101 sqft lot • \$614.55/sqft • Built in 1924****North East of Riverside Dr / Elmgrove st**

Greatly reduced price!!! Single Family Home with DETACHED ADU and Jr. ADU in Elysian Valley (Frogtown)! This one-of-a-kind beautiful house offers flexibility to fit your need! Sitting on the front is a single home with 4 bedrooms and 3 full baths. It can be flexibly DIVIDED into TWO permitted living spaces. Main home has 3 bedrooms, 2 full baths, open concept dining, kitchen, and laundry room. The attached Jr. ADU home has 1 bedroom, 1 full bath, and kitchen. It is perfect as a work-from-home space or in-law suite with lot of privacy and natural light. The "DETACHED" back ADU guest house is completely separated with 1 bedroom, 1 full bath, kitchen, and laundry, with its own "ELECTRIC AND GAS" meters. It is ready for income potential or extended family. Spacious basement is great for storage and wine cellar. These lovely and stylishly designed homes are complete with a central HVAC and ductless mini-split AC systems. Ceiling fans wires hooded up. Fully gated front yard is perfect for gardening or extra parking. Private backyard is nicely fenced with sweet citrus trees. Just steps away from the LA River Walk/Bike Path and minutes away from Wax Paper Cafe, and Spoke Bike Café; 7 minutes to Whole Foods 365 and more, in this creative neighborhood. Easy access to 5 Fwy, 110 Fwy, Metro Gold Line, Dodgers Stadium, Staples Center, Chinatown, and LA Downtown.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, Dual, Ductless, Electric, ENERGY STAR Qualified Equipment, Zoned
- Heating: Central, Ductless, Zoned
- Laundry: Dryer Included, Gas Dryer Hookup, In Closet, Individual Room, Stackable, Washer Hookup, Washer Included
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bathroom, Walk-In Closet
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, Water Heater
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Sprinklers Drip System, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Vinyl, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01934638
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal: 3
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 1
- Wall AC: 4

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County

- Parcel # 5445011006

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: OC21167219

Printed: 12/12/2021 11:59:31 AM

List / Sold:

Closed • **Triplex****\$1,400,000/\$1,310,000** ↑**13 days on the market****Listing ID: SB21208697****11854 Ramona Ave** • Hawthorne 90250**3 units** • **\$466,667/unit** • **3,391 sqft** • **8,748 sqft lot** • **\$386.32/sqft** • **Built in 1927****Hawthorne Blvd to 120th St to Ramona Ave**

INVESTOR DREAM. BEAUTIFUL TREE LINED STREET WITH GREAT RENTAL INCOME. THE PROPERTY HAS 5 BEDROOM 2 BATH 2 STORY HOUSE, DOWNSTAIRS BEDROOM CONVERTED INTO A DEN. TWO UNITS IN THE BACK HAS 2 BEDROOM 1 BATH EACH. BUILT IN 1992 SIDE BY SIDE. MOTHER IN LAW LIVES IN ONE OF THE REAR UNIT AND THE OTHER IS TENANT OCCUPIED. THE FRONT HOUSE HAS A CENTRAL AIR CONDITIONER THROUGHOUT THE HOUSE AND RING. LAUNDRY ROOM HAS A POTENTIAL TO INSTALL COIN OPERATED MACHINES. PARKING FOR 6 CARS ON THIS HUGE LOT. CARPORT. THIS PROPERTY IS A MONEY MAKER. BRING YOUR BUYERS. SELLING AS IS. TWO OF THE UNITS ARE OWNERS OCCUPIED.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$1,400
- 3 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: Central Air
- \$1,019 (Estimated)
- Laundry: Common Area, Washer Hookup
- \$19,200 Gross Scheduled Income
- \$8,595 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$10,605
- Electric: \$1,440.00
- Gas: \$2,544
- Furniture Replacement:
- Trash: \$1,836
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$825
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,960
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4044021012

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

List / Sold:

Closed •**\$1,650,000/\$1,750,000** ↑

0 days on the market

Listing ID: 21798732

6900 Camrose Dr • Los Angeles 90068**3 units • \$550,000/unit • 2,611 sqft • 4,573 sqft lot • \$670.24/sqft •****Built in 1957****Camrose and Highland**

Ultra charming Hollywood Tri-Plex located in the highly desirable Hollywood Heights area. Large main unit upstairs has 3 bedrooms/2.5 bathrooms. Bright and open floor plan with hardwood floors, Kitchen with breakfast bar, large bedrooms with 2 ensuite bathrooms. Huge deck in the front and on the side. Second unit consists of 2 bedrooms/1 bathroom with 700 sq ft of living space and 500 sq ft deck. Third unit is a studio with 1 bathroom with approx 350 square feet of living space. 5 secure parking garages that can hold up to 7 vehicles, along with a carport for one additional vehicle. Most units are in need of renovation. Plenty of outdoor deck space throughout for entertaining. Merely steps to the world famous Hollywood Bowl and legendary Hollywood Blvd. Close to major freeways, Sunset Strip, Ventura Blvd and Universal Studios as well. Simply an incredible investment opportunity!

Facts & Features

- Sold On 12/09/2021
- Original List Price of \$1,650,000
- 1 Buildings
- Heating: Central

Interior

- Appliances: Dishwasher, Refrigerator

Exterior**Annual Expenses**

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$6,000
2:	2	2	1		Unfurnished	\$0	\$0	\$4,000
3:	3	0	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
- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 5549023001

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: 21798732

Printed: 12/12/2021 11:59:31 AM

Closed • **Triplex**List / Sold: **\$1,100,000/\$915,000** ↓**1800 Browning Blvd** • Los Angeles 90062**61 days on the market****3 units** • **\$366,667/unit** • **3,121 sqft** • **9,730 sqft lot** • **\$293.18/sqft** • **Built in 1923****Listing ID: IN21169001****Browning Blvd and St.Andrews Place off MLK**

Vintage Craftsman style 2 bedroom 1 bath single family home formal dining room, breakfast nook, service porch with hook ups, and a screened enclosed back porch. Around the corner on St. Andrews Place a duplex 1 bedroom 1 bath each with small service porch and yard space for each unit. There are 2 garages. This property is located close to transportation, freeways, shopping and schools, USC

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$1,100,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Floor Furnace, See Remarks, Space Heater
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$4298 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Floor: Laminate, Tile, Wood
- Other Interior Features: Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Stucco Wall, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,698	\$1,698	\$2,000
2:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,400
3:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 5035007001

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

Closed • **Triplex**List / Sold: **\$750,000/\$730,000** ↓**217 Loma Pl** • Los Angeles 90026**32 days on the market****3 units** • **\$250,000/unit** • **1,824 sqft** • **7,553 sqft lot** • **\$400.22/sqft** •
Built in 1905**Listing ID: OC21194385****Beverly Blvd to S. Union Ave, left on W. 3rd St, left on Union Pl**

Opportunity calling! This three-unit is superbly situated on a street-to-street lot. Ideally located in the Westlake District, one of the hippest neighborhoods and one of the last pockets on the Eastside that is poised for gentrification, on the border of DTLA and Historic Filipinotown, minutes from Dodger's Stadium, Chinatown, Hollywood, Downtown, Convention Center, and the Staples Center. The home above is a detached house with parking in front. Down below is a single building that encompasses two 1 bed/1 bath units. All three units are currently rented. This is a quiet area and both properties have great bones.

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$750,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4
- \$39468 Gross Scheduled Income
- \$29601 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$6,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 369
- Insurance: \$1,144
- Maintenance: \$996
- Workman's Comp:
- Professional Management: 338
- Water/Sewer: \$2,953
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$1,000	\$2,000	\$3,000
2:	1	1	1	0	Unfurnished	\$1,288	\$1,288	\$1,700

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5153009009

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

List / Sold:

Closed**\$1,100,000/\$1,026,000 ↓**

26 days on the market

Listing ID: 21797204

3520 W Florence Ave • Los Angeles 90043**3 units • \$366,667/unit • 1,967 sqft • 11,051 sqft lot • \$521.61/sqft • Built in 1948****Property is located on W Florence Avenue just West of Crenshaw Blvd**

Proudly presenting this fixer triplex + redevelopment opportunity at 3520 W. Florence Avenue, LA 90043. The property features a large 11,051sf lot zoned R3 in a TOC Tier 3 area, which allows for additional units & increased density for a TOC redevelopment project. This lot would allow for 13 new units by-right, and approx. 26 new units for a TOC site. No CDO/CPIO requirements and also located in a Hubzone & LA State Enterprise Zone. There is currently a vacant 1,967sf triplex building on-site that sustained fire damage and is a heavy fixer/teardown. Located in a great rental pocket just west of Crenshaw Blvd and only 1.8 miles from Sofi Stadium/Hollywood Park/The Forum. Also only approx. 0.2 miles from the new Fairview Heights metro station that is anticipated to open by early 2022. This property presents a great opportunity to build new townhomes or apartment units in a rapidly appreciating LA submarket with fantastic proximity to Inglewood; LAX & the Beach Cities. Contact us today for more details!

Facts & Features

- Sold On 12/06/2021
- Original List Price of \$1,100,000
- 1 Buildings
- Heating: Wall Furnace

Interior**Exterior**

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01430290
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4012029029

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

12/12/21, 12:00 PM
Cell Phone: 714-742-3700

Matrix
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21797204

Printed: 12/12/2021 11:59:31 AM

Closed •List / Sold: **\$950,000/\$950,000****5237 Tilden Ave • Sherman Oaks 91401****0 days on the market****3 units • \$316,667/unit • 2,097 sqft • 6,162 sqft lot • \$453.03/sqft • Built in 1947****Listing ID: 320008682****Cross Streets: Magnolia**

sold before processing

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

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

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01446803
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2248013017

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

Closed • TriplexList / Sold: **\$799,900/\$810,000** ↑**3735 Randolph Pl • Huntington Park 90255****36 days on the market****3 units • \$266,633/unit • 2,442 sqft • 5,968 sqft lot • \$331.70/sqft • Built in 1951****Listing ID: SR21224712****Carmelita to Randolph Pl.**

At last a great property to invest in. This multi-unit property is located in the established and growing city of Huntington Park. New exterior paint through out, privately gated with manual sliding gate for easy access to driveway. Serene grassy front yard with excellent shade from mature trees and also fruit trees. Two units attached and one single standing. It also includes a large side patio. It is centrally located to nearby cities such as Bell, Cudahy, Los Angeles, Maywood, South Gate, and Vernon. In addition there are other unincorporated areas, including Florence-Graham and Walnut Park, that are also adjacent to Huntington Park for easy commute. This great property has great amenities such as nearby schools, shops, transportation and community parks.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$799,900
- 1 Buildings
- Levels: One, Two
- 3 Total parking spaces
- \$1,102 (Estimated)
- \$46800 Gross Scheduled Income
- \$43000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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:	3	6	3	3	Unfurnished	\$1,300	\$3,900	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6318025007

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

Closed • TriplexList / Sold: **\$620,000/\$6,640,000** ↑**3519 E 61st Pl • Huntington Park 90255****20 days on the market****3 units • \$206,667/unit • 1,736 sqft • 7,024 sqft lot • \$3824.88/sqft • Built in 1950****Listing ID: PW21165930****Randolph & Maywood**

Take advantage of this amazing investment opportunity! This affordable Triplex features a stand-alone 2 bedroom & 1 bath measuring 736 Sqft, then 2 additional units, both 1 bedroom & 1 bathroom and both measuring 500 Sqft! All with amazing rent potential! Also on the property is a detached garage! The lot is also a great size measuring 7,024 Sqft with alley access allowing for extra parking! Thank you so much for viewing this home!

Facts & Features

- Sold On 12/09/2021
- Original List Price of \$620,000
- 2 Buildings
- 1 Total parking spaces
- Laundry: Outside
- \$48000 Gross Scheduled Income
- \$46800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior**Exterior**

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02085723
- 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	\$1,600	\$1,600	\$2,000
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,400
3:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6318016026

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

Closed • **Triplex**List / Sold: **\$689,000/\$700,000** ↑**5075 E 61st St** • Maywood 90270**3 units** • **\$229,667/unit** • **1,665 sqft** • **6,952 sqft lot** • **\$420.42/sqft** •
Built in 1939**7 days on the market****Listing ID: DW21231641****West on Slauson, left on Alamo, left on 61st.**

FIRST TIME ON MARKET SINCE 1965! Investment property in the City of Maywood. 3 Units, Each unit has a One Car Garage. Each unit has Washer and Dryer Hookup inside unit. One Bedroom, One Bath. Each unit has a separate gas meter and electrical meter. Front of property has two units, back unit is separate. Front and Backyard. Long driveway leading to Garages.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$689,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$1,053 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$35700 Gross Scheduled Income
- \$32029 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Main Floor Bedroom
- Floor: Vinyl
- Appliances: Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Sprinklers None
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,671
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,128
- Cable TV: 01391478
- Gardener:
- Licenses:
- Insurance: \$1,163
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$780
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,025	\$1,025	\$1,250
2:	1	1	1	1	Unfurnished	\$1,025	\$1,025	\$1,250
3:	1	1	1	1	Unfurnished	\$925	\$925	\$1,250

Of Units With:

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

Additional Information

- Standard sale
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6315008021

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

Closed •List / Sold: **\$975,000/\$950,000** ↓**1057 E Hyde Park Blvd** • Inglewood 90302**4 units** • **\$243,750/unit** • **3,016 sqft** • **5,905 sqft lot** • **\$314.99/sqft** •**Built in 1959****W/Crenshaw N/Florence****2 days on the market****Listing ID: IV21213466**

Great opportunity in one of Inglewood's most desirable neighborhoods. Two story building with four units and covered parking in rear. Each unit has 2 bedrooms, 1 full bath, kitchen, and living room. This property is in a great neighborhood and close to SoFi stadium and all the shopping centers.. This great investment will not last.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$975,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$930 (Estimated)
- \$4000 Gross Scheduled Income
- \$3480 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Gas Oven, Gas Range
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Level
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02014618
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,000
- Other Expense: \$480
- Other Expense Description: gardener

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4013014042

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

Closed •

2316 S Pacific Ave • San Pedro 90731
4 units • \$262,500/unit • 2,942 sqft • 4,850 sqft lot • \$357.24/sqft •
Built in 1941
2316 S. Pacific Ave. San Pedro, CA 90731

List / Sold:
\$1,050,000/\$1,051,000 ↑
40 days on the market
Listing ID: 21797506



Prime San Pedro Market The property lies less than 2 miles away from the Ports O Call Development and 1 mile away Cabrillo Beach. Recent Capital improvements and One Vacancy The building currently has one vacancy and has been upgraded. The current upgrades include copper plumbing, new windows, new roof, new fencing and railings, new paint and redone pavement in the parking area. In-Unit Washer/Dryer Hookups All units include in unit laundry hookups. ADU Development Potential Due to the large lot, there is potential to build one to two ADUs on site. Oversized Unit Layouts All units average about 700 square feet and are very spacious with ample storage.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$1,050,000
- 1 Buildings
- 4 Total parking spaces
- \$44712 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$20,624
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,324
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$800
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$984	\$984	\$1,700
2:	1	1	1		Unfurnished	\$1,288	\$1,288	\$1,700
3:	1	1	1		Unfurnished	\$1,700	\$1,700	\$1,700
4:	1	1	1		Unfurnished	\$1,456	\$1,456	\$1,700
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
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7465003009

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

Closed • **Single Family Residence**List / Sold: **\$849,999/\$1,152,000** ↑**300 S 3rd St** • **Alhambra 91801****8 days on the market****4 units** • **\$212,500/unit** • **3,514 sqft** • **8,494 sqft lot** • **\$327.83/sqft** • **Built in 1922****Listing ID: WS21232772****3rd and Commonwealth**

Come see this lovely 5 bedroom, 5 bath home located in prime Alhambra! This home is situated on a wonderful tree-lined street just minutes away from downtown Alhambra, City Hall, amazing shopping plazas, restaurants, award-winning schools, public transportation and so much more! The home sits on a large lot, has tons of original charm, and amazing potential!

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$849,999
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: Central
- \$671 (Estimated)
- Laundry: See Remarks
- \$62580 Gross Scheduled Income
- \$55432 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: See Remarks

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,148
- Electric: \$1,200.00
- Gas: \$240
- Furniture Replacement:
- Trash: \$816
- Cable TV: 02117426
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense: \$852
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$625	\$625	\$625
2:	1	1	1	0	Unfurnished	\$560	\$560	\$560
3:	1	1	2	0	Unfurnished	\$530	\$530	\$530
4:	1	3	2	0	Unfurnished	\$0	\$0	\$3,500

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
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5344022008

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

List / Sold:

Closed • **Quadruplex****\$2,200,000/\$2,150,000** ↓**3 days on the market****Listing ID: OC21239955****139 Diamond St • Arcadia 91006****4 units • \$550,000/unit • 5,998 sqft • 8,045 sqft lot • \$358.45/sqft • Built in 1963****Between First Street and Second Street**

Amazing opportunity to own a 4-unit investment property in the City of Arcadia! The property is a large 5,998 square ft building situated on a large 8,045 square feet lot. This 4-unit residential apartment building has a total of 10 bedrooms, 8 bathrooms. There are 7 parking spaces which are provided by attached carport in the back and an open space in the front driveway. Two very spacious storage units under the building by the carport. Unit A is on the ground floor and was completely remodeled in 2017. It is approx. 1600 sf with 3br/2ba and has a small private patio. Three other units are on level 2. Unit B is approx. 1550 sf with 3br/2ba and a balcony. Unit C is approx. 1200 sf with 2br/2ba and a balcony. Unit D is approx. 1250 sf with 2br/2ba. Additional features include a common area laundry room operated by coins, and newer roof was installed. This fantastic investment property is in award winning Arcadia Unified School District and is conveniently located near local restaurants, parks and shops.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 7 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Radiant
- \$1,391 (Estimated)
- Laundry: Community, In Carport
- \$98220 Gross Scheduled Income
- \$78315 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Floor: Carpet

Exterior

- Lot Features: Front Yard, Lawn, Level with Street, Rectangular Lot, Sprinklers In Front
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,905
- Electric: \$347.00
- Gas: \$1,163
- Furniture Replacement:
- Trash: \$1,820
- Cable TV: 02106132
- Gardener:
- Licenses: 174
- Insurance: \$1,848
- Maintenance: \$1,323
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,601
- Other Expense: \$60
- Other Expense Description: Hydrant

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,400	\$2,400	\$2,400
2:	1	2	2	2	Unfurnished	\$1,850	\$1,850	\$1,850
3:	1	2	2	2	Unfurnished	\$1,500	\$1,500	\$1,800
4:	1	3	2	2	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Trust sale
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5779002010

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: OC21239955

Printed: 12/12/2021 11:59:31 AM

List / Sold:

\$1,470,000/\$1,441,440 ↓

16 days on the market

Listing ID: 21785362

Closed •**244 W Walnut Ave • Monrovia 91016****4 units • \$367,500/unit • 2,799 sqft • 8,045 sqft lot • \$514.98/sqft • Built in 1953****Walnut & S Magnolia**

We are proud to present 244 W Walnut Avenue located in Monrovia, California. This 2,799 sqft 4-unit multifamily property, built in 1953, sits on over 8,000 sqft of land, and it boasts an excellent unit mix of (3) 2 Bed / 1 Bath units and (1) 3 Bed / 2 Bath unit. The property also has alleyway access at the behind the buildings where there are 4 garage parking spots for the tenants. This offering is an ideal value-add opportunity for an investor looking to capitalize on the more than 50% rental upside potential. Furthermore, an investor would be wise to consider converting the 4 garages in the back into additional units through the new ADUs laws passed in 2020 by the state of California. This property has been well maintained over the seller's 15+ year ownership. Most notably, the seller just replaced the roofs on this property early this year, and that comes with a 30-year warranty which will be transferred to the buyer. Additionally, the seller has remodeled the kitchens and bathrooms in two of the four units, and he has recently treated the property for termites. Lastly, due to the fact that this property has less than 5 units, an investor will be able to lock in a 30-year fixed rate residential loan at today's historically low interest rates, and will also be able to put down as little as 20% or 25% as their down payment.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$1,470,000
- 1 Buildings
- \$44996 Net Operating Income

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

- Total Operating Expense: \$26,704
- 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:	3	2	1		Unfurnished	\$1,417	\$4,250	\$6,600
2:	1	3	2		Unfurnished	\$1,725	\$1,725	\$2,700
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
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8508005040

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

12/12/21, 12:00 PM
Cell Phone: 714-742-3700

Matrix
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21785362

Printed: 12/12/2021 11:59:31 AM

Closed •

11794 Beverly Blvd • Whittier 90601
4 units • \$268,750/unit • 3,256 sqft • 6,578 sqft lot • \$314.80/sqft •
Built in 1949
On Beverly Blvd and Flora

List / Sold:
\$1,075,000/\$1,025,000 ↓
112 days on the market
Listing ID: 21735026



Beautiful Four unit, East Whittier nice location and well kept landscaping. Two 2 car garages for units

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$1,075,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- \$33417 Net Operating Income
- 4 water meters available

Interior

Exterior

- Lot Features: Corners Marked
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$11,139
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,080	\$1,080	\$1,600
2:	1	1	1		Unfurnished	\$756	\$756	\$1,600
3:	1	1	1		Unfurnished	\$1,600	\$1,600	\$1,600
4:	1	1	1		Unfurnished	\$891	\$891	\$1,600
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8132022010

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

List / Sold:

Closed • **Quadruplex****\$1,150,888/\$1,257,000** ↑

14 days on the market

Listing ID: MB21227959

440 N Garfield Ave • Montebello 90640**4 units** • **\$287,722/unit** • **3,765 sqft** • **4,927 sqft lot** • **\$333.86/sqft** • **Built in 1959****Hay St**

4 Units Prime Montebello Location! Income producing property, looking for rental income or need to complete a 1031 upleg exchange. Property is in in good conditions, enclosed parking garage type area for 4 vehicles. Close to Montebello Town Center, Cal State LA University, Downtown LA Restaurants & Shops, LA Arts District and 5, 60, 10, 710 & 605 fwys.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$1,150,888
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- \$834 (Estimated)
- Laundry: Individual Room
- \$6450 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: \$424
- Electric: \$29.00
- Gas: \$55
- Furniture Replacement:
- Trash: \$91
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$210
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$2,000
2:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$2,000
3:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,000
4:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$1,800

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
- 674 - Montebello area
- Los Angeles County
- Parcel # 6343020028

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

Closed •

5410 Blackwelder St • Los Angeles 90016
4 units • \$337,500/unit • 3,224 sqft • 4,802 sqft lot • \$421.84/sqft •
Built in 1964
5410 Blackwelder Street, LA 90016

List / Sold:
\$1,350,000/\$1,360,000 ↑
70 days on the market
Listing ID: 21784032



We are pleased to offer for sale this four (4) unit multifamily investment opportunity located at 5410 Blackwelder Street, in the City of Los Angeles. This two-story building was constructed of wood frame and stucco on a raised foundation built in 1964 with a square footage of 3,224 on a 4,800-square foot lot. The building has been reinforced and upgraded in compliance with the latest city codes and regulations, and is comprised of a remarkable unit mix, consisting of two (2) 2+1 units, one (1) 3+2 unit, and one (1) 1+1 unit. The subject property is 75% occupied, and one (1) of the 2-bedroom units will be delivered vacant. The investment boasts spacious floor plans, secured gated entry, on-site parking, laundry for additional income, and individually metered for gas and electricity.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$1,350,000
- 1 Buildings
- \$57805 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$26,845
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01818147
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,719	\$1,719	\$2,800
2:	1	1	1		Unfurnished	\$1,750	\$1,750	\$1,850
3:	1	2	1		Unfurnished	\$1,226	\$1,226	\$2,350
4:	1	2	1		Unfurnished	\$2,350	\$2,350	\$2,350
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5043021014

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: 21784032

Printed: 12/12/2021 11:59:32 AM

Closed • **Quadruplex**List / Sold: **\$2,800,000/\$2,800,000****715 W 47th St • Los Angeles 90037****27 days on the market****4 units • \$700,000/unit • 7,992 sqft • 8,423 sqft lot • \$350.35/sqft • Built in 2021****Listing ID: CV21206353****South of Vernon Ave, West of Figueroa St.**

NEW CONSTRUCTION..... featuring 4 units it is the perfect investment in a high demand area of L.A. ! These beautifully designed units consist , Front duplex (3,584 Sq') with 5 bedrooms 4 baths 3 story on each unit, and Rear Duplex with 6 bedrooms 6 bath 3 story on each unit (4,408 Sq'). Large open floor plan, beautiful custom kitchen cabinets, all bedrooms are very spacious, with beautiful bathroom decor tiles and finishes, open space parking for 8 cars, separately metered for water, gas, and electric. The property is centrally located within 1.3 miles from USC, and minutes away from Downtown L.A., stores, restaurants, attractions, and much more, making it a very desirable property. THIS IS A MUST SEE.....

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$2,800,000
- 2 Buildings
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Estimated)
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01928821
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	4	0	Unfurnished	\$0	\$0	\$4,200
2:	1	5	4	0	Unfurnished	\$0	\$0	\$4,200
3:	1	6	6	0	Unfurnished	\$0	\$0	\$5,000
4:	1	6	6	0	Unfurnished	\$0	\$0	\$5,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5018028009

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

Closed •List / Sold: **\$825,000/\$817,000 ↓****4358 S Main St • Los Angeles 90037****4 units • \$206,250/unit • 2,336 sqft • 7,311 sqft lot • \$349.74/sqft • Built in 1921****N110 FWY, Exit W Vernon Ave and right, Turn left onto S Main St****8 days on the market****Listing ID: IG21228181**

Amazing opportunity to own 4 detached rental units on 1 lot in downtown LA. Ideally located minutes from the 110/10 Fwy interchange, biking distance to USC and the Coliseum, minutes from downtown LA and walking distance to LA's "Slow Streets" these units will be easy to keep rented with so much convenience available. Each unit has 2 bedrooms, 1 bathroom, living & dining areas, a kitchen, as well as a small front porch area. Each unit is approximately 584 sq. ft. while unit 4 (back unit) features a private washer & dryer as well as a private parking lot able to house up to 6 cars. Parking is on the street. All units have separate gas and electric meters and the water is paid for by the owner.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$825,000
- 4 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$552 (Estimated)
- Laundry: Inside
- \$45700 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Main Floor Bedroom

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01406566
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$0
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$0
3:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$0
4:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5113036018

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

Closed •List / Sold: **\$975,000/\$970,000** ↓**154 E 54th St • Los Angeles 90011****23 days on the market****4 units • \$243,750/unit • 2,324 sqft • 5,317 sqft lot • \$417.38/sqft • Built in 1936****Listing ID: DW21182005****Slauson & Main Street**

Multi-Family Investment Opportunity ideally situated in close proximity to public transportation, super markets & schools! Freshly painted building with newer roof. Low water landscape design. Individually metered gas/electric. Two units have undergone extensive renovation. Two car garage.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$975,000
- 3 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Heating: Natural Gas
- \$415 (Estimated)
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile

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:
- 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	2	1	0	Unfurnished	\$0	\$0	\$0
3:	1	2	1	0	Unfurnished	\$0	\$0	\$0
4:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5101014001

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

ClosedList / Sold: **\$849,990/\$782,000** ↓**1200 E 25th St** • Los Angeles 90011**13 days on the market****4 units** • **\$212,498/unit** • **4,224 sqft** • **2,712 sqft lot** • **\$185.13/sqft** • **Built in 1895****Listing ID: SB21229188****South on Central Ave. Left on 25th.**

Amazing larger 2 story 4plex, located close to Downtown Los Angeles, USC, The Coliseum and Banc of California Stadium. In unit Laundry and High ceilings. 3 units occupied by long term tenants and owners unit is available for immediate occupancy at the close of escrow. Rents are accurate. Buyer to perform due diligence in regards to Bedroom count and all aspects of the property.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$849,990
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$448 (Estimated)
- Laundry: Individual Room
- \$67356 Gross Scheduled Income
- \$63176 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,380
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$2,190
- Cable TV: 01811455
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$2,190
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,258	\$1,258	\$1,700
2:	1	3	1	0	Unfurnished	\$1,324	\$1,324	\$1,700
3:	1	3	1	0	Unfurnished	\$1,331	\$1,331	\$1,700
4:	1	2	1	0	Unfurnished	\$0	\$0	\$1,700

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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5119023025

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

Closed • **Quadruplex**List / Sold: **\$985,000/\$975,000** ↑**10536 Arrington Ave** • Downey 90241**16 days on the market****4 units** • **\$246,250/unit** • **2,200 sqft** • **7,541 sqft lot** • **\$443.18/sqft** • **Built in 1955****Listing ID: PW21209139****S. of Florence, E of Lakewood**

Fourplex located in a desired area, near transportation, clinics, shops and Lakewood Mall. Rents and operating expenses are estimated, all tenants are month to month. Broker/Agent does not guarantee accuracy of square footage, lot size, zoning, rent control, permits, use code, schools and/or other information concerning the conditions or features of the property information was provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Buyer is advised to verify land use with city of Downey.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$945,000
- 1 Buildings
- 4 Total parking spaces
- \$914 (Estimated)
- \$58800 Gross Scheduled Income
- \$55800 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Cul-De-Sac
- Sewer: Public Sewer, Unknown

Annual Expenses

- Total Operating Expense: \$7,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 00910310
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,600
2:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,600
3:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,600
4:	1	1	0	1	Unfurnished	\$1,300	\$1,300	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- D1 - Northeast Downey, N of Firestone, E of Downey area
- Los Angeles County
- Parcel # 6285022029

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

Closed •List / Sold: **\$799,000/\$800,000** ↑

2 days on the market

801 N Tamarind Ave • Compton 90220**4 units • \$199,750/unit • 2,024 sqft • 4,994 sqft lot • \$395.26/sqft • Built in 1954**

Listing ID: SR21227225

West of Alameda St & South of Rosecrans Ave

Perfect Property for 1st time Homebuyer or Investor. 4-unit building - 1bed & 1bath each. Every unit has a 1-car garage. Live in one and collect rental income from the other three. Easy to rent and Low maintenance building.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$799,000
- 4 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$903 (Estimated)
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,268
- Electric: \$600.00
- Gas:
- Furniture Replacement:
- Trash: \$2,220
- Cable TV: 01873038
- Gardener:
- Licenses: 128
- Insurance: \$1,320
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500
2:	1	1	1	1	Unfurnished	\$1,450	\$0	\$1,500
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500
4:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,500

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
- RP - Compton S of Rosecrans, E of Central, W of Ala area
- Los Angeles County
- Parcel # 6166003023

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

ClosedList / Sold: **\$1,800,000/\$1,800,000****3829 Penn Mar Ave** • El Monte 91732**47 days on the market****5 units** • **\$360,000/unit** • **4,420 sqft** • **23,335 sqft lot** • **\$407.24/sqft** • **Built in 1956****Listing ID: CV21173663****Go East on Ramona Blvd and then South on Penn Mar Ave.**

This is a Great investment property! 5 single story houses sitting on a huge 23,335 Sq. Ft. flat lot in the very desirable neighborhood of El Monte. Located across Zamora Park. Each house has its own front and back yard and is individually metered for electricity and gas. Unit # 3829 (2 Bed/2 Bath), Unit # 3829 1/2 (2 Bed/1 Bath, has its own garage), Unit # 3831 (3Bed/2 Bath, has its own attached garage), Unit # 3833 (3 Bed/2 Bath) and Unit # 3835 (2 Bed/1 Bath, has its own garage). There is also a storage building on the property. Plenty of open parking spaces. Current Zoning is R3 with a use code for Apartment. A great future redevelopment opportunity, including ADUs. Easy access to the 60, 10, and 605 freeways. Very low maintenance, along with excellent long-term paying tenants. Always at a 100% Occupancy Rate. Low GRM of 16.54. Please do not disturb the tenants.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$1,800,000
- 5 Buildings
- 12 Total parking spaces
- Cap Rate: 4.08
- \$109940 Gross Scheduled Income
- \$73486 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$35,354
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,521
- Cable TV: 02003950
- Gardener:
- Licenses: 179
- Insurance: \$2,188
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,495
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	2	Unfurnished	\$4,020	\$4,020	\$4,500
2:	1	2	2	0	Unfurnished	\$1,650	\$1,690	\$1,850
3:	2	2	1	4	Unfurnished	\$3,400	\$3,400	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8549035011

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

Closed •

List / Sold: **\$899,000/\$859,000** ↓

1438 1442 1/2 Murchison St • East Los Angeles 90033
5 units • \$179,800/unit • 2,033 sqft • 7,774 sqft lot • \$422.53/sqft •
Built in 1946

110 days on the market

Listing ID: 320006076

From North Huntington Dr, left on Alcazar St, right on Murchison St. Cross Streets: North of Huntington Dr. Left on Alcazar St.



A great opportunity to own an income property plus a commercial unit in front. Record shown as LAR2 (Residential 2 units) and the code is Commercial/Residential mixed used).All units are separate unit, the commercial unit now rented as a storage (\$1,350) A single house at the center. Separated units are in rear. Unit 1440 also rent the garage for storage. Good condition with potential for business, al units have permit from City of Los Angeles per record. A great opportunity to build a bigger building for a bigger income in the future.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$899,000
- 5 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Forced Air, Natural Gas
- Laundry: Common Area
- Cap Rate: 0
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Near Public Transit, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01054068
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,102	\$1,102	\$0
2:	1	1	1		Unfurnished	\$772	\$772	\$0
3:	1	1	1		Unfurnished	\$1,350	\$1,350	\$0
4:	1	1	1		Unfurnished	\$853	\$853	\$0
5:	0	0	0		Unfurnished	\$1,350	\$1,350	\$0
6:	0	0	0			\$0	\$0	\$0
7:	0	0	0			\$0	\$0	\$0
8:	0	0	0			\$0	\$0	\$0
9:	0	0	0			\$0	\$0	\$0
10:	0	0	0			\$0	\$0	\$0
11:	0	0	0			\$0	\$0	\$0
12:	0	0	0			\$0	\$0	\$0
13:	0	0	0			\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5202012006

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: 320006076

Printed: 12/12/2021 11:59:32 AM

Closed •List / Sold: **\$2,500,000/\$2,500,000****712 N Guadalupe Ave • Redondo Beach 90277****6 days on the market****6 units • \$416,667/unit • 2,904 sqft • 6,922 sqft lot • \$860.88/sqft • Built in 1954****Listing ID: PW21236279****Redondo Beach****Facts & Features**

- Sold On 12/07/2021
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$2,013 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$114468 Gross Scheduled Income
- \$114468 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry
- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,975
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$75
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,277	\$1,277	\$2,300
2:	1	1	1	1	Unfurnished	\$1,695	\$1,695	\$2,300
3:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$2,300
4:	1	1	1	1	Unfurnished	\$1,372	\$1,372	\$2,300
5:	1	1	1	1	Partially	\$1,695	\$1,695	\$2,300
6:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 7503005023

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

List / Sold:

\$2,250,000/\$2,160,000 ↓

33 days on the market

Listing ID: BB21228085

Closed**4224 Los Feliz Blvd** • Los Feliz 90027**6 units** • **\$375,000/unit** • **4,606 sqft** • **7,000 sqft lot** • **\$468.95/sqft** •
Built in 1939**On Los Feliz blvd., Between Griffith Park Blvd & Hillhurst**

Reduced!!! 4,606 SF 6 Unit Apartment building on desirable Los Feliz Blvd. 6 car Garage. All units @ 1+1. 2 Story building with onsite Laundry for additional income. All units have been redone recently, hardwood floors throughout.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$2,550,000
- 1 Buildings
- 12 Total parking spaces
- \$0 (Assessor)
- Laundry: Community
- \$145884 Gross Scheduled Income
- \$107458 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$38,426
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,946
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,480
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,800	\$1,800	\$2,500
2:	1	1	1	1	Unfurnished	\$2,200	\$2,200	\$2,500
3:	1	1	1	1	Unfurnished	\$2,100	\$2,100	\$2,500
4:	1	1	1	1	Unfurnished	\$2,000	\$2,000	\$2,500
5:	1	1	1	1	Unfurnished	\$1,726	\$1,726	\$2,500
6:	1	1	1	1	Unfurnished	\$2,131	\$2,131	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5591002005

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

List / Sold:

Closed •**\$1,995,000/\$1,933,000 ↓****3 days on the market****Listing ID: AR21229363****1023 Hyperion Ave • Silver Lake 90029****6 units • \$332,500/unit • 4,419 sqft • 7,323 sqft lot • \$437.43/sqft • Built in 1961****S of Sunset Blvd. and Hyperion Ave.**

***** BEAUTIFUL 6-UNIT COMPLEX *** SUNSET JUNCTION PRIME LOCATION ***HUGE UPSIDE RENTAL POTENTIAL *****

Tremendous opportunity to own income property in prime Sunset Junction - Silver lake! This well-maintained 6-unit complex totals 4,419 SF and is situated on a large 7,323 SF ZONE R3 LOT. Property offers an excellent unit mix of FOUR (4) spacious 2- bedroom 1-bath units and TWO (2) 1-bedroom 1-bath units. Property is completely gated for security and privacy and has on-site laundry facility, 6 parking spaces, and is separately metered for both electric and gas. Property is being delivered with ONE VACANT UNIT (recently renovated 2-bed 1-bath unit). Fantastic location and perfectly situated, just steps from the famed Sunset Junction with trendy eateries, chic boutique shops, artisan coffee shops, and the hottest entertainment and retails along famous Sunset Blvd. Located minutes from Silverlake Reservoir & dog park, the new Erewhon grocery store, local Farmers Market, Vista Theatre, Dodger Stadium, and neighboring cities of Los Feliz, Hollywood, Downtown LA, Echo Park, Burbank and Glendale. This Desirable location with consistent high demand rental area makes this complex ideal for investors, 1031 exchange buyers or owner-users. This is a one of a kind income property with enormous upside potential!

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$1,995,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,294 (Estimated)
- Laundry: Community, Individual Room
- 7 electric meters available
- 7 gas meters available
- 7 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Laminate, Tile
- Appliances: Gas Range, Range Hood, Refrigerator
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Level, Near Public Transit
- Fencing: 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: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$895	\$895	\$2,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,700
3:	1	2	1	0	Unfurnished	\$727	\$727	\$2,500
4:	1	2	1	0	Unfurnished	\$1,046	\$1,046	\$2,500
5:	1	1	1	0	Unfurnished	\$928	\$928	\$2,000
6:	1	1	1	0	Unfurnished	\$960	\$960	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5427007012

Michael Lembeck**Re/Max Property Connection**

List / Sold:

Closed •**\$1,150,000/\$1,410,000** ↑

20 days on the market

Listing ID: 21797664

2731 Whittier Blvd • Los Angeles 90023**6 units** • **\$191,667/unit** • **3,840 sqft** • **6,984 sqft lot** • **\$367.19/sqft** •
Built in 1960**East of Soto and West of Euclid. North side of Whittier Blvd.**

We are pleased to present for sale this excellent investment opportunity in one of LA's most up and coming locations Boyle Heights! Minutes to DTLA's Art's District - this mid-century investment opportunity is a (6) unit building with (2) units VACANT and boasts a robust unit mix of 100% (2) Bedroom and (1) Bathroom Units. With the (2) vacant units at market rate, the investment is only 13.26 GRM, 5.01% Cap Rate, \$191K per unit and yields a Cash-on-Cash return of 4.7% with only 40% down-payment. Take advantage of LA City's ADU program and add one to this property provided its lot size is 6,984 SF zoned (Q) C2-1-CUGU (Buyer to Verify feasibility) and capitalize on an up-side potential of more than 50% with significant in-place returns! Strategically located just blocks from the famous retail corridor of Cesar Chavez and within minutes to the Art's District in DTLA - 2731 Whittier Blvd provides tenants a walk score of (81), where most errands can be accomplished on foot, and a Good Transit score of (62) having many nearby public transportation options. (Q) Condition The use of the subject property shall be limited to the existing development. Such development may be reconstructed in the event of accidental destruction. Upon the abandonment of the existing development, the property may thereafter be used for the uses at the density permitted in the C1.5-1 Zone. EMAIL FOR OM - DRIVE BY ONLY - DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 12/09/2021
- Original List Price of \$1,150,000
- 1 Buildings
- \$57672 Net Operating Income

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

- Total Operating Expense: \$28,209
- 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:	6	2	1		Unfurnished	\$7,229	\$7,229	\$10,800
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5185034010

Michael Lembeck**Re/Max Property Connection**

Closed •

List / Sold:

\$4,995,000/\$5,000,000 ↓

42 days on the market

Listing ID: 21789366

501 N San Vicente Blvd • West Hollywood 90048
6 units • \$832,500/unit • 5,570 sqft • 8,348 sqft lot • \$897.67/sqft •
Built in 1975
South of Melrose Ave on San Vincente Blvd



Price improvement -- Seller Motivated! 2 buildings on side by side lots with modern units all VACANT in the heart of West Hollywood. 6 fully furnished and ready to be rented at full market rents, or great family compound. 2 parcels, 6 units plus a non-conforming one bedroom w/loft (buyer to do their own investigations) for a total of 7 units. 8 parking spaces inside two gated entrances. Penthouse unit is 2 bedroom 2 bath, 1350 square feet with loft and would make a great Owners Unit; fully furnished with modern furnishings, and ready to go. All have washer & dryers, all vacant, pick your own rents and tenants, next to Cedars Sinai and the Pacific Design Center, one block from Melrose and the Robertson Design District. Future upside as both buildings have Tenant In Common paperwork so units can be sold as individual units at any time in the future. Buildings were totally renovated 8 years ago with top quality materials (PVC roofs), very low maintenance, and everything separately metered including water. Incredible investor opportunity to own beautiful modern units in excellent condition with great upside potential.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$5,350,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Stackable, In Closet
- 7 electric meters available
- 7 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room, Master Bathroom
- Floor: Vinyl
- Appliances: Dishwasher, Disposal, Refrigerator, Range, Range Hood

Exterior

- Security Features: Gated Community, Card/Code Access, Smoke Detector(s), 24 Hour Security
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01944726
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	2		Furnished	\$0	\$0	\$20,350
2:	2	1	1		Furnished	\$0	\$0	\$7,400
3:	1	1	1		Furnished	\$0	\$0	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 4336005039

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: 21789366

Printed: 12/12/2021 11:59:32 AM

Closed • **Triplex**List / Sold: **\$450,000/\$429,900** ↓**35349 87th St E • Littlerock 93543****10 days on the market****6 units • \$75,000/unit • 1,952 sqft • 202,240 sqft lot • \$220.24/sqft •****Listing ID: SR21241639****Built in 1955****87th and Pearblossom**

Very rare opportunity to own a Triplex with great cash flow. Family owned triplex built in 1955 that sits on a 4.63 acre lot. Total of 6 units on the lot with plenty of space to spare. This is a must see for investors!

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$450,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$736 (Estimated)
- Laundry: See Remarks
- \$64200 Gross Scheduled Income
- \$52200 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$16,050
- Electric: \$6,900.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01079007
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$850	\$850	\$850
2:	1	1	1	0	Unfurnished	\$900	\$900	\$900
3:	1	1	1	0	Unfurnished	\$850	\$850	\$850
4:	1	1	1	0	Unfurnished	\$800	\$800	\$800
5:	1	2	1	0	Unfurnished	\$950	\$950	\$950
6:	1	3	2	0	Unfurnished	\$1,000	\$1,000	\$1,000

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 6
- Refrigerator: 6
- Wall AC: 6

Additional Information

- Standard, Trust sale
- LRK - Littlerock area
- Los Angeles County
- Parcel # 3049024002

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

ClosedList / Sold: **\$2,100,000/\$2,000,000****349 N Vecino Dr • Covina 91723****234 days on the market****7 units • \$300,000/unit • 8,000 sqft • 7,846 sqft lot • \$250.00/sqft • Built in 1962****Listing ID: IV21005987****Please use navigation**

LOCATED IN COVINA 7 UNITS ALL 2 BDRM 2 BATH WITH CARPORT, 1 UNIT GROUND LEVEL SINGLE STORY, 2 UNITS UPSTAIRS SINGLE LEVEL, 4 UNITS TOWNHOUSE STYLE UP & DOWN. 2 vacant units as of 04/14/21. THANK YOU

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$2,000,000
- 1 Buildings
- 7 Total parking spaces
- 7 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 5
- \$163800 Gross Scheduled Income
- \$111700 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: 6-10 Units/Acre
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$45,100
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,820
- Cable TV: 01885529
- Gardener:
- Licenses:
- Insurance: \$2,700
- Maintenance: \$3,600
- Workman's Comp:
- Professional Management: 6300
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	2	2	1	Unfurnished	\$1,950	\$0	\$1,950
3:	1	2	2	1	Unfurnished	\$1,480	\$1,400	\$1,950
4:	1	2	2	1	Unfurnished	\$1,950	\$0	\$1,950
5:	1	2	2	1	Unfurnished	\$1,280	\$1,200	\$1,950
6:	1	2	2	1	Unfurnished	\$1,280	\$1,200	\$1,950
7:	1	2	2	1	Unfurnished	\$1,950	\$1,950	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- 614 - Covina area
- Los Angeles County
- Parcel # 8429033017

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

List / Sold:

Closed • **Apartment****\$3,000,000/\$3,030,000** ↑**3 days on the market****6123 Eleanor Ave** • **Hollywood 90038****8 units** • **\$375,000/unit** • **6,262 sqft** • **6,500 sqft lot** • **\$483.87/sqft** • **Built in 1990****Listing ID: SR21240266****Subject property is located on the north side of Eleanor Ave. on block south of Santa Monica Blvd. in prime Hollywood, CA 90038.**

Subject property is a rare 1990 constructed, 8-unit asset located in prime Hollywood, CA. The property has no local rent control but is subject to State Measure AB 1482. The property features all 2 bedroom + 1bath units. The property is very well-maintained, includes secured access, laundry on-site, 16 tandem parking spaces (12 garage), with alleyway access at rear of property. The property is separately metered for all utilities. The property is located in a high-demand rental market with strong demographics. Immediate proximity to well-known retail destinations, eateries, and entertainment in L.A. Walker's Paradise score of 92 & one block south of Santa Monica Boulevard.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$3,000,000
- 1 Buildings
- Levels: Two
- 16 Total parking spaces
- \$1,124 (Estimated)
- Laundry: Common Area
- \$197724 Gross Scheduled Income
- \$120492 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 8 water meters available

Interior**Exterior**

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$71,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$7,706
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance: \$6,000
- Workman's Comp:
- Professional Management: 6920
- Water/Sewer: \$9,035
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	16	Unfurnished	\$16,461	\$16,461	\$18,800

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5534022016

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

List / Sold:

Closed**\$5,395,000/\$5,000,000** ↓**40 days on the market****Listing ID: SR21208895****611 S 6th St • Burbank 91501****10 units • \$539,500/unit • 10,340 sqft • 8,233 sqft lot • \$483.56/sqft • Built in 1987****Just north of Glenoaks; east of Glenoaks**

We are proud to represent this 10-unit apartment building in Burbank. The building was constructed in 1987. Its unit mix consists of (2) one-bedroom, one-bathroom units, (6) two-bedroom, two-bathroom units, and (2) three-bedroom, two-bedroom units. All (5) upstairs units feature lofts and all (5) downstairs units feature patios. With a lot size of 8,232 square feet, the property has a total of 9,704 rentable square feet. The property is located in Burbank, which is a highly desirable rental market and is known as the media capital of the world. It is home to Disney Studios, Warner Brothers, and NBC. The city has over 80 restaurants, 30 movie screens, and 200 stores; its residents enjoy top ranked schools, easy access to the 5 and 134 freeways, and close proximity to the Burbank Metro Link. The building is a Burbank trophy property maintained by the original owner-builder. The downstairs units feature patios and hardwood floors, and all tenants enjoy dishwashers, open floor plans, central a/c, mirrored closets, and washer and dryer hookups in units. The property is separately metered for gas and electricity.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$5,395,000
- 1 Buildings
- Levels: Two
- 18 Total parking spaces
- \$1,167 (Estimated)
- Laundry: Community, Gas & Electric Dryer Hookup, See Remarks, Washer Hookup
- Cap Rate: 4.75
- \$332400 Gross Scheduled Income
- \$256353 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 10 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$77,475
- Electric: \$612.00
- Gas: \$204
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,853
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,212
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	2	2	Unfurnished	\$4,150	\$4,150	\$4,150
2:	6	2	12	12	Unfurnished	\$15,950	\$15,950	\$17,100
3:	2	3	4	4	Unfurnished	\$7,600	\$7,600	\$7,600

Of Units With:

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

Additional Information

- Standard sale
- 610 - Burbank area
- Los Angeles County
- Parcel # 5621022014

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

Closed • Apartment

List / Sold:
\$2,400,000/\$2,635,000 ↑

43 days on the market

Listing ID: **WS21194103**

3926 Inglewood Blvd • Mar Vista 90066
10 units • **\$240,000/unit** • **6,802 sqft** • **6,915 sqft lot** • **\$387.39/sqft** •
Built in 1962

I-10 W to I-405S, Exit Venice Blvd, Left onto Sawtelle Blvd, Right onto Washing Pl., Right onto Inglewood Blvd.



Available for the first time in over 30+ years this highly desirable property located in Mar Vista which borders the Silicon Beach towns of Venice & Santa Monica. The property is perfectly positioned between I-10 & I-405 amongst major upscale commercial & residential pockets of Los Angeles, offering residents a perfect balance of a charming residential setting with the perks of being close to Santa Monica & Venice beach, Marina Del Rey, Downtown Los Angeles, LAX, & West LA. The property offers investors & developers an array of opportunities including purchasing and managing the building as is, purchasing and stabilizing rents at market and a value add opportunity of rebuilding the complex to today standards and increasing rents accordingly.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$2,400,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$1,232 (Estimated)
- Laundry: Community
- \$120848 Gross Scheduled Income
- \$68848 Net Operating Income
- 11 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Walk-In Closet
- Floor: Carpet, Laminate
- Appliances: Gas Oven, Refrigerator, Vented Exhaust Fan, Water Heater
- Other Interior Features: Ceiling Fan(s), Living Room Balcony, Living Room Deck Attached, Storage

Exterior

- Lot Features: 6-10 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Security Lights, Smoke Detector(s)
- Fencing: Excellent Condition, Security
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$11,000
- Electric: \$2,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 01953354
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	11	11	0	Furnished	\$12,500	\$12,500	\$2,000

Of Units With:

- Separate Electric: 11
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4214021022

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: WS21194103

Printed: 12/12/2021 11:59:32 AM

Closed •

List / Sold:
\$1,875,000/\$1,755,000 ↓

83 days on the market

Listing ID: 21761506

1526 E 1st St • Los Angeles 90033
12 units • \$156,250/unit • 6,265 sqft • 6,597 sqft lot • \$280.13/sqft •
Built in 1912
One block east of the 1st St. (1B) freeway exit on the 101 Freeway.



This VALUE-ADD 6,256 SF 12-Unit Apartment Building adjacent to the Boyle Heights neighborhood of East Los Angeles. It is located on 6,597 SF LA-M1zoned corner lot. The property consists of a total of 12 units & a finished basement. The ground floor has 4 units consisting of (1) 3+1 unit, (1) 2+1units, (1) 1+1 unit & (1) Studio. The second floor consists of (8)studios. The basement is approximately 3,000 SF. All but 4 of the studios on the second floor are VACANT. The subject property has approximately 9 on-site parking spaces in addition to ample street parking. This opportunity is located in one of the most up & coming areas of Los Angeles. It will attract an investor looking for a value-add opportunity in a growing area within walking distance to public transportation, parks, schools and shopping areas.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$1,875,000
- 1 Buildings
- Heating: Wall Furnace
- \$122708 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$57,713
- 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:	7	0	1		Unfurnished	\$1,600	\$1,600	\$7,000
2:	1	1	1		Unfurnished	\$0	\$0	\$1,250
3:	1	2	1		Unfurnished	\$0	\$0	\$1,500
4:	1	3	1		Unfurnished	\$0	\$0	\$1,950
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5172004022

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: 21761506

Printed: 12/12/2021 11:59:32 AM

List / Sold:

Closed**\$3,250,000/\$2,800,000** ↓**5 days on the market****Listing ID: PV21175047****1532 S Wilton Pl • Los Angeles 90019****14 units • \$232,143/unit • 9,916 sqft • 13,157 sqft lot • \$282.37/sqft • Built in 1960****From Venice Blvd to Wilton up.**

Here is a great opportunity to own a right size 14-unit apartment, which is large but not subject to having a resident manager. It is located on the east side of Arlington Heights, only 3 miles from Downtown LA. All 14 units are 2-beds/1-bath with 14 on-site parking spaces. Total building sqft is 9,916 on a large 13,157sf lot. While hot and cold water and trash service is provided by the owner, each unit has its own electric and gas meters. The coin laundry service will provide additional small income. Currently fully occupied by good paying, stable tenants, 11 of whom have been for more than 10 years. The current CAP is just over 4.0%; however, the current rents seem to be well below the market rate. Do your own estimate of possible rent amounts under the LA rent control. The water main pipes from the meter to the buildings were replaced with copper pipe, and the flat roofs were replaced with ridged ones in 2015; the hallway decks were replaced in 2020. In 2020 Seismic Retrofit as per the City of LA was made and inspected/approved by the City.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$3,250,000
- 2 Buildings
- 14 Total parking spaces
- 6 Total carport spaces
- Heating: Wall Furnace
- \$16,219 (Assessor)
- Laundry: Community
- Cap Rate: 4.02
- \$202236 Gross Scheduled Income
- \$130496 Net Operating Income
- 14 electric meters available
- 14 gas meters available
- 0 water meters available

Interior

- Appliances: Disposal, Gas Oven, Gas Cooktop

Exterior

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

Annual Expenses

- Total Operating Expense: \$71,740
- Electric: \$1,264.00
- Gas:
- Furniture Replacement:
- Trash: \$5,700
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,741
- Maintenance:
- Workman's Comp:
- Professional Management: 13311
- Water/Sewer: \$16,399
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	14	28	14	14	Unfurnished	\$16,715	\$16,715	\$19,600

Of Units With:

- Separate Electric: 14
- Gas Meters: 14
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5073005012

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

Closed •

3923 Gibraltar Ave • Los Angeles 90008
17 units • \$225,779/unit • 12,150 sqft • 13,298 sqft lot • \$315.91/sqft •
Built in 1958
South of Colisium St., East of S La Brea Ave.

List / Sold:
\$3,838,250/\$3,838,250 ↑
50 days on the market
Listing ID: 21777196



Court date is set. The list price is the minimum acceptable bid price. Agents please see private remarks for additional information. 17-unit apartment building currently with five vacancies. Unit mix is 16 - 2 bedroom/1 bathroom and 1 - 1 bedroom/1 bathroom. The building is 12,150 sqft and sited on a 13,298 sqft lot with an open courtyard. Located in the ever-growing Baldwin Village, providing access to a plethora of shops, eateries, and a host of other neighborhood amenities. Probate Sale, Court Confirmation Required.

Facts & Features

- Sold On 12/07/2021
- Original List Price of \$2,995,000
- 1 Buildings
- \$68420 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$34,135
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- 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:	16	2	1		Unfurnished	\$13,385	\$13,385	\$13,385
2:	1	1	1		Unfurnished	\$638	\$638	\$638
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
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5030002019

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

Closed • ApartmentList / Sold: **\$8,100,000/\$8,100,000****1060 Raymond Ave • Glendale 91201****113 days on the market****20 units • \$405,000/unit • 16,169 sqft • 14,837 sqft lot • \$500.96/sqft • Built in 1987****Listing ID: AR21147571****one block south of Glenoaks Blvd, one block west of Western Ave**

1060 Raymond Avenue, a 20-unit apartment located in the highly desirable city of Glendale, bordered by the City of Burbank. The property offers superb location with access to many amenities, within walking distance to IKEA Burbank, Burbank Downtown, many shopping centers, close to schools, parks, local and national retailers, dining and upscale shopping, entertainment, and easy access to freeways (5 FWY and 134 FWY). This is the first time it has been offered for sale by the current owner that built it, and most of the tenants are long-time tenants that are on month-to-month lease. This provides significant upside potential to add value by increasing rent and return. 1060 Raymond is a beautifully maintained garden style apartment community built in 1987. Due to its newer construction, it offers many desirable amenities such as gated, subterranean parking, secured entrance, central A/C and heating in each unit, copper piping, and much more. It is situated on a quiet residential street surrounded by other a single-family and condominium communities. It offers a superb unit mix of (1) 3 bed + 2 bath unit, (11) 2 bed + 2 bath units, (7) 1 bed + 1 bath units, and (1) Studio unit with a total of 24 gated parking spaces on a large lot size of ±14,837 SF with a total building size of ±16,169 SF. The property has an excellent curb appeal and has been well maintained throughout current ownership with no known deferred maintenance with recently incorporated cost-efficient features such as, electricity generating solar system (zero electric bill – seller receive credit from electric provider), “electric eye”, 600-gallon solar water central heating system (±\$30,000 upgrade – buyer to verify), newer polyurethane roof, dual-pane windows, new air conditioning units, on-site laundry (machines owned), central A/C and heating, and central hot water system with solar panels. Each unit offers a generous layout, recessed lighting, central A/C and heating, updated appliances with granite kitchen counter tops, shaker style cabinets, and stainless-steel kitchen appliances, tile and laminate wood flooring, and refreshed bathroom vanities. Most units have private patio or balcony. The property offers a single level gated subterranean parking garage. It has 32 parking spaces. The strong unit mix and excellent location is perfect for an investor seeking growth, stability, and a hedge against inflation.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$8,100,000
- 1 Buildings
- Levels: Two
- 32 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area, Community
- Cap Rate: 0
- 21 electric meters available
- 21 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00473175
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- 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	3	1	Unfurnished	\$0	\$0	\$0
2:	11	2	2	11	Unfurnished	\$0	\$0	\$0
3:	7	1	1	7	Unfurnished	\$0	\$0	\$0
4:	1	0	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 21
- Gas Meters: 21
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 20
- Drapes:
- Patio:
- Ranges: 20
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- 626 - Glendale-Northwest area
 - Los Angeles County
 - Parcel # 5623024025

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:](#) AR21147571

Printed: 12/12/2021 11:59:32 AM

List / Sold:

Closed • Apartment**\$7,450,000/\$7,450,000** ↓

98 days on the market

1060 Elm Ave • Glendale 91201**21 units** • **\$354,762/unit** • **15,110 sqft** • **15,533 sqft lot** • **\$493.05/sqft** • **Built in 1977**

Listing ID: AR21147178

1 block south of Glenoaks Blvd, north of San Fernando Rd

1060 Elm Avenue, a value-add 21-unit apartment located in the highly desirable city of Glendale, bordered by the City of Burbank. The property offers superb location with access to many amenities, within walking distance to IKEA Burbank, Burbank Downtown, many shopping centers, close to schools, parks, local and national retailers, dining and upscale shopping, entertainment, and easy access to freeways (5 FWY and 134 FWY). The property has been in the same ownership since 2003 and most of the tenants are long-time tenants that are on month-to-month lease. This provides significant upside potential to add value by increasing rent and return.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$7,570,000
- 1 Buildings
- Levels: Two
- 31 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Common Area, Community
- Cap Rate: 0
- 21 electric meters available
- 21 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Lot 10000-19999 Sqft, Rectangular Lot, Level, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02021933
- 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	1	Unfurnished	\$0	\$0	\$0
2:	4	2	2	4	Unfurnished	\$0	\$0	\$0
3:	15	1	1	15	Unfurnished	\$0	\$0	\$0
4:	1	0	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 21
- Gas Meters: 21
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 21
- Drapes:
- Patio:
- Ranges: 21
- Refrigerator: 0
- Wall AC: 21

Additional Information

- Standard sale
- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5624006024

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

List / Sold:

Closed •**\$3,000,000/\$3,000,000** ↓

42 days on the market

1918 S Harvard Blvd • Los Angeles 90018**24 units** • **\$125,000/unit** • **15,865 sqft** • **31,386 sqft lot** • **\$189.10/sqft** •**Built in 1960****Listing ID: DW21141231****Washington Blvd Between Normandie Ave and Western Ave**

24 Units in Harvard Heights Mid Los Angeles with higher income potential. Property is minutes to Korea Town (K-Town), University of Southern California (USC), and Downtown Los Angeles. Close freeway access to 10 and 110 freeways. Proximity is perfect for students to USC, work to Downtown LA, or leisure to surrounding Hollywood and Santa Monica. Property is clean and maintained. Ample parking for tenants, addition storage room, and common laundry area. Property is gated for security, driveway and parking area is paved. Sale is for partnership share.

Facts & Features

- Sold On 12/09/2021
- Original List Price of \$5,999,990
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Common Area, Community
- \$434580 Gross Scheduled Income
- \$397080 Net Operating Income
- 24 electric meters available
- 0 gas meters available
- 0 water meters available

Interior**Exterior**

- Lot Features: Front Yard, Level with Street, Lot 20000-39999 Sqft
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$37,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01866269
- 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:	24	2	1	2	Partially	\$35,000	\$35,000	\$42,000

Of Units With:

- Separate Electric: 24
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5074031003

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

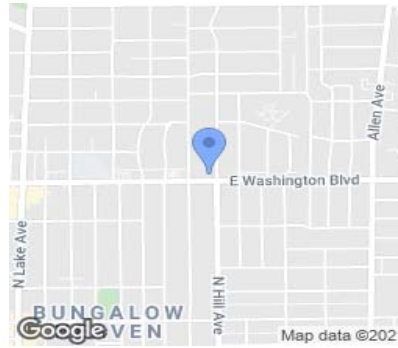
List / Sold:

Closed •

\$18,500,000/\$18,000,000 ↓

91 days on the market

Listing ID: 21773942

1349 N Hill Ave • Pasadena 91104**30 units • \$616,667/unit • 34,202 sqft • 61,844 sqft lot • \$526.29/sqft • Built in 1925****NE & SE Corner of Washington and Hill**

We are pleased to exclusively represent this once in a generation opportunity to acquire The Shops on Hill, two fully occupied mixed-use signalized corner properties with ample parking in beautiful and historic Pasadena, California. This 100% occupied portfolio totals over 34,000 SF of mixed use retail and apartments offering a 5.2% In-Place Cap. A cultural center of the San Gabriel Valley, Pasadena is home to the famed Rose Bowl, Caltech, Pasadena Playhouse, Norton Simon Museum, Millionaires Row, and the Jet Propulsion Laboratory. Pasadena is also proud to house the just announced GM Advance Design Center, a \$71 million 8-acre design and technology campus situated just 3 miles away, slated to open mid-2022. The Shops on Hill features two buildings on opposite corners of the intersection of East Washington Boulevard and North Hill Avenue that total 34,202 square feet of retail and residential space on a combined lot area of more than 1.4 acres of land. The larger, North property located at 1383-1399 E. Washington Blvd. and 1349-1365 N. Hill Avenue is a corner signalized property at the intersection of E. Washington Blvd. and N. Hill Ave. The North property includes a surface parking lot of 50 spaces and is a 24,691 SF two-story structure. There are 14 ground-level retail tenants and a second story which consists of 12 residential apartments, all of which have been renovated and re-leased in the last few years. Total lot size of the North Property is 37,805 square feet, which includes a surface parking lot for 50 cars. Opposite the North Property, the South property is located at 1384-1400 E. Washington Blvd. at the corner of E. Washington Blvd. and N. Hill Ave. This one-story multi-tenant commercial structure is 9,511 SF in size with four commercial retail tenants, situated on a lot that is 13,173 square feet. A parking lot of 32 spaces sits adjacent to the south property structure, which is included in the sale and has its own address known as 1366 E. Washington Boulevard, totals an additional 10,866 SF. Shops on Hill, which resembles the surrounding neighborhoods unique historical architecture, benefits from the surrounding demographics and it provides a highly curated, local shopping experience for neighbor residents and is a regional draw for shoppers looking for bespoke stores and services. Shops on Hill provides a unique opportunity to acquire two corners at a pivotal Southern California intersection. With its beautiful, vintage brick facade architecture and amazing curb appeal, Shops on Hill has unparalleled visibility to the street and the city of Pasadena. Amid all the shifting uncertainties and changing priorities of the past pandemic year for greater Los Angeles' restaurant industry, one glowing bright spot has emerged: Pasadena. The standalone city northeast of Downtown, at the edge of the broad San Gabriel Valley, has quietly become one of the busiest dining scenes anywhere in Southern California. Median home prices for the surrounding neighborhood Bungalow Heaven now tops over \$1,100,000 and the average household income is nearly \$120,000 per year, making for an exceptionally strong consumer base for the offering. The Shops on Hill is truly a once in a generation opportunity for a private or individual investor looking for a solid, stable in-place 5.2% return with the opportunity to raise rents over time and reach a proforma cap rate of nearly 6.8%.

Facts & Features

- Sold On 12/10/2021
- Original List Price of \$18,500,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- \$959988 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$368,002
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02096397
- 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:	30	0	0		Unfurnished	\$3,076	\$92,309	\$92,309
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
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5850015015

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

Closed •

List / Sold:

\$17,995,000/\$16,250,000 ↓

68 days on the market

Listing ID: 21758396

1320 N Sycamore Ave • Los Angeles 90028
39 units • \$461,410/unit • 32,664 sqft • 15,993 sqft lot • \$497.49/sqft •
Built in 1987
East of La Brea and North of Fountain



For sale are the 39 units at 1320 N Sycamore Avenue in Hollywood, California. Known as The Retreat, 1320 N Sycamore was constructed in 1987 and has been thoroughly updated in recent years to ensure a competitive advantage in the highly desirable Hollywood rental market. Given the buildings completion date, it is not subject to the City of Los Angeles's Rent Stabilization Ordinance. The property consists of one building with three floors of residential units over 2 levels of subterranean parking. Units include (15) 2+2, (3) 2+1, (15) 1+1 and (6) studio floorplans. Interiors have been finished with laminate flooring, modern cabinetry, quartz countertops, white subway tiles, stainless steel appliances and chrome hardware. The building offers central HVAC (studios use wall units) and approximately half of the condenser units have been replaced. Residents enter the building through a secured and recently remodeled lobby with a managers office. There are private balconies in the units as well as shared outdoor spaces with a fire pit, barbecues and abundant seating areas. Each residential floor has its own laundry room and trash chute. Furthermore, the elevator system was completely overhauled with new mechanical components as well as a fresh cab. On the lower parking level there is a large maintenance room with security system monitoring station.

Facts & Features

- Sold On 12/08/2021
- Original List Price of \$17,995,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$585854 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$409,961
- 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:	15	2	2		Unfurnished	\$2,489	\$37,340	\$41,250
2:	3	2	1		Unfurnished	\$2,310	\$6,930	\$7,785
3:	15	1	1		Unfurnished	\$1,925	\$28,875	\$32,925
4:	6	0	1		Unfurnished	\$1,714	\$10,285	\$11,100
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5548023102

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: 21758396

Printed: 12/12/2021 11:59:32 AM

Search Criteria
Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 12/05/2021 to 12/11/2021
County Or Parish is 'Los Angeles'
City is not 'Long Beach'
Number Of Units Total is 2+
Selected 77 of 77 results.