

Cross Property Customer 1 Line

	Listing ID	S	St#	St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg	Spcs	Date	DOM/CDOM
1	SB23194633	S	4021 W	159th ST	LAWN	113	STD	2	\$55,500		\$940,000	↑	\$645.60	1456	1955/PUB	5,201/0.1194	N	2	02/16/24	69/69
2	SB23056364	S	1025	Madrid AVE	TORR	134	STD,TRUS	2	\$44,400		\$1,315,000	↓	\$422.69	3111	2000/BLD	6,881/0.158	N	4	02/15/24	281/281
3	SB24003943	S	1605	Marshallfield LN	REDO	152	STD,TRUS	2	\$70,320		\$1,548,000	↓	\$1,075.00	1440	1956/ASR	5,015/0.1151	N	2	02/16/24	8/8
4	SR23216663	S	2102	Laverna AVE	LA	618	TRUS	2	\$0		\$1,400,000	↑	\$809.72	1729	1931/ASR	5,707/0.131	N	2	02/16/24	56/56
5	CV24011920	S	311 W	Bennett AVE	GLDR	629	STD	2	\$0		\$1,050,000	↑	\$637.14	1648	1953/ASR	9,727/0.2233	N	2	02/12/24	2/2
6	AR24001209	S	1201	Riderwood AVE	LPUE	633	STD	2	\$6,700		\$1,225,000	↓	\$634.72	1930	1964/ASR	18,063/0.4147	N	2	02/13/24	5/5
7	DW23217620	S	9010	9008 Beach ST	LA	699	PRO	2	\$0		\$600,000	↓	\$306.44	1958	1922/PUB	6,667/0.1531	N	0	02/13/24	13/13
8	RS23195090	S	3613	5th AVE	LA	699	STD	2	\$0	0	\$730,000	↓	\$477.75	1528	1912/EST	5,744/0.1319	N	2	02/14/24	81/81
9	23305817	S	6887	Yeager PL	LA	C03	PRO	2			\$881,000	↓	\$614.37	1434	1924	1,870/0.04			02/16/24	131/131
10	23314013	S	3809	Gran Corso	VEN	C12	STD	2			\$2,000,000	↓	\$478.35	4181/A	1977/ASR	3,842/0.08			02/15/24	118/118
11	PW23217872	S	2261 W	31st ST	LA	C16	STD	2	\$90,000		\$1,000,000	↓	\$531.91	1880	1907/ASR	5,208/0.1196	N	0	02/14/24	47/47
12	24347387	S	813 N	Cherokee AVE	LA	C20	STD	2		5	\$2,600,000	↑	\$662.59	3924	2023/BLD	6,255/0.14	N	4	02/13/24	18/18
13	JT23192097	S	1132 N	Coronado ST	LA	671	STD	2	\$0		\$1,555,000	↓	\$1,187.02	1310	1912/ASR	7,500/0.1722	N	2	02/16/24	57/57
14	24342919	S	11811 S	Main ST	LA	C37	STD	2			\$750,500	↑	\$326.30	2300/A	1992/ASR	3,687/0.08	N		02/13/24	8/8
15	23333735	S	10429	Western AVE	DOW	D2	STD	2			\$925,000	↓	\$485.82	1904	1957	7,764/0.17			02/13/24	37/37
16	PW23033809	S	4339 E	1st ST	ELA	ELA	STD	2	\$26,100		\$590,000	↓	\$446.97	1320	1930/ASR	5,932/0.1362	N	0	02/16/24	304/535
17	DW23181477	S	827 S	Record AVE	ELA	ELA	STD	2	\$17,400		\$730,000	↑	\$439.23	1662	1924/PUB	5,717/0.1312	N	0	02/13/24	69/69
18	23337389	S	950 S	Kern AVE	LA	ELA	STD	2			\$787,888	↑	\$380.07	2073	1961	6,577/0.15	N		02/16/24	13/13
19	BB24002591	S	14770	Polk ST	SYL	SYL	STD,TRUS	2	\$25,031		\$700,000	↑	\$470.43	1488	1956/ASR	6,930/0.1591	N	2	02/14/24	9/9
20	23332039	S	4425 W	154th ST	LAWN	112	STD	3		3	\$1,040,000	↓	\$501.93	2072	1926	7,634/0.17			02/13/24	40/40
21	SB23223661	S	3017 S	Pacific AVE	SP	181	STD	3	\$60,000		\$995,000	↑	\$198.96	5001	1958/ASR	5,001/0.1148	N	3	02/12/24	32/32
22	SB24003747	S	828 -832 V	19th ST	SP	183	STD	3	\$74,241	5	\$1,150,000	↑	\$403.51	2850	1989/ASR	5,011/0.115	N	4	02/12/24	7/7
23	PW23208412	S	11333	Ranchito ST	ELM	619	STD	3	\$72,000		\$1,000,000	↓	\$390.62	2560	1943/ASR	19,055/0.4374	N	1	02/15/24	38/38
24	WS23173290	S	99 N	Greenwood AVE	PAS	648	STD	3	\$0		\$1,430,000	↓	\$429.69	3328	1922/ASR	7,794/0.1789	N	1	02/16/24	142/142
25	PW23164349	S	13512	Mar Vista ST	WH	670	STD	3	\$49,200		\$1,025,000	↓	\$327.06	3134	1936/ASR	13,559/0.3113	N	0	02/13/24	105/105
26	PW24010949	S	13926	Saranac DR	WH	670	STD	3	\$46,560		\$1,100,000	↓	\$391.04	2813	1960/ASR	18,145/0.4166	N	3	02/12/24	11/11
27	SW24005519	S	12807	Dunton DR	WH	670	STD,TRUS	3	\$86,976		\$1,350,000	↓	\$550.57	2452	1927/PUB	7,583/0.1741	N	0	02/12/24	5/5
28	23333751	S	3247 S	Sherbourne DR	LA	C16	STD	3		5	\$1,560,000	↓	\$482.08	3236/A	1948/ASR	4,592/0.1	N		02/12/24	51/51
29	CV23182952	S	8615	Ramsgate AVE	LA	C29	STD	4	\$62,400		\$1,250,000	↓	\$452.24	2764	1950/PUB	8,646/0.1985	N	4	02/14/24	76/76
30	SR23159610	S	4706	Vantage AVE	VVL	VVL	TRUS	4	\$127,212		\$1,500,000	↓	\$319.15	4700	1957/ASR	6,799/0.1561	N	0	02/15/24	88/88
31	DW23139962	S	5210	Oakland ST	ESER	621	STD	5	\$0		\$1,100,000	↓	\$387.87	2836	1963/PUB	7,633/0.1752	N	0	02/14/24	113/113
32	WS23231700	S	420 E	Broadway	SGAB	654	STD	5	\$75,588		\$1,620,000	↓	\$504.36	3212	1943/APP	10,005/0.2297	N	1	02/12/24	17/17
33	GD24003489	S	402 S	Oakland AVE	PAS	647	TRUS	6	\$150,324		\$2,500,000	↓	\$349.65	7150	1965/OTH	8,425/0.1934	N	0	02/12/24	13/13
34	WS23229699	S	201 S	Vendome ST	LA	671	STD	6	\$90,677		\$1,570,000	↓	\$306.52	5122	1985/ASR	4,802/0.1102	N	0	02/13/24	22/22
35	TR23168063	S	15	Christina ST	ARCD	605	STD	7	\$107,220		\$2,075,000	↓	\$597.98	3470	1950/ASR	8,870/0.2036	N	6	02/15/24	98/98
36	PW23206155	S	869	Glenway DR	ING	101	STD	8	\$230,856	5	\$2,500,000	↓	\$349.90	7145	1956/ASR	15,566/0.3573	N	3	02/14/24	31/31
37	AR23195212	S	9773	Rio Hondo	ELM	619	STD	9	\$226,116		\$3,650,000	↓	\$370.33	9856	1987/ASR	24,144/0.5543	N	18	02/14/24	41/41
38	23333975	S	4437	Vista Del Monte AVE	SO	SO	STD	9		4	\$2,855,000	↑	\$419.91	6799	1936	14,755/0.33			02/14/24	23/23
39	CV24005495	S	14864	Pacific AVE	BDPK	608	STD	13	\$272,076		\$3,850,000	↑	\$244.51	15746	1984/ASR	24,643/0.5657	N	26	02/16/24	9/9
40	QC23012856	S	11506	Obert AVE	WH	699	STD	14	\$265,448		\$3,190,000	↓	\$260.77	12233	1962/ASR	17,424/0.4	N	0	02/14/24	247/247
41	23295625	S	1029	Elden AVE	LA	C17	STD	18		5	\$4,600,000	↓	\$211.12	21789	1991	13,050/0.29			02/15/24	182/182

Closed • **Duplex**

List / Sold: **\$925,000/\$940,000** ↑

4021 W 159th St • Lawndale 90260

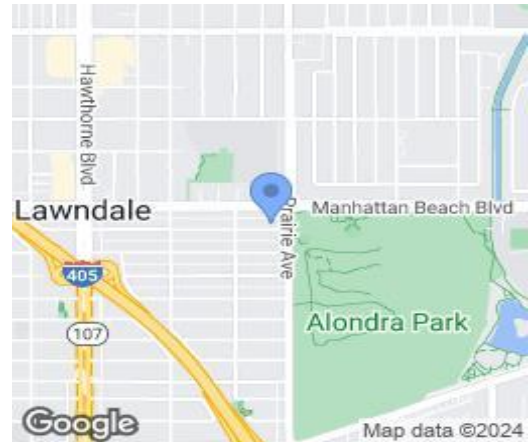
69 days on the market

2 units • **\$462,500/unit** • **1,456 sqft** • **5,201 sqft lot** • **\$645.60/sqft** •

Built in 1955

Listing ID: SB23194633

Intersection of Manhattan Beach Blvd and Prairie Ave



Turnkey duplex. Both of these 2 bedroom and 1 bathroom units have upgraded kitchens and bathrooms and include newer flooring and paint throughout. You'll also enjoy your time in the lovely backyard that was upgraded with compressed granite and a new 50 foot fence installed in 2021. Live in unit and rent out the other for the perfect house hack. Or, keep the current month to month tenants for an-easy-to-maintain investment property. The shared 2 car garage could potentially be turned into an ADU for more cash flow as well. Amazing location in a quiet neighborhood, around the corner from Alondra Park and Golf Course. Down the road from El Camino College and the South Bay Galleria. 4 miles to Sofi Stadium or to the ocean at Manhattan Beach Pier. Also easy access to the 405 to get you anywhere you need to go including a quick 15 min drive to LAX. Come get this great property today!

Facts & Features

- Sold On 02/16/2024
- Original List Price of \$925,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: In Garage
- \$55500 Gross Scheduled Income
- \$33912 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,813
- Electric: \$1,358.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,358
- Cable TV: 01425560
- Gardener:
- Licenses:
- Insurance: \$1,092
- Maintenance:
- Workman's Comp:
- Professional Management: 3330
- Water/Sewer: \$1,358
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,500	\$2,500	\$2,500
2:	1	2	1	1	Unfurnished	\$2,125	\$2,125	\$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
- Buyer Agency Compensation: 2.5%

- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4074026014

Michael Lembeck

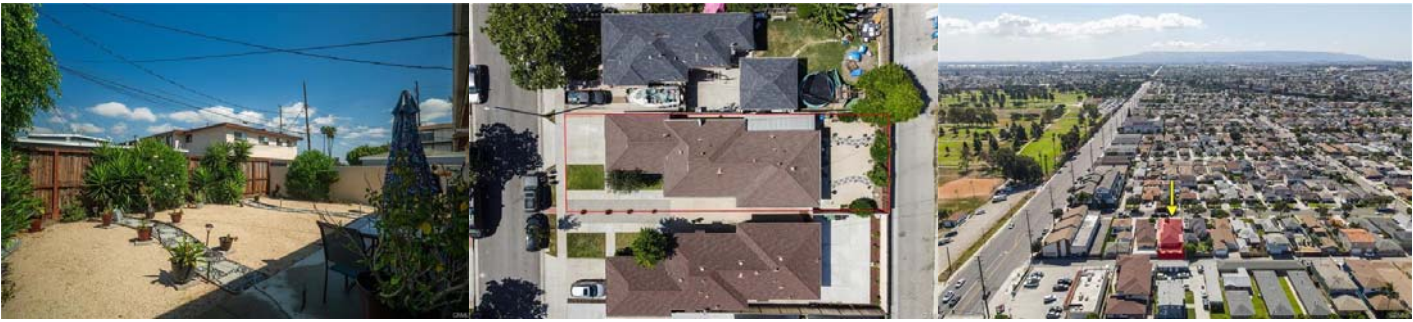
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

List / Sold:

\$1,388,000/\$1,315,000 ↓

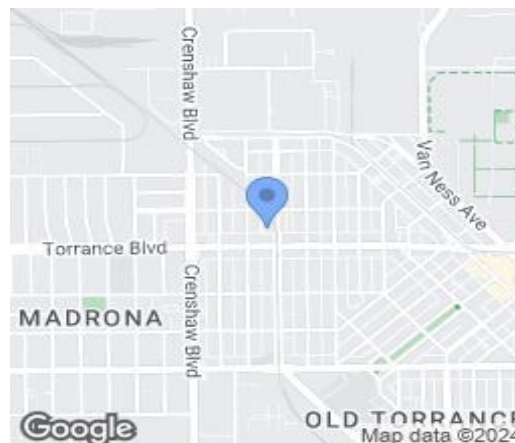
281 days on the market

Listing ID: SB23056364

1025 Madrid Ave • Torrance 90501

2 units • \$694,000/unit • 3,111 sqft • 6,881 sqft lot • \$422.69/sqft • Built in 2000

Crenshaw Blvd going North, pass Sepulveda Blvd turn right on Torrance Blvd then turn left on Madrid just before the train track.



WOW PRICE IMPROVEMENT. AMAZING OPPORTUNITY!!! This Duplex has 2 separate homes: 1025 & 1027 Madrid Avenue, TORRANCE, and was built from scratch in 2000. Perfect for an owner user or investor. The property on 1027 is a two-level house with 5 bdrm 3 ba. (2 bdrm on the first floor with a full ba and 3 bdrm and 2 full ba on the second floor with laundry in closet). It has a large kitchen, living room, dining room, and a private backyard. The other unit on 1025 is located above the 4-car garage and is a 2 bdrm and 1 ba with a high ceiling and is bright with lots of natural sunlight. Each property has its own backyard and entrance. Plenty of space in front of the garages for additional parking. Located in the great Torrance School District, you are in the "Old Center of Torrance" close to shopping, and just 10 minutes away from the ocean! All buildings are permitted.

Facts & Features

- Sold On 02/15/2024
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$0 (Unknown)
- Laundry: In Garage, Upper Level
- \$44400 Gross Scheduled Income
- \$22075 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Converted Bedroom, Entry, Kitchen, Living Room, Primary Bathroom, Primary Bedroom, Multi-Level Bedroom, Walk-In Closet

Exterior

- Lot Features: Back Yard, Near Public Transit
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,125
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,200	\$1,200	\$2,800
2:	1	5	3	2	Unfurnished	\$2,500	\$2,500	\$4,300

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7354013006

Michael Lembeck

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Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

List / Sold:

\$1,548,000/\$1,548,000

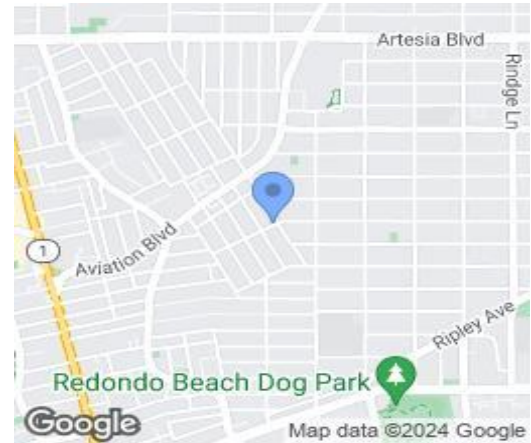
8 days on the market

Listing ID: SB24003943

1605 Marshallfield Ln • Redondo Beach 90278

2 units • \$774,000/unit • 1,440 sqft • 5,015 sqft lot • \$1075.00/sqft • Built in 1956

Artesia Blvd., South on Aviation Blvd. , South on Ford to Marshallfield Ln.



Welcome to your dream investment opportunity in the heart of the coveted Golden Hills area of Redondo Beach! This rare gem is a meticulously remodeled duplex that stands out in a neighborhood dominated by single-family homes, offering the perfect blend of modern luxury and coastal convenience. Situated on a corner lot in the thriving West Redondo Beach locale, this duplex provides easy access to the beach, trendy restaurants, and upscale shopping in the neighboring Hermosa and Manhattan Beach areas. The prime location is just the beginning of what makes this property so special. Comprising two distinct units, each with 2 bedrooms and 1 bath, this duplex is a standout with no common unit walls, ensuring optimal privacy for each residence. The convenience continues with individual private 1-car garages and additional driveway parking spaces for both units. Additional amenity is laundry hookups in each garage. Step inside and discover a world of sophistication and comfort. Both units boast remodeled kitchens and baths, featuring the finest contemporary finishes. Unit #1605 showcases refinished hardwood flooring with a light finish, a private fenced front yard, and a 2017 kitchen remodel that included white cabinetry, quartz counters, subway tile backsplash, and tasteful contemporary tile flooring. The bathroom exudes elegance with tasteful tiled tub walls and floor tile, complemented by a newer vanity with a quartz countertop. The bedrooms in Unit #1605 are adorned with ceiling fans, with one bedroom featuring double mirrored closet doors and another opening up to a rear sitting area through a sliding glass door. Unit #1607 underwent a stylish remodel in 2020, boasting a kitchen with white cabinetry, quartz countertops, subway tile backsplash, and a pantry. Light-finished hardwood flooring, updated interior paint, bedroom ceiling fans, and a remodeled bath with tasteful tiled tub walls and flooring complete the picture. The adjacent spacious lawn area offers an inviting outdoor space for relaxation and entertainment. Both units come equipped with modern amenities such as forced air heating, copper plumbing, newer windows, sliding glass doors, and individual water heaters. This duplex is a testament to quality craftsmanship and attention to detail. Don't miss the opportunity to own a piece of Redondo Beach paradise with this exceptional duplex. This property checks all the boxes for a lifestyle of coastal luxury and convenience.

Facts & Features

- Sold On 02/16/2024
- Original List Price of \$1,548,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Forced Air, Natural Gas
- \$1,460 (Assessor)
- Laundry: In Garage
- \$70320 Gross Scheduled Income
- \$45570 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$24,750
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400

- Cable TV: 01008773
- Gardener:
- Licenses: 200

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,970	\$2,970	\$3,000
2:	1	2	1	1	Unfurnished	\$2,890	\$2,890	\$3,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4161017010

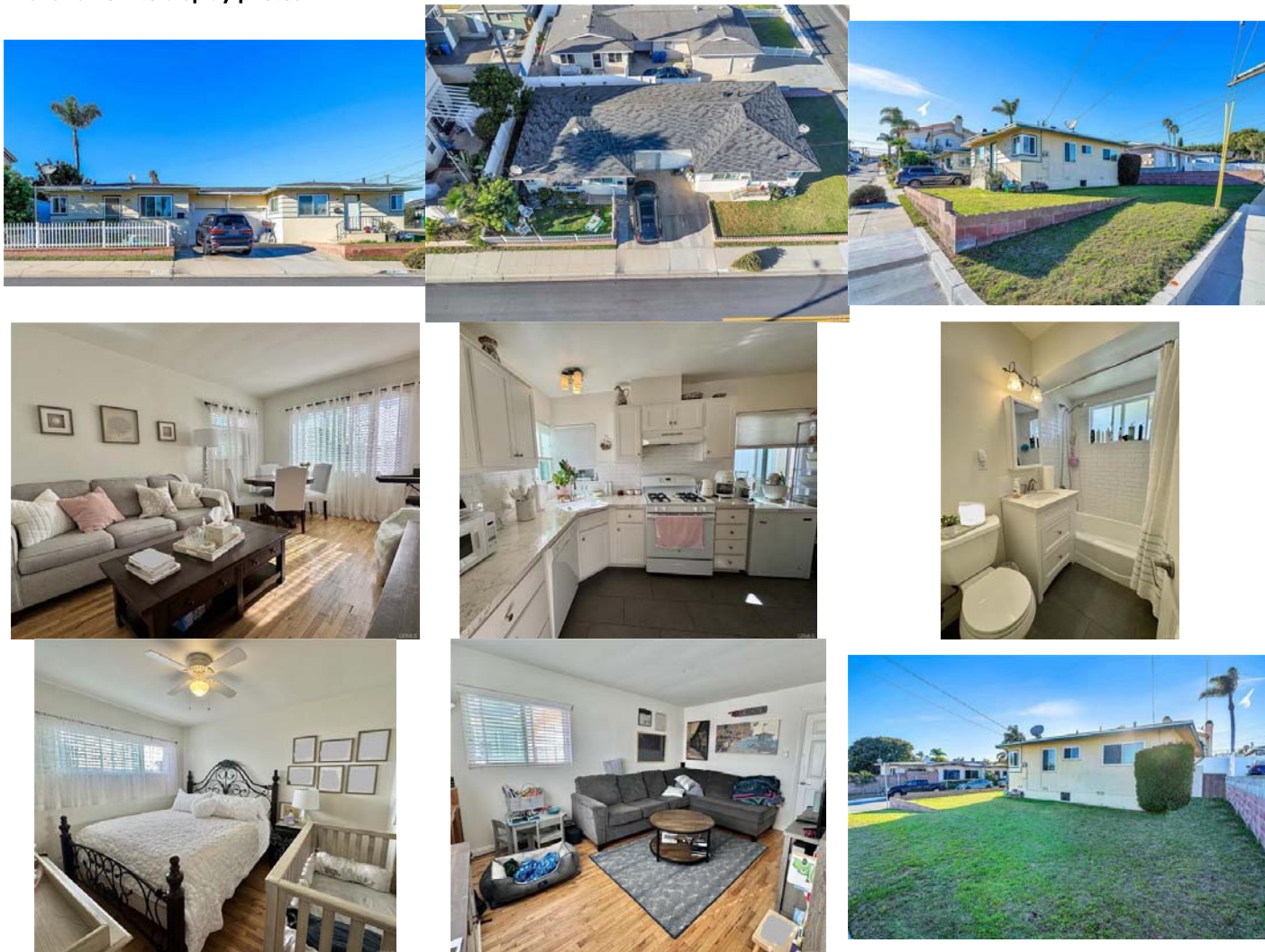
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SB24003943

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FAMILY TRUST AUCTION!!! 2 FIXER UNITS ON A CUL DE SAC STREET IN THE VERY DESIRABLE EAGLE ROCK AREA OF LOS ANGELES. 2102 LAVERNA AVENUE HAS 2 BEDROOMS & 1 BATH. LIVING ROOM WITH FIREPLACE. KITCHEN WITH BREAKFAST AREA. SERVICE AREA WITH WASHER/DRYER HOOKUP. FLOOR HEATER. SMALL BACKYARD. 2104 LAVERNA AVENUE HAS 2 BEDROOMS, 1 BATH. KITCHEN. LAUNDRY ROOM WITH WASHER/DRYER HOOKUP. LIVING ROOM WITH GAS FIREPLACE AND FLOOR HEATER. DINING ROOM. ROOF DAMAGE. SMALL BACKYARD. SEPARATE GAS AND ELECTRIC METERS FOR EACH UNIT.2 CAR DETACHED GARAGE. GREAT FIXER OPPORTUNITY. CLOSE TO SHOPPING, OCCIDENTAL COLLEGE & 134 FREEWAY. NO COURT CONFIRMATION.

Facts & Features

- Sold On 02/16/2024
 - Original List Price of \$799,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$0 (Unknown)
- Laundry: See Remarks
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Irregular Lot
- Sewer: Unknown

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	0	1	Unfurnished	\$0	\$0	\$0
2:	1	2	0	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- 618 - Eagle Rock area

- Rent Controlled
- Buyer Agency Compensation: 2.5%

- Los Angeles County
- Parcel # 5685009036

Michael Lembeck

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CUSTOMER FULL: Residential Income **LISTING ID:** SR23216663

Printed: 02/18/2024 10:53:02 AM

Closed • DuplexList / Sold: **\$998,000/\$1,050,000** ↑**311 W Bennett Ave** • Glendora 91741**2 days on the market****2 units** • **\$499,000/unit** • **1,648 sqft** • **9,727 sqft lot** • **\$637.14/sqft** •
Built in 1953**Listing ID: CV24011920****West of Glendora Ave. / South of Sierra Madre**



Welcome to 311 & 313 W. Bennett Ave., Glendora - a charming duplex, with definite pride of ownership nestled in the heart of North Glendora, right next to the beautiful downtown. This duplex offers a unique opportunity to enjoy the best of Glendora living, with its prime location near the elementary and junior high school. This well-maintained property boasts a lot size of 9,727 square feet, with exceptional curb appeal. As you approach, a spacious driveway welcomes you, offering ample parking for your convenience. Each unit, thoughtfully designed with a 3-ton mini split, new electric subpanel, features 2 bedrooms and 1 bathroom, providing comfortable living spaces for all. Both units feature a living room which sets the tone for comfort, leading to a dining area ideal for shared meals. The remodeled kitchen offers granite counters and is complete with abundant cabinet storage. A remodeled full bathroom with stone shower enclosure adds a touch of luxury. Crown molding and dual pane vinyl windows enhance the aesthetic appeal of this home. Back unit (313), enjoy the convenience of a 2-car detached garage and a generously sized backyard, perfect for outdoor gatherings and relaxation. Additionally, separate electric and gas meters ensure individual utility control for each unit, promoting efficiency. The shared water meter simplifies maintenance and management. This property holds ADU (Accessory Dwelling Unit) or 3rd unit potential, presenting the space to build and amplifying the value and versatility of this already great property. Don't miss this great opportunity!

Facts & Features

- Sold On 02/12/2024
- Original List Price of \$998,000
- 1 Buildings
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Laminate, Vinyl
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Crown Molding, Granite Counters, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Level with Street, Lot 6500-9999, Sprinklers In Front, Sprinklers In Rear
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,370
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,116
 - Cable TV: 01514399
 - Gardener:
 - Licenses:
 - Insurance: \$1,298
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$816
 - Other Expense:
 - Other Expense Description:
-

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,450	\$2,450	\$2,800
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,900

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
 - Buyer Agency Compensation: 2%
- 629 - Glendora area
 - Los Angeles County
 - Parcel # 8637027003

Michael Lembeck

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Newport Beach, 92660

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Closed • Duplex

List / Sold:

\$1,248,000/\$1,225,000 ↓

5 days on the market

Listing ID: AR24001209

1201 Riderwood Ave • La Puente 91745

2 units • **\$624,000/unit** • **1,930 sqft** • **18,063 sqft lot** • **\$634.72/sqft** •
Built in 1964

Gale Ave and Riderwood Ave



You do not want to miss the opportunity to purchase these two beautiful homes on one 18,058 SF lot! The single-story front house features 5 bedrooms, 2 full bathrooms, and a garage. This home was completely renovated, with upgraded flooring, paint, and bathrooms. The single-story back house is newly constructed and features 3 bedrooms, 2 bathrooms, and its own private backyard. This property is perfect for the savvy homeowner with a growing family – live in the front house and rent out the back house for investment income! Artificial turf and a newly repaved driveway help add to the clean appearance of these homes, while keeping maintenance costs low.

Facts & Features

- Sold On 02/13/2024
- Original List Price of \$1,248,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$835 (Estimated)
- Laundry: Inside
- \$6700 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,211
- Electric: \$160.00
- Gas: \$160
- Furniture Replacement:
- Trash: \$1,180
- Cable TV: 01983259
- Gardener:
- Licenses:
- Insurance: \$1,350
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,295
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2	2	Unfurnished	\$0	\$0	\$3,700
2:	1	3	2	0	Unfurnished	\$0	\$0	\$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
- Buyer Agency Compensation: 2%

- 633 - Industry/La Puente/Valinda area
- Los Angeles County
- Parcel # 8217043012

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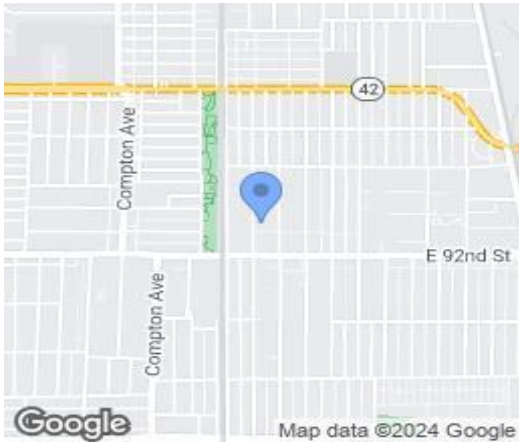
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CUSTOMER FULL: Residential Income LISTING ID: AR24001209

Printed: 02/18/2024 10:53:03 AM



Welcome all investors to this distinctive two-unit dwelling, a unique opportunity in the real estate market. This property is listed as a probate sale and does not require court approval. As you step into the front unit, you'll immediately sense the possibilities that await. This space, currently a blank canvas after being gutted due to a previous fire in 2006, which provides an open slate for customization. The back unit, is a 2-bedroom, 1-bathroom with much potential. With well-defined living spaces, this unit offers a comfortable layout that can be further enhanced with your personal touch. Venture into the backyard, you'll encounter a long driveway and discover a standout feature—a versatile carport that adds a layer of functionality to the property. This space holds tremendous potential and can be transformed into an ADU, a garage, or a multifunctional area to suit your needs. This place is perfect for an investor looking for a fixer-upper. With some TLC, these two units are perfect for your next investment!

Facts & Features

- Sold On 02/13/2024
 - Original List Price of \$625,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$1,164 (Estimated)
- 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: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02211662
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6044013006

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"Unlock the full potential of this investor's dream featuring two houses in the coveted Jefferson Park area! A golden opportunity awaits as the front house, offering 2 bedrooms and 1 bathroom, stands vacant, a blank canvas ready for your innovative touch. Meanwhile, the rear unit is currently occupied, adding immediate rental income to this promising investment. Take advantage of the permitted storage unit with a half bathroom situated at the rear of the front house, offering additional versatility, verify with City of Los Angeles. Don't miss out on this chance to capitalize on a prime location and turn this hidden gem into a highly profitable venture.

Facts & Features

- Sold On 02/14/2024
 - Original List Price of \$849,000
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - 2 Total carport spaces
 - \$0 (Estimated)
- Cap Rate: 0
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: See Remarks
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02038346
 - 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	2	Unfurnished			\$3,500
2:	1	1	1	2	Unfurnished	\$1,100	\$1,100	\$2,500

Of Units With:

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

Additional Information

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

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5044027020

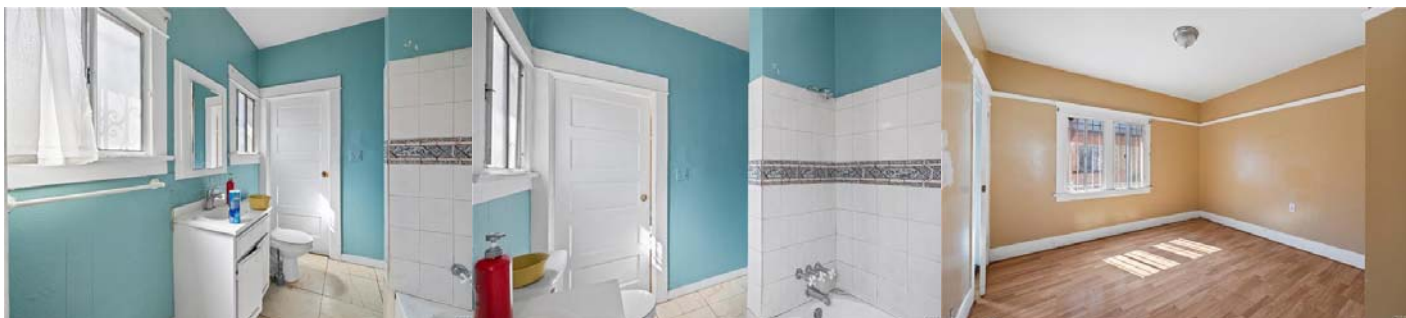
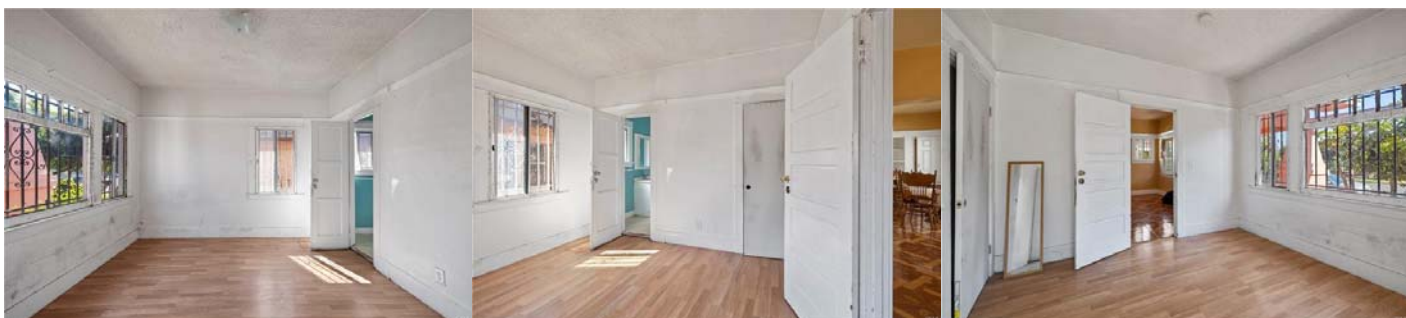
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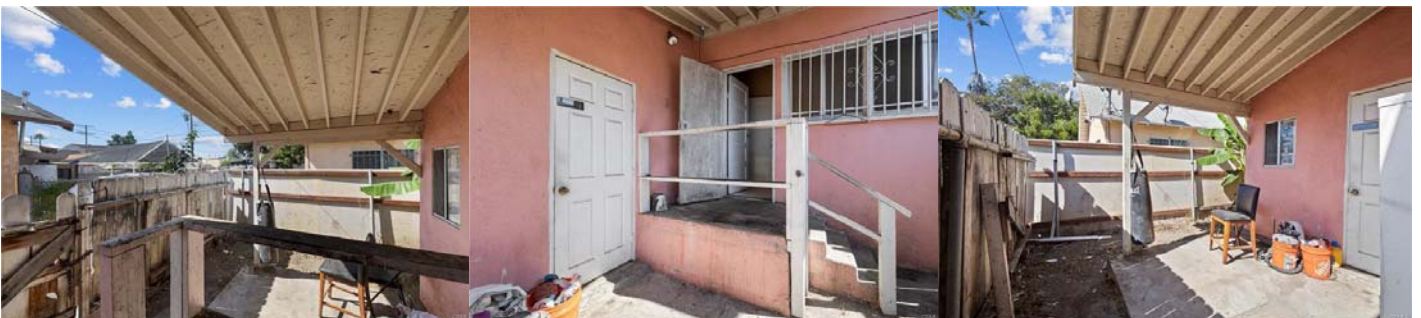
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Newport Beach, 92660

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Closed •

List / Sold: **\$799,900/\$881,000** ↓

6887 Yeager Pl • Los Angeles 90068

131 days on the market

2 units • **\$399,950/unit** • **1,434 sqft** • **1,870 sqft lot** • **\$614.37/sqft** •
Built in 1924

Listing ID: 23305817

From Franklin and Hillcrest, drive north on Hillcrest. Turn right on Camrose. Turn left on La Pressa. Turn right on Yeager. The property is located at the corner of La Pressa and Yeager.



Unique opportunity to acquire 6887 Yeager Place, a two-unit (duplex) income-producing property located in the beautiful Hollywood Hills. This charming Mediterranean property with original architectural details and stunning views is nestled in a quiet enclave atop the Hollywood Hills and is comprised of two, one-bedroom / one-bathroom units. Each unit is accessible via the central courtyard, and each unit boasts hardwood floors and a laundry area. Each unit also has a detached garage. This offering is perfect for an owner/user or investor, with great value-add potential. Take advantage of the relaxing retreat-style property away from the hustle and bustle of the city life down below. The large rooftop patio boasts outstanding views of the city and the Hollywood Hills. Easy access to the 101 freeway and a short walk to Yamashiro's, the Hollywood Bowl, the Dolby Theater, Hollywood & Highland, and many Hollywood restaurants and attractions.

Facts & Features

- Sold On 02/16/2024
- Original List Price of \$1,099,900
- 1 Buildings
- Levels: Multi/Split

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

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

- Probate Listing sale
- Buyer Agency Compensation: 2.5%
- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 5549026005

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Closed •

List / Sold:

\$2,200,000/\$2,000,000 ↓

118 days on the market

Listing ID: 23314013

3809 Gran Corso • Venice 90292

**2 units • \$1,100,000/unit • 4,181 sqft • 3,842 sqft lot • \$478.35/sqft •
Built in 1977**

Washington Blvd west towards beach go south on Pacific



Major Price Reduction !! First time on Market ! Own an amazing Duplex right on the Venice Canals in beautiful Marina Del Rey. This property is very unique in that it sits directly on the Canal but yet is just 2 short blocks To the Beautiful Pacific Ocean Sands and very close to the Marina Chanel. Both Units are very spacious with the Top Unit being 4 Bedroom / 3 Bath, Split Level, with a Large Loft ,Rooftop Deck and 3 separate Balconies ! The Lower Unit is 3 bedroom/ 3 Bath and is close to 1,500 Sq.Feet. The lower unit does need some upgrading but the top unit has been fully remodeled and is over 2,500 SQ Feet. The property has a New Roof and several plumbing upgrades. Lower Unit Will be delivered Vacant at the close of Escrow or Potential Buyer can get a \$50,000 Credit towards those expenses .

Facts & Features

- Sold On 02/15/2024
- Original List Price of \$2,699,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Central
- \$120640 Net Operating Income

Interior

- Rooms: Den
- Floor: Wood
- Appliances: Dishwasher

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$42,320
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3		Unfurnished	\$4,815	\$4,815	\$7,500
2:	2	3	3		Unfurnished	\$4,160	\$4,160	\$6,500
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
- Buyer Agency Compensation: 2%
- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4225008009

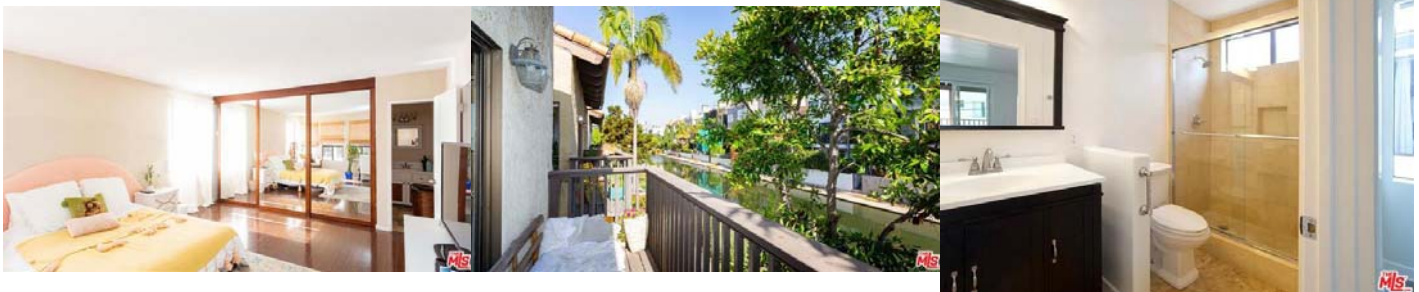
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Newport Beach, 92660

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Closed • Duplex

List / Sold:

\$1,049,000/\$1,000,000 ↓

47 days on the market

Listing ID: PW23217872

2261 W 31st St • Los Angeles 90018

2 units • **\$524,500/unit** • **1,880 sqft** • **5,208 sqft lot** • **\$531.91/sqft** •
Built in 1907

SEE Google Maps



Modern elegance meets urban convenience in this VACANT, remodeled Duplex in trendy West Adams. The front unit boasts 4 beds and 2 baths, while the DETACHED back unit offers 1 bed and 1 bath providing flexibility to offset your mortgage. Enjoy the added convenience of a large carport, easy access to the freeway, shops and trendy restaurants. Don't miss the opportunity to call this meticulously renovated duplex home in the heart of this hip neighborhood.

Facts & Features

- Sold On 02/14/2024
- Original List Price of \$1,049,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- 4 Total carport spaces
- \$0 (Assessor)
- Laundry: Dryer Included, Inside, Washer Included
- \$90000 Gross Scheduled Income
- \$90000 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: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02069085
- Gardener:
- Licenses:
- Insurance: \$900
- 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	\$5,200	\$5,200
2:	1	1	1	1	Unfurnished	\$0	\$2,300	\$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
- C16 - Mid Los Angeles area

- Rent Controlled
- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 5052022014

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Closed •

List / Sold:

\$2,575,000/\$2,600,000 ↑

18 days on the market

Listing ID: 24347387

813 N Cherokee Ave • Los Angeles 90038

**2 units • \$1,287,500/unit • 3,924 sqft • 6,255 sqft lot • \$662.59/sqft •
Built in 2023**

North of Melrose and East of Highland



2023 construction modern style duplex located in the heart of Hollywood! Part of a 4 building new construction duplex portfolio! Built by TJH, this duplex features two 4 bedroom / 2.5 bathroom townhome units. Currently, one unit is vacant and another is rented making this the perfect owner-user opportunity! Offered at a 5.14% cap rate and at \$656/ft, this opportunity is perfect for a seasoned investor to acquire in one of the best locations in all of LA. The units offer top of the line finishes throughout and there was no stone unturned during construction. Throughout units, you will find wide plank vinyl flooring, recessed lighting, polished chrome plumbing, white shaker cabinets and white quartz countertops. The kitchen features brand new stainless steel appliances, including a Bertazzoni gas range and Frigidaire refrigerator, dishwasher and microwave. Each unit also includes a 2 car garage and 1 outdoor space. Each unit also enjoys in-unit laundry and a private backyard. The property includes solar panels that are owned and fully paid off by the developer. Tenants pay all utilities keeping costs low for an investor! The location is renter's paradise and sits in a central area of LA close to major employment hubs. This area is walking distance to Melrose where some of the best restaurants in LA are located!

Facts & Features

- Sold On 02/13/2024
- Original List Price of \$2,575,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included
- Cap Rate: 5.14
- \$132387 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$36,839
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01849354
- 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	4	2		Unfurnished	\$7,135	\$14,390	\$14,390
2:								
3:								
4:								
5:								

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5524006010

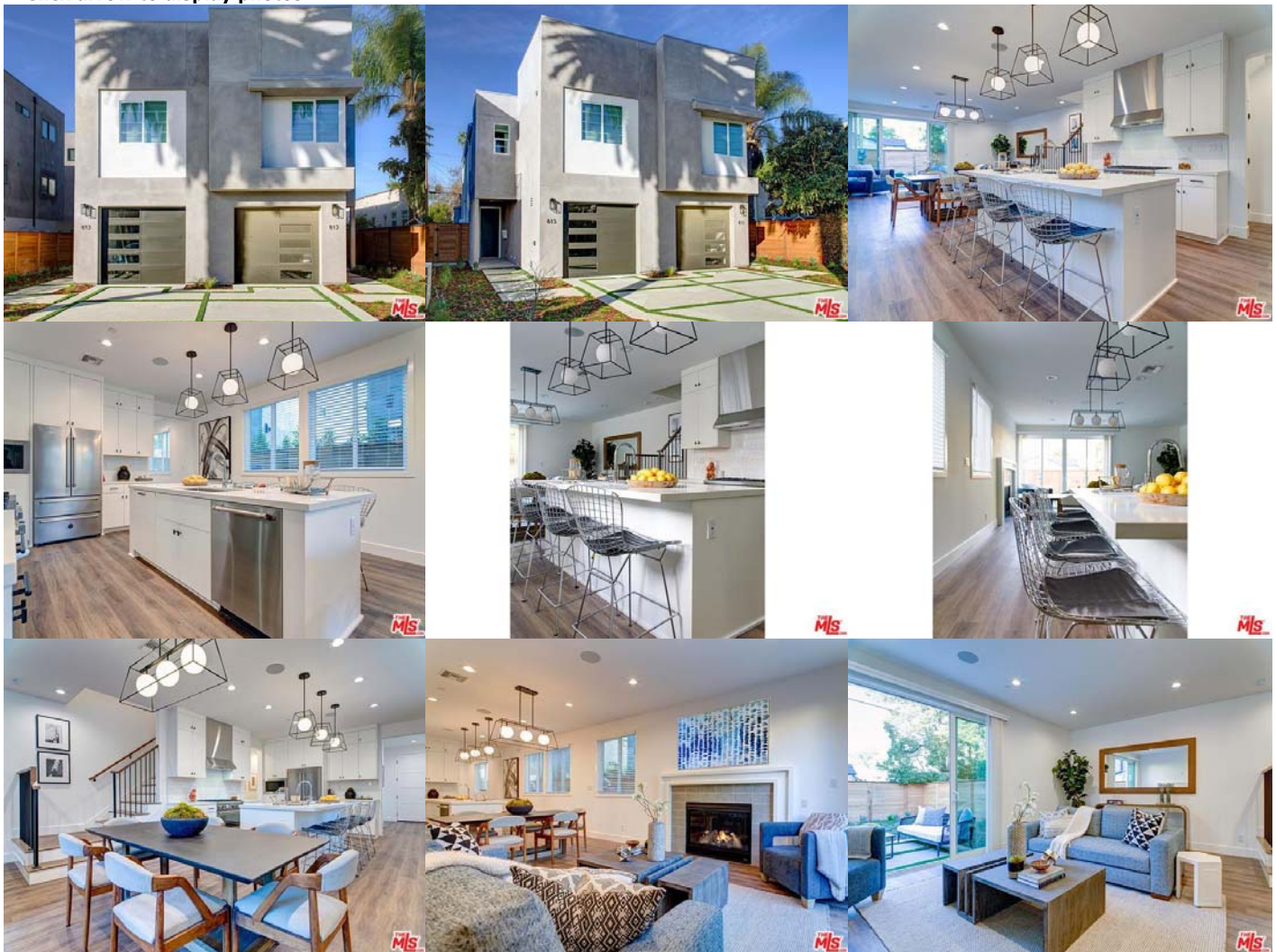
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Newport Beach, 92660

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Closed • Duplex

List / Sold:

\$1,675,000/\$1,555,000 ↓

57 days on the market

Listing ID: JT23192097

1132 N Coronado St • Los Angeles 90026

**2 units • \$837,500/unit • 1,310 sqft • 7,500 sqft lot • \$1187.02/sqft •
Built in 1912**

North side of Sunset, on the Eastern side of Coronado with the corner of Elsinore.



Fully remodeled & fully furnished duplex in the heart of Silver Lake overlooking the Hollywood sign, Griffith Observatory and expansive city views. Both units are currently rented on airbnb on a monthly furnished basis and will be delivered to buyer vacant. Each unit is 1 bedroom 1 bathroom plus bonus room currently being used as an extra bedroom (so, in practice each unit is a 2 bed, 1 bath), has high end finishes including Venetian plaster, rain fall shower with wall jets, white oak wall paneling, a/c mini splits systems throughout and its own washer and dryer. The shared wall has been professionally sound proofed on both sides which virtually eliminates any sound transfer between the units. One unit has a private fenced concrete patio with string lights, sunshade and lush mature gardens creating a relaxed and suiting experience right off Sunset Blvd. The other unit is the star of this property, with multi level terraces back yard surround by fruit trees, palm trees and completely hedged with ficus that makes you feel you are in a green private oasis in the city. The multi level terraces lead to the top level where you find a 800 sqf concrete patio that that has it all. Craned in from the street below there is a 8 seater 220 power Jacuzzi that overlooks the Hollywood sign and the city lights. Step out the jacuzzi into the Brazilian Ipe wood decking or relax under the intriguing wood trellis enjoying the fire pit. From the top deck through the entire property there is an underground drainage system that leads to the street. The entire 7500 lot has over 100 ficus hedged with irrigation providing ultimate privacy from the neighbors. Centrally located, walk to shops, cafes and fantastic restaurants or take a 20 minute hike to the Silver Lake reservoir. This property has multiple uses: rent one side and live in the other, or rent both units for good rental income in a great up and coming part of Silver lake Also has ADU potential by building another unit above the garage. Seller will collaborated with a buy down.

Facts & Features

- Sold On 02/16/2024
- Original List Price of \$1,750,000
- 2 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Cooling: Ductless
- Heating: Combination, Ductless
- \$0 (Unknown)
- Laundry: Dryer Included, Inside, Stackable, Washer Included
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Jack & Jill, Kitchen, Living Room, Primary Bathroom, Primary Bedroom
- Floor: Tile, Vinyl, Wood
- Appliances: Barbecue, Convection Oven, Dishwasher, Gas Range, Ice Maker, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Vented Exhaust Fan
- Other Interior Features: Ceiling Fan(s), Furnished, Granite Counters, Open Floorplan, Pull Down Stairs to Attic, Recessed Lighting, Wainscoting, Wood Product Walls

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Stone, Wire, Wood
- Sewer: Public Sewer

Annual Expenses

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

- Furniture Replacement:
- Trash: \$0
- Cable TV: 00777366
- Gardener:
- Licenses:

- 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	Furnished	\$4,000	\$4,000	\$4,000
2:	1	1	1	1	Furnished	\$6,500	\$6,500	\$6,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5402017022

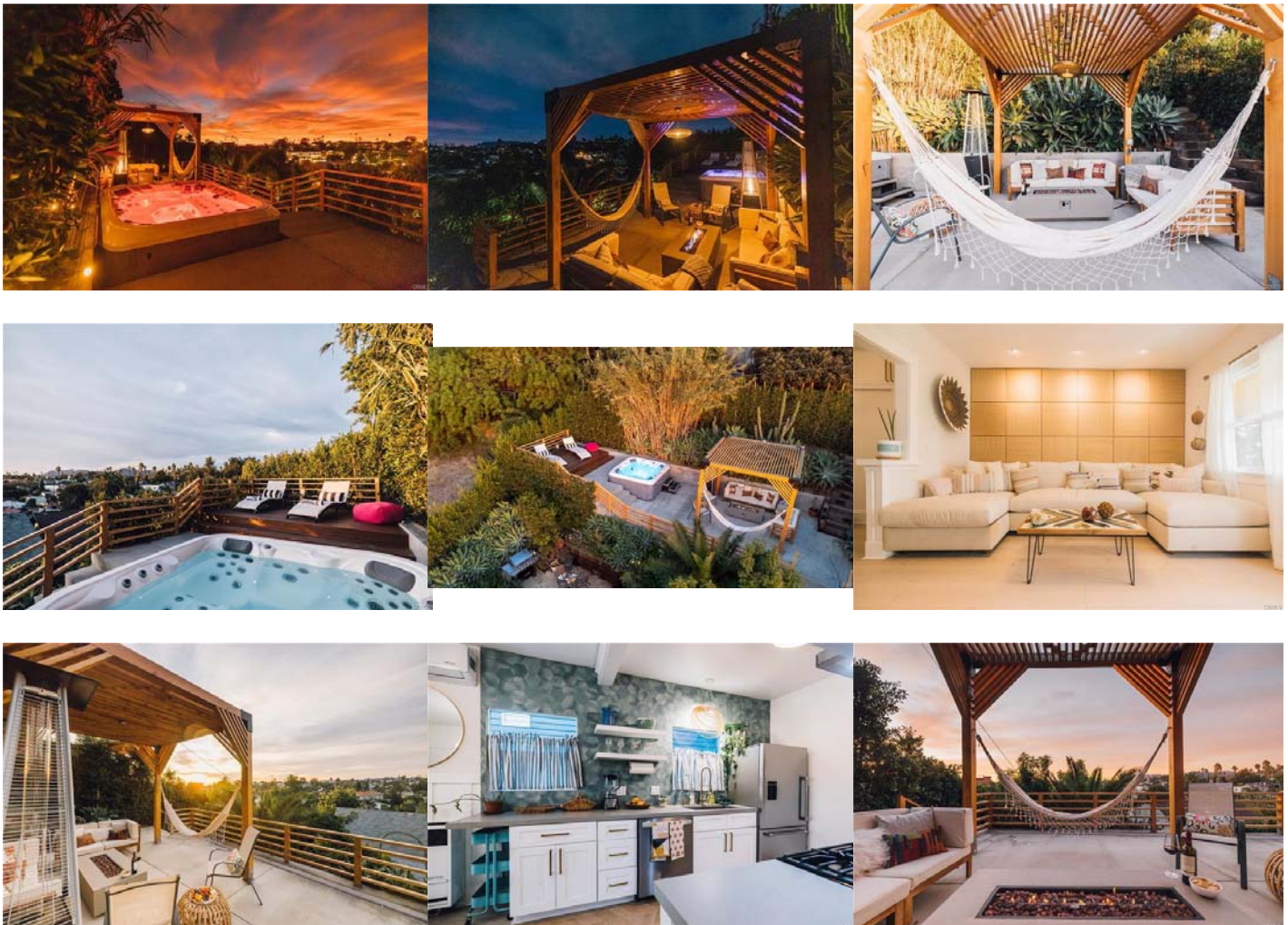
Michael Lembeck

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

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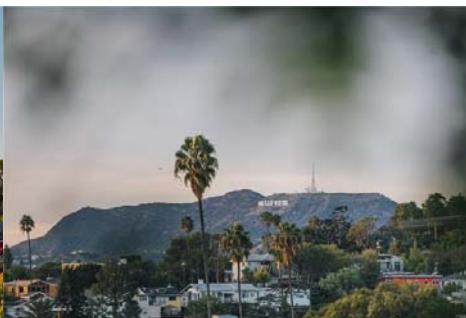
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4340 Von Karman Ave, #200
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Closed •

List / Sold: **\$710,000/\$750,500** ↑

11811 S Main St • Los Angeles 90061

8 days on the market

**2 units • \$355,000/unit • 2,300 sqft • 3,687 sqft lot • \$326.30/sqft •
Built in 1992**

Listing ID: 24342919

North of El Segundo Blvd



Newer Home with Open Floor Plan, Completely remodeled about a year ago, boast a custom kitchen with plenty of kitchen cabinets space and Quartz Countertops, Newer laminate flooring throughout the units, with recessed lighting throughout the unit. The owner unit has a private front patio with a lemon tree perfect to prepare BBQ Also, the unit comes equipped with a water softener unit. Both of the units were recently remoled. Both units show pride of ownership. Both units have an office room that can be converted to a 4th bedroom. Bring your clients they will love it, specially the ample bedrooms. ONLY the unit that is being occupied by the owner will be deliver vacant. The Units are NOT under RENT CONTROL. But AB 1482 TENANT PROTECTION Applies. New owner will have to give tenants 60 day notice to move out, if needed. Please make sure to consult with an eviction Lawyer to verify information.

Facts & Features

- Sold On 02/13/2024
- Original List Price of \$710,000
- 2 Buildings
- Levels: Two
- Heating: Wall Furnace
- Laundry: Outside
- \$20400 Net Operating Income

Interior

- Floor: Laminate
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01501084
- 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	\$3,900
2:	2	3	2		Unfurnished	\$1,900	\$1,900	\$3,900
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								

12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6087016017

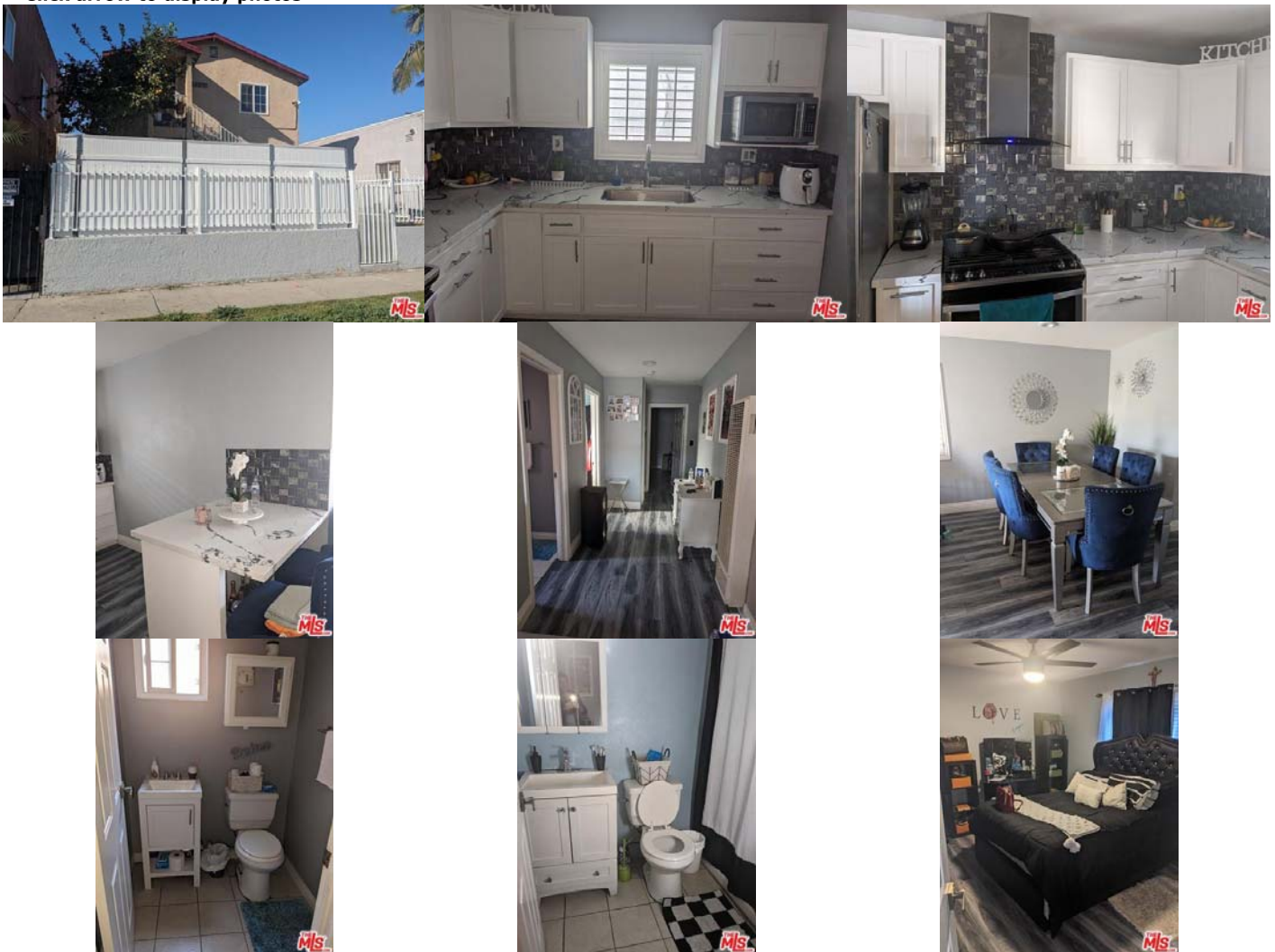
Michael Lembeck

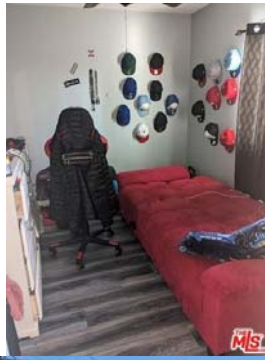
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Closed •

List / Sold: **\$950,000/\$925,000** ↓

10429 Western Ave • Downey 90241

37 days on the market

**2 units • \$475,000/unit • 1,904 sqft • 7,764 sqft lot • \$485.82/sqft •
Built in 1957**

Listing ID: 23333735

Between Downey Ave and Paramount Blvd, off Western Ave



Welcome to 10429 Western Ave in Downey, CA! This spacious multi-family property is a fantastic investment opportunity or a great place to call home. Featuring 2 units, this home/investment provides plenty of space for a large or extended family. The interior of each unit is bright and inviting, with ample size windows that let in an abundance of natural light. Outside, you'll find plenty of space for all units to share. The property also offers off-street parking for convenience. Located in the desirable city of Downey, this home/investment is close to shopping, dining, and entertainment options. With easy access to major highways, commuting to other parts of the city is a breeze. Don't miss out on the opportunity to own this spacious multi-family property to start your investment real estate portfolio.

Facts & Features

- Sold On 02/13/2024
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- Heating: Wall Furnace
- \$32693 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$14,912
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01008773
- 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	4	1		Unfurnished	\$2,035	\$2,035	\$2,035
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- D2 - Northwest Downey, N of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6251041003

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: 23333735

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Closed • Duplex

List / Sold: **\$625,000/\$590,000** ↓

4339 E 1st St • East Los Angeles 90022

304 days on the market

2 units • **\$312,500/unit** • **1,320 sqft** • **5,932 sqft lot** • **\$446.97/sqft** •
Built in 1930

Listing ID: PW23033809

1st Street just west of the 710 fwy



Great income opportunity. Current rents are below market. Two separate units, front unit is a 1 bedroom 1 bath, back unit 2 bed 2 bath which has been divided into 2 units- its having 3 units total. (Division may not be permitted). Large lot with plenty of parking.

Facts & Features

- Sold On 02/16/2024
- Original List Price of \$625,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Gas, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,030 (Assessor)
- \$26100 Gross Scheduled Income
- \$12695 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Vinyl
- Appliances: Gas Range
- Other Interior Features: Laminate Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Rectangular Lot, Level
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,250
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01149267
- Gardener:
- Licenses:
- Insurance: \$650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$750	\$750	\$1,500
2:	1	2	2	0	Unfurnished	\$1,475	\$1,475	\$2,400

Of Units With:

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

Additional Information

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

- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5234015006

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: PW23033809

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Closed • Duplex

List / Sold: **\$707,000/\$730,000**

827 S Record Ave • East Los Angeles 90023

69 days on the market

2 units • **\$353,500/unit** • **1,662 sqft** • **5,717 sqft lot** • **\$439.23/sqft** •
Built in 1924

Listing ID: DW23181477

off 710 go E Whittier BLVD, N Record



BACK ON THE MARKET! Nestled in East Los Angeles minutes away from DTLA. New roof as of 6 months ago. This Great opportunity has 2 Separate Units ; front house is 4 Bedrooms / 1 Bath with dinning area. Back house has a 1 Bedrooms / 1 Bath recently remodeled with upgraded floor and new paint. This property boasts a long driveway for additional parking. Laundry/dryer hookup outside of the house. Private front yard area. Close to freeway (5,60, & 710) access , shops, and restaurants.

Facts & Features

- Sold On 02/13/2024
- Original List Price of \$730,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Outside
- \$17400 Gross Scheduled Income
- 2 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02191300
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$120
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 3
- 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

• Buyer Agency Compensation: 3%

• Parcel # 5239016032

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

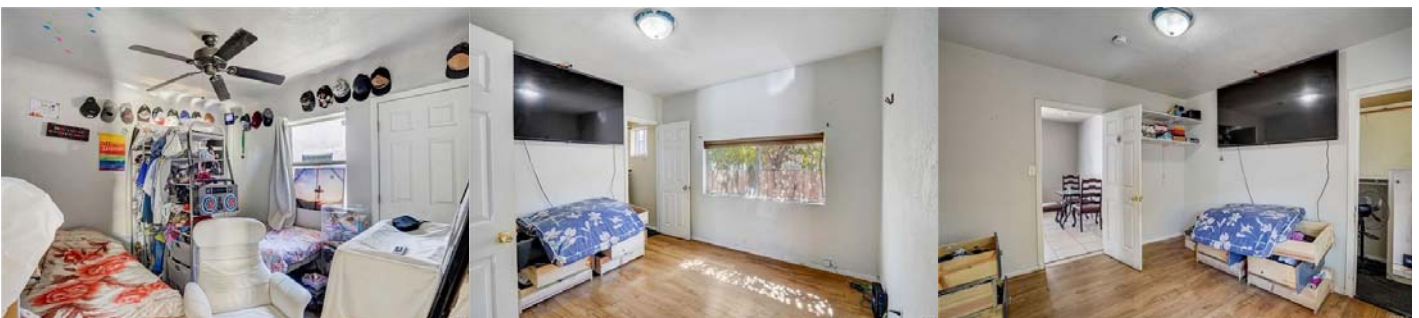
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CUSTOMER FULL: Residential Income LISTING ID: DW23181477

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Closed •

List / Sold: **\$725,000/\$787,888** ↑

950 S Kern Ave • Los Angeles 90022

13 days on the market

2 units • **\$362,500/unit** • **2,073 sqft** • **6,577 sqft lot** • **\$380.07/sqft** •
Built in 1961

Listing ID: 23337389

Take the 5 and exit Olympic, take then t S. Arizona, then turn onto S. Kern Ave.



This property is a fixer and will have both units delivered vacant. The seller may require up to 45 day lease back. This is an opportunity to pick up a multi-family property that is perfect for an investor or owner-user. Shown by appointment only and will need 48 hours notice.

Facts & Features

- Sold On 02/16/2024
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air
- Heating: Central

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01914184
- 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	\$1,875
2:	2	2	1		Unfurnished	\$0	\$0	\$1,550
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5246021025

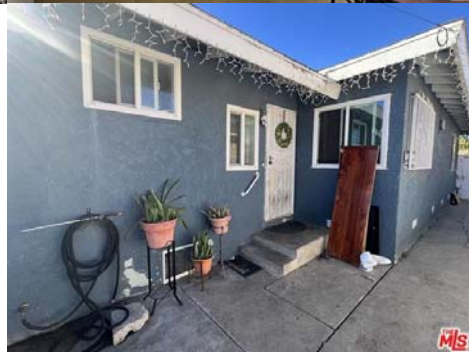
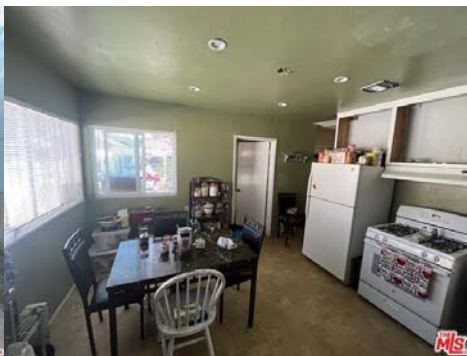
Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: 23337389

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Closed • Duplex

List / Sold: **\$599,995/\$700,000** ↑

14770 Polk St • Sylmar 91342

9 days on the market

2 units • **\$299,998/unit** • **1,488 sqft** • **6,930 sqft lot** • **\$470.43/sqft** •
Built in 1956

Listing ID: BB24002591

Norris / Paddock



Explore this fantastic Sylmar duplex, a savvy investment opportunity! Each unit features 2 bedrooms and 1 bathroom, offering comfortable and functional living spaces. The property includes two convenient one-car garages, ensuring ample parking for both units. Embrace the outdoors in the large backyard, creating a perfect spot for relaxation or potential enhancements. Ideal for starting your investment portfolio, this duplex promises both practicality and potential in a sought-after Sylmar location. Don't miss out on this chance to make a smart investment move!

Facts & Features

- Sold On 02/14/2024
- Original List Price of \$599,995
- 1 Buildings
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- Cap Rate: 2.52
- \$25031 Gross Scheduled Income
- \$15131 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,009	\$1,009	\$1,009
2:	1	2	1	1	Unfurnished	\$1,076	\$1,076	\$1,076

Of Units With:

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

Additional Information

- Standard, Trust sale
- SYL - Sylmar area

- Rent Controlled
- Buyer Agency Compensation: 2.5%

- Los Angeles County
- Parcel # 2506030042

Michael Lembeck

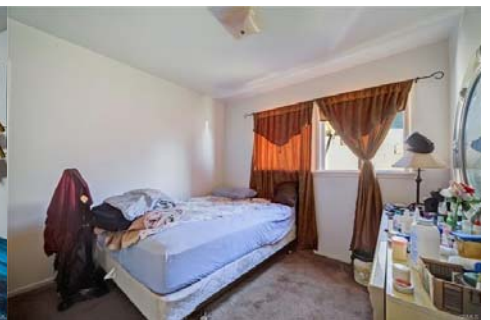
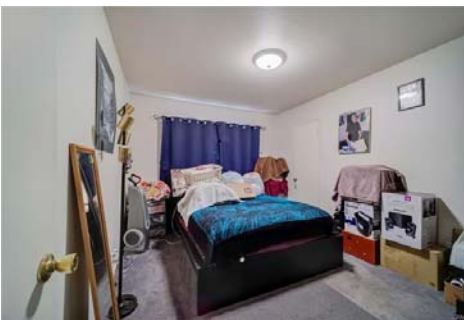
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Cell Phone: 714-742-3700

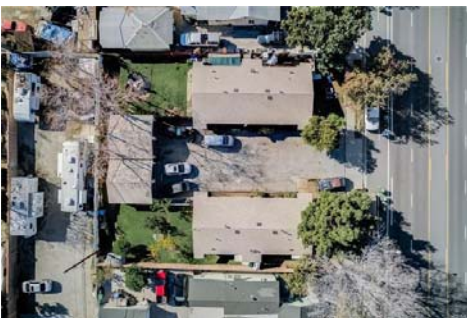
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Closed •

List / Sold:

\$1,148,000/\$1,040,000 ↓

40 days on the market

Listing ID: 23332039

4425 W 154th St • Lawndale 90260

**3 units • \$382,667/unit • 2,072 sqft • 7,634 sqft lot • \$501.93/sqft •
Built in 1926**

Located off the 405 freeway exit Hawthorne Blvd.



We are pleased to announce our latest offering in Lawndale, California. This incoming producing Tri-Plex consists of 3 detached homes on a single 7,632sf gated lot. Each unit is roughly 690sf and each 2Bed + 1Bath. 3/3 Units occupied at below market rents. Front unit (4425) collecting \$1,300/month and middle unit (4427) collecting \$1,700/month. Attractively priced at \$382k/Unit and \$554/sf. Perfect for owner user/investor seeking value-add opportunity to capitalize on rental upside. Zoned: LNC3

Facts & Features

- Sold On 02/13/2024
- Original List Price of \$1,148,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: Washer Included, Dryer Included, Community
- Cap Rate: 3.45
- \$39618 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,092
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481925
- 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	\$1,300	\$1,300	\$2,250
2:	1	2	1		Unfurnished	\$1,700	\$1,700	\$2,250
3:	1	2	1		Unfurnished	\$0	\$0	\$2,250
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4079017011

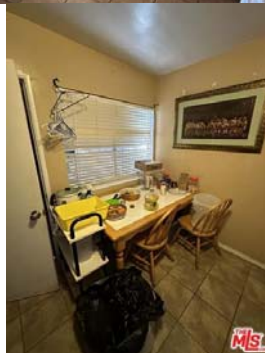
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Newport Beach, 92660

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Closed • Apartment

List / Sold: **\$949,000/\$995,000** ↑

3017 S Pacific Ave • San Pedro 90731

32 days on the market

3 units • **\$316,333/unit** • **5,001 sqft** • **5,001 sqft lot** • **\$198.96/sqft** •
Built in 1958

Listing ID: SB23223661

Pacific ave and 30th Street



Great 3plex in a very desirable area close to Cabrillo Beach. The 3plex consists of 2, 2 spacious 2 bedrooms apartment and a 1, 1 bedroom apt. 3 individual single car garages and a long driveway. This lovely 3plex is well maintained and individually metered. We encourage all agents and buyers to do their due diligence and inspections to satisfy themselves. All offers are to be subject to inspection. Rents to be confirmed. Please do not disturb the tenants.

Facts & Features

- Sold On 02/12/2024
- Original List Price of \$949,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Natural Gas
- \$511 (Estimated)
- Laundry: See Remarks
- \$60000 Gross Scheduled Income
- \$40000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,500
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02031490
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance: \$600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,200
2:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,200
3:	1	1	1	1	Unfurnished	\$1,400	\$1,900	\$1,900

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
- 181 - Point Fermin area

- Rent Controlled
- Buyer Agency Compensation: 2.5%

- Los Angeles County
- Parcel # 7465025003

Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: SB23223661

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Closed • **Triplex**

List / Sold:

\$1,099,000/\$1,150,000 ↑

7 days on the market

Listing ID: SB24003747

828 -832 W 19th St • San Pedro 90731

**3 units • \$366,333/unit • 2,850 sqft • 5,011 sqft lot • \$403.51/sqft •
Built in 1989**

Between Western Ave. and Gaffey St. 2 blocks West of Gaffey St. (Above Gaffey)



Tri-Plex Investment Opportunity in Vista Del Oro situated above Gaffey St. between Meyler St. and Cabrillo Ave. This 3 unit property offers a great unit mix featuring two free-standing buildings. The duplex in front was constructed in 1922 and is subject to LA City RSO rent control. Each unit consists of 2 bedrooms, 1 bath. The upper unit has a private balcony the lower unit has a ground level patio. There is a common laundry room for the duplex. The large detached rear 3 bedroom unit was constructed in 1989 over a 6 car garage (3 separate private tandem garages) and is NOT SUBJECT to LA City RSO rent control. The rear unit features a large primary bedroom, private balcony, private patio, interior washer dryer hook-ups and an attached private 2 car tandem garage. The other two tandem garages have been converted to single car with two large separate storage rooms for additional rental income. In addition to the garage in the rear the long driveway in the front can accommodate up to 3 vehicles. Each unit is separately metered for gas and electric paid by tenants. Both Buildings have new roofs installed in 2016. A 4.8 cap rate at list price. A 6.5 cap rate with market rents. Just a few minute from the Ports O' Call Village Waterfront! The Multi-Million dollar LA Waterfront "West Harbor" revitalization project now under way. This will bring 42 acres of new restaurants, shopping, outdoor amphitheater, office space, entertainment and dog parks... perfect for future increased rental demand

Facts & Features

- Sold On 02/12/2024
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$418 (Estimated)
- Laundry: Common Area, Gas Dryer Hookup, Inside, See Remarks, Washer Hookup
- Cap Rate: 4.8
- \$74241 Gross Scheduled Income
- \$52263 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Tile, Vinyl
- Appliances: Disposal, Gas Range
- Other Interior Features: Balcony, Built-in Features

Exterior

- Lot Features: Level with Street, Rectangular Lot, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,978
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02001757
- Gardener:
- Licenses:
- Insurance: \$2,292
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,229
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,557	\$1,557	\$2,400
2:	1	2	1	1	Unfurnished	\$1,832	\$1,832	\$2,400
3:	1	3	1	2	Unfurnished	\$2,723	\$2,723	\$2,950

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 183 - Vista Del Oro area
 - Los Angeles County
 - Parcel # 7462010023

Michael Lembeck

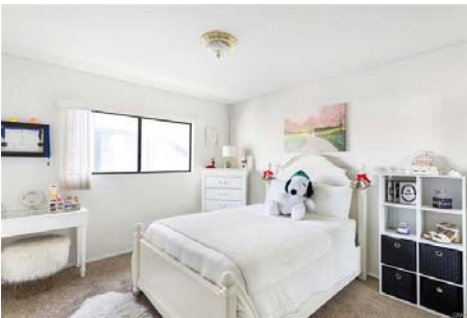
State License #: 01019397
Cell Phone: 714-742-3700

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Triplex**

List / Sold:

\$1,250,000/\$1,000,000 ↓

38 days on the market

Listing ID: PW23208412

11333 Ranchito St • El Monte 91732

**3 units • \$416,667/unit • 2,560 sqft • 19,055 sqft lot • \$390.62/sqft •
Built in 1943**

Major Cross Street is Peck Road



Welcome to a prime investment opportunity in the heart of North El Monte, California next to Arcadia ! This exceptional triplex presents a lucrative prospect for both seasoned investors and those looking to live in one unit while enjoying rental income from the other two. Situated on an expansive lot spanning over 19,000 square feet, this multi-unit property boasts versatility and potential. The front unit is a spacious 3-bedroom haven with the added convenience of an attached garage. The middle unit features 2 bedrooms, providing a comfortable and desirable living space. Lastly, the rear unit offers a cozy 1-bedroom layout, also accompanied by an attached garage. Beyond the existing charm of these units, the property opens up possibilities for expansion with ample space for additional living areas or the potential to add an Accessory Dwelling Unit (ADU). Imagine the potential for increased value and rental income! Convenience is key, and this property is surrounded by an array of amenities, including shopping centers, nearby transit services, schools, and parks. Whether you're a commuter, a student, or a family, the location caters to diverse needs. Parking is never a concern with plenty of dedicated spaces for each unit, ensuring hassle-free living for tenants and an added perk for potential buyers. Don't miss out on this golden opportunity to invest in a triplex with endless possibilities. Whether you're a savvy investor or someone seeking a strategic and comfortable living arrangement, this property in South El Monte is your gateway to a prosperous real estate venture!

Facts & Features

- Sold On 02/15/2024
- Original List Price of \$1,250,000
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- \$985 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$72000 Gross Scheduled Income
- \$72000 Net Operating Income
- 2 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$2,200
2:	1	3	1	0	Unfurnished	\$2,600	\$2,600	\$2,700
3:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 619 - El Monte area
- Los Angeles County
- Parcel # 8570025014

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Closed • **Triplex**

List / Sold:

\$1,500,000/\$1,430,000 ↓

142 days on the market

Listing ID: WS23173290

99 N Greenwood Ave • Pasadena 91107

**3 units • \$500,000/unit • 3,328 sqft • 7,794 sqft lot • \$429.69/sqft •
Built in 1922**

N of Colorado Blvd



Price to sell! Great investment opportunity in the sought-after City of Pasadena, this triplex consists of an approx. 1,400 sqft bungalow-style front unit with 2 bed 1 Den (3rd Bed) and 1 and 3/4 bath. The rear 2 units each consists of an approx. 960 sqft of 2 bed 1 bath two-stories condo-style floor plan. New owner can live in the front and having to collect the rental income from the back two units for paying the mortgage or to rent out all three units and get great income. Front unit is remodeled with recess lighting, vinyl plank flooring in cozy living room, dining area and all bedrooms. Tile flooring in both bathrooms. The unit is also equipped with 3 mini-split AC units for cool and heat and with quartz countertop and a convenient laundry hook ups in the kitchen. It also comes with one attached carport and one garage. The back units are side by side two stories with 2 bed and 1 bath on the 2nd floor, living room and kitchen as well as a 1/2 bath on the ground level. Each unit also has a good size side yard for outdoor enjoyment. A two car detached carport is designated for these two back units. There are ample street parking on Greenwood. This triplex is of close proximity to Pasadena Community College and all amenities. Don't miss out the chance to acquire this gem.

Facts & Features

- Sold On 02/16/2024
- Original List Price of \$1,689,000
- 1 Buildings
- Levels: One, Two
- 4 Total parking spaces
- 3 Total carport spaces
- Cooling: Heat Pump, Wall/Window Unit(s)
- Heating: Electric, Wall Furnace
- \$929 (Public Records)
- Laundry: Gas Dryer Hookup, In Kitchen, Outside, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Kitchen, Living Room
- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Range Hood, Recirculated Exhaust Fan
- Other Interior Features: 2 Staircases, Attic Fan, Ceiling Fan(s), Quartz Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01523278
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$3,200
2:	1	2	2	0	Unfurnished	\$1,530	\$1,530	\$2,200
3:	1	2	2	0	Unfurnished	\$1,310	\$1,310	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 648 - Pasadena (SE) area
 - Los Angeles County
 - Parcel # 5746016038

Michael Lembeck

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Newport Beach, 92660

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Closed • Duplex

List / Sold:

\$1,098,800/\$1,025,000 ↓

105 days on the market

Listing ID: PW23164349

13512 Mar Vista St • Whittier 90602

3 units • \$366,267/unit • 3,134 sqft • 13,559 sqft lot • \$327.06/sqft • Built in 1936

Between Painter Ave and College Ave, North of Whittier Blvd.



PRICE REDUCED!! Excellent opportunity! Triplex located in a desirable North of the Blvd neighborhood near Uptown Whittier sitting on 13,599 sqft lot. Public records show it as a duplex. A third unit was created from the large basement below the front house. Zoned as an R-4 Heavy Multiple Residential Zone, property may allow for adding more units, possibly up to 8 units total. Buyer's and agents to verify with the City of Whittier on potential of additional units. All three units are tenant occupied. The front house has wonderful curb appeal. Approximately 924 sqft with 2 bedrooms, 1 bath, dining area and large living room with fireplace. The Rear unit is also 2 bedrooms and 1 bath with approximately 1678 sqft of living space. The 3rd unit below the front house has a private entrance and approximately 532 sqft. with newer nicely remodeled kitchen and bathroom. 3rd unit may have been completed without permits. Buyer's to verify all information about the property including but not limited to square footage, number of bedroom and baths, permits, zoning, and all matters affecting the property. 2-car garage is a drive through space allowing vehicle access and parking for all tenants behind the front house. Other features include additional storage in another basement area and shed and newer windows. Please, do not disturb tenants.

Facts & Features

- Sold On 02/13/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- \$49200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

- Lot Features: Front Yard, Lawn, 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: 01525288
- 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	\$1,650	\$1,650	\$2,100
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,400
3:	1	0	1	0	Unfurnished	\$750	\$750	\$1,200

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
- Buyer Agency Compensation: 2%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8142007062

Michael Lembeck

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

Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Triplex**

List / Sold:

\$1,150,000/\$1,100,000 ↓

13926 Saranac Dr • Whittier 90604

11 days on the market

**3 units • \$383,333/unit • 2,813 sqft • 18,145 sqft lot • \$391.04/sqft •
Built in 1960**

Listing ID: PW24010949

Northwest corner of Valley View and Imperial



3 detached homes on a large lot. Located on a cul de sac street in a quiet inner tract location near Los Altos Park and Elementary School. The homes are separately addressed as 13922-13926 Saranac Dr and each has their own gas, electricity and water meters. The property is in Unincorporated Los Angeles County in an area known as South Whittier but is close to La Mirada, The Candlewood Country Club and Orange County. The unit mix is one 3bed/2bath with an attached 2 car garage, one 2bed/1bath with a one car attached, and a 2 bed/1bath with concrete driveway.

Facts & Features

- Sold On 02/12/2024
- Original List Price of \$1,150,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$46560 Gross Scheduled Income
- \$29560 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Gas Range
- Other Interior Features: Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01273093
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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	3	3	2	Unfurnished	\$1,470	\$1,470	\$3,000
2:	1	2	1	1	Unfurnished	\$1,260	\$1,260	\$2,700
3:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$2,500

Of Units With:

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

- Carpet:
- Dishwasher: 0
- Disposal: 3

- Refrigerator: 0
- Wall AC: 6

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 670 - Whittier area
- Los Angeles County
- Parcel # 8031009013

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

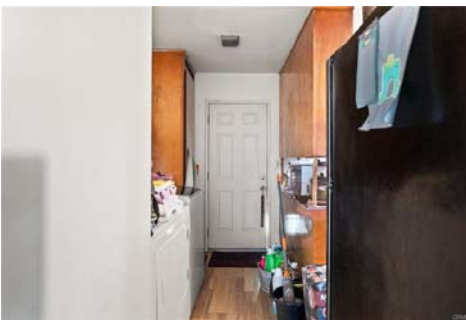
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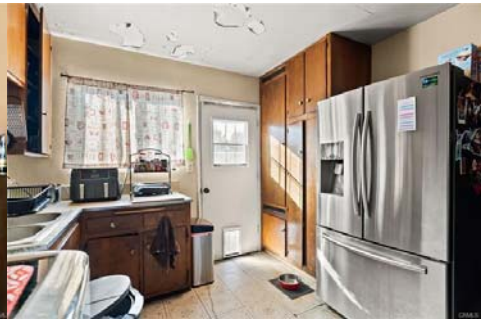
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Closed • **Triplex**

List / Sold:

\$1,350,000/\$1,350,000

5 days on the market

Listing ID: SW24005519

12807 Dunton Dr • Whittier 90602

**3 units • \$450,000/unit • 2,452 sqft • 7,583 sqft lot • \$550.57/sqft •
Built in 1927**

South on Greenleaf and West on Dunton Dr.



Beautiful TRIPLEX, ALL 3 OCCUPIED by GREAT TENANTS with nearly guaranteed INCOME every month and a CAP RATE OF 5%. Front unit is separate and back 2 units share one wall and roof. All units have yard space for the tranquility of the tenants. All tenants are COOPERATIVE and the units are in good condition. All tenants want to remain in place and have expressed their enjoyment for their living situation. ALL SINGLE LEVEL UNITS-No stairs to climb for any tenant. ALL UNITS HAVE WASHER AND DRYER HOOKUPS INSIDE units. This Triplex is Turn-Key for the new owner to take over with UPGRADED UNITS such as kitchens, floors, paint, ceiling fans, newer windows, and much more! This triplex also features parking for the front unit inside the property and also rear parking fully fenced in for the remaining 2 tenants. Alley access and gate entrance for tenants. This Triplex has UP TO DATE RENTAL INCOME and will easily transfer to the new owner in a smooth transition. HUGE CASH COW TRIPLEX. ***PLEASE DO NOT DISTURB THESE AMAZING TENANTS OR WALK ONTO PROPERTY*** Drive by only and will host a Broker/Agent Open for viewings so please get the details from them*** 12807 Dunton Dr, 12809 Dunton Dr, 12811 Dunton Dr. 3 separate addresses.

Facts & Features

- Sold On 02/12/2024
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$941 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Individual Room, Inside, Washer Hookup
- Cap Rate: 5.08
- \$86976 Gross Scheduled Income
- \$68613 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom, See Remarks
- Floor: Tile, Vinyl
- Appliances: Gas Range, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,636
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,063
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$2,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,400	\$2,400	\$2,600
2:	1	2	1	0		\$2,500		
3:	1	2	1	0	Unfurnished	\$2,348		\$2,535

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8166011027

Michael Lembeck

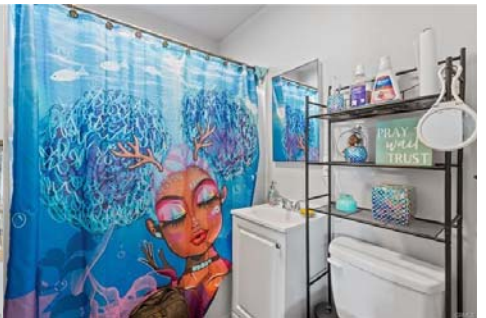
State License #: 01019397
Cell Phone: 714-742-3700

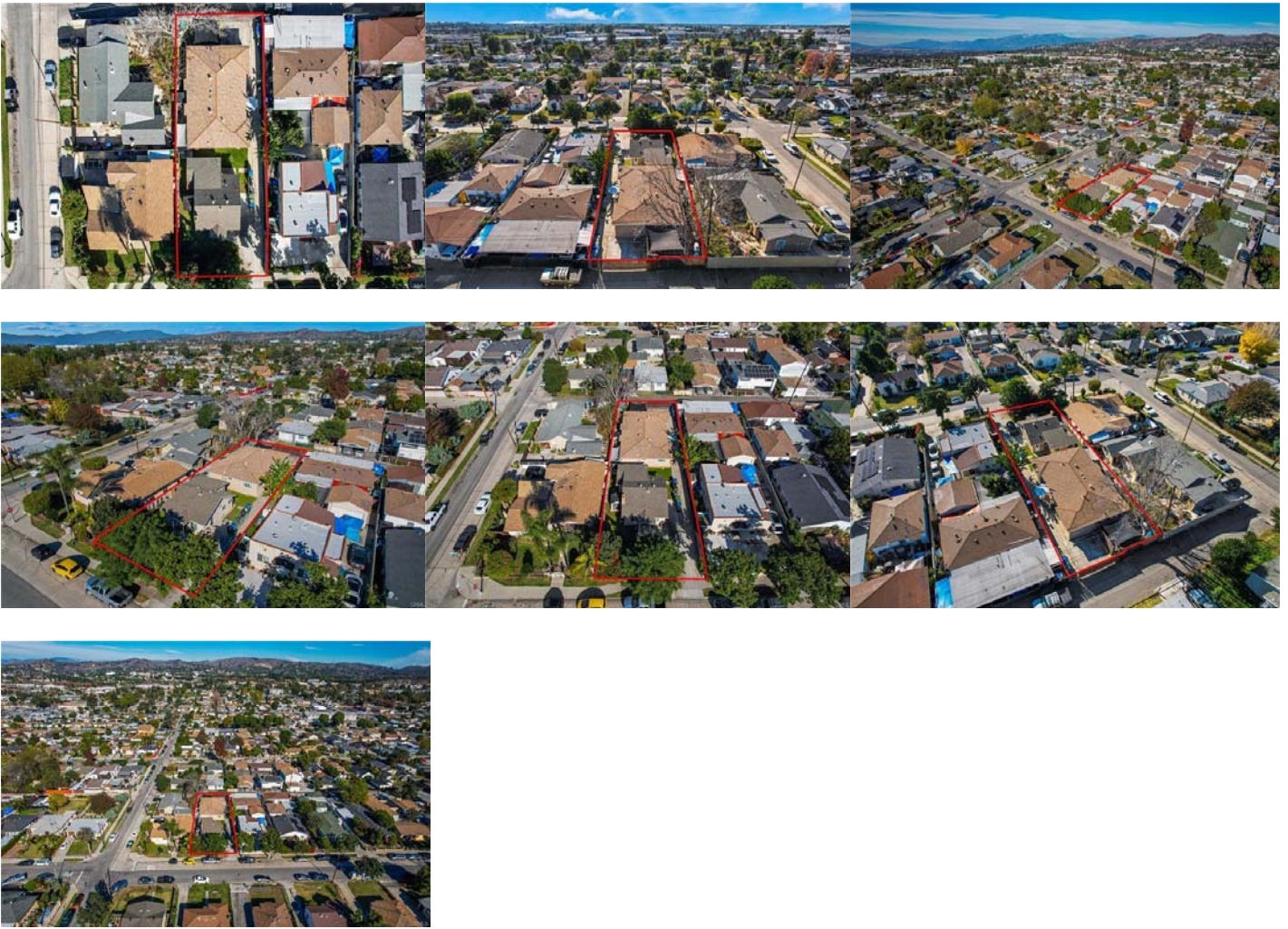
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Closed •

List / Sold:

\$1,599,000/\$1,560,000 ↓

51 days on the market

Listing ID: 23333751

3247 S Sherbourne Dr • Los Angeles 90034

**3 units • \$533,000/unit • 3,236 sqft • 4,592 sqft lot • \$482.08/sqft •
Built in 1948**

West of the 10 freeway. Located between Washington and Venice.



Trophy income property perfectly situated in the highly desirable Culver City/ West LA cusp. This beautiful traditional Tri-plex building with a bonus area has great upside potential and perfect for the avid investor or owner-user. One unit is comprised of 3 bedrooms and 2 bathrooms, while the other two are each 2 bedrooms with 1 bathroom. This property has been well maintained throughout the years with regular maintenance and several updates, including the entire exterior of building recently painted. Two units have been fully remodeled with new interior paint & new floors throughout, HVAC, updated plumbing, new full kitchen with appliances, new bathrooms and more. Walking distance to Downtown Culver City restaurants and Washington "Arts District"....close to all the action, making it a highly desirable rental income property. This will not last long. *PLEASE DO NOT DISTURB OCCUPANTS*.

Facts & Features

- Sold On 02/12/2024
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 4.8
- \$81297 Net Operating Income

Interior

- Rooms: Den, Living Room, Bonus Room
- Floor: Laminate
- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$27,099
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527423
- 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	\$3,995
2:	2	2	1		Unfurnished	\$2,800	\$2,800	\$2,950
3:	3	2	1		Unfurnished	\$1,238	\$1,238	\$2,950
4:	4	0	1		Unfurnished	\$1,000	\$1,000	\$1,000
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 4312017019

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Closed • **Quadruplex**

List / Sold:

\$1,375,000/\$1,250,000 ↓

76 days on the market

Listing ID: CV23182952

8615 Ramsgate Ave • Los Angeles 90045

4 units • **\$343,750/unit** • **2,764 sqft** • **8,646 sqft lot** • **\$452.24/sqft** •
Built in 1950

405 Frwy and Manchester



Price Adjustment to Sell!!! Great Location!!! This 4-Plex is a great buy for a first-time buyer, investor or developer. Property has plenty of parking with semi-private alley access giving you plenty of room to add to existing building or build a new multi-plex. Located in the city of Westchester near to public transportation, entertainment, restaurants, marina and LAX. All units are 1 bedroom with separate dining area and each with their own washroom. Property has 4 individual garages, three are owner occupied with potential for additional rental income or convert to a new ADU.

Facts & Features

- Sold On 02/14/2024
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$421 (Estimated)
- Laundry: Individual Room
- \$62400 Gross Scheduled Income
- \$51740 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Vinyl
- Appliances: None

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Rectangular Lot, Level
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,788
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,100
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,518
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$2,200
2:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$2,200
3:	1	1	1	1	Unfurnished	\$0	\$0	\$2,200
4:	1	1	1	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

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

- C29 - Westchester area
- Los Angeles County
- Parcel # 4125013002

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: CV23182952

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Closed • **Apartment**

List / Sold:

\$1,600,000/\$1,500,000 ↓

88 days on the market

Listing ID: SR23159610

4706 Vantage Ave • **Valley Village 91607**

4 units • **\$400,000/unit** • **4,700 sqft** • **6,799 sqft lot** • **\$319.15/sqft** •
Built in 1957

south of Riverside, west of Laurel Canyon



Fabulous cul-de-sac location on this well maintained Valley Village building. Currently being rented out as eight units, (4) 2 bedroom, 1 bath and 4 studios with no kitchens. Originally four 3 bedroom, 2 bath units. Laundry room on site as well as 4 carport parking plus 3 uncovered spaces. Million dollar+ single family homes in this residential neighborhood. Walk to restaurants and shops, close to public transportation and easy freeway access.

Facts & Features

- Sold On 02/15/2024
- Original List Price of \$1,900,000
- 1 Buildings
- 7 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$925 (Assessor)
- Laundry: Community
- \$127212 Gross Scheduled Income
- \$67911 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$35,551
- Electric: \$6,000.00
- Gas:
- Furniture Replacement:
- Trash: \$5,328
- Cable TV: 01231306
- Gardener:
- Licenses:
- Insurance: \$3,843
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$19,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,638	\$1,638	\$0
2:	1	2	1	0	Unfurnished	\$1,323	\$1,323	\$0
3:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$0
4:	1	2	1	0	Unfurnished	\$1,895	\$1,895	\$0
5:	1	0	1	0	Unfurnished	\$1,055	\$1,055	\$0
6:	1	0	1	0	Unfurnished	\$900	\$900	\$0
7:	1	0	1		Unfurnished	\$895	\$895	\$0
8:	1	0	1		Unfurnished	\$895	\$895	\$0

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

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

- VVL - Valley Village area
- Los Angeles County
- Parcel # 2356037040

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Closed • **Apartment**

List / Sold:

\$1,500,000/\$1,100,000 ↓

113 days on the market

Listing ID: DW23139962

5210 Oakland St • El Sereno 90032

5 units • **\$300,000/unit** • **2,836 sqft** • **7,633 sqft lot** • **\$387.87/sqft** •
Built in 1963

Huntington Drive cross street Portola



Excellent opportunity for investment. Located in the upcoming city El Sereno consists of 2 units with 2b / 1b and 3 units with 1b / 1b each with parking space. New developments moving in the area, restaurants, shopping and schools such as Keck School of Medicine of USC and Cal State LA University. Proximity to Alhambra, South Pasadena, Highland park and Downtown LA. Easy access to freeways and public transportation.

Facts & Features

- Sold On 02/14/2024
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Outside
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac
- Fencing: Cross Fenced
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524271
- 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	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$0
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$0
4:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$0
5:	1	1	1	0	Unfurnished	\$825	\$825	\$0

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 621 - El Sereno area
- Los Angeles County

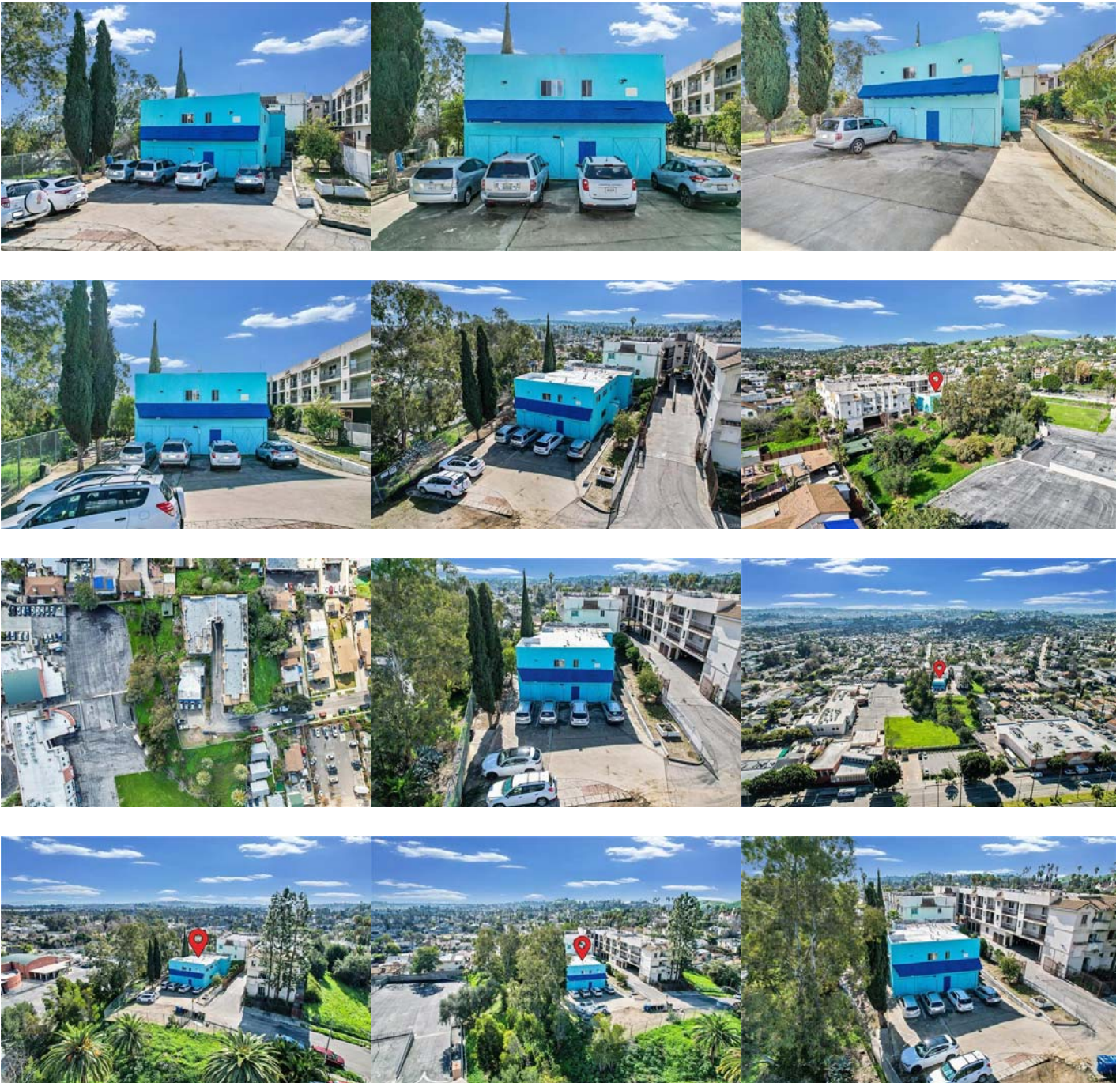
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Closed • **Apartment**

List / Sold:

\$1,699,000/\$1,620,000 ↓

17 days on the market

Listing ID: WS23231700

420 E Broadway • **San Gabriel 91776**

5 units • **\$339,800/unit** • **3,212 sqft** • **10,005 sqft lot** • **\$504.36/sqft** •
Built in 1943

Freeway 10 Northside, exit Rosemead, turn left on Broadway



Great location and please drive by only.

Facts & Features

- Sold On 02/12/2024
- Original List Price of \$1,699,000
- 3 Buildings
- 5 Total parking spaces
- 0 Total carport spaces
- \$0 (Assessor)
- Laundry: Individual Room
- \$75588 Gross Scheduled Income
- \$60288 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,300
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$6,000
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 3000
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,500
2:	1	1	1	0	Unfurnished	\$1,207	\$1,207	\$1,500
3:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,500
4:	1	2	1	0	Unfurnished	\$1,260	\$1,260	\$1,800
5:	1	2	1	1	Unfurnished	\$1,732	\$1,732	\$2,000

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
- Buyer Agency Compensation: 2%
- 654 - San Gabriel area
- Los Angeles County

• Parcel # 5367028010

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CUSTOMER FULL: Residential Income LISTING ID: WS23231700

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Closed • **Commercial/Residential**

List / Sold:

\$2,580,000/\$2,500,000

13 days on the market

Listing ID: GD24003489

402 S Oakland Ave • Pasadena 91101

**6 units • \$430,000/unit • 7,150 sqft • 8,425 sqft lot • \$349.65/sqft •
Built in 1965**

South of Del Mar, North of California



A blend of historic charm and modern potential, 402 S. Oakland Ave. presents a unique investment opportunity in the heart of Pasadena's esteemed suburban enclave. With its establishment dating back to 1965, this property offers a canvas for modern revitalization. Situated in an area celebrated for its architectural heritage, this property is nestled amidst beautiful tree-lined streets, surrounded by distinguished estate homes and well-maintained early 20th-century residences. Its prime location combines the tranquility of a residential neighborhood with the convenience of urban living. The property is within easy reach of Pasadena's central business district, the culturally rich Pasadena Playhouse, the Norton Simon Museum, and top educational institutions like Pasadena City College and Caltech. This proximity enriches the location with cultural, educational, and lifestyle opportunities. Residents can enjoy the vibrancy of Old Town Pasadena with its eclectic mix of boutiques, galleries, cafes, and restaurants. The Paseo Colorado adds to the retail and entertainment options, while the annual Rose Parade brings a global attraction to the neighborhood. Offering a haven for outdoor enthusiasts, the property is close to green spaces like Central Park and the Arroyo Seco area, known for hiking, cycling, and golf. The convenience of major thoroughfares and the Metro Gold Line light rail makes commuting to downtown Los Angeles a breeze. For the first time since its construction in 1965, 402 S Oakland Ave is entering the market, presenting a rare and golden opportunity for investors. As a property held by the same family for over five decades, this estate sale represents a unique chance to acquire a piece of Pasadena's history. This Trustee Sale offers the property in its current 'as-is' condition, allowing investors to envision and implement enhancements to maximize its potential. Situated in a central location within a thriving market, the property holds immense promise for value appreciation, making it a highly attractive prospect for seasoned investors seeking to capitalize on its untapped potential. Unit mix 2x 1+1, 2x 2+2, 2x 3+2.

Facts & Features

- Sold On 02/12/2024
 - Original List Price of \$2,500,000
 - 1 Buildings
 - 10 Total parking spaces
 - 10 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$1,598 (Estimated)
 - Laundry: Common Area
 - \$150324 Gross Scheduled Income
 - \$110143 Net Operating Income
 - 6 electric meters available
 - 0 gas meters available
 - 0 water meters available
-

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$40,181
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$5,940
 - Cable TV: 01444805
 - Gardener:
 - Licenses:
 - Insurance: \$4,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$6,000
 - Other Expense:
 - Other Expense Description:
-

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	12	10	0	Unfurnished	\$12,527	\$12,527	\$17,308
# Of Units With:								
• Separate Electric: 6 • Gas Meters: 0 • Water Meters: 0 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC: 0			

Additional Information

• Trust sale • Rent Controlled • Buyer Agency Compensation: 2.5%	• 647 - Pasadena (SW) area • Los Angeles County • Parcel # 5734009014
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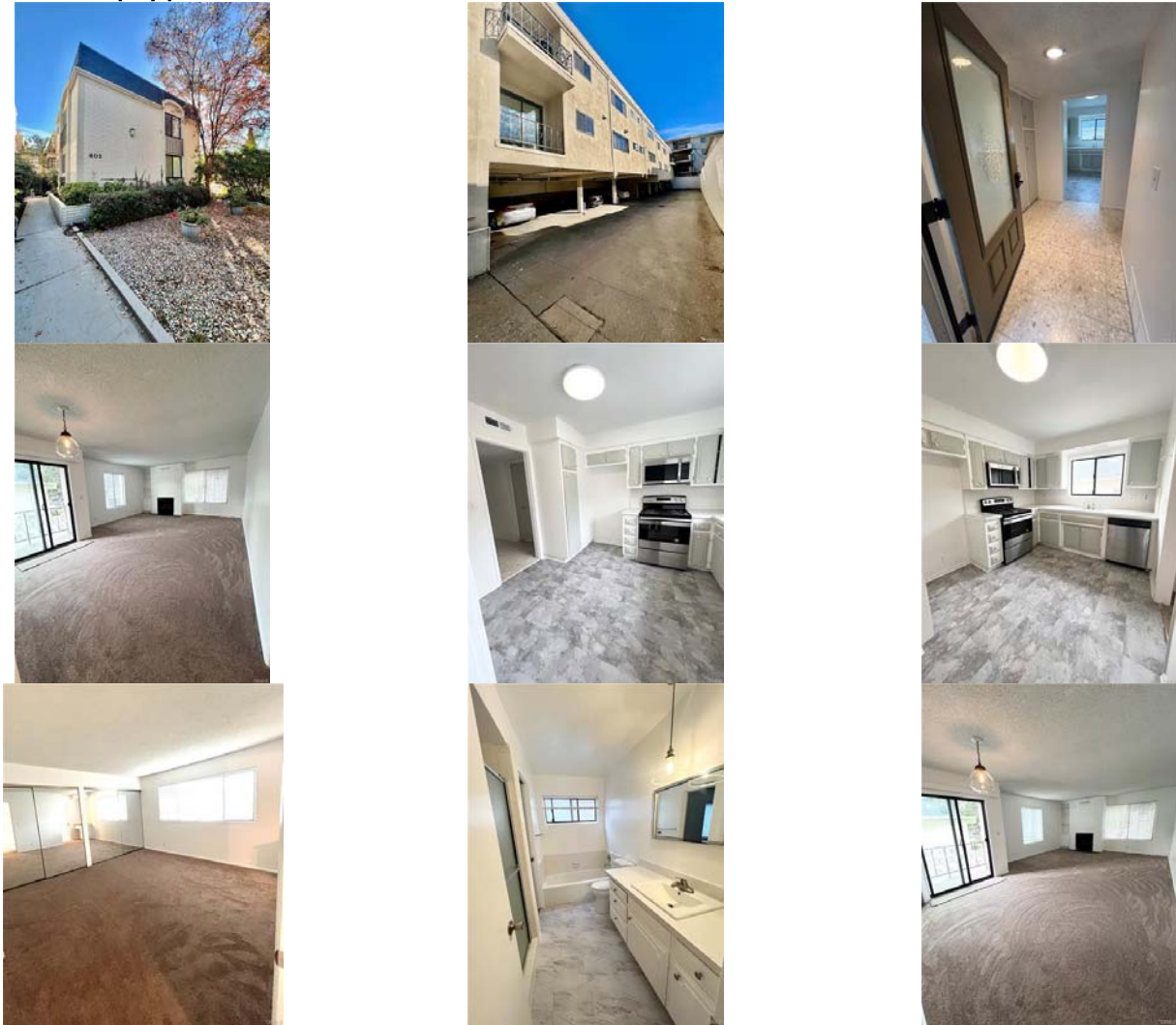
Michael Lembeck

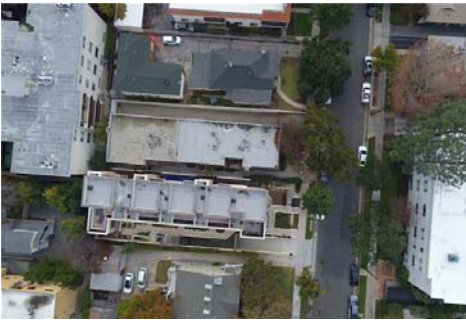
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Newport Beach, 92660

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Closed • Apartment

List / Sold:

\$1,650,000/\$1,570,000 ↓

22 days on the market

Listing ID: WS23229699

201 S Vendome St • Los Angeles 90057
6 units • **\$275,000/unit** • **5,122 sqft** • **4,802 sqft lot** • **\$306.52/sqft** •
Built in 1985
south of FWY 101



6-unit complex building located at Central Down Los Angeles. 2-bedroom 1 bathroom each. Build in 1985. As per seller, this complex is not under rent control. All 6 units have been remodeled with laminate floors, new cabinets, and counter tops. There are 8 parking spaces, which is very rare for apartment building in Los Angeles area. Nearby Koreatown. Below market rent. Buyer cooperate with seller for 1031exchange.

Facts & Features

- Sold On 02/13/2024
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Individual Room
- \$90677 Gross Scheduled Income
- \$66333 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,344
- Electric:
- Gas: \$2,543
- Furniture Replacement:
- Trash: \$3,412
- Cable TV: 01147756
- Gardener:
- Licenses:
- Insurance: \$2,012
- Maintenance: \$2,774
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,984
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,700
2:	1	2	1	0	Unfurnished	\$1,838	\$1,838	\$2,500
3:	1	2	1	0	Unfurnished	\$1,580	\$1,580	\$2,200
4:	1	2	1	0	Unfurnished	\$1,693	\$1,693	\$2,200
5:	1	2	1	0	Unfurnished	\$1,650	\$1,650	\$2,200
6:	1	2	1	0	Unfurnished	\$1,851	\$1,851	\$2,200

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
- Buyer Agency Compensation: 2%

- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5155007001

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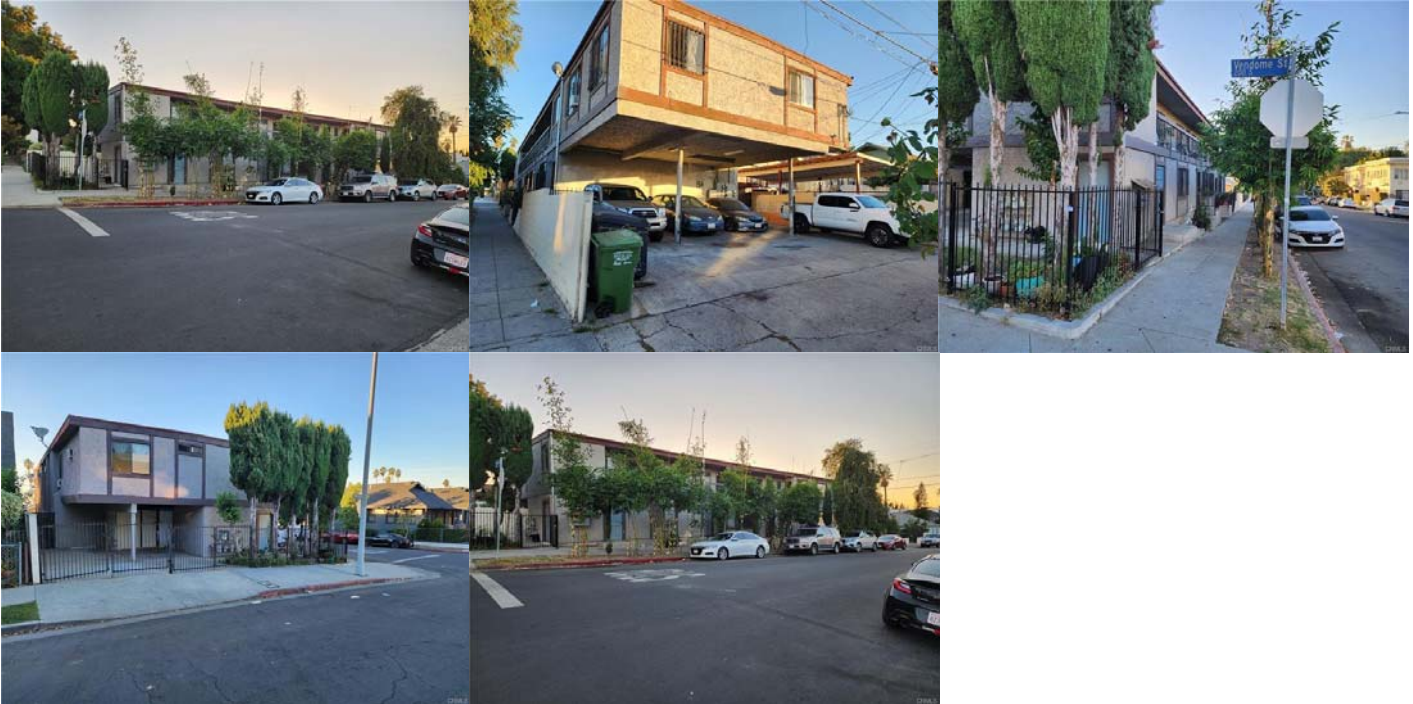
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Closed • Apartment

List / Sold:

\$2,438,000/\$2,075,000 ↓

98 days on the market

Listing ID: TR23168063

15 Christina St • Arcadia 91006

7 units • **\$348,286/unit** • **3,470 sqft** • **8,870 sqft lot** • **\$597.98/sqft** •
Built in 1950

Cross Streets: SANTA ANITA AVE



Location! Location! Location! 7-unit complex located in the heart of Arcadia! Two 2-bedroom units, four 1-bedroom units, and 1 studio. Coin laundry provides additional income. new roof, newer exterior paint, newer garage doors, new front and back stairs. Some units are recently remodeled, with laminated wood floor, granite counter tops. Newer windows, newer window A/C. Newer exterior paint. All units except #G have separate gas meter and electricity meter. Unit A,B,C,D,E F have its one car garage with alley access. Security iron gates. Large lot with spacious backyard, potential to build more units. Rent is currently below market rate, great upside potential. Located on a peaceful and quiet street, very nice neighborhood. Golden Location, Walking distance to Arcadia High School, Arcadia Public Library, Santa Anita Park. Minutes away from the Shops at Santa Anita. Convenient access to major freeways.

Facts & Features

- Sold On 02/15/2024
- Original List Price of \$2,580,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 1 Total carport spaces
- Cooling: Electric, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$2,033 (Estimated)
- Laundry: Common Area, Community, Individual Room
- \$107220 Gross Scheduled Income
- \$79443 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,777
- Electric: \$720.00
- Gas:
- Furniture Replacement:
- Trash: \$2,016
- Cable TV: 02061504
- Gardener:
- Licenses: 270
- Insurance: \$3,948
- Maintenance:
- Workman's Comp:
- Professional Management: 446.75
- Water/Sewer: \$1,620
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$2,400
2:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,800
3:	1	1	1	1	Unfurnished	\$1,230	\$1,230	\$1,800
4:	1	2	1	1	Unfurnished	\$1,360	\$1,360	\$2,400
5:	1	1	1	1	Unfurnished	\$1,280	\$1,280	\$1,800

6:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,800
7:	1	0	1	0	Unfurnished	\$1,050	\$1,050	\$1,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 605 - Arcadia area
 - Los Angeles County
 - Parcel # 5781005016

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Closed • Apartment

List / Sold:

\$2,680,000/\$2,500,000 ↓

869 Glenway Dr • Inglewood 90302

31 days on the market

8 units • **\$335,000/unit** • **7,145 sqft** • **15,566 sqft lot** • **\$349.90/sqft** •
Built in 1956

Listing ID: PW23206155

East of La Cienega Blvd



Substantially improved 8 units in Northwest Inglewood including new 2 bed 2 bath ADU. Phenomenal unit mix of (7) 2 bed 1 bath units with private gated yards and (1) 2 bed 2 bath ADU. All eight units have interior washer/dryer connections. New 600 amp electrical service. 12 total parking spaces and the ability to construct an additional one bed ADU in the remaining three garage spaces. Five of eight units have been fully renovated including plumbing and electrical upgrades, new vinyl windows, and wall mounted AC units. 5.27% cap rate on actual financials, adjusting for property taxes. 6.50% pro forma cap rate after renovating the remaining three original units.

Facts & Features

- Sold On 02/14/2024
- Original List Price of \$2,680,000
- 3 Buildings
- 12 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Public Records)
- Laundry: Inside
- Cap Rate: 5.27
- \$230856 Gross Scheduled Income
- \$146524 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Tankless Water Heater
- Other Interior Features: Copper Plumbing Partial, Quartz Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$77,407
- Electric: \$1,434.00
- Gas:
- Furniture Replacement:
- Trash: \$4,143
- Cable TV: 02128396
- Gardener:
- Licenses:
- Insurance: \$4,506
- Maintenance:
- Workman's Comp:
- Professional Management: 10059
- Water/Sewer: \$4,141
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,595	\$2,745	\$2,850
2:	1	2	1	1	Unfurnished	\$2,645	\$2,850	\$2,850
3:	1	2	1	1	Unfurnished	\$2,695	\$2,695	\$2,850
4:	1	2	1	0	Unfurnished	\$1,778	\$1,778	\$2,850
5:	1	2	1	0	Unfurnished	\$2,645	\$2,850	\$2,850
6:	1	2	1	0	Unfurnished	\$1,760	\$1,760	\$2,850
7:	1	2	1	0	Unfurnished	\$1,865	\$1,865	\$2,850
8:	1	2	2	0	Unfurnished	\$2,695	\$2,695	\$2,850

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 5

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4017019033

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Closed • **Apartment**

List / Sold:

\$3,880,000/\$3,650,000 ↓

41 days on the market

Listing ID: AR23195212

9773 Rio Hondo • **El Monte 91733**

9 units • **\$431,111/unit** • **9,856 sqft** • **24,144 sqft lot** • **\$370.33/sqft** •
Built in 1987

North of Garvy Ave and West of Santa Anita Ave. Corss street Potreo Ave



This is a rare opportunity to own this 9-unit townhouse-style condominium complex and is hitting the market for the first time since 1987. It's located in a highly convenient area near the Garvey Ave corridor and Santa Anita Ave, offering easy access to the 10 freeway. The property sits on a generous 24,144 square foot lot, providing ample parking and the potential for expansion with ADU units. Each unit is equipped with attractive amenities, including attached 2-car garages, private fenced yard spaces, washer and dryer hookups, central air conditioning, and spacious living areas with 3 bedrooms and 2 bathrooms, encompassing approximately 1,100 square feet. There is a significant value-add potential, making this an enticing prospect for real estate investors. The property is currently fully occupied, making it a lucrative investment opportunity.

Facts & Features

- Sold On 02/14/2024
- Original List Price of \$3,880,000
- 2 Buildings
- Levels: Two
- 32 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$3,059 (Estimated)
- Laundry: Electric Dryer Hookup, In Garage
- \$226116 Gross Scheduled Income
- \$166432 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: 6-10 Units/Acre
- Security Features: Gated Community
- Sewer: Sewer Assessments

Annual Expenses

- Total Operating Expense: \$59,684
- Electric: \$432.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$6,192
- Cable TV: 01910881
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,100	\$2,100	\$2,800
2:	5	3	2	2	Unfurnished	\$2,043	\$10,215	\$2,800
3:	2	3	2	2	Unfurnished	\$1,989	\$3,978	\$2,800
4:	1	3	2	2	Unfurnished	\$2,550	\$2,550	\$2,800

Of Units With:

- Separate Electric: 9
- Drapes:

- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

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

- 619 - El Monte area
- Los Angeles County
- Parcel # 8581010011

Michael Lembeck

State License #: 01019397
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4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: AR23195212

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Closed •

List / Sold:

\$2,800,000/\$2,855,000 ↑

4437 Vista Del Monte Ave • Sherman Oaks 91403

23 days on the market

**9 units • \$311,111/unit • 6,799 sqft • 14,755 sqft lot • \$419.91/sqft •
Built in 1936**

Listing ID: 23333975

One Block West of Van Nuys Boulevard; Corner of Moorpark Street



INVESTMENT HIGHLIGHTS: Much Desired Prime Sherman Oaks Property; Located on the corner of Moorpark Street and Vista del Monte Avenue; Property is Zoned R3, measuring 14,755 square Feet of Land; Approximately One Half (1/2) Block Frontage on Moorpark Street; Two Separate Structures; Property Features a 3 Bed/2.5 Baths Main House with Private Two-Car Garage; There are also 8 Apartments comprised of Two 2-Story 2 Bed/ 1.5Bath Townhomes, and Six 1 Bed/ 1 Bath units; One 1Bed/1Ba units will be delivered vacant; Main House has been upgraded with Central Heating, Air Conditioning and Copper Plumbing; Ample Parking; Gated and secured; Laundry facilities owned; Ideal for Future Development of Condominium Units or a large Apartment Complex while receiving current income; Room to add ADU apartments (Buyer to verify independently).

Facts & Features

- Sold On 02/14/2024
- Original List Price of \$2,800,000
- 2 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Cap Rate: 4.03
- \$112700 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$62,649
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078273
- 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	\$2,682	\$2,682	\$5,000
2:	2	2	1		Unfurnished	\$1,714	\$3,429	\$5,300
3:	5	1	1		Unfurnished	\$1,459	\$7,294	\$9,750
4:	1	1	1		Unfurnished	\$1,950	\$1,950	\$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
- Buyer Agency Compensation: 2%
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2265009002

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 23333975

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Closed • **Apartment**

List / Sold:

\$3,695,000/\$3,850,000 ↑

9 days on the market

Listing ID: CV24005495

14864 Pacific Ave • **Baldwin Park 91706**

13 units • **\$284,231/unit** • **15,746 sqft** • **24,643 sqft lot** • **\$244.51/sqft** •
Built in 1984

North of I-10, East of I-605; Near the Intersection of Puente Ave & Pacific Ave



1980's Built Townhouses Offered at 5% CAP Rate!!! We are pleased to exclusively offer for sale this investment opportunity in the vibrant Baldwin Park area which features 13 expansive, two-story townhouses, built in 1984. This pride of ownership asset encompasses a total rental space of 15,746 sq ft on a generous 24,653 sqft lot. With a favorable 5% CAP Rate (current) and a 13.58 GRM, this stands as a prime investment. The property's unit mix includes one detached 3 Bed/3 Bath two-story townhouse, ten 3 Bed/2 Bath townhouses, and two 2 Bed/2 Bath townhouses. Each townhouse boasts private 2-car attached garages with direct entry to the ground floor, central air conditioning and heating, private patios and balconies, and convenient interior washer/dryer hookups. Additionally, each unit features a ground floor bedroom, catering to diverse living needs. Significant recent improvements add to the property's value, with two units completely remodeled and a durable TPO coating applied to the roof. All air conditioning units have been replaced within the last ten years, underscoring the seller's commitment to maintaining high standards. Financially, the property is poised for success from the outset, with tenants covering all utility costs, thanks to separate meters for water, electricity, and gas. Located in a prime SGV location, it offers a substantial 37% potential upside in rental income, making it an attractive option for investors seeking a property with strong growth prospects.

Facts & Features

- Sold On 02/16/2024
- Original List Price of \$3,695,000
- 4 Buildings
- Levels: Two
- 28 Total parking spaces
- Heating: Central
- \$4,983 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- \$272076 Gross Scheduled Income
- \$185851 Net Operating Income
- 13 electric meters available
- 13 gas meters available
- 13 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$78,062
- Electric: \$540.00
- Gas:
- Furniture Replacement:
- Trash: \$7,513
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$11,400
- Maintenance: \$9,750
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$700
- Other Expense: \$1,950
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$900	\$900	\$2,595
2:	1	3	2	2	Unfurnished	\$2,152	\$2,152	\$2,395
3:	1	3	2	2	Unfurnished	\$1,928	\$1,928	\$2,395

4:	1	3	2	2	Unfurnished	\$1,874	\$1,874	\$2,395
5:	1	3	2	2	Unfurnished	\$1,785	\$1,785	\$2,395
6:	1	3	2	2	Unfurnished	\$1,764	\$1,764	\$2,395
7:	1	3	2	2	Unfurnished	\$1,764	\$1,764	\$2,395
8:	1	3	2	2	Unfurnished	\$1,764	\$1,764	\$2,395
9:	1	3	2	2	Unfurnished	\$1,794	\$1,794	\$2,395
10:	1	3	2	2	Unfurnished	\$1,653	\$1,653	\$2,395
11:	1	3	2	2	Unfurnished	\$2,395	\$2,395	\$2,395
12:	1	2	2	2	Unfurnished	\$1,377	\$1,377	\$2,195
13:	1	2	2	2	Unfurnished	\$1,433	\$1,433	\$2,195

Of Units With:

- Separate Electric: 13
- Gas Meters: 13
- Water Meters: 13
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8438022076

Michael Lembeck

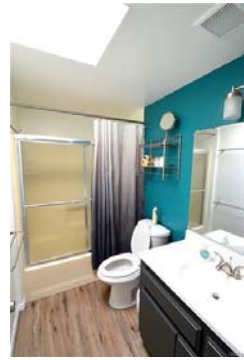
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Newport Beach, 92660

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Closed • [Apartment](#)

List / Sold:

\$3,500,000/\$3,190,000 ↓

247 days on the market

Listing ID: OC23012856

11506 Obert Ave • Whittier 90604

**14 units • \$250,000/unit • 12,233 sqft • .4 acre(s) lot • \$260.77/sqft •
Built in 1962**

Nearby Cross Streets: Telegraph Road & Leffingwell Road



The Obert Arms is a 14-unit multifamily investment opportunity located in Whittier, CA. The Obert Arms offers a desirable mix of 4, one-bedroom units and 10, two-bedroom units and amenities including a central courtyard, private patios (select units), a balcony (select unit), tuck-under parking, and an on-site laundry facility. Whittier's continued strong rental metrics, including a 2022 vacancy rate of just 1.2 percent and year-over-year rent growth of 11.7 percent, provide a new owner with the opportunity to take advantage of the substantial demand for rental units in the area. With current rents below market rates, the property represents an attractive value-add opportunity for a new owner. Residents enjoy the property's proximity to a plethora of retail, dining, and entertainment options at Gateway Plaza and Whittwood Town Center. Additionally, Whittier's central location between Los Angeles, Orange, and Riverside Counties creates consistent demand from renters looking for convenient access to Southern California's major commercial hubs.

Facts & Features

- Sold On 02/14/2024
- Original List Price of \$4,025,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- 14 Total carport spaces
- \$4,304 (Assessor)
- Laundry: Community
- \$265448 Gross Scheduled Income
- \$175449 Net Operating Income
- 14 electric meters available
- 14 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$85,635
- Electric: \$4,906.00
- Gas: \$4,906
- Furniture Replacement:
- Trash: \$4,906
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$5,600
- Maintenance: \$7,000
- Workman's Comp:
- Professional Management: 6527
- Water/Sewer: \$4,907
- Other Expense: \$8,104
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$5,975	\$5,975	\$7,580
2:	10	2	1	0	Unfurnished	\$16,145	\$16,145	\$23,500

Of Units With:

- Separate Electric: 14
- Gas Meters: 14
- Water Meters: 0
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

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

- 699 - Not Defined area
- Los Angeles County
- Parcel # 8227010020

Michael Lembeck

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Closed •

List / Sold:

\$5,950,000/\$4,600,000 ↓

182 days on the market

Listing ID: 23295625

1029 Elden Ave • Los Angeles 90006

**18 units • \$330,556/unit • 21,789 sqft • 13,050 sqft lot • \$211.12/sqft •
Built in 1991**

East of Vermont and South of Olympic



*** BIG PRICE REDUCTION*** Don't miss this rare and unique opportunity to own a highly valuable income property in a prime location! This well maintained 18 unit apartment complex with a resident manager is a strong investment with a gross income \$36,490, boast an exceptional GRM 12.5, outstanding CAP rate of 5.3% and tremendous upside potential. The property is situated in a highly desired rental market strong investor and tenant demand. This three-story apartment complex, reminiscent of a condominium, was built in 1991 and has been impeccably managed and maintained ever since. The total square footage of the improvements is an impressive 21,789, sitting on a sizable 13,050 square foot lot, zoned LA R4-1 & TOC Tier 3, presenting additional development possibilities. The building's charming three-story, features an airy courtyard that provides access to all units, including an elevator from the parking lot. Comprising of 17 units with 2Beds and 2Baths, along with one unit featuring 2Beds and 1Bath. Each of the tastefully upgraded 2Beds units spans approx. 1,100 sf, offering a spacious living room, separate rooms, dining area, and central AC(16units). The apartments also boast ample closet space. The upgrade include separate water heaters, well- appointed kitchens with vent out hoods, dishwasher, stoves, beautiful countertops, cabinetry, and luxurious bathtubs and vanities. The plumbing has been installed to copper, and features CCTV surveillance. The on-site laundry room generates additional income. Additionally, each unit has separate gas and electric meters. Security are prioritized with a gated and secure parking garage offering 10 side-by-side parking spots and 22 tandem spaces(total 32 spaces). Convenient access to the FWY 110 and 10, situated just west of Downtown LA, easy access to major markets, restaurants, banks, healthcare facilities, and other business. Don't delay - seize the chance to make this one-of-a-kind investment property your own!

Facts & Features

- Sold On 02/15/2024
- Original List Price of \$6,350,000
- 1 Buildings
- Levels: Multi/Split
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: Community
- Cap Rate: 5.3
- \$315542 Net Operating Income

Interior

- Floor: Laminate, Carpet
- Appliances: Dishwasher, Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$109,202
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00908242
- 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
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1:	17	2	2	Unfurnished	\$34,343	\$34,343	\$42,500
2:	1	2	1	Unfurnished	\$2,147	\$2,147	\$2,500
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
 - Rent Controlled
 - Buyer Agency Compensation: 1.75%
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5076008024

Michael Lembeck

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

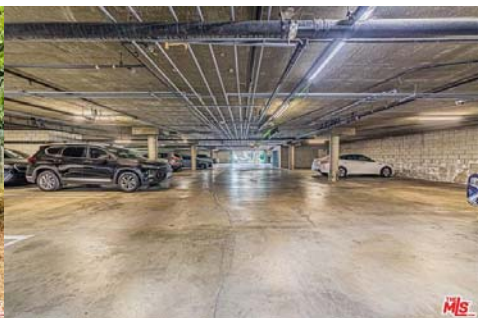
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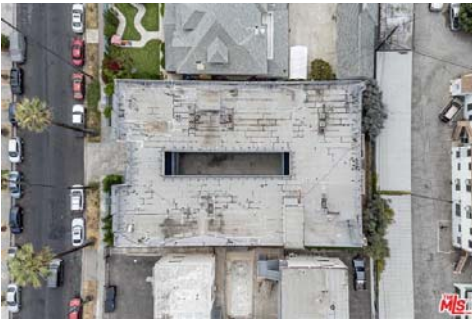
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