

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg	Spcs	Date	DOM/CDOM
1	SB23169405	S	14002 S Berendo AVE	GR	115	TRUS	2	\$43,200		\$700,000↓	\$315.46	2219	1964/ASR	5,198/0.1193	N		3	02/22/24	130/130
2	CV24001202	S	4933 Fortin ST	BDPK	608	STD	2	\$0		\$685,000↓	\$548.00	1250	1953/ASR	6,284/0.1443	N		1	02/20/24	7/204
3	CV24010093	S	4506 Bresee AVE	BDPK	608	STD	2	\$0		\$1,100,000↑	\$70.11	15689	1968/ASR	15,694/0.3603	N		2	02/23/24	14/14
4	GD24002925	S	1310 E Maple ST	GD	628	STD	2	\$5,550		\$1,265,000↑	\$830.60	1523	1924/ASR	4,789/0.1099	N		2	02/21/24	9/9
5	AR23217420	S	15641 Alwood ST	LPUE	633	STD	2	\$7,000		\$1,080,000↑	\$518.48	2083	1956/PUB	7,502/0.1722	N		2	02/22/24	51/51
6	23324145	S	2715 Fairmount ST	LA	BOYH	STD	2			\$675,800↑	\$369.29	1830/A	1915/APP	5,852/0.13	N		2	02/23/24	9/9
7	24349357	S	1847 Fairburn AVE	LA	C05	PRO	2			\$2,750,000↑	\$1,102.20	2495/A	1948/ASR	7,702/0.17				02/20/24	12/12
8	23307751	S	1310 Kellam AVE	LA	671	STD	2			\$980,000↓	\$468.00	2094/A	1923/ASR	4,449/0.1	N			02/23/24	137/137
9	PW23139325	S	2017 W 39th ST	LA	C34	STD	2	\$57,768		\$799,900	\$735.20	1088	1924/ASR	3,513/0.0806	N		0	02/23/24	134/134
10	24360853	S	231 W 74th ST	LA	C37	STD	2			\$1,300,000	\$349.93	3715	2024/BLD	5,961/0.13				02/23/24	0/0
11	SR23173525	S	708 W 53rd ST	LA	C42	TRUS	2	\$48,000		\$580,000↓	\$334.49	1734	1917/ASR	5,440/0.1249	N		0	02/23/24	115/115
12	PW23216823	S	8033 Cheyenne AVE	DOW	D3	STD,TRUS	2	\$19,200		\$550,000↓	\$679.01	810	1941/PUB	5,228/0.12	N		2	02/20/24	0/0
13	SB23218474	S	6935 El Selinda AVE	BG	T3	NOD,PRO	2	\$19,200		\$665,000	\$562.61	1182	1942/BLD	4,900/0.1125	N		1	02/21/24	19/19
14	SB23225145	S	12511 Ramona AVE	HAWT	108	TRUS	3	\$1		\$1,125,000↓	\$271.08	4150	1960/ASR	6,078/0.1395	N		5	02/22/24	40/40
15	SB23225041	S	1630 W 206th ST	TORR	123	STD	3	\$84,600		\$1,380,000	\$633.03	2180	1955/EST	7,000/0.1607	N		3	02/23/24	31/31
16	AR24009349	S	1507 Wesley AVE	PAS	646	STD	3	\$80,400		\$1,303,000↑	\$630.38	2067	1923/PUB	7,358/0.1689	N		0	02/23/24	13/13
17	DW24012367	S	2923 S Orange DR	LA	C16	STD,TRUS	3	\$10,500		\$1,300,000↑		3	1922/ASR	7,208/0.1655	N		3	02/23/24	4/4
18	SR23196169	S	1226 W Gage AVE	LA	C37	STD	3	\$0		\$1,250,000↓	\$441.23	2833	1921/ASR	6,336/0.1455	N		0	02/23/24	90/90
19	SB23186367	S	604 W 9th ST	SP	185	STD	4	\$7,075		\$1,100,000↓	\$256.29	4292	1919/ASR	4,725/0.1085	N		0	02/23/24	102/102
20	AR24033550	S	1710 S 5th AVE	MNRO	639	STD	4	\$62,924		\$1,800,000↓	\$524.78	3430	1954/PUB	15,204/0.349	N		6	02/20/24	0/0
21	23271079	S	9037 Ramsgate AVE	LA	C29	STD	4		6	\$1,183,333↓	\$401.40	2948	1949	6,992/0.16				02/22/24	210/210
22	23271477	S	9043 Ramsgate AVE	LA	C29	STD	4		6	\$1,183,333↓	\$401.40	2948	1949	6,880/0.15				02/22/24	219/219
23	23260199	S	9033 Ramsgate AVE	LA	C29	STD	4		6	\$1,183,333↓	\$401.40	2948/OTH	1950	6,985/0.16				02/22/24	256/256
24	23269171	S	607 W 41st PL	LA	C42	STD	5		6	\$2,450,000↓	\$382.81	6400	2023/BLD	6,761/0.15	N		4	02/21/24	34/34
25	SR24004710	S	12850 Oxnard ST	NHLW	NHO	STD	6	\$118,200		\$1,700,226↑	\$287.69	5910	1958/ASR	6,413/0.1472	N		0	02/22/24	23/23
26	PW23145707	S	12517 S Willowbrook AVE	CMP	RN	STD	6	\$137,167		\$1,500,000↓	\$190.36	7880	1960/ASR	14,042/0.3224	N		0	02/22/24	113/113
27	P1-16204	S	321 N Macneil ST	SF	SF	STD	6	\$107,340		\$1,215,000↑	\$305.43	3978	1962/ASR	7,487/0.17	N		0	02/23/24	28/28
28	SB23185183	S	22617 Meyler ST	TORR	123	STD	7	\$128,400	4	\$1,880,000↓	\$345.40	5443	1949/EST	33,712/0.7739	N		10	02/23/24	99/99
29	CV23222982	S	659 Saybrook AVE	ELA	ELA	STD,TRUS	7	\$65,200		\$1,300,000↓	\$382.35	3400	1938/ASR	11,324/0.26	N		2	02/22/24	24/24
30	24350331	S	1344 S Dunsmuir AVE	LA	C19	STD	8			\$1,900,000↑	\$294.12	6460	1929	7,208/0.16			4	02/21/24	6/6
31	23302281	S	822 Myrtle AVE	ING	101	STD	9			\$2,900,000↓	\$343.36	8446	1988	9,624/0.22				02/23/24	136/136
32	23305627	S	11668 Idaho AVE	LA	WLA	STD	9		5	\$2,375,000↓	\$356.82	6656	1964	6,331/0.14				02/22/24	35/35

Closed • Duplex

List / Sold: **\$729,000/\$700,000** ↓

14002 S Berendo Ave • Gardena 90247

130 days on the market

2 units • \$364,500/unit • 2,219 sqft • 5,198 sqft lot • \$315.46/sqft •

Listing ID: SB23169405

Built in 1964

Vermont/Rosecrans



Rental income opportunity in Gardena...spacious duplex including one single story, 2 bedroom / 1 bath unit and one two-story, 3 bed / 2 bath with a bathroom on each level, one bedroom downstairs and 2 bedrooms upstairs. The single story, 2 bed/1 bath unit has wood laminate flooring throughout, updated bathroom, private single car garage with finished walls, driveway parking and private, covered patio in front. The two-story unit has tile flooring in the living/dining and kitchen, carpet on the stairs and in two bedrooms, one bedroom upstairs with wood laminate flooring, updated kitchen and baths. The two-story unit has direct access to a two-car garage with finished walls and driveway parking. Both units have private laundry inside, a private rear patio, one shared wall, ceiling fans and wardrobe mirror doors...

Facts & Features

- Sold On 02/22/2024
- Original List Price of \$729,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- \$553 (Estimated)
- Laundry: In Kitchen, Individual Room, Inside
- \$43200 Gross Scheduled Income
- \$29074 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Carpet, Laminated, Tile

Exterior

- Lot Features: Cul-De-Sac, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,126
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00958467
- Gardener:
- Licenses:
- Insurance: \$1,036
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,777
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$1,825
2:	1	3	2	2	Unfurnished	\$1,850	\$1,850	\$1,900

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%

- 115 - North Gardena area
- Los Angeles County
- Parcel # 6115018024

Michael Lembeck

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

Citivest Realty Services, Inc

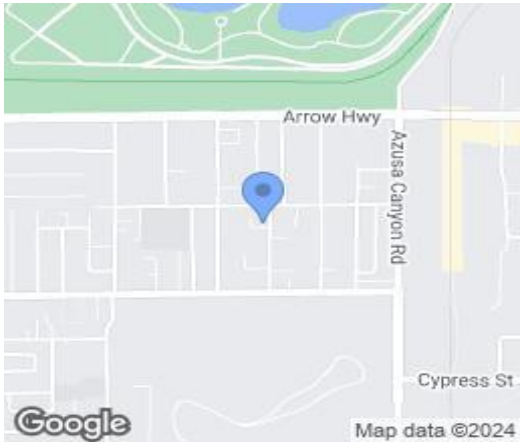
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CUSTOMER FULL: Residential Income LISTING ID: SB23169405

Printed: 02/25/2024 10:00:41 AM



Nice remodeled home with ADU in back. New paint, new flooring, new kitchen, new appliances. Single story home, fully fenced with nice backyard area.

Facts & Features

- Sold On 02/20/2024
 - Original List Price of \$699,900
 - 2 Buildings
 - Levels: One
 - 1 Total parking spaces
 - \$565 (Estimated)
- Laundry: In Garage
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 608 - Baldwin Pk/Irwindale area
 - Los Angeles County
 - Parcel # 8413013031

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Newport Beach, 92660

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DUPLEX FOR SALE IN THE CITY OF BALDWIN PARK. There's two separate houses in a large lot with a two car garage each and plenty of space to add on or build an ADU. This opportunity to own an income property in a good location with endless opportunity wont last! The houses will be delivered VACANT and they both have Solar Panels that are paid off in full. Make your appointment today to go view it.

Facts & Features

- Sold On 02/23/2024
 - Original List Price of \$987,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$1,008 (Estimated)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00527439
 - 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	0	2	Unfurnished	\$0	\$0	\$0
# Of Units With:								
• Separate Electric: 2 • Gas Meters: 2 • Water Meters: 2 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 608 - Baldwin Pk/Irwindale area
 - Los Angeles County
 - Parcel # 8542017004

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CUSTOMER FULL: Residential Income LISTING ID: CV24010093

Printed: 02/25/2024 10:00:44 AM

Closed • Duplex

List / Sold:

\$1,199,000/\$1,265,000 ↑

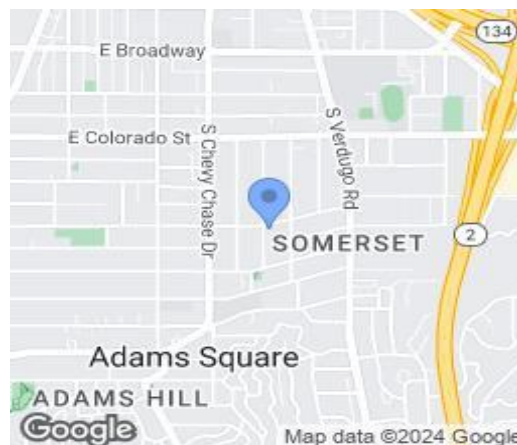
9 days on the market

Listing ID: GD24002925

1310 E Maple St • Glendale 91205

2 units • \$599,500/unit • 1,523 sqft • 4,789 sqft lot • \$830.60/sqft • Built in 1924

[Google Maps](#)



The Maple is a Reimagined Charming Two Unit Spanish Duplex located in one of Glendale's highly sought after areas on a quiet tree lined street. 1310 (Front unit) is a spacious 3BD/2BA highlighting an open concept floor plan with Ductless HVAC/Heat, Chef's Kitchen w/dishwasher and Washer/Dryer Inside. 1312 (Rear unit) is a quaint 1BD/1BA highlighting Ductless HVAC/Heat system, Chef's Kitchen w/Dishwasher and Washer/Dryer Inside. Both units are single story with their own private yard space and each unit has their own designated Private Garage. Additionally, both Garages have the potential to be converted to a 3rd Unit and/or ADU. With many upgraded components throughout and excellent tenants on month to month tenancies, The Maple offers an investor or owner/user to take over an exceptional, low maintenance property. PLEASE DO NOT DISTURB OCCUPANTS.

Facts & Features

- Sold On 02/21/2024
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$208 (Estimated)
- Laundry: Inside
- \$5550 Gross Scheduled Income
- \$5550 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$150
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- 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	1	Unfurnished	\$3,600	\$3,600	\$3,900
2:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$2,300

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5679027007

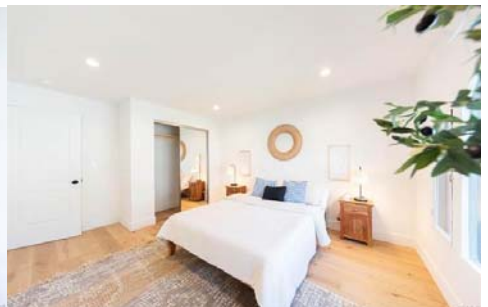
Michael Lembeck

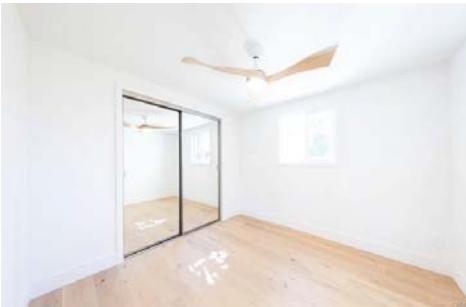
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Closed • Duplex

List / Sold:

\$1,050,000/\$1,080,000 ↑

51 days on the market

Listing ID: AR23217420

15641 Alwood St • La Puente 91744

2 units • \$525,000/unit • 2,083 sqft • 7,502 sqft lot • \$518.48/sqft •
Built in 1956

Go straight on Griffith ave turn right on alwood st



This unit has undergone a complete transformation, with all aspects of its design and functionality upgraded. The property now boasts modern finishes, such as new flooring, freshly painted walls, and updated fixtures. The kitchen has been remodeled with new cabinets, countertops, and appliances, creating a sleek and functional space for cooking and entertaining. The bathroom has also been renovated, featuring new tiles, a modern vanity, and a luxurious shower or bathtub. Additionally, the remodeled unit may have improved insulation, energy-efficient windows, and updated electrical and plumbing systems, ensuring a comfortable and efficient living experience. The ADU units completely new addition to the property, designed and constructed from scratch. It offers a unique opportunity for modern living, with a fresh and contemporary design. The ADU may feature an open floor plan, maximizing space and creating a seamless flow between rooms. It is allowing for abundant natural light and a sense of spaciousness. With its new construction, the ADU is built to the latest building codes and standards, ensuring safety and longevity. The new remodeled 3 bedrooms 2 baths unit is a separate living space that can be used as a guest house, rental unit, or for multi-generational living. It features its own living area, kitchen, bedrooms, and bathrooms, providing privacy and independence. Lots of the parking spaces can parked more than 12 cars . ADU have different address : 1713 Griffith Ave, La Puente. Located in boarder of the south hill West Covina , 4 mins to the Hong Kong plaza , conveniently situated near schools, parks, shopping centers, and major freeways, making it an ideal location for both work and play. Don't miss the opportunity to own this versatile property with two units.

Facts & Features

- Sold On 02/22/2024
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$606 (Estimated)
- Laundry: Individual Room
- \$7000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01900294
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 2• Gas Meters: 2• Water Meters: 2• 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• Buyer Agency Compensation: 2% | <ul style="list-style-type: none">• 633 - Industry/La Puente/Valinda area• Los Angeles County• Parcel # 8254034009 |
|---|--|

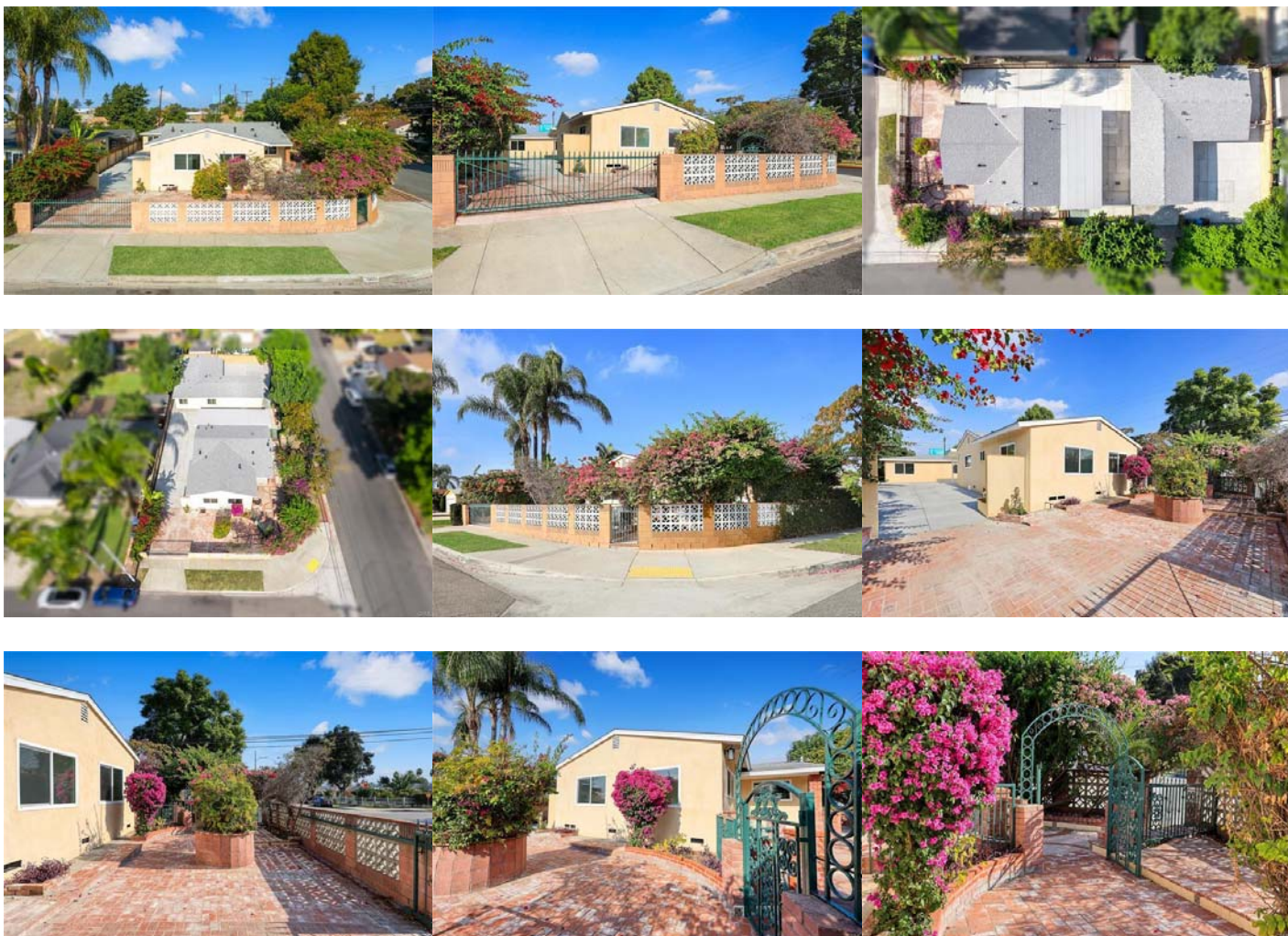
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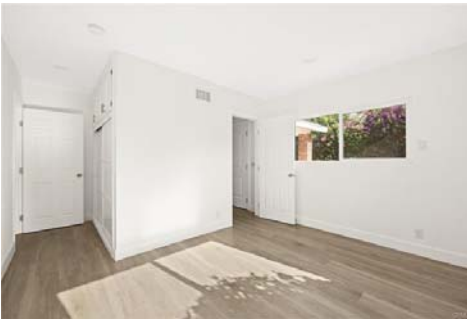
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Closed •

List / Sold: **\$659,900/\$675,800** ↑

2715 Fairmount St • Los Angeles 90033

9 days on the market

**2 units • \$329,950/unit • 1,830 sqft • 5,852 sqft lot • \$369.29/sqft •
Built in 1915**

Listing ID: 23324145

Please use your smart phone's navigation application.



Discover the charm of this Boyle Heights duplex! Zoned as a duplex (LARD 1.5), the front house, 2715 Fairmount St, is move-in-ready and offers 3 bedrooms and 1 bathroom (approximately 1,410 SF +/-). It boasts an extra spacious open-concept kitchen that has been lovingly remodeled with stone countertops, ceramic tile backsplashes, abundant cabinet storage with built-in Lazy Susan, and skylight over the kitchen. You'll also appreciate the generous indoor laundry area adjacent to the kitchen. This home features a central living room that leads to a covered front porch and an expansive, gated front porch. The primary bedroom is generously sized with hardwood floors and dual sliding door closets. There's a secondary bedroom perfect for welcoming family and guests, as it's designed as two connected and spacious rooms. Another bedroom is a sunny space ideal for an office, den, or creative workspace for writing, crafting, painting, sewing, and more. The front house is currently vacant. Additionally, the property's rear house, 2715-1/2 Fairmount St, is a private 1 bedroom and 1 bathroom unit (approximately 470 SF +/-), currently rented to a long-term tenant who will remain with the sale. Tenant pays \$650/mo. and is current on all rents. Each house has its own electric and gas meter; the landlord pays for water. For parking, you'll find two side-by-side one-car garages with rolling garage doors, and there's space for up to 3 additional cars in the yard's apron. The backyard is adorned with a bountiful and delicious fig tree and provides lawn space for playtime and pets. All parking and both garages are for the exclusive use of the front house. This property presents future promise boasting fresh exterior paint and proximity to the 5 and 10 freeways, Wabash Recreation Center, and Keck Medicine of USC! Existing inspection reports and a termite report are available to qualified buyers!

Facts & Features

- Sold On 02/23/2024
- Original List Price of \$659,900
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Laundry: In Kitchen, In Closet
- \$5268 Net Operating Income

Interior

- Rooms: Living Room
- Appliances: None
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,532
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01978349
- 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	\$0	\$0	\$2,800
2:	1	1	1		Unfurnished	\$650	\$650	\$1,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5177013004

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 23324145

Printed: 02/25/2024 10:00:46 AM

Closed •

List / Sold:

1847 Fairburn Ave • Los Angeles 90025

2 units • \$1,175,000/unit • 2,495 sqft • 7,702 sqft lot • \$1102.20/sqft •
Built in 1948

South of Santa Monica Blvd, West of Beverly Glen Blvd.

\$2,350,000/\$2,750,000 ↑

12 days on the market

Listing ID: 24349357



Special opportunity for Owner/Users, Investors, Developers! Prime Westwood location Traditional style Duplex on R3 lot filled with light, an abundance of charm & character and many updates throughout. Located directly across the street from single family homes, this property has been owned and used by one family over the past 40+ years. Set on a knoll on a corner 7,702 lot, the front unit is a beautiful single story 3 bed/1.5 bath and includes living room with fireplace opening to den (original 3rd bedroom converted to den) with built-ins and side patio access. Formal dining room overlooking front yard. Kitchen with breakfast room and separate laundry area. 2 bedrooms, one with an ensuite 1/2 bath. Full bathroom in hallway with separate bath and shower. The back unit is a 2 bed/1.5 bath townhouse style with charming living room with fireplace, dining area opening to kitchen that includes laundry area and 1/2 bath and access to back patio and small yard. 2 bedrooms upstairs, including one with built-in desk and cabinets. Both units are connected with door if wanting to combine space. Additional features include some hardwood under carpet, dual pane windows throughout, recessed lighting, central ac/heat, each unit with their own laundry. Detached 2-car garage. A very rare opportunity. Westwood Charter School. Property is sold "AS IS" Condition. This won't last long!

Facts & Features

- Sold On 02/20/2024
- Original List Price of \$2,350,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02130330
- 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	2	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

- Probate Listing sale
 - Buyer Agency Compensation: 2.5%
- C05 - Westwood - Century City area
 - Los Angeles County
 - Parcel # 4317004024

Michael Lembeck

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Citivest Realty Services, Inc

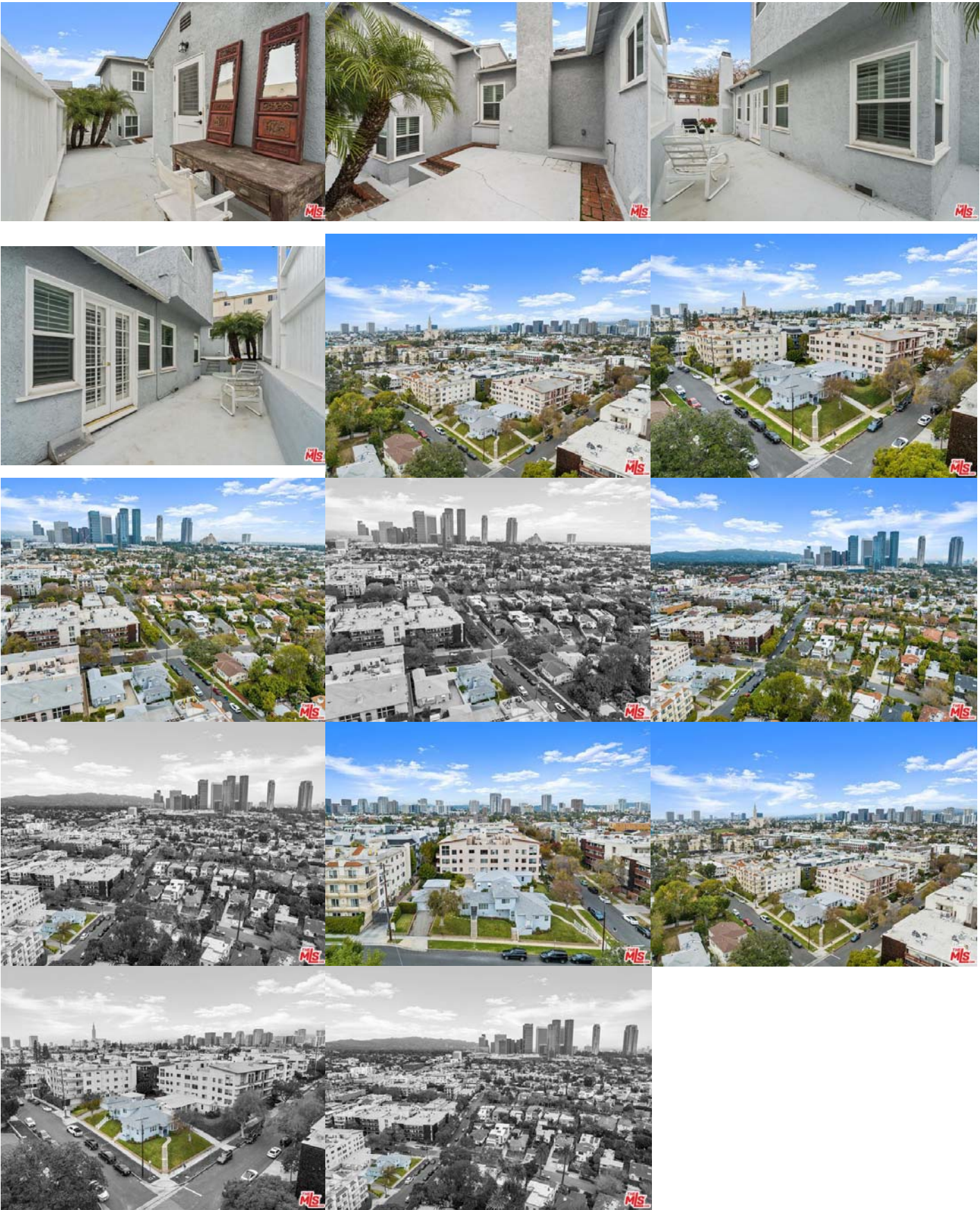
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Newport Beach, 92660

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Closed •

List / Sold: **\$1,100,000/\$980,000** ↓

1310 Kellam Ave • Los Angeles 90026

137 days on the market

**2 units • \$550,000/unit • 2,094 sqft • 4,449 sqft lot • \$468.00/sqft •
Built in 1923**

Listing ID: 23307751

North West of Downtown LA. North of the 101 Freeway



Location, location, location!! This new listing in Angelino Heights is a multi-unit property with 2 bedrooms and 1 bath, boasting a spacious 2,094 square feet of living space. It's conveniently located close to downtown Los Angeles, Elysian Park, Griffith Park, Echo Park, Chinatown, Silverlake, Crypto Arena and Dodger Stadium, making it an appealing location for those who enjoy city life, nature and sports events. Shopping centers, restaurants, schools, and libraries are all conveniently close. The property is few blocks away from the famous Sunset Blvd and walking distance to Echo Park lake, making this house perfect choice for ideal option for both residency and investment. This unique property has a rich family heritage spanning over 70+ years, which has a sense of history and character to the place. The property could use a little TLC to truly make it their own.

Facts & Features

- Sold On 02/23/2024
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: In Kitchen
- \$73868 Net Operating Income

Interior

- Appliances: Microwave, Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$10,132
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5405017007

Michael Lembeck

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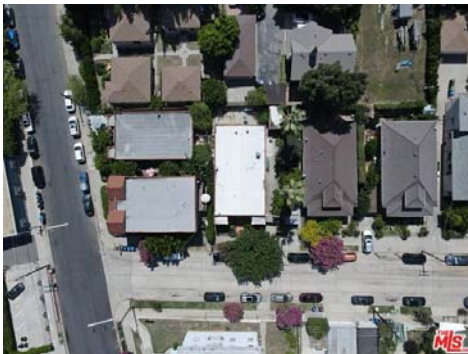
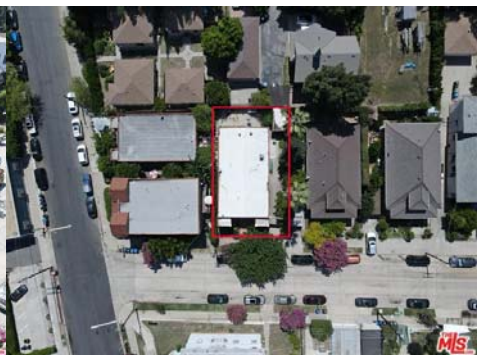
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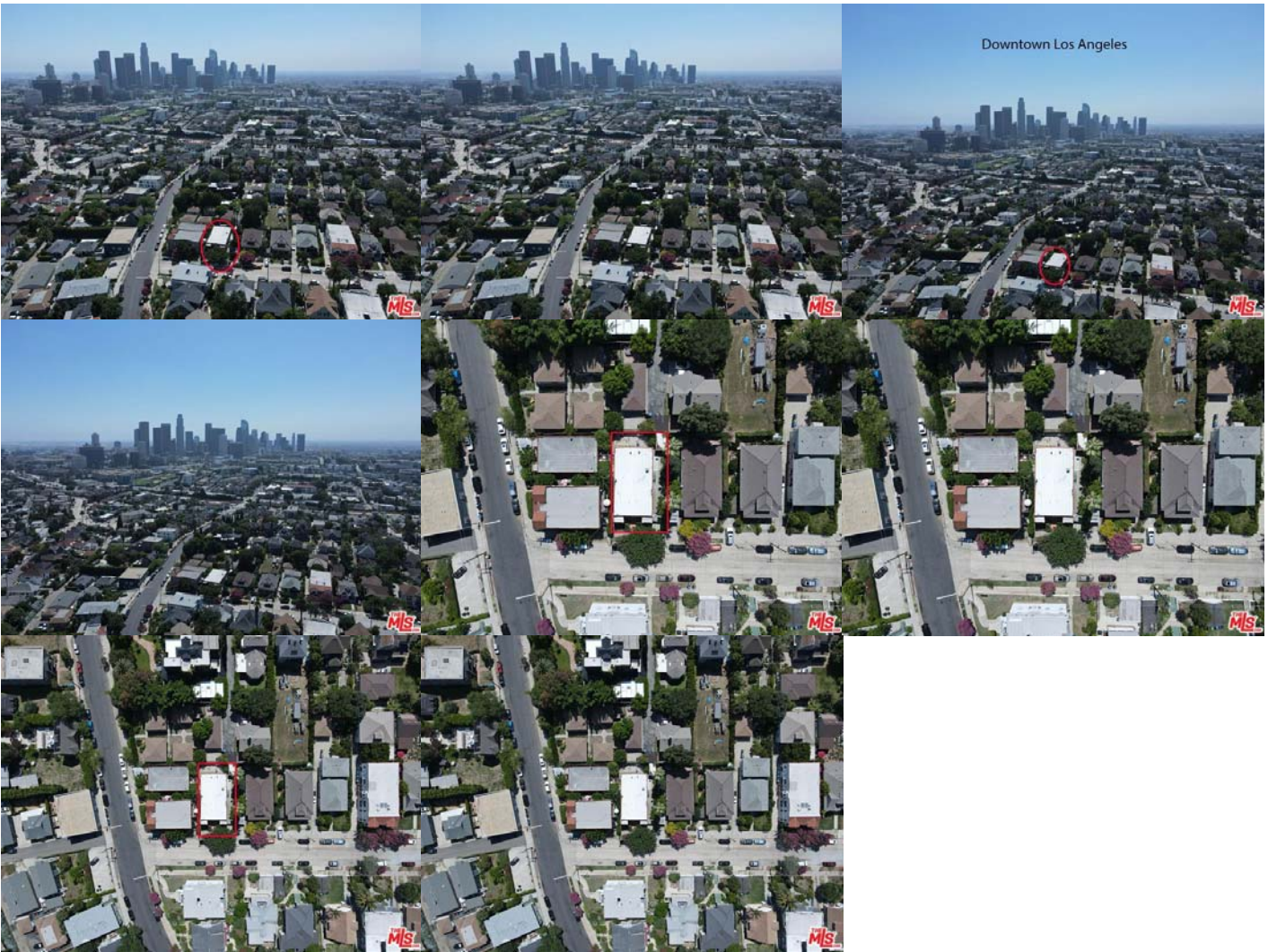
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CUSTOMER FULL: Residential Income LISTING ID: 23307751

Printed: 02/25/2024 10:00:53 AM

Closed • Duplex

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

2017 W 39th St • Los Angeles 90008

134 days on the market

2 units • **\$399,500/unit** • **1,088 sqft** • **3,513 sqft lot** • **\$735.20/sqft** •
Built in 1924

Listing ID: PW23139325

Arlington/39th St



Completely remodeled Leimert Park duplex. Each unit has one bedroom and one bathroom and has great income! The property has luxury vinyl flooring throughout. The kitchen boasts quartz countertops, brand-new stainless steel appliances, and a dazzling backsplash. Some of the other upgrades include the electrical systems, plumbing has been upgraded to copper and new windows have been added. There is a mini split air conditioning unit for hot summer days and heating for the cooler winter months. Out front is a meticulously detailed drought-resistant yard. The lot features plenty of parking for both units. Tented just one year ago.

Facts & Features

- Sold On 02/23/2024
- Original List Price of \$799,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$1,079 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$57768 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00899496
- 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	\$2,407
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,407

Of Units With:

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

Additional Information

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

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5035002013

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Newport Beach, 92660

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Closed •

List / Sold:

\$1,300,000/\$1,300,000

0 days on the market

Listing ID: 24360853

231 W 74th St • Los Angeles 90003

**2 units • \$650,000/unit • 3,715 sqft • 5,961 sqft lot • \$349.93/sqft •
Built in 2024**

Between Broadway and Main



PROPERTY SOLD BEFORE PROCESSING.

Facts & Features

- Sold On 02/23/2024
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- Heating: Central

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01933167
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6031005025

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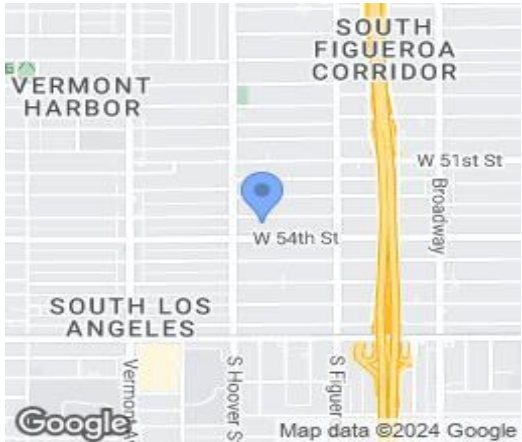
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CUSTOMER FULL: Residential Income LISTING ID: 24360853

Printed: 02/25/2024 10:00:54 AM



Vermont Square Craftsman style duplex with mirrored two bed + 1 bath units already rented out and bringing in income in the heart of South Los Angeles. Great investment opportunity. Front door leads into living room. No need for tenants to share laundry facilities as each unit has their own washer and dryer. 2 bed + 1 bath layout is great for a family or roommates. Off street parking and separate entrances provides convenience and privacy. Duplex located nearby USC, Natural History Museum, The Coliseum, shopping, entertainment, dining and more. Trust Sale.

Facts & Features

- Sold On 02/23/2024
 - Original List Price of \$650,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: Inside
 - \$48000 Gross Scheduled Income
 - 0 electric meters available
 - 0 gas meters available
 - 2 water meters available

Interior

- Rooms: Kitchen, Living Room
 - Floor: Carpet, Tile
- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: Lawn
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01521912
 - 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	0	Unfurnished	\$2,000	\$2,000	\$2,500
2:	1	2	1	0	Unfurnished	\$1,468	\$1,468	\$2,500

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5001026029

Michael Lembeck

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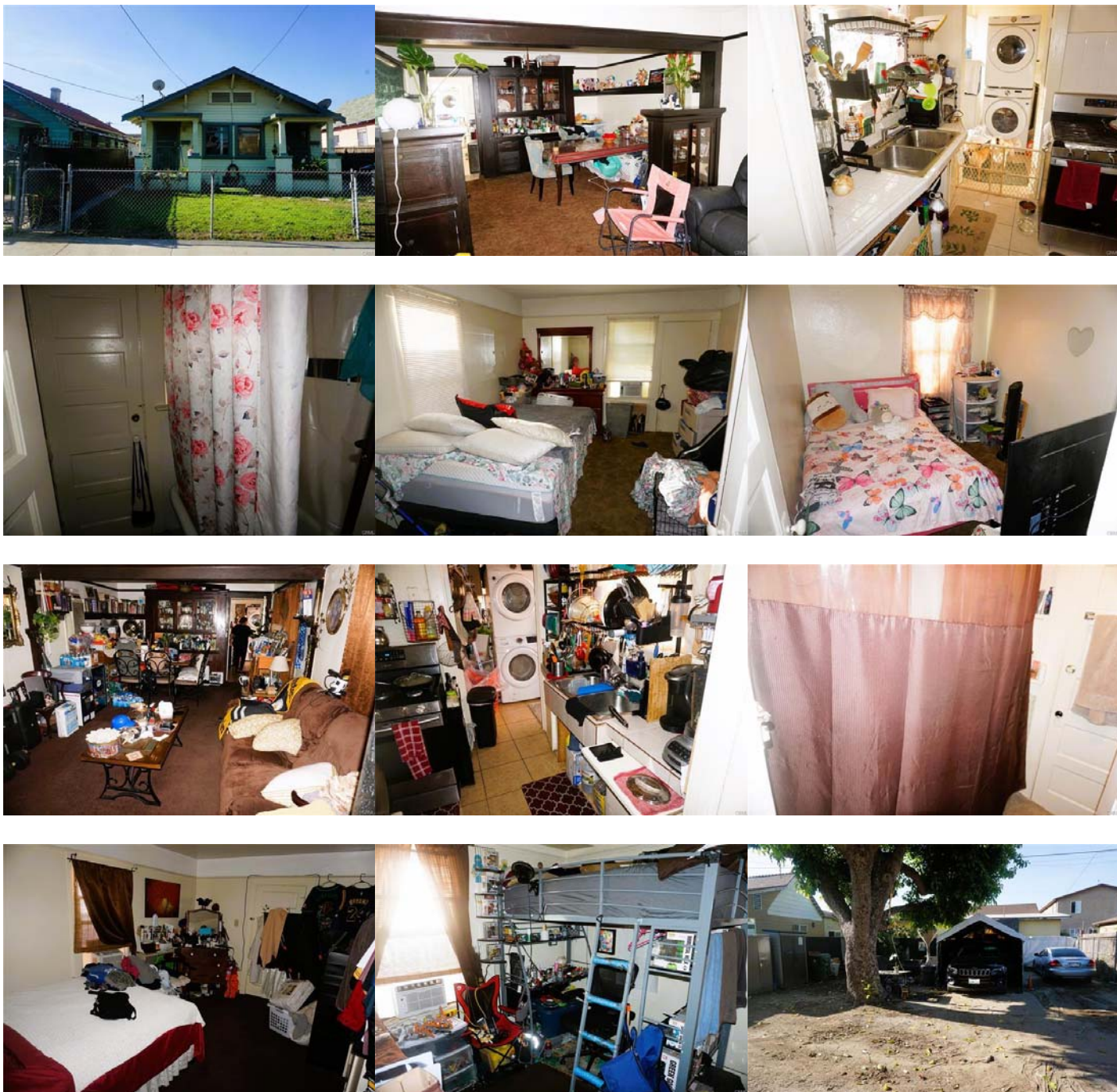
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Closed • Duplex

List / Sold: **\$600,000/\$550,000** ↓

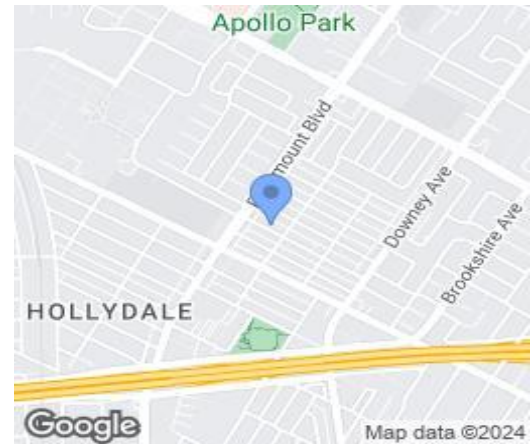
8033 Cheyenne Ave • Downey 90242

0 days on the market

2 units • **\$300,000/unit** • **810 sqft** • **5,228 sqft lot** • **\$679.01/sqft** •
Built in 1941

Listing ID: PW23216823

N on Paramount W on Cheyenne



Duplex. Two 1 bedroom/1 bath detached houses. Sold AS-IS.

Facts & Features

- Sold On 02/20/2024
- Original List Price of \$600,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- \$19200 Gross Scheduled Income
- \$16420 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: \$2,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- D3 - Southwest Downey, S of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6260006033

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CUSTOMER FULL: Residential Income LISTING ID: PW23216823

Printed: 02/25/2024 10:00:54 AM

Additional Information

- Notice Of Default, Probate Listing sale
- Buyer Agency Compensation: 2.5%

- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6328010046

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Closed • Triplex

List / Sold:

\$1,199,000/\$1,125,000 ↓

40 days on the market

Listing ID: SB23225145

12511 Ramona Ave • Hawthorne 90250

3 units • \$399,667/unit • 4,150 sqft • 6,078 sqft lot • \$271.08/sqft • Built in 1960

North of El Segundo Boulevard and West of Hawthorne Boulevard



Three units in the heart of North Hawthorne sits a charming Multi-Family Gem! Nestled in the heart of Hawthorne, this split-level Dutch Colonial home presents a rare opportunity for savvy investors and homeowners alike. Boasting three individual units, this income-producing property is an excellent investment with a total of six bedrooms and four baths, offering both comfort and revenue potential. Property Highlights: This multi-family home features three distinct units, providing a unique blend of flexibility and income potential. Spacious Layout: The upstairs unit encompasses the entire top floor, offering a generous living space with two bedrooms and two baths. Above the 5 car garage sits an outdoor rooftop patio area that is easily accessed through the top floor unit. Ideal for an owner-occupied residence. The downstairs units have had some updates with each consisting of two bedrooms and one bathroom. Separate Utilities: With separate gas and electric meters for each unit, tenants and owners enjoy individual control over utility expenses. Convenient Parking: A five-car attached garage with washer and dryer hookups provides ample space for both parking and laundry needs. Additional room for 5 cars ensures convenience for all residents. Owner-Occupied Potential: Seize the chance to reside in a spacious, top-floor unit while benefitting from the rental income of the two lower units. This is a rare find in The City of Hawthorne and has not been on the market in over 50 years.. Whether you're an investor seeking a reliable income source or a homeowner looking for a spacious residence with rental opportunities, this property ticks all the boxes. Schedule a viewing today and discover the endless possibilities this unique multi-family home has to offer! Buyer to verify all information.

Facts & Features

- Sold On 02/22/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$0 (Owner)
- Laundry: In Garage, Upper Level, Washer Hookup
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: Entry, Galley Kitchen, Living Room, See Remarks
- Floor: Carpet, Vinyl
- Appliances: Electric Oven, Electric Cooktop, Disposal, Range Hood, Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), Copper Plumbing Partial, Tile Counters, Unfurnished, Wood Product Walls

Exterior

- Lot Features: Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Near Public Transit, Park Nearby, Sprinklers In Front, Sprinklers Timer, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish, TV Antenna

Annual Expenses

- Total Operating Expense: \$57
- Electric: \$1.00
- Insurance: \$1
- Maintenance:

- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01201046
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	3	Unfurnished	\$0	\$0	\$2,422
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,222
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,222

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet: 3
- Dishwasher: 1
- Disposal: 3
- Drapes: 0
- Patio: 1
- Ranges:
- Refrigerator: 0
- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4041009011

Michael Lembeck

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Closed • **Triplex**

List / Sold:

\$1,400,000/\$1,380,000

31 days on the market

Listing ID: SB23225041

1630 W 206th St • Torrance 90501

**3 units • \$466,667/unit • 2,180 sqft • 7,000 sqft lot • \$633.03/sqft •
Built in 1955**

Western to 206th



Centrally located income generating Triplex in great condition with one vacant unit. Each unit has 2 bedrooms 1 bathroom access to 1 car garage and additional assigned parking spot in front of garage door. All units have been update within the last 4 years; new flooring, new kitchen cabinets, new quartz counter tops, new stainless steel appliances, new vanities, new garage doors with openers, updated plumbing, vinyl fencing.

Facts & Features

- Sold On 02/23/2024
- Original List Price of \$1,380,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$777 (Estimated)
- Laundry: Individual Room
- \$84600 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,379
- Electric: \$239.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$2,946
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,350	\$28,200	\$2,500
2:	1	2	1	1	Unfurnished	\$2,350	\$28,200	\$2,500
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

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

- 123 - County Strip area
- Los Angeles County
- Parcel # 7351008006

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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

Click arrow to display photos





Closed • **Triplex**

List / Sold:

\$1,298,000/\$1,303,000 ↑

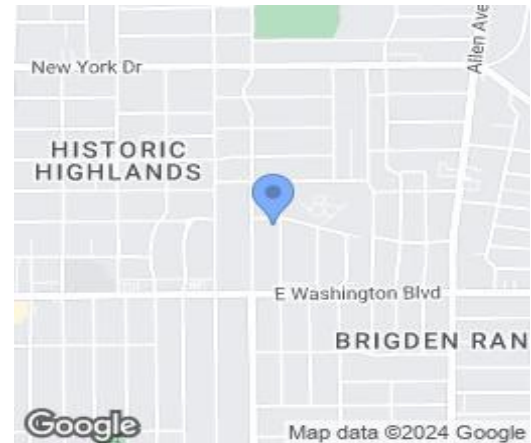
1507 Wesley Ave • Pasadena 91104

13 days on the market

**3 units • \$432,667/unit • 2,067 sqft • 7,358 sqft lot • \$630.38/sqft •
Built in 1923**

Listing ID: AR24009349

West on Washington Blvd. and Right on Wesley Ave. (one block East of Hill Ave.)



Located in the East Washington Village section of Pasadena, this 3-unit property offers an ideal opportunity for an owner-user or investor. This property currently consists of 3 fully updated units measuring approx. 2,067sf. Approved City plans are available to convert an existing storage into a 202sf. ADU that is located at the rear of the property are also included. The existing multi-use studio/storage is ideal as an ADU-unit, a home office, guest quarters or hobby shop. The property provides great cash-flow with room for revenue improvement and consists of: Two - 2 bedroom and 1 bath units, One - 1 bedroom and 1 bath unit and a separate studio/home office with a 3/4 bath. Tastefully updated and well maintained, these units offer newer kitchens with built-in appliances, updated bathrooms, updated windows and doors, newer laminate flooring, newer cabinets and countersign addition to updated electrical and plumbing. Each unit(except the studio) has its own laundry connections. The property includes parking for up to 4-vehicles, 4 electrical and 4 gas meters. Situated within walking distance of the local shops on Washington Blvd. and only minutes away from the local schools and transportation.

Facts & Features

- Sold On 02/23/2024
- Original List Price of \$1,298,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Heat Pump, Natural Gas, Wall Furnace
- \$847 (Estimated)
- Laundry: In Kitchen, Outside, See Remarks, Stackable
- \$80400 Gross Scheduled Income
- \$58163 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Front Yard, Lawn, Level with Street, Rectangular Lot, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$3,600
- Electric: \$800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,900	\$1,900	\$2,100
2:	1	2	1	0	Unfurnished	\$2,300	\$2,300	\$2,450
3:	1	2	1	0	Unfurnished	\$2,500	\$2,500	\$2,695

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5850017022

Michael Lembeck

State License #: 01019397
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4340 Von Karman Ave, #200
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Closed • **Triplex**

List / Sold:

\$1,200,000/\$1,300,000 ↑

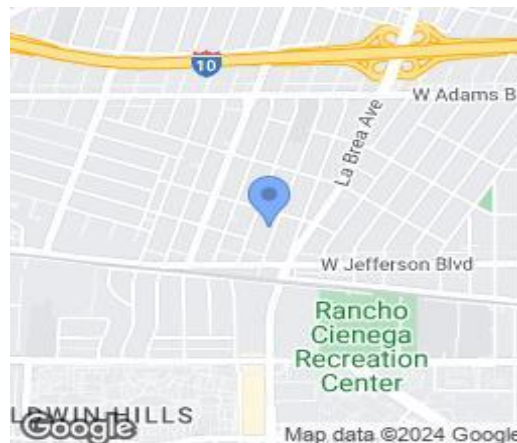
4 days on the market

Listing ID: DW24012367

2923 S Orange Dr • Los Angeles 90016

3 units • \$400,000/unit • 3 sqft • 7,208 sqft lot • No \$/Sqft data • Built in 1922

W Jefferson and La Brea Ave



Move in ready - 3 beautiful units in desirable area in West Adams District, Los Angeles. Front Unit 2925 Features 2 bedrooms, 1 bathroom, offers spacious living room and gorgeous kitchen with lots of cabinets and a formal dinning room. Laundry room located in kitchen area. Front Unit 2923 Features 1 bedroom, and 1 bathroom, offers open living room and gorgeous recently remodeled kitchen. Individual laundry room. Both front units living square feet is 1,660. Rear unit 2923 1/2 Features 2 bedrooms, 1 bathroom with 690 living square feet, offers spacious open living room and gorgeous remodeled kitchen. Individual Laundry room. Lot size is over 7,200. Each unit has its own garage and carport parking spaces (total of 3 garages and 3 carports). Carport may or may not be done with permits (selling agent and buyers to verify). Several fruit trees in the front and side yard. This property is conveniently located near freeways, shopping centers, restaurants, and located near metro stations.

Facts & Features

- Sold On 02/23/2024
- Original List Price of \$1,200,000
- 2 Buildings
- 9 Total parking spaces
- 3 Total carport spaces
- Cooling: ENERGY STAR Qualified Equipment
- Heating: ENERGY STAR Qualified Equipment
- \$225,114 (Assessor)
- Laundry: In Kitchen, Individual Room
- \$10500 Gross Scheduled Income
- \$9400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Primary Bathroom
- Appliances: ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Range, Gas Water Heater, Microwave, Recirculated Exhaust Fan, Water Heater
- Other Interior Features: Granite Counters, Quartz Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,100
- Electric: \$230.00
- Gas: \$120
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01319678
- Gardener:
- Licenses:
- Insurance: \$250
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

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

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5049021051

Michael Lembeck

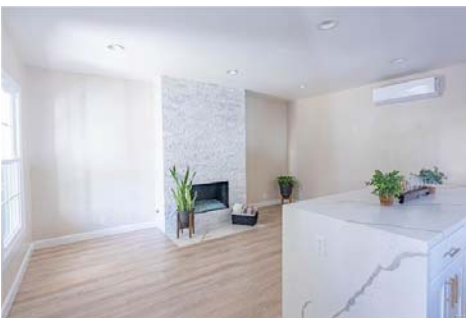
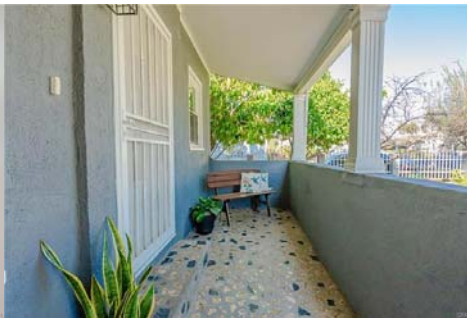
State License #: 01019397
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: DW24012367

Printed: 02/25/2024 10:00:57 AM

Closed • **Triplex**

List / Sold:

\$1,239,000/\$1,250,000 ↓

90 days on the market

Listing ID: SR23196169

1226 W Gage Ave • Los Angeles 90044

3 units • **\$413,000/unit** • **2,833 sqft** • **6,336 sqft lot** • **\$441.23/sqft** •
Built in 1921

S Normandie Ave, On West Gage



We are pleased to present this vacant 3-unit property located in the heart of South Los Angeles. The completely renovated duplex consists of two (2) 2-bedroom, 1-bath units, each just over 800 square feet, and one (1) detached 1200-square-foot brand-new construction accessory dwelling unit with 4 bedrooms and 2 baths. Each unit is equipped with a brand-new HVAC system, double-pane windows, a tankless water heater, and washer/dryer hook-ups. All units feature white shaker cabinets, quartzite countertops, stainless steel appliances, and luxury waterproof flooring. Each unit has its separate gas and electric meters. A paid-off solar system has been installed on the ADU. There is a long driveway that can accommodate 4-5 cars. The lot perimeter is secured with block walls and a wrought-iron gate. Potential gross rents can range from \$9,000 to \$10,000, achieving a high cap rate. It's conveniently located near public transportation and major freeways.

Facts & Features

- Sold On 02/23/2024
- Original List Price of \$1,299,000
- 2 Buildings
- 5 Total parking spaces
- \$365 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sprinklers In Rear, Yard
- 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	4	2	0	Unfurnished	\$0	\$0	\$4,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,800
3:	1	2	1	0	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

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

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6003033007

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

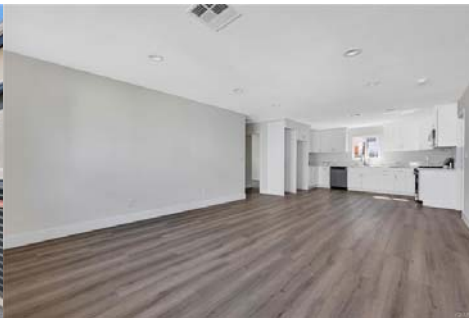
Citivest Realty Services, Inc

State License #: 01875823

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Newport Beach, 92660

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Closed • **Quadruplex**

List / Sold:

\$1,125,000/\$1,100,000 ↓

102 days on the market

Listing ID: SB23186367

604 W 9th St • San Pedro 90731

**4 units • \$281,250/unit • 4,292 sqft • 4,725 sqft lot • \$256.29/sqft •
Built in 1919**

From Gaffey Street, head east on 9th Street. The cross streets are 9th and S Grand



Huge Price Drop - Robust Cash Flow!! Situated in a prime location, this 4-unit property is the perfect blend of comfort and lucrative investment potential. The property features a spacious 3-bedroom, 1-bath unit, complemented by three 2-bedroom, 1-bath units. Key improvements have been made, including updated electrical panels in 2020 and new windows installed three years prior. All units are equipped with washer/dryer hookups, have a reinforced foundation, and feature spacious living areas. An added perk is the front yard for the front tenants. Enjoy the benefits of prime walkability! This location is conveniently close to local shopping and eateries. A significant advantage of this property is its proximity, a mere 4 miles, to the anticipated West Harbor's 42-acre development. Slated for completion in 2025, this ambitious project will comprise a diverse mix of restaurants, retail establishments, offices, and a picturesque waterfront promenade accentuated with an amphitheater. Backed by a \$53.7 million budget, the city's plan includes a sprawling 30-foot promenade, an animated town square, state-of-the-art restrooms, contemporary docks, and meticulous landscaping. Major financial commitments from The Ratkovich Company and Jerico Development, amounting to \$160 million, power this vision. The project's inception was marked with a groundbreaking ceremony on November 12, 2022. For a deeper dive into the harbor expansion details, visit www.lawaterfront.org/invest/current-port-projects.

Facts & Features

- Sold On 02/23/2024
- Original List Price of \$1,199,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$626 (Estimated)
- Laundry: Inside
- \$7075 Gross Scheduled Income
- \$74519 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,381
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$6,643
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,738
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,100	\$2,100	\$2,500
2:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,400

3:	1	2	1	0	Unfurnished	\$1,175	\$1,234	\$2,400
4:	1	2	1	0	Unfurnished	\$1,800	\$1,869	\$2,400

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 185 - Plaza area
 - Los Angeles County
 - Parcel # 7454005034

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CUSTOMER FULL: Residential Income LISTING ID: SB23186367

Printed: 02/25/2024 10:00:58 AM

Closed • **Quadruplex**

List / Sold:

\$1,880,000/\$1,800,000 ↓

0 days on the market

Listing ID: AR24033550

1710 S 5th Ave • Monrovia 91016

**4 units • \$470,000/unit • 3,430 sqft • 15,204 sqft lot • \$524.78/sqft •
Built in 1954**

North of Genoa St



SOLD BEFORE PROCESSING. Front building consist of 2 units, unit A & B each with 2 bedroom, 1 bathroom, 1 car attached garage, laundry in garage, central air/heat and new exterior paint and roof. Middle building unit C, consist of 3 bedrooms, 1.75 bathrooms, 2 car attached garage, window a/c, wall heater and new exterior paint and roof. 3rd building in the rear unit D, consist of a full interior remodel, with new plumbing, new electrical, 2 bedrooms, 1 bathroom, window a/c, wall heater, indoor laundry, new windows, new laminate flooring, new recessed lighting, updated kitchen and bathroom, 2 car detached garage. Unit A, B & C with long term tenants, Unit D currently vacant.

Facts & Features

- Sold On 02/20/2024
- Original List Price of \$1,880,000
- 3 Buildings
- 6 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$1,677 (Estimated)
- Laundry: In Garage, In Kitchen
- \$62923.9 Gross Scheduled Income
- \$51331.94 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,223
- Electric: \$0.00
- Gas: \$31
- Furniture Replacement:
- Trash: \$1,294
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,799
- Maintenance: \$2,395
- Workman's Comp:
- Professional Management: 3049.5
- Water/Sewer: \$2,836
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,920	\$1,920	\$2,300
2:	1	2	1	1	Unfurnished	\$1,952	\$1,952	\$2,300
3:	1	3	2	2	Unfurnished	\$2,518	\$2,518	\$3,000
4:	1	2	1	2	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 639 - Monrovia area
- Los Angeles County
- Parcel # 8507019046

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: AR24033550

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Closed •

List / Sold:

\$1,250,000/\$1,183,333 ↓

210 days on the market

Listing ID: 23271079

9037 Ramsgate Ave • Los Angeles 90045

4 units • **\$312,500/unit** • **2,948 sqft** • **6,992 sqft lot** • **\$401.40/sqft** •
Built in 1949

West on W. Manchester Ave, South on Ramsgate Ave



We are excited to present a promising investment opportunity in the heart of Westchester. This fully vacant fourplex, comprising four spacious one-bedroom one bath units, offers a substantial value-add proposition for both investors and owner-users. Potential for ADU development, subject to state and local laws, and the chance to rent units at market rates post-Ellis Expiration on November 3, 2023, are key features of this property. Nestled in Westchester, a neighborhood witnessing rapid growth and revitalization, this property enjoys a strategic location near major employment centers, top educational institutions, and leisure hotspots. This blend of location and opportunity makes this property a must-consider for those aiming to capitalize on the area's robust rental demand.

Facts & Features

- Sold On 02/22/2024
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- Cap Rate: 5.54
- \$69221 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$27,391
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063191
- 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	\$2,075	\$0	\$8,300
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- C29 - Westchester area
- Los Angeles County
- Parcel # 4125011011

Michael Lembeck

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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: 23271079

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Closed •

List / Sold:

\$1,250,000/\$1,183,333 ↓

219 days on the market

Listing ID: 23271477

9043 Ramsgate Ave • Los Angeles 90045

4 units • **\$312,500/unit** • **2,948 sqft** • **6,880 sqft lot** • **\$401.40/sqft** •
Built in 1949

West on W. Manchester Ave, South on Ramsgate Ave



We are proud to present an exciting investment prospect in Westchester, a neighborhood known for its rapid growth and revitalization. This fully vacant fourplex, housing four spacious one-bedroom one bath units, provides an excellent platform for value-add investors and owner-users to leave their imprint on the neighborhood. The potential for ADU additions, subject to state and local laws, and the ability to rent at market rates post-Ellis Expiration on November 3, 2023, are compelling features of this opportunity. The property is located in a thriving area that enjoys proximity to significant employers, diverse dining and shopping options, and popular recreational spots, making it a magnet for potential tenants seeking a vibrant and balanced lifestyle.

Facts & Features

- Sold On 02/22/2024
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- Cap Rate: 5.54
- \$69221 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$27,391
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063191
- 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	\$2,075	\$0	\$8,300
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- C29 - Westchester area
- Los Angeles County
- Parcel # 4125011012

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Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: 23271477

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Closed •

List / Sold:

\$1,250,000/\$1,183,333 ↓

256 days on the market

Listing ID: 23260199

9033 Ramsgate Ave • Los Angeles 90045

4 units • **\$312,500/unit** • **2,948 sqft** • **6,985 sqft lot** • **\$401.40/sqft** •
Built in 1950

West on W. Manchester Ave, South on Ramsgate Ave



We are delighted to showcase a prime value-add opportunity in the thriving Westchester region. This fully vacant fourplex, featuring four sizable one-bedroom one bath units, is a canvas ready for investors and owner-users to make their mark. The potential to add ADUs, subject to state and local laws, and the opportunity to rent at market rates post-Ellis Expiration on November 3, 2023, enhances the appeal of this investment. The prime Westchester location, renowned for its in-demand housing, proximity to LAX, major employers, and a variety of local shops and restaurants, adds to the property's allure. This is a unique chance to contribute to the economic growth and housing revitalization in one of Los Angeles' most sought-after neighborhoods.

Facts & Features

- Sold On 02/22/2024
- Original List Price of \$4,200,000
- 1 Buildings
- Levels: Two
- Cap Rate: 5.54
- \$69221 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$27,391
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063191
- 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	\$2,075	\$0	\$8,300
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- C29 - Westchester area
- Los Angeles County
- Parcel # 4125011010

Michael Lembeck

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

Citivest Realty Services, Inc

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 23260199

Printed: 02/25/2024 10:00:58 AM

Closed •

List / Sold:

\$2,475,000/\$2,450,000 ↓

34 days on the market

Listing ID: 23269171

607 W 41st Pl • Los Angeles 90037

**5 units • \$495,000/unit • 6,400 sqft • 6,761 sqft lot • \$382.81/sqft •
Built in 2023**

The subject property is situated in a prime South Los Angeles Location, south of W Martin Luther King Jr Boulevard and east of S Hoover Street.



We are pleased to present a five (5) unit brand new construction apartment building located at 604 West 41st Place in Los Angeles, California. The subject property is situated in a prime South Los Angeles Location, south of W Martin Luther King Jr Boulevard and east of S Hoover Street. Built in 2023, this brand new multifamily property contains an incredible unit mix of one (1) two-bedroom / one-bathroom ADU unit, two (2) three-bedroom / three-bathroom units, and two (2) four-bedroom / four-bathroom units all spread across a total of two (2) buildings. These large townhouse style units feature spacious floor plans with four (4) units going up three (3) stories each. With USC only one (1) mile away, this is an excellent off-campus housing option for USC students. Working professionals will also appreciate being less than four (4) miles from Downtown. Outdoor recreation is available right down the street Exposition Park featuring the Banc of California (newly rebranded as BMO) Stadium, LA Memorial Coliseum, California Science Center, Museum of LA County, and more. The property is just a very easy bike ride away from USC. Solid retail and restaurant amenities are available across numerous surrounding commercial corridors such as Vermont Avenue and W Martin Luther King Jr Boulevard, which is accessible within short walking distance. Situated in a prime South Los Angeles location, this offering presents an excellent opportunity for any investor to capitalize on a non rent controlled, brand new construction asset in a rapidly gentrifying market of Los Angeles.

Facts & Features

- Sold On 02/21/2024
- Original List Price of \$2,475,000
- 2 Buildings
- Levels: Three Or More
- 6 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 6.15
- \$152204 Net Operating Income

Interior

- Floor: Wood
- Appliances: Built-In

Exterior

- Lot Features: Landscaped
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$47,713
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00978654
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,395

2:	1	4	4	Unfurnished	\$0	\$0	\$3,995
3:	1	3	3	Unfurnished	\$0	\$0	\$3,395
4:	1	3	3	Unfurnished	\$0	\$0	\$3,395
5:	1	4	4	Unfurnished	\$0	\$0	\$3,995
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5019019009

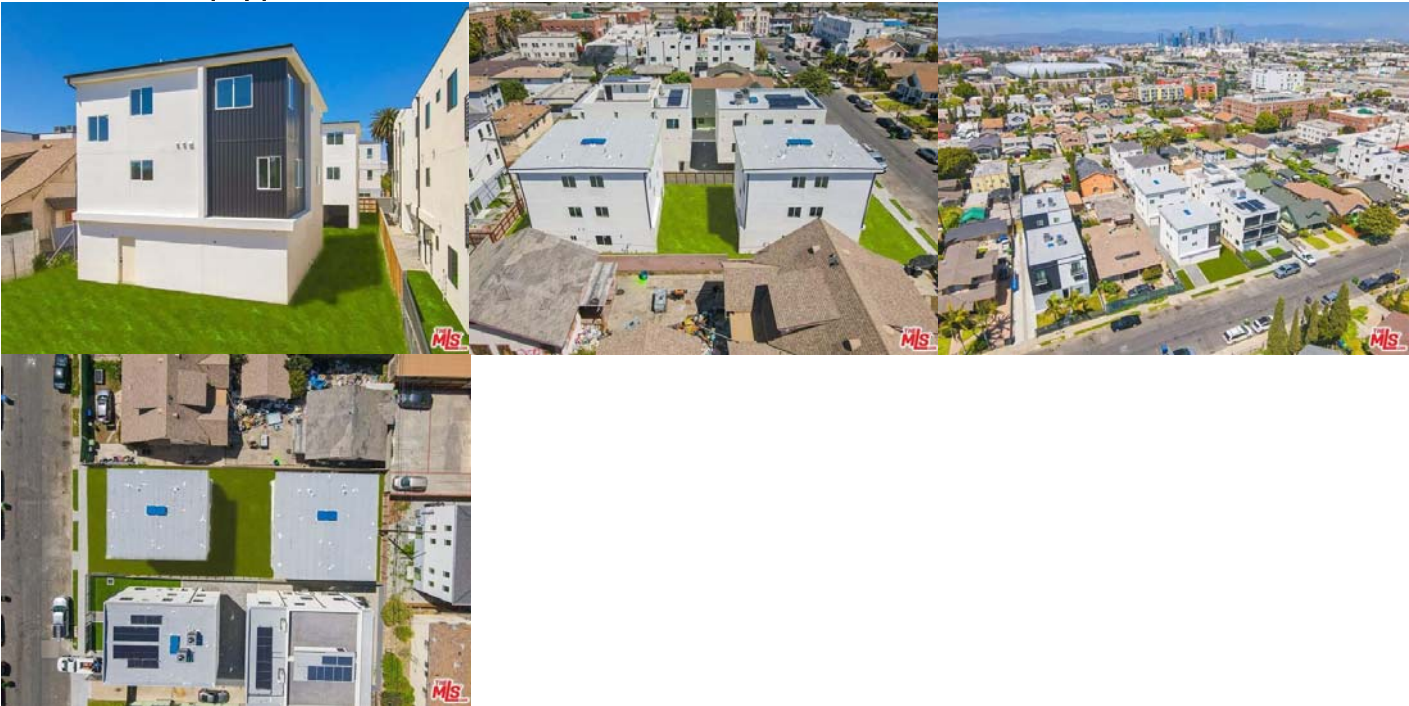
Michael Lembeck

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Closed • **Apartment**

List / Sold:

\$1,495,000/\$1,700,226 ↑

23 days on the market

Listing ID: SR24004710

12850 Oxnard St • North Hollywood 91606

**6 units • \$249,167/unit • 5,910 sqft • 6,413 sqft lot • \$287.69/sqft •
Built in 1958**

East of Coldwater Canyon Ave., North of Burbank Blvd



12850 Oxnard St. is a rare opportunity to own a premier investment in a solid rental "pocket." A generational asset, which has been in the current owner's family for almost 50 years, has been meticulously maintained and managed, creating an efficient operation of exemplary collections and effective expenditures for maintenance. The neighborhood is stellar, a Valley Glen locale, contributing an abundant rental pool of available tenants. The six (6) unit building provides a preferred mix of spacious well- appointed living areas, with (two) 2 bedroom -2 bathrooms and (four) 2 bedroom- 1 bathroom apartments. The units have ample closet and storage space, large living rooms, separate private entrances, a separate laundry room with machines owned by the building, and a tranquil courtyard, leading to a covered carport, with a parking space for each unit. The second-floor apartments have comfortable balconies. 12850 Oxnard St. is a solid investment, with a tenant history of prompt payments, providing high collections, even in the challenging recent Covid Rental Market. The brand-new roof for the main structure, copper plumbing, completed required balcony reinforcement, no mandated soft story seismic requirements, extra exterior security lighting, and the existence of a Home Protection Program for all units, provide a confidence boost for future potential repairs. PLEASE RESPECT THE TENANTS. DRIVE BY ONLY. SHOWINGS WITH ACCEPTED OFFER. DO NOT DISTURB THE OCCUPANTS. DUE DATE FOR OFFERS IS 1/22/2024 at 2:00 PM.

Facts & Features

- Sold On 02/22/2024
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- \$1,193 (Estimated)
- Laundry: Common Area, Individual Room
- \$118200 Gross Scheduled Income
- \$70595 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$45,262
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$9,974
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,920	\$1,920	\$2,200
2:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$2,000
3:	1	2	1	0	Unfurnished	\$1,820	\$1,820	\$2,000

4:	1	2	2	0	Unfurnished	\$2,100	\$2,100	\$2,200
5:	1	2	1	0	Unfurnished	\$1,225	\$1,225	\$2,000
6:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.25%
- NHO - North Hollywood area
 - Los Angeles County
 - Parcel # 2341006023

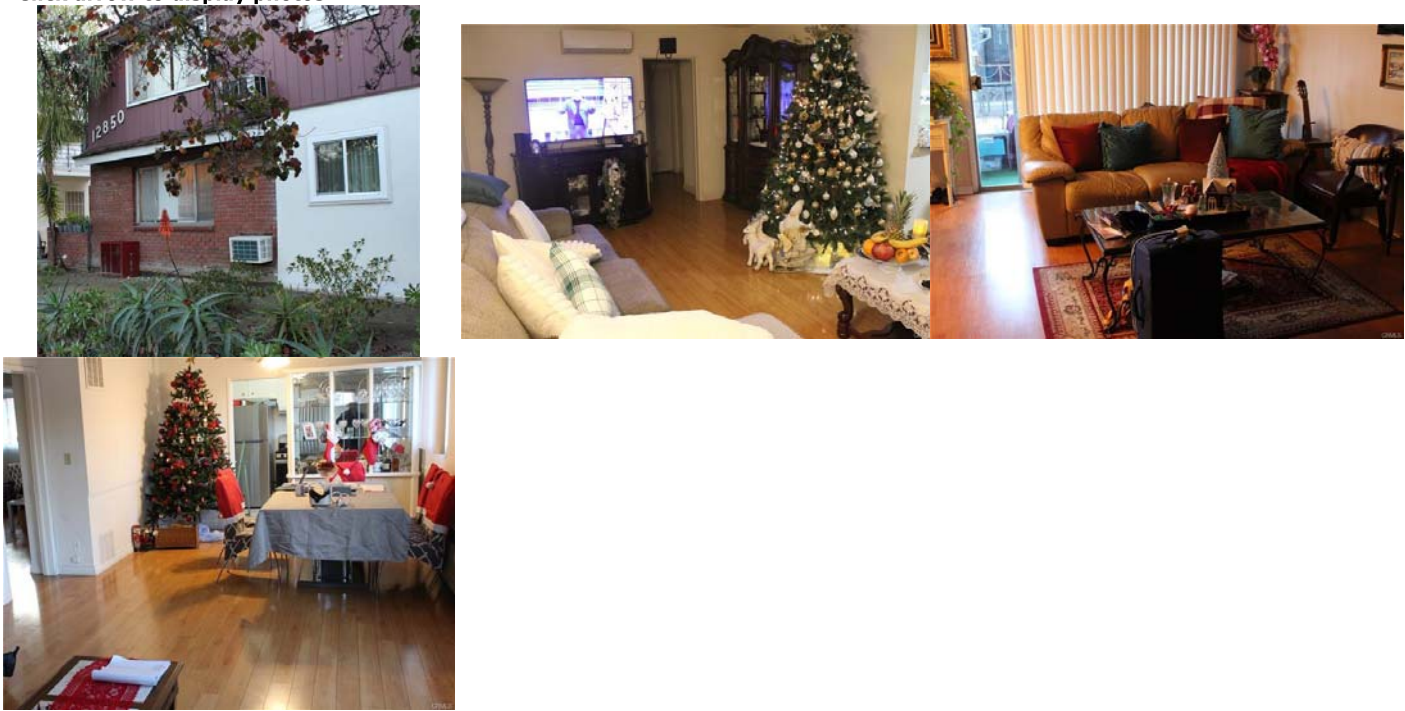
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Closed • **Apartment**

List / Sold:

\$1,599,888/\$1,500,000 ↓

113 days on the market

Listing ID: PW23145707

12517 S Willowbrook Ave • Compton 90222

6 units • \$266,648/unit • 7,880 sqft • 14,042 sqft lot • \$190.36/sqft • Built in 1960

N. El Segundo & S. of E. 124th St. and West of Wilmington Ave.



Calling all investors!! / 6 Huge Units For Sale, LOTS OF SQAURE FOOTAGE FOR THE PRICE!! / Two-3 bedrooms 2-bath / Four-4bedrooms 2-bath / All 4-bedroom are two story Townhome Style and very spacious. Building Area Total: 7,880. Two separate buildings, each building has 3-units. Carport Spaces: 8 / Parking Features: Assigned / Parking Total: 12 / Property Condition: Turnkey, Updated/Remodeled / Lot Size Area: 14,042 / Stories Total: 2 / Year Built: 1960 / Architectural Style: Traditional / Common Walls: 1 Common Wall / Construction Materials: Stucco / Heating: Natural Gas / Has Heating: Yes Laundry Features: Gas & Electric Dryer Hookup, Inside / Sewer: Public Sewer / Water Source: Private. Property is generating great income!! SELDOM VACANCIES; NET OPERATING INCOME \$93,434!!!!

Facts & Features

- Sold On 02/22/2024
- Original List Price of \$1,988,888
- 2 Buildings
- Levels: Two
- 12 Total parking spaces
- 8 Total carport spaces
- Heating: Natural Gas
- \$3,629 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$137167 Gross Scheduled Income
- \$93434 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$39,618
- Electric: \$744.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01206776
- Gardener:
- Licenses:
- Insurance: \$6,366
- Maintenance:
- Workman's Comp:
- Professional Management: 6252
- Water/Sewer: \$3,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$1,750	\$1,750	\$3,300
2:	1	4	2	0	Unfurnished	\$1,820	\$1,820	\$3,300
3:	1	4	2	0	Unfurnished	\$1,800	\$1,800	\$3,300
4:	1	4	2	0	Unfurnished	\$1,648	\$1,648	\$3,300
5:	1	3	2	0	Unfurnished	\$1,699	\$1,699	\$2,900
6:	1	3	2	0	Unfurnished	\$1,800	\$1,800	\$2,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6150002035

Michael Lembeck

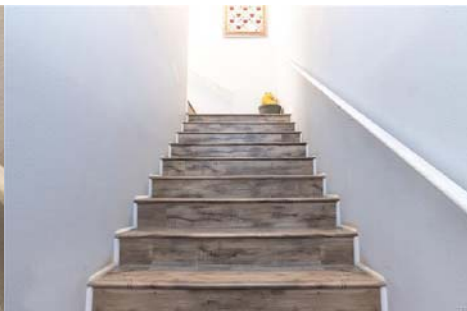
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Closed •

List / Sold:

\$1,200,000/\$1,215,000 ↑

28 days on the market

Listing ID: P1-16204

321 N Macneil St • San Fernando 91340

6 units • \$200,000/unit • 3,978 sqft • 7,487 sqft lot • \$305.43/sqft • Built in 1962

Located near the corner of Fourth Street and Macneil Street



Located on Macneil Street in San Fernando, California, this six unit apartment complex offers (6) - 1 bed / 1 bath units with approximate rental upside of 30%. The building has been improved with updated electrical, copper plumbing, and a new water heater. The property offers six carport parking spaces offering an opportunity to build an ADU through carport conversion. With a building square footage of +/-3,978 on a +/-7,487 square foot lot, the building offers good sized one bedroom units.

Facts & Features

- Sold On 02/23/2024
- Original List Price of \$1,200,000
- 1 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- \$107340 Gross Scheduled Income
- \$66493 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: Sprinklers None
- Fencing: Chain Link

Annual Expenses

- Total Operating Expense: \$39,938
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,120
- Cable TV: 01444805
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,512
- Other Expense: \$893
- Other Expense Description: Direct Assessments

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	0	Unfurnished	\$8,945	\$1,491	\$1,950
2:			0					
3:			0					
4:			0					
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					

12:0

13:0

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- SF - San Fernando area
 - Los Angeles County
 - Parcel # 2519006019

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Closed • Apartment

List / Sold:

\$2,195,000/\$1,880,000 ↓

22617 Meyler St • Torrance 90502

99 days on the market

7 units • **\$313,571/unit** • **5,443 sqft** • **33,712 sqft lot** • **\$345.40/sqft** •
Built in 1949

Listing ID: SB23185183

Go south on Meyler from 223rd. From 228th St. go north on Meyler



Five houses and a duplex on an gigantic lot in a nice area of the Unincorporated County Post Office. Three 2 car garages. The duplex is built over 4 one car garages. Additional parking for up to 20 other cars. Convert garages or build four to six Assessorly Dwelling Units (ADU's). Rents are extremely low and property has deferred maintainence. Current rents have a 100% upside. County area is subect to State of California Rent Control SB1492. Both properties have long driveways. Common sewer line down center of property. Four separate parcels being sold as one property. Fantastic opportunity to add additional units or redevelop. Buyer is advised to check with BOTH the County of Los Angeles and the State of California regarding redevelopment.

Facts & Features

- Sold On 02/23/2024
- Original List Price of \$2,500,000
- 9 Buildings
- Levels: Two
- 10 Total parking spaces
- \$756 (Estimated)
- Laundry: Inside
- Cap Rate: 4
- \$128400 Gross Scheduled Income
- \$87307 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Agricultural, Lot 20000-39999 Sqft, Rectangular Lot, Near Public Transit
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$41,093
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,640
- Cable TV: 00612682
- Gardener:
- Licenses:
- Insurance: \$4,063
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,090
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,625	\$1,625	\$2,700
2:	1	1	1	0	Unfurnished	\$1,650	\$1,650	\$1,850
3:	1	1	1	2	Unfurnished	\$1,125	\$1,125	\$1,850
4:	1	1	1	2	Unfurnished	\$1,050	\$1,050	\$1,850
5:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$3,000
6:	1	3	1	2	Unfurnished	\$1,575	\$1,575	\$3,300
7:	1	3	1	2	Unfurnished	\$1,975	\$1,975	\$3,500

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 123 - County Strip area
- Los Angeles County
- Parcel # 7344019008

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Closed • **Commercial/Residential**

List / Sold:

\$1,375,000/\$1,300,000 ↓

24 days on the market

Listing ID: CV23222982

659 Saybrook Ave • **East Los Angeles 90022**

7 units • **\$196,429/unit** • **3,400 sqft** • **11,324 sqft lot** • **\$382.35/sqft** •
Built in 1938

60 FWY EXIT GARFIELD SOUTH X BEVERLY R-HAY R-1 R-ON SAYBROOK



GREAT INCOME PROPERTY OF 7 UNITS 6-1BRS AND 1 2BR1ST BLDG IS 2 BR HOUSE COVERED TO A DUPLEX 2ND BLDG IS A DUPLEX AND REAR BLDG HAS a duplex on bottom(one of these was remodeled) and a 2br on top. This building has new roof. good tenants. has a laundry room. 7 carports plus 2 car garage. an extra storage space. Great location, adjacent to Sacred Heart of MARY CONVENT. Also Cantwell high is 2 blocks away. lot is 11321 sq ft. Very nice property , well taken care of. Seller lives on the 2 br unit

Facts & Features

- Sold On 02/22/2024
- Original List Price of \$1,375,000
- 3 Buildings
- Levels: One, Two
- 9 Total parking spaces
- 7 Total carport spaces
- Heating: Wall Furnace
- \$3,069 (Estimated)
- Laundry: Individual Room
- \$65200 Gross Scheduled Income
- \$56400 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,400
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01131924
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,400
- 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	\$2,400
2:	1	1	1	1		\$745	\$800	\$1,400
3:	1	1	1	1		\$945	\$945	\$1,400
4:	1	1	1	1		\$670	\$900	\$1,400
5:	1	1	1	1		\$945	\$1,000	\$1,400
6:	1	1	1	1		\$750	\$1,000	\$1,400
7:	1	1	1	1		\$1,000	\$1,000	\$1,400

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%

- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6343026052

Michael Lembeck

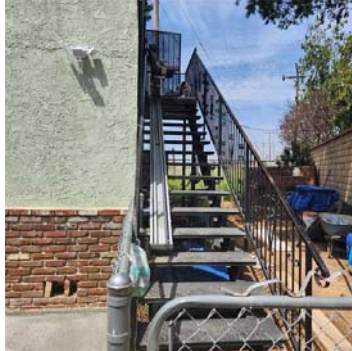
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Closed •

List / Sold:

\$1,775,000/\$1,900,000 ↑

6 days on the market

Listing ID: 24350331

1344 S Dunsmuir Ave • Los Angeles 90019

**8 units • \$221,875/unit • 6,460 sqft • 7,208 sqft lot • \$294.12/sqft •
Built in 1929**

West of La Brea. East of Fairfax. North of Pico. South of San Vicente.



This fantastic eight-plex with Spanish flair is nestled in the ideal Wilshire Vista location. The building comprises eight one-bedroom, one-bathroom units, each averaging approximately 807 square feet. With strong current income and future rental upside potential, this property offers significant value. All units are separately metered for gas and electricity, and six of the eight units have been updated. Recent upgrades include a new roof, new plumbing, newer electrical in some units, and some new windows. Additionally, the property features four 1-car garages and a common area backyard for tenants to enjoy. It's worth noting that a total of 4 units will be delivered vacant. Located in the heart of Los Angeles, this property offers unparalleled convenience, within minutes of Wilshire Vista boutiques and cafes (local hot spot Sky's Gourmet Tacos is across the street and a neighborhood obsession), and Museum Row, The Grove, Target, Sprouts & so much more. A rare opportunity to acquire an exceptional income property in a sought-after area, with 50% of the units being delivered vacant, offering significant potential value for the next owner.

Facts & Features

- Sold On 02/21/2024
- Original List Price of \$1,775,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$98047 Net Operating Income

Interior

- Floor: Tile, Carpet, Laminate, Wood

Exterior

Annual Expenses

- Total Operating Expense: \$15,001
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$2,100
2:	2	1	1		Unfurnished	\$1,245	\$1,245	\$2,100
3:	3	1	1		Unfurnished	\$1,550	\$1,550	\$2,100
4:	4	1	1		Unfurnished	\$1,463	\$1,463	\$2,100
5:	5	1	1		Unfurnished	\$1,650	\$1,650	\$2,100
6:	6	1	1		Unfurnished	\$1,739	\$1,739	\$2,100
7:	7	1	1		Unfurnished	\$2,065	\$2,065	\$2,100
8:	8	1	1		Unfurnished	\$0	\$0	\$2,100

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5085036025

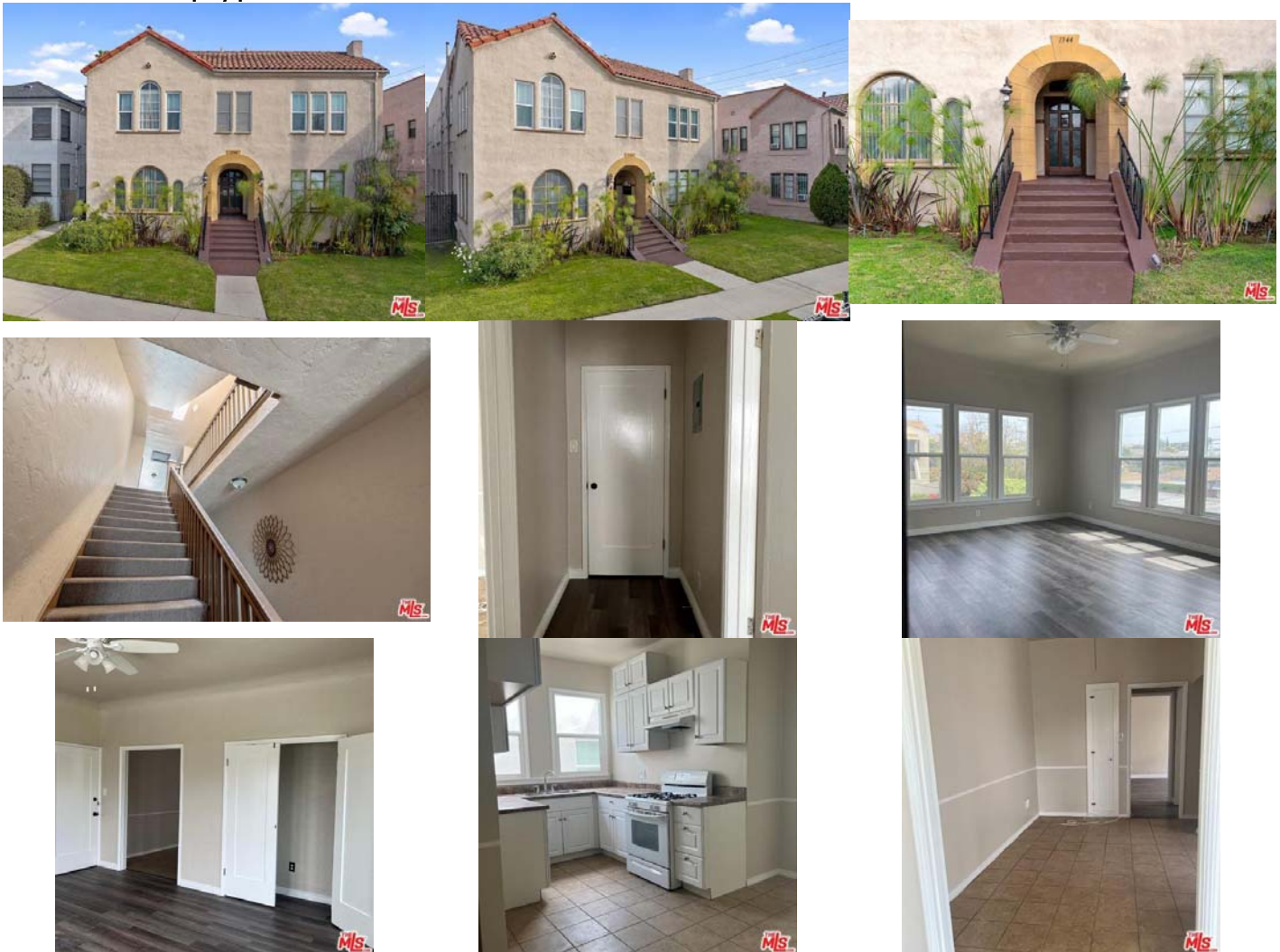
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Closed •

List / Sold:

\$3,075,000/\$2,900,000 ↓

136 days on the market

Listing ID: 23302281

822 Myrtle Ave • Inglewood 90301

**9 units • \$341,667/unit • 8,446 sqft • 9,624 sqft lot • \$343.36/sqft •
Built in 1988**

On Myrtle Avenue, just west of Prairie Avenue, north of Arbor Vitae. Walking distance to SoFi Stadium.



*All two-bedroom, 1.5-bathroom townhomes built in 1988 *Spacious units averaging over 938 square feet *All units renovated with quartz countertops and stainless-steel appliances; built-in microwaves (except two) *Minutes to SoFi Stadium, Hollywood Park, the Forum and the Intuit Dome coming Fall 2024, as well as Centinela Hospital Medical Center *Assumable Fixed Rate Loan: 3.35% interest rate * Rents shown are averages *Please view property website for OM, RR financial info

Facts & Features

- Sold On 02/23/2024
- Original List Price of \$3,200,000
- 1 Buildings
- Levels: Three Or More
- Heating: Wall Furnace
- \$154467 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$87,790
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01872625
- 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:	9	2	2		Unfurnished	\$2,155	\$2,155	\$2,600
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%

- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4024005017

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CUSTOMER FULL: Residential Income LISTING ID: 23302281

Printed: 02/25/2024 10:01:03 AM

Closed •

List / Sold:

\$2,550,000/\$2,375,000 ↓

35 days on the market

Listing ID: 23305627

11668 Idaho Ave • Los Angeles 90025

**9 units • \$283,333/unit • 6,656 sqft • 6,331 sqft lot • \$356.82/sqft •
Built in 1964**

S. of Santa Monica Blvd., E. of Barrington



Great opportunity for a rare value add West Los Angeles apartment building. Public records shows as 9 units, but current unit mix is 13 units. Don't miss out on this!!!!

Facts & Features

- Sold On 02/22/2024
- Original List Price of \$2,550,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- Cap Rate: 5
- \$127592 Net Operating Income

Interior

- Floor: Carpet, Laminate, Vinyl

Exterior

Annual Expenses

- Total Operating Expense: \$58,020
- 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	0	1		Unfurnished	\$851	\$3,405	\$5,800
2:	2	0	1		Unfurnished	\$825	\$1,650	\$3,500
3:	7	1	1		Unfurnished	\$1,517	\$10,622	\$15,050
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4262011018

Michael Lembeck

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Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: 23305627

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