

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	SB22222895	S	311	Center ST #A	ES	141	STD	2	\$110,400		\$2,125,000↓	\$680.44	3123	1992/PUB	4,232/0.0972	N		4	02/24/23	77/77
2	SB23030025	S	1541	6th ST	MANH	147	STD	2	\$47,100		\$1,800,000	\$1,116.63	1612	1946/ASR	7,506/0.1723	N		2	02/21/23	0/0
3	SB22210208	S	1086	Loma Dr	HMB	148	STD	2	\$0		\$2,750,000↓	\$790.23	3480	1979/ASR	3,600/0.0826	N		2	02/22/23	86/86
4	23233481	S	7229	Tegner DR	RSMO	651	STD	2			\$700,000↑			1940	21,252/0.48				02/22/23	9/9
5	23230135	S	1911	Bryce RD	ELM	657	PRO	2			\$730,000	\$327.94	2226	1953	7,551/0.17				02/21/23	33/33
6	CV22251884	S	1327	Wesleyan AVE	WAL	668	STD,TRUS	2	\$0		\$800,000↓	\$677.97	1180	1962/ASR	8,143/0.1869	N		2	02/21/23	45/45
7	PW23000506	S	12511	Rose DR	WH	670	STD	2	\$0		\$977,000↑	\$443.49	2203	1948/ASR	7,314/0.1679	N		2	02/20/23	14/14
8	22213729	S	1059	Meadowbrook AVE	LA	C19	STD	2			\$1,500,000↓	\$396.62	3782	1926	7,200/0.16				02/23/23	63/63
9	MB23016506	S	1020	61st ST	LA	C34	NOD,AUC	2	\$0		\$540,000↓	\$340.69	1585	1911/ASR	5,806/0.1333	N		0	02/23/23	0/30
10	MB22213129	S	1267	E 56th ST	LA	C34	STD	2	\$0		\$625,000↓	\$448.35	1394	1940/ASR	5,392/0.1238	N		0	02/24/23	47/47
11	CV22238541	S	438	E 90th ST	LA	C34	STD	2	\$0		\$975,000↑	\$405.07	2407	2022/BLD	5,323/0.1222	N		1	02/21/23	69/69
12	BB23007216	S	924	E Lanzit AVE	LA	C37	TRUS	2	\$43,200		\$345,000↓	\$291.39	1184	1922/ASR	5,483/0.1259	N		2	02/24/23	25/25
13	23234035	S	2009	W 66th ST	LA	PHHT	STD	2			\$675,000↑	\$362.90	1860/A	1926	5,348/0.12			2	02/22/23	17/17
14	DW22254548	S	15112	Orange AVE	PAR	RK	NOD	2	\$13,200		\$490,000↓	\$496.96	986	1949/ASR	4,119/0.0946	N		0	02/22/23	37/43
15	WS23020242	S	501	W Adams AVE	ALH	601	STD	3	\$0		\$1,400,000↑	\$738.01	1897	1930/ASR	10,362/0.2379	N		2	02/21/23	10/10
16	CV23001407	S	210	Mountain View AVE	GLDR	629	STD	3	\$28,800		\$825,000↑	\$546.36	1510	1928/ASR	5,920/0.1359	N		2	02/23/23	16/16
17	CV22202492	S	928	S Record AVE	LA	699	STD	3	\$40,800		\$765,000↓	\$300.00	2550	1956/ASR	7,141/0.1639	N		2	02/24/23	111/111
18	23230807	S	140	W 82nd ST	LA	C37	STD	3			\$550,000	\$229.93	2392	1922	5,326/0.12				02/23/23	8/8
19	23230795	S	136	W 82nd ST	LA	C37	STD	3			\$550,000	\$240.38	2288	1923	5,326/0.12				02/21/23	8/8
20	TR23000256	S	1430	E 57th ST	LA	C37	STD	3	\$26,292		\$715,000↑	\$316.09	2262	1920/ASR	5,400/0.124	N		0	02/23/23	8/216
21	IN22219568	S	10537	Crenshaw BLVD	ING	102	STD	4	\$6,500		\$1,400,000↓	\$490.37	2855	1954/ASR	6,703/0.1539	N		4	02/23/23	82/82
22	WS22218833	S	3543	Cogswell RD	ELM	619	STD	4	\$73,128		\$1,555,000↓	\$408.57	3806	1942/ASR	21,195/0.4866	N		2	02/23/23	91/91
23	SW22197977	S	6308	Pickering AVE	WH	670	STD	4	\$97,392		\$1,360,000↓	\$488.51	2784	1953/ASR	6,720/0.1543	N		0	02/22/23	123/123
24	WS22247753	S	608	N Garfield AVE	MTB	674	STD	4	\$41,760		\$950,000↓	\$357.68	2656	1954/ASR	5,564/0.1277	N		4	02/23/23	64/64
25	SW23008380	S	242	E 220th Street	CARS	699	PRO	4	\$12,500		\$1,575,000↑	\$342.54	4598	1963/ASR	14,554/0.3341	N		5	02/21/23	0/0
26	22199763	S	2814	Grand Canal	VEN	C11	STD	4			\$3,400,000↓	\$1,226.55	2772/A	1948/ASR	5,264/0.12	N		4	02/24/23	137/289
27	22205927	S	524	N Kenmore AVE	LA	C17	PRO	4		4	\$1,250,000↓	\$242.62	5152	1923	9,600/0.22	N		4	02/23/23	109/109
28	DW23001139	S	731	W 74th ST	LA	C36	STD	4	\$264,000	8	\$2,750,000↓	\$308.02	8928	2022/BLD	7,005/0.1608	N		4	02/20/23	19/19
29	TR22168032	S	854	W Martin Luther King Jr BLVD	LA	C37	STD	4	\$3,490		\$745,000↓		1	1923/ASR	5,512/0.1265	N		4	02/21/23	144/144
30	OC22241550	S	1534	W Olympic BLVD	LA	C42	STD	4	\$0		\$1,075,000↓	\$210.29	5112	1920/OTH	4,900/0.1125	N		0	02/22/23	25/448
31	SB23015220	S	7722	Pickering AVE	WH	670	TRUS	5	\$42,100		\$900,000↓	\$351.56	2560	1953/ASR	9,368/0.2151	N		4	02/24/23	7/7
32	22216349	S	356	S Rexford DR	BEVH	C01	STD	6			\$3,000,000↓	\$451.13	6650	1954	6,071/0.13	N			02/22/23	3/3
33	MB22252251	S	10728	Shire PL	WH	678	STD	8	\$124,680	3	\$1,850,000	\$269.92	6854	1957/ASR	10,483/0.2407	N		8	02/22/23	2/175
34	23233331	S	929	Idaho AVE	SM	C14	STD	10			\$5,475,000↓	\$428.71	12771	1960	7,497/0.17			7	02/22/23	27/27
35	22215457	S	559	Sunset AVE	VEN	C11	STD	14		4	\$5,825,000↓	\$546.90	10651	1964	11,270/0.25				02/24/23	74/74
36	PW22252148	S	2161	W 25th ST	SP	179	STD	36	\$868,284	5	\$11,045,000↑	\$334.58	33012	1961/ASR	68,569/1.5741	Y		0	02/24/23	22/22

Closed • Duplex

List / Sold:

\$2,250,000/\$2,125,000 ↓

77 days on the market

Listing ID: SB22222895

311 Center St # A • El Segundo 90245

2 units • \$1,125,000/unit • 3,123 sqft • 4,232 sqft lot • \$680.44/sqft • Built in 1992

West on Grand Ave, Right on Center Street



Welcome to 311 Center Street, An incredible opportunity to own 2 units in the highly desirable community of El Segundo. The front unit is a cozy 2 bedroom, 1 bath drenched with natural sunlight. The kitchen, dining room and living room organically blend creating a wonderful living space. A Juliet balcony off the dining room allows for a beach breeze and a great space to have coffee. Other amenities include big laundry room, private guest access, parking and more. Front unit is move in ready!! The main unit is a beautiful coastal charmer that was recently renovated with luxury vinyl flooring, custom master bathroom with walk-in rain shower, vanity fixtures, fresh paint throughout, newly finished kitchen cabinets and hardware and custom fireplace mantle. As you make your way in this home you are greeted by a sun kissed foyer that leads you to the living room and kitchen. The living room opens up to a quaint backyard that is perfect for entertaining, pets and a personal playground. Skylights are positioned nicely throughout the home providing ample light throughout the day. This home includes a 4 car garage, 2 car driveway parking and laundry within the home. Blocks from the beach, downtown EL Segundo and Smokey Hollow. Easy access to freeways and LAX. A few miles away from So-Fi Stadium and all that LA has to offer. You don't want to miss this!!!

Facts & Features

- Sold On 02/24/2023
- Original List Price of \$2,250,000
- 2 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- \$302 (Estimated)
- Laundry: Individual Room, Inside
- \$110400 Gross Scheduled Income
- \$77280 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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	Negotiable			\$3,400
2:	1	3	3	4	Negotiable			\$5,800

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 141 - El Segundo area
- Los Angeles County
- Parcel # 4135031014

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Duplex

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

1541 6th St • Manhattan Beach 90266

0 days on the market

2 units • **\$900,000/unit** • **1,612 sqft** • **7,506 sqft lot** • **\$1116.63/sqft** •
Built in 1946

Listing ID: SB23030025

5 Parcels West of N Harrin and 6th St



Property input in MLS for Comps Purposes

Facts & Features

- Sold On 02/21/2023
- Original List Price of \$1,800,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- \$47100 Gross Scheduled Income
- \$17301 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,386
- Electric:
- 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:	1	3	1	1	Unfurnished	\$2,375	\$2,375	\$3,500
2:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$1,995

Of Units With:

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

Additional Information

- Standard sale
- 147 - Manhattan Bch Mira Costa area
- Los Angeles County
- Parcel # 4164028023

Michael Lembeck

Re/Max Property Connection

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

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23030025

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Closed • Duplex

List / Sold:

\$2,999,000/\$2,750,000 ↓

86 days on the market

Listing ID: SB22210208

1086 Loma Dr • Hermosa Beach 90254

2 units • \$1,499,500/unit • 3,480 sqft • 3,600 sqft lot • \$790.23/sqft • Built in 1979

Pier to Loma or Valley to 11th to Loma



Sited just four blocks from the Pacific Ocean and downtown Hermosa Beach and offering two spacious units, this unique property on quiet Loma Drive presents a distinctive investment opportunity. The front unit offers 3 bedrooms and 3 baths in 1,586 sf while the rear unit features 3 bedrooms, 3.5 baths in 1,894 sf on a spacious 3,615 square foot lot, with a two-car garage plus extra room for additional parking. Rooftop deck in rear unit with an ocean view! Walkability score is a 98 for this location – perfect for strolling to Pier Avenue, running on the beach, or walking to Hermosa Valley school. Hardwood floors, a cozy living room fireplace, and convenient laundry room are just a few of the amenities that create a charming spot for personal or income use. Combined with an enviable location in the heart of this delightful beach town, this property's potential presents a special opportunity for a savvy investor and/or homeowner.

Facts & Features

- Sold On 02/22/2023
- Original List Price of \$2,999,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 4 Total carport spaces
- \$0 (Unknown)
- Laundry: Common Area, Community
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Wood
- Other Interior Features: Balcony, Built-in Features

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: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$4,635	\$4,635	\$6,000
2:	1	3	4	0	Unfurnished	\$4,625	\$4,625	\$6,000

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4187019016

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SB22210208

Printed: 02/26/2023 6:01:32 AM

Closed •

List / Sold: **\$699,000/\$700,000** ↑

7229 Tegner Dr • Rosemead 91770

9 days on the market

2 units • \$349,500/unit • sqft • 21,252 sqft lot • No \$/Sqft data •
Built in 1940

Listing ID: 23233481

S/Graves Ave, W/Del Mar Ave. From Graves Ave to S. Orange Ave to Tegner Drive



Don't miss out on this great opportunity to own this fantastic property with tons of possibilities! First time on the market since 2002. Conveniently located in a great residential neighborhood with quick access to freeways and public transportation. For any investor, the property's great location and large lot (approximately 21,252 sqft) allow for an excellent opportunity to capture the incredible upside potential of the deal. The profile shows 2 units (2+1, 1+1) but there is an additional non-conforming unit in the back that is in need of work (TLC). This could be a great income-generating property either as a residence or an investment.

Facts & Features

- Sold On 02/22/2023
- Original List Price of \$699,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01933726
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,700	\$1,700	\$2,300
2:	2	0	1		Unfurnished	\$0	\$0	\$1,500
3:	3	1	1		Unfurnished	\$0	\$0	\$1,500

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

- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5277011018

Michael Lembeck

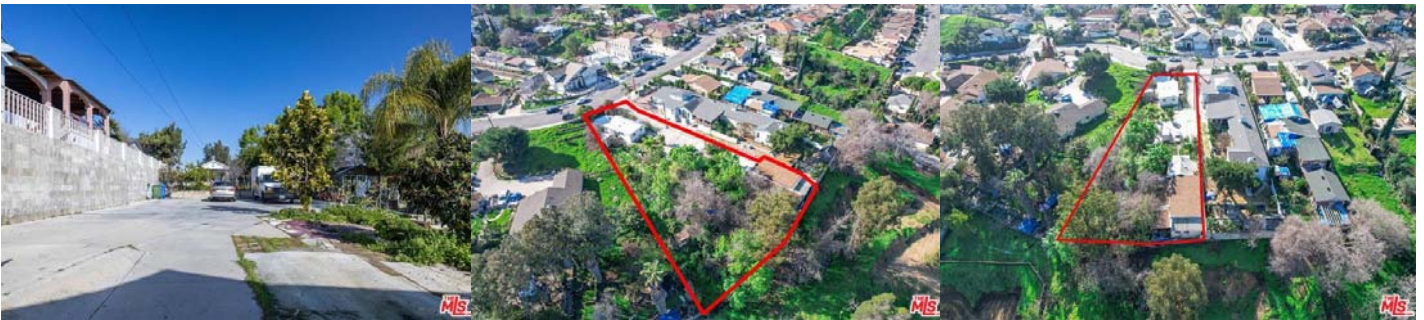
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

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

33 days on the market

1911 Bryce Rd • El Monte 91733

**2 units • \$365,000/unit • 2,226 sqft • 7,551 sqft lot • \$327.94/sqft •
Built in 1953**

Listing ID: 23230135

Waze.com



Location, Location! Duplex- FIXER with tremendous potential in the much sought after South El Monte. Two houses on a lot, featuring one 2-bed/1 bath front house and a 3-bed/1bath back house. R3 Zoning which gives you the possibilities to build additional units(buyer to verify). These units need to be completely remodeled but have tremendous potential and are ideal for a builder, developer and/or long term hold with immediate value. Vacant and ready.No city presale inspection required. Not to be missed.

Facts & Features

- Sold On 02/21/2023
- Original List Price of \$730,000
- 2 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,300
2:	2	3	1		Unfurnished	\$0	\$0	\$2,700
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Probate Listing sale

- 657 - So. El Monte area
- Los Angeles County
- Parcel # 8113015022

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CUSTOMER FULL: Residential Income LISTING ID: 23230135

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Closed • **Single Family Residence**

List / Sold: **\$840,000/\$800,000** ↓

1327 Wesleyan Ave • Walnut 91789

45 days on the market

**2 units • \$420,000/unit • 1,180 sqft • 8,143 sqft lot • \$677.97/sqft •
Built in 1962**

Listing ID: CV22251884

North on County Hollow, E on Temple, N. On Wesleyan. S. of San Jose



With sturdy constructed home office building in the back yard, ready to be a ADU, not finished completely, but good beginnings. A must see. Here is your chance to own this Beautiful Walnut home! In ideal location surrounded by larger homes, but this one is single story. Located in quiet neighborhood, ideally nestled between County Hollow Park, Heidelberg Park, and peaceful walking trails to enjoy. This solid home just needs you to bring your suitcase. With renovations done inside and out. Newer beautiful kitchen, Corian counter tops, attractive tile back splash, paint, flooring. Also newer lifetime roof, electrical panel, dual panned windows, very cared for home. Living room sliding glass doors opens to spacious backyard patio, and room to garden or play. Work from home for any hobby in room built in backyard, or you choose. Ample workspace for two work areas. Or possible ADU. Additional storage area in back also. Central air, and house fan brings in the morning freshness, copper plumbing too. In highly sought after, award winning school district too! Quiet location, yet close to most conveniences, 10, 60, 57 fwys, Westhoff Elementary school, Mount San Antonio, and Cal Poly colleges. By restaurant row, shopping, and more. Room for pool in backyard. Cozy fireplace to enjoy in living room, built in cabinet in living room.

Facts & Features

- Sold On 02/21/2023
- Original List Price of \$840,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Whole House Fan
- Heating: Central
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s), Quartz Counters, Storage

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Lawn, Level with Street, Rectangular Lot, Near Public Transit, Park Nearby, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$4,300
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,300
- 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	2	Unfurnished	\$0	\$0	\$3,500
2:	1	0	0	0	Furnished	\$0	\$0	\$1,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- 668 - Walnut area
- Los Angeles County
- Parcel # 8712015014

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$925,000/\$977,000** ↑

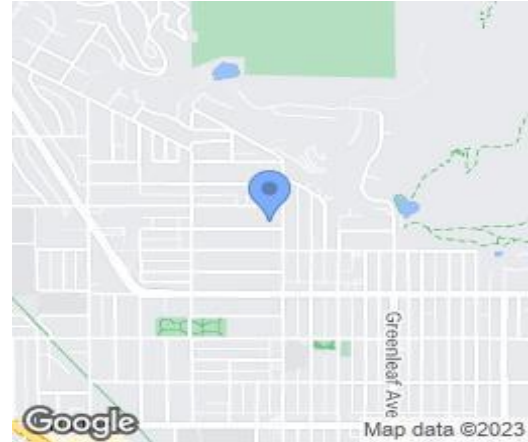
12511 Rose Dr • Whittier 90601

14 days on the market

**2 units • \$462,500/unit • 2,203 sqft • 7,314 sqft lot • \$443.49/sqft •
Built in 1948**

Listing ID: PW23000506

West of Pickering, North of Beverly Blvd



Location, location, location! This duplex will always command strong rent based on the A+ neighborhood and is in a highly desired area of Uptown Whittier, north of Beverly Blvd. The front unit is a 2 bedroom 2 bath with a very large living room. This unit will be provided WITHOUT A TENANT at the close of escrow, which is an excellent opportunity for an OWNER OCCUPIED buyer to take advantage of. All bedrooms are oversized and spacious and the primary bedroom has a walk-in closet. There is an indoor laundry room with washer and dryer hook ups. The back unit is a 2 bedroom 1 bath home separated by a yard with citrus trees and a large front porch. The floors are elegant with hardwood and laminate throughout. Beautiful color palate on the walls, very inviting. Central A/C and heat for both units and 1 car garage for both homes. Don't miss this great opportunity to add this A+ asset to your portfolio.

Facts & Features

- Sold On 02/20/2023
- Original List Price of \$925,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, In Kitchen, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Wood
- Appliances: Gas Range, Refrigerator
- Other Interior Features: Copper Plumbing Partial

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01937239
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$2,700
2:	1	2	1	1	Unfurnished	\$2,295	\$2,295	\$2,595

Of Units With:

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

- Carpet: 0
- Dishwasher: 0
- Disposal: 2

- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 670 - Whittier area
- Los Angeles County
- Parcel # 8134030016

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

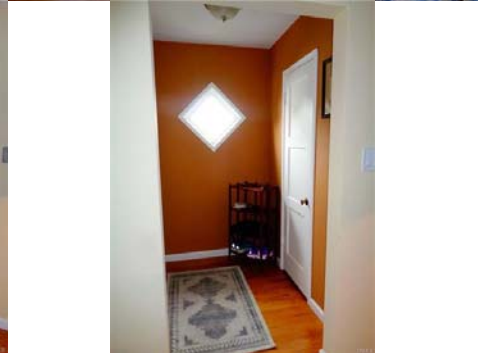
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos







Closed •

List / Sold:

\$1,750,000/\$1,500,000 ↓

63 days on the market

Listing ID: 22213729

1059 Meadowbrook Ave • Los Angeles 90019

**2 units • \$875,000/unit • 3,782 sqft • 7,200 sqft lot • \$396.62/sqft •
Built in 1926**

South of Olympic; West of La Brea



Incredible opportunity to own a spectacular 1920's Spanish duplex in the highly desirable Miracle Mile neighborhood. Located on a serene tree-lined street, it is reflective of the charm of the neighborhood. Each unit has 3 bedrooms/ 2 baths with similar layout. The upper unit has an additional brightly lit den space. Both units boast a very large and bright living room and a formal dining room with many vintage details. Both units have private entrances and washer/dryer in each unit. There is a detached three car garage in the back that offers ample parking space in addition to the driveway. Upstairs unit is owner occupied and has been owned by same owner for over 20 years. Downstairs unit is vacant and has been for family use. Visitors will appreciate the area's distinctive look and feel of 1920s-30s suburban Los Angeles due to the sense of cohesion, visual harmony, and consistency of aesthetic character that the Miracle Mile HPOZ embodies. Centrally located, close to shops, restaurants and entertainment. The building will be DELIVERED VACANT.

Facts & Features

- Sold On 02/23/2023
- Original List Price of \$1,750,000
- 1 Buildings
- Heating: Gravity
- Laundry: Washer Included, Dryer Included

Interior

- Rooms: Den
- Floor: Carpet, Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$3,800
2:	2	3	2		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
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5084016011

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos







Closed • Duplex

List / Sold: **\$700,000/\$540,000** ↓

1020 W 61st St • Los Angeles 90044

0 days on the market

2 units • **\$350,000/unit** • **1,585 sqft** • **5,806 sqft lot** • **\$340.69/sqft** •
Built in 1911

Listing ID: MB23016506

Cross street Vermont Ave



A Diamond in the Rough with great potential! This duplex, Craftsman style Bungalow, boasts 2 homes on a lot. The front unit has 4 bedrooms and 2 bathrooms (public records shows 3 beds, 1 bath). The back unit has 1 bedroom and 1 bathroom (approximately 550 sq. ft.) which can be accessed through the back-alley. The front unit has it's own parking. Don't miss out on this great opportunity nestled in between 110 freeway, Downtown Los Angeles, Exposition Park, University, and SOFI Stadium. Excellent rental income for first time buyers, investors or a big family willing to put TLC or redevelop.

Facts & Features

- Sold On 02/23/2023
- Original List Price of \$700,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Fireplace(s), Wall Furnace
- \$0 (Assessor)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Converted Bedroom, See Remarks
- Floor: Vinyl
- Other Interior Features: Built-in Features

Exterior

- Lot Features: Back Yard, Front Yard
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Gated with Guard, Smoke Detector(s), Window Bars
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- 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	4	2	2	Unfurnished	\$0	\$0	\$2,900
2:	1	1	1	2	Unfurnished	\$0	\$0	\$18

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Notice Of Default, Auction sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6003023010

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: MB23016506

Printed: 02/26/2023 6:01:35 AM

Closed • Duplex

List / Sold: **\$650,000/\$625,000** ↓

1267 E 56th St • Los Angeles 90011

47 days on the market

2 units • **\$325,000/unit** • **1,394 sqft** • **5,392 sqft lot** • **\$448.35/sqft** •
Built in 1940

Listing ID: MB22213129

Between Hooper Ave. and S Central Ave and 56th Street



This property offers two income producing attached units for your discerning buyer who is looking for a multiple use property. The first unit features 3 bedrooms with 2 bathrooms with a nice floor plan. The second unit features 1 bedroom with 1 bathroom. Overall great income potential. You can live in one and rent the other. Fully fenced front, side and back yard. Only minutes away from Downtown Los Angeles, LA Live, Crypto Arena and near major freeways. Back on the Market - Subject to Cancellation of Current Escrow.

Facts & Features

- Sold On 02/24/2023
- Original List Price of \$650,000
- 1 Buildings
- Levels: One
- 12 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- \$279 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Carpet, Tile
- Appliances: Gas Oven, Gas Range, Refrigerator

Exterior

- Lot Features: Back Yard, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700

Of Units With:

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

- Disposal:

Additional Information

- Standard sale

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5104018030

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

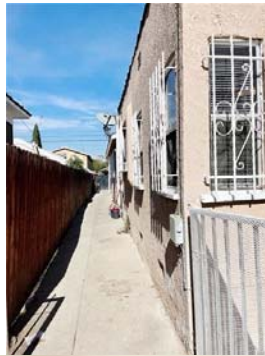
Re/Max Property Connection

State License #: 01891031

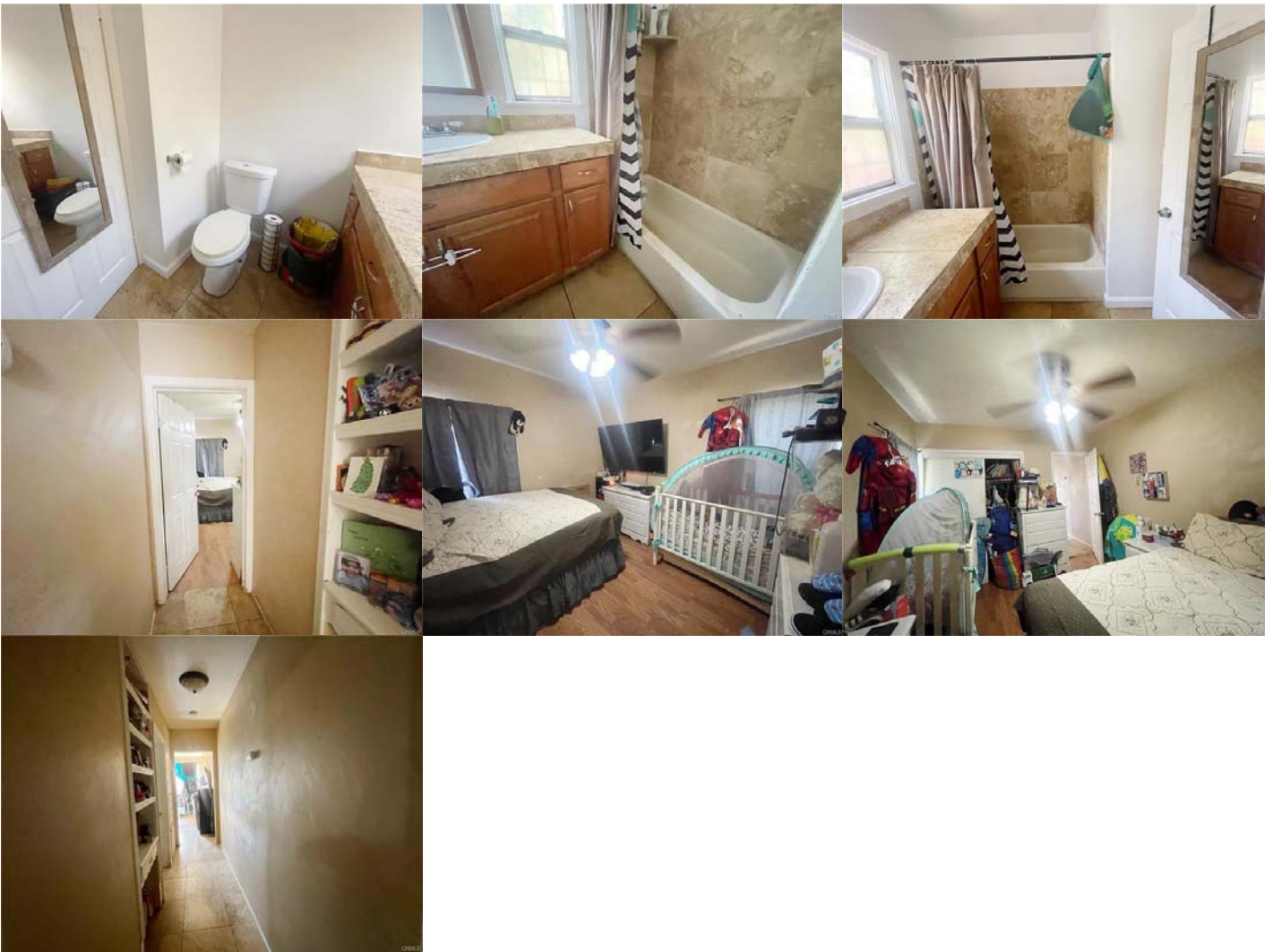
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

▼ Click arrow to display photos







Closed • **Single Family Residence**

List / Sold: **\$999,000/\$975,000** ↑

438 E 90th St • Los Angeles 90003

69 days on the market

2 units • **\$499,500/unit** • **2,407 sqft** • **5,323 sqft lot** • **\$405.07/sqft** •
Built in 2022

Listing ID: CV22238541

110 SOUTH EXIT MANCHESTER, RT ONTO AVALON, RIGHT ONTO E. 90TH



Back on the Market as off 1/3/2023 Location, Location, Location!!!!!!!!!!!!!!This is a must see!!!!!!!!!!!!!! ****NEW CONSTRUCTION**** Fabulous complete from the ground up brand new House and a ADU on a quiet street of LA. Home is equipped with solar panels and they are paid in full. Both units have shaker style kitchens featuring stainless steel hoods, sinks and faucets along with beautiful quartz counters. Gorgeous new bathrooms with baths/showers finished in beautiful veined tiles and chrome fixtures. Laminate flooring throughout. First floor has large open floor plan. Living/dining room is perfect for entertaining!! Upstairs is a huge master bedroom with walking closet and bathroom, and other three spacious bedrooms that share a full bathroom. One units has it own 1 car garage. Equipped with central heating and air conditioning. Each unit has washer/dryer hookups. Beautiful landscape with a totally private big backyard fenced all around. Centrally located with easy access to freeways. Bring your clients! They will love it!!!!!!!!!!!!!!!!!!!!!!

Facts & Features

- Sold On 02/21/2023
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$425 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Multi-Level Bedroom

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02123552
- 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	3	1	Unfurnished	\$0	\$0	\$0
2:	1	3	3	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6041026023

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV22238541

Printed: 02/26/2023 6:01:36 AM

Closed • Duplex

List / Sold: **\$399,000/\$345,000** ↓

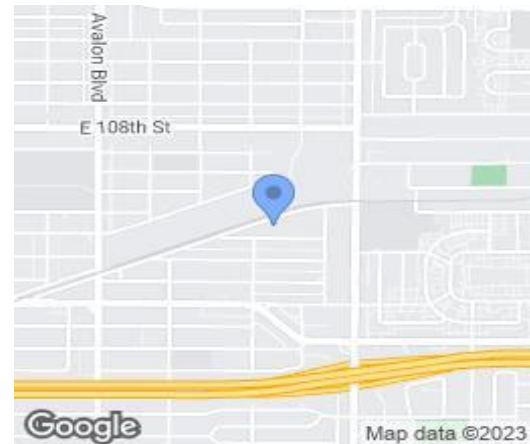
924 E Lanzit Ave • Los Angeles 90059

25 days on the market

2 units • **\$199,500/unit** • **1,184 sqft** • **5,483 sqft lot** • **\$291.39/sqft** •
Built in 1922

Listing ID: BB23007216

West of Central



Investment opportunity in South Los Angeles! 2-bedroom, 2-bathroom duplex near schools, parks, restaurants, and shopping centers plus easy access to the 105 and 110 freeways. With a short drive to LAX, Southwest College, So-Fi Stadium, Downtown LA, and more, this property would make a perfect addition, or start, to your rental portfolio. Do not miss this fantastic opportunity!

Facts & Features

- Sold On 02/24/2023
- Original List Price of \$399,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$502 (Estimated)
- Laundry: Inside
- \$43200 Gross Scheduled Income
- \$29061 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,276
- Electric: \$5,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01937239
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 888
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$750	\$750	\$1,800
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,800

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6072018004

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

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

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CUSTOMER FULL: Residential Income LISTING ID: BB23007216

Printed: 02/26/2023 6:01:36 AM

Closed •

List / Sold: **\$649,917/\$675,000** ↑

2009 W 66th St • Los Angeles 90047

17 days on the market

**2 units • \$324,959/unit • 1,860 sqft • 5,348 sqft lot • \$362.90/sqft •
Built in 1926**

Listing ID: 23234035

Duplex located on W 66th St corner of Gramercy Pl North of Florence Blvd.



Nice, Clean Duplex located on a quiet well maintained street addresses are 2009 and 2011. Each unit has 2 bedroom and 1 bath updated flooring, carpet and inside laundry area. The property has a long driveway with a garage for each unit and a small backyard. Great Property for Owner Occupied or Income Property.

Facts & Features

- Sold On 02/22/2023
- Original List Price of \$649,917
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$5800 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,800	\$3,600	\$4,200
2:	1	2	1		Unfurnished	\$1,800	\$3,600	\$4,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 6016013019

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 23234035

Printed: 02/26/2023 6:01:36 AM

Closed • Duplex

List / Sold: **\$490,000/\$490,000** ↓

15112 Orange Ave • Paramount 90723

37 days on the market

2 units • **\$245,000/unit** • **986 sqft** • **4,119 sqft lot** • **\$496.96/sqft** •
Built in 1949

Listing ID: DW22254548

ON ORANGE AVE JUST SOUTH OF SOMERSET



2 SEPARATE BUNGALOWS IDEAL TO START YOUR INVESTOR OWNER OCCUPIED PORTFOLIO, EASY ACCESS TO FREEWAYS AND WALKING DISTANCE TO SCHOOLS, OWNER UNIT IN THE BACK PRIVATE PATIO AND SIDE YARD, ROOM FOR EXPANSION, BRICK WALL ALL AROUND

Facts & Features

- Sold On 02/22/2023
- Original List Price of \$519,000
- 2 Buildings
- 0 Total parking spaces
- \$641 (Estimated)
- Laundry: Inside
- \$13200 Gross Scheduled Income
- \$10000 Net Operating Income
- 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: \$4,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,450
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,450
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,100	\$13,200	\$1,600
2:	1	1	1	0	Unfurnished	\$0	\$0	\$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

- Notice Of Default sale
- RK - Paramount South of Somerset area
- Los Angeles County
- Parcel # 6240001005

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

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

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CUSTOMER FULL: Residential Income **LISTING ID:** DW22254548

Printed: 02/26/2023 6:01:36 AM

Closed • **Triplex**

List / Sold:

\$1,300,000/\$1,400,000 ↑

10 days on the market

Listing ID: WS23020242

501 W Adams Ave • Alhambra 91801

3 units • \$433,333/unit • 1,897 sqft • 10,362 sqft lot • \$738.01/sqft • Built in 1930

N/ Valley BL. and 5th St.



A rare opportunity to own a charming Triplex located in the heart of Alhambra with over 10,000 sqt lot . This triplex consists of duplex (2 bedrooms + 1 bath and studio), another 2 bedroom + 1 bath with own water meter , own yard and attached 2 car garage like a single house. Perfect for end user or investor. What a great property that you hardly find !!!

Facts & Features

- Sold On 02/21/2023
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$0 (Unknown)
- Laundry: In Garage, In Kitchen
- 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: 01983717
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,000
2:	1	1	1	0	Unfurnished	\$1,025	\$1,025	\$1,250
3:	1	2	1	2	Unfurnished	\$0	\$0	\$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
- 601 - Alhambra area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos





Closed • **Single Family Residence**

List / Sold: **\$775,000/\$825,000** ↑

210 W Mountain View Ave • Glendora 91741

16 days on the market

**3 units • \$258,333/unit • 1,510 sqft • 5,920 sqft lot • \$546.36/sqft •
Built in 1928**

Listing ID: CV23001407

N of Foothill W of Vermont



Three unit property in the heart of downtown Glendora. The front house is a 1928 Spanish style home with two bedrooms, one bathroom offering a cozy living room with fireplace, separate dining room and a bright modern kitchen. It was also strapped for earthquake safety. The front house has its own gated front yard, rear porch and courtyard area. Additionally there are two recently added ADUs (with permits). The first ADU is attached to the front house and has its own entrance. It is a modern studio with a large kitchen, full bathroom and its own porch, patio, and yard. The second ADU is attached to the garage. It is also a modern design with full bathroom and private entrance. The shared laundry is located in the two car garage. There is additional gated parking in the rear with alley access. This property has a ton of character & a great view of the foothills. Located within walking distance to historical downtown Glendora where you can enjoy the local restaurants & shops and other amenities. Close to colleges, and the upcoming Gold Line train. Great investment opportunity. Live in one and rent out the other two units or rent out all three for maximum return on investment.

Facts & Features

- Sold On 02/23/2023
- Original List Price of \$775,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, In Garage, Inside, Washer Hookup, Washer Included
- \$28800 Gross Scheduled Income
- \$28800 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile, Wood
- Appliances: Disposal, Gas Oven, Gas Range, Range Hood, Refrigerator
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

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

Unit Details

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

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

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 3
- Drapes: 3
- Patio: 2
- Ranges: 3
- Refrigerator: 3
- Wall AC: 2

Additional Information

- Standard sale
- 629 - Glendora area
- Los Angeles County
- Parcel # 8638017016

Michael Lembeck

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

Re/Max Property Connection

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

▼ Click arrow to display photos





Closed •

List / Sold: **\$775,000/\$765,000** ↓

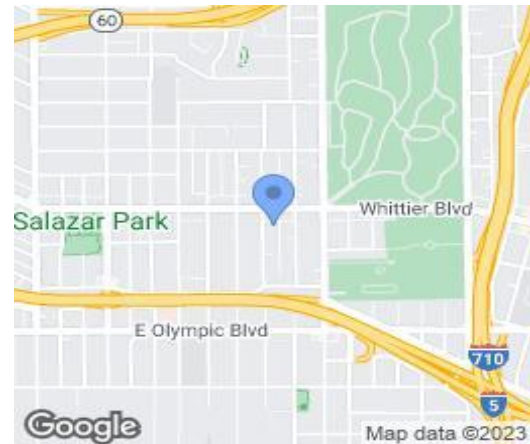
928 S Record Ave • Los Angeles 90023

111 days on the market

3 units • **\$258,333/unit** • **2,550 sqft** • **7,141 sqft lot** • **\$300.00/sqft** •
Built in 1956

Listing ID: CV22202492

Located west of the 710. North of the 5. And just south of Whittier Blvd



Bring your clients quick for this once in a blue moon investment opportunity. This triplex in the heart of East Los Angeles will not last so send your offers soon!

Facts & Features

- Sold On 02/24/2023
- Original List Price of \$799,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,605 (Estimated)
- Laundry: Outside
- \$40800 Gross Scheduled Income
- \$37390 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,410
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$960
- Cable TV: 01525571
- Gardener:
- Licenses:
- Insurance: \$950
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,250	\$1,250	\$1,250
2:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$1,150
3:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,000

Of Units With:

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

Additional Information

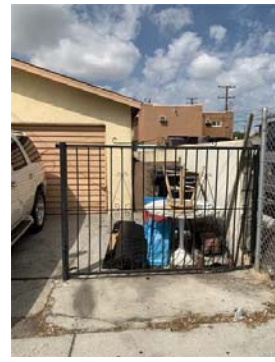
- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5239020020

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

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

▼ Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: CV22202492

Printed: 02/26/2023 6:01:37 AM

Closed •

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

140 W 82nd St • Los Angeles 90003

8 days on the market

**3 units • \$183,333/unit • 2,392 sqft • 5,326 sqft lot • \$229.93/sqft •
Built in 1922**

Listing ID: 23230807

West of Main Street and North of Manchester



Located in an up-and-coming area, close to freeways, public transportation, and shopping. This is an excellent opportunity to purchase three units along with the adjacent three units at 136 W 82nd Street.

Facts & Features

- Sold On 02/23/2023
- Original List Price of \$550,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- \$9504 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$25,440
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02041450
- 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	\$859	\$859	\$859
2:	1	1	1		Unfurnished	\$928	\$928	\$928
3:	1	2	1		Unfurnished	\$1,125	\$1,125	\$1,125
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6031031012

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 23230807

Printed: 02/26/2023 6:01:38 AM

Closed •

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

136 W 82nd St • Los Angeles 90003

8 days on the market

**3 units • \$183,333/unit • 2,288 sqft • 5,326 sqft lot • \$240.38/sqft •
Built in 1923**

Listing ID: 23230795

West of Main Street, North Manchester



Located in an up-and-coming area, close to freeways, public transportation, and shopping. This is an excellent opportunity to purchase three units along with the adjacent three units at 140 W 82nd Street.

Facts & Features

- Sold On 02/21/2023
- Original List Price of \$550,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- \$12636 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$25,440
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02041450
- 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	\$1,350	\$1,350	\$1,350
2:	1	1	1		Unfurnished	\$921	\$921	\$921
3:	1	2	1		Unfurnished	\$928	\$928	\$928
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6031031013

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23230795

Printed: 02/26/2023 6:01:38 AM

Closed • **Triplex**

List / Sold: **\$700,000/\$715,000** ↑

1430 E 57th St • Los Angeles 90011

8 days on the market

3 units • **\$233,333/unit** • **2,262 sqft** • **5,400 sqft lot** • **\$316.09/sqft** •
Built in 1920

Listing ID: TR23000256

Compton and Slauson



Triplex located near parks, schools, shopping plaza, and major public transportation. Property has been updated with kitchen counter tops, restrooms, paint inside and exterior of the units. Well maintained as its been owner occupied for more than 30 years. Property has matured fruit trees and regular plants around the property. Units have wall heaters and some units have wall mount hvac units. Back house is a three bedroom with large living room for entertainment. Back car port has parking for 2 vehicles and additional space for storage. Property will be a good investment property. Please see proforma numbers and located in a high demand living area of Los Angeles.

Facts & Features

- Sold On 02/23/2023
- Original List Price of \$700,000
- 2 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- \$372 (Estimated)
- Laundry: See Remarks
- \$26292 Gross Scheduled Income
- \$20810 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$375
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01327527
- Gardener:
- Licenses:
- Insurance: \$50
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$175
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$931	\$931	\$1,800
2:	1	2	1	0	Unfurnished	\$1,200	\$1,260	\$2,000
3:	1	3	1	0	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5104028006

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: TR23000256

Printed: 02/26/2023 6:01:39 AM

Closed •

List / Sold:

\$1,600,000/\$1,400,000 ↓

82 days on the market

Listing ID: IN22219568

10537 Crenshaw Blvd • Inglewood 90303

4 units • **\$400,000/unit** • **2,855 sqft** • **6,703 sqft lot** • **\$490.37/sqft** •
Built in 1954

Exit 105 Crenshaw Blvd., North on Crenshaw Lt on 104th sharp lLt. on Crenshaw Blvd. Service Road



This wonderfully maintained 4-unit building is located in a prime area of Inglewood. Very close to the shops and supermarkets on Century Blvd. and just a short distance from the sports and entertainment venues Inglewood has to offer. The Main unit is 2 bedroom 1 bathroom, the additional 3 units are 1 bedroom 1 bathroom each. The lot is a spacious 6703 square feet and the current living space is listed at 2855 sq. ft. Each unit has central air conditioning and heating and was retrofitted with dual-pane windows with the Inglewood's Residential Sound Insulation Program. In the rear there is a 4 car garage for off street parking.

Facts & Features

- Sold On 02/23/2023
- Original List Price of \$1,500,000
- 2 Buildings
- 4 Total parking spaces
- \$977 (Estimated)
- Laundry: Common Area
- \$6500 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$720.00
- Gas: \$360
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$2,000		\$2,800
2:	1	1	1			\$1,600		\$2,200
3:	1	1	1			\$1,500		\$2,200
4:	1	1	1			\$1,400		\$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
- Rent Controlled

- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4030032014

Michael Lembeck

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

Re/Max Property Connection

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

▼ Click arrow to display photos





Closed •

List / Sold:

\$1,600,000/\$1,555,000 ↓

91 days on the market

3543 Cogswell Rd • El Monte 91732

**4 units • \$400,000/unit • 3,806 sqft • 21,195 sqft lot • \$408.57/sqft •
Built in 1942**

Ferris Road

Listing ID: WS22218833



Price reduction !!! Proud to present huge R3 lot with 4 units property .Perfect opportunity for investors or end users seeking growth , stability and a hedge against inflation to acquire the excellent property Features one of 3 bedrooms / 1 bath , three of 2 bedroom / 1 baths . Each units are individually metered for gas , electricity and own yard . Ample parking . Easy access to the 60, 10, and 605 freeways. Buyer performs all due diligence before submitting offer . Tenants are NOT AWARE property is for sale , please do NOT APPROACH tenants or walk on property.

Facts & Features

- Sold On 02/23/2023
- Original List Price of \$1,790,000
- 4 Buildings
- Levels: One
- 12 Total parking spaces
- \$0 (Assessor)
- Laundry: Outside
- \$73128 Gross Scheduled Income
- \$61030 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,098
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,240
- Cable TV: 01906808
- Gardener:
- Licenses: 273
- Insurance: \$3,825
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,428	\$1,428	\$1,800
2:	1	2	1	0	Unfurnished	\$1,590	\$1,590	\$1,800
3:	1	2	1	0	Unfurnished	\$1,538	\$1,538	\$1,800
4:	1	3	1	0	Unfurnished	\$1,538	\$1,538	\$2,000

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

- 619 - El Monte area
- Los Angeles County
- Parcel # 8567006012

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: WS22218833

Printed: 02/26/2023 6:01:40 AM

Closed •

List / Sold:

\$1,399,000/\$1,360,000 ↓

123 days on the market

Listing ID: SW22197977

6308 Pickering Ave • Whittier 90601

**4 units • \$349,750/unit • 2,784 sqft • 6,720 sqft lot • \$488.51/sqft •
Built in 1953**

Between Beverly Blvd & Hadley St.



4 Plex Investment Opportunity Located in the highly sought after Whittier community near the Heart of Uptown Whittier. Property is composed of 3 x 2 Bed/1 Bath units and 1 X 1 Bed/1 Bath Unit. Units have onsite parking. NEW ROOF replaced this year and all units have been fully remodeled. Coin operated Laundry brings in additional income. This opportunity will not last. Agent is also on title.

Facts & Features

- Sold On 02/22/2023
- Original List Price of \$1,499,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Community
- \$97392 Gross Scheduled Income
- \$92553 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: \$4,839
- Electric: \$364.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,570
- Cable TV: 01869619
- Gardener:
- Licenses:
- Insurance: \$841
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,344
- 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	\$2,000	\$2,000	\$2,500
3:	1	2	1	0	Unfurnished	\$2,350	\$2,350	\$2,500
4:	1	1	1	0	Unfurnished	\$1,766	\$1,766	\$2,000

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

- 670 - Whittier area
- Los Angeles County
- Parcel # 8135001025

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: SW22197977

Printed: 02/26/2023 6:01:43 AM

Closed • **Single Family Residence**

List / Sold: **\$1,200,000/\$950,000** ↓

608 N Garfield Ave • Montebello 90640

64 days on the market

4 units • **\$300,000/unit** • **2,656 sqft** • **5,564 sqft lot** • **\$357.68/sqft** •
Built in 1954

Listing ID: WS22247753

N of Beverley Blvd



Hard to find a fully rented fourplex in the City of Montebello. The property features (three) 1 bedroom /1 bath units and (one) 2 bedroom/1 bath unit. One car garage for each unit. Ample street parking. . Laundry facility onsite. Close to freeways, schools, shopping, Montebello golf course, public transportation, and more! ***DRIVE-BY ONLY!!! PLEASE DO NOT DISTURB THE TENANTS OR WALK THE PROPERTY***

Facts & Features

- Sold On 02/23/2023
- Original List Price of \$1,200,000
- 1 Buildings
- 4 Total parking spaces
- \$2,138 (Estimated)
- Laundry: Common Area
- \$41760 Gross Scheduled Income
- \$4000 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Near Public Transit, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,000
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 02201058
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	1	1	1	Unfurnished	\$884	\$884	\$1,500
2:	1	1	1	1	Unfurnished	\$716	\$716	\$1,500
3:	1	1	1	1	Unfurnished	\$880	\$880	\$1,500
4:	1	2	2	1	Unfurnished	\$1,000	\$1,000	\$1,600

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
- 674 - Montebello area

- Los Angeles County
- Parcel # 5268004009

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos



CUSTOMER FULL: Residential Income **LISTING ID:** WS22247753

Printed: 02/26/2023 6:01:44 AM

Closed • **Quadruplex**

List / Sold:

\$1,600,000/\$1,575,000 ↑

242 E 220th Street • **Carson 90745**

0 days on the market

4 units • **\$400,000/unit** • **4,598 sqft** • **14,554 sqft lot** • **\$342.54/sqft** •
Built in 1963

Listing ID: SW23008380

Nearest cross street Dolores.



Attention Investors & All! Great opportunity to own prime income producing property of 4-units in Carson, Ca. Rent all four; or live in main front home and have 3 additional rental units in back. Great Location; very high demand rental area and price. Main home consists of 3 bedrooms (Could be a 4th Bedroom with office room with small closet) and 1 Full bath & 2 half bathrooms. Extra additional add-on rooms: one used previously as a huge library/ family room. Main home has living room at entry, full kitchen, large bedrooms and original stone fireplace in front of home for living room area. Fireplace made from original beautiful "Palos Verdes" stone. All 3 units in back are 2-bedroom 1 full Bath with 1 car private garage. Each unit has its own Gas & Electric meters. Total 2 water meters, (One water meter for main front house and one for 3 additional units). Recently painted exterior, and roof replaced approximate 2-4 years ago. Ample parking concrete driveway. Back units all include their own one car garage and access. Side alley/driveway shared with neighbors to back units, on right of house to drive to units #240, #240&1/2, #240&1/4. Much more, a must see! (Read all Agent Remarks and Showing Instruction Both Below before going to property!)

Facts & Features

- Sold On 02/21/2023
- Original List Price of \$1,495,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- \$2,874 (Assessor)
- Laundry: Individual Room, Inside
- \$12500 Gross Scheduled Income
- \$10500 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Level with Street, Lot 10000-19999 Sqft, Level
- 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:	1	3	3	2	Unfurnished			
2:	3	2	1	1	Unfurnished			

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 2
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7335022041

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





Closed •

List / Sold:

\$3,650,000/\$3,400,000 ↓

137 days on the market

Listing ID: 22199763

2814 Grand Canal • Venice 90291

**4 units • \$912,500/unit • 2,772 sqft • 5,264 sqft lot • \$1226.55/sqft •
Built in 1948**

North of Washington, South of Venice, East of Pacific, West of Lincoln - on the Venice Canals!



ONE OF THE BEST OPPORTUNITIES IN VENICE IS HERE! Tons of upside potential! This one-of-a-kind property is on a 5,200 sqft DOUBLE LOT, with around 56 sqft of canal frontage. Two freestanding duplex units that are vacant - maximize the income potential in this investment property, live in one and have the others as passive income, or create the compound of your dreams! //About this home: As you step into this sprawling property, you will enjoy both duplex properties each with an upper unit that consists of 2 Bdrms/1 Bath, and a lower unit that is 2 Bdrms/1 Bath. Currently set up as one large unit that has been opened up, and a second unit with two, 2 Bdrm/1 Bath units are light and airy with their own kitchens, patio spaces at the lower units, balconies for the upper units, and head-on water views for all! Two detached, 2-car garages and extra parking on the driveway apron. Tons of potential and so many ways to live, and love this space! //You'll Love: All of the possibilities! Bring your vision to these properties to create your collective compound, or for your investment portfolio in one of the best locations in Los Angeles. //The Neighborhood: Nestled in a prime location on the historic Venice Canals, you are seconds to the beach, a stroll to Abbot Kinney, and surrounded by some of the best restaurants, coffee shops, and attractions in Los Angeles. Live here, and escape in your own Oasis every day! **All rents advertised are estimated projections!**

Facts & Features

- Sold On 02/24/2023
- Original List Price of \$3,995,000
- 2 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Stackable

Interior

- Rooms: Living Room
- Floor: Carpet, Wood, Tile
- Appliances: Disposal, Refrigerator, Oven, Range Hood, Range
- Other Interior Features: Living Room Deck Attached, Open Floorplan

Exterior

- Lot Features: Yard, Landscaped, Front Yard
- Waterfront Features: Canal Front
- 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	2	1		Unfurnished	\$0	\$0	\$3,500
2:	1	2	1		Unfurnished	\$0	\$0	\$3,500
3:	1	4	2		Unfurnished	\$0	\$0	\$5,500

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

Of Units With:

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

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• C11 - Venice area• Los Angeles County• Parcel # 4227019012 |
|---|--|

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 22199763

Printed: 02/26/2023 6:01:44 AM

Closed •

List / Sold:

\$1,250,000/\$1,250,000 ↓

109 days on the market

Listing ID: 22205927

524 N Kenmore Ave • Los Angeles 90004

4 units • **\$312,500/unit** • **5,152 sqft** • **9,600 sqft lot** • **\$242.62/sqft** •
Built in 1923

[See Google maps.](#)



We are proud to present a unique 4-unit investment opportunity in the highly sought-after Wilshire Area market. This property includes four oversized 2 bedroom, 1 bathroom units each with hardwood floors and in-door laundry areas. All are appx. 1,100 sq ft and is situated on a large 9,600 sq ft lot. On-site parking is available for residents. Well maintained, 100% occupied. Separate gas and electrical meters for each unit. Located in a highly dense area, just south of Melrose Ave and the 101 freeway and east of Normandie Ave., west of Vermont Ave.

Facts & Features

- Sold On 02/23/2023
- Original List Price of \$1,400,000
- 1 Buildings
- 8 Total parking spaces
- Laundry: Inside
- Cap Rate: 4.05
- \$56728 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Living Room
- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$44,034
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance: \$12,000
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,980	\$1,980	\$10,000
2:	1	2	1		Unfurnished	\$1,838	\$1,838	\$10,000
3:	1	2	1		Unfurnished	\$2,295	\$2,295	\$10,000
4:	1	2	1		Unfurnished	\$2,282	\$2,282	\$10,000
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Probate Listing sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5520008022

Michael Lembeck

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

Re/Max Property Connection

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

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 22205927

Printed: 02/26/2023 6:01:44 AM

Closed • **Quadruplex**

List / Sold:

\$2,800,000/\$2,750,000 ↓

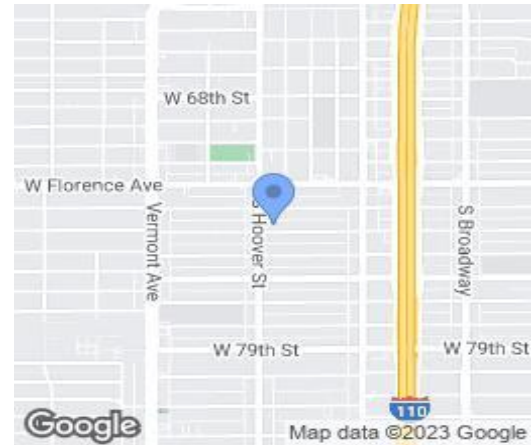
19 days on the market

Listing ID: DW23001139

731 W 74th St • Los Angeles 90044

4 units • \$700,000/unit • 8,928 sqft • 7,005 sqft lot • \$308.02/sqft • Built in 2022

NORTH ON HOOVER, RIGHT ON 74TH ST,



LAJOMA PROPERTIES IS PROUND TO BRING YOU THIS BEAUTIFUL NEW CONSTRUCTION LUXURIOUS CONTEMPORARY QUADUPLEX, THESE IS A TRI-LEVE SIDE BY SIDE UNITS, TWO SEPARATE BUILDINGS, 5/BEDS 5/BATHS EACH UNIT, ONE OF LA'S BEST FLOOR PLAN LAYOUT, THESE ARE THE LARGEST TOWNHOME STYLE UNITS IN IN LA, ALL UNITS WITH EN-SUITE BATHROOMS AND BALCONIES IN MOST BEDROOMS, MASTER BEDROOMS IN ALL UNITS, AMPLE WINDOWS, WALK-IN CLOSETS, WALK-IN PANTRY'S, CUSTOM WINDOW BLINDS, STAINLESS STEEL APPLIANCES, TWO-TONE INTERIOR PAINT, LOW VOLTAGE LED LIGHTING FOR ENERGY SAVINGS, LAUNDRY ROOMS IN ALL UNITS, TANKLESS WATER HEATERS FOR INSTANT HOT WATER THROUGHOUT EACH UNIT, PLENTY OF PARKING WITH DECORATIVE PAVERS, ALL UNITS COME ATTACHED GARAGES, AUTOAMTIC GATE OPENER, THIS IS A VERY GOOD LOOKING BUILDING, VERY EASY TO RENT, ALL UNITS ARE INDIVUAL METERED, HD SECURITY CAMARAS IN BOTH BUILDINGS, EV CONNECTIONS AVAILABLE UPON REQUEST ON ALL GARAGES, SECURITY CAMARAS SYSTEM, OVER ALL THIS IS A SELF SUSTAINBLE PROPERTY WITH VERY LOW COST MAINTANCE, LOW DROUTH TOLORENT LANDSACAPING, SOLAR PANLES INCLUDED, UNITS WITH AMPLE SPACE FOR CONFORT LIVING, HIGH DEMAND VERY EASY BUILDING TO RENT, THIS IS A NO RENT CONTROL PROPERTY.L

Facts & Features

- Sold On 02/20/2023
- Original List Price of \$2,800,000
- 2 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$362 (Estimated)
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, Gas Dryer Hookup, In Closet, Stackable, Washer Included
- Cap Rate: 8
- \$264000 Gross Scheduled Income
- \$225560 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Tile, Vinyl
- Appliances: Electric Water Heater, ENERGY STAR Qualified Appliances

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Security Lights, Smoke Detector(s)
- Fencing: Electric, Security, Stucco Wall
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$38,440
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses: 120
- Insurance: \$2,800
- Maintenance: \$2,200
- Workman's Comp: \$0
- 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	5	5	2	Unfurnished	\$0	\$0	\$5,500
2:	1	5	5	2	Unfurnished	\$0	\$0	\$5,500
3:	1	5	5	2	Unfurnished	\$0	\$0	\$5,500
4:	1	5	5	2	Unfurnished	\$0	\$0	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6020026022

Michael Lembeck

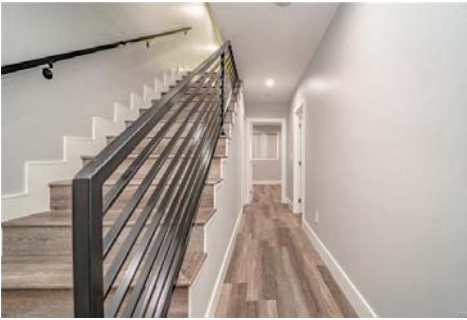
State License #: 01019397
Cell Phone: 714-742-3700

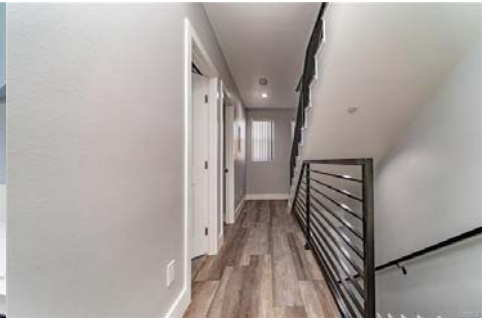
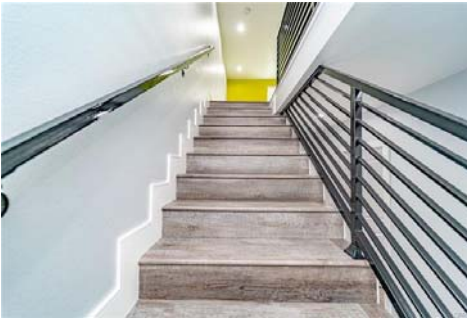
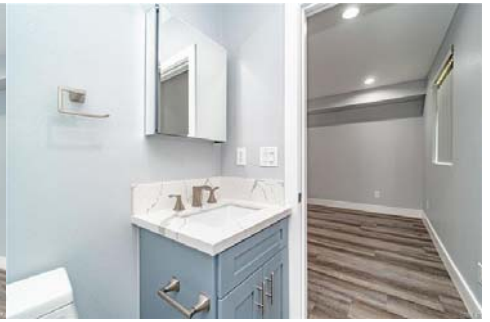
Re/Max Property Connection

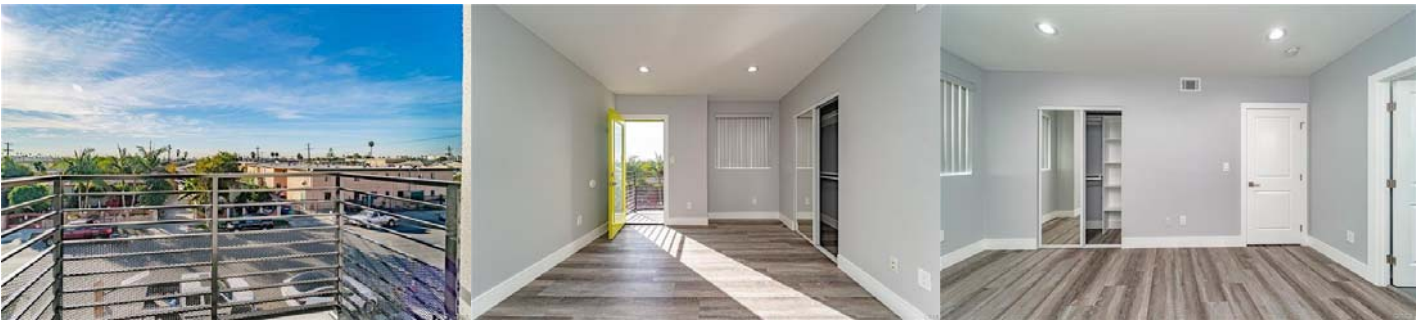
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income **LISTING ID:** DW23001139

Printed: 02/26/2023 6:01:47 AM

Closed • **Quadruplex**

List / Sold: **\$889,000/\$745,000** ↓

854 W Martin Luther King Jr Blvd • Los Angeles 90037

144 days on the market

4 units • **\$222,250/unit** • **1 sqft** • **5,512 sqft lot** • **No \$/Sqft data** •
Built in 1923

Listing ID: TR22168032

Exposition Blvd, Figueroa across the Street from Banc of California Stadium, Coliseum



CALL NOW!!! MOTIVATED SELLER!!! Looking for an investment opportunity? Here it is! This is an PRIME investment opportunity located minutes away from Downtown Los Angeles. Across the street from the new beautiful stadium Banc of California and the famous Coliseum. Property is being sold in current "As-Is" conditions, dont let this opportunity pass you by!!! Please drive-by only. Do NOT disturb the tenants. Buyer/Buyers Agent to do their due diligence in investigating the property. There is on-site parking in the rear in addition to ample street parking. This location also has a great walking score of 85. This offering will attract an investor looking for an income producing multi-family property in a densely populated area, just south of USC & the Coliseum. It is also just south of Exposition Park; which consists of the California Science Center, Natural History Museum, California African American Museum, and the future George Lucas Museum. It is easily accessible, being just west of the 110 Freeway on ramp and less than 3 miles from the Expo Park /USC metro station, which connects downtown Los Angeles to Santa Monica. The demographics in the immediate area offer over 50,000 people residing within a 1-mile radius and just under 500,000 people residing within a 3-mile radius.

Facts & Features

- Sold On 02/21/2023
- Original List Price of \$988,888
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: See Remarks, Wall/Window Unit(s)
- \$897 (Estimated)
- Laundry: In Kitchen, See Remarks, Stackable
- \$3490 Gross Scheduled Income
- \$2890 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room

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: 01964500
- 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:	4	1	1	0	Unfurnished	\$3,490	\$3,490	\$3,490

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet: 3
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC: 4

Additional Information

- Standard sale
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5019001028

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: TR22168032

Printed: 02/26/2023 6:01:47 AM

Closed • **Quadruplex**

List / Sold:

\$1,150,000/\$1,075,000 ↓

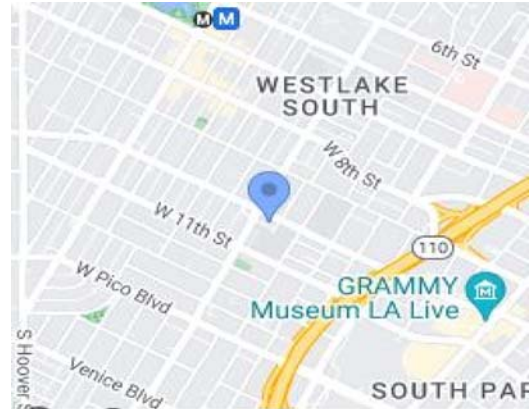
25 days on the market

Listing ID: OC22241550

1534 W Olympic Blvd • Los Angeles 90015

4 units • **\$287,500/unit** • **5,112 sqft** • **4,900 sqft lot** • **\$210.29/sqft** •
Built in 1920

West of the 110 FW and North of Venice Blvd



Great investment property, located at 1534 W Olympic Blvd, Los Angeles CA 90015, contains 4 fully occupied units, high ceilings and 1 parking per unit. All four units are 2 bed / 1 bath units. This property is located a short distance from the Crypto.com Arena, LA Live, LA Convention Center and close to major public transportation. Offer subject to inspection and receiving rent roll.

Facts & Features

- Sold On 02/22/2023
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$637 (Estimated)
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- 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	0	0	0	Unfurnished	\$0	\$0	\$0
2:	1	0	0	0	Unfurnished	\$0	\$0	\$0
3:	1	0	0	0	Unfurnished	\$0	\$0	\$0
4:	1	0	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5137015002

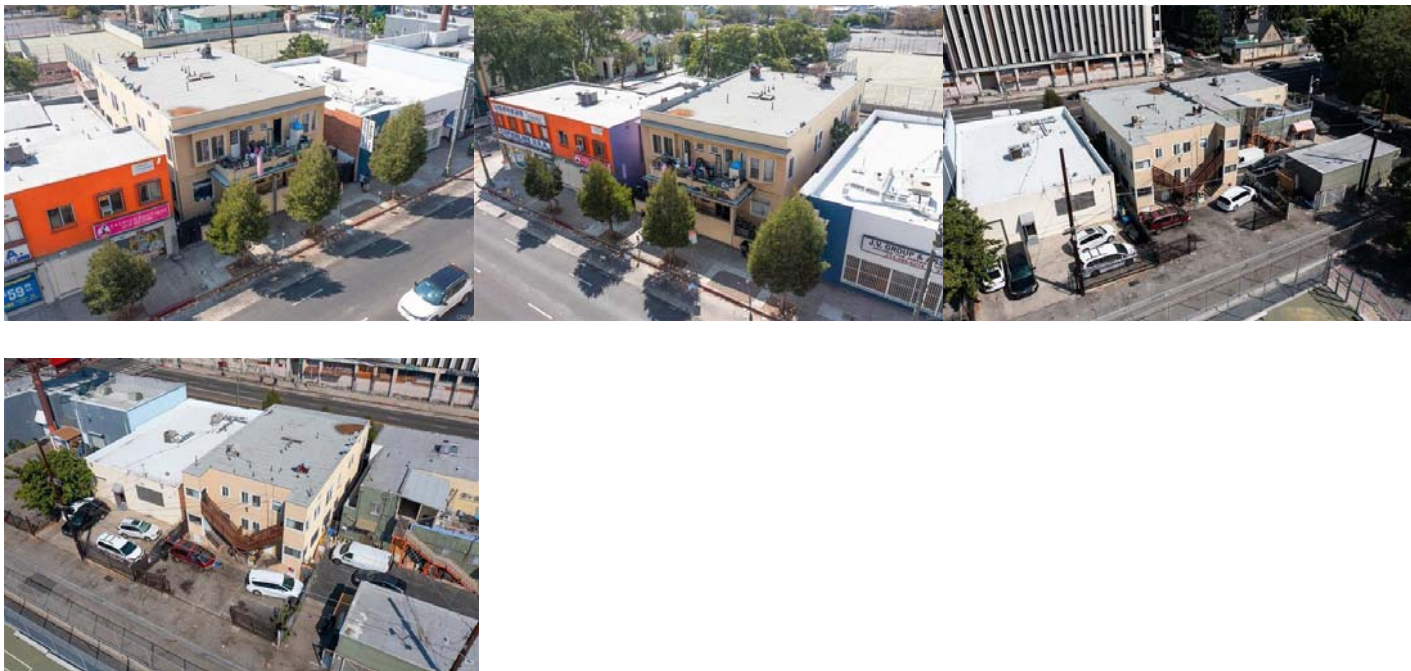
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC22241550

Printed: 02/26/2023 6:01:48 AM

Closed • **Commercial/Residential**

List / Sold: **\$999,900/\$900,000** ↓

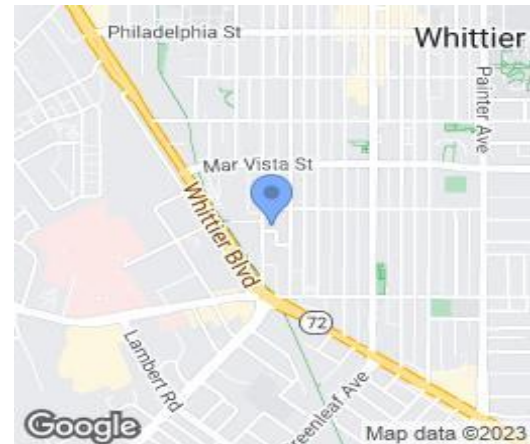
7722 Pickering Ave • Whittier 90602

7 days on the market

**5 units • \$199,980/unit • 2,560 sqft • 9,368 sqft lot • \$351.56/sqft •
Built in 1953**

Listing ID: SB23015220

South of Mar Vista on Pickering



Amazing opportunity to own this 5 Unit Income Property in the city of Whittier. Consists of One 2 Bedroom 1 Bathroom unit and Four 1 Bedroom 1 Bathroom units. 4 garage spaces in the back and plenty of extra parking spaces available. Large property offers lots of possibilities. All units are occupied with great long term tenants. Close to shops, restaurants, and schools.

Facts & Features

- Sold On 02/24/2023
- Original List Price of \$999,900
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- \$0 (Unknown)
- \$42100 Gross Scheduled Income
- \$28600 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$950	\$950	\$1,800
2:	1	1	1	1	Unfurnished	\$650	\$650	\$1,300
3:	1	1	1	1	Unfurnished	\$650	\$650	\$1,300
4:	1	1	1	1	Unfurnished	\$650	\$650	\$1,300
5:	1	1	1	0	Unfurnished	\$610	\$610	\$1,300

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled

- 670 - Whittier area
- Los Angeles County
- Parcel # 8141020009

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23015220

Printed: 02/26/2023 6:01:48 AM

Closed •

List / Sold:

\$3,200,000/\$3,000,000 ↓

3 days on the market

Listing ID: 22216349

356 S Rexford Dr • Beverly Hills 90212

**6 units • \$533,333/unit • 6,650 sqft • 6,071 sqft lot • \$451.13/sqft •
Built in 1954**

Between Wilshire and Olympic .



First time on the market in 64 yrs. Excellent opportunity to own a Mid Century trophy property in a highly desirable neighborhood with upside potential in rents .Living space at 6650 sq ft , the spacious 6 units include (1) 3 bedrooms (5) one bedrooms . The large 3 bedroom and 1 bedroom will be delivered vacant providing a buyer the opportunity to select their tenants and to rent at market value . Lot size 6071 sq ft. Features includes hard floor floors , on site laundry , recently retro-fitted carport with 8 on-site parking spots. The prime location and vintage charm make this valuable asset for any investor. Central location , easy access to Beverly Hills Shopping , Century City , Bel Air, West Hollywood and the Beach.

Facts & Features

- Sold On 02/22/2023
- Original List Price of \$3,500,000
- 1 Buildings
- 1 Total parking spaces
- Heating: Central
- Laundry: Community

Interior

- Appliances: Refrigerator, Gas Cooktop

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$5,987
2:	1	1	1		Unfurnished	\$1,600	\$19,200	\$2,319
3:	1	1	1		Unfurnished	\$2,000	\$24,000	\$2,319
4:	2	1	1		Unfurnished	\$3,400	\$40,800	\$4,638
5:	1	1	1		Unfurnished	\$0	\$0	\$2,319
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
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4331015019

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Apartment**

List / Sold: **\$1,850,000/\$1,850,000**

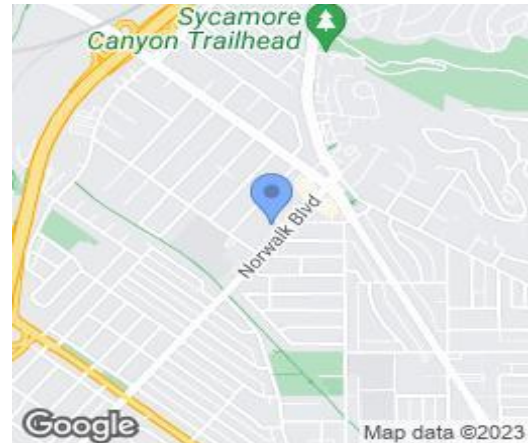
10728 Shire Pl • **Whittier 90601**

2 days on the market

8 units • **\$231,250/unit** • **6,854 sqft** • **10,483 sqft lot** • **\$269.92/sqft** •
Built in 1957

Listing ID: MB22252251

Near Beverly Blvd. and Norwalk Blvd. intersections.



We have an 8 unit complex comprised of 6- 1 bedroom 1 bath units and 2- 2 bedroom 1 bath units. All units are in classic condition with long term tenancy. There are also three two car garages accessible from the alley and one garage accessible from the front of the building. This building does have a common area laundry room.

Facts & Features

- Sold On 02/22/2023
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area
- Cap Rate: 3
- \$124680 Gross Scheduled Income
- \$69143 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Vinyl

Exterior

- Lot Features: 0-1 Unit/Acre, Flag Lot, Level, Utilities - Overhead
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$51,834
- Electric: \$400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 01790363
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance:
- Workman's Comp:
- Professional Management: 5700
- Water/Sewer: \$2,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	6	Unfurnished	\$1,248	\$7,488	\$9,570
2:	2	2	1	2	Unfurnished	\$1,400	\$2,800	\$3,636

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet: 8
- Dishwasher:
- Disposal: 8
- Drapes:
- Patio:
- Ranges: 8
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 678 - N. Whittier area
- Los Angeles County
- Parcel # 8129030008

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: MB22252251

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Closed •

List / Sold:

\$6,250,000/\$5,475,000 ↓

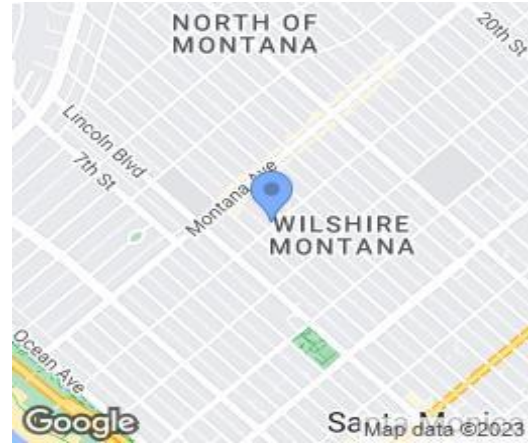
27 days on the market

Listing ID: 23233331

929 Idaho Ave • Santa Monica 90403

**10 units • \$625,000/unit • 12,771 sqft • 7,497 sqft lot • \$428.71/sqft •
Built in 1960**

1 block south of Montana Avenue, the subject property is located on the corner of 10th Street and Idaho Avenue.



929 Idaho is a well-maintained ten unit property, located one block south of Montana Ave in Santa Monica, offering the quintessential Westside lifestyle for high-income professionals. Residing on a 7,400 SF lot on the corner of 10th St. and Idaho Ave, the property's desirable location is just a short walk from a bustling neighborhood hub that is home to a wide array of highly-acclaimed restaurants, gyms, grocery stores and other daily essentials. Featuring over 12,500 SF in living space, 929 Idaho features an enticing unit mix comprised of (2) 3-bdrm. and 2.5-bath townhouses, (2) 3-bdrm. and 1.5-bath townhouses, (2) 2-bdrm. and 1.5-bath townhouses and (4) 1-bdrm. units. A select number of interiors have been upgrade to include wood laminate flooring, quartz/marble countertops, recessed lighting, and custom cabinetry and backsplash. Please note, soft-story retrofitting has been completed. In addition, this well-maintained property has received a number of capital improvements including a new roof, copper plumbing, updated electrical system and vinyl windows.

Facts & Features

- Sold On 02/22/2023
- Original List Price of \$6,250,000
- 1 Buildings
- 7 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community, Individual Room
- \$244268 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$125,200
- 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:	2	3	2		Unfurnished	\$3,893	\$7,785	\$9,790
2:	2	3	1		Unfurnished	\$3,935	\$7,869	\$8,990
3:	1	1	1		Unfurnished	\$1,316	\$1,316	\$3,195
4:	3	1	1		Unfurnished	\$2,493	\$7,478	\$9,585
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 # 4281031011

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$6,250,000/\$5,825,000 ↓

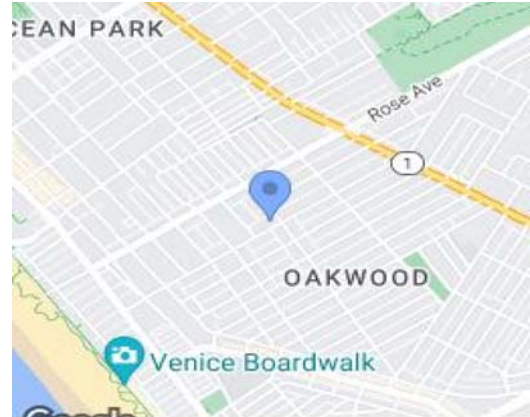
559 Sunset Ave • Venice 90291

74 days on the market

14 units • **\$446,429/unit** • **10,651 sqft** • **11,270 sqft lot** • **\$546.90/sqft** •
Built in 1964

Listing ID: 22215457

on the corner of Sunset Avenue & 6th Avenue. The nearest major cross streets are 6th/Rose and walking distance to Venice Beach.



559 Sunset Avenue is a 14-unit apartment located in the high barrier to entry neighborhood of Venice. The property is situated on a double lot (11,270 SF) and consists of two (2) one-bedroom units and twelve (12) two-bedroom units. In addition, the property is walking distance to the dining and entertainment options on Rose Avenue & 6th Avenue. The opportunity presents a new investor the ability to renovate units immediately and capture close to 63% upside in rents. Tenants are within 1 1/2 blocks to Whole Foods and a short walk to Abbot Kinney. Lastly, 559 Sunset is offered at a sub-16 GRM and provides ample parking for tenants (17 spaces).

Facts & Features

- Sold On 02/24/2023
- Original List Price of \$6,250,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 4.37
- \$272927 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$117,896
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01182553
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$1,364	\$2,728	\$6,000
2:	12	2	1		Unfurnished	\$2,571	\$30,848	\$48,000
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
- C11 - Venice area
- Los Angeles County
- Parcel # 4240010035

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Apartment

List / Sold:

\$11,000,000/\$11,045,000 ↑

22 days on the market

2161 W 25th St • San Pedro 90732

36 units • **\$305,556/unit** • **33,012 sqft** • **68,569 sqft lot** • **\$334.58/sqft** •
Built in 1961

Listing ID: PW22252148

S Anchovy Ave and W 25th Street Proximate to Rancho Palos Verdes



A true once in a lifetime opportunity to purchase in the most exclusive submarket of San Pedro. The Dolphin Cove is a well maintained, 36 units located overlooking the Pacific Ocean, steps from Palos Verdes Golf Course. There are over 50% 2bed 2bath units with mostly ocean views. The Dolphin Cove is well amenitized with ample parking, balconies, onsite laundry, pool, BBQ & a cabana for tenants' enjoyment. It is priced to sell at only \$333 per foot, and 5.34% cap rate current - 7.5% cap rate pro forma (9.7 GRM). Additionally, there is the opportunity to add another 11 ADU units onsite - no soft story retrofit required (buyer to verify/ask agent for details). This is an incredible day-one investment with incredible value added opportunity in an irreplaceable location.

Facts & Features

- Sold On 02/24/2023
- Original List Price of \$11,000,000
- 2 Buildings
- Levels: Two
- 36 Total parking spaces
- 36 Total carport spaces
- \$0 (Assessor)
- Laundry: Community
- Cap Rate: 5.34
- \$868284 Gross Scheduled Income
- \$587047 Net Operating Income
- 36 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Balcony

Exterior

- Lot Features: Bluff, Front Yard, Landscaped, Lot Over 40000 Sqft, Near Public Transit, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$262,921
- Electric: \$10,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$5,000
- Cable TV: 02164683
- Gardener:
- Licenses:
- Insurance: \$14,855
- Maintenance:
- Workman's Comp:
- Professional Management: 29693
- Water/Sewer: \$10,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	19	2	2	19	Unfurnished	\$26,523	\$41,913	\$53,200
2:	16	1	1	16	Unfurnished	\$26,523	\$26,523	\$35,120
3:	1	0	1	1	Unfurnished	\$1,019	\$1,019	\$1,850

Of Units With:

- Separate Electric: 36
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 179 - South Shores area
- Los Angeles County
- Parcel # 7563006014

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW22252148

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