

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	P1-7551	S	841 E	43rd PL	LA		STD	2	\$19,440		\$795,000↓	\$467.65	1700	1926/ASR	4,569/0.1	N	1	02/18/22	42/42
2	PW22004960	S	247 W	Sepulveda ST	SP	189	PRO	2	\$0		\$580,000	\$414.29	1400	1927/ASR	5,012/0.1151	N	0	02/17/22	3/3
3	DW22003929	S	1424 W	Anaheim ST	WILM	195	STD	2	\$0		\$625,000↑	\$520.83	1200	1941/ASR	5,031/0.1155	N	0	02/17/22	5/5
4	MB21114965	S	426	San Pasqual DR	ALH	601	STD	2	\$0		\$920,000↓	\$640.67	1436	1952/ASR	4,262/0.0978	N	2	02/16/22	228/228
5	OC21269763	S	1721	Peyton AVE	BBK	610	STD	2	\$60,000		\$1,150,000↑	\$1,150.00	1000	1941/ASR	4,862/0.1116	N	2	02/16/22	14/14
6	DW21259864	S	4414	Bannister AVE	ELM	619	STD	2	\$58,800		\$1,220,000↑	\$306.92	3975	1957/ASR	21,957/0.5041	N	5	02/16/22	10/10
7	SB21270620	S	4207	Rio Hondo AVE	RSMD	651	PRO	2	\$0		\$1,225,000↑	\$492.56	2487	1938/PUB	11,526/0.2646	N	2	02/18/22	9/9
8	22116777	S	2358	Scott AVE	LA	671	STD	2			\$1,086,400↓	\$703.63	1544	1922	3,490/0.08	N	0	02/14/22	8/146
9	CV21269715	S	5817	Friends AVE	WH	678	STD	2	\$0		\$1,150,000↑	\$164.26	7001	1923/ASR	7,001/0.1607	N	2	02/16/22	16/16
10	CV21161387	S	9807	Wilmington AVE	LA	699	STD	2	\$23,400		\$430,000↓	\$551.28	780	1921/ASR	2,929/0.0672	N	0	02/15/22	147/147
11	OC21255276	S	1603	60th PL	LA	699	STD	2	\$4,200		\$665,000↑	\$532.85	1248	1923/PUB	4,152/0.0953	N	1	02/14/22	8/8
12	MB22000351	S	323 E	35th ST	LA	699	STD	2	\$0		\$835,000↑	\$392.57	2127	1902/PUB	5,001/0.1148	N	0	02/14/22	5/5
13	RS21222785	S	2032 S	Palm Grove AVE	LA	699	STD	2	\$26,400		\$846,000↓	\$402.47	2102	1923/PUB	5,799/0.1331	N	2	02/18/22	4/4
14	22127965	S	2049	GLENCOE WAY	LA	C03	STD	2			\$1,525,000↑	\$509.69	2992	1925	3,889/0.08	N		02/15/22	0/0
15	21771418	S	6113	Cashio ST	LA	C09	STD	2			\$1,900,000↓	\$645.60	2943	1929	6,001/0.13	N		02/15/22	132/253
16	21704808	S	1630	Electric AVE	VEN	C11	STD	2			\$1,650,000↓	\$1,070.73	1541	1955	3,875/0.08	N		02/16/22	306/306
17	21109071	S	2248 W	28Th ST	LA	C16	STD	2			\$1,100,000↓	\$422.75	2602	1907	4,292/0.09	N		02/14/22	37/37
18	P1-7763	S	158 N	Edgemont ST	LA	C17	STD,TRUS	2	\$32,400		\$840,000↓	\$397.73	2112	1936/ASR	5,100/0.11	N	2	02/17/22	43/226
19	AR22003485	S	1216 S	Orange DR	LA	C19	TRUS	2	\$0		\$1,625,000↑	\$632.79	2568	1925/ASR	8,990/0.2064	N	2	02/14/22	14/14
20	21112618	S	4070	MADISON AVE	CULV	C28	STD	2			\$2,160,000↑	\$747.92	2888	1936	6,750/0.15	N	4	02/16/22	12/12
21	DW21221716	S	6429 W	86th PL	WS	C29	STD	2	\$55,800		\$1,187,500↓	\$736.66	1612	1945/PUB	6,322/0.1451	N	1	02/16/22	104/104
22	21785670	S	6509 W	86Th PL	LA	C29	STD	2			\$1,732,550↓	\$574.45	3016	1945	6,149/0.14	N		02/17/22	103/103
23	PW21043751	S	1132 E	53rd ST	LA	C34	STD	2	\$2,400		\$500,000↓		1	1907/ASR	5,118/0.1175	N	0	02/18/22	274/390
24	IV21165526	S	152 W	79th ST	LA	C34	STD	2	\$50,400	7	\$550,000↓	\$307.95	1786	1939/ASR	6,943/0.1594	N	2	02/14/22	144/144
25	PW21249199	S	923 E	83rd ST	LA	C34	STD	2	\$54,480		\$595,000↓	\$277.39	2145	1930/ASR	5,100/0.1171	N	0	02/16/22	50/50
26	SR21159012	S	2137 W	73rd ST	LA	C34	STD	2	\$27,732		\$635,000↓	\$402.41	1578	1928/ASR	6,700/0.1538	N	2	02/18/22	147/147
27	MB21195319	S	914	Hendricks AVE	ELA	ELA	STD,TRUS	2	\$20,952		\$650,000↓	\$348.53	1865	1941/ASR	5,478/0.1258	N	2	02/18/22	122/122
28	MB21247380	S	4615	Fisher ST	ELA	ELA	STD	2	\$0		\$657,000↑	\$359.41	1828	1937/ASR	5,090/0.1169	N	0	02/17/22	7/7
29	RS22006994	S	514 N	Mcdonnell AVE	ELA	ELA	PRO	2	\$21,600		\$757,000↑	\$382.32	1980	1924/ASR	5,546/0.1273	N	2	02/15/22	13/13
30	SR21199305	S	17326	Kingsbury ST	GH	GH	STD	2	\$49,956		\$1,199,500	\$446.41	2687	1963/ASR	16,249/0.373	N	4	02/18/22	106/106
31	22120627	S	1075 S	Rimpau BLVD	LA	HPK	STD	2			\$1,520,000↓	\$713.62	2130	1923	6,776/0.15	N	2	02/14/22	2/2
32	BB22010363	S	45123	Trevor	LNCR	LAC	STD	2	\$36,600		\$500,000↓	\$234.41	2133	1955/ASR	14,245/0.327	N	0	02/15/22	22/22
33	PW22009444	S	17634	Coke AVE	BF	RF	STD,TRUS	2	\$50,000		\$930,000↑	\$451.02	2062	1930/ASR	7,459/0.1712	N	2	02/18/22	5/5
34	RS21228494	S	2753	Live Oak ST	WP	T5	STD	2	\$0		\$699,000	\$387.04	1806	1924/ASR	5,965/0.1369	N	2	02/16/22	93/93
35	DW21252882	S	2806	Cudahy ST	WP	T5	STD	2	\$68,400		\$1,000,000↑	\$344.83	2900	2021/SLR	2,750/0.0631	N	1	02/15/22	51/221
36	BB21253843	S	22002	Ybarra RD	WHLL	WHLL	STD	2	\$51,600	3	\$1,150,000	\$430.23	2673	1964/ASR	5,011/0.115	N	2	02/14/22	53/53
37	PW21261862	S	11441	Lambert AVE	ELM	619	STD,TRUS	3	\$39,600		\$875,000↓	\$334.22	2618	1962/ASR	9,412/0.2161	N	4	02/15/22	14/14
38	AR21241306	S	631 S	Orange AVE	MP	641	STD	3	\$0		\$1,800,000	\$369.23	4875	1970/ASR	10,128/0.2325	N	6	02/16/22	76/76
39	22116491	S	2370	SILVER LAKE BLVD	LA	671	STD	3			\$1,408,300↑	\$1,055.70	1334	1922	5,499/0.12	N	0	02/15/22	15/15
40	DW21263684	S	161 W	Avenue 28	LHTS	677	STD	3	\$25,392		\$970,000↑	\$276.35	3510	1964/ASR	4,948/0.1136	N	0	02/16/22	14/14
41	21760514	S	1257 N	Vista ST	WHO	C10	STD	3			\$1,300,000↓	\$504.27	2578	1923	6,769/0.15	N		02/16/22	91/91
42	RS21212748	S	4035 W	22nd PL	LA	C16	STD	3	\$49,620		\$851,000↓	\$277.11	3071	1925/ASR	6,002/0.1378	N	0	02/15/22	69/69
43	21111155	S	107 N	KINGS RD	LA	C19	STD	3			\$2,365,026↑	\$517.28	4572	1937	6,750/0.15	N		02/17/22	25/25
44	21787590	S	821 N	Harvard BLVD	LA	C20	STD	3			\$1,499,500↓	\$575.40	2606	1920	7,715/0.17	N		02/18/22	78/78
45	22117843	S	8828	CANBY AVE	NR	NR	STD	3			\$1,200,000↑	\$550.46	2180	1950	7,499/0.17	N		02/16/22	7/7
46	PV21144464	S	456 W	14th ST	SP	185	STD	4	\$96,180		\$1,300,000↓	\$418.81	3104	1906/ASR	4,801/0.1102	N	0	02/16/22	122/359
47	PV21176651	S	728	KING AVE	WILM	196	STD	4	\$40,200		\$805,000↓	\$346.24	2325	1946/ASR	244,284,480/5608	N	0	02/18/22	160/160
48	22116951	S	6910 N	FIGUEROA ST	LA	632	STD	4			\$1,005,000↑	\$449.87	2234	1928	6,135/0.14	N	4	02/16/22	14/14
49	PW21197562	S	14036 3/4	Glengyle ST	WH	670	TRUS	4	\$40,800		\$1,930,000↓	\$435.08	4436	1961/SLR	43,400/0.9963	N	2	02/18/22	45/45
50	SR21240865	S	3027	Garnet ST	LA	BOYH	STD	4	\$24,000		\$665,000↑	\$253.53	2623	1917/ASR	7,184/0.1649	N	0	02/16/22	37/37
51	22121867	S	1406 N	FORMOSA AVE	LA	C20	STD	4			\$1,800,000↑	\$463.68	3882	1922	7,878/0.18	N	4	02/15/22	3/3
52	21756622	S	8517	Pershing DR	PDLR	C31	STD	4			\$2,415,000↑	\$697.17	3464	1954	5,000/0.11	N		02/18/22	199/707
53	19487788	S	1014 W	18TH ST	LA	C42	STD	4			\$1,450,000↑	\$470.17	3084	1903	20,267/0.4653	N		02/15/22	146/215
54	221006302	S	945	Record AVE	LA	ELA	PRO,STD	4			\$1,100,000↓			1962/ASR	5,546/0.12	N	0	02/14/22	66/66
55	PW21260271	S	2500	Hill ST	HNPk	T5	STD	4	\$56,700		\$877,500↑	\$406.25	2160	1930/PUB	6,559/0.1506	N	0	02/18/22	11/11
56	22120451	S	12355	RIVERSIDE DR	VVL	VVL	STD	4			\$1,550,000↑	\$521.89	2970	1954	6,245/0.14	N		02/14/22	8/8
57	RS21233418	S	4446	Santa Ana ST	CUD	T5	STD	5	\$91,800		\$1,400,000↓	\$326.64	4286	1926/ASR	19,765/0.4537	N	4	02/17/22	26/224
58	22127651	S	1901	RINDGE LN	REDO	152	STD	6			\$2,750,000	\$568.30	4839	1962	7,502/0.1722	N		02/14/22	0/0
59	AR22005967	S	1120	College View DR	MP	641	STD	6	\$0		\$1,751,688↓	\$329.57	5315	1960/ASR	8,214/0.1886	N	0	02/15/22	23/23
60	21756650	S	8521	Pershing DR	PDLR	C31	STD	6			\$2,310,000↑	\$573.77	4026	1953	5,000/0.11	N		02/18/22	199/704
61	21756644	S	8527	Pershing DR	PDLR	C31	STD	6			\$2,310,000↑	\$573.77	4026	1953	5,001/0.11	N		02/18/22	199/705
62	20626742	S	316	Columbia AVE	LA	C42	STD	6			\$1,000,000↓	\$293.34	3409	1953	7,084/0.16	N			

	Listing_ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grq_Spcs	Date	DOM/CDOM
71	EV21079469	S	118 N Park View ST	LA	C42	STD	16	\$304,156	6	\$3,725,000 	\$266.07	14000	1928/PUB	8,001/0.1837	N	3	02/15/22	258/471
72	21106701	S	6700 Franklin PL	LA	C20	STD	42			\$17,072,000 	\$417.65	40876	1988	16,015/0.36			02/15/22	57/57

Closed • Duplex

841 E 43rd Pl • Los Angeles 90011

2 units • \$399,500/unit • 1,700 sqft • 4,569 sqft lot • \$467.65/sqft •

Built in 1926

List / Sold: **\$799,000/\$795,000** ↓

42 days on the market

Listing ID: P1-7551

Coming from Downtown LA on the 110 So. Exit Vernon Avenue and make a left. Proceed on Vernon and make a left turn onto McKinley Avenue. Property is on the corner of 43rd Place and McKinley Avenue



First time on the market since 1946, these AMAZING Craftsman Bungalow homes (detached) are in the "Historic South LA District" which comprises two homes on the same lot. Rear unit has its own separate address - 4317 McKinley Ave. This property has retained its original character and has over \$200,000 in upgrades. The 10' Ficus trees and wrought iron gates adorn the property that provides complete privacy. Once inside the front gates one enjoys the amazing, landscaped grounds featuring an abundance plants and statues. The front home was built in 1914 and has two bedrooms with one full bath and provides just over 1,000 square feet of living space (taped). The oversize front door opens into an open floor plan with natural light that showcases the spectacular custom cherry flooring throughout! The front bedroom with carpet has access through amazing French doors to the front yard area. The kitchen has been updated with custom cabinetry and features a custom wood island with a swan base. All vintage door frames, porch ceiling and moldings have been magnificently refinished. The rear Craftsman was built in 1926 and title shows a two-bedroom, one full bathroom. A wall was removed to provide more living/entertainment space. The home now shows as a one bedroom, one bath, kitchen, living room and dining area with 757 square feet of living space (taped). Amenities include a California basement, copper plumbing, upgraded electrical panel and much more (list to be provided)! There is a one car garage AND carport (tandem parking) for two additional cars. This property exceeds all expectations! This exquisite treasure is a rare piece of Los Angeles and is only 17 minutes from Downtown and 13 minutes from USC, Arts District with easy freeway access.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 2 Total carport spaces
- Heating: Floor Furnace, Wall Furnace
- Laundry: Outside
- \$19440 Gross Scheduled Income
- \$18840 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Basement, Bonus Room, Kitchen, Living Room, See Remarks, Utility Room
- Floor: Carpet, Vinyl, Wood
- Appliances: Gas Water Heater, Refrigerator
- Other Interior Features: Copper Plumbing Partial, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Corner Lot, Front Yard, Sprinklers In Front, Sprinklers Manual, Sprinklers On Side, Yard
- Security Features: Carbon Monoxide Detector(s), Security System, Smoke Detector(s), Window Bars
- Fencing: Chain Link, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,800
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$84
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$150
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1	Unfurnished	\$0	\$1,620	\$0
2:		1	1		Unfurnished	\$1,620	\$1,620	
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- Los Angeles County
 - Parcel # 5115009028

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Duplex**

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

247 W Sepulveda St • San Pedro 90731

3 days on the market

2 units • **\$290,000/unit** • **1,400 sqft** • **5,012 sqft lot** • **\$414.29/sqft** •

Listing ID: PW22004960

Built in 1927

North of Harbor Blvd and East of the 110 Fwy



Investor's dream!! Two in a lot in the beautiful City of San Pedro. These units are a fixer and will be perfect for an investor. Front unit has been converted into a 3 small bedrooms 1 bath; Back unit has 2 bedrooms 1 bath. It has a lot of potential.

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$580,000
- 2 Buildings
- 0 Total parking spaces
- \$227 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Sewer Assessments

Annual Expenses

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

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Probate Listing sale
- Rent Controlled

- 189 - Barton Hill area
- Los Angeles County
- Parcel # 7449019004

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW22004960

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Closed •

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

1424 W Anaheim St • Wilmington 90744

5 days on the market

2 units • \$312,500/unit • 1,200 sqft • 5,031 sqft lot • \$520.83/sqft •

Listing ID: DW22003929

Built in 1941

Exit 110 Freeway South on Anaheim St.



Beautifully-remodeled duplex in the city of Wilmington right off Anaheim and the 110 Freeway. Very convenient location close to all transportation and major freeway. Units share a larger yard with nice trees for privacy. Lots of upgrades. Ready to move in. "Upgraded electrical panel and windows, with permits."

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$569,900
- 1 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$369 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Appliances: Built-In Range, Dishwasher

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078798
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7412017006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW22003929

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Closed •

List / Sold: **\$899,999/\$920,000** ↓

426 San Pasqual Dr • Alhambra 91801

228 days on the market

**2 units • \$450,000/unit • 1,436 sqft • 4,262 sqft lot • \$640.67/sqft •
Built in 1952**

Listing ID: MB21114965

1 N Mission, 4 E of Garfield Ave



Great opportunity for owner occupied buyers and investors to purchase this charming two houses on a lot in a great Alhambra neighborhood near Alhambra Golf Course and Almansor Park. One story front house (426 San Pasqual) with large living room, 1 bedroom, 1 upgraded bathroom and a large kitchen. The back house (428 San Pasqual) is built above the two car garage and storage room and has a relaxing balcony, bright living room with recessed lighting, 2 bedrooms and 1 bath, and a cozy kitchen. There is a separate laundry room next to the garage and a small basement. Each house has it's own water heater, central air conditioning and heating units. The property is fenced and gated for added privacy. Buyer and buyer's agent to verify with the city and county the property square footage, lot size, room count, number of bedrooms and baths and not rely on the listing agent or seller's provided information.

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$999,999
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room, Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01908329
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5345013012

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: MB21114965

Printed: 02/20/2022 3:01:14 PM

Closed • Duplex

List / Sold:

\$1,070,000/\$1,150,000 ⬆

14 days on the market

1721 Peyton Ave • Burbank 91504

**2 units • \$535,000/unit • 1,000 sqft • 4,862 sqft lot • \$1150.00/sqft •
Built in 1941**

Listing ID: OC21269763

Exit I-5 at Burbank Blvd. Left on N San Fernando Blvd. Right on Grismer. Left on Peyton. Home on Right.



Don't miss this great investment in the heart of Burbank! TWO renovated units, TWO separate addresses and NO rent control. The large garage in the back is a great ADU opportunity and could be converted into a 3rd unit! Both units completely renovated in 2019 and central air conditioning added to each. Each unit has its own interior laundry, private front and back yards, and volumes of convenient parking. This property is being sold with month-to-month tenants in place.

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$1,070,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$187 (Estimated)
- Laundry: Individual Room, Inside
- \$60000 Gross Scheduled Income
- \$57000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room, Main Floor Bedroom
- Floor: Wood
- Appliances: Gas Cooktop, Gas Water Heater, Microwave
- Other Interior Features: Open Floorplan, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Sprinklers In Rear
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Privacy, Stucco Wall, Wood
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Lighting

Annual Expenses

- Total Operating Expense: \$1,350
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01299519
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$450
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,495	\$2,495	\$2,550
2:	1	1	1	1	Unfurnished	\$2,500	\$2,500	\$2,550

Of Units With:

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

Additional Information

- Standard sale
- 610 - Burbank area
- Los Angeles County
- Parcel # 2468015004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: OC21269763

Printed: 02/20/2022 3:01:14 PM

Closed • Duplex

4414 Bannister Ave • El Monte 91732

2 units • \$600,000/unit • **3,975 sqft** • **21,957 sqft lot** • **\$306.92/sqft** •
Built in 1957

Ramona Blvd at Maxson Rd.

List / Sold:

\$1,200,000/\$1,220,000 ↑

10 days on the market

Listing ID: DW21259864



4414-4420 Bannister Ave.. WOW! Check out this fantastic opportunity to own a huge multi unit horse property that has been well loved in a great area of El Monte! This property is centrally located, and has very easy access to the highway for future commuting. This HUGE property features two houses that have their own separate driveways, garages, and yards. NO common walls. Both are very private. Front house is a 3 bedroom, and 1 bathroom house with 2 car attached garage that is in need of some TLC, but has great potential. Front space for sitting, and it has a big side gated private yard. The back house has lots of space for a large family, plenty of natural sky light in the kitchen, and bottom master. The home was rebuilt in the late 90's from a 1,300 sqft house to a 2,700 sqft house, and was also recently updated in 2016 with a new HVAC system, roof, flooring, and new carpet was installed throughout the house in 2020. Double master house, with one private room with full en-suite in the single top room. 4420 has a formal dinning area, PLUS on the other side of the large living room area is another den or office space that is available for use. This property is TRULY A MUST see, and one of a kind.. Don't miss out on your opportunity to take pride of ownership. Call ME today to see it!

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two, Multi/Split
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$971 (Estimated)
- Laundry: Inside
- \$58800 Gross Scheduled Income
- \$54750 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Attic, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Multi-Level Bedroom, Two Masters, Walk-In Pantry
- Floor: Carpet, Laminate, Tile
- Appliances: Double Oven, Gas Range
- Other Interior Features: In-Law Floorplan, Ceiling Fan(s), Recessed Lighting, Storage

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Horse Property, Lawn, Lot 20000-39999 Sqft, Sprinkler System, Yard
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,050
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01473815
- Gardener:
- Licenses: 100

- Insurance: \$1,000
- Maintenance: \$100
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$2,200	\$2,200	\$2,500
2:	1	5	4	3	Unfurnished	\$3,700	\$3,700	\$3,800

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
- 619 - El Monte area
- Los Angeles County
- Parcel # 8545025015

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

4207 Rio Hondo Ave • Rosemead 91770

2 units • \$600,000/unit • 2,487 sqft • 11,526 sqft lot • \$492.56/sqft • Built in 1938

cross streets valley blvd and temple city blvd

List / Sold:

\$1,200,000/\$1,225,000 ↑

9 days on the market

Listing ID: SB21270620



HUGE LOT 11526 sq ft to be exact!!! Location Location Location. This property has so much potential for a generational home or great investment. Close to shopping centers, restaurants, metro, and parks. This property is a must see.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$775 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: None

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: 01878029
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

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

Additional Information

- Probate Listing sale

- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 8592010054

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB21270620

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Closed •

List / Sold:

\$1,089,000/\$1,086,400 ↓

8 days on the market

Listing ID: 22116777

2358 Scott Ave • Los Angeles 90026

2 units • \$544,500/unit • 1,544 sqft • 3,490 sqft lot • \$703.63/sqft • Built in 1922

Sunset to Coronado St. North on Coronado. Right on Scott. Property on Right.



Prime North of Sunset, Silver Lake area Duplex. Both units feature two bedrooms and one bath. Front unit features hardwood floors, updated kitchen with tile floors and newer cabinets. Newer wall unit AC. Rear unit features newer laminate floors, updated kitchen with quartz countertops and stainless steel refrigerator. Both units have newer wall heaters and updated tankless water heaters. Front house has new roof. Garage converted to storage room for front unit. Rear unit has a bonus studio space. Rear unit has exterior laundry area with washer and dryer. Both units have their own outdoor areas. Updated low maintenance landscaping. Gated, fenced and private. Close proximity to all that Silver Lake/Echo Park living has to offer.

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$1,089,000
- 2 Buildings
- 0 Total parking spaces
- 0 Total carport spaces
- Laundry: Washer Included, Dryer Included, Outside

Interior

- Rooms: Living Room, Bonus Room
- Floor: Wood, Laminate, Tile
- Appliances: Microwave, Refrigerator

Exterior

- Security Features: Gated Community
- 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	2	1		Unfurnished	\$2,325	\$2,325	\$3,000

2: 1 2 1 Unfurnished \$1,870 \$1,870 \$2,500
3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5424022002

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Duplex**

5817 Friends Ave • **Whittier 90601**

2 units • **\$499,000/unit** • **7,001 sqft** • **7,001 sqft lot** • **\$164.26/sqft** •
Built in 1923

Cross Streets GreenLeaf Ave | Beverly Blvd

List / Sold: **\$998,000/\$1,150,000** ↑

16 days on the market

Listing ID: CV21269715



Quintessential craftsman, in highly sought after Historic district. The front of the house greets you with a turn of the century spacious wrap around porch. As you enter you will be instantly seduced, take a deep breath as you absorb the architecture of a unique time in history. starting with a grand living room, newly restored hardwood floors with a cozy fireplace, detailed woodwork and molding typical of the era, a sunroom with natural sunlight that beckons you. The experience continues through out the house, 2nd story features 2 bedrooms and bathroom with a stained glass window in staircase and adorable windows in closets and has a balcony with partial view. Yes! it has a basement, with some vision perhaps create a personal wine Cellar. There are 4 parking spots in the backyard a 2 car garage and 2 parking spaces. The residence also features a guest house, perfect for grandma, student or a renter, detached with alley access giving a great sense of privacy and exclusivity, a private patio, kitchen and bathroom. This jewel is located in Historical Uptown Whittier. Nestled on a hillside and is walking distance to Hellman Park Trailhead and soon to come promenade.

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$998,000
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$857 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Basement, Kitchen, Living Room, Sun
- Floor: Wood
- Other Interior Features: Beamed Ceilings

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01064901
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 678 - N. Whittier area
 - Los Angeles County
 - Parcel # 8135024003

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

9807 Wilmington Ave • Los Angeles 90002

**2 units • \$224,500/unit • 780 sqft • 2,929 sqft lot • \$551.28/sqft •
Built in 1921**

BETWEEN CENTURY AND 97TH ST

List / Sold: **\$449,000/\$430,000 ↓**

147 days on the market

Listing ID: CV21161387



GREAT INVESTMENT PROPERTY. PRICED TO SELL. MOTIVATED SELLER. 2 UNITS ON A LOT (9807 & 9809) THERE'S IS PLENTY OF ROOM AT THE BACK TO INCREASE SQUARE FOOTAGE. GOOD TENANTS.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$539,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- \$23400 Gross Scheduled Income
- \$22140 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,260
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$36
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$684
- Maintenance:
- 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
1:	1	1	2	0	Unfurnished	\$1,100	\$1,650	\$1,650
2:	1	1	2	0	Unfurnished	\$800	\$1,200	\$1,200

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6048038011

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV21161387

Printed: 02/20/2022 3:01:14 PM

Closed • Duplex

1603 60th Pl • Los Angeles 90047

**2 units • \$312,500/unit • 1,248 sqft • 4,152 sqft lot • \$532.85/sqft •
Built in 1923**

To be updated

List / Sold: **\$625,000/\$665,000** ↑

8 days on the market

Listing ID: OC21255276



COMPLETELY REMODELED! TWO UNITS IN ONE LOT!! Excellent 2 units property with detached two car garage. Unit# 1603 is 588sqft. Unit# 1605 is 660sqft Both are completely remodeled. Each unit has 2bedroom & 1bathroom with new roof, insulation, recess lighting, new windows, new paint, new laminate flooring, new doors, new kitchen with new cabinetry and sink faucet as well as new counter tops and appliances. Also new bathroom with new vanity, new shower stand and toilet. Property has two electric and gas meters, great property for owner occupied one and rent the other for great rental income

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$625,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- \$0 (Unknown)
- Laundry: In Kitchen
- \$4200 Gross Scheduled Income
- \$39500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,500
- Electric: \$1.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 00553830
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management: 1
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Drapes:

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

- Patio:
- Ranges: 1
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6002014035

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: OC21255276

Printed: 02/20/2022 3:01:14 PM

Closed • **Duplex**

323 E 35th St • Los Angeles 90011

2 units • **\$375,000/unit** • **2,127 sqft** • **5,001 sqft lot** • **\$392.57/sqft** •
Built in 1902

From Adams, south on Trinity then West on 35th to property.

List / Sold: **\$750,000/\$835,000** ↑

5 days on the market

Listing ID: MB22000351



BEAUTIFUL AND READY!! This spacious move-in ready duplex has been updated and kept in great condition! Upon walking in you will notice the attention and detail that was placed in this property. Features a covered patio with bar area, updated living room and updated restrooms/shower area. The rear unit is spacious and updated with plenty of room to live or use as a home office. This Duplex is located only minutes away from Downtown living, Convention Center, Colleges and Freeways. Come see to appreciate!

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$750,000
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- 2 Total carport spaces
- \$337 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Level
- 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	3	2	1	Negotiable	\$0	\$0	\$2,500
2:	1	2	1	1	Negotiable	\$0	\$0	\$2,000

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
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5120015027

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) MB22000351

Printed: 02/20/2022 3:01:14 PM

Closed • Duplex

List / Sold: **\$899,000/\$846,000** ↓

2032 S Palm Grove Ave • Los Angeles 90016

4 days on the market

2 units • **\$449,500/unit** • **2,102 sqft** • **5,799 sqft lot** • **\$402.47/sqft** •
Built in 1923

Listing ID: RS21222785

South/Washington BLVD and West of West Blvd



GREAT INVESTMENT OPPORTUNITY to OWN a DUPLEX in an EXCELLENT neighborhood, just minutes from The Grove, Culver City, and Downtown LA. The Front unit consists of a 2 bedroom/1 bath and the rear unit consists of a 1 bedroom/1 bath with access to the backyard. There is TWO car detached garage in the rear, with a long driveway. This DUPLEX is Well located in close proximity to the Expo light Rail, the upcoming Crenshaw subway station, culver city, DTLA, USC, shops, and restaurants. This DUPLEX is also minutes from Museum row and Miracle Mile, along the Mid-city corridor. The cafes and boutiques along Pico Blvd have turned this into a thriving neighborhood with shops & restaurants. This AMAZING INVESTMENT OPPORTUNITY WILL NOT LAST!!!!

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$378 (Estimated)
- Laundry: See Remarks
- \$26400 Gross Scheduled Income
- \$23760 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01302998
- 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	\$800	\$800	\$800
2:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5061015027

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) RS21222785

Printed: 02/20/2022 3:01:14 PM

Closed •

List / Sold:

\$1,395,000/\$1,525,000 ↑

0 days on the market

Listing ID: 22127965

2049 GLENCOE Way • Los Angeles 90068

2 units • **\$697,500/unit** • **2,992 sqft** • **3,889 sqft lot** • **\$509.69/sqft** •
Built in 1925

Highland to Glencoe Way



Architecturally stunning townhouse style Hollywood Hills duplex with panoramic views. The first time on the market in 45-years. Great owner occupy or investment opportunity. Two spacious 2 bed / 1.5 bath units, 2998 sq. ft. Property is in need of complete renovation. One unit will be delivered vacant, the second unit is tenant occupied paying \$2,800/month. This is a trust sale, sold "as is". Do not enter the property or disturb tenant.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$1,395,000
- 1 Buildings
- Heating: Gravity, Central
- Laundry: Washer Included, Dryer Included

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

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

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 5549023022

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22127965

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Closed •

List / Sold:

\$1,949,000/\$1,900,000 ↓

132 days on the market

Listing ID: 21771418

6113 Cashio St • Los Angeles 90035

2 units • \$974,500/unit • 2,943 sqft • 6,001 sqft lot • \$645.60/sqft • Built in 1929

east of La Cienega, south of Pico



Here is your chance to buy a fully remodeled duplex in the highly sought after area of Faircrest with close proximity to shops and restaurants. Lower will be delivered vacant. Walk through a private yard into a relaxing patio, and enter a spacious living room filled with light and character. Remodeled fireplace with natural stone accents. Open kitchen with Fisher and Paykel appliances, custom cabinets with quartz tops and built-in breakfast bench with dining room buffets. Bathrooms Feature custom-designed Carrera Marble floors and showers, frameless glass showers, Jacuzzi tubs, Grohe tub & shower fixtures including a rain shower, Toto toilets, designer light fixtures and mirrors. Master bedroom opens to large backyard with ensuite bath.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$1,990,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, In Closet
- \$68000 Net Operating Income

Interior

- Rooms: Master Bathroom, Living Room
- Floor: Laminate
- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$30,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,695	\$3,695	\$4,000

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 5068004017

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,749,000/\$1,650,000 ↓

306 days on the market

Listing ID: 21704808

1630 Electric Ave • Venice 90291

**2 units • \$874,500/unit • 1,541 sqft • 3,875 sqft lot • \$1070.73/sqft •
Built in 1955**

Headed west on Venice Blvd, turn right onto Electric Ave. Property is on the right side of the street just before Palms Blvd.



Property is vacant. Go Direct. This 1955 Venice beach duplex with detached 2 car garage offers both the potential for development or continued rental income. The property is in good condition, updated roughly 8 years ago, with the option of turning the detached two car garage into an ADU. The property is located a short 1/2 block off Abbot Kinney on a quiet one-way street. Buyer to verify all information to satisfy any development plans.

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$1,799,000
- 2 Buildings
- Laundry: Washer Included, Dryer Included, In Garage
- \$80000 Net Operating Income

Interior

- Rooms: Family Room
- Floor: Wood, Laminate
- Appliances: Disposal, Refrigerator, Gas Cooktop
- Other Interior Features: Storage, Tandem, Living Room Deck Attached

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$2,800
- 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	\$4,500
2:	2	2	1		Unfurnished	\$0	\$0	\$4,500
3:								

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

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4241013027

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 21704808

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Closed •

2248 W 28Th St • Los Angeles 90018

2 units • \$564,500/unit • 2,602 sqft • 4,292 sqft lot • \$422.75/sqft •
Built in 1907

East of Arlington and North of Jefferson Blvd

List / Sold:

\$1,129,000/\$1,100,000 ↓

37 days on the market

Listing ID: 21109071



Great opportunity to own a duplex and live in one unit and rent another unit to help mortgage. Very convenient location to commute Downtown, Korea town, USC, UCLA, WLA and Beautiful beach cities. Features downstairs have been remodeled, 2 Br and 2 baths with a huge master bedroom, walk-in closet and big bathroom, all hardwood floor, washer and dryer. Up stair featured 4 bedroom and 2 bath with all wood floor and laundry in unit, nice huge balcony. Both units are moved in condition and will be deliver vacant at close of escrow, Owner's unit has a solar system and it will be paid off at close of escrow. Quiet residential area HPOZ. DO NOT enter property. Submit an offer with proof of funds and fico score, Pre approval letter.

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$1,129,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Inside

Interior

- Floor: Laminate, Wood
- Appliances: Gas Range, Oven

Exterior

- Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)
- 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	2	2		Unfurnished	\$0	\$0	\$0
2:	2	4	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

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5052019007

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 21109071

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Closed • Duplex

List / Sold: **\$850,000/\$840,000** ↓

158 N Edgemont St • Los Angeles 90004

43 days on the market

2 units • \$425,000/unit • 2,112 sqft • 5,100 sqft lot • \$397.73/sqft •
Built in 1936

Listing ID: P1-7763

West of Vermont, go west on Beverly Blvd, left on Edgemont, property is on the left side of the street. Do not block the alley.



Great opportunity to own this 1936 two story duplex 158-160 N. Edgemont Street in the historic Koreatown/Wilshire District of Los Angeles. Each unit is being used as a 3BR/1BA including a laundry area in each unit. Assessor shows as a duplex. There is plenty of off street parking for this property including a two car garage, parking spaces on side of the structure, and in the backyard. Attached to the garage there is an additional storage unit which potentially could be an ADU with city approval. Enjoy the many fruit trees including an avocado, guava, and lemon tree. Property is close to transportation, Metro station, and plenty of great places to eat. Both units are tenant occupied, and tenants pay gas and electricity.

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$850,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Natural Gas, Wall Furnace
- Laundry: Individual Room, Inside
- \$32400 Gross Scheduled Income
- \$28358 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Laminate, Tile, Wood
- Appliances: Gas Range, Water Heater

Exterior

- Lot Features: Sprinklers None
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,042
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,178
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description: YES

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	1	1	Unfurnished	\$14,400	\$1,200	\$26,400
2:			1	1	Unfurnished	\$18,000	\$1,500	\$26,400
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5518017013

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1216 S Orange Dr • Los Angeles 90019

2 units • \$750,000/unit • 2,568 sqft • 8,990 sqft lot • \$632.79/sqft • Built in 1925

North of San Vicente Blvd. West of La Brea Ave.



List / Sold:

\$1,500,000/\$1,625,000 ↑

14 days on the market

Listing ID: AR22003485

Prime Miracle Mile location. Close to restaurants, cafes, shops, markets, transportation, The Grove & museums. Large lot, with view of the city and mountains. 2 story Spanish styled duplex on a quiet street with 2 bedrooms 1 bath each. 2 extra bedrooms on the lower level with separate entrance and not counted in the footage. Extra storage unit. Plenty of natural lights upstairs. Inside Laundry room. Hardwood floors throughout. Both units were used by 1 family. Upstairs unit had been used as an artist studio, without kitchen appliances. May not be able to get conventional financing. Sold as is

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$1,500,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Natural Gas, Wall Furnace
- \$375 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Other Interior Features: 2 Staircases

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Near Public Transit
- 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	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5084028026

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: AR22003485

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Closed •

List / Sold:

\$1,825,000/\$2,160,000 ↑

12 days on the market

Listing ID: 21112618

4070 MADISON Ave • Culver City 90232

2 units • **\$912,500/unit** • **2,888 sqft** • **6,750 sqft lot** • **\$747.92/sqft** •
Built in 1936

South of Culver, West of Duquesne



Stop right here! Behold a modernized classic duplex super close to all the hot spots in downtown Culver City! Less than a block south of Culver Blvd., this large, Mediterranean-style masterpiece is on an expansive lot containing almost limitless possibilities. The first floor unit features two large bedrooms, hardwood floors, a stunning bay window, renovated kitchen and two renovated bathrooms. The second floor unit enjoys a beautiful balcony, two bedrooms, one bathroom and spectacular original features throughout. Happy New Year! Start it with a whole new world of opportunities! Welcome home!

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$1,750,000
- 1 Buildings
- 5 Total parking spaces
- 1 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room
- \$62400 Net Operating Income
- 2 electric meters available
- 2 water meters available

Interior

- Rooms: Dressing Area, Living Room
- Floor: Carpet, Wood, Tile
- Appliances: Refrigerator, Oven, Gas Cooktop

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01160681
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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

Of Units With:

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

Additional Information

- Standard sale
- C28 - Culver City area
- Los Angeles County
- Parcel # 4207010031

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,225,000/\$1,187,500 ↓

104 days on the market

Listing ID: DW21221716

6429 W 86th Pl • Westchester 90045

**2 units • \$612,500/unit • 1,612 sqft • 6,322 sqft lot • \$736.66/sqft •
Built in 1945**

Cross street Manchester and Sepulveda



****Amazing opportunity in a Prime location**** This beautiful landscaped and well-maintained duplex is located in a highly desirable neighborhood of Westchester. Both units come with 2 bedrooms, 1 bathroom, remodeled kitchen, remodeled bathroom, hardwood floors, washer/dryer hookups conveniently located inside each unit. The exterior of the property is freshly painted, and to help boost curb appeal the seller installed new sod, new drip lines in the flower bed, and sprinklers. The property also comes with an upgraded electrical panel, copper plumbing, and a 2-car garage. **LOCATION, LOCATION, LOCATION...** Walking distance to Trader Joe's, CVS, Ralphs Market, Banks and minutes away from Westchester Golf, Playa Vista, LAX, Marina Del Rey, LMU, SoFi Stadium, Silicon Beach, and easy access to the freeway. -Property being sold "As Is".. Tenants are on a month-to-month lease. One unit will be delivered vacant at the close of escrow.

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$1,225,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- \$363 (Estimated)
- Laundry: In Kitchen
- \$55800 Gross Scheduled Income
- \$39083 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood
- Appliances: Dishwasher
- Other Interior Features: Copper Plumbing Full, Granite Counters

Exterior

- Lot Features: Back Yard, Landscaped, Lawn, Sprinkler System, Sprinklers Drip System, Sprinklers In Front, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,717
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$175
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$75

- Cable TV: 01947727
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$3,000
2:	1	2	1	1	Unfurnished	\$2,450	\$2,400	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C29 - Westchester area
- Los Angeles County
- Parcel # 4122003020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21221716

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Closed •

List / Sold:

\$1,770,000/\$1,732,550 ↓

103 days on the market

Listing ID: 21785670

6509 W 86Th Pl • Los Angeles 90045

**2 units • \$885,000/unit • 3,016 sqft • 6,149 sqft lot • \$574.45/sqft •
Built in 1945**

West of Kentwood on 86th Place, South of Manchester.



Huge Duplex in Westchester. High price per unit but low price per square foot. Since 2020 the average \$/Sq.Ft. for Westchester duplexes is 8% above asking with 13 of 20 sales above \$612/Sq.Ft. and as high as \$808/Sq.Ft. The units have been completely renovated and fully occupied for over 2 years. Featuring a grand total square footage of 3,016 sq ft, each 3BR/2BA unit is oversized. Both units are currently rented to LMU Students and the 2-car garage is rented separately for storage. Property generates \$8,400 per month in income.

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$1,825,000
- 1 Buildings
- Levels: Two
- Heating: Forced Air
- Laundry: Washer Included, Dryer Included
- \$64106 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$21,544
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00671377
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2		Unfurnished	\$4,050	\$8,100	\$4,250
2:								
3:								

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

Of Units With:

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

Additional Information

- Standard sale
- C29 - Westchester area
- Los Angeles County
- Parcel # 4122004017

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 21785670

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Closed •

1132 E 53rd St • Los Angeles 90011

2 units • \$299,750/unit • 1 sqft • 5,118 sqft lot • No \$/Sqft data •
Built in 1907

Cross Street: Slauson Ave and Hooper Ave

List / Sold: \$599,500/\$500,000 ↓

274 days on the market

Listing ID: PW21043751



Great Opportunity first time home buyers or Investor, want to get an extra income rent in 1 unit and live in the other one, this property it's located in the heart of Los Angeles County close to shopping centers, agents drive by with your clients.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$599,500
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$2400 Gross Scheduled Income
- \$2500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,310
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02075822
- Gardener:
- Licenses:
- Insurance: \$110
- 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	1	Unfurnished	\$1,000	\$1,000	\$0
2:	1	3	2	2	Unfurnished	\$1,400	\$1,400	\$0

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5104014010

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW21043751

Printed: 02/20/2022 3:01:14 PM

Closed • Duplex

152 W 79th St • Los Angeles 90003

**2 units • \$299,990/unit • 1,786 sqft • 6,943 sqft lot • \$307.95/sqft •
Built in 1939**

2 Blocks east 110 Fwy before main street

List / Sold: **\$599,980/\$550,000 ↓**

144 days on the market

Listing ID: IV21165526



BIG 30K PRICE REDUCTION!! Potential Annual gross \$50400 income at Proforma 6.88% Cap Rate. Perfect and Amazing opportunity for developers, investors; addition to an existing portfolio, potential cash flow investment. Property consists in 3 bedrooms and 2 bathrooms front house and 2 beds 1 bath back unit with a long drive way with plenty of space for parking. With a potential ADU (Accessory Dwelling Unit) separate structure. The rents have strong upside potential with low maintained expenses. A lot of developers in the area. Seller did improvements a few years ago. This great units are located a few miles south of University of Southern California USC, Down Town LA, close to museums parks and the brand new Sofi Stadium. Per Realist tax Address is 152 W 79th, Per Owner there is 2 addresses 152/154 W 79th st..

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$620,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Inside
- Cap Rate: 6.88
- \$50400 Gross Scheduled Income
- \$41300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525571
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,975	\$1,975	\$2,600

2: 1 2 1 1 Unfurnished \$0 \$0 \$1,800

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6031024002

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) IV21165526

Printed: 02/20/2022 3:01:15 PM

Closed •

923 E 83rd St • Los Angeles 90001

**2 units • \$300,000/unit • 2,145 sqft • 5,100 sqft lot • \$277.39/sqft •
Built in 1930**

Manchester & Central

List / Sold: **\$600,000/\$595,000** ↓

50 days on the market

Listing ID: PW21249199



Great Opportunity to purchase an Investment property with positive cash flow. The front house is beautiful featuring 2 nice size bedrooms, 1 bathroom with a spacious family room and dining room or living room. The kitchen has recently been updated with modern cabinetry, appliances and the ceramic tile is a great compliment. The kitchen has a Spanish style breakfast nook, perfect for sitting down for your morning coffee. Inside laundry is present on the service porch right off the kitchen. The flooring has been replaced throughout the entire home. Dual paned windows have also been recently installed and central AC and heat are available in the front house. Last but not least this home has solar which is completely paid for and will keep your utility bill on low side! The back unit is a garage conversion and has 4 bedrooms and 1 bath. Currently all units are rented and will remain in place. Don't miss out on this diamond!

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$600,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$273 (Estimated)
- Laundry: Inside
- \$54480 Gross Scheduled Income
- \$52080 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Carpet, Laminate
- Appliances: Gas Oven, Refrigerator
- Other Interior Features: Granite Counters

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,265	\$2,265	\$2,265
2:	1	4	1	0	Unfurnished	\$2,275	\$2,275	\$2,275

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6029013011

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$675,000/\$635,000** ↓

2137 W 73rd St • Los Angeles 90047

147 days on the market

2 units • \$337,500/unit • 1,578 sqft • 6,700 sqft lot • \$402.41/sqft •

Listing ID: SR21159012

Built in 1928

East of Van Ness Ave., West of Western, North of Manchester and South of Florence



Great investment opportunity strategically located in the heart of Los Angeles. Both units are 2bd/1ba. with a detached garage in back. Back yard is large enough for an ADU or additional units. This property is located within close proximity to the new SoFi Stadium, Hollywood Park Casino and the Forum in Inglewood. Minutes away from the Metro Crenshaw Train Line which is under construction with easy access to LAX, Mid City, Santa Monica, Downtown and beyond. Close to 110 and 105 and 405 Freeways, shopping and other amenities. Both unites are currently rented to long term tenants who will remain in possession. IMPORTANT- Please be respectful and do not disturb tenants. Investors welcomed but do not expect a fire sale. This is a solid listing so be prepared with your highest and best offer. If you ask me to represent you as the investor, I will, but not at the seller's peril.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$675,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- \$27732 Gross Scheduled Income
- \$24312 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,620
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	2	1	1	Unfurnished	\$1,216	\$1,216	\$1,400

2:	1	2	1	1	Unfurnished	\$1,095	\$1,095	\$1,400
----	---	---	---	---	-------------	---------	---------	---------

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 2• Gas Meters: 2• Water Meters: 0• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale• Rent Controlled | <ul style="list-style-type: none">• C34 - Los Angeles Southwest area• Los Angeles County• Parcel # 6017004022 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR21159012

Printed: 02/20/2022 3:01:15 PM

Closed •

List / Sold: **\$649,000/\$650,000** ↓

914 Hendricks Ave • East Los Angeles 90022

122 days on the market

2 units • \$324,500/unit • 1,865 sqft • 5,478 sqft lot • \$348.53/sqft •

Listing ID: MB21195319

Built in 1941

Hendricks & Allston , Just south of Whittier Blvd



Two houses on a lot just blocks from Montebello. Clean and well cared for units with separate one car garages. Corner lot of Hendricks & Allston in the high demand area of East L.A. Close to major shopping , transportation , schools and Saybrook park. Common area rear yard for both units , & fenced front yards. Long term consistent paying tenants with attractive upside potential in rents or live in one and rent the other. Possible conversion of garages into an ADU for additional rental income. Property to be sold with current tenants in place.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$724,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,179 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$20952 Gross Scheduled Income
- \$18868 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: \$2,084
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$384
- Cable TV: 01066409
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$1,096	\$1,096	\$1,600
2:	1	1	0	1	Unfurnished	\$650	\$650	\$1,100

Of Units With:

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

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

Additional Information

- Standard, Trust sale
- Rent Controlled

- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6339018017

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) MB21195319

Printed: 02/20/2022 3:01:15 PM

Closed • **Duplex**

List / Sold: **\$649,000/\$657,000** ↑

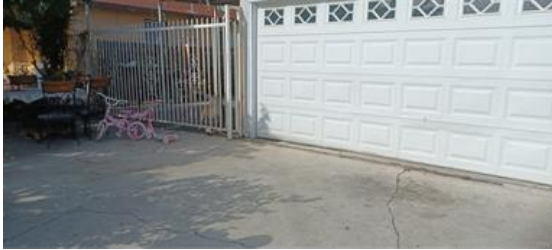
4615 Fisher St • East Los Angeles 90022

7 days on the market

2 units • **\$324,500/unit** • **1,828 sqft** • **5,090 sqft lot** • **\$359.41/sqft** •
Built in 1937

Listing ID: MB21247380

Exit 710 Freeway at Cesar Chavez, just south of Floral St.



A Great Investment Opportunity!!! this property consist of two detached units. Both units are 2 bedrooms and 1 bath .Located right near East Los Angeles Community College. Close access to Fwy, shops and Downtown LA.

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$649,000
- 2 Buildings
- 0 Total parking spaces
- \$1,103 (Estimated)
- Laundry: In Garage, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02041452
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$1,800
2:	1	2	1	0	Unfurnished	\$1,377	\$1,377	\$1,500

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5235013040

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) MB21247380

Printed: 02/20/2022 3:01:15 PM

Closed • Duplex

List / Sold: **\$699,900/\$757,000** ↑

514 N McDonnell Ave • East Los Angeles 90022

13 days on the market

2 units • **\$349,950/unit** • **1,980 sqft** • **5,546 sqft lot** • **\$382.32/sqft** •
Built in 1924

Listing ID: RS22006994

Head South on Monterey Pass Road from Monterey Park, then turn right on Fisher



Attention Investors! Here is a great opportunity to own two separate houses on a nice corner lot. The front house is 3 bedrooms 2 baths with a gated yard and a 2 car attached garage. The tenants are being evicted so do not disturb. The rear house is vacant, it has 2 bedrooms 1 bath with a gated yard and off street parking, it does need some repairs. This property is East of the 710 freeway between the 60 and 10 freeways and right on the border of Monterey Park, it is very close to the Freeways and just minutes from Downtown LA, Hollywood and Pasadena. Cash or hard money only as this property will not qualify for financing.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$699,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$1,118 (Estimated)
- Laundry: Individual Room
- \$21600 Gross Scheduled Income
- \$21600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Level with Street, Level, Yard
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01182091
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

1:	1	3	2	2	Unfurnished	\$1,800	\$1,700	\$3,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5235014001

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: RS22006994

Printed: 02/20/2022 3:01:15 PM

Closed •

List / Sold: **\$1,199,500/\$1,199,500**

17326 Kingsbury St • Granada Hills 91344

106 days on the market

**2 units • \$599,750/unit • 2,687 sqft • 16,249 sqft lot • \$446.41/sqft •
Built in 1963**

Listing ID: SR21199305

west of Louise



This Large Flag Lot Property has two units (separate - 3 bed / 2 bath houses each with their own 2 car garage and yard) all separately metered for all utilities. There is also also 2640sf (48'x55') of unimproved area to the rear that could allow for two additional ADU's. Check with the city, but State law allows by right the ability to add 2 adu's on a multifamily property. Tenants pay all utilities including water, Sewer and Trash. Landlord only pays gardener, Property tax and Insurance. 17324 unit was built in 1985 and falls under California statewide rent control rules which are favorable to rent increases or relocating tenants. 17326 unit was built in 1963 and falls under City of Los Angeles Rent Control. Property is located within the award winning Granada Hills Charter School Boundary. Tenants have been in place for over 10 years. Subject to Buyers willingness to co-operate with Sellers 1031 exchange and finding a suitable replacement property.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$1,199,500
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$616 (Estimated)
- Laundry: In Garage, Inside
- \$49956 Gross Scheduled Income
- \$32456 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,561
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01872625
- Gardener:
- Licenses:
- Insurance: \$1,481
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,100	\$2,100	\$3,000
2:	1	3	2	2	Unfurnished	\$2,063	\$2,063	\$3,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- GH - Granada Hills area
 - Los Angeles County
 - Parcel # 2733026020

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,550,000/\$1,520,000 ↓

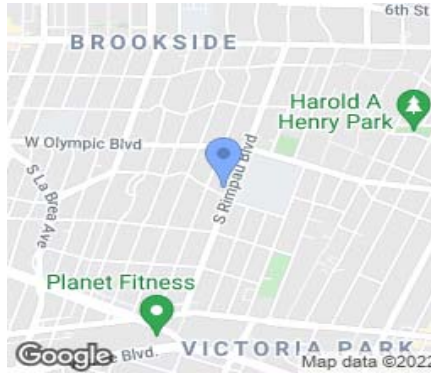
2 days on the market

Listing ID: 22120627

1075 S Rimpau Blvd • Los Angeles 90019

**2 units • \$775,000/unit • 2,130 sqft • 6,776 sqft lot • \$713.62/sqft •
Built in 1923**

North of 10 Fway, West of 110 Fway South of 101 Fway Olympic + Rimpau



HIGHLY RENOVATED LEGAL DUPLEX & VERY NICE NEIGHBORHOOD ,each unit has 2 Beds + 2 Baths. one unit #1075 is VACANT . Features include; Newer kitchen, Newer Bathrooms, Newer Tankless Water Heater, Newer Electric Panel, meters, recessed lighting, Newer Roofing, Newer Paint, Newer Copper plumbing, Central Heat and Air, Newer Double Pane Windows, Newer Laminate floors, Newer Garage Doors, Newer Automatic gate, Newer appliance; Refrigerator, Dishwasher, Washer & Dryer, The washer & dryer in unit. 2 car garage in the back. In the back plenty of space to built more units and ample space for more than 6 cars to park. Minutes away from Beverly Hills, Grove, Koreatown, DTLA, great Restaurants, Bars, Entertainment and shopping centers.

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$1,550,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Floor: Laminate
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Range

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	75	2	2		Unfurnished	\$3,300	\$39,600	\$3,500

2: 77 2 2 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:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5083002015

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$550,000/\$500,000** ↓

45123 Trevor • Lancaster 93534

22 days on the market

2 units • \$275,000/unit • 2,133 sqft • 14,245 sqft lot • \$234.41/sqft •

Listing ID: BB22010363

Built in 1955

South of L street



Excellent value 2 separate homes, Front home has 4 bedrooms 2 baths . Back home 2 bedrooms 1 baths. The homes are separated by a fence for privacy. Large lot for parking . Both properties are rented . Inspection with offer. Do not disturb tenants

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$550,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: In Kitchen
- \$36600 Gross Scheduled Income
- \$33600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,800
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$1,750	\$1,750	\$2,000
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,500

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- LAC - Lancaster area
- Los Angeles County
- Parcel # 3138004041

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: BB22010363

Printed: 02/20/2022 3:01:15 PM

Closed • Duplex

List / Sold: **\$838,000/\$930,000** ↑

17634 Coke Ave • Bellflower 90706

5 days on the market

2 units • **\$419,000/unit** • **2,062 sqft** • **7,459 sqft lot** • **\$451.02/sqft** •
Built in 1930

Listing ID: PW22009444

from Artesia, turn South on Coke Ave. Nearest Cross streets are Artesia and Lakewood



This impeccably maintained GEM of a property has all of the plusses that an income property owner could wish for...and more! The adorably charming front house has been completely upgraded from it's original condition, including quality cabinets and granite countertops. And here's a cool feature: there is also a large, liveable attic space in the front house, which can be independently accessed by a door on the side of the home. The 1 bed/2 bath back house is very spacious, and is already set up to easily add a second bedroom. The garage has the added benefit of being large, and there is currently a coin-operated washer and dryer in place. (*The garage may possibly be ideal for an ADU conversion: to verify). You'll notice the newer roof on all of the structures, which was put on at the same time as the solar panels. The solar system has been paid off in full. The entire property has copper plumbing, upgraded electrical, a freshly painted exterior, upgraded vinyl windows, solar power, and plenty of parking. Both the front house and the back house have private yards, which is another bonus feature. It's a challenge to find a well maintained income property with plenty of upside potential. It's an even bigger challenge to find an income property where all units will be delivered move-in ready. This special property is exactly the kind of place you'll be thrilled to have found.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$838,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$743 (Estimated)
- Laundry: In Garage
- \$50000 Gross Scheduled Income
- \$39339 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile
- Other Interior Features: Copper Plumbing Full

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,493
- Electric: \$140.00
- Gas: \$891
- Furniture Replacement:
- Trash: \$664
- Cable TV: 01801300
- Insurance: \$878
- Maintenance: \$2,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$0	\$0	\$3,000
2:	1	1	2	0	Unfurnished	\$0	\$0	\$1,900

Of Units With:

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

Additional Information

- Standard, Trust sale
- RF - Bellflower South of 91 Frwy area
- Los Angeles County
- Parcel # 7162019066

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW22009444

Printed: 02/20/2022 3:01:15 PM

Closed • Duplex

2753 Live Oak St • Walnut Park 90255

**2 units • \$349,500/unit • 1,806 sqft • 5,965 sqft lot • \$387.04/sqft •
Built in 1924**

South Of Florence Ave East of Seville Ave

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

93 days on the market

Listing ID: RS21228494



Nice Duplex in a good rental area of walnut park, CA centrally located close to everything. Second unit was built approximate 5 years ago with one bedroom one full bath and a 3/4 bath excellent opportunity for investors to add to their portfolio.

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,191 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,750	\$1,750	\$2,100
2:	1	1	2	0	Unfurnished	\$1,350	\$1,350	\$1,500

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6201012027

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) RS21228494

Printed: 02/20/2022 3:01:15 PM

Closed •

List / Sold: **\$995,000/\$1,000,000** ↑

2806 Cudahy St • Walnut Park 90255

51 days on the market

**2 units • \$497,500/unit • 2,900 sqft • 2,750 sqft lot • \$344.83/sqft •
Built in 2021**

Listing ID: DW21252882

seville and cudahy east



UPDATE: BOTH UNITS ARE NOW RENTED AND FULLY PERFORMING. Front unit is now rented at \$3,500 a month and rear unit is rented at \$2,200. New construction units in the desirable Walnut Park (Huntington Park) pocket!!! 2 brand new units that together consists of roughly 2,900 sqft with 7 bedrooms and 6 baths. Front unit consists of 5 bedrooms and 4 baths including a master and Jr master bedroom. Interior of property is well designed, it is designed with a custom kitchen including quart countertops and black-splash, newly built restrooms with backsplash on shower room as well, individual laundry room, and laminate flooring. This property is also equipped with Central AC/heating. Exterior of the property is greatly designed with smooth stucco and ice cold ledger stone, truly a unique style of work. Back detached unit offers 2 bedrooms and 2 baths with the same commodities including central AC/heating. 2806 Cudahy St is centrally located with an awesome 83 Walkscore, 51 transit score, and 64 bike score giving residents access to easy dining, grocery shopping, and transportation. For investors, Cudahy St offers an estimated actual 5.2%+ CAP rate and 14.6X GRM with stabilized market rent prices and a NON-RENT CONTROL property. Truly need to see this property in person.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$995,000
- 2 Buildings
- Levels: Two, Multi/Split
- 4 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$428 (Estimated)
- Laundry: Individual Room, Washer Hookup
- \$68400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Master Bathroom, Master Bedroom
- Floor: Tile, Vinyl
- Appliances: Gas Range, Microwave, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	4	1	Furnished	\$3,500	\$3,500	\$3,500
2:	1	2	2	0	Furnished	\$2,200	\$2,200	\$200

Of Units With:

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

Additional Information

- Standard sale
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
 - Los Angeles County
 - Parcel # 6202018066

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$1,150,000/\$1,150,000**

22002 Ybarra Rd • Woodland Hills 91364

53 days on the market

**2 units • \$575,000/unit • 2,673 sqft • 5,011 sqft lot • \$430.23/sqft •
Built in 1964**

Listing ID: BB21253843

Topanga Canyon Boulevard south of Ventura Boulevard



Fantastic opportunity! Two-story, townhouse-style duplex located south of the boulevard in close proximity to restaurants and retail shops, including Starbucks. Built in 1964 and located along Topanga Canyon Boulevard at the corner of Ybarra Road and Independencia Street, this property contains two spacious 2 BR, 1.5 BA units comprising 2,673 sf of total living area. Both units are well maintained and contain dual-paned vinyl windows, copper plumbing, rain gutters, newer ductless wall-mounted LG HVAC units, engineered/laminate wood flooring, tiled kitchen and bathroom floors, and carpeted bedrooms. Each unit features an individual laundry room, tiled kitchen and bathroom countertops, cooktop range, built-in oven, dishwasher, and garbage disposal. The composition shingle roof is less than 5 years old and each unit has an attached one-car garage w/direct access into the unit and an automatic garage door opener. There is also a large balcony w/wrought iron railing located over the garage on Ybarra Rd. and a private balcony from the main bedroom on Independencia St. Exceptional rental location with top rated schools conveniently located near freeways, beaches, and Westfield Topanga and The Village. Both tenants are currently month-to-month.

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Ductless, High Efficiency, Wall/Window Unit(s)
- Heating: Central, Ductless, High Efficiency
- \$359 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- Cap Rate: 2.86
- \$51600 Gross Scheduled Income
- \$32833 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room
- Floor: Carpet, Laminate, Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range
- Other Interior Features: Balcony, Copper Plumbing Full, Tile Counters, Unfurnished

Exterior

- Lot Features: Landscaped, Level with Street, Irregular Lot, Sprinkler System, Sprinklers Timer, Utilities - Overhead
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$17,735
 - Electric: \$0.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance: \$1,200
 - 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	\$2,400	\$2,400	\$2,750
2:	1	2	2	1	Unfurnished	\$1,900	\$1,900	\$2,650

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- WHLL - Woodland Hills area
 - Los Angeles County
 - Parcel # 2170015052

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**

List / Sold: **\$899,950/\$875,000** ↓

11441 Lambert Ave • El Monte 91732

14 days on the market

3 units • **\$299,983/unit** • **2,618 sqft** • **9,412 sqft lot** • **\$334.22/sqft** •
Built in 1962

Listing ID: PW21261862

Peck Rd to Lambert Ave West to corner of Crossvale Ave.



Situated on a prime "CORNER LOT" located in one of El Monte's premium neighborhoods this attractively priced TOP SHELF, THREE UNIT investment property is loaded with features. From the PRIVATE "Tuck Under" parking garages to the exclusivity of the "Multiple Outdoor Spaces" for tenant enjoyment !! Lush Landscaping, well maintained roofing. The Spacious front home features attractive used brick adornments a "Crackling Fireplace" a Remodeled Kitchen inside Laundry and flooring upgrades. Possible ADU options may exist (check with the city) . Strong "RENTAL INCOME UPSIDE" potential. Property includes the following addresses: 4308 & 4310 Crossvale Ave as well. This ones ah moover and ah shaaker, some ones gunna taaker !!

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$899,950
- 2 Buildings
- 4 Total parking spaces
- \$901 (Estimated)
- Laundry: Individual Room
- \$39600 Gross Scheduled Income
- \$27936 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,864
- Electric: \$400.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$1,300
- Cable TV: 01357734
- Gardener:
- Licenses: 200
- Insurance: \$3,764
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,800	\$1,800	\$3,250
2:	1	1	1	1	Unfurnished	\$750	\$750	\$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: 2

Additional Information

- Standard, Trust sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8569020051

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW21261862

Printed: 02/20/2022 3:01:15 PM

Closed • **Triplex**

List / Sold: **\$1,800,000/\$1,800,000**

631 S Orange Ave • Monterey Park 91755

76 days on the market

3 units • \$600,000/unit • 4,875 sqft • 10,128 sqft lot • \$369.23/sqft • Built in 1970

Listing ID: AR21241306

E Graves Ave



This amazing 3 unit property built in 1970 is situated in the heart of Monterey Park City adjacent to Garvey Ranch Park and walking distance of Monterey Vista Elementary School. A short 10 minute drive grants access to restaurants, grocery stores and various entertainment centers located on Atlantic and Garvey. The property has a mix unit of one 5 bedroom/3 bath and two units 2 bedroom/2 bath units. Each unit has their own private two car garage. The property is individually metered for gas and electricity.

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$993 (Estimated)
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	1	2	2	2	Unfurnished	\$0	\$0	\$2,500
3:	1	2	2	2	Unfurnished	\$1,650	\$1,650	\$2,500

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
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5260006028

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: AR21241306

Printed: 02/20/2022 3:01:15 PM

Closed •

List / Sold:

\$1,275,000/\$1,408,300 ↑

15 days on the market

Listing ID: 22116491

2370 SILVER LAKE Blvd • Los Angeles 90039

3 units • **\$425,000/unit** • **1,334 sqft** • **5,499 sqft lot** • **\$1055.70/sqft** •
Built in 1922

Rowena to Glendale Blvd. make a right on to Silver Lake Blvd.



A fantastic opportunity to acquire a Silverlake Triplex on a Large Lot with on site parking in a prime location and potential to improve. Three 1 bedroom 1 bath bungalows with great floor plans. The two side by side front units are gated and have private outdoor space. The rear unit has a sprawling outdoor deck and is totally gated and private, a true showcase. The property has significant upside potential. Large on site parking lot allows off street parking for residents and guests. The property is ideally located near the Reservoir and the hiking jogging path that locals love so very much. Built in 1922 the character and charm is considerable. 365 Whole Foods, SilverLake Wine and all the best of Silver Lake and surround easily accessible. The property has significant upside potential. The front two units are being delivered vacant.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$1,275,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Forced Air
- Laundry: Washer Included, Dryer Included

Interior

- Floor: Wood, Tile
- Appliances: Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

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

Unit Details

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

2:	1	1	1	Unfurnished	\$0	\$0	\$2,250
3:	1	1	1	Unfurnished	\$1,561	\$1,561	\$2,450

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

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: • Gas Meters: • Water Meters: • Carpet: • Dishwasher: • Disposal: | <ul style="list-style-type: none"> • Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC: |
|---|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • C21 – Silver Lake – Echo Park area • Los Angeles County • Parcel # 5439005002 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$949,999/\$970,000** ↑

161 W Avenue 28 • Lincoln Heights 90031

14 days on the market

3 units • **\$316,666/unit** • **3,510 sqft** • **4,948 sqft lot** • **\$276.35/sqft** •
Built in 1964

Listing ID: DW21263684

Barranca St. W/Avenue 28



Pride of Ownership in the heart of Lincoln Heights ! Main unit is a 4 bedroom 2 bath approximately 1755 sq of living space move in ready! Spacious living room, dining area, upgrades include fresh paint, laminate flooring and refinished kitchen cabinetry with granite counter tops. Private parking for 3 cars plus curb parking. The two units up stairs are both 2 bedroom 1 bath each with long term tenants 3 separate gas and electricity meters. Conveniently located near shopping centers the 5 and 110 freeway and only 10 minutes away from the Dodger Stadium!

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$949,999
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$466 (Estimated)
- Laundry: Common Area
- \$25392 Gross Scheduled Income
- \$19196 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,196
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,636
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$0	\$0	\$3,500
2:	1	2	1	0	Unfurnished	\$975	\$975	\$975
3:	1	2	0	0	Unfurnished	\$1,141	\$1,141	\$1,141

Of Units With:

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

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 3

Additional Information

- Standard sale

- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5205018024

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW21263684

Printed: 02/20/2022 3:01:15 PM

Closed •

List / Sold:

\$1,350,000/\$1,300,000 ↓

91 days on the market

Listing ID: 21760514

1257 N Vista St • West Hollywood 90046

3 units • \$450,000/unit • 2,578 sqft • 6,769 sqft lot • \$504.27/sqft • Built in 1923

The property is situated in one of the trendiest locations in Los Angeles, sitting just north of Santa Monica Boulevard, sandwiched between Gardner Street to the west and Fuller Avenue to the east.



Facts & Features

- Sold On 02/16/2022
- Original List Price of \$1,350,000
- 2 Buildings
- \$22801 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$25,404
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00910513
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$1,059	\$2,118	\$2,100
2:	1	3	2		Unfurnished	\$1,982	\$1,982	\$5,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5531001012

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 21760514

Printed: 02/20/2022 3:01:15 PM

Closed •

List / Sold: **\$899,000/\$851,000** ↓

4035 W 22nd Pl • Los Angeles 90018

69 days on the market

**3 units • \$299,667/unit • 3,071 sqft • 6,002 sqft lot • \$277.11/sqft •
Built in 1925**

Listing ID: RS21212748

From FWY 10, exit to N. Crenshaw Blvd and turn Right at W 23rd St. L turn and R turn.



Price Reduced for Quick Sale!!! Located in the prime Mid-Los Angeles Triplex at the Crenshaw Blvd and Washing Blvd area near Hancopark and KoreaTown and even LA Downtown. First time in a market for sale in 33 years. This 3 Units residential property has two units (Each unit has 2 bedrooms with 1 bathroom) on the first floors and One unit (3 bedrooms with 2 bathrooms) upstairs. All lease contracts of 3 units that had expired years ago and are now in a month-to-month lease. Big potential to raise rental income by making new lease contracts with the existing tenants in the near future. Enjoying nice and good neighbors and All tenants are good and paying rents on time and a long-term tenants. Sell this property as "AS-IS Condition", therefore the seller will not repair or upgrade any during the escrow period. Easy access to FWY 10 & 110/101 and Santa Monica seaside and many amenities facilities like shopping centers, restaurants, and entertains in Korea Town, Mid Wilshire, and LA Downtown.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$1,099,000
- 1 Buildings
- 0 Total parking spaces
- \$491 (Estimated)
- Laundry: Inside
- \$49620 Gross Scheduled Income
- \$34070 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,550
- Electric: \$150.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01209953
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

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

1:	1	2	0	0	Unfurnished	\$15,600	\$15,600	\$20,400
2:	1	2	0	0	Unfurnished	\$15,816	\$15,816	\$20,400
3:	1	3	0	0	Unfurnished	\$18,204	\$18,204	\$24,000

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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5060010013

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: RS21212748

Printed: 02/20/2022 3:01:15 PM

Closed •

107 N KINGS Rd • Los Angeles 90048

3 units • **\$783,333/unit** • **4,572 sqft** • **6,750 sqft lot** • **\$517.28/sqft** •
Built in 1937

On Kings in between 1st and Beverly

List / Sold:

\$2,350,000/\$2,365,026 ↑

25 days on the market

Listing ID: 21111155



Facts & Features

- Sold On 02/17/2022
- Original List Price of \$2,350,000
- 1 Buildings
- \$66577 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$45,924
- 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	\$2,750	\$2,750	\$3,500
2:	2	3	1		Unfurnished	\$3,458	\$6,915	\$9,000
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
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5511011015

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 21111155

Printed: 02/20/2022 3:01:15 PM

Closed •

List / Sold:

\$1,499,500/\$1,499,500 ↓

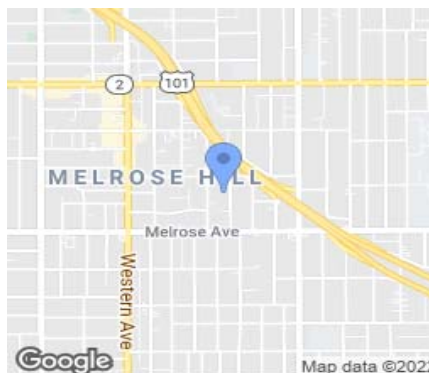
78 days on the market

Listing ID: 21787590

821 N Harvard Blvd • Los Angeles 90029

3 units • **\$499,833/unit** • **2,606 sqft** • **7,715 sqft lot** • **\$575.40/sqft** •
Built in 1920

North of Melrose & East of Western



Amazing opportunity to own 3 units located in Prime Hollywood area just North of Koreatown and Hancock Park. The front unit (5 Bedrooms 2 Bath) is occupied by the seller and will be delivered vacant at COE. The rear units are 2 bedrooms 1 bath, and 3 bedrooms 1 bath. This income-generating property is minutes away from Koreatown, Melrose, Hollywood, Hancock Park, Silverlake, Downtown LA, Transportation, Entertainment and Nightlife.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$1,599,500
- 2 Buildings
- Heating: Central

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2		Unfurnished	\$0	\$0	\$4,500
2:	2	3	1		Unfurnished	\$1,234	\$1,234	\$2,500
3:	3	2	1		Unfurnished	\$1,071	\$1,071	\$2,000
4:								
5:								
6:								
7:								

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

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5535031005

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21787590

Printed: 02/20/2022 3:01:15 PM

Closed •

8828 CANBY Ave • Northridge 91325

**3 units • \$366,333/unit • 2,180 sqft • 7,499 sqft lot • \$550.46/sqft •
Built in 1950**

East of Reseda, South of Nordhoff

List / Sold:

\$1,099,000/\$1,200,000 ↑

7 days on the market

Listing ID: 22117843



A lovely well-maintained Triplex in Northridge that includes a VACANT 3 bedroom/2 bath recently remodeled with designer touches -- including newer kitchen, newer baths and laundry room. Plus 2 other units -- an attached 1 bedroom/1 bath with a patio and a detached 2 bedroom/2 bath with yard and patio in the back of the property, a gardener's retreat. Views of the mountains in the distance! Light, bright & airy. Future development potential. Owned Solar system. Close to freeways, restaurants, shops, all the Valley has to offer. Old and new world charm with modern conveniences. Offers due Fri., 01/21/2022 at 10 am.

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$1,099,000
- 2 Buildings
- Cooling: Central Air, Dual
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$58252 Net Operating Income

Interior

- Rooms: Master Bathroom, Living Room
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range Hood
- Other Interior Features: Recessed Lighting

Exterior

Annual Expenses

- Total Operating Expense: \$14,288
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	2	2	2	Unfurnished	\$1,750	\$1,750	\$1,990
3:	3	1	2	Unfurnished	\$1,500	\$1,500	\$1,650

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

Of Units With:

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

Additional Information

- Standard sale
- NR - Northridge area
- Los Angeles County
- Parcel # 2769026006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22117843

Printed: 02/20/2022 3:01:15 PM

Closed •

456 W 14th St • San Pedro 90731

**4 units • \$337,500/unit • 3,104 sqft • 4,801 sqft lot • \$418.81/sqft •
Built in 1906**

14th and Pacific Ave

List / Sold:

\$1,350,000/\$1,300,000 ↓

122 days on the market

Listing ID: PV21144464



Best deal in San Pedro for a 4 unit building with over \$8000 of monthly cash flow! Blocks away from the new marina and the newly announced West Harbor project with a 6200 seat amphitheater, restaurants, shops and great open space. The current owner renovated the building starting from the foundation and every unit in the building. Units enjoy laminated wood flooring thru-out all carpets have been removed. The open kitchen have stone counters and tiled back splash with a stainless appliance package creating the ultimate first impression. Additional features include ceiling fans, custom window coverings, track lighting, mirrored closet doors, raised panel doors, new water heaters, smoke and carbon detectors, gas earthquake valves on all meters, Great opportunity to invest in the beautiful city of San Pedro on these units that are in great condition! These units are a great investment! 4 units with 2 Bedroom / 1 Bath each. Property has been completely remodeled inside and out which includes foundation renovation with city permits!!! What's more, this building offers private parking to 4 tenants and the parking space is gated with automatic lighting for extra security. Lastly, the monthly income it's already good but you can make it better since there is space for increase it!!!

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$96180 Gross Scheduled Income
- \$96180 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Laminate
- Appliances: Gas Oven, Microwave
- Other Interior Features: Stone Counters

Exterior

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

Annual Expenses

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

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,725
2:	1	2	1	0	Unfurnished	\$1,595	\$1,595	\$1,725
3:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,725
4:	1	2	1	0	Unfurnished	\$1,695	\$1,695	\$1,725

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 185 - Plaza area
 - Los Angeles County
 - Parcel # 7456015018

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$847,000/\$805,000** ↓

728 KING Ave • Wilmington 90744

160 days on the market

4 units • \$211,750/unit • 2,325 sqft • 5,608 acre(s) lot • \$346.24/sqft •

Listing ID: PV21176651

Built in 1946

ANAHEIM



Investors opportunity to own this pride of ownership income property. Or, occupy one unit and collect rental income. Well maintained 4 units in Wilmington. ALL 4 units have two large bedrooms and 1 full bathrooms, plenty of storage space. All 4 units have similar floor plans. Driving distance to shopping, restaurants and freeways.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$849,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$53,293 (Other)
- Laundry: See Remarks
- \$40200 Gross Scheduled Income
- \$35700 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7416012005

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PV21176651

Printed: 02/20/2022 3:01:15 PM

Closed •

6910 N FIGUEROA St • Los Angeles 90042
4 units • \$224,750/unit • 2,234 sqft • 6,135 sqft lot • \$449.87/sqft •
Built in 1928
South of Yosemite Dr.

List / Sold: **\$899,000/\$1,005,000** ↑

14 days on the market

Listing ID: 22116951



Attention investors: Discover a rare opportunity to purchase a special 4-unit building in prime Highland Park! This charming Spanish-style 4-plex features 2 detached structures on one lot with lovely character details throughout. A shared driveway leads to two detached garages in the rear of the property, which offer 1-car parking for each unit. Two units have been recently remodeled and feature original hardwood floors, new tiles, new hot water heaters, new windows, new kitchen appliances, and terrific storage. Entire property was tented for termites in 2021 and one structure was re-roofed in 2017. Conveniently nestled off Figueroa and located near tons of local favorites including The Hermosillo, Donut Friend, The York, Triple Beam Pizza, HiPPO, Kitchen Mouse, Highland Park Bowl, many hiking and biking trails in Arroyo Park, and much more! This darling income generator is being sold tenant-occupied.

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$899,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$49273 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$4,967
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,800	\$1,800	\$1,800
2:	2	1	1		Unfurnished	\$1,600	\$1,600	\$1,800

3:	3	1	1	Unfurnished	\$567	\$567	\$1,800
4:	4	1	1	Unfurnished	\$553	\$553	\$1,800
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5482006003

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

14036 3/4 Glengyle St • Whittier 90604

4 units • \$499,750/unit • 4,436 sqft • 43,400 sqft lot • \$435.08/sqft • Built in 1961

Mills, Telegraph and Mulberry

List / Sold:

\$1,999,000/\$1,930,000 ↓

45 days on the market

Listing ID: PW21197562



PLENTY OF POSSIBILITIES WITH THIS RARE 43,400 flat LOT with 4 Units!! Original owner lovingly cared for his home and rental properties. Great land to rebuild or keep 4 current homes. Cul De Sac Location with paved private road leads to 3 additional homes with carports and plenty of additional parking with huge backyards with brick fences. The Front unit has 4 bedrooms & 2 Baths. 2 Car garage with Covered parking for 8 cars with a long wide driveway for visitors. Nicely landscaped with mature trees. Front inviting brick porch leads to the living room with a brick fireplace. Fans in all bedrooms & central A/C. The family entertained countless events under the large covered patio. *14036 has 2 bedrooms with a full bath. Living room with formal dining room. Kitchen with upgraded cabinets, formica top, stainless steel sink. Laminate flooring throughout. Laundry room. Covered patio and a Huge brick fenced yard. *14036 1/4 has 2 Bedrooms & 1 Bath (Same Floor Plan as 14036). *14036 1/2 has 3 Bedrooms and 1 bath with a step in shower. Kitchen with tile countertops. Laminate flooring throughout, fans in every room. Laundry room with additional storage area. You will love the mature trees in this backyard and private location situated at the end of the driveway. What a great property in a great location!! Close to Freeways, Shopping, Schools and Parks.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$1,999,000
- 4 Buildings
- Levels: One
- 9 Total parking spaces
- 7 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Fireplace(s)
- \$1,841 (Estimated)
- Laundry: In Garage, Individual Room, Inside
- \$40800 Gross Scheduled Income
- \$31800 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom, Separate Family Room, Walk-In Closet
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Cooktop, Microwave, Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), Wet Bar

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard, Lawn, Level with Street, Lot Over 40000 Sqft, Level, Paved, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke
- Fencing: Good Condition
- Sewer: Public Sewer

Detector(s)

Annual Expenses

- Total Operating Expense: \$6,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$900
 - Cable TV: 01914184
 - Gardener:
 - Licenses:
- Insurance: \$974
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description: Taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$2,000
3:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$2,000
4:	1	3	1	0	Unfurnished	\$1,400	\$1,400	\$2,300

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8156027009

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**

3027 Garnet St • Los Angeles 90023

4 units • **\$170,000/unit** • **2,623 sqft** • **7,184 sqft lot** • **\$253.53/sqft** •
Built in 1917

Left on Euclid, left on garnet

List / Sold: **\$680,000/\$665,000** ↑

37 days on the market

Listing ID: SR21240865



BOM at no fault to seller. Calling all Inventors! Located in the heart of Boyle Heights this triplex is a great opportunity for you to own. It features 3 units. The first unit includes 2 bed -1bath and a studio with its own kitchen and bath. The property sits on two parcels. 5190-006-019 & 5190-006-021 both parcels to be sold together. This is a great opportunity to live in the first unit and collect income from the current tenants. All these units come with their own parking space. This triplex is centrally located within minutes of Downtown LA, Arts District, Little Tokyo and the 5,10, 60, 101 freeway. You won't want to miss out on this great opportunity

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$649,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$373 (Estimated)
- \$24000 Gross Scheduled Income
- \$24000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: None, Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

3:	1	2	2	0	Unfurnished	\$1,100	\$1,100	\$2,200
4:	1	1	1	0	Unfurnished	\$900	\$900	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5190006021

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SR21240865

Printed: 02/20/2022 3:01:15 PM

Closed •

1406 N FORMOSA Ave • Los Angeles 90046

4 units • **\$437,250/unit** • **3,882 sqft** • **7,878 sqft lot** • **\$463.68/sqft** •
Built in 1922

South of Sunset, West of La Brea

List / Sold:

\$1,749,000/\$1,800,000 ↑

3 days on the market

Listing ID: 22121867



Beautiful 4 units apartment building with a 95 Walk score. All 1 bedroom, 1 Bath, with nearly 950 sq of space. Some updated units with new kitchen and bath. Great investment for a First time buyer to live in one and collect rent on the rest. Spanish Style property near all the new Sunset developments. Area is on fire with all new buildings, yet maintaining the old world Charm. Each unit comes with a garage. Value also in development. R3 Lot with great potential for developers. One unit will be vacant on February 15 and another one might be available by Mid March. Owner can rent them during escrow or deliver the vacant units to buyer. A great way to protect your money from inflation.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$1,749,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$73742 Net Operating Income

Interior

- Floor: Wood, Tile
- Appliances: Disposal

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$18,814
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$80
- Cable TV: 01221935
- Gardener:
- Licenses:
- Insurance: \$2,199
- Maintenance: \$4,491
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,238	\$1,238	\$2,450
2:	2	1	1		Unfurnished	\$2,450	\$2,450	\$2,450

3:	3	1	1	Unfurnished	\$1,975	\$1,975	\$2,450
4:	4	1	1	Unfurnished	\$2,050	\$2,050	\$2,450
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
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5548018036

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22121867

Printed: 02/20/2022 3:01:15 PM

Closed •

List / Sold:

\$2,395,999/\$2,415,000 ↑

199 days on the market

Listing ID: 21756622

8517 Pershing Dr • Playa del Rey 90293

4 units • **\$599,000/unit** • **3,464 sqft** • **5,000 sqft lot** • **\$697.17/sqft** •
Built in 1954

West on Manchester Ave. Turn South 1/2 block between Manchester and Talbert, west side of the street.



HUGE PRICE REDUCTION ON THIS 3 BUILDING, 16-UNIT ASSEMBLAGE. This is not a stand alone sale, but a part of the three buildings at 8517, 8521, and 8527 Pershing Drive. All three building are being sold at the packaged price of \$6.995,000. The assemblage consists of 13,600 sf of living space on a 15,001 sf lot. The lots are zoned LAC-2 with an M-1 overlay, allowing for a retail build to sidewalk and residential apts./condos to be built above as a mixed use. Currently 34 units are allowed per LA City Planning Dept. Height limit is 44 ft. Subterranean parking can be built off commercial alley in the rear of the building. 100 x 150 lot. 7 units delivered vacant at COE. Huge upside in this Silicon Beach opportunity zone. Prime Beach location with easy access to LAX, Playa Vista, Manhattan Beach, El Segundo and The Marina. Gentrifying area along Westchester Parkway to the East and South along World Way West. 59% upside for a buy and hold while obtaining permits and plans for a development project.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$2,395,999
- 1 Buildings
- Laundry: Washer Included, Dryer Included, Community

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,600
2:	1	2	1		Unfurnished	\$1,924	\$1,924	\$2,600

3:	1	2	1	Unfurnished	\$1,150	\$1,150	\$2,600
4:	1	2	1	Unfurnished	\$1,821	\$1,821	\$2,600
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
- C31 - Playa Del Rey area
- Los Angeles County
- Parcel # 4116024027

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21756622

Printed: 02/20/2022 3:01:16 PM

Closed •

1014 W 18TH St • Los Angeles 90015

4 units • \$187,500/unit • 3,084 sqft • 20,267 sqft lot • \$470.17/sqft •
Built in 1903

On W 18th St by Toberman St

List / Sold: \$750,000/\$1,450,000 ↑

146 days on the market

Listing ID: 19487788



Located in OPPORTUNITY ZONE! 4 units is the heart of Pico-Union ON 5,500 SF LOT ZONED RD1.5 and neighboring lot of appx 14,686 SF zoned LAC2. Huge upside in rents. Separate meters for gas and electric. Close to DTLA and freeways. Interior shown with accepted offer. Property is part of HPOZ, but property is classified as a Non-Contributor, an application to demolish the building could be submitted in conjunction with an application to redevelop the property in compliance with the guidelines in the Pico-Union HPOZ Preservation Plan. 14,500 SF C2/RD1.5 lot in rear of property, 1803 Toberman, also available for sale by same seller (MLS#19-487798)

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$850,000
- 1 Buildings
- Heating: Wall Furnace
- \$30240 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$12,960
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- 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	\$1,000	\$1,000	\$3,500
2:	1	2	1		Unfurnished	\$1,100	\$1,100	\$2,200
3:	1	0	1		Unfurnished	\$500	\$500	\$1,600
4:	1	2	1		Unfurnished	\$1,000	\$1,000	\$2,200
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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5135026015

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 19487788

Printed: 02/20/2022 3:01:16 PM

Closed •

945 Record Ave • Los Angeles 90023
4 units • \$299,750/unit • sqft • 5,546 sqft lot • No \$/Sqft data •
Built in 1962

List / Sold:
\$1,199,000/\$1,100,000 ↓
66 days on the market
Listing ID: 221006302



What an opportunity! Own your own four unit apartment building with long term tenants already in place! This building is made up of 4 total units, each is a mirror of a 2 bedroom 1 bath unit with parking in the rear of the unit. Potential galore on this up and coming area with this rarely on the market type property! Quad Plex zoning is hard to find!

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$1,199,000
- Levels: Two
- 0 Total parking spaces
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:								
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Probate Listing, Standard sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5239017022

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 221006302

Printed: 02/20/2022 3:01:16 PM

Closed •

List / Sold: **\$859,000/\$877,500** ↑

2500 Hill St • Huntington Park 90255

11 days on the market

4 units • \$214,750/unit • 2,160 sqft • 6,559 sqft lot • \$406.25/sqft •

Listing ID: PW21260271

Built in 1930

South of Florence, North Nadeau. West of Pacific East of Santa Fe



Positive Income Generating FOURPLEX! Tenants in place, fully rented and month to month. This fourplex features four separate units. Each unit consists of 1 bedroom 1 bath, common use laundry room with back parking available. Close to transportation, shops and restaurants in a great rental city. Purchase with as little as 3.5% down. Don't miss out on the opportunity to start investing!

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$859,000
- 4 Buildings
- 0 Total parking spaces
- \$2,029 (Estimated)
- Laundry: Common Area
- \$56700 Gross Scheduled Income
- \$51560 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,140
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,040
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,592
2:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,592
3:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,592
4:	1	1	1	0	Unfurnished	\$1,075	\$1,075	\$1,592

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

- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6202001016

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW21260271

Printed: 02/20/2022 3:01:16 PM

Closed •

List / Sold:

\$1,549,000/\$1,550,000 ↑

8 days on the market

Listing ID: 22120451

12355 RIVERSIDE Dr • Valley Village 91607

4 units • **\$387,250/unit** • **2,970 sqft** • **6,245 sqft lot** • **\$521.89/sqft** •
Built in 1954

Between Whitsett and Laurel Canyon. PLEASE DO NOT WALK ON THE PROPERTY



This easy to manage, very well maintained R-3 zoned, 4-unit apartment building is in the prime rental area of Valley Village and consists of two 2 bedroom + 1 bath, 1 bedroom +1 bath, and one 1 bedroom + 1 bath with a den. The classic 1950's garden style units are spacious and bright with back porches, some with wood floors, newer windows, updated kitchens and or bathrooms. The building was recently painted and there is 4-car garage parking, newer electrical, fresh asphalt, recently installed front fencing & drought tolerant landscaping and a laundry room for extra income. This is a perfect property for a small investor, an owner occupier who is getting a start in real estate, someone selling a smaller property and moving up to a larger investment or just a good, solid easy to finance real estate investment with upside. All units are occupied with month-to-month tenant's and all rents are paid and current.

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$1,549,000
- 1 Buildings

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,500
2:	2	2	1		Unfurnished	\$1,548	\$1,548	\$2,500
3:	3	1	1		Unfurnished	\$1,500	\$1,500	\$2,000
4:	4	1	1		Unfurnished	\$1,183	\$1,183	\$1,900

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
- VVL - Valley Village area
- Los Angeles County
- Parcel # 2356030024

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,499,000/\$1,400,000 ↓

26 days on the market

4446 Santa Ana St • Cudahy 90201

5 units • \$299,800/unit • 4,286 sqft • 19,765 sqft lot • \$326.64/sqft •

Built in 1926

Listing ID: RS21233418

Get off on Firestone to the west, Atlantic Ave. to the north, Santa Ana to the west.



HUGE LOT WITH ALMOST 1/2 ACRE! Great property for a builder to build more units there. Outstanding FIVE units in one of the most desirable areas of Cudahy, very quiet and very accessible from different parts of southern California. This property offers a front house with three bedrooms and two baths, a formal dining room, a living room, and a family room. great condition, new paint, front and back yard. The back building has FOUR units with FIVE bedrooms and FOUR baths. Recently painted and very clean. Newer roof and partially remodeled.

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$1,499,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Central
- \$3,536 (Estimated)
- Laundry: In Garage
- \$91800 Gross Scheduled Income
- \$83996 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,804
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01880260
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management: 1
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,750	\$2,750	\$3,500
2:	3	1	1	3	Unfurnished	\$1,300	\$3,900	\$3,900
3:	1	2	0	1	Unfurnished	\$1,400	\$1,400	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6224020004

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) RS21233418

Printed: 02/20/2022 3:01:16 PM

Closed •

List / Sold: **\$2,750,000/\$2,750,000**

1901 RINDGE Ln • Redondo Beach 90278

0 days on the market

**6 units • \$458,333/unit • 4,839 sqft • 7,502 sqft lot • \$568.30/sqft •
Built in 1962**

Listing ID: 22127651

south of artesia



Facts & Features

- Sold On 02/14/2022
- Original List Price of \$2,750,000
- 1 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4156001021

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22127651

Printed: 02/20/2022 3:01:16 PM

Closed •

List / Sold:

\$1,810,000/\$1,751,688 ↓

23 days on the market

Listing ID: AR22005967

1120 College View Dr • Monterey Park 91754

**6 units • \$301,667/unit • 5,315 sqft • 8,214 sqft lot • \$329.57/sqft •
Built in 1960**

West of Atlantic Blvd



6 Unit investment opportunity located in the desirable city of Monterey Park, California. The 5315 square foot building was constructed in 1960 and consists of six large two bedroom/one and a half bathroom floorplans of approximately 886 square feet. The two-story property sits on an 8214 square foot parcel and is individually metered for gas and electricity and has a central hot water heater. The subject property presents a great opportunity for an investor to acquire a well-located value add apartment community with over twenty percent rental upside. The property features a spacious patio or balcony for each unit, six tandem parking spaces (twelve total), storage bins in the carport area. The forecasted rent is \$9400 per month which is based on the seller's appraisal report. It is a very investment project

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$1,810,000
- 1 Buildings
- 0 Total parking spaces
- \$1,836 (Estimated)
- Laundry: Common Area
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Laundry, Living Room, Walk-In Closet
- Floor: Carpet
- Appliances: Built-In Range, Electric Oven, Electric Range, Electric Cooktop, Microwave, Range Hood
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: 6-10 Units/Acre
- Security Features: Carbon Monoxide Detector(s)
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$1,150	\$0	\$0
3:	1	2	1	0	Unfurnished	\$0	\$0	\$0
4:	1	2	2	0	Unfurnished	\$0	\$0	\$0
5:	1	2	1	0	Unfurnished	\$0	\$0	\$0
6:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 641 - Monterey Park area
 - Los Angeles County
 - Parcel # 5253013024

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$2,300,000/\$2,310,000 ↑

199 days on the market

Listing ID: 21756650

8521 Pershing Dr • Playa del Rey 90293

6 units • **\$383,333/unit** • **4,026 sqft** • **5,000 sqft lot** • **\$573.77/sqft** •
Built in 1953

West on Manchester Ave. to Pershing Dr. Turn south on Pershing 1/2 block. On West side of the street, between Talbert and Manchester Ave.



HUGE PRICE REDUCTION ON THIS 3 BUILDING, 16-UNIT ASSEMBLAGE. This is not a stand alone sale, but a part of the three buildings at 8517, 8521, and 8527 Pershing Drive. All three building are being sold at the packaged price of \$6.995,000. The assemblage consists of 13,600 sf of living space on a 15,001 sf lot. The lots are zoned LAC-2 with an M-1 overlay, allowing for a retail build to sidewalk and residential apts./condos to be built above as a mixed use. Currently 34 units are allowed per LA City Planning Dept. Height limit is 44 ft. Subterranean parking can be built off commercial alley in the rear of the building. 100 x 150 lot. 7 units delivered vacant at COE. Huge upside in this Silicon Beach opportunity zone. Prime Beach location with easy access to LAX, Playa Vista, Manhattan Beach, El Segundo and The Marina. Gentrifying area along Westchester Parkway to the East and South along World Way West. 59% upside for a buy and hold while obtaining permits and plans for a development project.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$2,300,000
- 1 Buildings

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,713	\$1,713	\$2,200

2:	3	4	3	Unfurnished	\$0	\$0	\$7,000
3:	1	1	1	Unfurnished	\$1,716	\$1,716	\$2,200
4:	1	1	1	Unfurnished	\$1,499	\$1,499	\$2,200
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
- C31 - Playa Del Rey area
- Los Angeles County
- Parcel # 4116024028

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$2,300,000/\$2,310,000 ↑

199 days on the market

Listing ID: 21756644

8527 Pershing Dr • Playa del Rey 90293

6 units • **\$383,333/unit** • **4,026 sqft** • **5,001 sqft lot** • **\$573.77/sqft** •
Built in 1953

West on Manchester Ave., left on pershing Dr. 1/2 block on west side of street between Manchester and Talbert.



HUGE PRICE REDUCTION ON THIS 3 BUILDING, 16-UNIT ASSEMBLAGE. This is not a stand alone sale, but a part of the three buildings at 8517, 8521, and 8527 Pershing Drive. All three building are being sold at the packaged price of \$6.995,000. The assemblage consists of 13,600 sf of living space on a 15,001 sf lot. The lots are zoned LAC-2 with an M-1 overlay, allowing for a retail build to sidewalk and residential apts./condos to be built above as a mixed use. Currently 34 units are allowed per LA City Planning Dept. Height limit is 44 ft. Subterranean parking can be built off commercial alley in the rear of the building. 100 x 150 lot. 7 units delivered vacant at COE. Huge upside in this Silicon Beach opportunity zone. Prime Beach location with easy access to LAX, Playa Vista, Manhattan Beach, El Segundo and The Marina. Gentrifying area along Westchester Parkway to the East and South along World Way West. 59% upside for a buy and hold while obtaining permits and plans for a development project.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$2,300,000
- 1 Buildings

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,659	\$1,659	\$2,200

2:	2	1	1	Unfurnished	\$0	\$0	\$4,400
3:	1	1	1	Unfurnished	\$1,552	\$1,552	\$2,200
4:	1	1	1	Unfurnished	\$1,434	\$1,434	\$2,200
5:	1	2	1	Unfurnished	\$1,705	\$1,705	\$2,600

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

Of Units With:

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

Additional Information

- Standard sale
- C31 - Playa Del Rey area
- Los Angeles County
- Parcel # 4116024029

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21756644

Printed: 02/20/2022 3:01:16 PM

Closed •

List / Sold:

\$1,149,999/\$1,000,000 ↓

500 days on the market

Listing ID: 20626742

316 Columbia Ave • Los Angeles 90017

**6 units • \$191,667/unit • 3,409 sqft • 7,084 sqft lot • \$293.34/sqft •
Built in 1953**

Westlake which is west of the 110 freeway and downtown Los Angeles



Situated just a short distance to Echo Park and downtown, sits this opportunity to have a great building in your portfolio to later develop if wanted. With the ability to build up to 15 units on this large lot, there is tremendous potential given its R3 zoning. Currently 6 units total (4 singles and 2 one bedrooms) with no vacancies or late rents all of which being long term. Two separate structures with plenty of onsite parking (8 total spaces). Below market rents with plenty of upside and low operating costs, one could collect rents while applying for permits and plans. With close proximity to Good Samaritan hospital and New Academy of Science and Art, Gratts Elementary and Primary schools, freeways, downtown, Staples Center, L.A. Live etc. Each unit separately metered for gas and electric. DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$1,249,999
- 2 Buildings
- Levels: Multi/Split
- Heating: Wall Furnace
- Laundry: Community, Outside
- \$41149 Net Operating Income

Interior

Exterior

- Security Features: Gated Community, Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$24,435
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	0	1		Unfurnished	\$3,387	\$3,387	\$4,800
2:	2	1	1		Unfurnished	\$2,078	\$2,078	\$2,600

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

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

Additional Information

- Standard sale

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5153026006

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 20626742

Printed: 02/20/2022 3:01:16 PM

Closed •

List / Sold:

\$1,625,000/\$1,592,500 ↓

8 days on the market

Listing ID: 21100791

724 W 1st Street • San Pedro 90731

7 units • \$232,143/unit • 5,516 sqft • 5,625 sqft lot • \$288.71/sqft • Built in 1964

Just west of Gaffey on West 1st Street



7 units built in 1964 with a good unit mix of 6 two-bedroom & one bath and one single. This two-story walk-up apartment building includes 7 parking spaces, soft-story retrofit work is completed, roof was replaced in August of 2021, new exterior paint, rain gutters and more. The building is centrally located near the deep water port of San Pedro and is part of a larger neighborhood of market rate work-force housing serving the high concentration of harbor / trade / shipping / freight-moving associated jobs found in the close proximity of the Los Angeles / Long Beach Harbor area. Current owners have enjoyed a very strong rent collection history. Please do not disturb tenants of walk on the property. One of the Sellers holds a license to sell real estate in the state of California. For more information please call listing agent.

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$1,625,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Individual Room
- \$66298 Net Operating Income

Interior

- Appliances: Disposal

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$41,559
- 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	\$853	\$853	\$853
2:	1	2	1		Unfurnished	\$1,664	\$1,664	\$1,664

3:	1	2	1	Unfurnished	\$1,795	\$1,795	\$1,795
4:	1	2	1	Unfurnished	\$874	\$874	\$874
5:	1	2	1	Unfurnished	\$1,240	\$1,240	\$1,240
6:	1	2	1	Unfurnished	\$1,500	\$1,500	\$1,500
7:	1	0	1	Unfurnished	\$1,295	\$1,295	\$1,295

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
- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7451005006

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$3,275,000/\$3,275,000**

409 S CLOVERDALE Ave • Los Angeles 90036

22 days on the market

8 units • **\$409,375/unit** • **7,824 sqft** • **8,461 sqft lot** • **\$418.58/sqft** •
Built in 1931

Listing ID: 21110939

Near the corner of W 4th Street and S Cloverdale.



We are pleased to present 409 S. Cloverdale Avenue, a two-story apartment building located in the desirable neighborhood of Miracle Mile, one mile south of Melrose Avenue. Situated on a 8,461 SF lot, the property offers 7,824 rentable SF. The current unit mix consists of seven (7) one-bedroom/one-bathroom units and one (1) two-bedroom/one-bath unit. The property is within close-proximity to The Grove and Pan Pacific Park, giving residents convenient access to an array of popular shopping and dining venues. 409 S Cloverdale Avenue has been held by current ownership for over 23 years, offering investors the perfect opportunity to purchase an investment property with huge upside potential, which could be achieved through interior and exterior renovations.

Facts & Features

- Sold On 02/14/2022
- Original List Price of \$3,275,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$107893 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$68,976
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01047354
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	1	1		Unfurnished	\$1,764	\$12,348	\$17,465
2:	1	2	1		Unfurnished	\$2,750	\$2,750	\$2,900
3:								

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

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5508004009

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 21110939

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Closed •

List / Sold:

\$3,300,000/\$3,050,000 ↓

77 days on the market

Listing ID: 21783748

2743 Waverly Dr • Los Angeles 90039

9 units • \$366,667/unit • 7,720 sqft • 28,936 sqft lot • \$395.08/sqft • Built in 1950

Located in the highly desirable Silver Lake submarket of Los Angeles, just south of Riverside Drive and northeast of Glendale Blvd.



2743 Waverly Drive is a 2-story, 9-unit value-add multi-family investment opportunity with 52%+ rental upside potential, located in the highly desirable Silver Lake submarket of Los Angeles, just south of Riverside Drive and northeast of Glendale Blvd. Built in 1950, the building is comprised of 1 two-story (3+1.5 townhome), 6 (2+1), and 2 (1+1) units that average approximately 850+ gross square feet. The 7,720 square foot structure is situated on an oversized 28,986 square foot, LARD2-1VL-RIO zoned lot, affording an investor the flexibility to capitalize on the potential addition of accessory dwelling units (ADU) or potential future re-development. The property includes a large rear backyard and central courtyard area with ample outdoor space. There are 9 individual parking garages in the front of the building with a large/accessible communal deck/walkway directly above. The buildings units are bright and spacious, and select units have been upgraded with new laminate wood flooring in the living room and carpet in the bedrooms. All units feature original parquet wood floors in the living rooms, some of which are hidden below laminate wood or carpet flooring. Second floor units offer sweeping, picturesque views of the San Bernardino Mountains and the Silver Lake Hills. The property is separately metered for gas & electric. With a Walk Score of 80, the property's Silver Lake location, near the Rowena Ave and Glendale Blvd intersection and 0.5 miles from the north edge of the Silver Lake Reservoir, offers residents easy access to the countless shopping, dining, entertainment, and recreation options of Silver Lake, Sunset Junction, Los Feliz, Atwater Village, and the revitalized Downtown Los Angeles is less than 4 miles to the south. The building is 0.4 miles south of the 5 freeway, 1.2 miles north of the 2, 2.8 miles north of the 101 and 3.3 miles northwest of the 110. 2743 Waverly Drive is well-positioned for a skilled value-add investor to implement a high-end unit/common area renovation program optimizing market rents, appreciation, and future returns.

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$3,300,000
- 1 Buildings
- 18 Total parking spaces
- 9 Total carport spaces
- Heating: Wall Furnace, Gravity
- \$123564 Net Operating Income

Interior

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

Exterior

- Lot Features: Back Yard

Annual Expenses

- Total Operating Expense: \$74,293
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01430290
- Gardener:
- Licenses:

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$1,385	\$2,770	\$4,550
2:	6	2	1		Unfurnished	\$2,042	\$12,252	\$17,100
3:	1	3	1		Unfurnished	\$1,976	\$1,976	\$4,200
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5438024018

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$3,800,000/\$3,475,000 ↓

33 days on the market

Listing ID: 222000112

424 Cedar Ave • Burbank 91501

**10 units • \$380,000/unit • sqft • 7,716 sqft lot • No \$/Sqft data •
Built in 1986**

**From I-5 North, exit E. Alameda to S. Glenoaks Blvd. Go north to E. Cedar Ave. Go east to 426 E. Cedar Ave.
Park on street.**



Excellent investment opportunity: 10-unit apartment community located in the highly sought-after City of Burbank. Its unit mix consists of (2) one-bedroom, one-bath and (8) two-bedroom, two-bath units. Tenants enjoy the walkability and ease of access to shopping, dining, schools, parks, entertainment, public transportation, and freeways I-5 and SR-134. Carefully maintained by owner of 25 years with upgrades along the way. Recent improvements include new composition shingle roof, kitchen cabinets & appliances, hardwood floors, ceramic tile, and exterior paint. This building also features copper plumbing, newer 100+ gallon water heater, 2 parking spots per unit in gate-controlled underground parking with gated exit to alley. Exterior lighting and secured entrance to front doors provide added safety to tenants. Tenants also enjoy either a private balcony or patio, gas fireplace, central air, and attractive grounds. Coin-operated laundry machines provide additional income to owner. Gas and electric are separately metered.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$3,800,000
- 1 Buildings
- Levels: Two
- 20 Total parking spaces
- Cooling: Central Air, Electric, Gas
- Heating: Natural Gas, Central
- Laundry: Community
- 10 electric meters available
- 10 gas meters available
- 0 water meters available

Interior

- Floor: Carpet
- Appliances: Dishwasher, Disposal, Gas Water Heater, Water Heater

Exterior

- Lot Features: Paved
- Security Features: Automatic Gate, Security Lights

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:

- Cable TV:
 - Gardener:
 - Licenses:
- Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 10
 - Gas Meters: 10
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 10
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 5621024010

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

911 Lincoln Blvd • Santa Monica 90403

10 units • \$560,000/unit • 8,076 sqft • 7,501 sqft lot • \$681.03/sqft •
Built in 1958

Lincoln Blvd and Idaho Avenue

List / Sold:

\$5,600,000/\$5,500,000 ↓

156 days on the market

Listing ID: 21782156



Presenting 911 Lincoln Boulevard, located north of Wilshire Boulevard in prime Santa Monica, only one block south of prestigious Montana Avenue. Tenants can enjoy close proximity to Santa Monica beaches, as well as shopping, dining and nightlife on Third Street Promenade and Main Street. The desirable unit mix consists of (2) two-bedroom/one-bathroom and (8) one-bedroom/one-bathroom units. Some units offer private garage parking and have been updated with stainless steel appliances, quartz countertops and custom cabinetry. All units have spacious floorplans, dishwashers and lots of natural light. With 25% upside potential in rents, this property offers investors a value-add opportunity for future rent growth.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$5,600,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$200143 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator, Gas Oven, Gas Range, Range Hood
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$39,981
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02067379
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

1:	2	2	1	Unfurnished	\$2,747	\$4,190	\$6,800
2:	8	1	1	Unfurnished	\$2,042	\$22,083	\$26,050

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: • Gas Meters: • Water Meters: • Carpet: • Dishwasher: • Disposal: | <ul style="list-style-type: none"> • Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC: |
|---|---|

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • C14 - Santa Monica area • Los Angeles County • Parcel # 4281033021 |
|---|--|

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Apartment**

List / Sold:

\$1,680,000/\$1,330,000 ↓

21 days on the market

Listing ID: **WS21225916**

150 S Alvarado St • Los Angeles 90057

10 units • **\$168,000/unit** • **6,536 sqft** • **6,388 sqft lot** • **\$203.49/sqft** •

Built in 1954

south of Beverly Blvd on Alvarado St and Mountain View Ave



This two-story apartment has 10 units, each with 1 bedroom and 1 bath. Building Size totals 6,536 sqft; Built in 1954; Lot Size totals 6,388 sqft; Zoning is LAC2. Access either from Alvarado St or Mountain View Ave. Each unit is separately metered for gas and electricity. Conveniently located in City of Los Angeles, close to Fwy 101, Fwy 110 and Fwy 10. 100% occupied, This Apartment is 100% occupied, mostly long time tenants, Rents are significantly below market. This is a value-added property with upside potential. Drive by only. Please do not disturb tenants. Offer Subject to Inspection.

Facts & Features

- Sold On 02/17/2022
- Original List Price of \$1,680,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$1,005 (Assessor)
- \$89990 Gross Scheduled Income
- \$48045 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$50,842
- Electric: \$910.00
- Gas: \$1,431
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- Gardener:
- Licenses: 963
- Insurance: \$7,812
- Maintenance: \$8,358
- Workman's Comp:
- Professional Management: 5441
- Water/Sewer: \$7,347
- Other Expense: \$660
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	1	Unfurnished	\$365	\$365	\$1,100
2:	1	1	0	1	Unfurnished	\$609	\$609	\$1,100
3:	5	1	0	5	Unfurnished	\$777	\$3,885	\$5,500

4:	2	1	0	0	Unfurnished	\$899	\$1,798	\$2,200
5:	1	1	0	1	Unfurnished	\$900	\$900	\$1,100

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5154006009

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: WS21225916

Printed: 02/20/2022 3:01:16 PM

Closed •

List / Sold:

\$2,988,000/\$2,900,000 ↓

42 days on the market

Listing ID: AR22001756

13409 Victory Blvd • Van Nuys 91401

11 units • \$271,636/unit • 13,182 sqft • 14,188 sqft lot • \$220.00/sqft •
Built in 1985

West of Fulton



Look at this 1985 Construction property on Victory Boulevard in the Valley Glen area of the San Fernando Valley. The building has large units some of which are townhouse style, a great unit mix of 6- 1's, and 5- 2's, and adequate parking. It's individually metered for gas and electricity and has central air/ heat providing a home style feel for its tenants. This property provides the next owner tremendous upside in rents creating the opportunity to add value to the asset. Based on the year built, the building is not subject to the Los Angeles RSO and is only subject to the California AB 1482 statewide mandate. The property is near shops, restaurants, and all that the SFV has to offer. This value-add asset will fit nicely in all sized portfolios.

Facts & Features

- Sold On 02/16/2022
- Original List Price of \$2,988,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,747 (Estimated)
- Laundry: Community
- \$149808 Gross Scheduled Income
- \$83006 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$62,738
- Electric: \$0.00
- Gas: \$278
- Furniture Replacement:
- Trash: \$2,954
- Cable TV: 02021933
- Gardener:
- Licenses:
- Insurance: \$2,986
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$12,467
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1	0	Unfurnished	\$6,542	\$6,542	\$9,800
2:	1	1	2	0	Unfurnished	\$988	\$988	\$1,800

3:	1	2	1	0	Unfurnished	\$1,014	\$1,014	\$1,950
4:	4	2	2	0	Unfurnished	\$4,928	\$4,928	\$8,800

Of Units With:

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

Additional Information

- Standard sale
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2329016013

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: AR22001756

Printed: 02/20/2022 3:01:16 PM

Closed •

List / Sold:

\$3,360,000/\$3,990,000 ↑

29 days on the market

570 N Hollenbeck Ave • Covina 91723

14 units • \$240,000/unit • 11,654 sqft • 31,836 sqft lot • \$342.37/sqft •
Built in 1959

Listing ID: AR21251232

Hollenbeck and Front



First time on the market in over 20 years! 570 N. Hollenbeck Ave is a 14-unit multifamily property located in Covina, CA. The property was built in 1959 and features an excellent unit mix: (9) 2 bed/1 bath units and (5) 1 bed/1 bath units. Tenants enjoy the onsite pool and plentiful parking. The property is well maintained, and is close to local elementary, middle, and high schools. Located minutes from Downtown Covina, tenants benefit from easy access to local parks, grocery stores, and eateries. Given the rental upside potential, this is an excellent addition to any real estate investor's portfolio.

Facts & Features

- Sold On 02/18/2022
- Original List Price of \$3,360,000
- 1 Buildings
- 18 Total parking spaces
- 16 Total carport spaces
- \$5,544 (Estimated)
- Laundry: Individual Room
- \$241800 Gross Scheduled Income
- \$134801 Net Operating Income
- 15 electric meters available
- 15 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$99,745
- Electric: \$2,284.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$6,243
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$8,402
- Maintenance:
- Workman's Comp:
- Professional Management: 9672
- Water/Sewer: \$6,726
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1	0	Unfurnished	\$6,225	\$6,225	\$7,750
2:	9	2	1	0	Unfurnished	\$13,925	\$13,925	\$16,650

Of Units With:

- Separate Electric: 15
- Gas Meters: 15
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard, Trust sale

- 614 - Covina area
- Los Angeles County
- Parcel # 8431019027

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) AR21251232

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Closed •

List / Sold:

\$3,899,000/\$3,725,000 ↓

258 days on the market

Listing ID: EV21079469

118 N Park View St • Los Angeles 90057

16 units • \$243,688/unit • 14,000 sqft • 8,001 sqft lot • \$266.07/sqft • Built in 1928

101 , Alvarado & Beverly



Price reduced \$301,000. Seller motivated. Well maintained, 16 units located in and high-rental demand area of central Los Angeles. Two lots totaling approx. 16,000 square feet. Three 2-bedroom, 1-bath units; thirteen 1-bedroom 1-bath. Great commuter location. security gate and on-site laundry. Shown on accepted offers only. Please do not disturb the tenants or sellers.

Facts & Features

- Sold On 02/15/2022
- Original List Price of \$3,999,000
- 2 Buildings
- 3 Total parking spaces
- Laundry: Common Area
- Cap Rate: 5.98
- \$304156 Gross Scheduled Income
- \$231289 Net Operating Income
- 17 electric meters available
- 17 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$63,742
- Electric: \$10,832.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,952
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$6,308
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	13	1	1	0	Unfurnished	\$1,419	\$17,028	\$1,800
2:	3	2	1	0	Unfurnished	\$2,123	\$25,476	\$2,300

Of Units With:

- Separate Electric: 17
- Gas Meters: 17
- 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 # 5157011008

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) EV21079469

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Closed •

List / Sold:

\$18,500,000/\$17,072,000 ↓

57 days on the market

Listing ID: 21106701

6700 Franklin Pl • Los Angeles 90028

42 units • \$440,476/unit • 40,876 sqft • 16,015 sqft lot • \$417.65/sqft • Built in 1988

On the corner of Franklin Pl and Las Palmas Ave



Facts & Features

- Sold On 02/15/2022
- Original List Price of \$19,500,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central

- \$608315 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$408,846
- 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:	4	0	1		Unfurnished	\$1,635	\$6,540	\$1,950
2:	27	1	1		Unfurnished	\$1,902	\$51,355	\$2,400
3:	11	2	2		Unfurnished	\$2,622	\$28,840	\$3,100
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5547002033

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 21106701

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