

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	G
1	PW20187587	S	22316 Violeta AVE	HG	54	STD	2	\$26,400		\$455,000	\$473.96	960	1954/ASR	4,994/0.1146	
2	DW20243493	S	4218 W 132nd ST	HAWT	110	STD	2	\$1,200		\$835,000	\$589.69	1416	1948/ASR	8,701/0.1997	
3	SB20261185	S	4720 W 170th	LAWN	113	STD	2	\$47,928	4	\$855,000	\$492.23	1737	1958/ASR	5,937/0.1363	
4	SB20158242	S	3004 Alma AVE	MANH	142	STD	2	\$115,200		\$3,100,000	\$978.23	3169	1954/ASR	3,570/0.082	
5	SB20098477	S	446 Longfellow AVE	HMB	148	STD	2	\$30,000		\$1,610,000	\$1,140.23	1412	1953/ASR	2,102/0.0483	
6	SR20247752	S	1230 N Hollywood WAY	BBK	610	STD	2	\$0		\$690,000	\$580.81	1188	1951/ASR	2,763/0.0634	
7	P1-2549	S	204 206 N Avenue 55	LA	632	STD	2	\$0		\$875,000			1906/ASR	6,137/0.14	
8	WS20248606	S	118 N San Marino AVE	SGAB	654	STD	2	\$40,800		\$860,000	\$484.23	1776	1948/ASR	6,564/0.1507	
9	21677484	S	1848 N Workman ST	LA	677	STD	2			\$1,250,000	\$385.56	3242	1917	9,099/0.2	
10	20649788	S	1339 Appleton WAY	VEN	C11	STD	2			\$2,510,000	\$1,233.42	2035	1959	10,899/0.25	
11	SB20145340	S	17 Lighthouse ST	MR	C12	STD	2	\$60,000		\$3,200,000	\$763.36	4192	1966/ASR	3,148/0.0723	
12	SB20246224	S	4405 Campbell DR	LA	C13	STD	2	\$120,000	5	\$1,995,000	\$911.38	2189	1947/ASR	6,055/0.139	
13	20661174	S	1715 S Kingsley DR	LA	C16	STD	2			\$550,000	\$227.27	2420	1910	5,843/0.13	
14	20635548	S	1524 S BURNSIDE AVE	LA	C16	STD	2			\$1,329,000	\$497.94	2669	1927	4,923	
15	20591662	S	1141 S CLOVERDALE AVE	LA	C19	STD	2			\$1,380,000	\$355.49	3882	1935	7,940	
16	20668126	S	1156 S Crescent Heights BLVD	LA	C19	STD	2			\$1,525,000	\$451.18	3380	1933	5,495/0.12	
17	DW20240815	S	9821 Wilmington AVE	LA	C34	STD	2	\$0		\$425,000	\$316.22	1344	1929/ASR	5,667/0.1301	
18	SR20199512	S	346 E Imperial HWY	LA	C34	STD	2	\$51,600		\$705,000	\$281.77	2502	1892/ASR	4,959/0.1138	
19	SB20245013	S	8111 Cheyenne AVE	DOW	D3	STD	2	\$45,600		\$805,000	\$359.38	2240	1983/ASR	5,766/0.1324	
20	PW20191643	S	16631 Indiana AVE	PAR	RK	STD	2	\$4,800		\$950,000	\$272.05	3492	1934/PUB	8,001/0.1837	
21	SR20263270	S	7039 Bevis AVE	VNS	VN	STD	2	\$60,000		\$955,000	\$432.13	2210	2020/BLD	6,774/0.1555	
22	RS19125202	S	5151 Deane AVE	WIND	WIND	STD	2	\$0		\$1,100,000	\$381.94	2880	1926/ASR	6,396/0.1468	
23	RS20163512	S	225 E 98th ST	LA	699	STD	2	\$10,800		\$565,000	\$380.98	1483	1924/ASR	5,363/0.1231	
24	PW21004543	S	9922 Liggett ST	BF	699	STD	2	\$49,200		\$653,000	\$285.65	2286	1950/PUB	5,672/0.1302	
25	OC21002894	S	3910 Hammel ST	LA	699	STD	2	\$0		\$760,000	\$505.32	1504	1910/ASR	6,757/0.1551	
26	BB20172093	S	2816 Darwin AVE	LA	677	TRUS	3	\$0		\$760,000	\$303.51	2504	1951/ASR	8,518/0.1955	
27	CV20253685	S	1437 N Carmelita AVE	LA	BOYH	STD	3	\$0		\$740,000	\$254.82	2904	1959/ASR	5,568/0.1278	
28	RS20172832	S	346 Brooks AVE	VEN	C11	PRO	3	\$0		\$1,855,000		0	1953/ASR	5,198/0.1193	
29	RS20172287	S	346 Brooks AVE	VEN	C11	PRO	3	\$0	0	\$1,855,000		0	1953/ASR	5,198/0.1193	
30	20670978	S	13480 Beach AVE	MR	C12	STD	3			\$1,325,000	\$811.39	1633	1953	4,589/0.1	
31	IV20182296	S	325 W 57th ST	LA	C16	STD	3	\$42,000	5	\$620,000	\$257.90	2404	1941/PUB	5,400/0.124	
32	20585382	S	4701 LOMITA ST	LA	C16	STD	3			\$810,000	\$350.50	2311	1939	5,668/0.13	
33	P1-1543	S	1100 Meadowbrook AVE	LA	C19		3	\$74,000		\$1,300,000			1924/ASR	8,250/0.19	
34	PW21012471	S	8416 Luxor ST	DOW	D4	STD	3	\$76,500		\$1,200,000	\$261.89	4582	1952/ASR	14,743/0.3385	
35	221000037	S	11334 Oxnard ST	NHLW	SF	STD	3			\$777,000			1952/ASR	7,043	
36	20606850	S	5711 Cecilia ST	BG	T3	STD	3			\$825,000	\$330.00	2500	1940	8,521/0.19	
37	20631432	S	2453 Barry AVE	LA	WLA	STD	3			\$1,740,000	\$455.97	3816	1941	5,401/0.12	
38	SB20258239	S	2211 S Grand AVE	SP	185	STD	4	\$83,379	5	\$990,000	\$241.70	4096	1970/ASR	4,500/0.1033	
39	AR20249299	S	3137 Perlita AVE	ATWV	606	STD	4	\$0		\$1,100,000	\$391.18	2812	1961/ASR	5,399/0.1239	
40	TR20198414	S	14309 Beckner ST	LPUE	633	STD	4	\$89,400	4	\$1,400,000	\$355.69	3936	1965/ASR	13,686/0.3142	
41	20623312	S	2317 Ocean Park BLVD	SM	C14	STD	4			\$1,322,500	\$690.24	1916	1937	4,952/0.11	
42	20621424	S	2321 Ocean Park BLVD	SM	C14	STD	4			\$1,322,500	\$692.77	1909	1940	4,962/0.11	
43	SR20247645	S	920 Marine ST	SM	C14	STD	4	\$0		\$1,945,000	\$494.91	3930	1967/ASR	5,681/0.1304	
44	21679120	S	1702 W 82nd ST	LA	C36	STD	4			\$630,000	\$216.20	2914	1929	6,675/0.15	
45	SB20025261	S	10413 S Main ST	LA	C37	STD	4	\$95,388		\$1,108,888	\$313.78	3534	1987/ASR	6,608/0.1517	
46	SR20197677	S	5324 Agnes AVE	VVL	VVL	STD	4	\$190,770	5	\$2,850,000	\$365.38	7800	2020/BLD	6,500/0.1492	
47	P1-2591	S	7751 Milton AVE	WH	670	STD	5	\$106,200		\$1,495,000			1948/ASR	6,896/0.16	
48	SB21014473	S	654 Ozone ST	SM	C14	STD	5	\$222,600		\$3,350,000	\$1,225.31	2734	1952/PUB	7,271/0.1669	
49	20664222	S	623 W 41st DR	LA	C42	STD	5			\$750,000	\$130.39	5752	1910	5,402/0.12	
50	CV20185334	S	205 Mooney DR	MP	641	TRUS	6	\$141,600		\$2,000,000	\$252.53	7920	1915/PUB	22,565/0.518	
51	CV20132084	S	606 E 51st ST	LA	C23	STD	6	\$65,050		\$900,000	\$313.59	2870	1915/ASR	9,937/0.2281	
52	21679894	S	1855 W 87th ST	LA	C36	STD	6			\$918,664	\$237.38	3870	1954	6,115/0.14	
53	21677140	S	2650 S Barrington AVE	LA	WLA	STD	6			\$2,210,000	\$513.95	4300	1960	5,500/0.12	
54	SR20204216	S	1411 Murray DR	SVL	671	STD	7	\$118,810		\$1,750,000	\$334.10	5238	1931/ASR	4,865/0.1117	
55	AR20226392	S	1256 Mariposa ST	GD	699	STD	7	\$7,715		\$1,500,000	\$318.40	4711	1966/APP	7,520/0.1726	
56	20593744	S	1136 S ARAPAHOE ST	LA	C17	STD	8			\$1,338,000	\$265.48	5040	1923	7,250/0.16	
57	20647666	S	133 N Kenmore AVE	LA	C17	STD	8	\$127,000		\$1,795,000	\$263.66	6808	1924	7,592/0.17	
58	320004343	S	1646 N Sierra Bonita AVE	LA	C20		8	\$0	0	\$2,400,000	\$338.79	7084	1938	7,504/0.1723	
59	20665910	S	4061 Lafayette PL	CULV	C28	STD	9			\$3,425,000	\$418.55	8183	1960	9,116/0.2	
60	21693992	S	1045 N Ardmore AVE	LA	C20	STD	11			\$2,125,000	\$213.78	9940	1963	9,022/0.2071	
61	20630812	S	401 409 San Vicente BLVD	SM	C14	STD	17			\$7,450,000	\$532.18	13999	1953	15,591/0.35	

Closed •List / Sold: **\$455,000/\$455,000** ↓**22316 Violeta Ave • Hawaiian Gardens 90716****104 days on the market****2 units • \$227,500/unit • 960 sqft • 4,994 sqft lot • \$473.96/sqft • Built in 1954****Listing ID: PW20187587****South of Carson Ave and West of Norwalk Blvd**

Price Reduced for a Quick Sale! Great starter income property investment. Take a look at these two 1 bedroom units with a lot of potential for an addition or add an ADU! Check with City for possibilities. Close to freeways, shopping and schools. Don't miss out now that interest rates are so low!

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$470,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$26400 Gross Scheduled Income
- \$26400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01834929
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 54 - Hawaiian Gardens area
- Los Angeles County
- Parcel # 7069027005

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: \$799,999/\$835,000 ↑

4218 W 132nd St • Hawthorne 90250
2 units • \$400,000/unit • 1,416 sqft • 8,701 sqft lot • \$589.69/sqft •
Built in 1948
Hawthorne Blvd to W 132nd St

30 days on the market

Listing ID: DW20243493



Welcome to Hawthorne !! Live in 1 and rent the other ! Front unit is a 2 bedroom 1.5 bath 960 sq.ft., rear unit is 1 bedroom 1 bath 456 sq. ft., extra long driveway affords plenty of extra off street parking, double detached garage in rear has extra storage/converted on side and rear. Front unit was recently remodeled with laminate flooring, fresh paint and kitchen cabinetry. Both units will be delivered vacant, situated in a great neighborhood and awarded 9 out of 10 school district, 15 minutes away from the beach, LAX airport, centrally located from shopping centers, 405 & 105 freeway.

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$799,999
- 2 Buildings
- 2 Total parking spaces
- Laundry: In Kitchen
- \$1200 Gross Scheduled Income
- \$1135 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$992
- Electric: \$40.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$40
- Cable TV: 02030113
- Gardener:
- Licenses:
- Insurance: \$45
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$35
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,200	\$1,200	\$1,550
2:	1	1	1	2	Unfurnished	\$1,600	\$1,600	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- 110 - East Hawthorne area
- Los Angeles County
- Parcel # 4045019005

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$810,000/\$855,000** ↑**10 days on the market****4720 W 170th • Lawndale 90260****2 units • \$405,000/unit • 1,737 sqft • 5,937 sqft lot • \$492.23/sqft •****Built in 1958****Listing ID: SB20261185****Artesia east, left on Inglewood, right on 170th**

Perfect two separate homes on a lot with great curb appeal. Each unit has one car garage plus one parking place in front. Front unit has 3 Bedrooms 2 Baths with a front & rear yard. Back unit has 2 Bedrooms 1 Bath, with a gorgeous yard and patio, you won't believe. Both units have forced air heat and cooling & Laundry facilities. Very well maintained throughout the years and in wonderful condition. Newer electrical & plumbing. Exterior just painted. Long term tenants. Rents are due to be raised 8.8% (15.5 X gross), good income producer. Best location, just one block from Redondo Beach and 3 blocks to Galleria Shopping Center. Easy drive to the Beach, LAX and Downtown LA. Live close to everything and enjoy all that the south bay offers for a great lifestyle or own as income property. You will love this one!!

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$810,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Individual Room
- Cap Rate: 3.7
- \$47928 Gross Scheduled Income
- \$30025 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$17,900
- Electric: \$0.00
- Gas: \$500
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 2000
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,050	\$2,050	\$2,700
2:	1	2	1	1	Unfurnished	\$1,944	\$1,944	\$2,400

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
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4081005011

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • Duplex**\$3,299,000/\$3,100,000** ↓

130 days on the market

Listing ID: SB20158242

3004 Alma Ave • Manhattan Beach 90266**2 units** • **\$1,649,500/unit** • **3,169 sqft** • **3,570 sqft lot** • **\$978.23/sqft** • **Built in 1954****Highland East**

Situated right in the heart of the HIGHLY sought after Manhattan Beach Sand Section and on one of the highest points in the area, this large legal duplex sits on a coveted East/West, Street-to-Alley, oversized R2 lot. Options, options, options.....there are many. INCOME PROPERTY? Buy and hold current duplex as an income producing property with major appreciation upside, consisting of a 3 bed and 3 bath 2,000 sq ft front house with 2 car garage PLUS two more spots, ocean view, patio, deck, and interior attic/loft area. The rear unit on Vista is 2 beds and 2 baths in 1,040 sq ft with roof deck and large storage/bonus room off the huge 3 car garage. BUILD YOUR DREAM HOME? You can do that too! Potential for a 6,000+ sq ft single family home with ocean views. INVESTMENT/DEVELOPMENT DEAL? This 33' x 105' R2 zoned lot can accommodate two 2,400+ sq ft townhomes with views!. The possibilities are too good to pass up! Just 4 short blocks to one of the best beaches in California and an easy stroll to downtown, North MB, and award winning Grandview elementary school. NOTE; Due to new State and City zoning and building laws, this duplex has now become an ultra valuable asset. Talk to your agent and/or the city regarding these guidelines.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$3,299,000
- 2 Buildings
- 6 Total parking spaces
- Laundry: In Garage
- \$115200 Gross Scheduled Income
- \$75600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$39,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4176014013

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • Duplex**\$1,695,000/\$1,610,000 ↓****238 days on the market****Listing ID: SB20098477****446 Longfellow Ave • Hermosa Beach 90254****2 units • \$847,500/unit • 1,412 sqft • 2,102 sqft lot • \$1140.23/sqft • Built in 1953****Between Valley & Manhattan Ave**

Turnkey duplex in great location just 4 short blocks to the sand and surf. Also close to the Hermosa greenbelt and running trails. Short bike ride to downtown Hermosa or Manhattan piers and downtown restaurants and shopping. Beautiful hardwood floors. Some upgrades in both units. New fascia, back railings and paint on exterior and interior. 2 extra deep single car garages with laundry hookups.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$1,775,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage
- \$30000 Gross Scheduled Income
- \$27600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

- Lot Features: Paved, Up Slope from Street
- Security Features: Carbon Monoxide Detector(s)
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4181010024

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: **\$700,000/\$690,000** ↓

1230 N Hollywood Way • Burbank 91505

20 days on the market

2 units • \$350,000/unit • 1,188 sqft • 2,763 sqft lot • \$580.81/sqft • Built in 1951

Listing ID: SR20247752

use your navigation :)



Investment opportunity! Rare duplex for sale in prime Burbank location! Zoning is BUR4 - R4 Multi-Family Residential. Two units. Front unit cleaned, and ready to go. 1 space carport and 1 space garage.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$700,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01151891
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 610 - Burbank area
- Los Angeles County
- Parcel # 2477011018

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$825,000/\$875,000** ↑

204 206 N Avenue 55 • Los Angeles 90042

58 days on the market

2 units • \$412,500/unit • sqft • 6,137 sqft lot • No \$/Sqft data •

Built in 1906

Listing ID: P1-2549

Ave 55 between Monte Vista and Figueroa.



Amazing opportunity to own 2 vintage vacant homes located in a Highland Park Historic Preservation Overlay Zone, just blocks from the Gold Line, supper clubs, yoga studios,& vinyl shops on Figueroa Blvd. The 4 bedroom, 2 bathroom,1900 sq ft, 2-story front house, boasts classic period details from the stunning foyer with dark stained wood wainscoting and built-in storage bench, to the spacious living room with coffered ceilings, oak floors, built-in writing desk/cabinets, and decorative stone fireplace. Gorgeous dark wood pocket doors open to the formal dining room with oak floors, stained wainscoting, coffered ceiling, and built-in china cabinet.The dark wood, stained staircase leads upstairs to a gracious landing, 4 bedrooms, and a full bath. A tall attic runs the full length of the home.The light-filled, 570 sq ft, 2 BR, 1 BA back house with front porch sits at the rear of the lot. There is significant work to be done and the owners have priced the property accordingly to sell in its present AS-IS condition.Tremendous opportunity to own income property in one of LA's most desirable neighborhoods!

Facts & Features

- Sold On 02/17/2021
 - Original List Price of \$825,000
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Heating: Wall Furnace
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Formal Entry, Office, Walk-In Pantry
 - Floor: Vinyl, Wood
- Other Interior Features: Built-in Features, Coffered Ceiling(s), Crown Molding

Exterior

- Lot Features: Sprinklers None
- Fencing: Wood, Wrought Iron

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01866771
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		4	2	0	Unfurnished	\$0	\$0	\$3,500
2:			1					\$1,500
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
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5468022018

2/21/2021

Matrix

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: P1-2549

Printed: 02/21/2021 8:04:21 PM

Closed •List / Sold: **\$878,000/\$860,000** ↓**30 days on the market****Listing ID: WS20248606****118 N San Marino Ave • San Gabriel 91775****2 units • \$439,000/unit • 1,776 sqft • 6,564 sqft lot • \$484.23/sqft • Built in 1948****North of W Las Tunas and West of Segovia Ave**

Price Reduced!! Wonderful investment opportunity! Charming duplex in the very desirable North San Gabriel. This well maintained property features 3 bedrooms, 1 bath in the front unit and 1 bedroom, 1 bath in the back. 1 bedroom unit has been updated with new floors, bathroom and paint in 2019. Each unit has their own indoor laundry area and one car detached garage. Very convenient location near shopping, schools, restaurant, hospital and public transportation. Perfect for owner user to live in one and rent out the other!

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$898,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$40800 Gross Scheduled Income
- \$29529 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$11,271
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$450
- Cable TV: 02002822
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5363030006

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:

\$1,095,000/\$1,250,000 ↑

0 days on the market

Listing ID: 21677484

1848 N Workman St • Los Angeles 90031
2 units • \$547,500/unit • 3,242 sqft • 9,099 sqft lot • \$385.56/sqft •
Built in 1917
Just south of Main St. and East of the 5 Freeway



On offer is a Duplex (consisting of two house) that has been removed from the rental market through the Ellis Act. Units were vacant at time of Ellis Act Removal. Property is in an Opportunity Zone. Zoning allows for an 18 Unit Development Opportunity in the quickly changing Lincoln Heights neighborhood of Los Angeles. A Buyer can reverse the removal from the rental market or can continue the 18 Unit Entitlement work (with 2 affordable units) started by the Seller and with a Demo Permit in the Clearance Stage. The oversized 9,099 SF R3-1 Tier 1 lot has 55 feet of frontage allowing for simpler designs to max the parking scenario if a Buyer were interested in doing a smaller project for ease, speed & economy. With LAC+USC Medical Center a few blocks to the south, the LA Brewery Artist Colony to the west, this location is quickly becoming a premier neighborhood. Solar Panels have been removed. Zimas lists 3 units. HCIDLA lists 2 units. Sold as-is, where is. Value is in the land.

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$1,095,000
- 2 Buildings

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01520327
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 677 - Lincoln Hts area
 - Los Angeles County
 - Parcel # 5210008011

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: 21677484

Printed: 02/21/2021 8:04:21 PM

List / Sold:

Closed •**\$2,495,000/\$2,510,000 ↑****31 days on the market****1339 Appleton Way • Venice 90291****2 units • \$1,247,500/unit • 2,035 sqft • 10,899 sqft lot • \$1233.42/sqft •****Built in 1959****Listing ID: 20649788****East of Lincoln, West of Walgrove, North of Palms, South of Morningside - on the Big Lots of Venice!**

LOCATION, LOCATION! AMAZING VALUE + INCREDIBLE OPPORTUNITY - HUGE 10,900 sqft LOT ON THE "BIG LOTS" OF VENICE! Situated in a prime location on the coveted Appleton Way this is your chance to build the home of your dreams! Currently, 2 homes one a lot, this original duplex is located in the epicenter of architectural masterpieces mixed with original Venice charmers - giving you the best of both worlds. Envision and create your perfect compound, remodel the existing duplex, or maintain the property and use for your investment. Both units have been remodeled and updated; the front house offers a 2 Bedroom/1 Bath home and the back house consists of a larger 4 Bedroom/ 2 Bath home w/ a detached 2 car garage and private, ample yard space for both units. This street to alley expansive lot spans about acres with a grassy yard and mature trees. Front unit will be delivered vacant - nestled in one of the most sought-after neighborhoods of Venice - this will not last!

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$2,495,000
- 2 Buildings
- Heating: Wall Furnace
- Laundry: Inside

Interior

- Rooms: Living Room
- Appliances: Disposal, Refrigerator

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Rectangular Lot, Yard, Value In Land
- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$5,000	\$5,000	\$5,000
2:	2	2	1		Unfurnished	\$2,600	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4244020009

2/21/2021

Matrix

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:** 20649788

Printed: 02/21/2021 8:04:21 PM

List / Sold:

Closed • Duplex**\$3,298,000/\$3,200,000** ↓**47 days on the market****Listing ID: SB20145340****17 Lighthouse St • Marina del Rey 90292****2 units • \$1,649,000/unit • 4,192 sqft • 3,148 sqft lot • \$763.36/sqft • Built in 1966****Washington to Pacific to Lighthouse**

Steps To the Beach, Rare Investment Opportunity in a very Desirable Neighborhood. Enjoy the California Beach Lifestyle with this Stunning Duplex. Taken Down to the Studs in 2012. Renovations Completed in 2013. 4000+ square ft, 19 Lighthouse is Pure Luxury Lifestyle (upper unit) Fabulous Views, All High End Kitchen Appliances, Quartz Countertops, Custom Tile Flooring and Cabinetry, Recessed Lighting, Large Pantry, and Utility Closet Fabulous Fireplace, Custom Lift from Garage to First Floor of Upper Unit. Separate Office with Balcony, that Could be Easily Converted to Third Bedroom. Dazzling 3/4 Bathroom Next to Office. Top Floor Master Bedroom w/Amazing Ocean Views, Exquisite Master Bath, Jacuzzi Tub, Walk in Closet and Lovely Balcony. Second Bedroom with En Suite Bathroom and Balcony. Large Laundry Room on Upper Level. Dual Zoned Central Heat & Air. Large Front Patio. Large Storage Closet at Entrance Under Stairway. Outside Shower. 17 Lighthouse, Ground Floor Unit Features 2 Bedroom with En Suite Bathrooms. Open Concept Living, Kitchen, Dining. Laundry Closet, Outside Shower and Front Patio. Two Car Garage with Epoxy Floor and Built in Storage Cabinets. Two Additional Parking Spaces. Each Unit Separately Metered, Each with Tankless Water Heaters. Best Street in the Marina. Virtual Tour <https://www.17-19lighthouse.com/>

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$3,299,900
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air, Dual, Zoned
- Heating: Central, Zoned, Forced Air
- Laundry: Dryer Included, Individual Room, Washer Included
- \$60000 Gross Scheduled Income
- \$55000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Den, Master Suite, Two Masters, Walk-In Closet
- Floor: Carpet, Tile
- Appliances: Double Oven, Refrigerator, Tankless Water Heater
- Other Interior Features: Balcony, Copper Plumbing Full, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Two Story Ceilings

Exterior

- Lot Features: Patio Home
- Waterfront Features: Beach Access, Ocean Access
- Security Features: Carbon Monoxide Detector(s), Security System, Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$1,440.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 00270969
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3	2	Negotiable	\$0	\$0	\$12,000
2:	1	2	2	0	Negotiable	\$5,000	\$5,000	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4294009026

2/21/2021

Matrix

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:](#) SB20145340

Printed: 02/21/2021 8:04:21 PM

List / Sold:

Closed**\$1,985,000/\$1,995,000** ↑**3 days on the market****Listing ID: SB20246224****4405 Campbell Dr • Los Angeles 90066****2 units • \$992,500/unit • 2,189 sqft • 6,055 sqft lot • \$911.38/sqft • Built in 1947****See Google Maps**

Set back from the street with mature landscaping, gated entry and large front yard is this uniquely crafted one-story modern farmhouse with 2 detached units. Step inside onto beautiful wide-plank oak floors and absorb the natural light & high ceilings. Pass through the great room to a modern kitchen featuring Calacatta Retro marble countertops; oversized island; Bertazonni range & refrigerator. Open concept kitchen seamlessly transitions to the dining room, opening up to a charming al-fresco patio. This ideal floor plan offers 3 large bedrooms and bathrooms in the main house, including the luxurious master bedroom with vaulted ceilings, spacious walk-in closet, and sliding glass door looking out to a private backyard with new construction ADU (accessory dwelling unit) - great rental potential and separate address. The newly constructed, Redwood Tongue-and-Groove wrapped ADU serves as the 2nd unit and can have separate, private patio area; includes it's own kitchen, bathroom, laundry. This renovated property has ample yard space, with exceptional proximity to shops & Culver Public Market.

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$1,985,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Closet
- Cap Rate: 4.8
- \$120000 Gross Scheduled Income
- \$96000 Net Operating Income
- 1 electric meters available
- 0 gas meters available
- 0 water meters available

Interior**Exterior**

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$24,000
- 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	3	0	Unfurnished	\$7,200	\$7,200	\$7,200
2:	1	1	1	0	Unfurnished	\$2,800	\$2,800	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4232023012

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: **\$699,999/\$550,000** ↓

1715 S Kingsley Dr • Los Angeles 90006
2 units • \$350,000/unit • 2,420 sqft • 5,843 sqft lot • \$227.27/sqft •
Built in 1910
waze.com

27 days on the market
Listing ID: 20661174



These are the units you have been waiting for in the highly desirable Harvard Height Historic District (HPOZ).Presenting this updated 2 unit detached duplex with lots of potentials.Both units are detached, privately gated and make it perfect for large families or income-producing rentals. Long Term Tenants(sold with tenants) , to be sold in as-is condition. Seller would like to sell next door SFR 1711 S. Kingsley Dr. concurrently with this property (MLS#20-660978). This is an opportunity of a lifetime- MOTIVATED SELLER, Bring all reasonable offers.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$699,999
- 2 Buildings
- Heating: Floor Furnace

Interior

Exterior

Annual Expenses

- | | |
|--|---|
| <ul style="list-style-type: none">• Total Operating Expense: \$0• Electric:• Gas:• Furniture Replacement:• Trash:• Cable TV: 01798590• Gardener:• Licenses: | <ul style="list-style-type: none">• 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	\$1,050	\$1,050	\$3,000
2:	2	1	1		Unfurnished	\$624	\$624	\$1,200
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• Rent Controlled | <ul style="list-style-type: none">• C16 - Mid Los Angeles area• Los Angeles County• Parcel # 5074022017 |
|---|---|

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:

\$1,339,000/\$1,329,000 ↓

113 days on the market

1524 S BURNSIDE Ave • Los Angeles 90019
2 units • \$669,500/unit • 2,669 sqft • No lot size data • \$497.94/sqft •
Built in 1927

Listing ID: 20635548

East of Fairfax, South of Pico, North of Venice, West of La Brea



Welcome home to this charming side by side Spanish Duplex in the heart of the city. This architectural beauty consists of 3 Bed 2.5 bath on one side and 2 bed 1.5 bath on the other. There is a bonus unit in the back with a room, a 3/4 bath and kitchenette behind the garage (Buyer to verify permit, ADU potential). The 3 bed unit Has original hard wood floors, all rooms upstairs, nice size living room, dining room, a laundry area and a light filled kitchen. The room in the back is an en-suite and the other 2 bed rooms are separated by a full bath. There is a half guest bath by the laundry. The 2 bed unit has been updated with all bedrooms upstairs, a full bath and a half bath off the kitchen with split unit air-conditioners. Nice size and private backyard with a long drive way. Located in close proximity to stores, downtown and freeways. Perfect for owner user or an investor. All currently present APPLIANCES in units included. EASY TO SHOW! Lot next door is available for sale

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$1,389,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- Laundry: In Kitchen

Interior

- Rooms: Bonus Room
- Floor: Tile, Wood
- Appliances: Dishwasher, Microwave, Refrigerator
- Other Interior Features: 2 Staircases

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01385866
- 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	3		Unfurnished	\$0	\$0	\$3,700
2:	1	2	2		Unfurnished	\$0	\$0	\$3,200
3:	1	1	1		Unfurnished	\$0	\$0	\$1,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5069034011

2/21/2021

Matrix

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:** 20635548

Printed: 02/21/2021 8:04:21 PM

Closed •

List / Sold:

\$1,450,000/\$1,380,000 ↓

97 days on the market

Listing ID: 20591662

1141 S CLOVERDALE Ave • Los Angeles 90019
2 units • \$725,000/unit • 3,882 sqft • No lot size data • \$355.49/sqft •
Built in 1935
West La Brea Ave & South Olympic Blvd



This Spanish style duplex is loaded with charm! Upstairs unit has several upgrades including stone counter tops in the kitchen, stainless steel appliances, laundry room with side by side washer/dryer. Bathrooms boast original tiles beautifully maintained adding to the charm of this property. Coved ceilings and wood floors throughout. Naturally lit from the abundance of windows. Both units are 3 bedrooms + 2 Baths. Each comes with a 2 car garage. Downstairs unit is tenant occupied. This property is minutes from The Grove, Mid town shopping center and Beverly Center.

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$1,549,000
- 1 Buildings
- 4 Total parking spaces

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - 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	2		Unfurnished	\$2,000	\$2,000	\$2,800
2:	2	3	2		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5084018015

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,499,000/\$1,525,000** ↑**43 days on the market****Listing ID: 20668126****1156 S Crescent Heights Blvd • Los Angeles 90035****2 units • \$749,500/unit • 3,380 sqft • 5,495 sqft lot • \$451.18/sqft •****Built in 1933****S/Olympic, N/Pico**

Classic Spanish Duplex in South Carthay's HPOZ - FANTASTIC PRICE - Beautiful Interiors & Exteriors! Each unit has 2 bedrooms, 1 bath PLUS separate exterior Office/Den/Rec Room (16X18) w/storage room & recently finished garage (gym, bonus room, office). Hardwood floors throughout, orig sconces and deco lighting fixtures. Grand living rooms w/fireplaces, high ceilings, large formal dining rooms, separate breakfast rooms, lower kitchen remodeled - upper kitchen original charming tile. Newer appliances - Art Deco tiled bathrooms - Many upgrades. Private entertainers backyard with pergola, fountain, fruit trees & more. Lower unit vacant. Upper great long term tenant. 2 car parking driveway. Unbelievable Value for this pride of ownership duplex - perfect for first time homeowner/investor and "remote workers". Centrally city location. Possible "Mills Act" candidate for lower property taxes. This is a gem!

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- Heating: Forced Air

Interior

- Rooms: Basement, Bonus Room, Formal Entry, Recreation, Attic
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator
- Other Interior Features: High Ceilings, Beamed Ceilings, Coffered Ceiling(s)

Exterior

- Lot Features: Back Yard, Lawn
- Security Features: Window Bars
- Sewer: Sewer Paid

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	\$2,575	\$2,575	\$3,500
2:	1	2	1		Unfurnished	\$0	\$0	\$3,800

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
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County

- Parcel # 5087017018

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: 20668126

Printed: 02/21/2021 8:04:21 PM

Closed •List / Sold: **\$449,000/\$425,000** ↓**9821 Wilmington Ave • Los Angeles 90002****2 units • \$224,500/unit • 1,344 sqft • 5,667 sqft lot • \$316.22/sqft • Built in 1929****1 days on the market****Listing ID: DW20240815****Going on 105 west exit Wilmington Av property on left side.**

BACK ON THE MARKET!! Subject to cancellation of current escrow. Investor opportunity!! Duplex with so many possibilities to build up. Property is a fixer.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$449,000
- 1 Buildings
- 0 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**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: 01952507
- 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	1	1	0	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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6048038016

Michael Lembeck

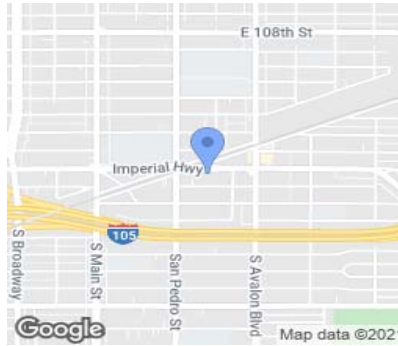
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW20240815

Printed: 02/21/2021 8:04:21 PM

Closed • DuplexList / Sold: **\$715,000/\$705,000** ↓**81 days on the market****346 E Imperial Hwy • Los Angeles 90061****2 units • \$357,500/unit • 2,502 sqft • 4,959 sqft lot • \$281.77/sqft • Built in 1892****Listing ID: SR20199512****from 110 fwy exit on imperial hwy**

Great Income Property. Consist of two units, 3 bed and 1 bath each. High maintenance. granite counter tops, interior laundry hookups. Laminated floors. Remote controlled security gated entry into a long driveway for extra parking and a huge back yard. Beautiful newly built red wood patio in the backyard with portable BBQ and sink. Neatly manicured lawn with roses. Location allows for easy access to freeways 110 & 105. Income producer duplex in the heart of South Los Angeles. Live on one unit and rent the other. Come to see in person any Sunday for better appreciation. Only one unit will b vacant.

Facts & Features

- Sold On 02/15/2021
- Original List Price of \$750,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Individual Room
- \$51600 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Barbecue

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s), Window Bars
- Fencing: Excellent Condition, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- 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	\$2,150	\$2,150	\$2,300
2:	1	3	1	1	Unfurnished	\$2,000	\$2,000	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6083005005

Michael Lembeck

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

Re/Max Property Connection

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

Closed • TriplexList / Sold: **\$805,000/\$805,000****11 days on the market****8111 Cheyenne Ave • Downey 90242****2 units • \$402,500/unit • 2,240 sqft • 5,766 sqft lot • \$359.38/sqft • Built in 1983****Listing ID: SB20245013****Cross streets Paramount Blvd & Cheyenne**

Spacious DUPLEX with 3 bedrooms and 2 Bathrooms in EACH unit !! Perfect for a family live in one and rent the other one out. Each unit has their own garage with alley access. Duplex is centrally located to public transportation and near by shopping centers and Downey's great schools. 105 fwy is minutes away

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$805,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Inside
- \$45600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Master Bathroom
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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:	1	3	2	2	Unfurnished	\$1,900	\$1,900	\$2,700
2:	1	3	2	2	Unfurnished	\$1,900	\$1,900	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- D3 - Southwest Downey, S of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6260005047

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: **\$950,000/\$950,000**

16631 Indiana Ave • Paramount 90723
2 units • \$475,000/unit • 3,492 sqft • 8,001 sqft lot • \$272.05/sqft •
Built in 1934
West of Downey Ave North of 70th Street

6 days on the market

Listing ID: PW20191643



Must See!!!! Don't miss the opportunity to purchase this Beautiful Duplex in a highly desired area in Paramount! Front unit 2 story home was recently built in 2005. This home offers 4 bedrooms 4 baths with 2 master bedrooms, one with walkin closet, jacuzzi bath tub and access to balcony. Spacious living room with fire place, updated Kitchen with Granite Counter tops, updated bathrooms. AC/Heating, 2 Car garage. 2nd unit is a 2 bedroom 1 bath which is currently being used as a 3 bedroom perfect for a large family or for income property. Detached 2 car garage. Huge backyard with room to built or just entertain. This home is conveniently located near freeway, schools and shopping center, and park.

Facts & Features

- Sold On 02/15/2021
- Original List Price of \$950,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$4800 Gross Scheduled Income
- \$900 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: \$1,440
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$90
- Cable TV: 01909400
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	6	5	4	Unfurnished	\$1,200	\$1,200	\$4,800

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
- RK - Paramount South of Somerset area
- Los Angeles County
- Parcel # 7103029012

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: \$990,000/\$955,000 ↓

7039 Bevis Ave • Van Nuys 91405

4 days on the market

2 units • \$495,000/unit • 2,210 sqft • 6,774 sqft lot • \$432.13/sqft • Built in 2020

Listing ID: SR20263270

South of Sherman Way - East of Kester



Excellent Location, Close to All. Brand New Remodel, 100 S/F Added to 2-Car Garage for a total of 500 S/F of Brand New ADU [1 Bed - 1 Bath]. Existing Home had a New Master Suite built in back of property, making main house 4 Beds 3 Bath [2 of the Bedrooms are Masters with in-suite Bathrooms. Total Bed/Bath Count including ADU is 5 Bedrooms and 4 Full Bathrooms.. Open Floor Plan, lots of light, Granite Counter Tops, New Appliances on both Main House and ADU. [Stove - Ref - Microwave - Dishwasher - Washer/Dryer] New Floors, Shows like a 10 +.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$990,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Closet
- \$60000 Gross Scheduled Income
- \$43725 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Water Heater, Water Line to Refrigerator
- Other Interior Features: Copper Plumbing Full, Granite Counters

Exterior

- Lot Features: Front Yard, Garden, Lot 6500-9999, Rectangular Lot, Level, Sprinkler System, Sprinklers Timer, Utilities - Overhead, Walkstreet, Yard
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$16,275
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	0	Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	1	1	0	Unfurnished	\$1,800	\$1,800	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2219002004

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • Duplex**\$1,150,000/\$1,100,000** ↑

75 days on the market

Listing ID: RS19125202

5151 Deane Ave • Windsor Hills 90043**2 units • \$575,000/unit • 2,880 sqft • 6,396 sqft lot • \$381.94/sqft • Built in 1926****North of Slauson Ave South of Angeles Vista Blvd**

Investment Opportunity! This long-awaited Duplex located in the Windsor Hills features a large 3-bedroom 2 bath downstairs. The interior has been rehabbed from the stud this unit features an upgraded Kitchen w/kitchen nook, formal dining area, new tile and wood flooring, upgraded bathrooms, laundry room, electrical, plumbing, central heating, sprinkler system and more. Upstairs unit has also been rehabbed it features a large 3-bedroom 1 bath, upgraded Kitchen, dining area, new tile and carpet flooring, upgraded bathroom, laundry room, an additional area off the living room. Also, there's an additional unit with 1 bed and 1 bath located in the rear of the property not permitted kitchen area downstairs additional room upstairs, not upgraded. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals during the due diligence process. Property Sold in AS IS Condition! NO REPAIRS!

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$1,050,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Central
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Tile, Wood

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- WIND - Windsor Hills area
- Los Angeles County
- Parcel # 5013001002

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: **\$545,000/\$565,000** ↑

225 E 98th St • Los Angeles 90003
2 units • **\$272,500/unit** • **1,483 sqft** • **5,363 sqft lot** • **\$380.98/sqft** •
Built in 1924
Major cross street San Pedro St. Century Blvd, & Main street

16 days on the market
Listing ID: RS20163512



LOCATIONLOCATION***LOCATION***Come on by, This home WILL NOT LAST !!! LIVE IN ONE RENT THE OTHER!!!
FRESHLY PAINTED INSIDE THE HOUSE, NEWER ROOF ON BACK UNIT, TITLE TROUGH OUT, PLENTY OF PARKING, LONG DRIVE WAY, OWN PRIVATE BACK YARD OF THE BACK UNIT. DINNING AREA, This is a multi-family home located in the City of Los Angeles. Front unit is 3 Bedroom 2 bath and back unit is 1 bedroom 1 bath. Centrally located near school, shops, restaurants, grocery stores, and freeway.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$529,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Inside
- \$10800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014523
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$900	\$10,800	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6052014025

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: **\$650,000/\$653,000** ↑

9922 Liggett St • Bellflower 90706

6 days on the market

2 units • \$325,000/unit • 2,286 sqft • 5,672 sqft lot • \$285.65/sqft • Built in 1950

Listing ID: PW21004543

W On Rosecrans, L on Cabell, L on Liggett



Live in one and rent the other! Large 3/2 home w/potential to easily convert to a 4/2. PLUS a studio w/ kitchen and bath in back. Can use a bit of updating but well kept, clean home. Front home is a 3 bed, 2 full bath with 3 separate living areas (one of which can be 4th bedroom). Large driveway, garage, and large backyard. Live in front home and pay almost half of your mortgage or live in back unit and live for free!

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- \$49200 Gross Scheduled Income
- \$49200 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526609
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$2,900
2:	1	0	1	0	Unfurnished	\$1,000	\$1,000	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6274011011

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$748,000/\$760,000** ↑**22 days on the market****3910 Hammel St • Los Angeles 90063****2 units • \$374,000/unit • 1,504 sqft • 6,757 sqft lot • \$505.32/sqft • Built in 1910****Listing ID: OC21002894****N record Ave & Hammel St**

Completely remodeled two units in East Los Angeles. Two separate unit on one lot, separate addresses, electric& gas meter. Both units feature new interior and exterior paint, New roof, new windows, new stylish laminate flooring. Charming spacious living rooms, exquisite gourmet kitchens with tasteful counter tops and cabinetry, full bathroom is remodeled with new tub, shower and vanity. Each unit has their own laundry room. Large backyard, a plenty of parking spaces. There are two bedrooms and one bathroom in the back unit, but title only shows one bedroom one bath. The two units are conveniently located near schools, transportation, freeway and only minutes from Downtown Los Angeles. It is a must see, your buyer will love it!

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$748,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Electric
- Heating: Electric
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Gas & Electric Range, Gas Water Heater, Range Hood

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01818693
- 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	\$2,400
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5233002013

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: **\$765,000/\$760,000** ↓

2816 Darwin Ave • Los Angeles 90031
3 units • **\$255,000/unit** • **2,504 sqft** • **8,518 sqft lot** • **\$303.51/sqft** •
Built in 1951
CLOSE BY USC

165 days on the market
Listing ID: BB20172093



House plus a duplex. The front building is a house with 2 bedrooms and one bath. large patio/parking. The back building is a duplex with one bedroom and one bath with its own back yard at the rear of the duplex. Close to USC Hospital, and just a few minutes from DTLA (Down Town LA).

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$775,000
- 2 Buildings
- 6 Total parking spaces
- Laundry: Individual Room
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01038441
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

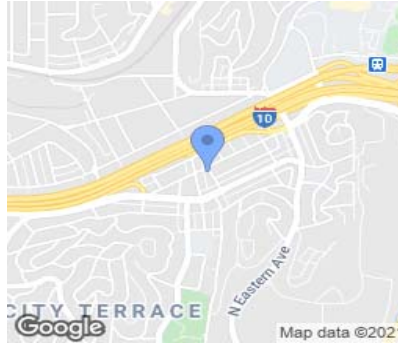
- Trust sale
- Rent Controlled
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5210012022

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: **\$775,000/\$740,000 ↓****1437 N Carmelita Ave • Los Angeles 90063****3 units • \$258,333/unit • 2,904 sqft • 5,568 sqft lot • \$254.82/sqft •****Built in 1959****eastern****38 days on the market****Listing ID: CV20253685**

Will be delivered vacant. The property consists two buildings. side house has 2 bedrooms 1 bath. 2nd building has 2 units that have 2 bedrooms and 1 bath. The property sits on a 5,568 sq ft lot which accommodates on site parking for the tenants. The subject property is located close freeways and shopping.

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$775,000
- 2 Buildings
- 2 Total parking spaces
- Heating: See Remarks
- Laundry: Outside
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$530
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$210
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$320
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5226009008

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: CV20253685

Printed: 02/21/2021 8:04:21 PM

Closed •

List / Sold:

\$1,899,000/\$1,855,000 ↓

39 days on the market

Listing ID: RS20172832

346 Brooks Ave • Venice 90291

3 units • \$633,000/unit • 0 sqft • 5,198 sqft lot • No \$/Sqft data • Built in 1953

North East of Electric, West of Main, West of Lincoln, North of Abbot Kinney



Highly Sought After Location with Great Investment Opportunity just minutes from the great Pacific Ocean. Remodel completely or Plans for Development for this 3-unit property at the corner of Brooks and 4th. 2 1- bedroom units on Brooks and 2- bedroom / 1 bath house on 4th St, next door on the same lot. Total fixer units, house previously experienced a fire and was never repaired. Property to be Sold AS-Is with No repairs. . Don't wait, sellers motivated.

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$1,899,000
- 2 Buildings
- 1 Total parking spaces
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: None

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	1	1	0	Unfurnished	\$0	\$0	\$0
3:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Probate Listing sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4286011001

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,899,000/\$1,855,000 ↓****38 days on the market****Listing ID: RS20172287****346 Brooks Ave • Venice 90291****3 units • \$633,000/unit • 0 sqft • 5,198 sqft lot • No \$/Sqft data • Built in 1953****North East of Electric, West of Main, West of Lincoln, North of Abbot Kinney**

Highly Sought After Location with Great Investment Opportunity just minutes from the Great Pacific Ocean. Remodel completely or Plans for Development for this 3-unit property at the corner of Brooks Ave and 4th. 2 1-bedroom units on Brooks Ave and 2- bedroom / 1 bath house on 4th St., next door on the same lot. Total fixer units, house previously experienced a fire and was never repaired. Property to be Sold-AS-IS with No repairs. Offers will be reviewed after August 31, 2020. All offers on CAR form, including POI, Loan Approval from reputable company. Escrow will not change LLC after escrow is open. Don't wait, seller motivated.

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$1,899,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: None

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	1	1	0	Unfurnished	\$0	\$0	\$0
3:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Probate Listing sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4286011001

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,500,000/\$1,325,000** ↓**33 days on the market****Listing ID: 20670978****13480 Beach Ave • Marina del Rey 90292****3 units • \$500,000/unit • 1,633 sqft • 4,589 sqft lot • \$811.39/sqft • Built in 1953****E of Lincoln Blvd, S of Washington Blvd, W of Glencoe Ave, N of Maxella Ave**

Opportunity knocks... three times! Located in the Marina Arts district, this Marina del Rey triplex is a canvas awaiting its next Picasso. Near Lincoln and Washington, there is room to improve, expand and upgrade for either an owner user or an income property seeker. Three adjacent 1 bedroom/1 bath units share a small front yard, a common driveway and a rear parking area. Two units will be delivered vacant. One unit has tenants in place until 8/31/2021. Located in the Glencoe/Maxella Specific Plan area (see Specific Plan report in doc folder), development in this neighborhood has exploded in the past few years. What masterpiece would you create in this space?

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$1,500,000
- 1 Buildings
- Heating: Wall Furnace
- \$14330 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior**Annual Expenses**

- Total Operating Expense: \$10,270
- 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	\$0	\$0	\$0
2:	1	1	1		Unfurnished	\$2,050	\$2,050	\$2,050
3:	1	1	1		Unfurnished	\$0	\$0	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4230004002

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: 20670978

Printed: 02/21/2021 8:04:22 PM

Closed • TriplexList / Sold: **\$620,000/\$620,000****325 W 57th St • Los Angeles 90037****62 days on the market****3 units • \$206,667/unit • 2,404 sqft • 5,400 sqft lot • \$257.90/sqft • Built in 1941****Listing ID: IV20182296****Main Streets: Slauson Ave x Figueroa St**

This Spanish Style Triplex features Three (2 bed 1 bath) units. Each unit has its own detached 1 car parking garage in the back. It also features separate meters for gas and electricity. Located just minutes from Downtown LA, USC, The Forum and more makes it a great location to invest in. Property has been well maintained through out the years. It boasts new exterior paint and tile floors in the back unit. All units are occupied (month to month) and will be sold with the tenants.

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$620,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cap Rate: 5
- \$42000 Gross Scheduled Income
- \$33305 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,695
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 02114291
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

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

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 # 5101038005

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$850,000/\$810,000** ↓

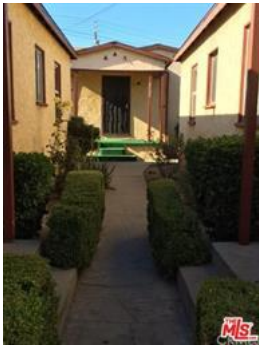
4701 LOMITA St • Los Angeles 90019

186 days on the market

3 units • \$283,333/unit • 2,311 sqft • 5,668 sqft lot • \$350.50/sqft • Built in 1939

Listing ID: 20585382

LaBrea to Venice Blvd turn to go east and make a right on Lomita St



Investor Delight....Cash buyer preferably although we welcome loans as well. Nice heavy Fixer Triplex that needs TLC to make it a great investment property in West Los Angeles. Property is located on Lomita St and Venice Blvd between West Blvd and LaBrea Ave. Great location close to shopping center and fwys... Property has a cute manicured courtyard at entrance with (2) 1bd - 1ba little cottages with no common walls and another separate building that's a 3bd - 2ba House with a private backyard and the 4th building is a 3 car garage that has access on Venice Blvd. All located on one nice size lot over 5,000 sq ft. Seller will not relocate tenants showing by appointment only with listing agent.

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$850,000
- 4 Buildings
- 3 Total parking spaces
- \$6600 Net Operating Income

Interior

- Floor: Carpet, Tile
- Appliances: None

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$10,227
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,000	\$1,000	\$1,700
2:	2	1	1		Unfurnished	\$1,000	\$1,000	\$1,700
3:	3	3	2		Unfurnished	\$1,800	\$1,800	\$3,200
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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5071017005

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: 20585382

Printed: 02/21/2021 8:04:22 PM

Closed • Triplex

List / Sold:

\$1,375,000/\$1,300,000 ↓

86 days on the market

Listing ID: P1-1543

1100 Meadowbrook Ave • Los Angeles 90019
3 units • \$458,333/unit • sqft • 8,250 sqft lot • No \$/Sqft data •
Built in 1924
North of San Vicente and South of Olympic.



Spanish tri-plex in Los Angeles, Beverly Center - Miracle Mile area, a perfect potential opportunity to live in one unit and rent out two others. Located on a large corner lot (8,250+/- sq ft), this 3 bedroom, 2 bath, 1,432+/- sq ft single family home is currently vacant and available for lease or immediate occupancy by a new owner. It is complemented by a side by side duplex, each of the units coming with one bedroom and a bath, 884+/- sq ft and 889+/- sq ft. All three units feature large bedrooms, front and back entrances, spacious kitchens, living and dining rooms, with flooring of hardwood, carpet and tile. This 1924 Tri-plex is full of original character, onsite community laundry, 2 garages for 3 cars plus off street parking, storage, and a lovely patio for outdoor relaxation. Centrally located in Los Angeles, near Beverly Hills, Hollywood and Hancock Park, close to shops, restaurants, LACMA and The Grove, and only a few blocks from the upcoming Metro Purple line. Property is located in the HPOZ . Trust sale, no court confirmation required. Property sold in "as is" condition. The single family house is vacant and the side by side units are leased on a month-to-month basis. Property needs some updating, maintenance and repairs. With some TLC, it has great potential for a large family or an investor interested in an income property. Income is projected.

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$1,425,000
- 3 Buildings
- 3 Total parking spaces
- Heating: Central
- Laundry: Common Area, Community, Dryer Included, Washer Included
- \$74000 Gross Scheduled Income
- \$54000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Appliances: Gas Range, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$7,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	1	Unfurnished	\$1,326	\$1,326	\$1,500
2:		1	1		Unfurnished	\$1,137	\$1,137	
3:		3	2		Unfurnished			\$3,700
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Rent Controlled
- C19 - Beverly Center-Miracle Mile area

- Los Angeles County
- Parcel # 5084019023

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

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

CUSTOMER FULL: Residential Income LISTING ID: P1-1543

Printed: 02/21/2021 8:04:22 PM

Closed • Triplex

List / Sold: \$1,200,000/\$1,200,000

8416 Luxor St • Downey 90241
3 units • \$400,000/unit • 4,582 sqft • 14,743 sqft lot • \$261.89/sqft •
Built in 1952
Google Maps

9 days on the market

Listing ID: PW21012471



Triplex in the city of Downey with 3 separate buildings all with 3 bedrooms each and all with two car garages and lots of parking. Two of the units were built in 1997 and 1999, while the original house was built in in 1952. Unit #1 has 3 Bedrooms 1 Bath and 1,120 sq. ft. built in 1952 and rents for \$1950. Unit #2 has 3 Bedrooms 2 Baths and 1,585 sq. ft. built in 1999 and rents for \$1950. Unit #3 has 3 Bedrooms 2 Baths 1,877 sq. ft. built in 1999 and rents for \$2475. The Lot is 14,743 square feet. Current rents are low and can be increased to reflect market rates.

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$1,200,000
- 3 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Inside
- \$76500 Gross Scheduled Income
- \$57375 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,125
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$525
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,950	\$1,950	\$2,500
2:	1	3	2	2	Unfurnished	\$1,950	\$1,950	\$2,500
3:	1	3	2	2	Unfurnished	\$2,475	\$2,475	\$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
- D4 - Southeast Downey, S of Firestone, E of Downey area
- Los Angeles County
- Parcel # 6255027033

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$799,000/\$777,000 ↓****33 days on the market****11334 Oxnard St • North Hollywood 91606****3 units • \$266,333/unit • sqft • No lot size data • No \$/Sqft data •****Built in 1952****Listing ID: 221000037****East on Tujunga**

Great investment opportunity in North Hollywood! Located in an area that is quickly developing and very sought after. This triplex features two one-bedroom, one bath units, and a single two-bedroom, one bath unit. New windows, Copper plumbing and some electric upgrades.

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$799,000
- 0 Total parking spaces
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Floor: Carpet

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**# Of Units With:**

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

Additional Information

- Standard sale
- SF - San Fernando area
- Los Angeles County
- Parcel # 2337010008

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: 221000037

Printed: 02/21/2021 8:04:22 PM

Closed •

List / Sold: **\$795,500/\$825,000** ↓

5711 Cecilia St • Bell Gardens 90201

182 days on the market

3 units • \$265,167/unit • 2,500 sqft • 8,521 sqft lot • \$330.00/sqft • Built in 1940

Listing ID: 20606850

East of 710 Freeway and North of Firestone Blvd



Developer's Dream! Triplex in Bell Gardens. Large lot, six parking spaces on the property. Main unit will be delivered vacant for the new owner. Well maintained units and there's private outdoor space for the two units. Upside potential.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$890,000
- 2 Buildings
- Heating: Central
- \$65000 Net Operating Income

Interior

- Floor: Tile

Exterior

Annual Expenses

- Total Operating Expense: \$19,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,500	\$2,500	\$3,000
2:	1	2	1		Unfurnished	\$1,050	\$1,050	\$1,950
3:	1	1	1		Unfurnished	\$1,050	\$1,050	\$1,950

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
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6227029021

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:

\$1,899,000/\$1,740,000 ↓

58 days on the market

Listing ID: 20631432

2453 Barry Ave • Los Angeles 90064
3 units • \$633,000/unit • 3,816 sqft • 5,401 sqft lot • \$455.97/sqft •
Built in 1941
Pico to Ayres, turn left, right onto Barry Avenue



2453 Barry is a beautifully updated triplex in a Prime West LA Location. 2453 Barry totals 3,816 SF on a 5,401 SF Lot Zoned RD 1.5. The front detached unit was built in 1941 and remodeled in 2000 and the detached back two two-story townhouse units were built in 2000. All units feature central A/C and heat, washer/dryer in unit, remodeled kitchens with granite counters and stainless steel appliances, 2 car parking, and are separately metered for gas, electric and have individual water heaters. The front unit features its own large private front yard, adding to the charm and appeal of the units. The rear two units feature high ceilings, with french doors out to the upper balconies. This property can be purchased separately or as a portfolio along with 2458 Barry and 2439 Federal. This is an excellent opportunity to purchase beautifully remodeled units in a prime Westside location. Current in-place income totals over \$120,000 per year! Please see private remarks.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$77532 Net Operating Income

Interior

- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooktop, Gas Oven

Exterior

Annual Expenses

- Total Operating Expense: \$39,540
- 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	\$3,350	\$3,350	\$3,350
2:	2	2	2		Unfurnished	\$3,350	\$7,000	\$7,000
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
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4260032018

2/21/2021

Matrix

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: 20631432

Printed: 02/21/2021 8:04:22 PM

Closed • **Quadruplex**

List / Sold: **\$1,050,000/\$990,000** ↓

2211 S Grand Ave • San Pedro 90731

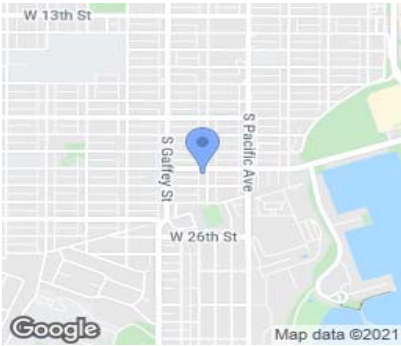
0 days on the market

4 units • **\$262,500/unit** • **4,096 sqft** • **4,500 sqft lot** • **\$241.70/sqft** •

Built in 1970

Listing ID: SB20258239

Proceed South on Gaffey Street and Turn Left onto 22nd Street one block turn right arrive



The Fourplex is a two-story wood frame & stucco 4,096 sf building on a 4501 sf lot built in 1970. The 4 units unit mix is a 1 3 bed 1.5 bath (upstairs Rear) , 2 2/1 units (stacked 1 upstairs/1 downstairs) and a 1 bedroom on the first floor as well as 2 double car garages with ample storage for 4 cars with automatic entry. There is also coin laundry on the second floor next to the central hot water heater. 22nd Street & Grand Avenue is 1 block away from Gaffey Street and several blocks (short bike ride or walk) to 22nd Street Landing and the water. Views from second floor unit and proximity to many of the port of LA/Long Beach employers like Longshore and logistics along with all of the south bay job market is the attraction to this Historical & affordable coastal community town. Just a few blocks from 25th street artery connecting to RPV/PVE & Rolling Hills and Trump GC and Terranea resorts. It is a beautiful sunset scenic drive/walk/run to the west side beach areas too. At a 4.6% cap & 20% upside in rents, it is a possibility of over 5.9% cap rate when you achieve market rents. Priced at 12.49 GRM and at market rents 10.4 grm and offered at only \$256 a foot, this is one of the best deals available on the market. Professional Mgmt will stay on to keep up good performance. The positive cash low with ability to lock in a 30 year fixed rate loan should be attractive to a new investor or owner user or even a sophisticated one adding a great property to their portfolio.

Facts & Features

- Sold On 02/19/2021
 - Original List Price of \$1,050,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Heating: Wall Furnace, Propane
- Laundry: Community, In Carport
 - Cap Rate: 4.64
 - \$83379 Gross Scheduled Income
 - \$48769 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

- Rooms: Living Room
 - Floor: Vinyl
- Appliances: Dishwasher, Disposal, Gas & Electric Range, Gas Oven
 - Other Interior Features: Balcony, Ceiling Fan(s), Copper Plumbing Full, Copper Plumbing Partial, Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Sprinkler System
- Fencing: Average Condition, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$32,829
 - Electric: \$1,459.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 01914040
 - Gardener:
 - Licenses:
- Insurance: \$1,610
 - Maintenance: \$3,291
 - Workman's Comp:
 - Professional Management: 5046
 - Water/Sewer: \$3,215
 - Other Expense: \$2,048
 - Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,875	\$1,875	\$2,500
2:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,150
3:	1	2	1	1	Unfurnished	\$1,655	\$1,655	\$2,150
4:	1	1	1	1	Unfurnished	\$1,318	\$1,318	\$1,650

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 185 - Plaza area
 - Los Angeles County
 - Parcel # 7465001013

2/21/2021

Matrix

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:** SB20258239

Printed: 02/21/2021 8:04:22 PM

List / Sold:

Closed • **Apartment****\$1,200,000/\$1,100,000** ↓**58 days on the market****Listing ID: AR20249299****3137 Perlita Ave** • **Atwater Village 90039****4 units** • **\$300,000/unit** • **2,812 sqft** • **5,399 sqft lot** • **\$391.18/sqft** • **Built in 1961****South of Glendale blvd**

First time for sale since 1991. 4-unit value-add apartment investment opportunity in Atwater Village area of Los Angeles (bordered by Los Feliz and Silver Lake). Based on rent comparable of upgraded units in the area, the offering provides a potential CAP Rate of over 8%. The property has new roof that was installed in 2017. The property is a 2-story garden style apartment that was built in 1961. It has an excellent unit mix of 2 x 2bedroom+1bathroom and 2 x 1bedroom+1bathroom units. It is situated on a 5,399 SF lot and offers 4 carport parking. There is no tuck-under parking which eliminates any soft-story retrofit requirements. It has shared laundry area in the back (seller own machines). Each unit is separately metered for electricity and gas. Each unit is occupied by long-time tenants that are on month-to-month lease. Each unit has windows A/C, wall heater, individual water heater, laminate kitchen countertop, and tiled bathroom. None of the units have been upgraded (unit #1 has updated flooring, the other 3 are on carpet).

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Common Area
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Gas Range

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$958	\$1,916	\$5,800
2:	2	1	1	2	Unfurnished	\$1,181	\$2,362	\$4,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 606 - Atwater area
- Los Angeles County
- Parcel # 5436010034

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • **Quadruplex****\$1,450,000/\$1,400,000** ↓

79 days on the market

Listing ID: TR20198414

14309 Beckner St • La Puente 91744**4 units** • **\$362,500/unit** • **3,936 sqft** • **13,686 sqft lot** • **\$355.69/sqft** • **Built in 1965****North of Valley Blvd/ East of Orange Ave.**

BEST VALUE HOME IN THE AREA. GREAT FOR INVESTOR AT COMPETITIVE PRICE. This single story quadruplex complex features four units of 3 Bedrooms/ 1 Bathroom units. 3,936 building sf., 13,686 sf. lot size. 15% Upside in Rent. Exterior was painted in 2018. All units have Split AC system in living room. Laundry hook-up in every unit. Front unit was upgraded. Each unit has their own yard. 6 carport parking spaces. Well maintained and managed complex. Convenient location to I-605 and 60 FWY.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Inside
- Cap Rate: 4.28
- \$89400 Gross Scheduled Income
- \$62045 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$27,355
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,430
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$1,159
- Maintenance: \$2,682
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,024
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,200	\$2,200	\$2,200
2:	1	3	1	0	Unfurnished	\$1,750	\$1,750	\$2,200
3:	1	3	1	0	Unfurnished	\$1,750	\$1,750	\$2,200
4:	1	3	1	0	Unfurnished	\$1,750	\$1,750	\$2,200

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
- 633 - Industry/La Puente/Valinda area
- Los Angeles County
- Parcel # 8203017003

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$1,400,000/\$1,322,500** ↓

116 days on the market

Listing ID: 20623312

2317 Ocean Park Blvd • Santa Monica 90405**4 units** • **\$350,000/unit** • **1,916 sqft** • **4,952 sqft lot** • **\$690.24/sqft** •
Built in 1937**W. of 28th St, E. of 20th St, N. of Venice Blvd, S. of Pico Blvd.**

Best value 4-Plex in Santa Monica!! Can be sold with adjacent 4-Plex for a total of 8 units. This charming 4-unit single-story apartment is located in a prime area of Santa Monica. The building is comprised of 4, 1 bedroom / 1bath units. 1 of the 4 units has been completely remodeled and all the units feature beautiful hardwood floors. There are 4 on-site garages, 3 of which are rented separately for \$200 per month. The exterior features a serene courtyard setting with drought tolerant landscaping, private backyards and a new fence. The units are separately metered for gas and electric. Conveniently located near schools, public transportation, shopping, and Santa Monica entertainment. This is a true gem that won't last long. Please do not disturb tenants.

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$1,550,000
- 1 Buildings
- Heating: Floor Furnace
- \$66955 Net Operating Income

Interior

- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,589
- 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	\$1,938	\$1,938	\$2,600
2:	1	1	1		Unfurnished	\$2,600	\$2,600	\$2,600
3:	1	1	1		Unfurnished	\$1,457	\$1,457	\$2,600
4:	1	1	1		Unfurnished	\$1,067	\$1,067	\$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
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4273012014

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

2/21/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 20623312

Printed: 02/21/2021 8:04:22 PM

Closed •

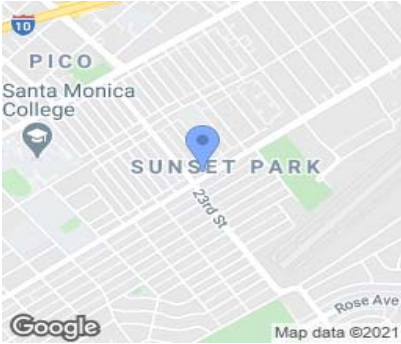
List / Sold:

\$1,400,000/\$1,322,500 ↓

119 days on the market

Listing ID: 20621424

2321 Ocean Park Blvd • Santa Monica 90405
4 units • \$350,000/unit • 1,909 sqft • 4,962 sqft lot • \$692.77/sqft •
Built in 1940
W. of 28th, E. of 20th, N. of Venice, S. of Pico



Best value 4-Plex in Santa Monica!! This charming 4-unit single-story apartment is located in a prime area of Santa Monica. The building is comprised of 4, 1 bedroom / 1bath units. 1 of the 4 units has been completely remodeled and all the units feature beautiful hardwood floors. There are 4 on-site garages, 3 of which are rented separately for \$200 per month. The exterior features a serene courtyard setting with drought tolerant landscaping, private backyards and a new fence. The units are separately metered for gas and electric. Conveniently located near schools, public transportation, shopping, and Santa Monica entertainment. This is a true gem that wont last long. Please do not disturb tenants.

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: One
- Heating: Floor Furnace
- \$57799 Net Operating Income

Interior

- Floor: Wood
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,589
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,776
- Maintenance:
- Workman's Comp:
- Professional Management: 6000
- Water/Sewer: \$228
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,669	\$2,669	\$2,600
2:	1	1	1		Unfurnished	\$1,132	\$1,132	\$2,600
3:	1	1	1		Unfurnished	\$1,381	\$1,381	\$2,600
4:	1	1	1		Unfurnished	\$1,033	\$1,033	\$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
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4273012015

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

2/21/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 20621424

Printed: 02/21/2021 8:04:22 PM

List / Sold:

Closed**\$2,045,000/\$1,945,000** ↓

19 days on the market

Listing ID: SR20247645

920 Marine St • Santa Monica 90405**4 units • \$511,250/unit • 3,930 sqft • 5,681 sqft lot • \$494.91/sqft • Built in 1967****Lincoln & Marine**

920 Marine St. is a value-add fourplex with an incredible unit mix located in prime Santa Monica, CA. The property is a garden-style apartment complex built in 1967. The building is +/- 3,930 square foot building on +/- 5,680 square foot lot, zoned SMR2 and comprised of 1 (2+1), 1 (2+1.5) and 2 (3+2) units. Building construction is of wood frame with a flat roof and painted stucco exterior. Recent capital expenditures include a new roof and turf. Building amenities include tandem parking, rear balconies (2nd floor units only), & bicycle parking. Units are spacious, offering plenty of cabinet space and second floor units offer high ceilings with exposed wood beams and rear balconies with view. Currently, management is holding unit #2 which is a two-bedroom, one-half bath and unit #4 which is a three-bedroom, two-bath vacant. These units may be delivered vacant at the close of escrow depending on timing and terms for closing. Aesthetically, the property offers beautiful curb appeal and is well maintained.

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$2,045,000
- 1 Buildings
- 0 Total parking spaces
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior**Exterior**

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,241	\$1,241	\$2,700
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,750
3:	1	3	2	0	Unfurnished	\$2,136	\$2,136	\$3,495
4:	1	3	2	0	Unfurnished	\$0	\$0	\$3,495

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4285036018

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: **\$700,000/\$630,000** ↓**1702 W 82Nd St • Los Angeles 90047****4 units • \$175,000/unit • 2,914 sqft • 6,675 sqft lot • \$216.20/sqft • Built in 1929****5 days on the market****Listing ID: 21679120****West of Normandie Ave and North of Manchester Ave**

Standard sale. Property consist of 4 units and all are rented. Rent control area. 2 of the units have been recently renovated. The gas and electricity are individually metered. This building is centrally located to shops, schools and freeways. Just minutes away from LAX, downtown LA and future new football stadium next to the Forum.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$700,000
- 1 Buildings
- \$35536 Net Operating Income

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

- Total Operating Expense: \$11,792
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01846228
- 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	\$990	\$990	\$1,500
2:	2	2	1		Unfurnished	\$1,350	\$1,350	\$2,000
3:	3	1	1		Unfurnished	\$875	\$875	\$1,500
4:	4	1	1		Unfurnished	\$729	\$729	\$1,500

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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6034016016

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 •

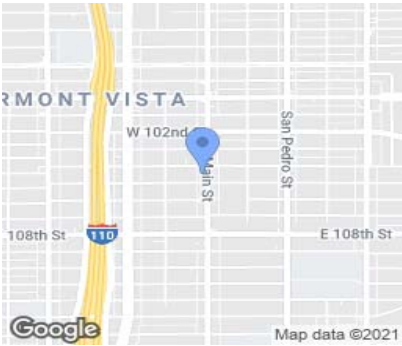
List / Sold:

\$1,100,000/\$1,108,888 ↓

376 days on the market

Listing ID: SB20025261

10413 S Main St • Los Angeles 90003
4 units • \$275,000/unit • 3,534 sqft • 6,608 sqft lot • \$313.78/sqft •
Built in 1987
Off of Main and 102nd St.



Great opportunity to obtain a 1987 construction property currently operating at a 5.5% Cap Rate! All (4) units are 2-bed/1-bath, each unit having top of the market rents with (3) at \$1950 and (1) at \$2049. There is tons of parking in the rear with (8) parking spaces available, as well as laundry on site which is bringing in additional cash flow. Fantastic opportunity to own an '87 Construction property for well over 6% Cash on Cash Return.

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$1,200,000
- 1 Buildings
- 8 Total parking spaces
- Laundry: Individual Room
- \$95388 Gross Scheduled Income
- \$65692 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,926
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- 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:	3	2	1	0	Unfurnished	\$1,950	\$1,950	\$2,100
2:	1	2	1	0	Unfurnished	\$2,049	\$2,049	\$2,100

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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6074002040

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$3,399,000/\$2,850,000** ↓

133 days on the market

Listing ID: SR20197677

5324 Agnes Ave • Valley Village 91607**4 units • \$849,750/unit • 7,800 sqft • 6,500 sqft lot • \$365.38/sqft • Built in 2020****From Ventura Blvd drive north on Laurel Canyon Blvd, drive east on Weddington, drive north on Agnes and the building will be on your right side**

A beautiful brand new construction masterpiece in the heart of Valley Village that is completely occupied. This sleek designer gated fourplex is made up of two stand-alone Townhouse style units with a cap rate of 4.7%. Each unit has its own 2 car garage attached with direct access, laundry room, front patio or a back yard, gas, power, and water meter. The front units are 3 bedrooms, 3 bathrooms with a front patio and the back units are 4 bedrooms, 4 bathrooms with a large back yard. Property was completed in 2020, built from the ground up using the finest materials and high end finishes to deliver the luxury lifestyle living with high ceilings, bright and airy living area that opens up to a beautiful kitchen with a center island, Quartz countertops, stainless steel appliances, designer light fixtures, 2 master suites, security cameras, smart AC thermostat, LED recessed lights throughout the house and so much more. The property was built and designed to be easily managed with no common areas where each tenant pays own utilities. There is no rent control and since it is a brand new build, everything is still under the builder's warranty. Located in prime Valley Village neighborhood close to all the dining shopping, entertainment and just minutes away from NoHo district that is coming up with its 1 billion dollar project that will take this area to a whole new level. This is a great opportunity, get it before its gone.

Facts & Features

- Sold On 02/19/2021
- Original List Price of \$3,399,000
- 2 Buildings
- Levels: Three Or More
- 9 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Closet, Individual Room, Inside
- Cap Rate: 4.7
- \$190776 Gross Scheduled Income
- \$137729 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Bonus Room, Family Room, Game Room, Great Room, Guest/Maid's Quarters, Kitchen, Laundry, Library, Living Room, Master Bathroom, Master Bedroom, Master Suite, Media Room, Office, Two Masters, Utility Room
- Floor: Stone, Wood
- Appliances: 6 Burner Stove, Dishwasher, Freezer, Gas Oven, Gas Range, Gas Cooktop, Ice Maker, Microwave, Refrigerator, Tankless Water Heater
- Other Interior Features: In-Law Floorplan, Balcony, Bar, Copper Plumbing Full, Granite Counters, High Ceilings, Home Automation System, Intercom, Living Room Balcony, Open Floorplan, Recessed Lighting, Stone Counters, Wired for Data

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Lawn, Paved
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire Sprinkler System, Gated Community, Security Lights, Security System, Smoke Detector(s), Wired for Alarm System
- Fencing: Excellent Condition
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$53,047
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$8,200
- 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:	2	3	4	2	Unfurnished	\$3,850	\$3,850	\$3,850
2:	2	4	4	2	Unfurnished	\$4,099	\$4,099	\$4,099

Of Units With:

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

Additional Information

- Standard sale

- VVL - Valley Village area
- Los Angeles County
- Parcel # 2348016058

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:](#) SR20197677

Printed: 02/21/2021 8:04:22 PM

List / Sold:

Closed •**\$1,550,000/\$1,495,000 ↓****45 days on the market****7751 Milton Ave • Whittier 90602****5 units • \$310,000/unit • sqft • 6,896 sqft lot • No \$/Sqft data • Built in 1948****Listing ID: P1-2591****East pf 605 Freeway, south of Mar Vista Street**

Totally remodel 5 units in nice highly desirable neighborhood of north Whittier for sales. Each unit has its own electricity and gas meters. There are two buildings on the lot. The front building has 4 units, each unit has 1 bed plus 1 den and one bath. Each unit has its own entry and outdoor space. The back building is a two-level single house with 2 separate car garage and laundry hookup. It has 2 beds plus 1 den and 2 baths. All 5 units has brand new kitchens, new bathrooms, new windows, new floors, new paints, new lightings, new stoves, new kitchen hoods, new water heaters, new a/c units and new wall heaters. Each unit has two assigned parking spots. There is a community laundry room that is extra income. Some units have great views. Tenants all pay rent on time. Very low expense and maintenance. Convenient location close to 605 and Whittier or Washington Blvd. Walking distance to supermarket, bus stations, banks, shops and restaurants.

Facts & Features

- Sold On 02/15/2021
- Original List Price of \$1,550,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- \$106200 Gross Scheduled Income
- \$101172 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Appliances: ENERGY STAR Qualified Water Heater, Free-Standing Range, Gas Range, Gas Water Heater, Range Hood

Exterior

- Lot Features: Sprinklers None
- Fencing: None

Annual Expenses

- Total Operating Expense: \$18,226
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,148
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,810
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	2	Unfurnished	\$28,200	\$28,200	\$2,400
2:		2	1			\$39,000	\$39,000	
3:		2	1			\$38,400	\$38,400	
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

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
- Rent Controlled
- 670 - Whittier area
- Los Angeles County
- Parcel # 8141022019

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

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

CUSTOMER FULL: Residential Income LISTING ID: P1-2591

Printed: 02/21/2021 8:04:22 PM

Closed •

List / Sold: **\$3,350,000/\$3,350,000****654 Ozone St • Santa Monica 90405****5 days on the market****5 units • \$670,000/unit • 2,734 sqft • 7,271 sqft lot • \$1225.31/sqft • Built in 1952****Listing ID: SB21014473****West of Lincoln**

654 Ozone Street, offers a fully renovated 5 unit apartment building with high end finishings throughout. The quality of construction and improvements include, but are not limited to, new roof, new landscaping, drip irrigation, windows, electrical and interior and exterior lighting, new central HVAC with individual Nest thermostats, high end tile selection, flooring and finishes and new perimeter fencing allowing for very unique front and back yards! Tenants not only get to enjoy all of these upgrades but being located right off of Rose Ave they easily have shops, restaurants and grocery stores right at their fingertips! This deal is a sure fire option to demand top of the market rents for a long time to come! OFFERING ALSO INCLUDES City of Santa Monica, approved building plans to convert 3 garage spaces into a 600sqft ADU, increasing monthly income \$3,000!! This is a perfect deal for anyone who loves stable in place cash-flow with lots of room to grow!

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$3,350,000
- 1 Buildings
- 5 Total parking spaces
- Laundry: Inside
- \$222600 Gross Scheduled Income
- \$160585 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$55,337
- Electric: \$625.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01301202
- Gardener:
- Licenses:
- Insurance: \$2,534
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$4,000	\$4,000	\$4,000
2:	1	1	1	1	Unfurnished	\$4,000	\$4,000	\$4,000
3:	1	1	1	1	Unfurnished	\$3,750	\$3,750	\$4,000
4:	1	1	1	0	Unfurnished	\$3,500	\$3,500	\$3,600
5:	1	1	1	0	Unfurnished	\$3,300	\$3,300	\$3,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4287036027

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: **\$750,000/\$750,000****623 W 41st Dr • Los Angeles 90037****16 days on the market****5 units • \$150,000/unit • 5,752 sqft • 5,402 sqft lot • \$130.39/sqft • Built in 1910****Listing ID: 20664222****West of Figueroa St on West 41st St**

623 W 41st St is a 5-unit apartment building located just south of Exposition Park, the Banc of California, and the University of Southern California in Los Angeles, CA. The property is comprised of two separate structures including a front building with 4 large one-bedroom units and a stand-alone building with a two-bedroom, one-bathroom house. 623 W 41st St is conveniently located near the 110 Freeway and walking distance to the Expo Park / USC Metro Station offering tenants a public transportation option. This neighborhood is currently undergoing gentrification and this opportunity offers an investor 93% potential upside in rental income.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$750,000
- 2 Buildings
- \$29562 Net Operating Income

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

- Total Operating Expense: \$19,847
- 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:	4	1	1		Unfurnished	\$708	\$2,832	\$6,400
2:	1	2	1		Unfurnished	\$1,413	\$1,413	\$1,800
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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5019021038

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • **Apartment****\$2,888,888/\$2,000,000** ↓**71 days on the market****Listing ID: CV20185334****205 Mooney Dr • Monterey Park 91755****6 units • \$481,481/unit • 7,920 sqft • 22,565 sqft lot • \$252.53/sqft • Built in 1915****60 Fwy/San Gabriel**

HUGE PRICE DROP!!! 6 unit apartment Centrally located in Downtown Monterey Park area! There are 3 buildings (detached) and The property consists of six (6) units with all having three (3) bedrooms and (1.5) bathrooms that are and approximate living sq ft of 1152. Each has a unit above and below for condo style apartment living. RARE OPPORTUNITY to own a one of the few lots left for future building and development in the high density area of Monterey Park. Nestled between single family homes makes these apartments highly sought after. Gross rental income is \$141,600 with INSTANT equity upon purchase. Indoor Laundry and back patio for all units. On-site parking includes 6 carports and additional parking spaces. Property is located walking distance to shopping, ethnic restaurants, tea houses and very short 5 minute drive to 60 and 10 freeways. The surrounding rental market is increasing and continuing to prove strong due to the prime location. *Potential for new buyer to build 2 additional units*Call agent for more details

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$3,288,888
- 3 Buildings
- 11 Total parking spaces
- Heating: Wall Furnace
- Laundry: Individual Room, Inside
- \$141600 Gross Scheduled Income
- \$121495 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,389
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01990696
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management: 1
- Water/Sewer: \$3,625
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	3	2	0	Unfurnished	\$9,900	\$9,900	\$14,400

Of Units With:

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

Additional Information

- Trust sale
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5260001022

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: **\$1,000,000/\$900,000** ↓**606 E 51st St • Los Angeles 90011****224 days on the market****6 units • \$166,667/unit • 2,870 sqft • 9,937 sqft lot • \$313.59/sqft • Built in 1915****Listing ID: CV20132084****San Pedro Street/E 51st Street**

Prime rental location, the first time in the market since 1988, excellent location A six-unit complex. The property sits on a 9,937 square foot parcel with 2,870 square feet of rentable space. Built-in 1915, The property is comprised of six separate structures with one bed/1 bath unit. The gas and electricity are both individually metered. There used to be (6) six parking spaces.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$1,000,000
- 6 Buildings
- Levels: One
- 6 Total parking spaces
- \$65050 Gross Scheduled Income
- \$53365 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$7,663
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01905282
- Gardener:
- Licenses:
- Insurance: \$768
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,295
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$876	\$876	\$1,600
2:	1	1	1	0	Unfurnished	\$876	\$876	\$1,600
3:	1	1	1	0	Unfurnished	\$1,043	\$1,030	\$1,600
4:	1	1	1	0	Unfurnished	\$876	\$876	\$1,600
5:	1	1	1	0	Unfurnished	\$886	\$886	\$1,600
6:	1	1	1	0	Unfurnished	\$876	\$876	\$1,600

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 0
- Drapes:
- Patio:
- Ranges:
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- C23 - Metropolitan area
- Los Angeles County
- Parcel # 5103001004

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: **\$925,000/\$918,664** ↓**1855 W 87Th St • Los Angeles 90047****6 units • \$154,167/unit • 3,870 sqft • 6,115 sqft lot • \$237.38/sqft •****Built in 1954****West of Western Ave and South of Manchester Ave.****1 days on the market****Listing ID: 21679894**

Standard sale. Property consist of 6 one bedroom one bath units. All are rented. Rent control area. One of the units have been recently renovated. Unit 6 rent is \$1024. The gas and electricity are individually metered for all 6 units. Property also includes a 5 car carport. This building is centrally located to shops, schools and freeways. Just minutes away from LAX, downtown LA and future new football stadium next to the Forum.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$925,000
- 1 Buildings
- 5 Total parking spaces
- \$55988 Net Operating Income

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

- Total Operating Expense: \$31,252
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01846228
- 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	\$1,650	\$1,650	\$1,650
2:	2	1	1		Unfurnished	\$1,248	\$1,248	\$1,650
3:	3	1	1		Unfurnished	\$1,273	\$1,273	\$1,650
4:	4	1	1		Unfurnished	\$1,144	\$1,144	\$1,650
5:	5	1	1		Unfurnished	\$931	\$931	\$1,650
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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6036011024

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 •

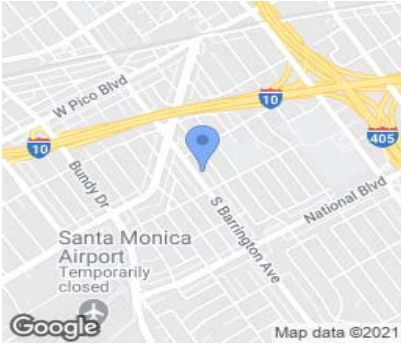
List / Sold:

\$2,399,000/\$2,210,000 ↓

0 days on the market

Listing ID: 21677140

2650 S Barrington Ave • Los Angeles 90064
6 units • \$399,833/unit • 4,300 sqft • 5,500 sqft lot • \$513.95/sqft •
Built in 1960
Two blocks North on Barrington from National Blvd



Don't miss this incredible opportunity to purchase 6 units in the heart of Silicon Beach. Historically low inventory in this specific zip code with an average household income of \$127,000. Large 3+2 owner's style unit where the second bathroom is attached to the master bedroom. 5 out of 6 units have been completely remodeled and 2 units (1+1) will be delivered vacant. Minutes from major employers in Culver City, Century City and Santa Monica including Sony Pictures, Amazon Studios and HBO. Contact agent cell phone for questions.

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$2,399,000
- 1 Buildings
- Heating: Central
- Laundry: Individual Room
- \$88471 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$49,824
- 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	\$2,727	\$2,727	\$3,000
2:	1	0	1		Unfurnished	\$1,600	\$1,600	\$1,700
3:	1	1	1		Unfurnished	\$1,850	\$1,850	\$2,000
4:	2	1	1		Unfurnished	\$1,950	\$1,950	\$2,000
5:	1	2	1		Unfurnished	\$1,704	\$1,704	\$2,400
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4258007025

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: **\$1,750,000/\$1,750,000**

1411 Murray Dr • Silver Lake 90026
7 units • \$250,000/unit • 5,238 sqft • 4,865 sqft lot • \$334.10/sqft •
Built in 1931
3317-3319 Hamilton Way and 1411 Murray Drive

9 days on the market
Listing ID: SR20204216



Views, Views, Views, Perched in the Silver Lake Hills, this Spanish style 7-plex is perfect for a Tenants-In-Common conversion or a Value Add opportunity, with a large 2 bedroom/1 bath unit vacant. The property consists of 2 buildings the first is a 3-story, 5-unit building and a basement area. The second is a detached, duplex that sits over five 1-car garages at Hamilton Way. The complex has been well maintained over the years. Within the past 5 years or so, improvements include the following: newer composition roof, electrical, repipe with copper plumbing, water heater, and termite remediation. 1411 Murray Drive has approximately 3,375 square feet of living area and approximately 327 square feet of basement. The upper floor has a 1BR/1BA unit and a 2BR/1BA unit (Vacant) each with their own private patio. The middle floor has 2 1BR/1BA units. Each unit has a living room, dining area, kitchen, full bathroom, and bedrooms with closet. There are concrete walkways and stairs to the rear of the building and a lower level patio. The lower level has a basement containing electric meters, water heater storage, and security camera equipment. The lower unit is a studio with a living room, kitchen, dining area, and full bathroom. 3317-3319 Hamilton Way is a “duplex.” It has a 1BR/1BA unit and a 2BR/1BA unit totaling approximately 1,536 square feet. The property is light and bright with tons of original charm, hardwood floors, and architectural details throughout.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$1,750,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace
- \$118814 Gross Scheduled Income
- \$89073 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 0 water meters available

Interior

- Rooms: Basement
- Floor: Wood
- Other Interior Features: Balcony, Built-in Features, Storage, Tray Ceiling(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$38,741
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$4,468
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,468
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$748	\$748	\$770
2:	1	2	1	0	Unfurnished	\$816	\$840	\$840
3:	1	1	1	0	Unfurnished	\$863	\$863	\$890
4:	1	1	1	0	Unfurnished	\$1,065	\$1,065	\$1,097
5:	1	1	1	0	Unfurnished	\$1,217	\$1,217	\$1,254
6:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$1,751
7:	1	2	1	1	Unfurnished	\$0	\$0	\$3,350

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5425003009

Michael Lembeck

Re/Max Property Connection

2/21/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: SR20204216

Printed: 02/21/2021 8:04:22 PM

List / Sold:

Closed •**\$1,850,000/\$1,500,000 ↓****37 days on the market****Listing ID: AR20226392****1256 Mariposa St • Glendale 91205****7 units • \$264,286/unit • 4,711 sqft • 7,520 sqft lot • \$318.40/sqft • Built in 1966****On Mariposa between Cypress Street and Palmer Ave**

1256 Mariposa Street is a 7-unit multifamily property located in Glendale, CA. The property consists of a double story building and features an attractive unit mix: (1) 2B+2B unit, (3) 2B+1.5B units, and (3) 1B+1B units. Built in 1966, the property has 8 parking spots (3 carport/5 open). 1256 Mariposa is on a lively residential street and is centrally located between the 2, 5, and 134 freeways. The property is close to local elementary, middle, and high schools, as well as amenities such as parks, grocery stores, and local eateries. Residents enjoy the convenience of being minutes from Griffith Park and the restaurant scene of Atwater Village. Given the added income from the onsite laundry facility and the rental upside potential, this is an excellent investment for both first-time buyers and seasoned investors.

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Common Area
- \$7715 Gross Scheduled Income
- \$48839 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,383
- Electric: \$2,520.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,184
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,340
- Maintenance:
- Workman's Comp:
- Professional Management: 3800
- Water/Sewer: \$2,520
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,310	\$1,310	\$1,900
2:	3	2	1	0	Unfurnished	\$1,034	\$3,102	\$5,550
3:	3	1	1	0	Unfurnished	\$1,101	\$3,303	\$4,800

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5676026027

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$1,390,000/\$1,338,000** ↓

214 days on the market

Listing ID: 20593744

1136 S ARAPAHOE St • Los Angeles 90006**8 units • \$173,750/unit • 5,040 sqft • 7,250 sqft lot • \$265.48/sqft • Built in 1923****Between Olympic Blvd & Pico Blvd, on Arapahoe St.**

Opportunity Zone! 8-Unit investment opportunity with 42% Upside on Rents located in the highly coveted Korea-Town neighborhood of Los Angeles. Built in 1923, this property totals 5,040 SF on a 7,250 SF R3 Zoned lot in the heart of Koreatown. 2 story income property updated in 2010 by city & building code. 4 units are 1 bed+1 Bath, other 4 units are studio with long term tenants. Sold with tenants in place. This property well-maintained with a secure, gated. Located next to many shops and restaurants in Koreatown. Close to DTLA and 10,110,101 FWY. Drive by only, please do not disturb tenants. Subject to interior inspection.

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- \$78575 Net Operating Income

Interior

- Appliances: Microwave, Refrigerator

Exterior

- Lot Features: Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community, Resident Manager
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$12,600
- 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	\$920	\$11,037	\$1,800
2:	1	1	1		Unfurnished	\$1,086	\$13,027	\$1,800
3:	1	1	1		Unfurnished	\$1,150	\$13,800	\$1,800
4:	1	1	1		Unfurnished	\$1,044	\$12,530	\$1,800
5:	1	0	1		Unfurnished	\$818	\$9,809	\$1,500
6:	1	0	1		Unfurnished	\$884	\$10,608	\$1,500
7:	1	0	1		Unfurnished	\$795	\$9,542	\$1,500
8:	1	0	1		Unfurnished	\$852	\$10,221	\$1,500

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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5076014007

Michael Lembeck**Re/Max Property Connection**

2/21/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: 20593744

Printed: 02/21/2021 8:04:23 PM

List / Sold:

Closed**\$1,795,000/\$1,795,000** ↓

28 days on the market

Listing ID: 20647666

133 N Kenmore Ave • Los Angeles 90004**8 units** • **\$224,375/unit** • **6,808 sqft** • **7,592 sqft lot** • **\$263.66/sqft** •
Built in 1924**West of Vermont Ave, south of Beverly Blvd**

Classic Spanish building in the heart of Koreatown. All units are large 1 bedroom, 1 bath with high ceilings, hardwood floors, walk in closets and period details. Five of the units have been completely remodeled. Property is separately metered for gas and electric. Large laundry room with extra storage area. Updated electrical service, mostly copper plumbing, earthquake retrofitted. Six open parking spaces. Building passed housing SCEP inspection in October 2020. Stable tenants, upside in rents. Buyer to cooperate with seller's 1031 Tax Exchange.

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$1,895,000
- 1 Buildings
- \$127000 Gross Scheduled Income
- \$78451 Net Operating Income

Interior

- Rooms: Center Hall, Walk-In Closet
- Floor: Wood
- Appliances: Disposal, Refrigerator, Gas Range

Exterior

- Security Features: Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$44,794
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02056968
- 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	\$1,518	\$1,518	\$1,800
2:	1	1	1		Unfurnished	\$971	\$971	\$1,800
3:	1	1	1		Unfurnished	\$1,052	\$1,052	\$1,800
4:	1	1	1		Unfurnished	\$1,650	\$1,650	\$1,800
5:	1	1	1		Unfurnished	\$1,580	\$1,580	\$1,800
6:	1	1	1		Unfurnished	\$643	\$643	\$1,800
7:	1	1	1		Unfurnished	\$1,390	\$1,390	\$1,800
8:	1	1	1		Unfurnished	\$1,650	\$1,650	\$1,800
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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5518016016

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: 20647666

Printed: 02/21/2021 8:04:23 PM

List / Sold:

Closed •**\$2,875,000/\$2,400,000** ↓

46 days on the market

Listing ID: 320004343

1646 N Sierra Bonita Ave • Los Angeles 90046**8 units • \$359,375/unit • 7,084 sqft • 7,504 sqft lot • \$338.79/sqft • Built in 1938**

Charming 1938 Traditional Colonial with loads of original detail and charm. Quality properties like this come on the market so rarely as evident by the current Owners acquired this investment property in 1965 and held it in their portfolio ever since. The property is located in a great area on the Southeast corner of Hollywood Blvd. & Sierra Bonita. Property consists of eight (8) large units. All units are one (1) bedroom and one (1) bathroom. Some units feature hardwood floors, wainscoting, classic tile etc. Property will be sold with three (3) units vacant. Agents please see Agent only remarks and attachments.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$2,875,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Natural Gas
- Laundry: See Remarks
- Cap Rate: 0
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood

Exterior

- Lot Features: Corner Lot

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	1	1			\$0	\$1,765	\$0
2:	0	1	1			\$0	\$1,739	\$0
3:	0	1	1			\$0	\$1,541	\$0
4:	0	1	1			\$0	\$1,410	\$0
5:	0	1	1			\$0	\$1,195	\$0
6:	0	0	0			\$0	\$0	\$0
7:	0	0	0			\$0	\$0	\$0
8:	0	0	0			\$0	\$0	\$0
9:	0	0	0			\$0	\$0	\$0
10:	0	0	0			\$0	\$0	\$0
11:	0	0	0			\$0	\$0	\$0
12:	0	0	0			\$0	\$0	\$0
13:	0	0	0			\$0	\$0	\$0

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC: 0

Additional Information

- C20 - Hollywood area
- Los Angeles County
- Parcel # 5550011001

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: 320004343

Printed: 02/21/2021 8:04:23 PM

List / Sold:

Closed**\$3,950,000/\$3,425,000** ↓**41 days on the market****Listing ID: 20665910****4061 Lafayette Pl • Culver City 90232****9 units • \$438,889/unit • 8,183 sqft • 9,116 sqft lot • \$418.55/sqft • Built in 1960****North of Braddock Drive, South of Culver Boulevard, East of Duquesne Avenue**

Opportunity to own an apartment building near Culver City Hall and Downtown Culver City. Gross income of approximately \$222,372 a year. One vacant unit #4 can be shown. Please do not disturb tenants. Seller to have an option to do a 1031 Tax Exchange and buyer to cooperate at no cost and no liability to the buyer. Laundry income is approximately \$2,500 a year.

Facts & Features

- Sold On 02/18/2021
- Original List Price of \$3,950,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- 8 electric meters available
- 8 gas meters available

Interior

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

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01521637
- 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	\$2,395	\$2,395	\$2,450
2:	1	0	1		Unfurnished	\$1,000	\$1,000	\$1,350
3:	2	2	1		Unfurnished	\$2,360	\$2,360	\$2,500
4:	3	2	1		Unfurnished	\$2,450	\$2,450	\$2,500
5:	4	2	1		Unfurnished	\$0	\$0	\$2,500
6:	5	2	1		Unfurnished	\$1,720	\$1,720	\$2,500
7:	6	2	1		Unfurnished	\$1,760	\$1,760	\$2,500
8:	7	2	1		Unfurnished	\$2,360	\$2,360	\$2,500
9:	8	2	1		Unfurnished	\$1,786	\$1,786	\$2,500
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 9
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C28 - Culver City area
- Los Angeles County
- Parcel # 4207008025

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: **\$2,125,000/\$2,125,000**

1045 N Ardmore Ave • Los Angeles 90029
11 units • \$193,182/unit • 9,940 sqft • 9,022 sqft lot • \$213.78/sqft •
Built in 1963
South of Santa Monica Blvd & West of North Normandie Avenue

0 days on the market
Listing ID: 21693992



Property is sold. Posted for comp purposes.

Facts & Features

- Sold On 02/16/2021
- Original List Price of \$2,125,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$80507 Net Operating Income

Interior

Exterior

- Security Features: Gated Community, Automatic Gate

Annual Expenses

- Total Operating Expense: \$63,678
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$688	\$688	\$1,250
2:	6	1	1		Unfurnished	\$1,104	\$1,104	\$1,650
3:	4	2	2		Unfurnished	\$1,243	\$1,243	\$2,200
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5537019028

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$7,995,000/\$7,450,000** ↓

81 days on the market

Listing ID: 20630812

401 409 San Vicente Blvd • Santa Monica 90402**17 units** • **\$470,294/unit** • **13,999 sqft** • **15,591 sqft lot** • **\$532.18/sqft** •
Built in 1953**Prime north of Wilshire location at the corner of 4th St & San Vicente Blvd. Directly adjacent to the Santa Monica stairs. Short distance to Ocean Ave., Montana Ave. and 3rd St. Promenade**

401-409 San Vicente Blvd. is a rare and once in a generation multi-family opportunity. This seventeen unit property is in a prime location on the corner San Vicente Blvd. and 4th Street in Santa Monica. Short distance to the beach, 3rd St. Promenade and Montana Ave. The seventeen units consists of 14 - 1 BR + 1 bath and 3 -2 BR + 1 bath units. Value-add opportunity with below market rents. All of units have individual water heaters. Additional income provided by on site laundry and parking spaces. There are currently two units that are vacant. A rare opportunity for any multi-family investor looking to add a highly sought after property to their portfolio.

Facts & Features

- Sold On 02/17/2021
- Original List Price of \$7,995,000
- 1 Buildings
- Heating: Wall Furnace
- \$247686 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior**Annual Expenses**

- Total Operating Expense: \$182,938
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01187022
- 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:	14	1	1		Unfurnished	\$2,137	\$29,912	\$3,000
2:	3	2	1		Unfurnished	\$2,234	\$6,701	\$4,250
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4293001028

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: 20630812

Printed: 02/21/2021 8:04:23 PM