

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	SB22037295	S	4515 W 170th ST	LAWN	113	STD	2	\$45,600		\$925,000↓	\$455.22	2032	1965/ASR	7,240/0.1662	N	4	02/24/22	0/0
2	SB21202709	S	411 Richmond ST	ES	141	STD	2	\$55,980		\$1,420,000↓	\$1,253.31	1133	1949/ASR	3,500/0.0803	N	2	02/23/22	102/102
3	SB21268251	S	2003 Farrell AVE	REDO	151	TRUS	2	\$54,240		\$1,750,000↑	\$921.05	1900	1952/PUB	7,501/0.1722	N	4	02/23/22	0/0
4	SB21214386	S	1412 1414 Averill AVE	SP	183	STD	2	\$44,928	3	\$899,000↓	\$420.09	2140	1925/ASR	6,756/0.1551	N	2	02/23/22	113/113
5	22117517	S	2948 N MARENGO AVE	ALTA	604	STD	2			\$1,310,000↑	\$604.80	2166	1949	20,121/0.46	N	2	02/24/22	7/7
6	DW22002760	S	3529 Ferncroft RD	ATWV	606	STD	2	\$66,000	6	\$913,000↓	\$911.18	1002	1948/ASR	2,789/0.064	N	0	02/25/22	8/8
7	BB22013868	S	427 W Riverside DR #A & B	BBK	610	STD,TRUS	2	\$21,600		\$900,000↑	\$789.47	1140	1950/ASR	2,905/0.0667	N	2	02/25/22	3/3
8	WS21264012	S	1429 Yosemite DR	LA	618	STD	2	\$0		\$1,530,000↑	\$633.28	2416	1947/ASR	8,209/0.1885	N	2	02/22/22	8/8
9	AR21035573	S	41 S Daisy AVE	PAS	646	STD	2	\$0		\$885,000↓	\$265.05	3339	1906/ASR	9,514/0.2184	N	2	02/24/22	347/347
10	AR22015363	S	2218 Sastre AVE	SELM	657	STD	2	\$24,000		\$819,999↑	\$506.48	1619	1951/PUB	10,235/0.235	N	2	02/22/22	10/10
11	PW22034017	S	6527 Washington AVE	WH	670	STD	2	\$0		\$1,200,000		2	1928/ASR	7,000/0.1607	N	0	02/23/22	0/42
12	CV21269377	S	10822 Croesus AVE	LA	699	STD	2	\$67,200	7	\$810,000↑	\$325.82	2486	1959/ASR	5,200/0.1194	N	2	02/22/22	11/11
13	21107573	S	1232 Hilldale AVE	LA	C03	STD	2			\$3,000,000↓	\$737.10	4070	1924	8,800/0.2			02/25/22	19/19
14	22129875	S	2454 Ocean Park BLVD	SM	C14	STD	2			\$1,295,000	\$1,099.32	1178	1954	3,203/0.0735			02/21/22	0/0
15	21105217	S	317 N Commonwealth AVE	LA	C17	STD	2			\$1,050,000↓	\$548.30	1915	1915	7,500/0.17			02/25/22	63/315
16	21777350	S	1350 S Orange DR	LA	C19	STD	2			\$1,160,000↓	\$522.52	2220	1924	6,907/0.15	N	0	02/23/22	152/152
17	SB21060872	S	1241 Meadowbrook AVE	LA	C19	TRUS	2	\$0		\$1,375,000↑	\$394.55	3485	1926/ASR	6,913/0.1587	N	3	02/24/22	17/17
18	22117351	S	2575 N BEACHWOOD DR	LA	C30	STD	2			\$2,000,000↑	\$1,070.66	1868	1920	7,500/0.17			02/23/22	28/28
19	DW21216861	S	1322 Exposition BLVD	LA	C34	STD	2	\$33,144		\$680,000↑	\$527.95	1288	1913/ASR	4,693/0.1077	N	0	02/23/22	49/49
20	DW21229710	S	4627 5th AVE	LA	C34	STD	2	\$0		\$1,175,000↓	\$515.35	2280	1914/ASR	6,750/0.155	N	2	02/25/22	70/70
21	WS21111892	S	1682 E Martin Luther King Jr BLVD	LA	C36	STD	2	\$0		\$605,000↓	\$342.39	1767	1910/PUB	5,325/0.1222	N	2	02/24/22	137/137
22	22116027	S	201 W 75TH ST	LA	C37	REO	2			\$580,000↓	\$342.79	1692	1913	6,215/0.14			02/23/22	28/28
23	SR21238129	S	1556 E 41st PL	LA	C42	STD	2	\$22,800		\$854,000↓	\$271.28	3148	1908/PUB	5,462/0.1254	N	1	02/21/22	31/31
24	IV21184583	S	3504 City Terrace DR	CTER	CTER	PRO	2	\$0		\$725,000↓	\$229.43	3160	1931/ASR	4,786/0.1099	N	3	02/23/22	92/92
25	MB21184657	S	6128 E Olympic BLVD	ELA	ELA	STD	2	\$24,600		\$549,000↓	\$481.58	1140	1951/ASR	2,567/0.0589	N	2	02/23/22	97/97
26	21108207	S	1349 S Hudson AVE	LA	HPK	STD	2			\$1,585,000↓	\$426.08	3720	1923	6,669/0.15	N	0	02/25/22	43/43
27	CV21179291	S	11579 Angell ST	NWK	M1	STD	2	\$66,000	5	\$1,050,000↓	\$387.60	2709	2021/PUB	5,089/0.1168	N	0	02/23/22	157/157
28	21781458	S	7007 4Th AVE	LA	PHHT	STD	2			\$700,000↓	\$351.05	1994	1928	5,995/0.13			02/23/22	142/142
29	DW22017859	S	6114 Riverside AVE	HNPk	T1	STD	2	\$48,000		\$590,000↓	\$301.02	1960	1961/ASR	5,307/0.1218	N	1	02/23/22	4/4
30	RS22007130	S	8151 Madison AVE	SOG	T2	PRO	2	\$3,400		\$750,000↑	\$425.89	1761	1926/ASR	9,004/0.2067	N	3	02/24/22	9/9
31	SB22011254	S	1330 S Leland ST	SP	183	STD	3	\$46,224	4	\$855,000↑	\$385.48	2218	1937/ASR	6,767/0.1553	N	3	02/25/22	7/7
32	CV21252441	S	2521 Granada AVE	SELM	657	STD	3	\$41,000		\$980,000↓	\$494.95	1980	1941/ASR	6,262/0.1438	N	0	02/25/22	5/5
33	PW22009929	S	6216 Bright AVE	WH	670	STD	3	\$0		\$1,000,000↑	\$416.67	2400	1918/APP	7,000/0.1607	N	2	02/25/22	5/5
34	CV21102038	S	4309 E Compton BLVD	CMP	699	STD	3	\$54,000		\$400,000↓	\$261.44	1530	1958/PUB	2,526/0.058	N	0	02/23/22	0/225
35	21107231	S	212 6Th AVE	VEN	C11	STD	3			\$1,710,000↓	\$1,387.99	1232	1951	4,224/0.09			02/23/22	75/75
36	PW22008295	S	2320 S Mansfield AVE	LA	C16	TRUS	3	\$156,000	5	\$2,825,000↑	\$532.72	5303	2018/PUB	6,698/0.1538	N	2	02/22/22	27/27
37	21767804	S	1340 N Kenmore AVE	LA	C20	STD	3			\$2,650,000↓	\$526.52	5033	2018	6,337/0.14			02/23/22	172/469
38	RS21267232	S	621 W 77th ST	LA	C34	STD	3	\$53,893		\$700,000↓	\$335.57	2086	1914/ASR	7,000/0.1607	N	0	02/25/22	25/25
39	22115367	S	6530 Denver AVE	LA	C42	STD	3			\$965,000↑	\$451.99	2135	1923	5,401/0.12			02/24/22	23/23
40	MB22004283	S	1024 S Fetterly AVE	ELA	ELA	STD	3	\$3,908		\$695,000↓	\$426.38	1630	1922/ASR	6,176/0.1418	N	0	02/22/22	12/12
41	IN20229986	S	1224 S Fraser AVE	ELA	ELA	STD	3	\$63,062	6	\$830,000↓	\$210.13	3950	1928/ASR	4,844/0.1112	N	0	02/22/22	204/204
42	SB21252193	S	14807 San Jose AVE	PAR	RK	STD	3	\$51,600		\$955,000↑	\$636.67	1500	1952/ASR	7,258/0.1666	N	3	02/22/22	73/73
43	DW21212180	S	3536 Louise ST	LNWD	RM	STD	3	\$43,440		\$715,000↓	\$406.25	1760	1946/ASR	7,943/0.1823	N	3	02/25/22	109/109
44	CV22013158	S	1654 W 205th ST	TORR	122	STD	4	\$72,952		\$1,420,000↑	\$515.61	2754	1989/PUB	7,000/0.1607	N	5	02/23/22	27/27
45	SR21151267	S	4077 Veselich AVE	LA	606	STD	4	\$74,400		\$1,390,000↓	\$561.62	2475	1940/ASR	5,749/0.132	N	3	02/24/22	169/169
46	RS21113671	S	3940 Dobinson ST	LA	BOYH	STD	4	\$51,144		\$540,000↓	\$171.21	3154	1917/APP	6,034/0.1385	N	0	02/21/22	118/343
47	DW22005827	S	2436 Cincinnati ST	LA	BOYH	STD	4	\$168,000	6	\$2,800,000↓	\$347.05	8068	2021/BLD	7,001/0.1607	N	4	02/25/22	1/1
48	22117749	S	1926 5TH AVE	LA	C16	STD	4			\$1,643,000↓	\$350.77	4684	1923	6,999/0.16	N	4	02/22/22	10/10
49	22118452	S	117 S NEW HAMPSHIRE AVE	LA	C17	STD	4			\$1,600,000↓	\$311.53	5136	1924	8,999/0.2			02/22/22	17/17
50	MB22012202	S	1689 E 110th ST	LA	C34	STD	4	\$46,848		\$805,000	\$320.33	2513	1905/ASR	11,545/0.265	N	0	02/24/22	0/85
51	DW21225414	S	138 W 66th ST	LA	C37	STD	4	\$73,404		\$905,000↓	\$246.80	3667	1910/ASR	6,618/0.1519	N	2	02/22/22	31/31
52	PW21264058	S	142 W 61st ST #1	LA	C42	STD	4	\$4,095		\$970,000↑	\$266.78	3636	1963/APP	5,120/0.1175	N	0	02/24/22	21/21
53	21106015	S	336 S Wilton PL	LA	HPK	STD	4			\$1,980,000↓	\$481.99	4108	1923	6,860/0.15			02/24/22	36/36
54	21103119	S	6319 Brynhurst AVE	LA	PHHT	STD	4			\$1,150,000↓	\$517.32	2223	1928	11,363/0.26			02/25/22	70/70
55	DW21167257	S	3311 E Gage AVE	HNPk	T1	STD,TRUS	4	\$4,932		\$705,000↓	\$235.00	3000	1951/ASR	5,451/0.1251	N	1	02/24/22	89/89
56	PF22002353	S	7614 Mason AVE	WIN	WIN	STD	4	\$77,700	4	\$1,348,500↑	\$338.82	3980	1963/PUB	6,231/0.143	N	5	02/24/22	3/3
57	SB21268008	S	11601 Birch AVE	HAWT	108	STD	5	\$110,940	4	\$1,696,900↑	\$314.53	5395	1961/ASR	7,280/0.1671	N	5	02/22/22	6/6
58	TR21153877	S	828 S Sierra Vista AVE	ALH	601	STD	5	\$95,100		\$2,000,000↓	\$377.50	5298	1977/ASR	7,500/0.1722	N	0	02/25/22	172/172
59	WS22006829	S	114 S Marguerita AVE	ALH	601	STD	5	\$113,400		\$2,300,000↑	\$418.03	5502	1978/ASR	7,550/0.1733	N	0	02/24/22	7/7
60	PW22017944	S	2365 Walwood AVE	ELM	619	STD,TRUS	5	\$77,400		\$1,385,000	\$366.40	3780	1961/ASR	12,180/0.2796	N	0	02/23/22	5/5
61	PW21255305	S	3216 Division ST	LA	623	PRO	5	\$47,532		\$1,150,000↓	\$398.48	2886	1928/ASR	7,443/0.1709	N	2	02/25/22	64/64
62	SR21079394	S	136 E 81st ST	LA	C37	TRUS	5	\$68,772		\$1,010,000↓	\$258.97	3900	1910/ASR	10,624/0.2439	N	2	02/23/22	169/169
63	SB21230990	S	426 Centinela AVE	ING	101	STD	6	\$122,280	4	\$1,915,000↓	\$305.33	6272	1987/ASR	8,111/0.1862	N	0	02/23/22	63/63
64	SB21247178	S	13111 Doty AVE	HAWT	110	STD,TRUS	6	\$122,400	4	\$1,975,000↓	\$406.38	4860	1986/ASR	6,751/0.155	N	0	02/24/22	38/38
65	21111703	S	5726 ALDAMA ST	LA	632	STD	6			\$1,450,000↓	\$373.90	3878	1932	9,974/0.22			02/25/22	11/11
66	AR22018322	S	114 Florence AVE	MP	641	STD	6	\$98,988	3	\$2,100,000↑	\$518.01	4054	1954/ASR	6,316/0.145	N	6	02/24/22	7/7
67	PW21262329	S	14244 Erwin ST	VNS														

	Listing_ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grq_Spcs	Date	DOM/CDOM
71	SR21011822	S	14919 Hartland ST	VNS	VN	STD	11	\$172,788	5	\$2,125,000 	\$310.22	6850	1961/ASR	8,386/0.1925	N	0	02/23/22	304/304
72	AR21197947	S	225 W Alameda AVE	BBK	610	STD	24	\$355,788		\$7,000,000 	\$333.97	20960	1951/ASR	34,184/0.7848	N	24	02/24/22	60/60

Closed •

4515 W 170th St • Lawndale 90260

2 units • \$475,000/unit • 2,032 sqft • 7,240 sqft lot • \$455.22/sqft •

Built in 1965

Inglewood Blvd to 170th, Turn East, before Hawthorne Blvd

List / Sold: \$950,000/\$925,000 ↓

0 days on the market

Listing ID: SB22037295



Two stand-alone units on 1 1/4 lots. Each unit-3bdr/2bath with a master suite and their own laundry. Rear (4515) is over 3 car garage, laundry room, and workshop. Large rooms, city view, balcony, fireplace, an small yard. Front (4517) has single garage with laundry hook-ups. Rear wrap around yard. One and one quarter lots (Lot 426 & 10 feet of lot 425). Centrally located near restaurants, mall, schools, William Green Park, and freeway entrance.

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$950,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Forced Air
- \$861 (Estimated)
- Laundry: In Garage, Individual Room
- \$45600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sloped Down
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00812956
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$16,001	\$1,600	\$0
2:	1	3	2	3	Unfurnished	\$2,200	\$2,200	\$0

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4081021005

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22037295

Printed: 02/27/2022 10:41:28 AM

Closed • Duplex

List / Sold:

\$1,499,000/\$1,420,000 ↓

102 days on the market

Listing ID: SB21202709

411 Richmond St • El Segundo 90245

2 units • **\$749,500/unit** • **1,133 sqft** • **3,500 sqft lot** • **\$1253.31/sqft** •
Built in 1949

south on Richmond from Pine st



411 Richmond and 411 1/2 Richmond sit in the heart of El Segundo's Downtown area. Short stroll to parks, schools, and all the downtown restaurants and shops. The front house is a fully remodeled (2011) 2 bedroom 1 bathroom stand along home. Single garage with laundry off the alley in back. The front yard patio has a great mix of hardscape and landscape providing great outdoor entertainment space. The front house also has a private back yard with artificial turf fruit trees and room to enjoy the outdoors. The rear unit is a 1 bedroom 1 bathroom fairly original unit. It sits on top of the two single car garages. Enter down the side of the front house or from the alley. This unit boast a huge private yard and patio space. Roof was replaced in 2020 on both front and rear units. Please do not disturb tenants.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air, Wall Furnace
- \$0 (Unknown)
- Laundry: In Garage
- \$55980 Gross Scheduled Income
- \$26791 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Floor: Carpet, Wood

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Fair Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,390
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$564
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,572
- 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	\$3,000	\$3,000	\$3,500
2:	1	1	1	1	Unfurnished	\$1,665	\$1,665	\$2,150

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
- 141 - El Segundo area
 - Los Angeles County
 - Parcel # 4136014017

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold:

\$1,725,000/\$1,750,000 ↑

0 days on the market

Listing ID: SB21268251

2003 Farrell Ave • Redondo Beach 90278

2 units • **\$862,500/unit** • **1,900 sqft** • **7,501 sqft lot** • **\$921.05/sqft** •
Built in 1952

Aviation to Farrell, east one block



Well maintained duplex in prime North Redondo location, 1 block from Manhattan Beach, walk to Trader Joe's. Front unit is a 2/1 with landscaped front yard, rear unit is a 3/2 which includes a bedroom with ensuite bathroom. Engineered vinyl floors (that look like wood) have recently been installed in both units. Kitchen/baths have been upgraded, driveway repaved, replumbed to the street, railings, patio gate and front fencing have been replaced. Each unit has oversized 2 car garage. All appliances will remain, including washers/dryers, laundry inside each unit. R2 lot with future potential. Tenants pay utilities. Fabulous long term tenants on month to month leases would love to remain. Do not disturb occupants! Shown by appointment only, contact listing agent.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$1,675,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$1,371 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- \$54240 Gross Scheduled Income
- \$51382 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Tile, Vinyl
- Appliances: Gas Oven, Gas Range, Refrigerator, Water Heater
- Other Interior Features: Granite Counters, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lawn, Sprinkler System
- Fencing: Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,858
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014153
- Gardener:
- Insurance: \$1,118
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,150	\$2,150	\$2,600
2:	1	3	2	2	Unfurnished	\$2,370	\$2,370	\$3,200

Of Units With:

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

Additional Information

- Trust sale
- 151 - N Redondo Bch/Villas North area
 - Los Angeles County
 - Parcel # 4150014013

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

1412 1414 S Averill Ave • San Pedro 90732

2 units • **\$449,500/unit** • **2,140 sqft** • **6,756 sqft lot** • **\$420.09/sqft** •
Built in 1925

below western off 14th St.

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

113 days on the market

Listing ID: SB21214386



Wonderful Duplex in booming San Pedro Vista del Oro area. The property is located close to Averill Park, schools and shopping. Owner occupied or investment property or if you just want to build your own dream home in a nice area on aa full size lot. The units are spacious and well maintained.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$999,750
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Wall Furnace
- \$368 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 2.5
- \$44928 Gross Scheduled Income
- \$25019.2 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate
- Other Interior Features: Block Walls, Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Yard
- Fencing: Average Condition
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,564
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01488798
- Gardener:
- Licenses:
- Insurance: \$945
- Maintenance: \$3,056
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,063
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	1	1	1	Unfurnished	\$1,665	\$1,665	\$2,200
2:	1	2	1	1	Unfurnished	\$2,079	\$2,079	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7459013005

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SB21214386

Printed: 02/27/2022 10:41:28 AM

Closed •

List / Sold:

\$1,198,000/\$1,310,000 ↑

7 days on the market

Listing ID: 22117517

2948 N MARENGO Ave • Altadena 91001

2 units • **\$599,000/unit** • **2,166 sqft** • **20,121 sqft lot** • **\$604.80/sqft** •
Built in 1949

North of E. Altadena Dr. - East of Fair Oaks Ave. - South of E. Loma Alta Dr. - West of Lake Ave.



Situated within the foothills of the San Gabriel Mountains, this two unit income property is awaiting your vision to maximize its potential. There are two detached homes and two detached garages on an approximately 20,121 sq. ft lot. The front unit (approx. 1,301 sq. ft) consists of two bedrooms & one and one-half bathrooms with a bonus room that could be used as a third bedroom and the rear unit (approx. 864 sq. ft) consists of two bedrooms & one bathroom. The vastness of the lot presents diverse possibilities to make it your own spectacular investment property. Location, Location, Location! The property address is less than three miles from I-210 which gives you easy access to Arcadia, Burbank, Glendale, and Downtown Los Angeles. Short commute to beautiful neighboring cities like La Canada Flintridge and Pasadena. Being at the foot of the Angeles National Forest, you can enjoy many of the hiking trailheads to satisfy your adventurous side. Delight in the scenery of Christmas Tree Lane on your way to support small businesses (shopping, dining, entertainment, etc.) from the array of options that Fair Oaks Ave. and Lake Ave. has to offer. This property is an excellent addition to any portfolio!

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$1,198,000
- 4 Buildings
- 2 Total parking spaces
- Heating: Fireplace(s)
- Laundry: Washer Included, Dryer Included

Interior

- Rooms: Bonus Room, Workshop, Sun
- Floor: Wood, Tile
- Appliances: Dishwasher, Refrigerator, Gas Cooktop
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Front Yard

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$2,500
2:	1	2	1		Unfurnished	\$0	\$0	\$2,000
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
- 604 - Altadena area
 - Los Angeles County
 - Parcel # 5841019006

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$925,000/\$913,000** ↓

3529 Ferncroft Rd • Atwater Village 90039

8 days on the market

**2 units • \$462,500/unit • 1,002 sqft • 2,789 sqft lot • \$911.18/sqft •
Built in 1948**

Listing ID: DW22002760

Glendale Blvd North, RT on Ferncroft Rd



CASH COW!!! \$66,000 Gross Rents, (\$52,104 NOI) and 5.63 CAP in Atwater Village!! HIGH RENTAL DEMAND AREA!! Newly remodeled units (top and bottom) with that beautiful farmhouse motif. Yard is big enough for a potential ADU addition. Each unit is 2 beds and 1 bath (approx 550 sq ft each) with an open floor plan (Title shows 1 Bed+1 Bath each). Upstairs tenant has been there for years and is current on rent (\$2,550). Lower unit was being used by owner and will be delivered vacant upon purchase (can be rented for up to \$3,000/mo). Upstairs has an exclusive patio and lower unit has its own dedicated patio. This property is minutes from the local eateries and shopping of Silver Lake, DTLA, Glendale and Glassel Park. Hikers, we are also minutes from Griffith Park: Area Walk score is 80 VERY Walkable. Convenient washer & dryer located near the downstairs patio and storage located in the back of the property. Great ROI as a rental.

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$925,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Electric
- Heating: Electric
- \$150 (Estimated)
- Laundry: Dryer Included, Electric Dryer Hookup, Individual Room, Outside, Washer Hookup, Washer Included
- Cap Rate: 5.63
- \$66000 Gross Scheduled Income
- \$52104 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,896
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$33
- Cable TV: 01951162
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$50
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$3,000	\$36,000	\$36,000
2:	1	1	1	0	Unfurnished	\$2,550	\$30,600	\$36,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 606 - Atwater area
- Los Angeles County
- Parcel # 5437021020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW22002760

Printed: 02/27/2022 10:41:29 AM

Closed • **Duplex**

List / Sold: **\$899,000/\$900,000** ↑

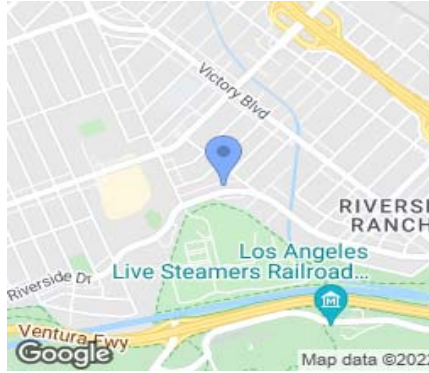
427 W Riverside Dr # A & B • Burbank 91596

3 days on the market

**2 units • \$449,500/unit • 1,140 sqft • 2,905 sqft lot • \$789.47/sqft •
Built in 1950**

Listing ID: BB22013868

East of Main



WOW, GREAT BURBANK INCOME PROPERTY OPPORTUNITY! Conforming Burbank Rancho District duplex offering two 1BD, 1BA units with dbld. detached garage at rear of lot with alley access - possible conversion to ADU/third unit. Nice patio area between rear unit and garage. Both units occupied by long term tenants on mo to mo rental agreements; current rents well below market - great upside, especially considering superior Burbank location.

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Other)
- Laundry: Gas Dryer Hookup, In Kitchen, Stackable, Washer Hookup
- \$21600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: Lawn, Rectangular Lot, Level
- Security Features: Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$1,323
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521876
- Gardener:
- Licenses:
- Insurance: \$423
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$420
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$825	\$825	\$1,800
2:	1	1	1	0	Unfurnished	\$825	\$825	\$1,800

Of Units With:

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

Additional Information

- Standard, Trust sale
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 5625029004

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

1429 Yosemite Dr • Los Angeles 90041

2 units • **\$749,500/unit** • **2,416 sqft** • **8,209 sqft lot** • **\$633.28/sqft** •
Built in 1947

Avoca st

List / Sold:

\$1,499,000/\$1,530,000 ↑

8 days on the market

Listing ID: WS21264012



This new remodeling duplex is an ideal opportunity in the heart of trendy Eagle Rock, NEW kitchens , New bathrooms, New windows, New floor, New AC, New interior and exterior painting. New garage door. They are separate units and has a detached garage and a carport and separate address, utility meters (1429 Yosemite Dr Los Angeles ca 90041 and 1424 Conrad St Los Angeles ca 90041). The fence separate at middle of lot make it like 2 single house. It is prefer for 2 family with private yard. The front unit at Yosemite Drive house offer 3 bedroom, 2 bath with 2 car garage, Big open living room and dining room area. The back unit at Conrad St. The house offer 2 bedrooms , a den used as 3rd bedroom. and 2 bathroom with a carport . Open floor plan. The property is close to downtown, the 134 and the 2 freeways, restaurants, shopping and entertainment. Great for large families, investors and first time home buyers who want to cover mortgage expenses with rental income. Do not Miss these Amazing units.

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$401 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Master Bathroom, Master Bedroom
- Floor: Laminate
- Appliances: Water Heater
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Front Yard, Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: See Remarks, Wood
- Sewer: Public Sewer

Annual Expenses

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

- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:

- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5690017011

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: WS21264012

Printed: 02/27/2022 10:41:29 AM

Closed •

List / Sold: **\$880,000/\$885,000** ↓

41 S Daisy Ave • Pasadena 91107

347 days on the market

2 units • **\$440,000/unit** • **3,339 sqft** • **9,514 sqft lot** • **\$265.05/sqft** •
Built in 1906

Listing ID: AR21035573

E. Colorado Blvd and S. Daisy Ave



Investors dream, Historical Fixer, existing house was a duplex and per city of Pasadena can be converted to Single Family House of 2,162 SF + 210 carport and Can Build another 2 Story House in the back with 1319 Sq FT+ 333 carport. Plans are pending approval. This property qualifies for Mills Act for lower property taxes.

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$950,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: In Closet
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,875
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01444805
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	3	2	Unfurnished	\$0	\$0	\$8,000

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5748013018

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) AR21035573

Printed: 02/27/2022 10:41:29 AM

Closed • Duplex

2218 Sastre Ave • South El Monte 91733

2 units • \$399,000/unit • 1,619 sqft • 10,235 sqft lot • \$506.48/sqft •
Built in 1951

South of Garvey Avenue

List / Sold: **\$798,000/\$819,999** ↑

10 days on the market

Listing ID: AR22015363



With the high demand in warehouses, why bid with other buyers when you could build your own? In an industrial zone, this property is perfect for establishing a stand-alone warehouse. The existing structure is a residential duplex. The front unit has 2 bedrooms and 1 bathroom, at 528 sqft. The back unit is 1,091 sqft with 3 bedrooms and 2 bathrooms.

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$798,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- \$781 (Estimated)
- Laundry: Outside
- \$24000 Gross Scheduled Income
- \$13350 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room, Master Suite

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,650
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01931901
- Gardener:
- Licenses:
- Insurance: \$650
- 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	\$1,200	\$1,200	\$2,500
2:	1	2	1	0	Unfurnished	\$800	\$800	\$1,500

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 657 - So. El Monte area
- Los Angeles County
- Parcel # 8102015009

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** AR22015363

Printed: 02/27/2022 10:41:29 AM

Closed •

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

6527 Washington Ave • Whittier 90601

0 days on the market

2 units • \$600,000/unit • 2 sqft • 7,000 sqft lot • No \$/Sqft data •
Built in 1928

Listing ID: PW22034017

UPTOWN



All units vacant ready to move in ~ Welcome to Uptown Whittier Historical District "Central Park" These 2 units and ADU Dwellings are centrally located walking distance to everything beautiful Uptown Whittier has to offer, from prestige's Whittier Collage, Uptown promenade, dining, trendy coffee shops and a mile away from the new Groves on Whittier Blvd and much more. *Main home is a French Tudor that was recently painted and has 4 bedrooms 1.5 baths, laundry room, walk in pantry, formal dinning room, a beautiful stone fire place in the living room with a rare and unique one of a kind cove ceiling in the living room. Plantation window shutters throughout home, original hardwood floors throughout and stone flooring in kitchen. Walk out to a large wood patio that was recently built for year round enjoyment/entertainment. MOST FURNITURE AND ALL APPLIANCES ARE INCLUDED WITH SALE. *Upstairs back unit was recently painted and has 2 bedrooms currently being used as a Airbnb/VRBO with high rentability year round. *Downstairs 2 bedroom unit is an ADU and is currently VACANT, has a cozy living room, kitchenette and full bath. Beautiful landscaping front and back with driveway parking in the front of main home and alley access for additional parking in the back. Home has plenty of trees, vegetation and fruit trees, lemons trees, a huge magnolia tree and plenty of storage... ALL UNITS TO BE DELIVERED VACANT.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$1,200,000
- 0 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Central
- \$1 (Assessor)
- Laundry: Community
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01862713
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8139003005

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$800,000/\$810,000** ↑

10822 Croesus Ave • Los Angeles 90059

11 days on the market

**2 units • \$400,000/unit • 2,486 sqft • 5,200 sqft lot • \$325.82/sqft •
Built in 1959**

Listing ID: CV21269377

off 105 fwy west, exit Wilmington, turn right onto imperial hwy. Turn left on Mona St. Turn left on Santa Ana Blvd N. Tur Right on Juniper St, Turn left on E107th St. Left on Croesus Ave and property is on left hand side.



Appraisal in ! Upgrades! Upgrades! Duplex- two units in one lot. Each with their own access. New interior and exterior paint ! The larger two floor home has beautiful crown molding, custom cherry wood cabinets and granite counter tops. The top bathroom has travertine on all walls and floors with a built in Jacuzzi tub and separate shower, your own private spa!. Hard wood floors and beautiful lighted ceiling in the master. Large rooms and a walk in closet. The second unit has great sized rooms, a remodeled bathroom with brand new vanity, new tub, new floors, new mosaic all around the tub walls. New windows throughout. Lime tree in front and roses make it your own garden! Two car garage with new doors. There is alley access for the back unit. Both units are ready to move in. Live in one and rent the other or add to your portfolio. Termite Report and clearance are done! Largest in the block and one way street for privacy. Love it!

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$800,000
- 1 Buildings
- Levels: One, Two
- 7 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 7.3
- \$67200 Gross Scheduled Income
- \$60614 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Walk-In Closet
- Floor: Stone, Wood
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), Crown Molding, Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01247521
- Insurance: \$1,632
- Maintenance: \$600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6068005014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: CV21269377

Printed: 02/27/2022 10:41:29 AM

Closed •

1232 Hilldale Ave • Los Angeles 90069

2 units • **\$1,745,000/unit** • **4,070 sqft** • **8,800 sqft lot** • **\$737.10/sqft** •
Built in 1924

North of Sunset, Corner of Hilldale and Ozeta.

List / Sold:

\$3,490,000/\$3,000,000 ↓

19 days on the market

Listing ID: 21107573



TWO HOMES ON A LARGE CORNER LOT; VACANT, AND SOLD TOGETHER. On the market for the first time in decades, this diamond in the rough is ready for it's next owner to transform it into a showpiece estate compound. Featuring an idyllic 2 bedroom, 2.5 bath turreted cottage nestled in a tranquil garden with lush landscaping. Restored lead glass windows, beamed ceilings, two-story fireplace and period finishes transport you to the golden age of Hollywood. A large second home with potential city views is ready to expand and remodel. Live in one and use the other as a retreat for guests, home office, creative studio or income property. Garage/off-street parking for 7+ Cars. A+ location, one block from the heart of The Sunset Strip and only minutes to Sunset Plaza, West Hollywood and Beverly Hills; exceptional restaurants, world-class shopping and vibrant nightlife. Ozeta approx. 2,720 + Hilldale approx. 1,350 = approx. 4,070 "finished square footage"

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$3,490,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01344540
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$7,500

2: 1 2 2 Unfurnished \$0 \$0 \$4,500
3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 5560024015

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$1,295,000/\$1,295,000**

2454 Ocean Park Blvd • Santa Monica 90405

0 days on the market

**2 units • \$647,500/unit • 1,178 sqft • 3,203 sqft lot • \$1099.32/sqft •
Built in 1954**

Listing ID: 22129875

West of Centinela Ave, East of 23rd St, South of Pico



Sold before processing. For comp purposes only.

Facts & Features

- Sold On 02/21/2022
- Original List Price of \$1,295,000
- 1 Buildings

Interior

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

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	1	0		Unfurnished	\$1,758	\$1,758	\$2,400
2:	2	2	0		Unfurnished	\$0	\$3,200	\$3,200
3:			0					
4:			0					
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					

10: 0
11: 0
12: 0
13: 0

Of Units With:

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

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

Additional Information

- Standard sale

- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4272023019

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22129875

Printed: 02/27/2022 10:41:29 AM

Closed •

317 N Commonwealth Ave • Los Angeles 90004
2 units • \$549,500/unit • 1,915 sqft • 7,500 sqft lot • \$548.30/sqft •
Built in 1915
Use Smartphone.

List / Sold:
\$1,099,000/\$1,050,000 ↓
63 days on the market
Listing ID: 21105217



All units delivered Vacant. Property has upgraded kitchens, baths, flooring, windows, stucco, carport, and HVAC. Each unit comes with a laundry area. Additionally, a 3bd/2ba unit comes with solar panels. The solar panels are owned by the owner.

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$1,099,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Appliances: Dishwasher, Refrigerator

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

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

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5501003011

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21105217

Printed: 02/27/2022 10:41:29 AM

Closed •

1350 S Orange Dr • Los Angeles 90019

**2 units • \$600,000/unit • 2,220 sqft • 6,907 sqft lot • \$522.52/sqft •
Built in 1924**

North of Pico Blvd, South of San Vicente, West of La Brea

List / Sold:

\$1,200,000/\$1,160,000 ↓

152 days on the market

Listing ID: 21777350



Officially back on the market and Priced \$150,000 less than neighboring comp for consideration of 1 unit delivered w/tenant creating a great investor/developer opportunity on this Tier 3 property in an excellent location. This classic 1924 Spanish style side by side single story duplex is in the heart of the trendy Mid-City area of Los Angeles. The charming period details have been preserved including original hardwood floors, decorative(nonfunctional) fireplace, plaster walls highlighting embellishments on the coved ceiling and interior walls along with the archway into the dining room. The kitchen has a breakfast nook and there is an inside laundry area just off the kitchen. Plus, the garage has been converted to an office (being used as a sound mixing studio) with extra storage. You could create an ADU to your specifications easily. Unit 1350 is currently owner occupied, easy to show and can be delivered vacant. The duplex is nestled on a mature tree lined street in a prime location with thoughtfully landscaped draught resistant front yard. The lot is just over 6900 square feet and per ZIMAS this is an R2 lot designated as a Tier 3 property located in the Transit Priority Area of LA city. This sought after, premium location continues to appreciate! Easy walk to Target, Michaels, Sprouts and MidTown Center with Lowes, Ulta, etc. plus, easy access to DTLA, Beverly Hills, Culver City and freeways. Unit 1352 delivered with tenant, any Buyout to be negotiated after COE

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside
- 2 electric meters available

Interior

- Rooms: Sound Studio, Office, Den
- Floor: Wood, Laminate
- Appliances: Disposal, Refrigerator
- Other Interior Features: Ceiling Fan(s), Coffered Ceiling(s)

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped
- Security Features: Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Insurance:
- Maintenance:

- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- Gardener:
- Licenses:

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,800	\$0	\$2,800
2:	1	2	1		Unfurnished	\$2,800	\$950	\$2,800

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5070003028

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

1241 Meadowbrook Ave • Los Angeles 90019

2 units • \$574,500/unit • 3,485 sqft • 6,913 sqft lot • \$394.55/sqft • Built in 1926

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

List / Sold:

\$1,149,000/\$1,375,000 ↑

17 days on the market

Listing ID: SB21060872



2 Unit Duplex with Classic Spanish Charm - Both Vacant, Desirable Near Mid Wilshire !!! 3 Bed / 1 Bath + 2 Bed / 1 Bath + 3 Car Garage. 3485 Sqft Bldg. on a deep 6913 Sqft Lot built in 1926. FIXER !!! Opportunity knocks to restore this property to its original grandeur ! Trust Sale. Fantastic location near Mid Wilshire on a desirable street North of San Vicente and West of La Brea. Both units are 1 level and have similar floorplans with spacious living and dining rooms that include high coved ceilings, a faux fireplace, good sized kitchen with adjacent Breakfast nooks and utility rooms. The hallways also are wide with high ceilings. The bathrooms are a good size. Financing may not be available due to the condition of the property. The right front door is to unit 1241. 3 Bed/1 Ba . Behind the door is the staircase to the top floor which opens to the large living room with coved high ceilings. The unit shows light and bright. The dining room is also a generous size. There is a closet with access to an outdoor balcony and also another door that leads to a large enclosed like balcony. The kitchen opens on to the rear large breakfast nook and to our utility room and staircase down to the backyard. The Bedrooms are also all comfortable size. The front walkway leads to the porch of unit 1243. This is the 2 Bed / 1 Bath downstairs unit. Similar floorplan as upstairs with 1 less bedroom.

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$1,149,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,363
- 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	1	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5084032008

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

2575 N BEACHWOOD Dr • Los Angeles 90068

2 units • \$997,500/unit • 1,868 sqft • 7,500 sqft lot • \$1070.66/sqft • Built in 1920

North on Beachwood from Franklin

List / Sold:

\$1,995,000/\$2,000,000 ↑

28 days on the market

Listing ID: 22117351



Gorgeous Cape Cod Compound in the heart of Beachwood Cyn. Fantastic opportunity for someone who is looking for the perfect home and a detached rental. Main house was redone in 2010 and features 2 bedrooms and 2 baths and will be delivered vacant. Open concept kitchen with caesarstone counters, top-of-the-line custom cabinetry and stainless appliances. Living room opens to multiple outdoor seating areas. French doors open to a large flat, private grassy yard. Charming 1 bedroom and 1 bath guest house above 2-car garage, built from the ground up in 2010 and approved by city. This is the perfect opportunity for an end user or investor. Just south of the village and in the center of it all, this unique property surely should not be missed.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$1,995,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

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	2		Unfurnished	\$5,150	\$5,150	\$5,495
2:	2	1	1		Unfurnished	\$3,495	\$3,495	\$3,495
3:								

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 5585007018

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22117351

Printed: 02/27/2022 10:41:29 AM

Closed •

List / Sold: **\$670,000/\$680,000** ↑

1322 Exposition Blvd • Los Angeles 90018

49 days on the market

**2 units • \$335,000/unit • 1,288 sqft • 4,693 sqft lot • \$527.95/sqft •
Built in 1913**

Listing ID: DW21216861

Near the corner Exposition and Normandie



BACK ON THE MARKET. Live in one and rent the other unit out in one of the most up and coming areas in Los Angeles. Centrally located within a 1/2 mile of University of Southern California (USC), the Coliseum and Banc of California Stadium. These units are conveniently adjoined by an alley that provides private access and parking. Both units are currently leased by tenants on a month to month basis. The front unit was partially updated in 2015 and has three bedrooms and one bathroom. The back unit which has two bedrooms and one bathroom was renovated in the last two years with newer flooring, bathroom, kitchen and plumbing. The roof for the front unit is about two years old and one year old for the back unit. Considering the proximity to USC and high rents in the area, this property offers tremendous upside. Seller is willing to pay to relocate one of the tenants for owner occupied financing.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$650,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$334 (Estimated)
- Laundry: In Kitchen
- \$33144 Gross Scheduled Income
- \$26603.35 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,541
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$2,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,707
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,462	\$1,462	\$2,600
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5036001008

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

4627 5th Ave • Los Angeles 90043

**2 units • \$624,950/unit • 2,280 sqft • 6,750 sqft lot • \$515.35/sqft •
Built in 1914**

Between Vernon and 48th St

List / Sold:

\$1,249,900/\$1,175,000 ↓

70 days on the market

Listing ID: DW21229710



Look no further and welcome to this rare opportunity to own potentially 3 vacant homes in one Lot! Located in the neighborhood of Park Mesa Heights borderline with Leimert Park. This gorgeous and recently remodeled modern craftsman Duplex (2-units) consists of a 3 bed 2 bath, 2 bed 1 bath, and plans to convert the garage into an ADU. As you walk into the home, from the open Stone porch you will find an amazing open floor-plan. The large windows found throughout the entirety of the home bring in an abundance of natural light. Features inside the home include a large custom fireplace, new floors, recess lighting floors, new interior paint throughout the entire home. Don't forget to enjoy the new HVAC system on those summer days or those cold nights. The living room opens up into the kitchen, which has been majestically designed with quartz countertops, Matte Black fixtures, White Cabinets, stainless sink, and stainless steel appliances. All bedrooms are very large. The large bathrooms are presented with a beautiful tile design and beautiful vanities! Also, each property has its own laundry room. Other great features include new exterior paint, plenty of parking along the long driveway, and a tastefully designed Front yard with new sod and sprinkler system. The Large backyard is perfect for entertaining guests or just lounging in the privacy of your own home. This home also includes a two-car garage with automatic garage doors and new motors. (Garage can be used to park cars, playroom, man cave, or Gym. You will truly appreciate the aesthetics and designs of the home once viewed in person!

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$289 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Closet, Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Art Studio, Bonus Room, Exercise Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bedroom, Office, Walk-In Closet
- Floor: Laminate
- Appliances: Gas Range, Gas Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Copper Plumbing Partial, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Garden, Lawn, Near Public Transit, Sprinklers In Front, Walkstreet, Yard
- Fencing: Block, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5014019020

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$625,000/\$605,000** ↓

1682 E Martin Luther King Jr Blvd • Los Angeles 90011

137 days on the market

2 units • **\$312,500/unit** • **1,767 sqft** • **5,325 sqft lot** • **\$342.39/sqft** •
Built in 1910

Listing ID: WS21111892

Long Beach Ave



Very desirable income producing duplex. Front unit offer a 4 bed/ 1 bath. Back unit has 1 bed / 1 bath. Not to mention minutes away from LA Coliseum complex, new Banc of California Stadium, Metro Rail, USC and USC Village which includes Trader Joe's, and much more.

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$625,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01442976
- 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	1	0	Furnished	\$2,150	\$2,150	\$2,750
2:	1	1	1	0	Furnished	\$1,144	\$1,144	\$1,350

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 5117011015

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) WS21111892

Printed: 02/27/2022 10:41:29 AM

Closed •

201 W 75TH St • Los Angeles 90003

2 units • \$311,600/unit • 1,692 sqft • 6,215 sqft lot • \$342.79/sqft •
Built in 1913

Florence Avenue to S Broadway to W 75th Street

List / Sold: \$623,200/\$580,000 ↓

28 days on the market

Listing ID: 22116027



All highest & best offers are due Monday 1/24 by 10:59PM. This is your opportunity to purchase a fabulous income property! This charming duplex features two detached units ready for your vision and design! The front unit (#201) is vacant and features 3 ample size bedrooms and 2 bathrooms, a light and bright living room, and a spacious kitchen. The occupied rear unit (#203) also features 3 bedrooms and 2 bathrooms. The property is being sold partially occupied. Please do not disturb occupants in the occupied rear unit. Located within close proximity to the new SoFi Stadium.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$623,200
- 2 Buildings
- Heating: Wall Furnace

Interior

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

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

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

Of Units With:

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

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

Additional Information

- Real Estate Owned sale

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6031008018

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22116027

Printed: 02/27/2022 10:41:29 AM

Closed • Duplex

1556 E 41st Pl • Los Angeles 90011

**2 units • \$479,500/unit • 3,148 sqft • 5,462 sqft lot • \$271.28/sqft •
Built in 1908**

North Compton blvd

List / Sold: **\$959,000/\$854,000 ↓**

31 days on the market

Listing ID: SR21238129



Duplex; Great opportunity weather you want to purchase as an investment or live on one unit and rent the other unit. Duplex provides its own private entrance, unit (1556) with 5 bedroom and 2 bath. Unit 1558 with 4 beds and 2 bath (this unit has been split into two units (1 bed /1 bath & 2 bed & 1 bath) Buyer to do their own investigations. Plenty of parking with of approximately 8-9 cars withing its gated fence. Central locations to LA Memorial Coliseum, California Science Center, USC, Staple Center, Downtown Los Angeles, museums, restaurants, parks, shopping centers, and more, plus easy access to the 110 FWY & 10 FWY, 20 minutes to SoFi Stadium. Property will be delivered vacant. Property SOLD AS IS CONDITION. DO NOT GO DIRECTLY TO PROPERTY OR CONTACT TENANTS.

Facts & Features

- Sold On 02/21/2022
- Original List Price of \$959,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Electric, Wall Furnace
- \$6,600 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$22800 Gross Scheduled Income
- \$12500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom
- Floor: Tile
- Appliances: Electric Oven, Electric Range, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

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

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2	4	Unfurnished	\$500	\$1,000	\$3,600
2:	1	4	2	4	Unfurnished	\$900	\$900	\$3,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5116015010

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$850,000/\$725,000** ↓

3504 City Terrace Dr • City Terrace 90063

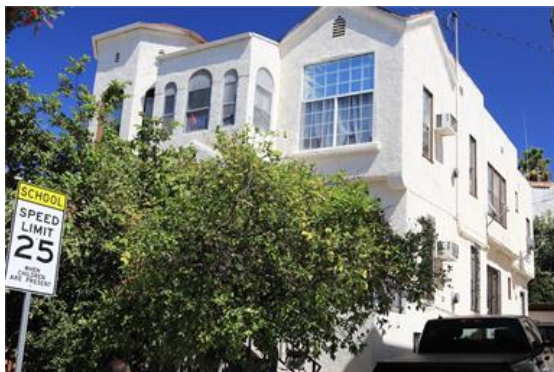
92 days on the market

2 units • \$425,000/unit • 3,160 sqft • 4,786 sqft lot • \$229.43/sqft •

Listing ID: IV21184583

Built in 1931

Closer to 10fwy- crossed street Ramboz Dr.



Great opportunity, Huge duplex -Records show 2 bed room 1 bath each unit- However, The units currently have 4 bedroom 1.5 bath each (additional extra rooms, and the 1/2 bath no permits found) All rooms are spacious-- It is One Building 2 story. There is a huge basement that could be used for storage with a 3/4 bath (unpermitted) Property needs repairs. Due to property zoning, these units could be legalized for 4 units, but Buyer and Selling agent must verified with the local authorities if this is possible.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$850,000
- 1 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01701706
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale

- CTER - City Terrace area
- Los Angeles County
- Parcel # 5228017002

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) IV21184583

Printed: 02/27/2022 10:41:30 AM

Closed • Duplex

6128 E Olympic Blvd • East Los Angeles 90022

2 units • \$279,500/unit • **1,140 sqft** • **2,567 sqft lot** • **\$481.58/sqft** •
Built in 1951

Hendricks and Olympic Bl

List / Sold: **\$559,000/\$549,000** ↓

97 days on the market

Listing ID: MB21184657



Sweet starter investment property located in East Los Angeles near Montebello and minutes to Downtown LA. DUPLEX. A 1 Bedroom, 1 bath AND a 1 bedroom, 1 bathroom. This property features new windows, upgrade electrical, bathrooms for each unit just remodel And some paint was done in the interior of both units. Each unit comes with laundry inside. Two car garage centralized location with tons to offer. Make your appointment TODAY!

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$559,000
- 1 Buildings
- 2 Total parking spaces
- \$1,078 (Estimated)
- Laundry: Inside
- \$24600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Zero Lot Line
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02069801
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6338012004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** MB21184657

Printed: 02/27/2022 10:41:30 AM

Closed •

List / Sold:

\$1,645,000/\$1,585,000 ↓

43 days on the market

Listing ID: 21108207

1349 S Hudson Ave • Los Angeles 90019

**2 units • \$822,500/unit • 3,720 sqft • 6,669 sqft lot • \$426.08/sqft •
Built in 1923**

North of Pico, west of Rimpau



Incredible turnkey investment opportunity in excellent location just moments to restaurants, markets, and shopping. Upstairs is 5 bedrooms and 2 full baths, downstairs is 4 bedrooms and 2 full baths plus huge bonus room. The units boast new hardwood floors, new kitchens and bathrooms, new plumbing, new HVAC, new electrical, new sewer to street, all new appliances including washer/dryer in each unit, new windows and doors (many with special noise cancelling glass), upgraded foundation, new hot water heaters and new drought tolerant landscape. Property is completely fenced in including an automatic driveway gate. Both units are on month-to-month leases, great for investor or owner/user. DRIVE BY ONLY, INTERIOR INSPECTION WITH OFFER.

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$1,689,000
- 1 Buildings
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside
- \$92292 Net Operating Income
- 2 electric meters available
- 0 water meters available

Interior

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

Exterior

- Lot Features: Front Yard, Back Yard
- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$7,200
- 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	5	2		Unfurnished	\$4,326	\$4,326	\$4,500
2:	2	4	2		Unfurnished	\$3,965	\$3,965	\$4,300

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C18 - Hancock Park-Wilshire area
 - Los Angeles County
 - Parcel # 5083024011

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,048,000/\$1,050,000 ↓

157 days on the market

Listing ID: CV21179291

11579 Angell St • Norwalk 90650

**2 units • \$524,000/unit • 2,709 sqft • 5,089 sqft lot • \$387.60/sqft •
Built in 2021**

Rosecrans to Studebaker to Foster to Jersey, North to Subject



Looking for newer? Look no further! Enjoy this Rare, newly constructed SFR with attached ADU with two (2) separate addresses. Newly built from the ground up with over 2700sqft. The main two story residence provides nearly 2000sqft of living space including 4 bedrooms and 2 1/2 baths. A family home with all the amenities!! Vinyl plank flooring, white shaker cabinets with soft close features, recessed lighting, stainless steel under mount sink with brush nickel appointments, quartz counter tops, tiled shower surrounds, central heating and air; to much to list...AND a newly built single story 2 bedroom 1 bath ADU with over 700sqft that may rent for \$2,200/mo to help offset lives many expenses. Both residences are highly upgraded perfect for the Dual Family or Investor. Close proximity to parks and recreation, schools and shopping. ***Come see it, Love it and Make it your own***

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$1,098,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air, High Efficiency
- Heating: Central, See Remarks
- \$66 (Estimated)
- Laundry: In Closet, Individual Room
- Cap Rate: 4.55
- \$66000 Gross Scheduled Income
- \$50000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room, Main Floor Master Bedroom, Master Bathroom
- Floor: Laminate, Vinyl
- Appliances: Disposal, Tankless Water Heater
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

- Lot Features: Corner Lot, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Firewall(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500

- Cable TV: 01525011
 - Gardener:
 - Licenses: 250
- Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	0	Unfurnished	\$0	\$0	\$3,300
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- M1 - Norwalk area
 - Los Angeles County
 - Parcel # 8049016047

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$699,900/\$700,000** ↓

7007 4Th Ave • Los Angeles 90043

142 days on the market

2 units • **\$349,950/unit** • **1,994 sqft** • **5,995 sqft lot** • **\$351.05/sqft** •
Built in 1928

Listing ID: 21781458

WEST OF VAN NESS / NORTH OF FLORENCE



GREAT INVESTMENT OPPORTUNITY, OR OWNER/USER. SELLER IS MOTIVATED, SO HURRY AND SUBMIT YOUR OFFER. ALL OFFERS ARE "SUBJECT TO INTERIOR INSPECTION". PLEASE DO NOT DISTURB THE OCCUPANTS OR WALK THE PROPERTY.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$750,000
- 1 Buildings
- \$18000 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,000	\$1,000	\$1,800
2:	1	2	1		Unfurnished	\$1,000	\$1,000	\$1,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4008023027

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21781458

Printed: 02/27/2022 10:41:30 AM

Closed • **Duplex**

6114 Riverside Ave • **Huntington Park 90255**

2 units • **\$360,000/unit** • **1,960 sqft** • **5,307 sqft lot** • **\$301.02/sqft** •
Built in 1961

Major cross streets are Randolph and 61st

List / Sold: **\$720,000/\$590,000** ↓

4 days on the market

Listing ID: DW22017859



2 Unit property in the city of Huntington Park, property in need of major upgrades and renovations. Perfect for investors. Conventional or cash only, No FHA.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$720,000
- 1 Buildings
- 2 Total parking spaces
- 1 Total carport spaces
- \$839 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Garage
- \$48000 Gross Scheduled Income
- \$36000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,000
- Electric: \$2,100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6317010008

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22017859

Printed: 02/27/2022 10:41:30 AM

Closed • **Duplex**

8151 Madison Ave • South Gate 90280

2 units • **\$362,450/unit** • **1,761 sqft** • **9,004 sqft lot** • **\$425.89/sqft** •
Built in 1926

Santa Ana Street and Madison Ave

List / Sold: **\$724,900/\$750,000** ↑

9 days on the market

Listing ID: RS22007130



Two separate homes on the market. Front house is a two bedroom 1 bath with a one car garage and its own driveway, plus separate laundry room/area. 2nd unit is a 1 bedroom 1 bath with own driveway and a two car garage, inside laundry room/area Nice and big back yard with many fruit trees. Must see to appreciate. Owner recently painted inside and outside in addition the front unit has a new roof including the one car garage.

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$724,900
- 2 Buildings
- 3 Total parking spaces
- Heating: See Remarks
- \$750 (Estimated)
- \$3400 Gross Scheduled Income
- \$3200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,000	\$2,000	\$2,200
2:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,600

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Probate Listing sale

- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6211010012

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: RS22007130

Printed: 02/27/2022 10:41:30 AM

Closed • **Triplex**

1330 S Leland St • **San Pedro 90731**

3 units • **\$283,300/unit** • **2,218 sqft** • **6,767 sqft lot** • **\$385.48/sqft** •
Built in 1937

13th St. to Leland St.

List / Sold: **\$849,900/\$855,000** ↑

7 days on the market

Listing ID: SB22011254



Pride-of-Ownership triplex in a great area of San Pedro and it's priced to sell! Front building is a charming Craftsman style side-by-side duplex built in 1923. Both units are in very good condition with one maintaining its 1920s charm and the other having been nicely remodeled with modern finishes. Laundry facilities in basement service both of these units. Nice rear yard leads to the Spanish style rear building that features the 2 bedroom unit that sits atop 3 garages. This unit is also very clean inside and has some upgrades. There are also peek-a-boo views from the kitchen window and bedroom balcony. There is a laundry room under the stairway for this unit. Property is covered by LA City Rent Control restrictions. This is a great property to add to your real estate portfolio. It's in a wonderful location and is just a short distance from downtown San Pedro as well as the multi-million dollar waterfront promenade development that is underway. DON'T MISS IT!!!

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$849,900
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central, Forced Air, Wall Furnace
- \$392 (Public Records)
- Laundry: Individual Room, Outside, See Remarks
- Cap Rate: 3.6
- \$46224 Gross Scheduled Income
- \$30814 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Free-Standing Range
- Other Interior Features: Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,410
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 1317331
- Gardener:
- Licenses: 250
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$731	\$731	\$1,700
2:	1	1	1	1	Unfurnished	\$1,071	\$1,071	\$1,700
3:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$2,100

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
- 183 - Vista Del Oro area
 - Los Angeles County
 - Parcel # 7458020002

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

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

2521 Granada Ave • South El Monte 91733

5 days on the market

3 units • \$333,333/unit • 1,980 sqft • 6,262 sqft lot • \$494.95/sqft •

Listing ID: CV21252441

Built in 1941

Santa Anita Ave/Elliot Ave



Great South El Monte triplex offering tremendous rental upside potential now available for sale. Each of these three units offer two spacious bedrooms, one bathrooms and upgraded kitchens featuring newer cabinets and granite countertops. 2523 Granada is a single family house and 2521/2521 1/2 are attached units. All units are currently rented, however it's possible that one unit may be delivered vacant at close of escrow. Current renters are all excellent long term tenants and always pay on time. The units are well maintained and the roofs are less than 7 years. This property offers convenience to shopping, schools, and freeways. Please Do Not Disturb Tenants.

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$1,000,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$965 (Estimated)
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- \$41000 Gross Scheduled Income
- \$35669 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Granite Counters

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,331
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,322
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$1,600
3:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- 657 - So. El Monte area
- Los Angeles County
- Parcel # 8104015008

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: CV21252441

Printed: 02/27/2022 10:41:30 AM

Closed • **Triplex**

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

6216 Bright Ave • **Whittier 90601**

5 days on the market

3 units • **\$299,667/unit** • **2,400 sqft** • **7,000 sqft lot** • **\$416.67/sqft** •
Built in 1918

Listing ID: PW22009929

First street above Greenleaf between Broadway and Camilla



Historical Whittier. Three units. The main home was solidly built in 1918. And it has held up well. Measures out to more than 1400 square feet. Cute as can be! Easy walk to all Uptown has to offer. It is a 2 bedroom 1 bath lovely owners unit that has a formal dining room; Living room; Large enclosed sun porch/den and a separate workroom/service room for the washer/dryer and storage. Plus, there are 2 additional 1 bedroom, 1 bath units in the back which were built with permit in 1961. The property also has a two-car garage with a workshop and 3 off-street parking spaces that can be easily expanded to 4 or 5. The front house has upgraded copper plumbing and 100 amp electrical service. Also, an attic that allows storage. The back units have their own separate utilities. Home plus income!

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$899,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Floor Furnace
- \$1,172 (Estimated)
- Laundry: Individual Room
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Workshop
- Floor: Wood
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Front Yard, Garden, Sprinkler System, Sprinklers In Front
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01391478
- 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	2	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,400
3:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8135021020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW22009929

Printed: 02/27/2022 10:41:30 AM

Closed •

List / Sold: **\$400,000/\$400,000** ↓

4309 E Compton Blvd • Compton 90221

0 days on the market

**3 units • \$133,333/unit • 1,530 sqft • 2,526 sqft lot • \$261.44/sqft •
Built in 1958**

Listing ID: CV21102038

Compton Blvd and Atlantic



Facts & Features

- Sold On 02/23/2022
- Original List Price of \$450,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- \$54000 Gross Scheduled Income
- \$49000 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: None

Annual Expenses

- Total Operating Expense: \$495
- Electric: \$100.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$45
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

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

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

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6180004023

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV21102038

Printed: 02/27/2022 10:41:30 AM

Closed •

212 6Th Ave • Venice 90291

**3 units • \$599,667/unit • 1,232 sqft • 4,224 sqft lot • \$1387.99/sqft •
Built in 1951**

West on Rose Avenue then North on 6th Avenue

List / Sold:

\$1,799,000/\$1,710,000 ↓

75 days on the market

Listing ID: 21107231



Excellent "Venice Beach" location just a few homes away from the Santa Monica Border! Very charming, remodeled units with good rents. Built as a triplex, but current use is as 4 studio apartments, and the 4 units are shown with LA County Assessor and LA City rent control. All units except one unit will be delivered vacant at closing. All units have been remodeled and have their own fully fenced small private yards or patios. New windows and tankless hot water heaters. One unit has a large office/shed/studio in the private yard. Nicely landscaped common front yard area. Well-maintained property. 4 car parking. Just a few blocks to the beach adjacent to the Ocean Park District of Santa Monica within the Rose Avenue corridor near restaurants, shops, Whole Foods Market and Main Street Venice and Santa Monica Restaurants/shopping.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$1,799,000
- 1 Buildings
- Heating: Natural Gas
- \$112600 Net Operating Income

Interior

- Floor: Laminate, Wood
- Appliances: Refrigerator

Exterior

- Lot Features: Back Yard, Lawn, Yard, Front Yard

Annual Expenses

- Total Operating Expense: \$3,000
- 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	0	1		Unfurnished	\$2,450	\$2,450	\$2,500
2:	1	0	1		Unfurnished	\$2,200	\$2,200	\$2,500

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

Of Units With:

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

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• C11 - Venice area• Los Angeles County• Parcel # 4240003014 |
|---|--|

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

List / Sold:

\$2,800,000/\$2,825,000 ↑

27 days on the market

2320 S Mansfield Ave • Los Angeles 90016

3 units • \$933,333/unit • 5,303 sqft • 6,698 sqft lot • \$532.72/sqft • Built in 2018

Listing ID: PW22008295

10 West Fwy, exit La Brea, left on W. 23rd St., on corner, 2320 S. Mansfield Ave.



Welcome to 2320 S. Mansfield Ave, unique with three units on a prime corner lot, this triplex consists of one main house and one duplex. Newly built in 2019 in a sleek modern style inside & out, complete with Green certificate. Endless possibilities to become a family home, and/currently an Airbnb, and/or dual-income property in one! Each residence features 4 generously sized bedrooms and 4 full baths, (12 bedrooms and 12 full baths total) 2320 S. Mansfield Avenue, a single-family residence is 1,791 sq ft with stand out features including the two-car attached garage, driveway parking, and a front grassy picturesque lawn that is gated and meticulously maintained. With 5044 and 5046 W. 23rd Street at 1,636 sq ft each, respectively, sharing one common wall maintaining separate addresses with stand-out features that include main floor bedroom, full-size laundry, and a gated shared driveway that holds up 6-8 vehicles, depending. All residences have hardwood floors throughout, feature a second floor, and have an open concept kitchen/living room area. The kitchen features crisp white cabinetry, stainless steel appliances, and tiled backsplash. The living room is airy and bright thanks to the windows that allow for an abundance of light. On the second floor, we find the bedrooms with en suite bathrooms. Each bedroom features hardwood floors, as well as modern bathrooms with clean white cabinetry, a standing shower and tub, and vanity. Two of the bedrooms are considered primary suites with a walk-in closet, and sliding glass doors to a lovely patio or private balcony with room for chairs & small table. Located in an Opportunity zone, quick access to the 10 fwy, Sofi stadium, Koreatown, Weho, in the heart of Mid-City, Los Angeles. 1031 exchange.

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$2,800,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$480 (Estimated)
- Laundry: Inside
- Cap Rate: 4.5
- \$156000 Gross Scheduled Income
- \$126064 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Multi-Level Bedroom, Two Masters, Walk-In Closet
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave, Trash Compactor
- Other Interior Features: Balcony, High Ceilings, Open Floorplan, Storage, Two Story Ceilings

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Lawn, Lot 6500-9999, Rectangular Lot
- Fencing: Excellent Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,200
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01964500
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - 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	4	2	Unfurnished	\$4,500	\$4,500	\$5,600
2:	1	4	4	3	Unfurnished	\$4,300	\$4,300	\$5,000
3:	1	4	4	3	Unfurnished	\$4,200	\$4,200	\$5,000

Of Units With:

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

Additional Information

- Trust sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5062017030

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$2,650,000/\$2,650,000**

1340 N Kenmore Ave • Los Angeles 90027

172 days on the market

3 units • **\$883,333/unit** • **5,033 sqft** • **6,337 sqft lot** • **\$526.52/sqft** •
Built in 2018

Listing ID: 21767804

SOUTH OF SUNSET & NORTH OF FOUNTAIN, BETWEEN VERMONT AND NORMANDIE



OPPORTUNITY ZONE!!! THE SUBJECT PROPERTY IS SITUATED IN HOLLYWOOD, SOUTH OF SUNSET AND NORTH OF FOUNTAIN. UNIT 1340 KENMORE CONSIST 6 ROOMS OF TOTAL 4 BED+4 BATH (1,837 SF), UNIT 1342 KENMORE CONSIST 5 ROOMS OF TOTAL 3 BED+3.5 BATH (1,598 SF) AND UNIT 1344 KENMORE CONSIST 5 ROOMS OF TOTAL 3 BED+3.5 BATH (1,598 SF). PARKING FOR 6 CARS GARAGE (ATTACHED) & 2 CARS DRIVEWAY. THIS IS A TRUE-ADD GEM WITH ENORMOUS UPSIDE POTENTIAL MAKING IT AN IDEAL INVESTMENT OPPORTUNITY. WON'T LAST & MUST SEE! (VIRTUAL TOUR: <https://youtu.be/Mj8EqYGqj04>)

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$2,650,000
- 3 Buildings
- Cooling: Central Air
- Heating: Central

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	4	4		Unfurnished	\$4,900	\$4,900	\$0
2:	1	3	3		Unfurnished	\$4,900	\$4,900	\$0
3:	1	3	3		Unfurnished	\$4,900	\$4,900	\$0
4:								

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

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5543021016

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**

621 W 77th St • Los Angeles 90044

3 units • **\$233,333/unit** • **2,086 sqft** • **7,000 sqft lot** • **\$335.57/sqft** •
Built in 1914

E/ Hoover

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

25 days on the market

Listing ID: RS21267232



3 SEPARATE DETACHED HOUSES ON 1 LOT WITH PRIVATE/ GATED PARKING LOT IN THE REAR OF THE PROPERTY AND PLENTY OF YARD SPACE. ALL UNITS OCCUPIED. FOR INFORMATION ON RENT STABILIZATION OR QUESTIONS PERTAINING TO SUCH, PLEASE VISIT <https://housing.lacity.org/residents/rso-overview>

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$800,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$434 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$53893 Gross Scheduled Income
- \$44009 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$835	\$835	\$1,686
2:	1	2	1	0	Unfurnished	\$1,686	\$1,686	\$1,686
3:	1	3	1	0	Unfurnished	\$1,970	\$1,970	\$1,970

Of Units With:

- Separate Electric: 3
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6020020025

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) RS21267232

Printed: 02/27/2022 10:41:30 AM

Closed •

List / Sold: **\$890,000/\$965,000** ↑

6530 Denver Ave • Los Angeles 90044

23 days on the market

**3 units • \$296,667/unit • 2,135 sqft • 5,401 sqft lot • \$451.99/sqft •
Built in 1923**

Listing ID: 22115367

Gage/Figueroa, West of 110 FWY



Great opportunity to own a triplex investment property in the south LA area. All units renovated and upgraded (new bathrooms, new floors) . Currently all 3 unit tenant occupied. Easy access to all major freeways, close to LAX, the new LA Rams Stadium, DTLA, USC

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$890,000
- 2 Buildings
- Heating: Wall Furnace

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,250	\$2,250	\$2,300
2:	2	1	1		Unfurnished	\$1,550	\$1,550	\$1,650
3:	3	2	1		Unfurnished	\$2,400	\$2,400	\$2,500
4:								
5:								
6:								

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6013016022

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22115367

Printed: 02/27/2022 10:41:30 AM

Closed •

List / Sold: **\$698,000/\$695,000** ↓

1024 S Fetterly Ave • East Los Angeles 90022

12 days on the market

**3 units • \$232,667/unit • 1,630 sqft • 6,176 sqft lot • \$426.38/sqft •
Built in 1922**

Listing ID: MB22004283

SOUTH OF WHITTIER BVD.



3 UNITS IN EAST LOS ANGELES, FRONT PROPERTY CONSISTS OF A DUPLEX 1 BEDROOM EACH WITH LAUNDRY AREA AND IN THE REAR A DETACHED 3RD UNIT WITH 2 BEDROOMS WITH LAUNDRY AREA, ONE OF THE BEDROOM IS NOT PERMITTED. PROPERTY HAS 1811 SQ FT BUT COUNTY ASSESSORS' OFFICE SHOWS 1630 SQ FT, PREVIOUS OWNER ADDED 181 SQ FT WITHOUT PERMIT. SELLERS RECOMMEND AGENT/BUYER TO VERIFY ALL PERMITS WITH THE CITY AND COUNTY. BACK UNIT HAS ITS OWN WATER METER AND PAYS ALL THEIR UTILITIES. DUPLEX HAVE ONE WATER METER, TENANTS PAY THEIR OWN GAS AND ELECTRICITY. SELLERS WILL DO A 1031 EXCHANGE , AT NO COST TO BUYERS, PROPERTY SOLD AS IS CONDITION. SELLERS WILL PROVIDE A TERMITE REPORT AND CLEARANCE/COMPLETION ON ALL THREE UNITS. EACH UNIT HAS 2 CAR PARKING SPACES, MINUTES AWAY FROM DOWNTOWN LOS ANGELES, CLOSE TO 710 FWY AND INTERSTATE 5 FWY. MOTIVATED SELLERS

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$698,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Estimated)
- Laundry: Inside
- \$3908 Gross Scheduled Income
- \$3388 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,640
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

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

1:	1	1	0	2	Unfurnished	\$1,191	\$1,191	\$1,500
2:	1	1	0	2	Unfurnished	\$1,375	\$1,375	\$1,500
3:	1	2	0	2	Unfurnished	\$1,342	\$1,342	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5246026033

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: MB22004283

Printed: 02/27/2022 10:41:30 AM

Closed • **Triplex**

List / Sold: **\$865,000/\$830,000** ↓

1224 S Fraser Ave • East Los Angeles 90022

204 days on the market

3 units • **\$288,333/unit** • **3,950 sqft** • **4,844 sqft lot** • **\$210.13/sqft** •
Built in 1928

Listing ID: IN20229986

710 Freeway North to exit 13 Olympic Blvd. Then east on Olympic to Fraser



3 unit multi family. All units are well maintained. This property is great for first time buyers or investors. Lovely East LA property.

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$865,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 5.5
- \$63062 Gross Scheduled Income
- \$47639 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,270
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01987041
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$3,153
- Workman's Comp: \$0
- 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	1	1	0	Unfurnished	\$1,167	\$1,167	\$1,167
2:	1	1	1	0	Unfurnished	\$1,061	\$1,061	\$1,061
3:	1	2	1	0	Unfurnished	\$3,000	\$3,000	\$3,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio:

- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5245016013

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** IN20229986

Printed: 02/27/2022 10:41:30 AM

Closed • **Triplex**

14807 San Jose Ave • **Paramount 90723**

3 units • **\$316,633/unit** • **1,500 sqft** • **7,258 sqft lot** • **\$636.67/sqft** •
Built in 1952

North of Somerset West of Orange

List / Sold: **\$949,900/\$955,000** ↑

73 days on the market

Listing ID: DW21252193



Perfect investment property for first time buyer or investor. 3 units consisting of 2 units with 2 bedroom 1 bathroom and 1 unit with 1 bedroom 1 bathroom. Each unit has its own garage. This property has recently been upgraded with a new roof, new kitchen cabinets and counters, new floors, new windows, new interior and exterior paint, remodeled bathroom, and new electrical panel. The large lot offers lots of room for expansion, parking, and plenty of space for kids to play in.

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$949,900
- 3 Buildings
- Levels: One, Two
- 8 Total parking spaces
- 0 Total carport spaces
- \$898 (Estimated)
- \$51600 Gross Scheduled Income
- \$48560 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,040
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,080
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,850
2:	1	2	1	1	Unfurnished	\$1,500	\$1,600	\$1,800
3:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,400

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

- RK - Paramount South of Somerset area
- Los Angeles County
- Parcel # 6237030018

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW21252193

Printed: 02/27/2022 10:41:30 AM

Closed • **Triplex**

3536 Louise St • **Lynwood 90262**

3 units • **\$241,667/unit** • **1,760 sqft** • **7,943 sqft lot** • **\$406.25/sqft** •
Built in 1946

East of Long Beach, South of 105 fwy

List / Sold: **\$725,000/\$715,000** ↓

109 days on the market

Listing ID: DW21212180



Great triplex in Lynwood! All units have 1bedroom 1 bath with inside laundry . Long driveway with 3 detached garages.Well maintenance units. Large back yard . Near shopping center and schools . Great tenants.

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$870 (Estimated)
- Laundry: Inside
- \$43440 Gross Scheduled Income
- \$2280 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,280
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$840
- Cable TV: 01788242
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	3	3	3	Unfurnished	\$3,620	\$3,620	\$4,200

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- RM - Lynwood area
- Los Angeles County
- Parcel # 6175010002

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW21212180

Printed: 02/27/2022 10:41:30 AM

Closed •

1654 W 205th St • Torrance 90501

4 units • \$350,000/unit • 2,754 sqft • 7,000 sqft lot • \$515.61/sqft •
Built in 1989

Western Ave/205th Street

List / Sold:

\$1,400,000/\$1,420,000 ↑

27 days on the market

Listing ID: CV22013158



Don't miss out on this great opportunity! A well-maintained four unit building, featuring a garage for 5 cars and 3 additional assigned parking. Several upgrades such as roof, hot water heater & furnace have been replaced last few years. This property is being sold as-is. Please DO NOT disturb tenants.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 3 Total carport spaces
- \$2,006 (Estimated)
- \$72952 Gross Scheduled Income
- \$51652 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,300
- Electric: \$3,000.00
- Gas: \$850
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,771	\$1,771	\$2,000
2:	1	2	1	1	Unfurnished	\$1,409	\$1,409	\$1,750
3:	1	2	1	1	Unfurnished	\$1,366	\$1,366	\$1,750
4:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,700

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
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7351007001

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV22013158

Printed: 02/27/2022 10:41:31 AM

Closed •

List / Sold:

\$1,400,000/\$1,390,000 ↓

169 days on the market

Listing ID: SR21151267

4077 Veselich Ave • Los Angeles 90039

4 units • \$350,000/unit • 2,475 sqft • 5,749 sqft lot • \$561.62/sqft •

Built in 1940

North Off Los Feliz, Left on Perilta, Left on Veselich (Parcel Includes 2 buildings)



Spacious quadruplex in Atwater Village on a corner lot made up of two detached buildings! In a quiet location and walking distance to local dining and entertainment, and long-term tenants in place, this is a great opportunity for an investor. There are 4 units that include: 2 bedroom 1 bath with laundry, 1 bedroom 1 bath (remodeled) with laundry, 1 bedroom 1 bath with laundry and a studio with 1 bath. The property also includes 3 garages. Don't miss this opportunity for your next investment.

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$1,700,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$74400 Gross Scheduled Income
- \$51588 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

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

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense: \$3,675
- Other Expense Description: prop tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,755	\$1,755	\$2,000
2:	1	0	1	0	Unfurnished	\$970	\$970	\$1,200
3:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,600

4:	1	1	1	1	Unfurnished	\$1,310	\$1,310	\$1,600
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Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 4• Gas Meters: 4• Water Meters: 4• Carpet:• Dishwasher: 4• Disposal: 4 | <ul style="list-style-type: none">• Drapes:• Patio: 1• Ranges: 4• Refrigerator: 4• Wall AC: 4 |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale• Rent Controlled | <ul style="list-style-type: none">• 606 - Atwater area• Los Angeles County• Parcel # 5594026001 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR21151267

Printed: 02/27/2022 10:41:31 AM

Closed •

List / Sold: **\$749,000/\$540,000** ↓

3940 Dobinson St • Los Angeles 90063

118 days on the market

**4 units • \$187,250/unit • 3,154 sqft • 6,034 sqft lot • \$171.21/sqft •
Built in 1917**

Listing ID: RS21113671

N Hazard Ave & Dobinson St



Attention Investors!!! Come check out these 4 units with amazing potential. Three of the units are 2 bedroom 1 bath each. One unit was recently remodeled. The fourth unit consists of 3 bedrooms and 1.75 baths. Property is in a great location! Near US Medical Center Citadel Shopping Plaza, CSULA & USC. Easy access to the 5/10/60/710 Fwys. The owner is also selling the empty lot next to the units. (Parcel # 5227-016-011) Please refer to MLS #RS21113686. Seller would like to sell them together. Don't miss out on this opportunity!!!

Facts & Features

- Sold On 02/21/2022
- Original List Price of \$749,000
- 1 Buildings
- 0 Total parking spaces
- \$51144 Gross Scheduled Income
- \$41888 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,256
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01952507
- Gardener:
- Licenses:
- Insurance: \$1,651
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,651
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$979	\$979	\$1,995
2:	1	2	1	0	Unfurnished	\$977	\$977	\$1,995
3:	1	2	1	0	Unfurnished	\$1,490	\$1,490	\$1,995
4:	1	3	2	0	Unfurnished	\$1,275	\$1,275	\$2,752

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
- Rent Controlled

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5227016012

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) RS21113671

Printed: 02/27/2022 10:41:31 AM

Closed •

List / Sold: **\$2,800,000/\$2,800,000**

2436 Cincinnati St • Los Angeles 90033

1 days on the market

**4 units • \$700,000/unit • 8,068 sqft • 7,001 sqft lot • \$347.05/sqft •
Built in 2021**

Listing ID: DW22005827

Nort On Soto St, East on Cincinnati



WE ARE PROUD TO PRESENT THIS BEAUTIFUL NEW CONSTRUCTION LUXURIOUS, CONTEMPORARY QUA-DUPLEX, BROUGHT TO YOU BY ONE OF LA'S MOST REPUTABLE BUILDERS. THIS IS A TRI-LEVEL, SIDE BY SIDE UNITS, ALL UNITS HAVE AN OPEN FLOOR LAYOUT, MASTER BEDROOMS IN ALL UNITS, 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, ALL UNITS ARE INDIVIDUAL METERED, OVER ALL THIS IS A SELD SUSTAINBLE PROPERTY WITH VERY LOW MAINTANCE COST, THIS IS A NO RENT CONTROL BUIDLNG.

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$2,800,000
- 2 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Solar
- \$280 (Estimated)
- Laundry: Dryer Included, Individual Room, Washer Included
- Cap Rate: 6
- \$168000 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Laminate
- Appliances: ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Automatic Gate, Security Lights, Security System
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0

- Cable TV: 00994662
 - Gardener:
 - Licenses: 90
- Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	16	16	4	Unfurnished	\$0	\$0	\$14,000

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5177034006

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1926 5TH Ave • Los Angeles 90018

**4 units • \$425,000/unit • 4,684 sqft • 6,999 sqft lot • \$350.77/sqft •
Built in 1923**

Washington Blvd & 5th Ave.

List / Sold:

\$1,700,000/\$1,643,000 ↓

10 days on the market

Listing ID: 22117749



Great investment opportunity to own a Spanish Colonial Revival Style Quadruplex located in Arlington Heights area. This is an excellent opportunity to acquire property with a great source of income. Property features one 3 bedrooms, 1 bathroom, spacious living room and a formal dining room. The other three units feature 2 bedrooms, 1 bathroom, spacious living room and a formal dining room. All four units have hard wood flooring, and each unit has its own private laundry room. Beautiful neighboring homes with architectural styles to include Craftsman and other Spanish Colonial Revivals. Property is surrounded by new developments and a few miles from the Cumulus District which will have 50,000 square feet of retail space for shopping and dining. Also, near Culver City, Expo Line Station, Mar Vista, Venice, Santa Monica, Silicon Beach, USC, and endless culinary options. Property is a must see! Don't miss out on this great opportunity!

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside, Individual Room
- \$81890 Net Operating Income

Interior

- Floor: Wood, Tile

Exterior

- Lot Features: Back Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$26,290
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,975	\$1,975	\$2,600
2:	2	2	1		Unfurnished	\$2,000	\$2,000	\$2,600
3:	3	2	1		Unfurnished	\$2,550	\$2,550	\$2,600
4:	4	3	1		Unfurnished	\$2,490	\$2,490	\$2,800
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5060026006

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

117 S NEW HAMPSHIRE Ave • Los Angeles 90004

4 units • \$437,500/unit • 5,136 sqft • 8,999 sqft lot • \$311.53/sqft • Built in 1924

New Hampshire Blvd between 1st St and 3rd St

List / Sold:

\$1,750,000/\$1,600,000 ↓

17 days on the market

Listing ID: 22118452



Spacious Spanish Colonial 4 plex with original 1924 details. Great investment property in central Los Angeles/Koreatown. 4 very large spacious 2 Bedroom / 1 bathroom units. Generous parking spaces in large front and back yards that can park up to 10-12 cars. Prime location with great potential and upside. Will go fast!

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$1,750,000
- 1 Buildings
- Heating: Floor Furnace
- \$61721 Net Operating Income

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$5,520
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,345	\$1,345	\$2,000
2:	2	2	1		Unfurnished	\$1,284	\$1,284	\$2,000
3:	3	2	1		Unfurnished	\$1,675	\$1,675	\$2,000
4:	4	2	1		Unfurnished	\$1,300	\$1,300	\$2,000
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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5518028004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22118452

Printed: 02/27/2022 10:41:31 AM

Closed • **Quadruplex**

1689 E 110th St • Los Angeles 90059

4 units • **\$201,250/unit** • **2,513 sqft** • **11,545 sqft lot** • **\$320.33/sqft** •
Built in 1905

Intersects compton ave. and 110th

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

0 days on the market

Listing ID: MB22012202



Quadruplex 4 units on 1 large lot of 11,545 ! Living space totals 2513 st ! Great combination of 3 1 bedroom 1bath units with one VACANT and TOTALLY REMODELED and 1 2 bedroom 1bath . Each unit is large and this lot has potential to build on .

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$805,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,061 (Estimated)
- \$46848 Gross Scheduled Income
- \$42448 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,680
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700
2:	1	1	1	0	Unfurnished	\$1,214	\$1,214	\$1,700
3:	1	1	1	0	Unfurnished	\$1,215	\$1,215	\$1,700
4:	1	2	1	0	Unfurnished	\$1,475	\$0	\$2,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6069008012

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) MB22012202

Printed: 02/27/2022 10:41:31 AM

Closed •

138 W 66th St • Los Angeles 90003

4 units • \$232,250/unit • 3,667 sqft • 6,618 sqft lot • \$246.80/sqft •
Built in 1910

66th st and west of Main St

List / Sold: \$929,000/\$905,000 ↓

31 days on the market

Listing ID: DW21225414



INCOME PRODUCING 4 PLEX, CENTRALLY LOCATED CLOSE TO FREEWAYS, CLOSE TO DOWNTOWN INDUSTRIAL AND COMMERCIAL LABOR AREAS, PROPERTY IS SITTED ON A PACEL FROM 66TH STREET TO 67TH STREET, SINGLE FAMILY FACE 66TH ST AND THE OTHER BUILDING FACED ENTRANCE TO 67TH ST.

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$929,000
- 2 Buildings
- 2 Total parking spaces
- \$541 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$73404 Gross Scheduled Income
- \$73404 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,460
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526567
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,160
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$2,369	\$2,369	\$3,000
2:	3	2	1	0	Unfurnished	\$1,071	\$3,213	\$5,400

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6012002040

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21225414

Printed: 02/27/2022 10:41:31 AM

Closed •

List / Sold: **\$889,999/\$970,000** ↑

142 W 61st St # 1 • Los Angeles 90003

21 days on the market

**4 units • \$222,500/unit • 3,636 sqft • 5,120 sqft lot • \$266.78/sqft •
Built in 1963**

Listing ID: PW21264058

61st and Broadway



Fantastic income property opportunity. 4 units , very well maintained, All current on rent and all with great tenants, One vacant unit 2/1 so far collecting \$4095 on rent with one vacant. come see this beautiful opportunity Saturday and Sunday 18.19 @ 12-3 pm

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$889,999
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$500 (Estimated)
- Laundry: Inside
- \$4095 Gross Scheduled Income
- \$4345 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,000	\$2,000	\$2,700
2:	1	2	1	1	Unfurnished	\$1,220	\$1,220	\$2,500
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500
4:	1	1	1	1	Unfurnished	\$875	\$875	\$1,550

Of Units With:

- Separate Electric: 4
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6005019016

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW21264058

Printed: 02/27/2022 10:41:31 AM

Closed •

336 S Wilton Pl • Los Angeles 90020

4 units • **\$500,000/unit** • **4,108 sqft** • **6,860 sqft lot** • **\$481.99/sqft** •
Built in 1923

South of 3rd Street & West of Western Ave

List / Sold:

\$2,000,000/\$1,980,000 ↓

36 days on the market

Listing ID: 21106015



Rare opportunity to own 4 Units in Hancock Park. Currently owner is in process of converting 3 units (1 bedrooms) into legal 2 bedrooms with city. Only 1 unit will remain same as 1+1. There's a huge upside potential in rent as present rent is still low. One unit will be delivered vacant at close of escrow. Total lot size is 6,860 sq. ft. and zoned for R3 with TOC Tier 3. This property is close to schools, shopping, freeways and DTLA. Hurry, it won't last!

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$2,000,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01004371
- 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	\$1,490	\$1,490	\$3,000
2:	2	2	2		Unfurnished	\$2,400	\$2,400	\$4,000
3:	3	2	2		Unfurnished	\$2,544	\$2,544	\$4,000
4:	4	2	2		Unfurnished	\$2,600	\$2,600	\$4,000
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
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5504024005

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21106015

Printed: 02/27/2022 10:41:31 AM

Closed •

6319 Brynhurst Ave • Los Angeles 90043

4 units • **\$298,750/unit** • **2,223 sqft** • **11,363 sqft lot** • **\$517.32/sqft** •
Built in 1928

West of Crenshaw Boulevard, North of Hyde Park Boulevard

List / Sold:

\$1,195,000/\$1,150,000 ↓

70 days on the market

Listing ID: 21103119



Price Reduced by \$50,000 | Desirable Opportunity to Build Two ADUs or Redevelop Up to 25-Unit Apartment | Four 1BD/1BA Single-Story Cottages on a Large 11,363-Square Foot Lot | Rare LAR3 TOC Tier 3 Zoning | Desirable Opportunity for ADUs or Redevelopment | Located within 2 Miles of The Forum, SoFi Stadium & Upcoming \$1.2 Billion Clippers Arena | Walking Distance to Highly Anticipated Crenshaw/LAX Line Projected to be Completed in 2022 | Minimal Common Area & Utility Expenses - Tenants Pay Gas, Electricity and Trash

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$1,245,000
- 2 Buildings
- \$40824 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$21,473
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- 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	\$1,298	\$1,298	\$1,650
2:	1	1	1		Unfurnished	\$1,298	\$1,298	\$1,650
3:	1	1	1		Unfurnished	\$1,483	\$1,483	\$1,650
4:	1	1	1		Unfurnished	\$1,298	\$1,298	\$1,650
5:								
6:								
7:								

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

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4006007008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21103119

Printed: 02/27/2022 10:41:31 AM

Closed • **Commercial/Residential**

List / Sold: **\$749,999/\$705,000** ↓

3311 E Gage Ave • **Huntington Park 90255**

89 days on the market

4 units • **\$187,500/unit** • **3,000 sqft** • **5,451 sqft lot** • **\$235.00/sqft** •
Built in 1951

Listing ID: DW21167257

Located on the north side of Gage Ave between Bissell St and Hollenbeck St



Tons of potential in this mixed use 4 unit property in the city of Huntington Park. Great location with high traffic and street frontage on Gage Ave. Property consists of two commercial storefront units and two residential units in the rear. Residential units consist of a 3 bed 1 bath and a 1 bed 1 bath and a one car garage. All fully rented with under market rents. Great opportunity for an investor to upgrade property and increase rents or develop a new mixed use project. Perfect for an entrepreneur to run their business out of one unit and rent the others or live and work in one place. Don't miss this opportunity to own your very own income producing property. Property sold AS IS and no repairs will be done.

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$749,999
- 3 Buildings
- 7 Total parking spaces
- Heating: Wall Furnace
- \$0 (Public Records)
- \$4932 Gross Scheduled Income
- \$4202 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Appliances: Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,960
- Electric: \$0.00
- Gas: \$1,800
- Furniture Replacement:
- Trash: \$960
- Cable TV: 01964730
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,832	\$1,832	\$1,832

2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,200
3:	1	0	1	0	Unfurnished	\$1,100	\$1,100	\$1,100
4:	1	0	1	0	Unfurnished	\$800	\$800	\$800

Of Units With:

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

Additional Information

- Standard, Trust sale
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
 - Los Angeles County
 - Parcel # 6319019014

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold:

\$1,300,000/\$1,348,500 ↑

3 days on the market

Listing ID: PF22002353

7614 Mason Ave • Winnetka 91306

**4 units • \$325,000/unit • 3,980 sqft • 6,231 sqft lot • \$338.82/sqft •
Built in 1963**

West on Saticoy, North on Mason



Bread and butter quadruplex in Winnetka. Great unit mix, (1) 3+2 \$1,875; (1) 2+2 \$1,900; (2) 1+1 \$1,500 and \$1,200, total gross rent is \$6,475. Rents are well below market. Two units are updated, seller is offering \$30k credit towards updating the other two units. Copper plumbing replaced in the whole building. 5 garage spaces. A coin operated laundry facility is on site. Tenants pay for all utilities except water. The property is located just over 2 miles from The Village on Topanga, and only 1.5 miles from Pierce College. At this price point, this is a great additional to any portfolio or an ideal option for first time investors.

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Forced Air, Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area, Individual Room
- Cap Rate: 4.1
- \$77700 Gross Scheduled Income
- \$53369 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Copper Plumbing Full

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 400
- Insurance: \$1,100
- Maintenance: \$2,700
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,875	\$22,500	\$2,400
2:	1	2	2	1	Unfurnished	\$1,900	\$22,800	\$2,100
3:	1	1	1	1	Unfurnished	\$1,500	\$18,000	\$1,600
4:	1	1	1	1	Unfurnished	\$1,200	\$14,400	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- WIN - Winnetka area
- Los Angeles County
- Parcel # 2114002003

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PF22002353

Printed: 02/27/2022 10:41:31 AM

Closed • Apartment

11601 Birch Ave • Hawthorne 90250

5 units • **\$320,000/unit** • **5,395 sqft** • **7,280 sqft lot** • **\$314.53/sqft** •
Built in 1961

North on Hawthorne Blvd and right on Birch



List / Sold:

\$1,600,000/\$1,696,900 ↑

6 days on the market

Listing ID: SB21268008

This 5 Unit apartment building located in the city of Hawthorne consists of a 3 Bed / 2 Bath owner occupy style house in the front and 4 units that consist of a 2 Bed / 1 Bath. One of the units has its own private balcony. Units have been maintained. This is a great investment opportunity for investors who are looking to purchase a property in the city of Hawthorne.

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 0 Total carport spaces
- Heating: Central, Wall Furnace
- \$1,702 (Estimated)
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- Cap Rate: 3.77
- \$110940 Gross Scheduled Income
- \$60327 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Gas Oven, Gas Range, Range Hood
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$47,284
- Electric: \$1,000.00
- Gas: \$2,000
- Furniture Replacement:
- Trash: \$2,880
- Cable TV: 01481925
- Gardener:
- Licenses:
- Insurance: \$2,428
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management: 5381
- Water/Sewer: \$4,000
- Other Expense: \$1,420
- Other Expense Description: Reserve

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,410	\$2,410	\$2,500

2:	1	2	1	1	Unfurnished	\$1,590	\$1,590	\$1,800
3:	1	2	1	1	Unfurnished	\$1,745	\$1,745	\$1,850
4:	1	2	1	1	Unfurnished	\$1,720	\$1,720	\$1,850
5:	1	2	1	1	Unfurnished	\$1,720	\$1,720	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4047015014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21268008

Printed: 02/27/2022 10:41:31 AM

Closed • Apartment

List / Sold:

\$2,199,900/\$2,000,000 ↓

172 days on the market

Listing ID: TR21153877

828 S Sierra Vista Ave • Alhambra 91801

5 units • **\$439,980/unit** • **5,298 sqft** • **7,500 sqft lot** • **\$377.50/sqft** •
Built in 1977

Sierra Vista Ave & Valley Blvd



SELLER MOTIVATED, THIS IS THE TIME TO TAKE ADVANTAGE OF THE GREATLY REDUCED LISTING PRICE. Great Income Upside Potential! Very convenient, walking distance to local market , shopping, restaurants and other personal services. Easy access to freeway. Well Maintained. New roof installed in the last few years. Four air conditioners have been replaced in 2020. Another one was replaced a few years ago. Each unit has it's own a/c heating and cooling system. Easy to collect rent. 5 units: A unit with 2 bedrooms and 2 baths plus Den, Rental income \$1,780; B unit with 1 bedroom and 1 bath, Rental income \$1,250; C and E units with 2 bedrooms and 2 baths each, Rental income \$1,700 and \$1,600; D unit with 2 bedrooms and 1 bath, Rental income \$1,595. Drive by only. Please don't disturb the tenants. Subject to interior inspection.

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$2,500,000
- 1 Buildings
- 10 Total parking spaces
- 9 Total carport spaces
- Cooling: Heat Pump
- Heating: Heat Pump
- Laundry: Individual Room
- \$95100 Gross Scheduled Income
- 6 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,780	\$1,780	\$2,300
2:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,600
3:	1	2	2	0	Unfurnished	\$1,700	\$1,700	\$2,100
4:	1	2	1	0	Unfurnished	\$1,595	\$1,595	\$2,000
5:	1	2	2	0	Unfurnished	\$1,600	\$1,600	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5347026015

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: TR21153877

Printed: 02/27/2022 10:41:31 AM

Closed •

List / Sold:

\$2,260,000/\$2,300,000 ↑

7 days on the market

Listing ID: WS22006829

114 S Marguerita Ave • Alhambra 91801

5 units • \$452,000/unit • 5,502 sqft • 7,550 sqft lot • \$418.03/sqft • Built in 1978

W Mission Blvd from Atlantic Blvd, North on Marguerita Ave.



Charming boutique apartment situated in the heart of Alhambra. Beautiful avenue of trees mark this part of town one of a kind. Its close proximity to Main Street and Atlantic Blvd is ideal for tenants to call this their home. Speaking of tenants, all units are occupied with long time tenants with stable income and always on-time. It is a true investor's dream for those looking for a golden nest egg. Drive-by only. DO NOT disturb tenants.

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$2,260,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 10 Total carport spaces
- Cooling: Central Air, Electric, Wall/Window Unit(s)
- Heating: Central
- \$2,048 (Assessor)
- Laundry: Common Area, Dryer Included, Washer Hookup, Washer Included
- \$113400 Gross Scheduled Income
- \$91063 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Security Features: Closed Circuit Camera(s), Wired for Alarm System
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,337
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,898
- Cable TV: 01836555
- Gardener:
- Licenses:
- Insurance: \$1,423
- Maintenance: \$60
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	2	Unfurnished	\$3,150	\$3,150	\$3,300
2:	1	2	1	2	Unfurnished	\$1,600	\$1,600	\$1,800
3:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$1,800
4:	1	1	1	2	Unfurnished	\$1,450	\$1,450	\$1,550
5:	1	2	1	2	Unfurnished	\$1,550	\$1,550	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5343018028

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: WS22006829

Printed: 02/27/2022 10:41:31 AM

Closed •

List / Sold: **\$1,385,000/\$1,385,000**

2365 Valwood Ave • El Monte 91732

5 days on the market

**5 units • \$277,000/unit • 3,780 sqft • 12,180 sqft lot • \$366.40/sqft •
Built in 1961**

Listing ID: PW22017944

Use navigation and follow directions



Investment opportunity! 5 single story houses sitting on a 12,180sqft. flat lot located in the city of El Monte. It is a perfect investment to receive passive income of \$6,450 a month or for new development. Huge upside rental income potential here. Rents currently are very low compared to market rent. Long term tenants 30+ years have been paying on-time even during the pandemic. All 5 units are 2bedrooms, 1bathroom each. 4 units are rented for \$1300 and 1 for \$1250. There are many multiple homes in development or have been re-built in recent years in the neighborhood. The potential is unlimited with this property. It's sold AS IS, NO REPAIRS, NO TERMITE WORK, or CREDIT will be provided by seller. Easy access to the 60 and 605 freeways, supermarkets, shops, restaurants, and public transportation. Please DO NOT DISTURB occupants.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$1,385,000
- 5 Buildings
- Levels: One
- 5 Total parking spaces
- 5 Total carport spaces
- \$1,753 (Estimated)
- Laundry: Inside
- \$77400 Gross Scheduled Income
- \$70570 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,830
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,889
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$1,945
- Maintenance: \$3,000
- 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:	4	2	1	0	Unfurnished	\$1,300	\$5,200	\$7,000
2:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$1,750

Of Units With:

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

Additional Information

- Standard, Trust sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8108022015

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW22017944

Printed: 02/27/2022 10:41:31 AM

Closed • Apartment

3216 Division St • Los Angeles 90065

5 units • **\$240,000/unit** • **2,886 sqft** • **7,443 sqft lot** • **\$398.48/sqft** •
Built in 1928

Cross Street: W Ave. 33 and Isabel Drive

List / Sold:

\$1,200,000/\$1,150,000 ↓

64 days on the market

Listing ID: PW21255305



BOM. Probate Sale- Value-Add five unit Multi-Family apartment for sale in Glassell Park. (Los Angeles, CA) Property is being offered for sale for the first time in approximately 50 years, making this a rare opportunity to purchase in a desirable area with an attractive cost per unit. In addition, there is tremendous upside in rents with renovations of the interiors. The property unit mix consists of: 1 - 2 Bedroom, and 4 - 1 Bedroom, 1 Bath units. This mix is perfect for the target market demographic of young professionals. one unit can be renovated immediately after the close of escrow . Please do not disturb the tenants. Drive by only. Won't last !

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$1,200,000
- 3 Buildings
- 7 Total parking spaces
- \$898 (Estimated)
- Laundry: See Remarks
- \$47532 Gross Scheduled Income
- \$20940 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,166
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00899718
- Gardener:
- Licenses:
- Insurance: \$2,468
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$7,698
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Unfurnished	\$1,731	\$1,731	\$3,600
2:	1	2	1	1	Unfurnished	\$1,030	\$1,030	\$1,500

3: 1 1 1 1 Unfurnished \$0 \$0 \$1,200

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- 623 - Glassel Park area
- Los Angeles County
- Parcel # 5455003016

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW21255305

Printed: 02/27/2022 10:41:31 AM

Closed •

136 E 81st St • Los Angeles 90003

5 units • \$219,800/unit • 3,900 sqft • 10,624 sqft lot • \$258.97/sqft •
Built in 1910

West of Main, North of Manchester

List / Sold:

\$1,099,000/\$1,010,000 ↓

169 days on the market

Listing ID: SR21079394



Large lot with 5 units. Large 3+1.5 bath house; 4 one bedroom units, garage. First time on market in almost 70 years. Great opportunity on this R-2 zoned oversized lot. Great upside potential. DON NOT DISTURB TENANTS, NO SIGN ON PROPERTY

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$1,099,000
- 4 Buildings
- 2 Total parking spaces
- Laundry: Common Area, Inside
- \$68772 Gross Scheduled Income
- \$47272 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$21,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,146
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,933
- Other Expense: \$410
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,400	\$1,400	\$2,500
2:	1	1	1	0	Unfurnished	\$1,156	\$1,156	\$1,250
3:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,500
4:	1	1	1	0	Unfurnished	\$775	\$775	\$1,000
5:	1	1	1	0	Unfurnished	\$900	\$900	\$1,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Trust sale
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6031030026

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR21079394

Printed: 02/27/2022 10:41:31 AM

Closed •

426 Centinela Ave • Inglewood 90302

**6 units • \$325,000/unit • 6,272 sqft • 8,111 sqft lot • \$305.33/sqft •
Built in 1987**

East on Florence Avenue and North on Centinela Avenue

List / Sold:

\$1,950,000/\$1,915,000 ↓

63 days on the market

Listing ID: SB21230990



We are proud to present this 6 unit (each unit consists of 2 bedrooms & 1.5 Baths) town house style apartment in the city of Inglewood with upside potential in rents! All units are individually gas and electrical metered with laundry and dryer hookup inside each unit. This property is conveniently located near the 405 & 105 freeway, LAX, walking distance to the new upcoming Metro line station to LAX, 2 miles away from Sofi stadium, The forum, and other shopping districts. Do not miss out on this great investment opportunity in the rapidly developing city of Inglewood!

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Three Or More
- 12 Total parking spaces
- 12 Total carport spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 3.55
- \$122280 Gross Scheduled Income
- \$70359 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Tile, Vinyl
- Appliances: Gas Oven, Gas Range, Range Hood
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$49,337
- Electric: \$573.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,605
- Cable TV: 01929798
- Gardener:
- Licenses:
- Insurance: \$2,259
- Maintenance: \$3,500
- Workman's Comp:
- Professional Management: 4744
- Water/Sewer: \$4,780
- Other Expense: \$500
- Other Expense Description: Reserve

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,600	\$1,600	\$2,100
2:	1	2	2	2	Unfurnished	\$1,670	\$1,670	\$2,100
3:	1	2	2	2	Unfurnished	\$1,840	\$1,840	\$2,100
4:	1	2	2	2	Unfurnished	\$1,600	\$1,600	\$2,100
5:	1	2	2	2	Unfurnished	\$1,880	\$1,880	\$2,100
6:	1	2	2	2	Unfurnished	\$1,600	\$1,600	\$2,100

Of Units With:

- Separate Electric: 7
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 6
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4015009040

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21230990

Printed: 02/27/2022 10:41:31 AM

Closed • Apartment

List / Sold:

\$2,000,000/\$1,975,000 ↓

38 days on the market

13111 Doty Ave • Hawthorne 90250

**6 units • \$333,333/unit • 4,860 sqft • 6,751 sqft lot • \$406.38/sqft •
Built in 1986**

Listing ID: SB21247178

From 405 head East on El Segundo Blvd past Prairie Ave. Make right on Doty Ave to address.



We are proud to exclusively present this amazing Owner/User or Great Value Play Investment opportunity located at 13111 Doty Ave in the South Bay neighborhood of Hawthorne. Building 4860-square-foot, 6 units all 2 bed / 1 bath. Building is two story building situated on a 6751-square-foot lot. The building has been meticulously maintained by the current owners, whom in 2019, also replaced the Roof and installed a Fire Sprinkler System. The Subject Property located just East of Prairie and South of El Segundo and has plenty of parking. Close to 405 FWY and 105FWY, LAX Airport, New SOFI Stadium, Costco, SpaceX and South Bay Beaches. There is a tremendous potential for upside as an investment property due to the fact that nearly all the tenants are on month-to-month lease terms and are paying under market rents. This is also a great opportunity for an Owner/User or Great Value Play for an experience investor to maximize rents to there market potential. This is a South Bay property that is going to sell fast.

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- 13 Total carport spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area, See Remarks
- Cap Rate: 3.96
- \$122400 Gross Scheduled Income
- \$79246 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Gas Range, Range Hood

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Automatic Gate, Fire and Smoke Detection System, Fire Sprinkler System, Smoke Detector(s), Wired for Alarm System
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$43,154
- Electric: \$1,642.00
- Gas:
- Furniture Replacement:
- Insurance: \$1,410
- Maintenance: \$1,776
- Workman's Comp:
- Professional Management: 0

- Trash: \$2,402
- Cable TV: 01046440
- Gardener:
- Licenses: 80
- Water/Sewer: \$6,996
- Other Expense: \$2,648
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$2,100
2:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$2,100
3:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$2,100
4:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$2,100
5:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$2,100
6:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$2,100

Of Units With:

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

Additional Information

- Standard, Trust sale
- 110 - East Hawthorne area
- Los Angeles County
- Parcel # 4050007033

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

5726 ALDAMA St • Los Angeles 90042

**6 units • \$254,167/unit • 3,878 sqft • 9,974 sqft lot • \$373.90/sqft •
Built in 1932**

South of York Blvd.

List / Sold:

\$1,525,000/\$1,450,000 ↓

11 days on the market

Listing ID: 21111703



We are pleased to present for sale, "The Highland Park Bungalows" a rare 6 Unit Spanish Style Multifamily investment opportunity in North Highland Park one of LA's Hottest Rental Locations! For the first time on the market in 40+ Years, 5726 Aldama St, offers investors a substantial value add opportunity with nearly 135% Upside Potential. 4 of the 6 units are Bungalows each comprised of 2 Bedrooms & 1 Bathroom Units with abundant/secluded yard space! 2 of the 6 units are spacious 1 Bedroom & 1 Bathroom Units situated above garage space. The Highland Park Bungalows are built in 1932/1933 and have a total square footage of 3,878 SF, situated on a lot size of 9,999, and zoned RD2-1-HPOZ. The property is strategically located in a vibrant and lively nightlife scene, minutes to both York & Figueroa's retail corridor which is home to a number of trendy bars, retail, and coffee shops. The Highland Park Bungalows are considered "Very Walkable" with a (87) walk-score, where most errands can be accomplished on foot. This rare opportunity is poised for an astute investor looking to add value on a supply constrained product in a booming area where prices have appreciated Year-over-Year. Minutes to Pasadena, Downtown LA, Eagle Rock, Atwater Village, Silver Lake, Echo Park, "The Highland Park Bungalows" might be a once in a lifetime life opportunity to acquire. Buyer to conduct any/all due diligence including but not limited to the square footage, lot size, and zoning. DO NOT DISTURB TENANT OR WALK ON PROPERTY - DRIVE BY ONLY.

Facts & Features

- Sold On 02/25/2022
- Original List Price of \$1,525,000
- 5 Buildings
- \$47790 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,341
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1		Unfurnished	\$4,580	\$4,580	\$11,980
2:	2	1	1		Unfurnished	\$2,165	\$2,165	\$3,900
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5484019003

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21111703

Printed: 02/27/2022 10:41:31 AM

Closed •

List / Sold:

\$2,049,000/\$2,100,000 ↑

7 days on the market

Listing ID: AR22018322

114 Florence Ave • Monterey Park 91755

6 units • \$341,500/unit • 4,054 sqft • 6,316 sqft lot • \$518.01/sqft • Built in 1954

Florence Ave. & Garvey Ave.



We are pleased to present Two Triplex (3 units + 3 Units = 6 Units) on two parcel (114 APN: 5258-006-066 & 116 APN: 5258-006-067) apartment listing located in heart of Monterey Park. This 6 unit single story property consist of 2 - 1 bed and 1 bath & 4 - 2 bed and 1 bath. Since this properties are located on 2 parcels, there is a possibility for single family financing. Please check with your lender. These property offers a great upside potential for a savvy investor with minimal expenses. All units have hardwood floors, individual electric & gas meters along with individual water heaters. Property is located in a central location next to Garvey Ave. where you can live work and play.

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$2,049,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- \$743 (Estimated)
- Laundry: Common Area
- Cap Rate: 2.51
- \$98988 Gross Scheduled Income
- \$51493 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$44,525
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,250
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance: \$8,400
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,131	\$1,131	\$1,995

2:	1	1	1	1	Unfurnished	\$1,470	\$1,470	\$1,775
3:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$1,995
4:	1	2	1	1	Unfurnished	\$1,302	\$1,302	\$1,995
5:	1	1	1	1	Unfurnished	\$1,157	\$1,157	\$1,775
6:	1	2	1	1	Unfurnished	\$1,214	\$1,214	\$1,995

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5258006066

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: AR22018322

Printed: 02/27/2022 10:41:31 AM

Closed •

14244 Erwin St • Van Nuys 91401

6 units • \$233,167/unit • 4,480 sqft • 7,499 sqft lot • \$301.34/sqft •
Built in 1978

Tyrone and Erwin St.

List / Sold:

\$1,399,000/\$1,350,000 ↓

59 days on the market

Listing ID: PW21262329



Apartment building with 6 units. Located in Van Nuys, near many local restaurants, stores, and schools. The property and the units are in great condition with a parking lot in the back.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- \$82776 Gross Scheduled Income
- \$52284 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,492
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4,692
- Cable TV: 01872625
- Gardener:
- Licenses:
- Insurance: \$3,241
- Maintenance: \$480
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,120
- Other Expense: \$1,080
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,424	\$1,424	\$1,825
2:	1	2	2	2	Unfurnished	\$1,236	\$1,236	\$1,725
3:	1	1	1	1	Unfurnished	\$1,090	\$1,090	\$1,325
4:	1	1	1	1	Unfurnished	\$1,045	\$1,045	\$1,325
5:	1	1	1	1	Unfurnished	\$1,029	\$1,029	\$1,325
6:	1	1	1	1	Unfurnished	\$1,024	\$1,024	\$1,325

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2240020004

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW21262329

Printed: 02/27/2022 10:41:32 AM

Closed •

List / Sold: **\$2,625,000/\$2,625,000**

824 S MYRTLE Ave • Inglewood 90301

0 days on the market

8 units • **\$328,125/unit** • **7,496 sqft** • **9,625 sqft lot** • **\$350.19/sqft** •
Built in 1965

Listing ID: 22129789

West of Prairie Avenue, North of Arbor Vitae Street, East of La Brea Avenue, South of Buckthorn Street



Added for comp purposes.

Facts & Features

- Sold On 02/21/2022
- Original List Price of \$2,625,000
- 1 Buildings
- 12 Total parking spaces
- 8 Total carport spaces
- Laundry: Community
- \$120336 Net Operating Income
- 8 electric meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$48,484
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0		Unfurnished	\$2,040	\$2,040	\$2,995
2:	1	1	0		Unfurnished	\$1,291	\$1,291	\$1,995
3:	1	2	0		Unfurnished	\$1,512	\$1,512	\$2,395
4:	1	2	0		Unfurnished	\$2,295	\$2,295	\$2,395
5:	1	2	0		Unfurnished	\$1,995	\$1,995	\$2,195
6:	1	1	0		Unfurnished	\$1,495	\$1,495	\$1,795
7:	1	1	0		Unfurnished	\$1,595	\$1,595	\$1,795
8:	1	2	0		Unfurnished	\$1,345	\$1,345	\$2,295
9:			0					

10: 0
11: 0
12: 0
13: 0

Of Units With:

- Separate Electric: 8
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4024005016

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22129789

Printed: 02/27/2022 10:41:32 AM

Closed •

11530 National Blvd • Los Angeles 90064
8 units • **\$306,250/unit** • **sqft** • **8,315 sqft lot** • **No \$/Sqft data** •
Built in 1949
I-10 to Pico, to Barrington Ave, to National Blvd

List / Sold:

\$2,450,000/\$2,200,000 ↓

2 days on the market

Listing ID: 222000677



Amazing investment and/or development opportunity in Mar Vista. Two separate APNs being sold together with a total square footage of approx. 16,631 sq.ft. per Assessor and comprised of eight mid-century, California bungalow-style units situated on a tree-lined street with private entrances, individually metered for gas, electric with individual water heaters. An attractive mix of one and two bedroom residences with mid-century finishes, bordering a gated courtyard entrance and includes three two-car garages (currently used as storage) and seven single-car designated parking spaces. Ideally located near the corner of National Blvd and Barrington Ave boasting some of the highest walk, bike, and transit scores in the neighborhood. This property provides convenient access to all amenities for daily needs including high-end markets, retail, cafes and restaurants. High demand LARD 1.5 zoning. Property is sold AS-IS. Currently 50% occupied with four units to be delivered vacant at the close of escrow. Access to the property only with an accepted offer. Please do not disturb tenants. This property is an overall quality asset, in an excellent location with a high-demand residential market. A rare find for a savvy investor or developer to add to their real estate portfolio.

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$2,450,000
- Levels: One
- 6 Total parking spaces
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Carpet, Wood
- Appliances: Water Heater

Exterior

- Lot Features: Paved

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4250013017

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

11538 National Blvd • Los Angeles 90064
8 units • **\$306,250/unit** • **sqft** • **8,335 sqft lot** • **No \$/Sqft data** •
Built in 1949
I-10 to Pico, to Barrington Ave, to National Blvd

List / Sold:

\$2,450,000/\$2,200,000 ↓

2 days on the market

Listing ID: 222000676



Amazing investment and/or development opportunity in Mar Vista. Two separate APNs being sold together with a total square footage of approx. 16,631 sq.ft. per Assessor and comprised of eight mid-century, California bungalow-style units situated on a tree-lined street with private entrances, individually metered for gas, electric with individual water heaters. An attractive mix of one and two bedroom residences with mid-century finishes, bordering a gated courtyard entrance and includes three two-car garages (currently used as storage) and seven single-car designated parking spaces. Ideally located near the corner of National Blvd and Barrington Ave boasting some of the highest walk, bike, and transit scores in the neighborhood. This property provides convenient access to all amenities for daily needs including high-end markets, retail, cafes and restaurants. High demand LARD 1.5 zoning. Property is sold AS-IS. Currently 50% occupied with four units to be delivered vacant at the close of escrow. Access to the property only with an accepted offer. Please do not disturb tenants. This property is an overall quality asset, in an excellent location with a high-demand residential market. A rare find for a savvy investor or developer to add to their real estate portfolio.

Facts & Features

- Sold On 02/22/2022
- Original List Price of \$2,450,000
- Levels: One
- 6 Total parking spaces
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Carpet, Wood
- Appliances: Water Heater

Exterior

- Lot Features: Paved

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4250013018

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

14919 Hartland St • Van Nuys 91405

**11 units • \$211,591/unit • 6,850 sqft • 8,386 sqft lot • \$310.22/sqft •
Built in 1961**

Prime Van Nuys location



List / Sold:

\$2,327,500/\$2,125,000 ↓

304 days on the market

Listing ID: SR21011822

10+1 units. Pride of ownership - turn key opportunity. Long term residents, mostly veterans. 100% collections through pandemic, per seller. Soft story retrofit completed, Certificate of Compliance received. 10 legal units. Eleventh unit could be ADU with City approval. Architectural renderings complete. Non-smoking building, rents due for increase. walk score of 75 - very Walkable. Building part of Area Lighting Program. Some Type L copper plumbing - Laterals. Section 8 residents except units 8 and 11. 10 units Vintage Western Holly Stoves.

Facts & Features

- Sold On 02/23/2022
- Original List Price of \$2,448,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4.54
- \$172788 Gross Scheduled Income
- \$105581 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$63,751
- Electric: \$3,006.00
- Gas: \$1,644
- Furniture Replacement:
- Trash: \$2,628
- Cable TV: 02077405
- Gardener:
- Licenses: 902
- Insurance: \$3,948
- Maintenance: \$8,639
- Workman's Comp:
- Professional Management: 8639
- Water/Sewer: \$3,006
- Other Expense: \$1,308
- Other Expense Description: Phone

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	1	1	0	Unfurnished	\$11,550	\$11,550	\$14,625
2:	2	2	1	0	Unfurnished	\$2,799	\$2,799	\$3,650

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- VN - Van Nuys area
- Los Angeles County
- Parcel # 2220017017

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR21011822

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Closed • Apartment

225 W Alameda Ave • Burbank 91502

24 units • **\$291,458/unit** • **20,960 sqft** • **34,184 sqft lot** • **\$333.97/sqft** •
Built in 1951

South of Lake, North of Victory Blvd.

List / Sold:

\$6,995,000/\$7,000,000 ↑

60 days on the market

Listing ID: AR21197947



An incredible opportunity to own this beautiful asset in the City of Burbank, the "media capital of the world." This property offers 24 units offering 8- two bedrooms and 16 one bedrooms units with great rental upside. Located in close proximity to Walt Disney Studios, Warner Brothers Entertainment, Nickelodeon Animation Studios, the Burbank Studios, Cartoon Network and Insomnina Games. The increasingly popular Burbank Airport is close by and services the Greater Los Angeles area, Glendale, Pasadena and San Fernando Valley areas. Because of these, couple with high quality public schools and regional transportation make these units a high rental demand as proven by the 4.8% increase in population between 2000-2016. Units like these are few and far in between, so don't miss out and submit your offers! Information are deemed reliable but not verified. Buyers &/or their agents are encouraged do to their own due diligence and investigation specially with all the numerical representations in this listing including but not limited to square footage, income and expenses. All information deemed to be reliable but not guaranteed or verified. Important - Please see remarks.

Facts & Features

- Sold On 02/24/2022
- Original List Price of \$6,995,000
- 2 Buildings
- Levels: Two
- 24 Total parking spaces
- \$2,686 (Estimated)
- Laundry: Community
- \$355788 Gross Scheduled Income
- \$206357 Net Operating Income
- 24 electric meters available
- 24 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00960857
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	1	Unfurnished	\$10,885	\$10,885	\$13,650
2:	16	1	0	1	Unfurnished	\$18,764	\$18,764	\$27,200

Of Units With:

- Separate Electric: 24
 - Gas Meters: 24
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 2451034024

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