

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	PW22252807	S	411	E Hardy ST	ING	102	STD	2	\$68,160		\$930,000↓	\$461.31	2016	1931/ASR	7,077/0.1625	N		2	02/13/23	34/34
2	22206065	S	1527	W 160th ST	GR	119	NOD	2			\$1,204,900↑	\$731.13	1648	1947	7,500/0.17	N			02/14/23	63/63
3	SB23007940	S	1738	Martina AVE	TORR	134	STD	2	\$52,200		\$1,115,000↑	\$574.15	1942	1927/EST	5,038/0.1157	N		2	02/16/23	7/7
4	TR22258120	S	1620	-162 6th St	ALH	601	STD	2	\$66,000	5	\$1,010,000↓	\$527.42	1915	1953/PUB	8,079/0.1855	N		2	02/17/23	13/123
5	23229025	S	3144	Larga AVE	LA	606	STD	2			\$1,290,000↓	\$787.07	1639/A	1923/ASR	5,400/0.12				02/16/23	2/2
6	GD23002281	S	724	E Acacia AVE	GD	628	STD	2	\$0	0	\$1,035,000↑	\$549.36	1884	1935/ASR	8,369/0.1921	N		2	02/14/23	12/80
7	P1-11871	S	1713	N Ave 56	LA	632	TRUS	2	\$0		\$890,000↓	\$853.31	1043	1925/ASR	6,189/0.14	N		0	02/17/23	107/107
8	22218019	S	4334	Finley AVE	LA	637	STD	2			\$1,277,000↓	\$569.07	2244	1926	6,753/0.15				02/14/23	60/242
9	TR22226497	S	158	Poinsettia AVE	MNRO	639	STD	2	\$48,000		\$965,000↓	\$630.31	1531	1947/ASR	7,645/0.1755	N		2	02/15/23	96/96
10	WS22228710	S	221	N Shamrock AVE	MNRO	639	STD	2	\$90,300		\$1,570,000↓	\$430.25	3649	1990/ASR	8,294/0.1904	Y		4	02/16/23	60/60
11	OC22220419	S	881	Winona AVE	PAS	645	STD,TRUS	2	\$45,600	5	\$1,075,000	\$598.22	1797	1905/SLR	7,112/0.1633	N		2	02/14/23	91/91
12	AR22246984	S	1596	N Dominion AVE	PAS	646	STD	2	\$66,000	5	\$1,138,000↓	\$583.59	1950	1941/ASR	7,193/0.1651	N		3	02/13/23	39/39
13	PW23001620	S	7932	Newlin AVE	WH	670	STD	2	\$51,000		\$825,000↑	\$578.14	1427	1947/ASR	6,949/0.1595	N		0	02/14/23	29/29
14	PW22078731	S	1009	E 85th ST	LA	699	STD	2	\$6,000		\$865,000↓	\$388.76	2225	1929/ASR	5,737/0.1317	N		0	02/16/23	241/241
15	23235389	S	22	Dudley AVE	VEN	C11	STD	2			\$1,925,000↓	\$1,448.46	1329	1907	3,750/0.08				02/16/23	6/6
16	23232387	S	5880	W 76th ST	LA	C29	STD	2			\$1,726,000↑	\$820.73	2103/OTH	1948/ASR	5,618/0.12	N		2	02/17/23	21/133
17	22208625	S	1221	W 51st PL	LA	C34	STD	2			\$690,000↑	\$306.39	2252	1923	4,880/0.11	N			02/17/23	98/98
18	RS22248924	S	162	E 80th ST	LA	C37	STD	2	\$0		\$560,000↑		3	1931/APP	4,803/0.1103	N		1	02/17/23	14/14
19	OC22199914	S	6301	S Hoover ST	LA	C37	STD	2	\$72,000		\$1,030,000↓	\$306.82	3357	2018/ASR	4,069/0.0934	N		1	02/17/23	99/99
20	MB22212306	S	461	S Bonnie Beach PL	ELA	ELA	STD	2	\$24,000		\$492,000↓	\$226.21	2175	1912/ASR	5,287/0.1214	N		0	02/14/23	27/27
21	DW22250274	S	4345	Florence AVE	BELL	T3	STD	2	\$38,580		\$660,000↓	\$572.92	1152	1929/ASR	5,973/0.1371	N		0	02/17/23	24/24
22	SB23002773	S	204	N Centre ST	SP	193	STD	3	\$88,320	4	\$1,285,000↓	\$299.53	4290	1990/APP	5,800/0.1331	N		3	02/14/23	6/6
23	23228636	S	1507	W 35th ST	LA	C34	STD	3			\$855,000↑	\$413.44	2068	1926	6,800/0.15				02/16/23	26/26
24	22216505	S	632	W 78th ST	LA	C36	STD	3			\$975,000↑	\$316.76	3078/E	1923	7,150/0.16			3	02/16/23	23/212
25	MB22177601	S	5930	Denver AVE	LA	C37	STD	3	\$38,496		\$600,000↓	\$326.09	1840	1920/ASR	5,213/0.1197	N		0	02/13/23	181/181
26	DW22107539	S	1433	S Vancouver AVE	ELA	ELA	STD	3	\$35,400		\$717,000↓	\$381.38	1880	1949/ASR	5,278/0.1212	N		3	02/17/23	222/222
27	22177067	S	573	S Arizona AVE	LA	ELA	PRO	3			\$726,000↑	\$360.30	2015	1951	7,680/0.17	N		2	02/15/23	33/33
28	SB22233834	S	3218	Euclid AVE	LNWD	RM	STD	3	\$32,117		\$680,000↓	\$335.31	2028	1948/PUB	10,988/0.2522	N		3	02/15/23	19/19
29	DW22238343	S	212	S Park View ST	LA	699	STD	4	\$66,108		\$975,000↓	\$292.97	3328	1928/ASR	7,248/0.1664	N		4	02/12/23	62/280
30	SR23007423	S	1920	S Harcourt AVE	LA	C16	STD	4	\$0		\$1,300,000↑	\$289.92	4484	1923/ASR	7,308/0.1678	N		4	02/14/23	13/13
31	BB22238352	S	4647	Pickford ST	LA	C16	STD	4	\$244,800	6	\$3,350,000	\$478.09	7007	2022/ASR	7,000/0.1607	N		8	02/16/23	32/32
32	23229971	S	2631	2625 San Marino ST	LA	C17	STD	4			\$1,000,000↓	\$213.68	4680	1916	6,750/0.15				02/14/23	0/47
33	SW23013357	S	2119	S Union AVE	LA	C42	STD	4	\$41,616		\$875,000	\$174.03	5028	1912/PUB	6,997/0.1606	N		4	02/15/23	0/0
34	SR22214598	S	2709	W Rosecrans AVE	GR	114	STD	5	\$0		\$1,099,000	\$265.91	4133	1958/ASR	6,307/0.1448	N		0	02/14/23	30/87
35	22216851	S	1245	E 40th PL	LA	C42	STD	5		6	\$1,092,000↓	\$343.72	3177	1958	5,802/0.13				02/13/23	34/34
36	22221151	S	635	8th PL	HMB	149	STD	6			\$3,220,000↓	\$735.83	4376	1948	7,528/0.17				02/17/23	16/16
37	OC22191981	S	1456	Brockton AVE	WLA	WLA	STD	6	\$105,311	3	\$1,800,000↓	\$343.38	5242	1960/ASR	6,571/0.1508	N		0	02/17/23	108/108
38	RS22196928	S	2516	Mathews AVE	REDO	151	STD	8	\$149,828		\$2,600,000↓	\$438.30	5932	1959/ASR	9,909/0.2275	N		8	02/13/23	4/4
39	22186597	S	1826	12th ST	MANH	146	STD	10		4	\$4,500,000↓	\$704.89	6384	1957	8,150/0.18				02/17/23	127/127
40	22215985	S	820	S Osage AVE	ING	101	STD	12		5	\$2,450,000↓	\$354.92	6903	1941	14,629/0.33			9	02/15/23	24/24
41	22218541	S	3252	Overland AVE	LA	C13	STD	32		4	\$10,200,000↓	\$392.75	25971	1964	23,309/0.53				02/14/23	31/31

Closed • Duplex

List / Sold: **\$950,000/\$930,000** ↓

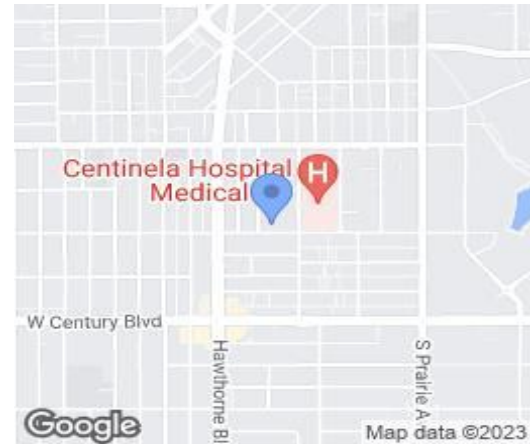
411 E Hardy St • Inglewood 90301

34 days on the market

2 units • **\$475,000/unit** • **2,016 sqft** • **7,077 sqft lot** • **\$461.31/sqft** •
Built in 1931

Listing ID: PW22252807

Off Century and La Brea - Use Navigation



You can own this beautiful detached duplex that are 2 separate houses on the lot in the heart of Inglewood. Just up the street from Centinela hospital, literally minutes from Sofi stadium, the Forum, the new Clipper stadium and the South bay's hottest new entertainment complex. Just 10 minutes from LAX, close to Playa Del Rey and other beaches. The beautiful architecture of this home will captivate you. Front unit has restored original wood flooring in living room and bedrooms, tile flooring in kitchen and bath. Laundry room off kitchen back porch with storage area. Beautiful breakfast nook and formal dining area. It has a real fireplace and air conditioning units throughout the property. Had been an Airbnb in the past can be a vacation rental for you as well and provide you with some great income. Long driveway and 2 car garage, gazebo and storage room off garage. All of the furniture in the front unit will be a bonus with the property as well as the appliances in kitchen that are newer. Tiled tub and shower with inlays in the wall Large mirrored wardrobe closets on one room of the deep closets. Ceiling fans in both bedrooms and separate AC and heat units. Rear unit is in good condition with laminate wood and tile floor. DO NOT MISS THIS AMAZING OPPORTUNITY!!!

Facts & Features

- Sold On 02/13/2023
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Zoned
- Heating: Zoned
- \$599 (Estimated)
- Laundry: Inside
- \$68160 Gross Scheduled Income
- \$59541 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Tile, Wood
- Appliances: Gas Range, Refrigerator
- Other Interior Features: Ceiling Fan(s), Furnished

Exterior

- Lot Features: Landscaped, Lawn, Paved, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,619
- Electric: \$1,860.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,092
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$2,177
- Maintenance: \$1,250
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$540
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	2	1	2	Furnished	\$0	\$4,000	\$4,000
2:	1	2	1	0	Unfurnished	\$1,680	\$1,680	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 102 - South Inglewood area
 - Los Angeles County
 - Parcel # 4024016007

Michael Lembeck

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

Re/Max Property Connection

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

☐ Click arrow to display photos











Closed •

List / Sold: **\$875,000/\$1,204,900** ↑

1527 W 160th St • Gardena 90247

63 days on the market

**2 units • \$437,500/unit • 1,648 sqft • 7,500 sqft lot • \$731.13/sqft •
Built in 1947**

Listing ID: 22206065

South of Redondo Beach blvd and North of 162nd



INTERESTED PARTIES CAN OVERBID ON 12/08/2022 AT 2:00 PM IN BANKRUPTCY COURT VIA ZOOM. FOR A MIN BID OF \$925,900 WITH INCREMENTAL BIDS OF \$5,000 THEREAFTER. NOT LESS THAN 2 BUSINESS DAYS PRIOR TO THE HEARING DATE, BIDDERS ARE REQUIRED TO: 1.) DELIVER A CASHIER'S CHECK THAT WILL BE A CREDIT TOWARDS THE PURCHASE PRICE IN AMOUNT OF \$27,897. SUBMIT A WRITTEN NON-CONTINGENT OVERBID 3.) PROVIDE FINANCIAL INFORMATION DEMONSTRATING ABILITY TO CLOSE ESCROW UNCONDITIONALLY IN A FORM ACCEPTABLE TO TRUSTEE IN HIS SOLE DISCRETION. CALL LISTING BROKER FOR COPY OF TRUSTEE'S MOTION TO SELL REAL PROPERTY SUBJECT TO U.S. BANKRUPTCY COURT APPROVAL AND OVERBID Great side by side duplex with remodeled bathrooms and kitchens. back unit is vacant and has direct access to large rear yard. Perfect condo alternative - Live in one and rent the other

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$875,000
- 1 Buildings
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

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

Unit Details

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

- Notice Of Default sale

- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6105013024

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22206065

Printed: 02/19/2023 6:26:05 AM

Closed • Duplex

List / Sold:

\$1,100,000/\$1,115,000 ↑

7 days on the market

Listing ID: SB23007940

1738 Martina Ave • Torrance 90501

2 units • \$550,000/unit • 1,942 sqft • 5,038 sqft lot • \$574.15/sqft • Built in 1927

Carson St. to Martina



Charming Spanish style bungalows that were built in 1927 have been meticulously maintained in the wonderful area of Old Torrance. Both units include hardwood floors, arches, molding and period lighting throughout. Highlights include style and quality throughout, a new roof installed in 2022, restored brass hardware and newer windows, a private laundry room in each unit, and each unit has a one car garage. The large sitting deck off of the rear bedroom overlooks a lush professionally landscaped backyard and flagstone pavers. The quaint patio is perfect for sipping your morning coffee with a view of beautiful queen palms out front. This is an amazing opportunity for an owner occupant or a terrific income property - turnkey. Subject to seller's 1031 exchange at no cost to buyer. *Interior Photos are prior to the tenants last move in.*

Facts & Features

- Sold On 02/16/2023
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- \$0 (Assessor)
- Laundry: Inside
- \$52200 Gross Scheduled Income
- \$30200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$682
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,328
- Other Expense: \$2,000
- Other Expense Description: supplies

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,125	\$2,125	\$2,400
2:	1	2	1	1	Unfurnished	\$2,225	\$2,225	\$2,500

Of Units With:

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

- Disposal: 2

Additional Information

- Standard sale
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7359001019

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos





Closed • Duplex

List / Sold:

\$1,099,888/\$1,010,000 ↓

13 days on the market

Listing ID: TR22258120

1620 -1622 S 6th St • Alhambra 91703

**2 units • \$549,944/unit • 1,915 sqft • 8,079 sqft lot • \$527.42/sqft •
Built in 1953**

North of 10 frwy/Between Garfield Ave. & Atlantic Blvd/On 6th St & Glendon Way



Great opportunity for investors on these 2 units in the heart of Alhambra DESIRABLE AREA! This 2-unit property features two detached homes with garages on a large 8,079 square-foot lot. The front home built in 1953, features three bedrooms and one spacious bathroom, 968 living sqft plus 270 sqft of bonus family room for a total of 1,238 living sqft. Other amenities include central AC and heat, updated dual pane windows, inside laundry room, dishwasher, washer & dryer, refrigerator, and a 5 burner stove. The main bedroom features crown molding. The back home on a spacious private back and side yard featuring 2 bedrooms and 1 bathroom and 677 living sqft, it is well maintained with nice interior paint, wall heater and AC, laminate floors, and ceiling fans throughout, it was built-in 1923. The long driveway gives additional parking, and between both homes is a 2-car garage plus 2 attached extra rooms that can be converted for additional income. This property is located minutes from downtown Los Angeles, with easy access to 10 freeways, and close to shopping centers, restaurants, schools, and parks.

Facts & Features

- Sold On 02/17/2023
- Original List Price of \$1,099,888
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Gas
- Heating: Central, Forced Air, Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Outside, Washer Hookup
- Cap Rate: 4.7
- \$66000 Gross Scheduled Income
- \$66000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Workshop
- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Range Hood, Refrigerator, Vented Exhaust Fan
- Other Interior Features: Ceiling Fan(s), Crown Molding, Laminate Counters, Open Floorplan, Storage

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999, Rectangular Lot, Near Public Transit, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Brick, Fair Condition, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- 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
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1:	1	3	1	1	Negotiable	\$0	\$0	\$3,000
2:	1	2	1	1	Negotiable	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5357014007

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







Closed •

List / Sold:

\$1,299,000/\$1,290,000 ↓

7 days on the market

Listing ID: 23229025

3144 Larga Ave • Los Angeles 90039

2 units • **\$649,500/unit** • **1,639 sqft** • **5,400 sqft lot** • **\$787.07/sqft** •
Built in 1923

[Google Maps.](#)



In Atwater Village this duplex with a yard is a nifty find, earning solid income in a trendy part of town. With two bedrooms + one bath each, the tastefully renovated units feel distinct and sequestered from each other, enjoying separate entryways and their own private outdoor space. Both have bright, well-maintained interiors featuring hard surface flooring, updated kitchens, tiled baths, generous storage, in-unit laundry, and central heat + air. The front dwelling has a fully-enclosed patio that's perfect for a barbecue. For the rear unit a large yard provides a flat grassy area, shaded patio, and converted garage creating extra accommodation for an office, work studio, lounge or gear storage. Located minutes from Frogtown, Silver Lake, Echo Park and DTLA, this duplex property is near hiking and biking along the LA River Bike Path and a just a few blocks from coffee, dining, markets and nightlife including Morning Service, Momed, Wine + Eggs, Salazar, Zebulon, Club Tee Gee and more.

Facts & Features

- Sold On 02/16/2023
- Original List Price of \$1,299,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$88188 Net Operating Income

Interior

- Floor: Wood, Tile, Laminate
- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$8,424
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,480	\$3,480	\$4,000
2:	1	2	1		Unfurnished	\$4,000	\$4,000	\$4,300
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
- 606 - Atwater area
- Los Angeles County
- Parcel # 5436029019

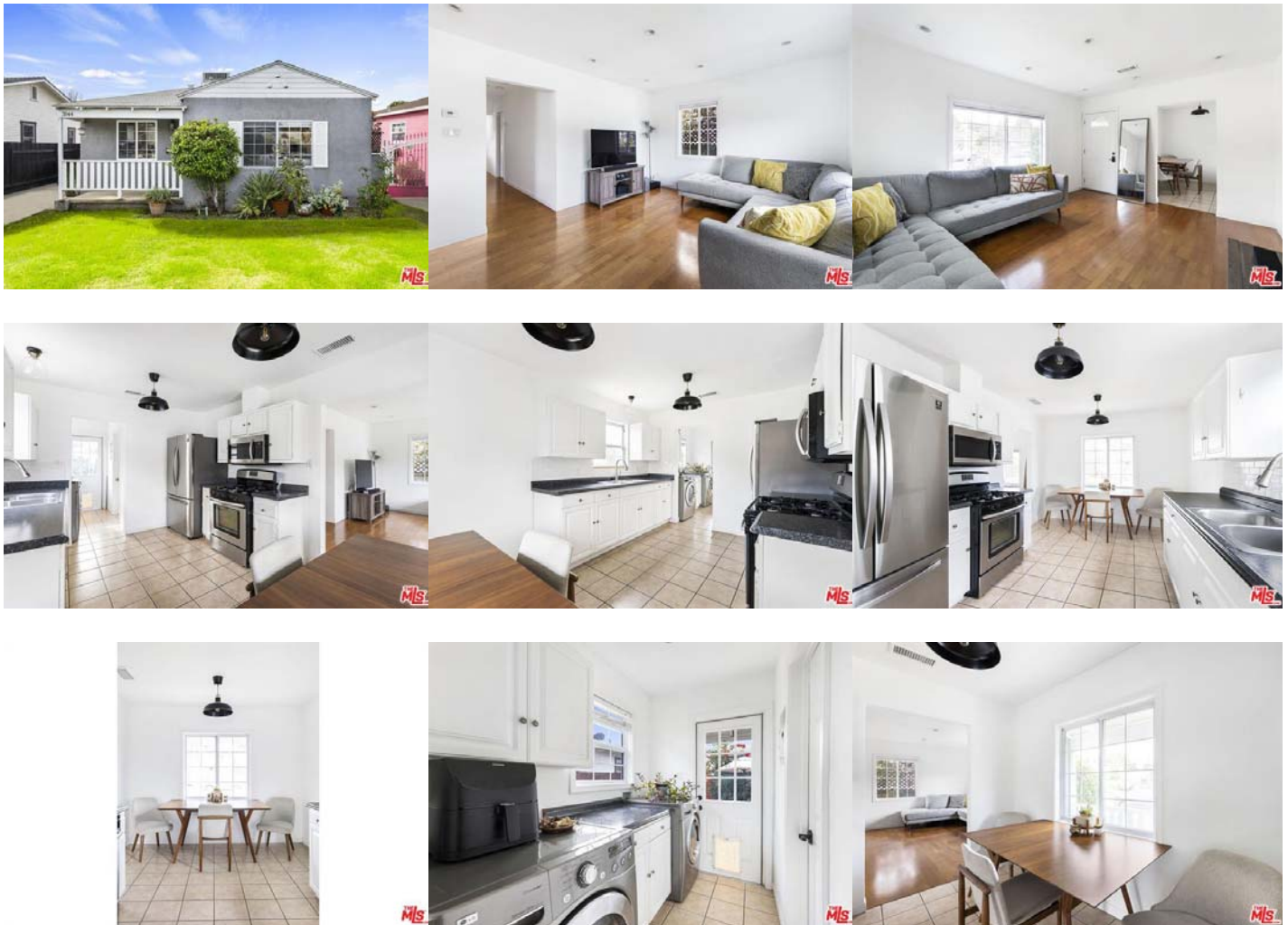
Michael Lembeck

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

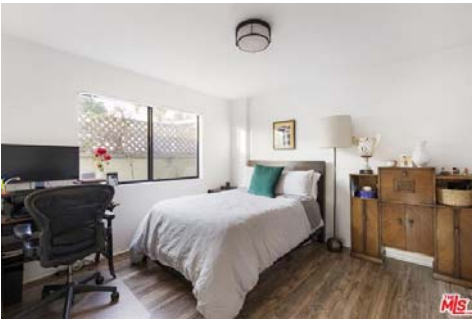
Re/Max Property Connection

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

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 23229025

Printed: 02/19/2023 6:26:11 AM

Closed • Duplex

List / Sold:

\$1,025,000/\$1,035,000 ↑

12 days on the market

Listing ID: GD23002281

724 E Acacia Ave • Glendale 91205

2 units • **\$512,500/unit** • **1,884 sqft** • **8,369 sqft lot** • **\$549.36/sqft** •
Built in 1935

Cross Streets: Adams St



Duplex * Each Unit Is A 2 Bedroom / 1 Bathroom * Total 1,883sqft Living Space * 8,369sqft Lot * 1935 Built * Each Unit Has Laundry Inside * 2 Car Detached Garage * Separate Yard * Perfect For An Owner User Or Investor

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$1,025,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01968355
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	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: 0
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5676005004

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos







Closed • Duplex

List / Sold: **\$885,000/\$890,000** ↓

1713 N Ave 56 • Los Angeles 90042

107 days on the market

2 units • **\$442,500/unit** • **1,043 sqft** • **6,189 sqft lot** • **\$853.31/sqft** •
Built in 1925

Listing ID: P1-11871

York to Avenue 56. North of York



\$\$PRICE ADJUSTMENT\$\$ Prime Highland Park location, North of York and nestled high on the hill near the Cul-De-Sac, this Duplex has Two bungalows on a lot, plus an ADU possibility. The Front unit has a Formal Living room, 2 Bedrooms, Spacious eat-in kitchen and 1 Full Bath. The Back house has Living room, kitchen, 1 Bedroom, 1 Bath, and large laundry room, and there is a bonus space off the bedroom, which is perfect for an office, nursery, or craft room. There is a huge storage unit behind the back house and a private patio. Both houses are on separate meters, per the seller. Minutes to South Pasadena, Eagle Rock and Downtown LA bedroom. There is ample space for outdoor entertainment, and extra storage space. This is a great opportunity and a wonderful location. Buyers to satisfy themselves and verify all information provided on this property. Open Jan 15 2-4

Facts & Features

- Sold On 02/17/2023
- Original List Price of \$988,888
- 2 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room, Kitchen, Walk-In Closet, See Remarks
- Appliances: None
- Floor: Carpet, Wood, Tile
- Other Interior Features: Ceramic Counters

Exterior

- Lot Features: Back Yard, Garden, Sprinklers None, Lawn, Front Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5485002010

Michael Lembeck

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

Re/Max Property Connection

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

▼ Click arrow to display photos







Closed •

List / Sold:

\$1,299,000/\$1,277,000 ↓

60 days on the market

Listing ID: 22218019

4334 Finley Ave • Los Angeles 90027

**2 units • \$649,500/unit • 2,244 sqft • 6,753 sqft lot • \$569.07/sqft •
Built in 1926**

Hillhurst east on finley



Premier duplex located in Los Feliz. This property has all the right ingredients. Each unit contains 2bd. + 1.25 ba. Townhouse style units. Bedrooms upstairs with patios viewing downtown and Silverlake hills. Hardwood floors, spacious kitchens with breakfast nooks. Formal dining rooms. Private with foliage surrounding the property. Large lot with enchanting gazebo and additional yard area. Large double garage. This premier property is exceptional.

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$1,299,000
- 1 Buildings
- Heating: Gravity
- \$35000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$3,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870534
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,050	\$2,050	\$3,500
2:	1	2	1		Unfurnished	\$0	\$0	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5591014010

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

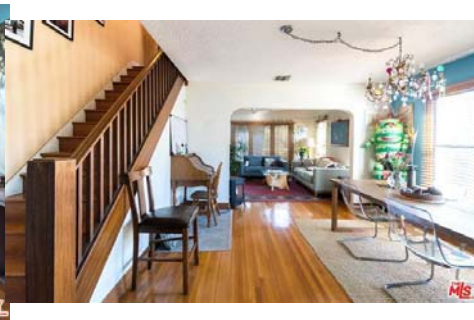
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos





Closed • Duplex

List / Sold: **\$955,000/\$965,000** ↓

158 Poinsettia Ave • Monrovia 91016

96 days on the market

**2 units • \$477,500/unit • 1,531 sqft • 7,645 sqft lot • \$630.31/sqft •
Built in 1947**

Listing ID: TR22226497

N. of E. Foothill Bl., E. of N. Myrtle Av., W. of N. Shamrock Av



MAJOR PRICE REDUCTION!!! A hard to find classic 40's Duplex, Located in a residential area of North Monrovia, Both Tenants pay their own electricity and gas. Hardwood floor in both units. Unit 158, front, has been renovated the beginning of 2022, one bedroom and one bathroom, spacious living room, laundry room, and it has it's own patio- surrounded with bamboo fence, Unit 160, rear, backyard has ample room to expand. tenant has been occupied the two car garage prior acquisition. also there is a fireplace in the living room of this rear unit, There are 2 bedroom and one bathroom, and a laundry area. Drive by only and Do not disturb tenants with No exception. Photo's of unit 158 were taken in January 2022, prior to leasing. Unit 160 has started to pay rent \$2,200 per month.

Facts & Features

- Sold On 02/15/2023
- Original List Price of \$998,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- \$48000 Gross Scheduled Income
- \$31147 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Convection Oven, Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,853
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$65
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,350
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,800	\$21,600	\$22,000
2:	1	2	1	2	Unfurnished	\$2,000	\$24,000	\$28,200

Of Units With:

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

- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2

- Ranges: 2
- Refrigerator: 2
- Wall AC: 2

Additional Information

- Standard sale

- 639 - Monrovia area
- Los Angeles County
- Parcel # 8518013006

Michael Lembeck

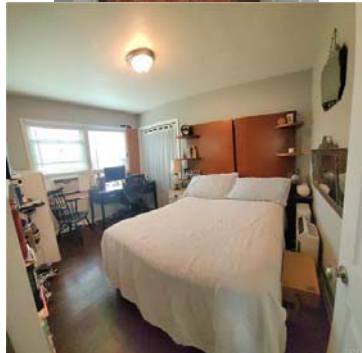
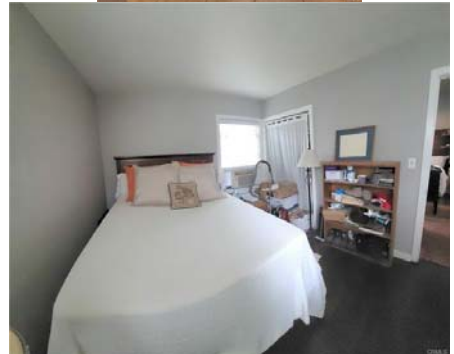
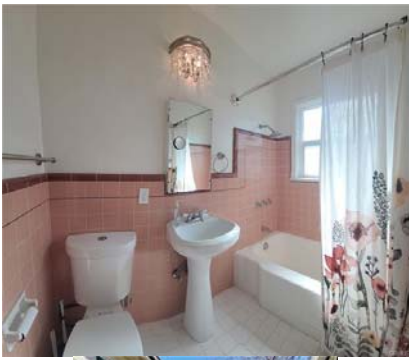
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold:

\$1,599,000/\$1,570,000 ↓

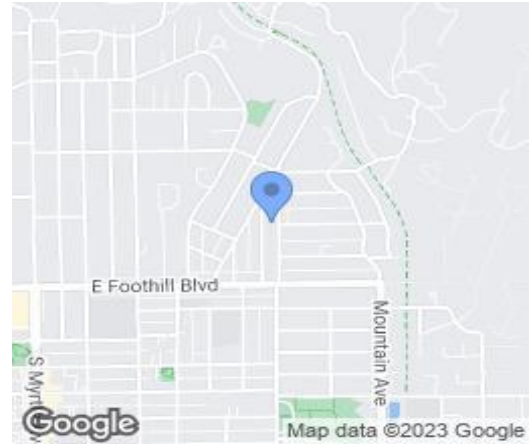
60 days on the market

221 N Shamrock Ave • Monrovia 91016

2 units • \$799,500/unit • 3,649 sqft • 8,294 sqft lot • \$430.25/sqft • Built in 1990

Listing ID: WS22228710

Heading East on Foothill Blvd Make a left on Shamrock Ave.



Charming property located north of Foothill in a highly desirable neighborhood, Excellent location with views of the San Gabriel mountains. Unique property that consists of 2 separate houses on a large lot, they have separate address and separate meters. Each house has it's own privacy. The front house 221 N Shamrock features 3 large bedrooms and 4 baths. The main floor has an open living room with fireplace, recess lights, dining room and good size kitchen. Next to the kitchen there is a laundry area and a bathroom with a shower. There is a sliding door to the patio and a beautifully landscaped backyard with a pool, spa and waterfall. The lower level consists of a large room with wet bar, storage closet and 3/4 of a bathroom. The 3rd level has a huge master suite with fireplace balcony, ceiling fan, huge walk in closet and double sink in the bathroom. Large bedrooms with ceiling fans and mirrored closets. There is a full bath and huge closet for storage. The house has 2 central A/C and a central vacuum along with 3 car garage. The front yard has fruit trees. Fully fenced front yard with a security gate and side yard and backyard has a fenced block wall. The back house 220 Poppy has 2 bedrooms and 2 baths, central A/C one car garage and one parking space in front of the garage and it has a cozy fenced patio area. There is also fruit trees. Both properties have copper plumbing. The property is close to Downtown Monrovia, shopping, transportation, Farmers Market, schools, restaurants and hiking. This is a rare opportunity to own an outstanding property in a great location!

Facts & Features

- Sold On 02/16/2023
- Original List Price of \$1,599,000
- 2 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, Individual Room
- \$90300 Gross Scheduled Income
- \$69585.5 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Basement, Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom, Master Suite, See Remarks, Walk-In Closet
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Vented Exhaust Fan, Water Heater
- Other Interior Features: 2 Staircases, Balcony, Block Walls, Ceiling Fan(s), Open Floorplan, Pantry, Phone System, Recessed Lighting, Tile Counters, Vacuum Central, Wet Bar

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lot 6500-9999, Sprinkler System
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,442
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,492
- 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	4	3	Unfurnished	\$0	\$0	\$5,000
2:	1	2	2	1	Unfurnished	\$2,520	\$2,520	\$2,850

Of Units With:

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

Additional Information

- Standard sale
- 639 - Monrovia area
 - Los Angeles County
 - Parcel # 8518001025

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: WS22228710

Printed: 02/19/2023 6:26:26 AM

Closed • Duplex

List / Sold: **\$1,075,000/\$1,075,000**

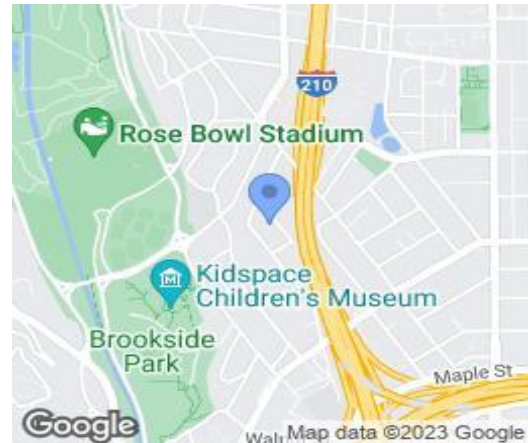
881 Winona Ave • Pasadena 91103

91 days on the market

2 units • \$537,500/unit • 1,797 sqft • 7,112 sqft lot • \$598.22/sqft • Built in 1905

Listing ID: OC22220419

Access from N Pasadena Ave west Orange Grove Blvd.



Great opportunity to live and rent. Has not been on the market in over 40 years! Lovely Craftsman duplex built in 1905 and beautifully updated and maintained by current owner. Entire house has newer windows and foundation was refurbished in 1980. Owner has original plans for the house. Lower unit is a 3 bedroom, 2 full bath with 1176 square feet. Completely remodeled throughout. Hand-wood-grained beams in living room and dining room added in 1980. Living room has original fireplace, stained glass chandelier, and dining room has built-in buffet. Large kitchen complete with new stove, new microwave, new dishwasher, washer & dryer and refrigerator. The kitchen has a large eating area as well. Quiet, primary suite located at the back of the house with views of treed backyard. Features include a walk-in closet and full master bath. Secondary bedrooms share a jack-and-jill walk-in closet. Secondary bathroom is also a full, shower over tub. Upstairs unit is a charming one bedroom with lovely peaked and beamed ceiling in 621 square feet. All kitchen appliances: range, refrigerator, and stacked washer/dryer are included. Separate entrance is from the driveway side of the house. Shared backyard has partial chain-link fencing with avocado tree, Valencia orange, Navel orange and a lemon tree. Two car garage is original to the home. Central air, security alarm system, sprinkler system front and back. Five minutes to JPL on 210 Frwy. Minutes to Old Town Pasadena, Rose Bowl, and shopping.

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$1,075,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air
- \$499 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, In Kitchen
- Cap Rate: 4.6
- \$45600 Gross Scheduled Income
- \$39786 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Attic, Galley Kitchen, Kitchen, Laundry, Living Room, Main Floor Master Bedroom, Master Bathroom, Walk-In Closet
- Appliances: Dishwasher, Free-Standing Range, Disposal, Microwave, Refrigerator, Tankless Water Heater
- Floor: Carpet, Wood
- Other Interior Features: Beamed Ceilings, Built-in Features, Crown Molding, High Ceilings, Quartz Counters, Wainscoting

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lawn, Level with Street, Lot 6500-9999, Rectangular Lot, Park Nearby, Treed Lot, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$5,814
- Insurance: \$1,000
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$619
- Water/Sewer: \$1,655

- Cable TV: 01317331
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,100	\$25,200	\$2,200
2:	1	1	1	1	Unfurnished	\$1,200	\$14,400	\$1,400

Of Units With:

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

Additional Information

- Standard, Trust sale
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5711015025

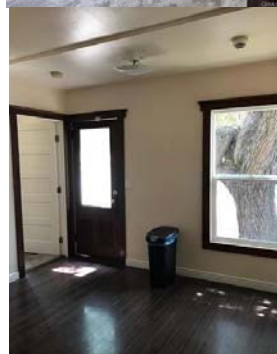
Michael Lembeck

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

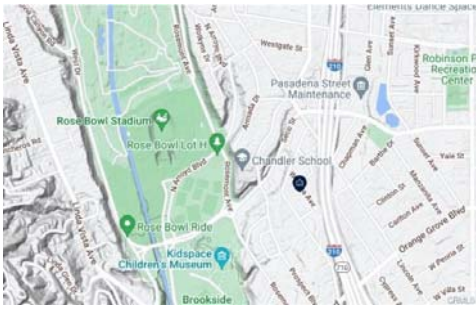
Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: OC22220419

Printed: 02/19/2023 6:26:28 AM

Closed • Duplex

List / Sold:

\$1,168,000/\$1,138,000 ↓

39 days on the market

Listing ID: AR22246984

1596 N Dominion Ave • Pasadena 91104

2 units • \$584,000/unit • 1,950 sqft • 7,193 sqft lot • \$583.59/sqft • Built in 1941

Allen and Elizabeth



Come to see this great condition of the Duplex. The North unit 1598 N. Dominion has 3 bedrooms, 1.5 bath, Oak hardwood flooring through out the home. The kitchen has been remodeled with oak cabinet, gas burner stove, granite counter top. The living room is spacious with large window, and all the bedrooms has own privacy. The South unit 1596 N. Dominion used to be owner occupied, it has been great cared by the owner, cozy living room with electricity fireplace. Great condition of the kitchen with granite counter top, newer appliances, separate laundry room, it is move in ready, all the furniture is negotiable. The electricity for the property has been professionally wired, the plumbing are partially copper. 3 car garage with other 3 extra parking spaces, 2 electricity and gas meters. Quiet street and peaceful neighborhood. Easy access for 210 freeway, close to super markets, parks, Library and hiking trails. Ideal property for income also for owner occupy.

Facts & Features

- Sold On 02/13/2023
- Original List Price of \$1,168,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$760 (Estimated)
- Laundry: Individual Room
- Cap Rate: 4.5
- \$66000 Gross Scheduled Income
- \$51200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Attic, Laundry, Living Room
- Floor: Wood
- Appliances: Dishwasher, Gas Range, Refrigerator
- Other Interior Features: Copper Plumbing Partial, Storage

Exterior

- Lot Features: Corner Lot, Front Yard, Garden, Landscaped, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01891056
- Gardener:
- Licenses:
- Insurance: \$961
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$791
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$3,000	\$3,100
2:	1	2	1	1	Furnished	\$0	\$2,500	\$2,600

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5851018025

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

☐ Click arrow to display photos





Closed • Duplex

List / Sold: **\$809,900/\$825,000** ↑

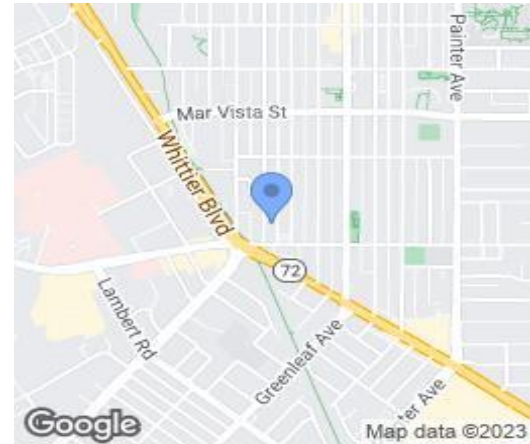
7932 Newlin Ave • Whittier 90602

29 days on the market

2 units • \$404,950/unit • 1,427 sqft • 6,949 sqft lot • \$578.14/sqft • Built in 1947

Listing ID: PW23001620

Greenleaf Ave & La Cuarta St



You must take advantage of this amazing opportunity! Live in one unit and rent the other, 2 separate Units in Uptown Whittier! They are both completely remodeled within the last 3 months! The Front Unit is a 2 bed, 1 bath & the Rear Unit is a 1 bedroom, 1 bath! Both units have remodeled kitchens with quartz countertops, remodeled bathrooms, vinyl flooring, recess lighting, fans in each bedroom, double pane windows, and new appliances are included in the sale. The back unit has a new electrical panel, a split unit for AC & Heating, & new window blinds. Both units have their own yard space, 2 gated parking spaces each, and laundry hookups! The neighborhood is peaceful and quiet and is just walking distance from all of Uptown Whittier including all of the restaurants, & shops! Thank you so much for viewing this home!! Don't miss out on this great opportunity!

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$809,900
- 2 Buildings
- 4 Total parking spaces
- 2 Total carport spaces
- Cooling: Ductless, Wall/Window Unit(s)
- Heating: Combination, Ductless
- \$0 (Unknown)
- Laundry: In Carport, In Kitchen
- \$51000 Gross Scheduled Income
- \$46780 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Vinyl
- Appliances: Gas Range, Microwave, Range Hood, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Quartz Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,220
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$320
- Cable TV: 01788242
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,200
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,900

Of Units With:

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

- Drapes:
- Patio:
- Ranges: 2
- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale

- 670 - Whittier area
- Los Angeles County
- Parcel # 8141023026

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





Closed • Duplex

List / Sold: **\$869,000/\$865,000** ↓

241 days on the market

1009 E 85th St • Los Angeles 90001

2 units • **\$434,500/unit** • **2,225 sqft** • **5,737 sqft lot** • **\$388.76/sqft** •
Built in 1929

Listing ID: PW22078731

North of Manchester Ave and West of Central Ave



Both units will be delivered Vacant!!! Large Duplex for Sale with 6 bedrooms and 4 full bathrooms. Both units are in excellent condition. Separate parking for each unit and a carport, parking areas can accommodate a total of 7 cars.

Facts & Features

- Sold On 02/16/2023
- Original List Price of \$910,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$368 (Estimated)
- Laundry: Gas Dryer Hookup, Inside
- \$6000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Lawn
- Fencing: Brick, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02101233
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income

LISTING ID: PW22078731

Printed: 02/19/2023 6:26:30 AM

Closed •

List / Sold:

\$2,150,000/\$1,925,000 ↓

6 days on the market

Listing ID: 23235389

22 Dudley Ave • Venice 90291

**2 units • \$1,075,000/unit • 1,329 sqft • 3,750 sqft lot • \$1448.46/sqft •
Built in 1907**

West of Pacific, East of Speedway



This craftsman style duplex is a fantastic opportunity in the coveted walk streets of Venice Beach. Ocean views from the front yard and the oversized lot of 3,750 sq. ft. make this property a rare find, both units are currently unoccupied giving the potential owner tons of flexibility. 22 Dudley features 3 bedrooms and 2 bathrooms with a spacious kitchen, living room and in-unit laundry. 22 Dudley is a studio with a large kitchen and bathroom. The sizable front and backyard offer a lot of potential for a nice outdoor living space. Three small parking garages can be found to the south of the building off of the alley. Three houses in from the beach and steps away from all Venice has to offer!

Facts & Features

- Sold On 02/16/2023
- Original List Price of \$2,150,000
- 1 Buildings
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01858429
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4286021004

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







Closed •

List / Sold:

\$1,695,000/\$1,726,000 ↑

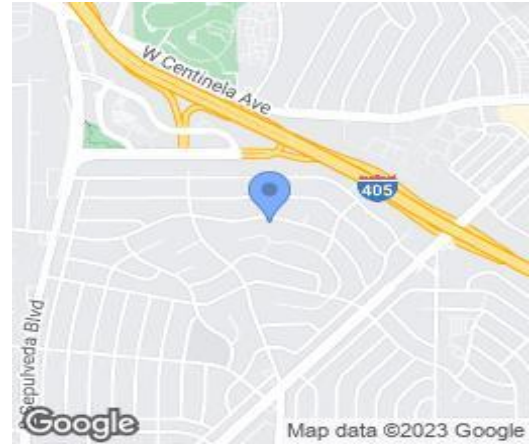
21 days on the market

Listing ID: 23232387

5880 W 76th St • Los Angeles 90045

**2 units • \$847,500/unit • 2,103 sqft • 5,618 sqft lot • \$820.73/sqft •
Built in 1948**

East of South Sepulveda Blvd, North of West 79th St, West of La Tijera Blvd, South of Howard Hughes Pkwy



Incredible opportunity to enjoy two units in a coveted Westchester location! Endless opportunities in this property that encompasses the 3 Bdrms/2 Baths in the Main House + a permitted ADU studio with a kitchenette and bathroom! Come and experience the best of SoCal living in this Westport Heights oasis - live in one, and rent the other for passive income, or rent both homes, and utilize the property as a full investment/income opportunity. //About this Home: As you walk up the path to the main house, you will immediately notice the fresh, drought-tolerant landscaping that is airy, and picturesque. Enter the main living space, which encompasses an open concept floorplan designed to entertain with an easy flow throughout. The new double-paned windows throughout infuse the space with natural light and give the home a peaceful vibe. Boasting white oak hardwood floors throughout, and a cozy fireplace that is the centerpiece of the space - you will love to gather and relax. The gourmet kitchen has been appointed with designer detail throughout including Calcutta quartz counters, stylish stunning cabinetry, brand appliances, and the perfect built-in bar/coffee bar moment. Down the hallway, you will find three spacious and sunny bedrooms including a fabulous primate retreat with French doors that lead you to your backyard, and a large walk-in closet and luxurious en-suite bathroom. All bathrooms have been fully remodeled with stunning fixtures, and fixtures with smart mirrors, and integrated speakers. Move outside where you will land in your serene, and charming backyard that is completed with beautiful greenery, and wood burning fireplace. The permitted ADU is an amazing addition that offers you the flexibility to expand your living space, host guests, or rent this unit out for passive income. Plenty of parking in your 2-car garage, with more parking in the driveway. //We Love: All of the bells and whistles here! With everything done, this home offers you ease. New central AC has been installed, and almost all new plumbing, new lighting, windows/doors, and electrical have been replaced -- a complete transformation.//The Neighborhood: Located in a well-desired Westchester neighborhood, you are close to amazing restaurants, and coffee shops. Proximity to schools, LAX, Playa Vista, LMU, and the beach - everything you need is, here!

Facts & Features

- Sold On 02/17/2023
- Original List Price of \$1,695,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, In Garage

Interior

- Rooms: Master Bathroom, Walk-In Closet, Living Room, Guest/Maid's Quarters
- Floor: Tile
- Appliances: Dishwasher, Disposal, Microwave, Oven, Built-In
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Lawn, Rectangular Lot, Back Yard, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Other

Annual Expenses

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

- Furniture Replacement:
- Trash:
- Cable TV: 00982200
- Gardener:
- Licenses:

- 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	\$0
2:	1	0	1		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C29 - Westchester area
- Los Angeles County
- Parcel # 4105003002

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23232387

Printed: 02/19/2023 6:26:30 AM

Closed •

List / Sold: **\$689,900/\$690,000** ↑

1221 W 51st Pl • Los Angeles 90037

98 days on the market

2 units • **\$344,950/unit** • **2,252 sqft** • **4,880 sqft lot** • **\$306.39/sqft** •
Built in 1923

Listing ID: 22208625

East of Normandie, West of Vermont, North of Slauson



Have you been searching for a great investment opportunity, well here it is! Ideal for an investor or an owner user! Unit 1221 functions with 3BR/1BA and unit 1223 functions with 3BR/1BA. Conveniently located to shopping, services, and freeway access. Property functions with 6BR/2BA, per tax records the property is 4BR/2BA, permit status unknown. Please do not disturb occupants.

Facts & Features

- Sold On 02/17/2023
- Original List Price of \$689,900
- 1 Buildings
- 1 Total parking spaces
- Heating: Wall Furnace

Interior

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,182	\$2,182	\$0
2:	1	3	1		Unfurnished	\$1,586	\$1,586	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5017009024

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22208625

Printed: 02/19/2023 6:26:30 AM

Closed • Duplex

List / Sold: **\$550,000/\$560,000** ↑

162 E 80th St • Los Angeles 90003

14 days on the market

2 units • **\$275,000/unit** • **3 sqft** • **4,803 sqft lot** • **No \$/Sqft data** •
Built in 1931

Listing ID: RS22248924

Between Main st and San Pedro



Don't let inflation eat your Saving. Invest it in Real Estate, and this property can be your golden ticket. Excellent investment opportunity, a Duplex centrally located in Los Angeles. The property is located minutes from 110 Fwy and 105 Fwy, nearby the SOFI stadium very convince location. The property requires TLC. the front house is a two-bedroom/one-bath with an additional room and bathroom. Buyer to do the own diligence on permits. The back unit has a separate entrance with a one bedroom/ one bathroom requires repairs with a detached garage. All units will be delivered vacant. This is a must-see property with great potential. The property is back on the Market at no fault to the seller. The buyer wasn't able to perform.

Facts & Features

- Sold On 02/17/2023
- Original List Price of \$550,000
- 3 Buildings
- 1 Total parking spaces
- \$259 (Estimated)
- Laundry: Outside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02059058
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

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

• Parcel # 6030003032

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: RS22248924

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Closed • Duplex

List / Sold:

\$1,200,000/\$1,030,000 ↓

99 days on the market

Listing ID: OC22199914

6301 S Hoover St • Los Angeles 90044

2 units • **\$600,000/unit** • **3,357 sqft** • **4,069 sqft lot** • **\$306.82/sqft** •
Built in 2018

From 110 fwy., go west on W. Gage, at the corner of Hoover/Gage.



Opportunity knocks!!! Cash flowing property, built brand new, ground up at the end of 2018. Gated, just 3.2 miles from USC. One side has 4BR/3BA with one bedroom downstairs, enclosed yard. Second unit has 4BRs, 2BA. Dual pane windows throughout. Brand new ACs just last year, a mile away from 110 fwy. Walking distance to most shops. Modern kitchen with white cabinets, quartz countertops, center island, ceiling fans, recessed lights throughout, HVAC, 4 parkings inside the gate. Water saving features.

Facts & Features

- Sold On 02/17/2023
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$437 (Estimated)
- Laundry: Gas Dryer Hookup, In Closet, Inside, Washer Hookup
- \$72000 Gross Scheduled Income
- \$72000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Walk-In Closet
- Appliances: Tankless Water Heater
- Other Interior Features: Ceiling Fan(s), Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Level, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)
- Fencing: Privacy, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$5,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01234673
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	1,667	Unfurnished	\$3,200	\$3,200	\$3,500
2:	1	4	2	1,686	Unfurnished	\$2,800	\$2,800	\$3,100

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes: 0
- Patio: 1
- Ranges: 0

- Carpet: 0
- Dishwasher: 0
- Disposal: 0

- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6004018024

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

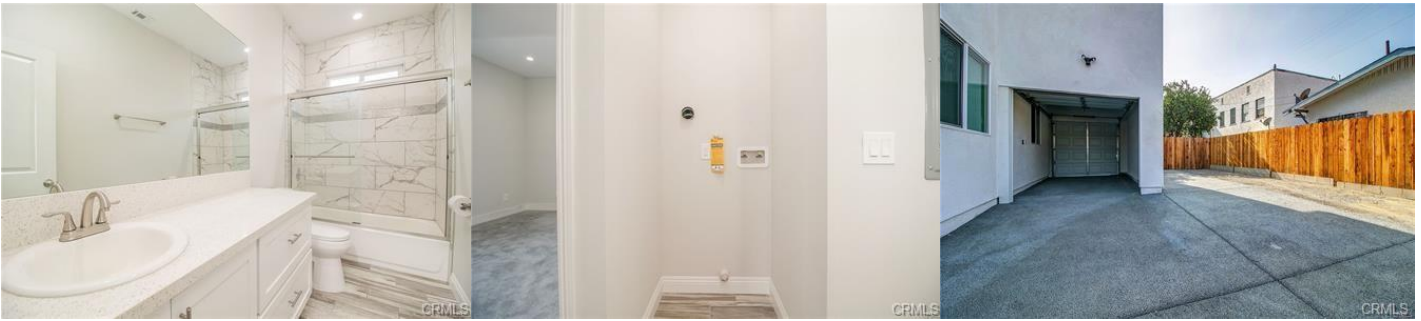
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos





Closed •

List / Sold: **\$698,000/\$492,000** ↓

461 S Bonnie Beach Pl • East Los Angeles 90063

27 days on the market

2 units • **\$349,000/unit** • **2,175 sqft** • **5,287 sqft lot** • **\$226.21/sqft** •
Built in 1912

Listing ID: MB22212306

Cross Street Langford St.



Facts & Features

- Sold On 02/14/2023
- Original List Price of \$698,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,340 (Estimated)
- Laundry: Outside
- \$24000 Gross Scheduled Income
- \$15845 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,155
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00831135
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5238006029

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Click arrow to display photos



Closed • Duplex

List / Sold: **\$675,000/\$660,000** ↓

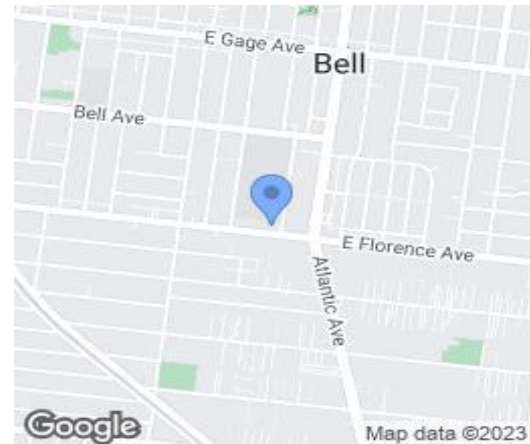
4345 Florence Ave • Bell 90201

24 days on the market

2 units • **\$337,500/unit** • **1,152 sqft** • **5,973 sqft lot** • **\$572.92/sqft** •
Built in 1929

Listing ID: DW22250274

On Florence Ave nearest major cross street Atlantic Ave



Beautiful, remodeled duplex in the city of Bell, CA on Florence Ave. Ideal situation for an owner-user to live in one unit and earn income from the other unit. Duplex sits on a huge lot consisting of 5,973 square feet with a lot of frontage land. City of Bell will allow an additional two units built, please confirm with the city of Bell. Big parking lot can bring additional income. Close proximity to retail shops and food on Atlantic Ave. Near 710 freeway. The entire building has been painted and dual pane windows have been installed. The remodeled bottom unit has new vinyl flooring, kitchen granite countertops, over the range microwave, and range. The property has dual electrical meters each tenant responsible for paying electricity. This property is perfect for an owner user, developer who wants to build additional units, or anyone who is looking to receive income. Dentist office building is also available for purchase right next to the duplex. Combined lot size is 10,739 square feet. Please contact if interested in both lots.

Facts & Features

- Sold On 02/17/2023
- Original List Price of \$675,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Electric
- \$816 (Estimated)
- \$38580 Gross Scheduled Income
- \$18861 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,719
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01275543
- Gardener:
- Licenses:
- Insurance: \$2,359
- 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	\$1,215	\$1,215	\$1,800
2:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

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

Additional Information

- Standard sale

- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6325025003

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

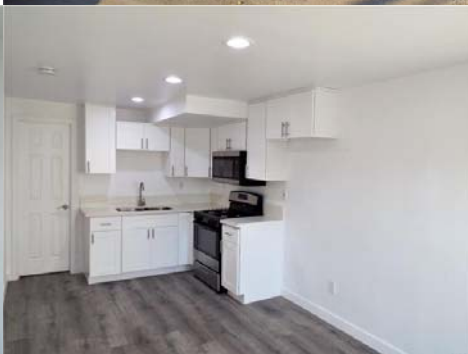
Re/Max Property Connection

State License #: 01891031

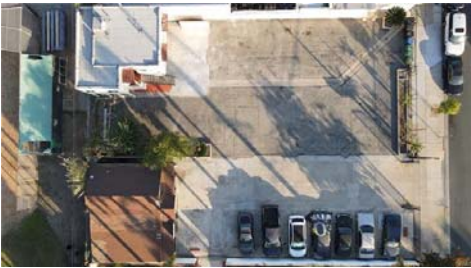
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

▼ Click arrow to display photos







Closed • **Triplex**

List / Sold:

\$1,300,000/\$1,285,000 ↓

6 days on the market

Listing ID: SB23002773

204 N Centre St • San Pedro 90731

3 units • **\$433,333/unit** • **4,290 sqft** • **5,800 sqft lot** • **\$299.53/sqft** •
Built in 1990

Off the South 110 Freeway, exit onto Harbor Blvd, right onto W Santa Cruz street and right on Centre Street



Great 3 unit Apartment building located in the city of San Pedro! There is a total of 3 units with each one being a town house style with an attached garage. One Unit consists of 4 bedroom / 3 bathroom which is its own building / private yard and Two units with 3 bedroom / 1.75 bathroom. This property is conveniently located near the San Pedro Fish Market, Cabrillo Beach, Museums and much more! Don't miss out on this investment opportunity!

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Forced Air
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, In Garage
- Cap Rate: 4.32
- \$88320 Gross Scheduled Income
- \$56148 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,522
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance: \$1,919
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 3427
- Water/Sewer: \$2,862
- Other Expense: \$1,000
- Other Expense Description: Reserve

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$2,520	\$2,520	\$3,100
2:	1	3	2	2	Unfurnished	\$2,430	\$2,430	\$2,650
3:	1	3	2	2	Unfurnished	\$2,410	\$2,410	\$2,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 193 - San Pedro - North area
- Los Angeles County
- Parcel # 7449019034

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos



Closed •

List / Sold: **\$775,000/\$855,000** ↑

1507 W 35th St • Los Angeles 90018

26 days on the market

**3 units • \$258,333/unit • 2,068 sqft • 6,800 sqft lot • \$413.44/sqft •
Built in 1926**

Listing ID: 23228636

North on Western Ave to 35th Street and turn right. One and one-half blocks down on the left-hand side.



Excellent potential and opportunity! Works as income property for owner-occupant(s), off-site investor(s), and even developer(s). All offers must be submitted no later than January 22, 2023, @ 5:00pm

Facts & Features

- Sold On 02/16/2023
- Original List Price of \$775,000
- 2 Buildings
- Levels: One
- Heating: Central
- Laundry: Washer Included
- \$60000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$18,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947898
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5041001038

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23228636

Printed: 02/19/2023 6:26:33 AM

Closed •

List / Sold: **\$925,000/\$975,000** ↑

632 W 78th St • Los Angeles 90044

23 days on the market

**3 units • \$308,333/unit • 3,078 sqft • 7,150 sqft lot • \$316.76/sqft •
Built in 1923**

Listing ID: 22216505

E. of Vermont Ave., S. of Florence., W. of the 110 FW., N. of Manchester Ave.



Premium Opportunity for Investors and Savvy Home Buyers! Sensationally situated only moments from I-110, this rarely-available triplex charms with early 20th-century character, while offering a unique chance to create a profitable addition to your real estate portfolio. As an amazing upside, the property will be delivered vacant so you can revitalize the appeal and bring out the finer qualities of the original design. Explore the first 2BR/1BA front unit to find faux wood flooring, an openly flowing traditional floor plan, ample natural light, crown molding, a large living area, and a fully-equipped eat-in kitchen. A great sized bedroom and a full bathroom are situated on the main level, while the upper level boasts a large bedroom with a walk-in closet. Step inside the second 2BR/1BA front unit to discover an openly flowing floor plan, a spacious living area, an eat-in kitchen, a full bathroom, and a generously sized bedroom. Boasting the most living space, the third and final unit impresses with four bedrooms, three full bathrooms, and an attached 2-car garage (with laundry hookups). Delighting with tons of natural sunlight, the split-level interior captivates with an openly flowing main level, which includes high vaulted ceilings, a neutral color scheme, and a large living room with a cozy corner fireplace. Conveniently adjoining the living space, you'll find a dining area, which leads to the well-equipped kitchen complemented with richly toned cabinetry, a stainless-steel gas range/oven, a stainless-steel French door refrigerator, a double stainless-steel sink, and abundant space for storage. Perfectly appointed for comfort, the primary bedroom includes closet space, faux wood flooring, and an unfinished full bathroom that can be designed to exude elegance. Two additional bedrooms and a full bathroom are located on the main level, while the lower level has a guest bedroom and a full bathroom. With its close proximity to all major attractions and local Los Angeles landmarks, residents can easily venture to Downtown LA or USC to enjoy shopping, restaurants, and all the amenities that the city has to offer. Call now to schedule your private showing!

Facts & Features

- Sold On 02/16/2023
- Original List Price of \$925,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Inside
- \$84000 Net Operating Income

Interior

- Rooms: Attic, Master Bathroom, Jack & Jill
- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Range, Oven

Exterior

- Security Features: Gated Community, Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$6,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01311922
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6020015011

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos



Closed •

List / Sold: **\$645,000/\$600,000** ↓

5930 Denver Ave • Los Angeles 90044

181 days on the market

3 units • **\$215,000/unit** • **1,840 sqft** • **5,213 sqft lot** • **\$326.09/sqft** •
Built in 1920

Listing ID: MB22177601

Continue on I-10 W/Santa Monica Fwy. Take I-110 S to W Slauson Ave. Take exit 18B from I-110 S



Drive By. 3 units with long driveway for parking and 2 beds/1bath each, calling investors build more units here-flexible terms., The seller told me to sell it and reduced the price for an investor who stays with the tenants. The seller sells the units with the existing tenants. Please see agent remarks.

Facts & Features

- Sold On 02/13/2023
- Original List Price of \$685,750
- 3 Buildings
- 0 Total parking spaces
- \$372 (Estimated)
- Laundry: See Remarks
- \$38496 Gross Scheduled Income
- \$37296 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	6	3		Unfurnished	\$3,208		\$4,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6004030023

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

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

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CUSTOMER FULL: Residential Income LISTING ID: MB22177601

Printed: 02/19/2023 6:26:34 AM

Closed • Triplex

List / Sold: **\$755,000/\$717,000** ↓

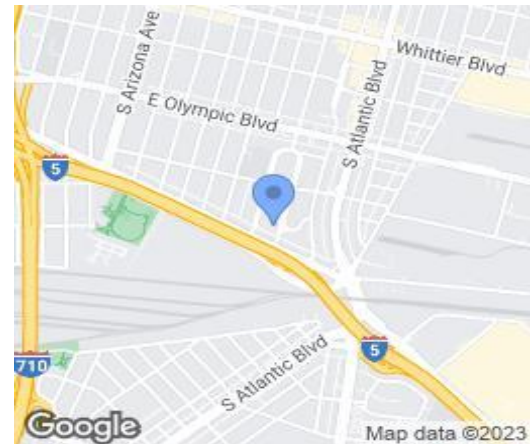
1433 S Vancouver Ave • East Los Angeles 90022

222 days on the market

3 units • **\$251,667/unit** • **1,880 sqft** • **5,278 sqft lot** • **\$381.38/sqft** •
Built in 1949

Listing ID: DW22107539

On Vancouver between Telegraph and Olympic



Great opportunity to own 3 units in Los Angeles, perfect for first time buyers, investors or DEVELOPERS. First time on the market in 30 years. This 5 Bedroom 3 1/2 Bathroom Gated Triplex in East Los Angeles is perfect for the first time buyer, investor or DEVELOPERS. The Front House has 2 Bedrooms and a den, currently being used as a 3rd bedroom. Living room opens up to the dining room. Nice galley style kitchen. Master bedroom comes with its own private bathroom. Front yard has been converted to "maintenance free". Long driveway that can fit 3 cars in tandem leads to the units. The two, 1 bedroom, 1 bathroom units are above a 3 space garage. Winter Gardens Elementary is walking distance. Close to the 5, 710, 60, and 10 fwys can get you anywhere quickly. Property needs a major facelift. This is a great property for INVESTORS looking for units to add to their portfolio. Good income producing property ready for owner occupant or investor. Property will be sold in "AS-IS" condition with current tenants in place. So much potential to convert garages into "ADUs"!!!

Facts & Features

- Sold On 02/17/2023
- Original List Price of \$780,000
- 2 Buildings
- 3 Total parking spaces
- \$1,500 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$35400 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Desert Front
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,300	\$1,300	\$2,300
2:	1	1	1	1	Unfurnished	\$900	\$900	\$1,200
3:	1	1	1	1	Unfurnished	\$750	\$750	\$1,200

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

- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5245022031

Michael Lembeck

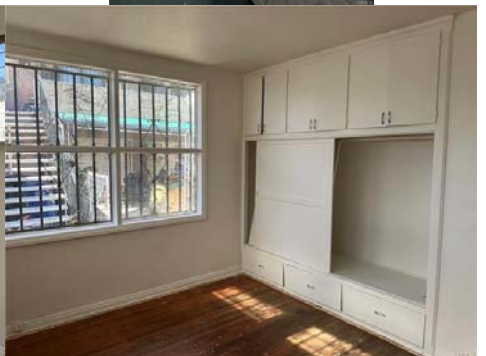
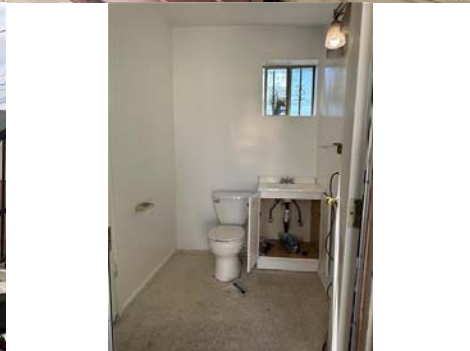
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$699,000/\$726,000** ↑

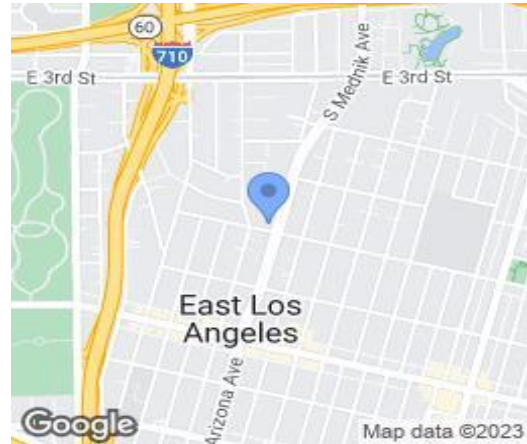
573 S Arizona Ave • Los Angeles 90022

33 days on the market

**3 units • \$233,000/unit • 2,015 sqft • 7,680 sqft lot • \$360.30/sqft •
Built in 1951**

Listing ID: 22177067

North of Whittier, South of East Third Street, East of 710, West of South Arizona Ave.



TRIPLEX Great Investment, 1031 Exchange or Development Opportunity! Prime East Los Angeles location on a 7,719 sqft lot. Unit #1: VACANT- Front Unit is a detached 2 bedroom/ 1 bath, features hardwood floors and updated bathroom. Units #2 & #3: OCCUPIED- each 1 bedroom/1 bath. Unit #3 has been updated with flooring, kitchen, and newer appliances. All units have washer/dryer hook-ups. Gated driveway provides off-street parking for all units. Detached 2 car garage with a private yard behind the garage is an excellent potential for an ADU. The property is centrally located near the 710, 5 & 60 freeways. Easy access to the Metrolink, bus stops, Whittier Blvd., restaurants, schools, and shopping centers! General Inspection and Termite Reports provided in Docs. Please do not disturb tenants. Probate/Trust Sale. Property Sold As-Is. No credits nor repairs.

Facts & Features

- Sold On 02/15/2023
- Original List Price of \$699,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- 3 electric meters available
- 3 gas meters available

Interior

- Appliances: Refrigerator

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Irregular Lot, Utilities - Overhead
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,400
2:	2	1	1		Unfurnished	\$475	\$475	\$1,600
3:	3	1	1		Unfurnished	\$600	\$600	\$1,800
4:								
5:								
6:								

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

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5247019012

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22177067

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Closed • **Triplex**

List / Sold: **\$699,000/\$680,000** ↓

3218 Euclid Ave • **Lynwood 90262**

19 days on the market

3 units • **\$233,000/unit** • **2,028 sqft** • **10,988 sqft lot** • **\$335.31/sqft** •
Built in 1948

Listing ID: SB22233834

Long Beach Blvd, west on Euclid



Investors: come one, come all! Take advantage of this fantastic investment opportunity to own this well maintained triplex on a HUGE 11,000 square foot lot in highly desirable Lynwood. Tucked away in a cute residential neighborhood, the single-level structure has three spacious 1 bedroom/1 bathroom units. Each unit has 676 square feet of living space, with a total building square footage of 2,028 sf. All three tenants are currently on month-to-month leases and rents are under market value, meaning there is huge potential to increase rents. Each unit has its own garage parking space and there is plenty of additional on-site parking available as well. This is an incredible location, conveniently close to Long Beach Blvd, Rosecrans, the 105 FWY and 710 FWY.

Facts & Features

- Sold On 02/15/2023
- Original List Price of \$699,000
- 2 Buildings
- 15 Total parking spaces
- \$977 (Estimated)
- \$32117 Gross Scheduled Income
- \$17719 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01888848
- Gardener:
- Licenses:
- Insurance: \$1,602
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,775
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$846	\$846	\$1,200
2:	1	1	1	1	Unfurnished	\$925	\$925	\$1,200
3:	1	1	1	1	Unfurnished	\$846	\$846	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- RM - Lynwood area
- Los Angeles County
- Parcel # 6176010006

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: SB22233834

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Closed • **Quadruplex**

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

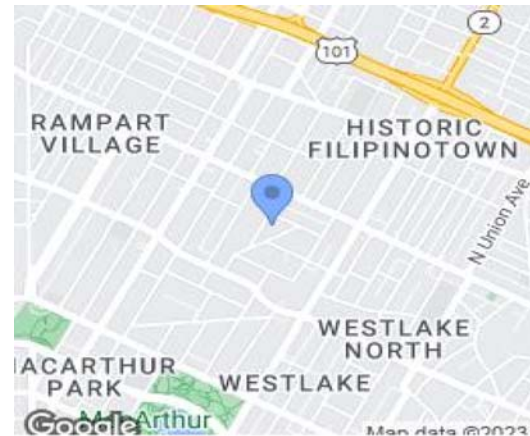
212 S Park View St • Los Angeles 90057

62 days on the market

4 units • **\$243,750/unit** • **3,328 sqft** • **7,248 sqft lot** • **\$292.97/sqft** •
Built in 1928

Listing ID: DW22238343

101 FWY Exity S. Rampart South Beverly west and Parkview south



Sergio Sells LA brings is happy to present to you a beautiful 4-unit apartment building located in Los Angeles Rampart Village, CA Built in 1928. The property consist of 3,328 rentable square feet , spread throughout a 7,250 square foot lot. Consisting of one 2 bedroom's unit/ 1- Bathroom unit Three 1bed-/1-bathroom. owners can enjoy this high demand rental location know for blue collar workers, resulting in consistent low vacancy rate and increasing rents. Tenants appreciate living space for hosting get togethers and close proximity to 101 freeway, public transportation, great schools, shopping and much more. This is a tremendous opportunity with a great upside.

Facts & Features

- Sold On 02/12/2023
- Original List Price of \$999,000
- 1 Buildings
- 4 Total parking spaces
- \$499 (Estimated)
- Laundry: Inside
- \$66108 Gross Scheduled Income
- \$52006 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,102
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02109201
- Gardener:
- Licenses:
- Insurance: \$1,911
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,911
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$1,800
2:	1	1	1	1	Unfurnished	\$925	\$925	\$1,700
3:	1	1	1	1	Unfurnished	\$884	\$884	\$1,700
4:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5154013009

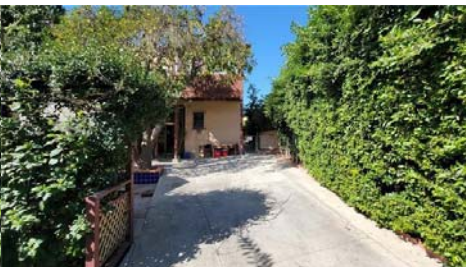
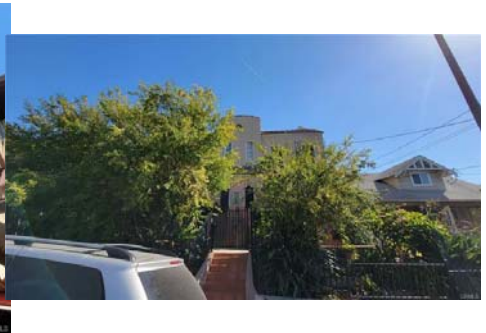
Michael Lembeck

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

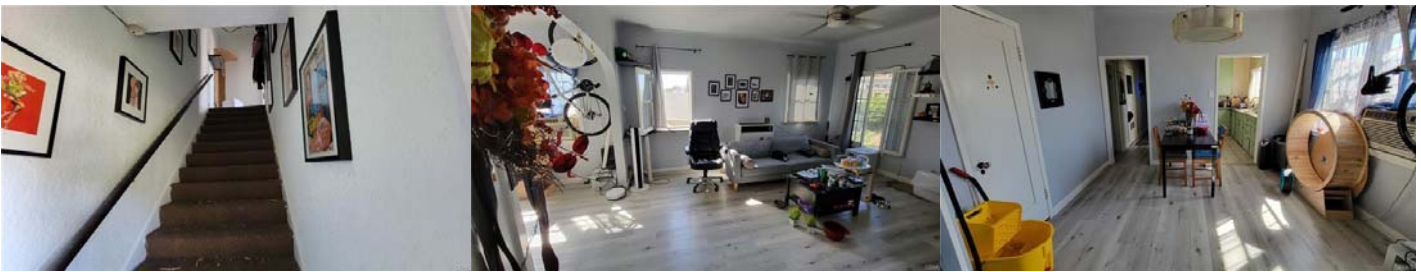
Re/Max Property Connection

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

▼ Click arrow to display photos







Closed • **Quadruplex**

List / Sold:

\$1,299,000/\$1,300,000 ↑

13 days on the market

Listing ID: SR23007423

1920 S Harcourt Ave • Los Angeles 90016
4 units • **\$324,750/unit** • **4,484 sqft** • **7,308 sqft lot** • **\$289.92/sqft** •
Built in 1923
WASHINGTON BLVD



Mid City investors and owner users. Perfect for house hacking owner user. Top 2 units are vacant and have been remodeled, move into one and have 3 solid income producing apartments paying the mortgage. Also, 4 single car garages for more income. Top 2 units have new vinyl wood type flooring, newer kitchens including cabinetry and countertops (and a 3rd bedroom). All units have fireplaces/heaters/water heaters. Roof is newer. Laundry room area adjacent to garages has a tankless water heater. THIS BUILDING IS SPECIAL! There are TWO driveways, one on each side leading to the back parking, garages. There are TWO staircases, one in the formal front entry and a spiral in the back leading to upper deck and direct access to upper units. Watch the sunsets through the palm trees from the roof top deck. Current owners have approved plans and permits for additional building remodeling AND AN ADDITION OF A 2 BEDROOM ADU. Multiple streams of income potential at this building on large lot located close to freeways, USC, Korea Town, adjacent to Nate Holden Performing Arts Center. PLEASE DO NOT DISTURB TENANTS, CALL AGENT FOR INFO

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$646 (Estimated)
- Laundry: Community, Outside
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Laminate, Vinyl
- Appliances: Gas Range, Refrigerator, Water Heater
- Other Interior Features: Crown Molding, Granite Counters, Tile Counters

Exterior

- Lot Features: Front Yard
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1		\$2,500	\$2,500	\$2,500
2:	1	2	1	1		\$2,500	\$2,500	\$2,500
3:	1	2	1	1		\$1,530	\$1,530	\$2,500
4:	1	2	1	1		\$1,061	\$1,061	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5061016045

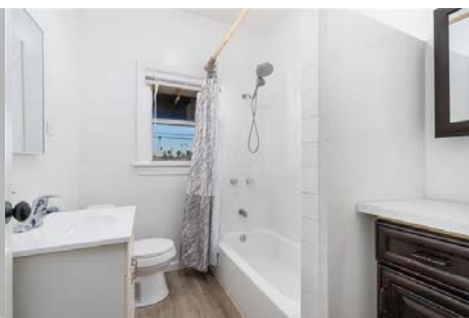
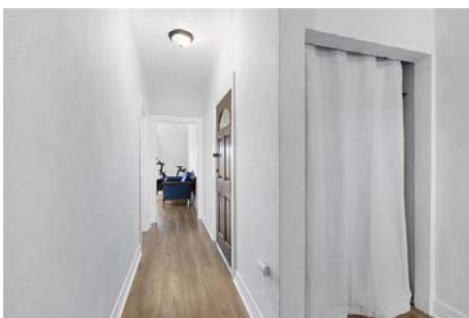
Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos







Closed • **Quadruplex**

List / Sold: **\$3,350,000/\$3,350,000**

4647 Pickford St • Los Angeles 90019

32 days on the market

4 units • \$837,500/unit • 7,007 sqft • 7,000 sqft lot • \$478.09/sqft • Built in 2022

Listing ID: BB22238352

Heading west on W Washington Blvd. make a right on to Pickford St, property will be on your right.



4647 Pickford St is a MEGA-SIZED 3-story townhome-style new construction fourplex in prime Mid-City with NO RENT CONTROL! This upscale property is made up of four expansive 4 bedroom, 4 bathroom units. With tons of balconies, ideal parking (a private 2-car garage for EACH UNIT), and large floor plans, these units will be the #1 choice for tenants in Mid-City. Every box is checked! At only \$478 per SF (over \$100 less per foot than a few months ago), this is the deal of the century! Based on our current rental activity in Mid-City, we project a cap rate of 5.68%. UNHEARD OF! This property boasts separate meters for all utilities, no rent control, and a 1-year builder's warranty! 4647 Pickford is situated 10 minutes from Culver City and the countless local hotspots and conveniences in the area, including the trendy Helms Bakery District! This neighborhood has rapidly transformed into the hottest rental market in Los Angeles, with several of the most exciting mixed-use developments a short drive from this property: the Culver City Steps (Amazon Studios headquarters), Ivy Station (HBO headquarters), Platform, and the Cumulus development (Whole Foods). Thanks to the huge supply of entertainment, tech and creative jobs in Mid-City, 4647 Pickford will attract high quality professional tenants! Cap rates haven't been this high for several years- now is your time to lock up unheard of good deals! There is no safer investment than Los Angeles new construction multi-family

Facts & Features

- Sold On 02/16/2023
- Original List Price of \$3,350,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$359 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 5.68
- \$244800 Gross Scheduled Income
- \$190360 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Master Bedroom
- Other Interior Features: Balcony, Living Room Balcony

Exterior

- Lot Features: Level with Street, Level, Near Public Transit • Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$44,648
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,803
- Maintenance: \$1,600
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

3:	1	4	4	2	Unfurnished	\$0	\$5,000	\$5,000
4:	1	4	4	2	Unfurnished	\$0	\$5,000	\$5,000

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5071023012

Michael Lembeck

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

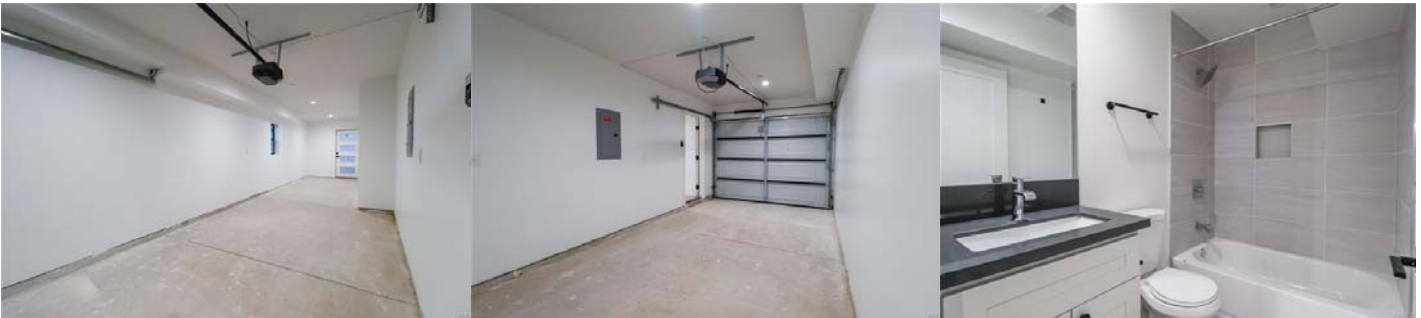
Re/Max Property Connection

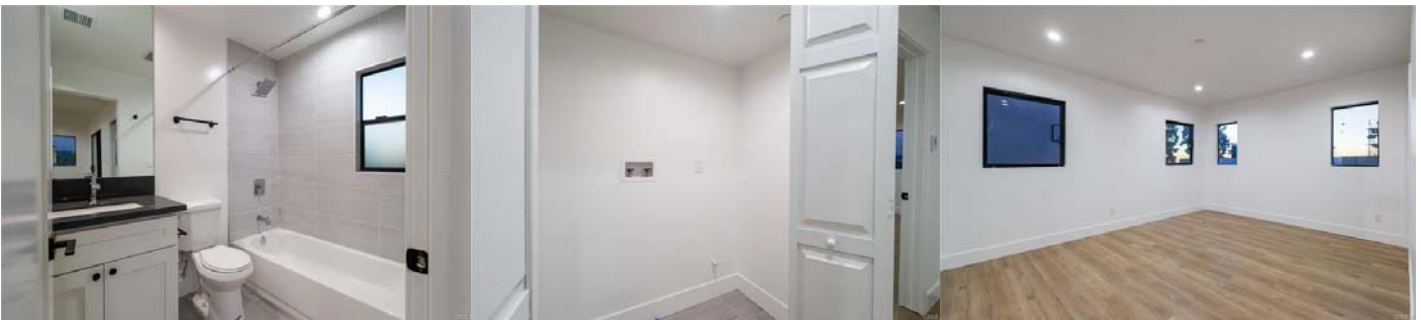
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

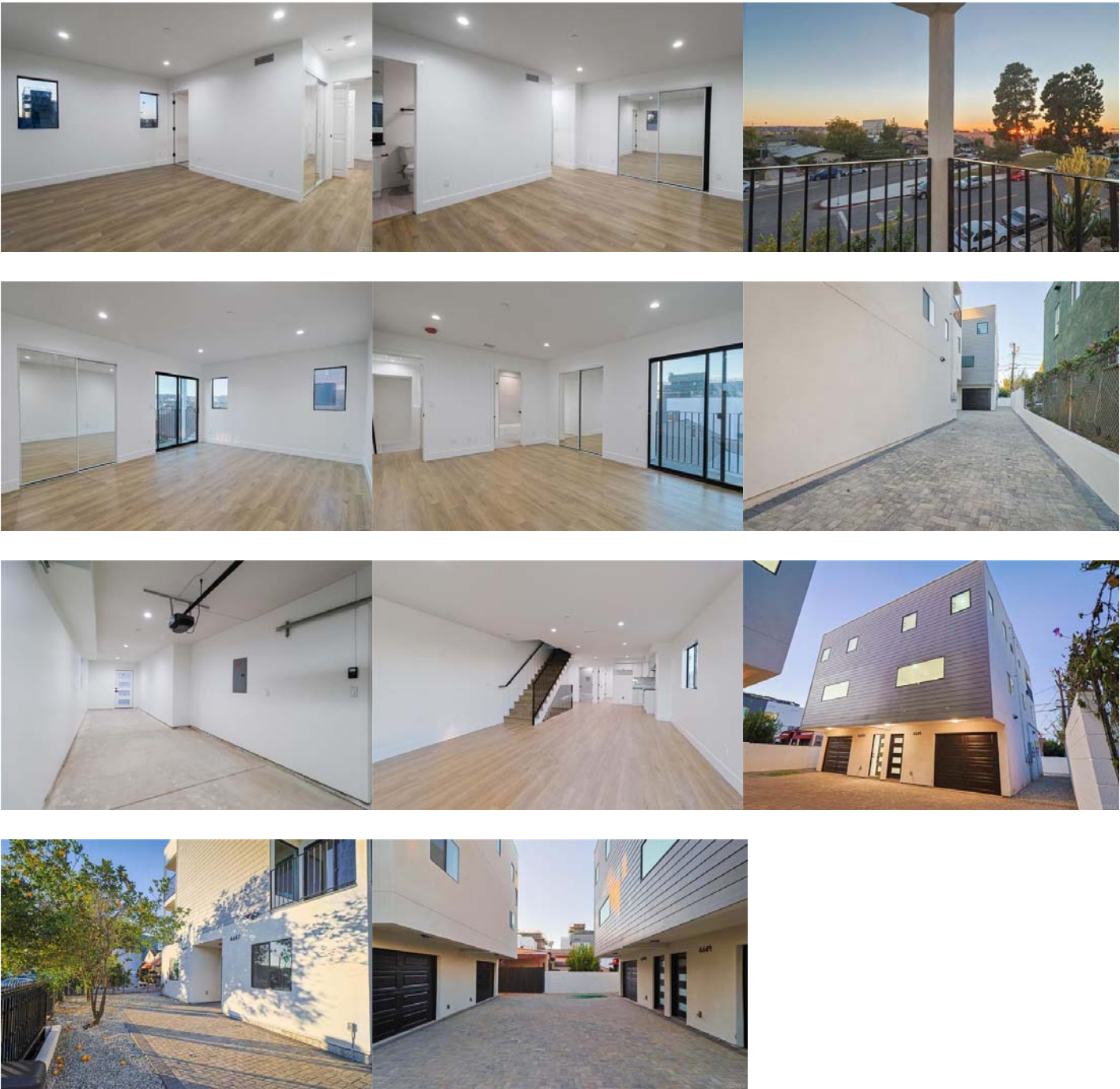
Click arrow to display photos











Closed •

List / Sold:

\$1,095,000/\$1,000,000 ↓

0 days on the market

Listing ID: 23229971

2631 2625 San Marino St • Los Angeles 90006

**4 units • \$273,750/unit • 4,680 sqft • 6,750 sqft lot • \$213.68/sqft •
Built in 1916**

From Hoover Ave., turn West onto san Marino. The property is the second lot on the right.



Huge 300k Price Reduction! Large 4-Unit Income Property (4,680 SF) in Prime Koreatown priced to sell at only \$233/SF with approved RTI plans for 2 Detached ADUs in the back. The property sits on a large 6,750 SF R4-1 Lot TOC Tier 2 which allows you to build 16 units by right and 29 units by TOC. Promising residential income or development opportunity with incredible upside to 9% Cap Rate and 9.1 GRM on the proforma. The property is centrally located next to numerous new developments and just a few blocks south of Wilshire Blvd in proximity to the 110 and 10 freeways, and in a walker paradise (97 walking score). The property is just 1.5 miles West of LA Live, Staples Center, and 2 miles North of the USC campus. This is an opportunity that cannot be missed!

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$1,095,000
- 1 Buildings
- \$97861 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$18,306
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02062910
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,495	\$705	\$2,495
2:	1	2	1		Unfurnished	\$2,495	\$757	\$2,495
3:	1	2	1		Unfurnished	\$2,495	\$782	\$2,495
4:	1	2	1		Unfurnished	\$2,495	\$690	\$2,495
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5077027015

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





Closed • **Quadruplex**

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

2119 S Union Ave • Los Angeles 90007

0 days on the market

4 units • **\$218,750/unit** • **5,028 sqft** • **6,997 sqft lot** • **\$174.03/sqft** •
Built in 1912

Listing ID: SW23013357

Hoover and 22nd



Historical quadruplex in the growing community of University Park. Close to everything, including USC! Potential for student housing, short term rentals, or adding more units for long term rentals with possibilities to take advantage of the Mills Act. Each unit is wonderfully spacious, unique, and comes with one garage with 2 additional parking spaces in front of of each garage. Come see the opportunities in your next investment today.

Facts & Features

- Sold On 02/15/2023
- Original List Price of \$875,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$673 (Estimated)
- Laundry: Washer Hookup
- \$41616 Gross Scheduled Income
- \$37472 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,144
- Electric: \$1,224.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$874	\$874	\$1,900
2:	1	1	1	1	Unfurnished	\$874	\$874	\$1,900
3:	1	1	1	1	Unfurnished	\$520	\$520	\$1,900
4:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5124002010

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SW23013357

Printed: 02/19/2023 6:26:45 AM

Closed •

List / Sold: **\$1,099,000/\$1,099,000**

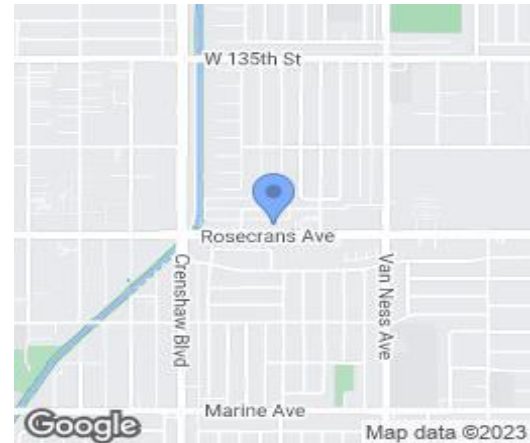
2709 W Rosecrans Ave • Gardena 90249

30 days on the market

**5 units • \$219,800/unit • 4,133 sqft • 6,307 sqft lot • \$265.91/sqft •
Built in 1958**

Listing ID: SR22214598

Crenshaw Blvd. & Rosecrans Ave.



Great Deal Probate Sale 5 unit apartment building looking for some TLC. Central Located. Close to schools, shops, businesses, restaurants, and banks. The location is perfect right in the middle of the 110 and the 405 FWY. Rushing to work on-ramp is only 5 minutes away. Manhattan Beach and Hermosa Beach for a great day in the sun are only 17 minutes away. Last-minute trip? 14 min to LAX. Great transit is available. Heating and Air. Good curb appeal. The front unit is the size of a family house, 3 bedrooms, 2 bathrooms, a kitchen with granite counters, a living room with a fireplace with a Patio that has an enclosed brick wall with security gates. W_D hookups for washer and dryer. Vacant. Then you have a great vacant 2 bedroom and 1 bath, kitchen and living room. There are 3 occupied apartments, 2 of them are section eight, in the process of eviction. The great news is that the biggest units are available!

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$1,099,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 114 - Hollypark area
- Los Angeles County
- Parcel # 4059019022

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

☐ Click arrow to display photos



Closed •

List / Sold:

\$1,125,000/\$1,092,000 ↓

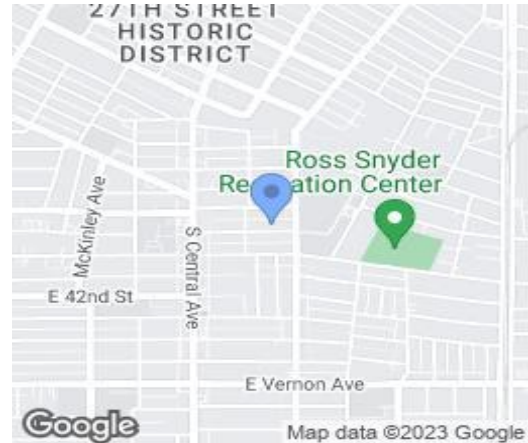
34 days on the market

Listing ID: 22216851

1245 E 40th Pl • Los Angeles 90011

**5 units • \$225,000/unit • 3,177 sqft • 5,802 sqft lot • \$343.72/sqft •
Built in 1958**

For more information please call Zach Rosen at (310) 909-5492



1245 & 1247 E40th Pl is a charming five unit apartment building in the heart of South Los Angeles. The property is comprised of two structures, including a 3 bedroom 1 bath front house and four 2 bedroom 1 bath apartment units. The current owner has upgraded each of the five units to the highest standard by adding hardwood floors to the 2 bedroom units, new kitchen cabinets, counter tops, and recessed lighting. Two of the units offer washer and dryer hookups. Other features include custom stone and tile placements in the kitchens, bathrooms, and breakfast nooks. Three (3) of the units house section 8 tenants, providing extremely reliable rate rental collections. The property is conveniently located just a short drive to the 10 and 110 freeways allowing tenants access to all of the major employment hubs in Los Angeles including the University of Southern California and Downtown Los Angeles nearby . Tenants benefit from a walk score of 76 allowing most errands to be performed by foot.

Facts & Features

- Sold On 02/13/2023
- Original List Price of \$1,150,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Combination
- Laundry: Dryer Included
- Cap Rate: 5.85
- \$67262 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$30,265
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,819	\$1,819	\$2,500
2:	4	2	1		Unfurnished	\$1,640	\$6,560	\$8,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5114032023

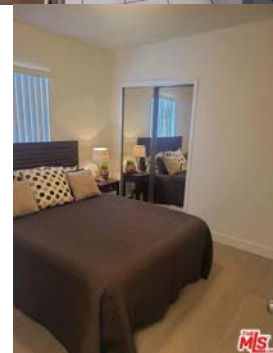
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22216851

Printed: 02/19/2023 6:26:46 AM

Closed •

List / Sold:

\$3,295,000/\$3,220,000 ↓

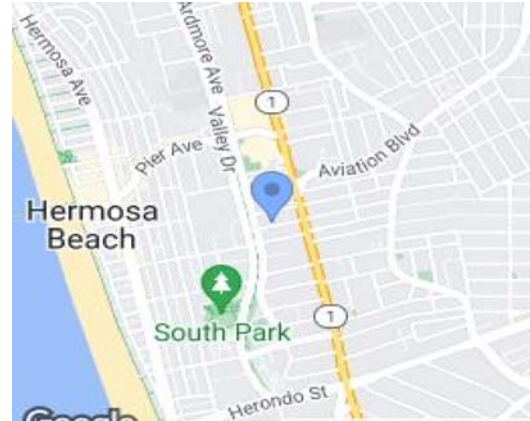
16 days on the market

Listing ID: 22221151

635 8th Pl • Hermosa Beach 90254

**6 units • \$549,167/unit • 4,376 sqft • 7,528 sqft lot • \$735.83/sqft •
Built in 1948**

west of PCH, south of Pier Ave



635-643 8th Pl is the rare opportunity to own a 6-unit multifamily asset on a large 7,520 sq ft lot west of PCH in Hermosa Beach. The property will be delivered with 2 vacant units. Factoring in \$100,000 in renovation costs, the property will operate at a 4% cap rate, with a 5.5% cap rate at market. Tenants have the luxury of an onsite laundry room and garage parking. Individually metered for gas and electric, the landlord has low operating expenses. ADU potential in the garages and/or backyard (buyer/buyer's agent to verify). With a 87 WalkScore, tenants enjoy close proximity to the beach, Hermosa Beach Pier, PCH, recreation facilities, and the Greenbelt.

Facts & Features

- Sold On 02/17/2023
- Original List Price of \$3,295,000
- 2 Buildings
- \$136236 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$62,528
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$3,195	\$0	\$3,195
2:	1	2	1		Unfurnished	\$4,295	\$0	\$4,295
3:	1	1	1		Unfurnished	\$2,500	\$2,500	\$3,195
4:	1	2	1		Unfurnished	\$2,900	\$2,900	\$4,295
5:	1	1	1		Unfurnished	\$2,200	\$2,200	\$3,195
6:	1	1	1		Unfurnished	\$1,900	\$1,900	\$3,195

7:

8:

9:

10:

11:

12:

13:

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 149 - Hermosa Bch Valley area
- Los Angeles County
- Parcel # 4187028021

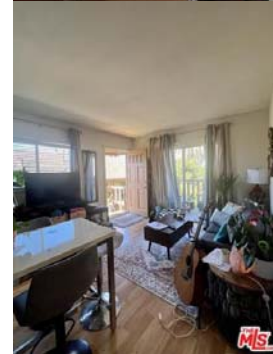
Michael Lembeck

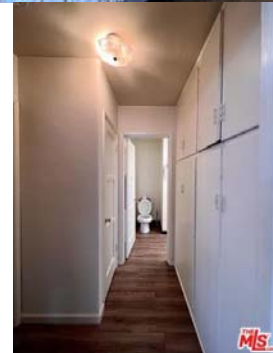
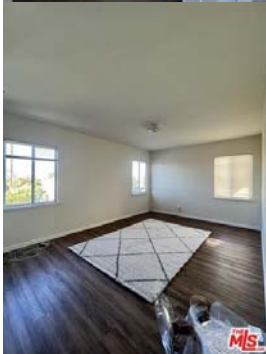
State License #: 01019397
Cell Phone: 714-742-3700

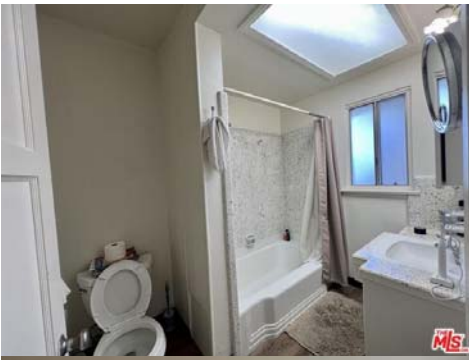
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22221151

Printed: 02/19/2023 6:26:46 AM

Closed •

List / Sold:

\$2,499,000/\$1,800,000 ↓

108 days on the market

Listing ID: OC22191981

1456 Brockton Ave • West Los Angeles 90025

**6 units • \$416,500/unit • 5,242 sqft • 6,571 sqft lot • \$343.38/sqft •
Built in 1960**

Santa Monica and Bundy



LOCATION!! LOCATION!! LOCATION!! What an Investment Opportunity!! This is a beautiful 1960's apartment building with 6 units - Ripe for a Face-Lift or Redevelop Altogether. There are Two - 1 bedroom / 1 bathroom units and Four - 2 bedroom / 1 bathroom units. Some units have small rear yards. There is covered carport parking in the back of the building and each unit gets one parking space. (recently retrofitted). Onsite Laundry room and separate office area with full bathroom. Several storage closets for mgmnt use. 2 units are vacant. The other 4 have month to month tenants. The building is gated with a phone for security access.

Facts & Features

- Sold On 02/17/2023
- Original List Price of \$3,650,000
- 1 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- \$1,012 (Estimated)
- Laundry: Community, Individual Room
- Cap Rate: 3.09
- \$105311 Gross Scheduled Income
- \$72412 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,929
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 250
- Insurance: \$3,172
- Maintenance:
- Workman's Comp:
- Professional Management: 2624
- Water/Sewer: \$9,981
- Other Expense: \$419
- Other Expense Description: postage

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,370	\$1,370	\$1,135
2:	2	2	1	0	Unfurnished	\$1,126	\$1,126	\$891
3:	3	1	1		Unfurnished	\$1,800	\$1,800	\$1,565
4:	4	1	1		Unfurnished	\$1,900	\$1,900	\$1,665
5:	5	2	1		Unfurnished	\$2,500	\$2,500	\$2,265
6:	6	2	1		Unfurnished	\$2,275	\$2,275	\$2,040

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 0
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4263031023

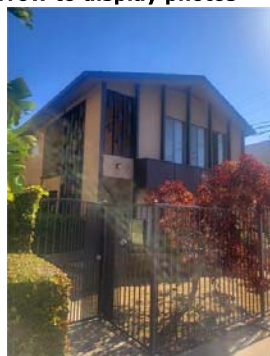
Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos







Closed •

List / Sold:

\$2,999,900/\$2,600,000 ↓

4 days on the market

Listing ID: RS22196928

2516 Mathews Ave • Redondo Beach 90278

8 units • \$374,988/unit • 5,932 sqft • 9,909 sqft lot • \$438.30/sqft • Built in 1959

West of Artesia Blvd South of Inglewood Ave



The subject property consists of 4 2bedroom 1 bath and 4 1bedroom 1bath apartments total of 8 units. The building and separately metered for electric and gas. Plenty of parking each unit has its own garage.

Facts & Features

- Sold On 02/13/2023
- Original List Price of \$2,999,900
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$2,882 (Estimated)
- Laundry: Individual Room
- \$149828 Gross Scheduled Income
- \$132428 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,680
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01207404
- Gardener:
- Licenses:
- Insurance: \$4,500
- Maintenance:
- Workman's Comp:
- Professional Management: 4480
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,540	\$1,540	\$1,800
2:	1	1	1	1	Unfurnished	\$1,540	\$1,540	\$1,800
3:	1	1	1	1	Unfurnished	\$1,595	\$1,595	\$1,800
4:	1	1	1	1	Unfurnished	\$0	\$0	\$1,800
5:	1	2	1	1	Unfurnished	\$1,645	\$1,645	\$2,000
6:	1	2	1	1	Unfurnished	\$1,835	\$1,835	\$2,000
7:	1	2	1	1	Unfurnished	\$1,835	\$1,835	\$2,000
8:	1	2	1	1	Unfurnished	\$1,795	\$1,795	\$2,000

Of Units With:

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

Additional Information

- Standard sale

- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4153020003

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

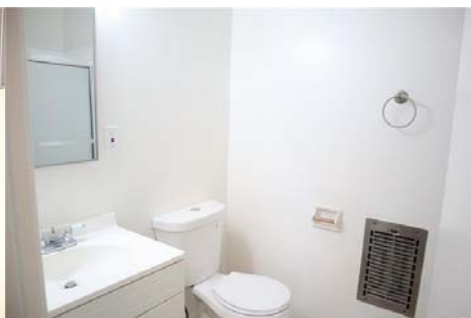
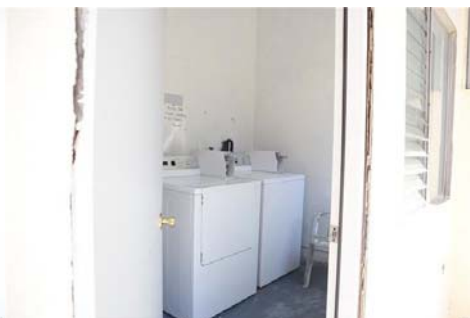
Re/Max Property Connection

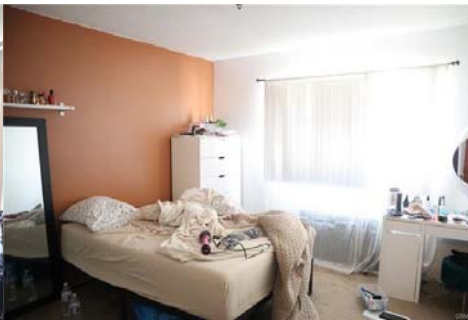
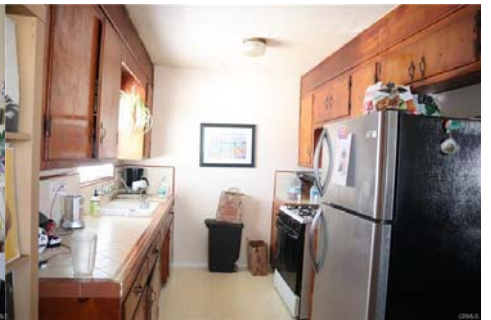
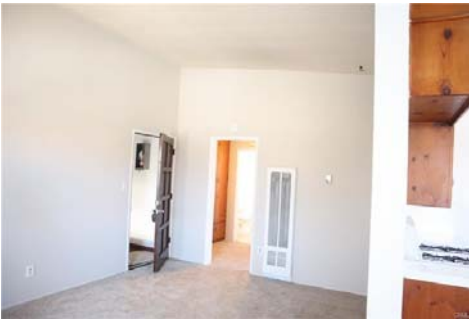
State License #: 01891031

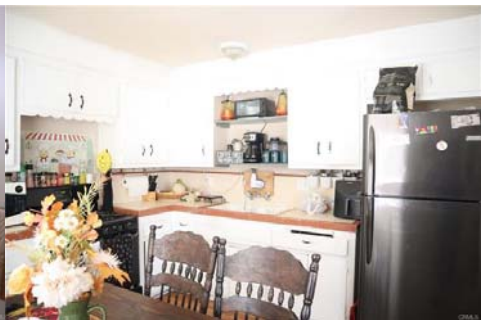
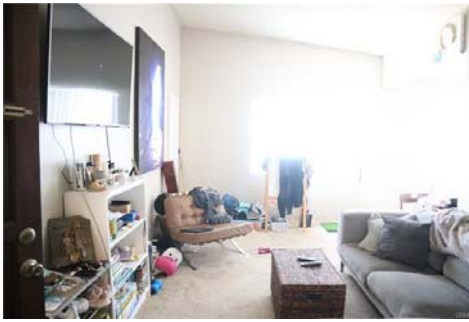
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$4,750,000/\$4,500,000 ↓

127 days on the market

Listing ID: 22186597

1826 12th St • Manhattan Beach 90266

**10 units • \$475,000/unit • 6,384 sqft • 8,150 sqft lot • \$704.89/sqft •
Built in 1957**

Manhattan Beach & Aviation



We are pleased to present this 10 unit multifamily offering located at 1826-1828 12th St, Manhattan Beach, CA 90266. This is a very rare opportunity to acquire a 5+ unit apartment building in Manhattan Beach, in a city where only 3 such properties have sold in the last 3 years. This 10 unit offering is comprised of two mirror-image buildings on one parcel, and it sits on a large 0.19 acre double-lot. The total building size is 6,384 square feet which is split equally into (10) 2 bed / 1 bath units. The property offers 10 total parking spaces, one for each unit, as well as multiple storage spaces for the tenants to use. Also, the utility expense is kept low with drought-tolerant landscaping and separate meters for both gas and electric. Most of the units have been remodeled with new tile bathroom, new vinyl and energy efficient double pane windows, bedrooms equipped with sliding door built-in closet, kitchens equipped with brand new refrigerator, dishwasher, microwave, and stove, and new energy savings LG heating and air condition units. Each unit has 3 HVAC units - one in each bedroom and another in the living room. Also, there is a communal laundry room on the property for the tenants to use. Currently, the property is bringing in \$24,183 in monthly rents (\$2,418 per unit average), which is an estimated 20% below market potential for these 2 bed units. Furthermore, one of the units will be delivered vacant at the close of escrow, allowing the buyer to enjoy immediate upside and top of the market rents. Also, a savvy buyer would look into adding units to this property through the ADU ordinance which would add a lot more value to the property. The sellers have an assumable loan with Chase Bank which is better than you can get in today's loan market. The loan balance is approximately \$2,650,000, and it comes with a 4.10% interest rate. This interest rate is fixed until January 2027, giving the buyer another 4 years until the interest rate adjusts. The buyer will be responsible to pay Chase Bank their 1.0% assumption fee (about \$26,500). Manhattan Beach is home to high profile residences, several parks, boutiques, brunch cafes, pubs, and upscale eateries centered around the Downtown District. The true beach town is consistently ranked one of the most expensive zip codes in the US and best school districts in LA county. Manhattan Beach is one of the three Beach Cities that make up the South Bay. Situated conveniently close to LAX, Manhattan Beach is a popular attraction for a beach lover thanks to the ultra-smooth sand volleyball nets and picture perfect water that offers breathtaking views and just the right amount of waves to make it a hot spot for surfing. Downtown Manhattan Beach is the bustling center of the city, loaded with high-end boutiques, retailers, and many popular casual and fine-dining restaurants. The Manhattan Beach Pier is a 928-foot pier that houses the free Roundhouse Aquarium located at the end of Manhattan Beach Boulevard. The South Bay Bicycle Trail and a pedestrian only walkway run through the beach providing users with an intimate glimpse at some of L.A.'s most expensive beach side homes, parallel views of the Pacific Ocean, and a scenic view of the Palos Verdes Peninsula to the South.

Facts & Features

- Sold On 02/17/2023
- Original List Price of \$5,700,000
- 2 Buildings
- Cap Rate: 4.14
- \$196753 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$90,139
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	2	1		Unfurnished	\$2,418	\$24,183	\$28,950
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
- 146 - Manhattan Bch Heights/Lib Vlg area
- Los Angeles County
- Parcel # 4165024026

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22186597

Printed: 02/19/2023 6:26:50 AM

Closed •

List / Sold:

\$2,750,000/\$2,450,000 ↓

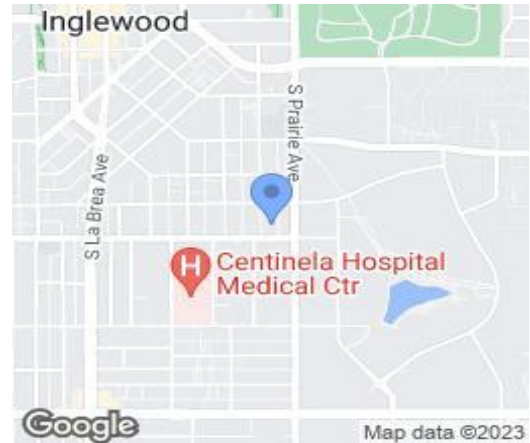
24 days on the market

Listing ID: 22215985

820 S Osage Ave • Inglewood 90301

12 units • **\$229,167/unit** • **6,903 sqft** • **14,629 sqft lot** • **\$354.92/sqft** •
Built in 1941

West of Prairie, north of Century.



Great investment opportunity in Inglewood. These 12 units are just 1 1/2 blocks from SOFI Stadium. The property sits on a large 14,629 square-foot lot. It consists of 8 individual 1 bedroom, 1 bathroom units and the rear structure has 2 1+1 units and 2 studio units. All of the 10 1+1 units have laundry hookups. There are 9 garages. 2 units will be delivered vacant. This is a great property with lots of upside and a great lot for development as it is zoned R-3. Each unit has its own gas and electric meters.

Facts & Features

- Sold On 02/15/2023
- Original List Price of \$2,750,000
- 3 Buildings
- 9 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 4.58
- \$125944 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$53,976
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527499
- 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:	10	1	1		Unfurnished	\$1,387	\$15,496	\$1,750
2:	2	0	1		Unfurnished	\$913	\$1,826	\$1,350
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
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4024007031

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$10,350,000/\$10,200,000 ↓

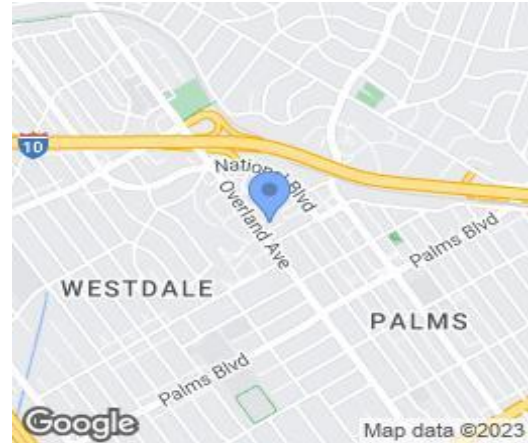
31 days on the market

Listing ID: 22218541

3252 Overland Ave • Los Angeles 90034

**32 units • \$323,438/unit • 25,971 sqft • 23,309 sqft lot • \$392.75/sqft •
Built in 1964**

Overland just north of Rose



We are proud to present for sale a generational opportunity to acquire 32 units at 3252 Overland Avenue. Ideally located in the heart of LA's vibrant Westside, this pride of ownership property is available to be purchased for the first time in decades. Ownership has made significant capital improvements to many aspects of the building which make this an ideal value-add opportunity requiring little of the new owner outside of unit renovations. The property features an ideal unit mix consisting of (3) studios, (17) 1+1, (4) 1+1+den, (2) 2+1, and (6) 2+2. Each of these floor plans are large and flooded with natural light. This mid-century gem has a one-of-a kind facade and features a beautiful courtyard area complete with a sparkling pool. Select units have been finished with laminate wood flooring, upgraded cabinetry, and granite countertops. The building offers its residents a secure intercom entry, air conditioned units, balconies, an on-site laundry room, and ample secure parking. Ownership has completed all seismic soft story parking retrofit work. Within walking distance of high-end dining, nightlife, and an abundance of recreational activities, this rare offering presents an astute investor with the unique opportunity to capitalize on higher market rents and to acquire a prestigious turnkey asset in one of the best rental locations in all of Los Angeles.

Facts & Features

- Sold On 02/14/2023
- Original List Price of \$10,850,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 4.39
- \$454029 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$261,739
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	2		Unfurnished	\$2,157	\$12,944	\$19,200
2:	2	2	1		Unfurnished	\$2,350	\$4,699	\$6,000
3:	4	2	1		Unfurnished	\$1,700	\$6,801	\$10,000
4:	17	1	1		Unfurnished	\$1,761	\$29,938	\$38,250
5:	3	0	1		Unfurnished	\$1,314	\$3,942	\$5,400
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
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4314025040

Michael Lembeck

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

Re/Max Property Connection

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

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