

Closed •List / Sold: **\$780,000/\$770,000 ↓****1904 W 149th St • Gardena 90249****5 days on the market****2 units • \$390,000/unit • 1,430 sqft • 6,002 sqft lot • \$538.46/sqft •
Built in 1947****Listing ID: SB21009893****Driving East down Marine Ave make a left onto Saint Andrews Pl until you hit 149th**

Don't miss the opportunity to buy this unique corner lot duplex, perfect for owner-user! This property has two great units — the front unit feels like a single-family residence with 2 beds and 1 full bath. This home has newer appliances, a recently remodeled bathroom, and is very spacious and bright. In between the two units sits a large yard and a sizable side yard with a newer hot tub. The back unit is a cute 1 bedroom, 1 bath that has two entrance doors as well as an attached second-floor deck and entry porch. Under the back unit is a two-car garage and a large driveway. Being located on the corner offers an ample amount of parking. This property underwent multiple upgrades, such as, newer water heaters and natural gas furnaces, new electrical in both units which include lights, plugs, switches, and breaker boxes. With wires running between units underground, plenty of backyard space and storage, as well as a new 18-panel solar system (purchased not leased), this duplex has got it all ****Will Be Delivered Vacant**** — don't miss this unique opportunity! There is potential for possible ADU in the garage, buyer to verify with the city.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$780,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: In Garage, In Kitchen
- \$47400 Gross Scheduled Income
- \$35173 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,227
- Electric: \$168.00
- Gas: \$360
- Furniture Replacement:
- Trash: \$258
- Cable TV: 01915767
- Gardener:
- Licenses:
- Insurance: \$623
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$258
- 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	\$2,150
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

2/28/2021

Matrix

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 117 - McCarthy area
- Los Angeles County
- Parcel # 4062018006

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:** SB21009893

Printed: 02/28/2021 8:16:47 PM

Closed •List / Sold: **\$695,000/\$680,000 ↓****1650 W Gardena Blvd • Gardena 90247****10 days on the market****2 units • \$347,500/unit • 1,607 sqft • 5,106 sqft lot • \$423.15/sqft •****Listing ID: PW20251003****Built in 1949****S. Wester Ave and Gardena Blvd in Gardena**

Duplex property Opportunity, Front Unit Consist of 2 Bedrooms & 1 Bathroom with washer /dryer hookup. Back Unit has 2 Bedrooms and 1 Bath. Features tile flooring in living room, kitchen and bathroom with washer/ dryer hookup. Property has a two car garage with Huge driveway. Walking distance to Schools , Shopping , Restaurants and much more. This is a Investors Opportunity or Great potential for First Time Buyer to Live In One Unit and Rent the Other.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$695,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$2800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Tile, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01297191
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,800	\$2,800	\$2,800
2:	1	2	1	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
- 119 - Central Gardena area

2/28/2021

Matrix

- Los Angeles County
- Parcel # 6105003008

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:** PW20251003

Printed: 02/28/2021 8:16:47 PM

Closed • DuplexList / Sold: **\$1,400,000/\$1,400,000****2104 Pullman Ln • Redondo Beach 90278****3 days on the market****2 units • \$700,000/unit • 2,475 sqft • 7,498 sqft lot • \$565.66/sqft • Built in 1958****Listing ID: SB21013965****North of Ripley Ave, West of Rindge Lane, South of Grant**

Hard to find Duplex in Redondo Beach! Live in the front house and help pay your mortgage with the 2bd, 2ba rear rental unit. Detached front unit apx. 1347 sq. ft. Rear unit sits above the garage apx. 1128 sq. ft. Well maintained building, recently upgraded electrical panel on front unit. Large lot, 50' x 150' zoned R2 (buyer to verify). Prime Redondo Beach location. Under a 10 minute drive to the beach, nearby shopping, within the Redondo Beach School district, 8+ rated schools, Elementary-High School per GreatSchools.org

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 3
- \$49140 Gross Scheduled Income
- \$38426.5 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01297191
- 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	2	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	2	2	2	Unfurnished	\$1,995	\$1,995	\$1,995

Of Units With:

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

2/28/2021

Matrix

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4159007010

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:** SB21013965

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Closed •**\$1,250,000/\$1,325,000 ↑****17 days on the market****Listing ID: P1-2921****2900 Montezuma Ave • Alhambra 91803****2 units • \$625,000/unit • 3,816 sqft • 5,813 sqft lot • \$347.22/sqft • Built in 1964****Cross Street: Garvey Ave**

Offered on the market for the first time in 55 years, this townhouse-style duplex presents an exciting investment opportunity that's too good to miss. Built and beautifully maintained by the current owner, this residence provides two functional, well-designed units that would perfectly suit extra guests or savvy investors. Both units are light-filled and generously-sized with comfortable living spaces, formal dining rooms, and open-style kitchens. Unit A features four ample bedrooms and three baths, while Unit B is complete with three bedrooms and three baths. Each residence is set close to 2,000 sq ft, leaving plenty of space for interested buyers. Extra features include copper plumbing throughout and quality finishes along with a two-car attached garage for each unit and a spacious workshop. Residents will appreciate access to top-ranked schools, while Fwy 10, 710, and Downtown LA are all within easy reach. Whether you're looking for a convenient home to enjoy with loved ones or a quality addition to your investment portfolio, this excellent and convenient opportunity will not disappoint. Come check out before it's gone for good!

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$1,250,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Forced Air, Radiant
- Laundry: Inside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Microwave

Exterior

- Lot Features: Garden
- Fencing: Wrought Iron

Annual Expenses

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

Unit Details

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

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

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

- 601 - Alhambra area
- Los Angeles County
- Parcel # 5254011011

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** P1-2921

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Closed •List / Sold: **\$679,900/\$675,000 ↓****420 N Alameda Ave • Azusa 91702****88 days on the market****2 units • \$339,950/unit • 1,692 sqft • 6,950 sqft lot • \$398.94/sqft •
Built in 1953****Listing ID: WS20221845****East of Azusa Ave/ South of 5th St.**

Wonderful duplex in the city of Azusa. Close proximity to Azusa Pacific and Citrus College. Each unit is 2 bed, 1 bath with separate yard, own laundry area and detached garage. Newer updates include sewer line, copper plumbing and dual pane windows throughout. *Please do not disturb tenants*

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$679,900
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Outside
- \$3000 Gross Scheduled Income
- 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:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$130
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$1,550
2:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$1,450

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
- 607 - Azusa area
- Los Angeles County
- Parcel # 8611013018

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:** WS20221845

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Closed • DuplexList / Sold: **\$607,666/\$614,000** ↑**11515 Basye St • El Monte 91732****31 days on the market****2 units • \$303,833/unit • 1,456 sqft • 6,995 sqft lot • \$421.70/sqft • Built in 1933****Listing ID: WS20261201****Cross street between Peck Rd. and and Basye St.**

Great Income Property Duplex nicely located in central and convenient neighborhood in the City of El Monte. Two separate detached homes on same lot. Each home with own separate private backyard. Each unit features 2 bedrooms and 1 bath with bonus room. Currently both units are tenant occupied on a month to month basis. Property has an easement driveway. 11515 -11517 two separate address and utility meters. Property sold in "AS-IS" condition. Drive by only. Do not disturb tenants.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$607,666
- 2 Buildings
- 1 Total parking spaces
- Laundry: Inside
- \$33600 Gross Scheduled Income
- \$26032 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,803
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,329
- Cable TV: 02092658
- Gardener:
- Licenses:
- Insurance: \$736
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$615
- 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	\$0
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$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
- 619 - El Monte area

2/28/2021

Matrix

- Los Angeles County
- Parcel # 8569002026

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:** WS20261201

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Closed •List / Sold: **\$475,000/\$450,000 ↓****318 E California Ave • Glendale 91206****35 days on the market****2 units • \$237,500/unit • 942 sqft • 1,907 sqft lot • \$477.71/sqft •
Built in 1921****Listing ID: 320004634**

Great opportunity for value add. Two one bedroom, one bath units that MUST be sold with adjacent three unit property, 320 E. California, listed at \$650,000. Total price is \$1,125,000. The combined asset has five units. 4 one bedroom one bath units and one single. Per assessor records, the combined square footage is 2414 S.F. and combined lot size is 5920. Three of the five units are vacant which offer the investor the opportunity to collect current market rents.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$475,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Gravity, Natural Gas
- Laundry: Outside
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: See Remarks

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

2/28/2021

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0

Matrix

- Drapes: 0
- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5642017014

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: 320004634

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Closed •List / Sold: **\$825,000/\$825,000****4937 Meridian St • Los Angeles 90042****0 days on the market****2 units • \$412,500/unit • 640 sqft • 5,225 sqft lot • \$1289.06/sqft •****Listing ID: 20645208****Built in 1923****Close to Eagle Rock Blvd and York Blvd, from York Blvd left on 49th, right on Meridian.**

Duplex in great area of Highland Park, close to schools, dining and downtown LA.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$825,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Attic
- Floor: Laminate

Exterior

- Security Features: Gated Community
- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,000
2:	2	1	1		Unfurnished	\$0	\$0	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 2
- Drapes: 0

2/28/2021

- Gas Meters: 2
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 2

Additional Information

- Standard sale

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Matrix

- Patio: 1
- Ranges: 2
- Refrigerator: 2
- Wall AC: 2

- 632 - Highland Park area
- Los Angeles County
- Parcel # 5476014008

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 20645208

Printed: 02/28/2021 8:16:47 PM

Closed • DuplexList / Sold: **\$1,030,000/\$985,000** ↓**166 N Ivy Ave • Monrovia 91016****47 days on the market****2 units • \$515,000/unit • 1,836 sqft • 7,732 sqft lot • \$536.49/sqft • Built in 1960****Listing ID: AR20235811****From Foothill Blvd. take Ivy north, property is on the east side of street**

This Mid-Century north Monrovia duplex boasts two charming and well-maintained units, each featuring two bedrooms and one bath (918 s.f. per unit). Front house has been updated with a new kitchen and bath. Back unit is freshly painted, clean and well-maintained. Surrounded by ideal north Monrovia neighborhood and separate yard spaces for each unit, this property is perfect for income potential. Truly a rare opportunity to own turnkey income property in prime north of Foothill location in close proximity to vibrant downtown Monrovia.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$1,030,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- \$57600 Gross Scheduled Income
- \$39612 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,988
- Electric:
- Gas: \$360
- Furniture Replacement:
- Trash: \$748
- Cable TV: 01514230
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management: 1800
- 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	1	Unfurnished	\$0	\$0	\$2,600
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

- Disposal:

Additional Information

- Standard, Trust sale

- 639 - Monrovia area
- Los Angeles County
- Parcel # 8519030041

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:** AR20235811

Printed: 02/28/2021 8:16:47 PM

Closed • **Duplex**List / Sold: **\$585,000/\$560,000** ↓**4756 Myrtle St • Pico Rivera 90660****69 days on the market****2 units • \$292,500/unit • 1,112 sqft • 4,283 sqft lot • \$503.60/sqft •****Listing ID: DW20231991****Built in 1926****Myrtle st/ Orange st**

Hello Investors !! Come check out this duplex in the city of Pico Rivera, perfect for rental or live in one unit and rent second unit. Property does need some repairs. Each unit has a 2 bedroom/ 1 bathroom. Back unit was semi remodeled a few years ago. Long driveway fits about 2-3 cars and 1 car garage. Both units will be deliver vacant at COE.. Property SOLD AS IS.

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$649,999
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: Outside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,225
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01406329
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 649 - Pico Rivera area
- Los Angeles County
- Parcel # 6347023002

2/28/2021

Matrix

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** DW20231991

Printed: 02/28/2021 8:16:47 PM

Closed • **Duplex****\$1,168,000/\$1,178,000** ↑**2739 Muscatel** • **Rosemead 91770****5 days on the market****2 units** • **\$584,000/unit** • **2,398 sqft** • **10,165 sqft lot** • **\$491.24/sqft** • **Built in 1915****Listing ID: WS21010311****either Walnut grove and San Gabriel**

Two House 2739 & 2739-1/2 on big almost 20,000sq Ft lot. Located one behind the other on two parcels that have two separate APN #5228-006-012 & 5282-006-0132. This property is good for investment opportunity or big family live one and rent the other. The front home with 3-4 bedrooms and 2 baths, fireplace in the living room and separate laundry room. 2739 1/2 is the back home 1 bedroom 1 bathroom and additional room can be used as a 2nd bedroom or office, a dining area. separate laundry room in the rear. Detached 1 - car garage is between the 2 houses. The Front yard is very large and has security gate at the driveway entrance. Back of the home can be park over 10 cars, RV or Boats. Seller's been remodel from inside to out side of the property 2 years ago.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$1,168,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Common Area
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01399917
- 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	3	2	2	Unfurnished	\$2,400	\$2,400	\$2,600
2:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$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

- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5282006012

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:** WS21010311

Printed: 02/28/2021 8:16:47 PM

Closed • **Duplex**List / Sold: **\$600,000/\$610,000** ↑**2609 Marybeth Ave** • **South El Monte 91733****155 days on the market****2 units** • **\$300,000/unit** • **1,264 sqft** • **7,397 sqft lot** • **\$482.59/sqft** •
Built in 1947**Listing ID: TR20182681****Rosemead Blvd - Turn East on Garvey**

R3 ZONING !!!! Currently DUPLEX !!! add one more Unit !!! The Back Unit is Fully Remodeled by Owner and Ready to Move In. Located in the Central of San Gabriel Valley. Easy Access to Main Road, Freeway and shops. Hurry it won't last long

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$600,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01157119
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 657 - So. El Monte area
- Los Angeles County
- Parcel # 8102035006

2/28/2021

Matrix

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** TR20182681

Printed: 02/28/2021 8:16:47 PM

Closed • **Duplex**List / Sold: **\$700,000/\$685,000** ↓**8417 Grenoble St • Sunland 91040****23 days on the market****2 units • \$350,000/unit • 1,631 sqft • 6,255 sqft lot • \$419.99/sqft • Built in 1937****Listing ID: SR20256640****West of Oro Vista , North of Foothill.**

Excellent Location - Two on a lot, Front House is a 2 Beds / 1 Bath with 896 S/F Built in 1935/1937. Rear Unit was permitted back in 1937 as a 400 S/F Living Unit, present size around 735 S/F. Buyer to perform due diligence and check with City regarding Permits / Size, etc. Property has a 2-Car Garage. Property is a light fixer that shows well with nice size driveway and plenty of off-Street parking.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$700,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Natural Gas
- Laundry: Outside
- \$54000 Gross Scheduled Income
- \$33150 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,850
- Electric: \$6,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 659 - Sunland/Tujunga area

2/28/2021

Matrix

- Los Angeles County
- Parcel # 2555026014

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:** SR20256640

Printed: 02/28/2021 8:16:47 PM

List / Sold:

Closed •**\$1,099,000/\$1,210,000 ↑****5 days on the market****Listing ID: 21678906****5318 Fratus Dr • Temple City 91780****2 units • \$549,500/unit • 2,844 sqft • 13,066 sqft lot • \$425.46/sqft • Built in 1961****From Rosemead Blvd, take Olive Street East, then turn Right on Fratus Drive.**

First time on the market in over 55 years! A unique opportunity located within the Temple City School District, recognized by the California Department of Education as a District of Distinguished Schools, features two detached homes built in 1961 on a huge 13,066 square foot lot with a combined 2,844 square feet of living space. The front house measures approximately 1,012 square feet, with 3 bedrooms, 1 bathroom, a large family room and a recently renovated kitchen. The rear house measures approximately 1,832 square feet, with 3 bedrooms, 1.5 bathrooms, a 2-car garage, a large family room, galley-style kitchen and a spacious living room addition. The property also features two mature avocado trees and plenty of extra space for parking. Renovate both homes or tear down and rebuild.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$1,099,000
- 2 Buildings
- 2 Total parking spaces

Interior

- Floor: Laminate, Carpet
- Appliances: Gas Oven

Exterior

- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$2,750
2:	1	3	1		Unfurnished	\$0	\$0	\$3,000
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
- 661 - Temple City area
- Los Angeles County
- Parcel # 8590002021

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:** 21678906

Printed: 02/28/2021 8:16:47 PM

List / Sold:

Closed • **Single Family Residence****\$2,180,000/\$2,078,000** ↓**51 days on the market****Listing ID: AR20241278****10502 Daines Dr • Temple City 91780****2 units • \$1,090,000/unit • 3,808 sqft • 9,277 sqft lot • \$545.69/sqft • Built in 2021****Daines & Halifax**

2 Units on a lot .Arcadia School district! Welcome to this Brand New 2021 luxury custom built home that boasts a detached Guest House. Located in the Award-Winning Arcadia Unified School District, each unit has separate addresses 10502 A & 10502 B the front main house and back guest house respectively. The main house has an astonishing 4 Bed and 4-1/2 Baths, Guest house has another 2 Bed and 1Baths. Entrance with double iron doors access to the front porch. Enter this distinguish home and see a high ceiling entrance with stunning wainscoting and tile flooring. Experience a distinct living room and dining room area with a cozy gas fireplace. A large family room opens into a Chef's dream kitchen with lavish quartz counter tops and center island. Tucked behind the kitchen is a chef's dream Wok kitchen that has a 2nd refrigerator. The kitchen is appointed with top-of-the-line Thermador appliances, Walk-in pantry and a beautiful large island with seating area. Upstairs, hallway lined with storage and 3 bedrooms suites, each with their own private bathrooms and an amazing master bedroom that has a large walk-in closet and beautifully appointed master bath. The exterior of the home has beautifully paved driveways and mature trees. With custom cabinets throughout the home, there is tons of storage. Other amenities of this home include: Laundry Room, Central AC and Heat, Mini split ACs in two rooms, Ring door bell, tankless water heaters, and an attached car garage for both units.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$2,180,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Formal Entry, Foyer, Galley Kitchen, Guest/Maid's Quarters, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Suite, Two Masters, Walk-In Closet, Walk-In Pantry
- Appliances: Dishwasher, ENERGY STAR Qualified Water Heater, Free-Standing Range, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Range Hood, Refrigerator
- Other Interior Features: In-Law Floorplan, High Ceilings
- Floor: Wood

Exterior

- Lot Features: Corner Lot
- Security Features: Automatic Gate, Security System
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

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

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 661 - Temple City area
 - Los Angeles County
 - Parcel # 8586029015

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$610,000/\$635,000** ↑**7253 Milton Ave # 7255 • Whittier 90602****12 days on the market****2 units • \$305,000/unit • 1,186 sqft • 5,600 sqft lot • \$535.41/sqft • Built in 1919****Listing ID: SB20262167****Cross Streets Whittier Blvd**

This is the income property you have been waiting for! Live in one and rent out the other! Located in the prime, uptown Whittier gated community is this pristine duplex. The two-unit property includes a back-to-back layout, with one home in the front and the other in the back. Both homes offer 2 beds and 1 bath and have been meticulously remodeled. As you walk up to the home, you will notice the newly installed white picket fence, lush greenery, and welcoming front porch. The home features fresh paint and new floors throughout. In the back, you will find the second unit which features a freshly painted interior, upgraded windows, kitchen cabinets, and a pantry. Uptown Whittier offers many wonderful activities for its residents including fun shops, a historic movie theatre, restaurants, weekly farmers' market, a variety of parks, hiking trails, a dog park, and more! The home is within walking distance to many of these amenities and is just four blocks away from City Hall and the local Police station. Additional bonuses of the home include a spacious shed in the backyard for storage, a covered patio in the backyard, gated access from the alley, a new fence and gate, and plenty of parking spaces! Run, don't walk... this one won't last!

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$610,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: Individual Room
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 02096423
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

2/28/2021

Matrix

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 670 - Whittier area
- Los Angeles County
- Parcel # 8139030011

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:** SB20262167

Printed: 02/28/2021 8:16:48 PM

Closed •List / Sold: **\$749,900/\$800,000** ↑**5856 Magnolia Ave • Whittier 90601****8 days on the market****2 units • \$374,950/unit • 1,739 sqft • 6,689 sqft lot • \$460.03/sqft •
Built in 1953****Listing ID: PW21005561****South of Beverly Blvd/North of Hadley**

Duplex in semi-private cul-de-sac location is available. This property was fully rehabbed in 2019 with new interior/exterior paint, new electrical panel, upgraded plumbing, new windows throughout, remodeled kitchens and bathrooms, professionally refinished hardwood floors, new garage roll-up doors with automatic openers. Front unit has a semi-private open concept kitchen/living area, and upgraded, easy-maintenance landscaping, as well as new wrought iron gates and handrails on the exterior.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$749,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage
- \$51600 Gross Scheduled Income
- \$38350 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Floor: Vinyl, Wood
- Appliances: None
- Other Interior Features: Copper Plumbing Partial, Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre, Cul-De-Sac, Front Yard, Level with Street, Sprinkler System
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01961776
- Gardener:
- Licenses:
- Insurance: \$1,300
- 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	1	Unfurnished	\$2,200	\$2,200	\$26,400
2:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$25,200

Of Units With:

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

2/28/2021

Matrix

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 670 - Whittier area
- Los Angeles County
- Parcel # 8134016012

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:** PW21005561

Printed: 02/28/2021 8:16:48 PM

Closed • **Duplex**List / Sold: **\$715,000/\$750,000** ↑**239 S 6th St • Montebello 90640****3 days on the market****2 units • \$357,500/unit • 2,045 sqft • 6,063 sqft lot • \$366.75/sqft • Built in 2015****Listing ID: PW21016507****From 5 freeway exit Slauson northeast, make a left on Telegraph, make a right on Greenwood, go to Olympic Blvd and make right, go to 6th st and make a left.**

Two houses on one lot. Back house was built around 2015. Front house has 3 Bedrooms and 2 Baths. Back house has 2 bedrooms and 1 bath on top of a two car garage and a 1 car garage. Property has a very long driveway that can fit several cars in addition to the garage space. Roof on front house was fully replaced even including the rafters and plywood/sheathing within the last 7 years. Each unit has it's own gas meter and electric meter. This property represents an excellent opportunity for an investor looking for cashflow or for a purchaser looking to live in one unit and to supplement income with rental income from the other unit.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$715,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,800	\$1,800	\$2,300
2:	1	2	1	3	Unfurnished	\$0	\$0	\$1,900

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

- 674 - Montebello area
- Los Angeles County
- Parcel # 6349009022

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:** PW21016507

Printed: 02/28/2021 8:16:48 PM

Closed •List / Sold: **\$699,000/\$700,000** ↑**515 S Breed St • Los Angeles 90033****76 days on the market****2 units • \$349,500/unit • 1,637 sqft • 8,512 sqft lot • \$427.61/sqft •
Built in 1895****Listing ID: 20623172****Exit 5 Fwy on 4th St. heading East and turn right on Breed st.**

Great Location in Boyle Heights Neighborhood. Duplex The property consist of two SF homes. The front home is a 3-2 and rear home is 2-2. Each home has a laundry area. Minutes away from Down Town LA. and The Arts District. Close to USC Medical Center; White Memorial Hospital; Cal State LA. Retail Shops and Popular Restaurants. Very accessible to public transportation and Freeways 10, 60, 5, 101. Youtube Link provided: <https://youtu.be/G7snGKKyfc>

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$699,000
- 2 Buildings
- Heating: Wall Furnace
- \$29215 Net Operating Income

Interior

- Rooms: Living Room
- Appliances: None

Exterior**Annual Expenses**

- Total Operating Expense: \$15,473
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01523681
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,784	\$3,089	\$2,000
2:	2	2	2		Unfurnished	\$1,305	\$3,089	\$1,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

2/28/2021

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

Matrix

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

Additional Information

- Probate Listing sale

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5183016021

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:** 20623172

Printed: 02/28/2021 8:16:48 PM

List / Sold:

Closed •**\$4,095,000/\$3,950,000 ↓****41 days on the market****Listing ID: 20669728****1519 -1521 Cabrillo Ave • Venice 90291****2 units • \$2,047,500/unit • 3,489 sqft • 2,550 sqft lot • \$1132.13/sqft • Built in****Between Rialto Ave. and Navarro Ct.**

An architectural showpiece in coveted Windward Circle. Rare sfr/duplex: 1521 is a breathtaking 2 story 2559 sqft 3+3 prime residence & 1519 is a 930sqft ground level, 2+2 bright unit. Ideal for owner-user, investor, live/work or multi-generation living. Renovated in 2020 with a focus on coastal light thru modern lines & unique wood detail, it spares no expense. The upper floors are an entertainers dream with glass doors that disappear, unique steel framed extended floor to ceiling windows, Miele kitchen, 15 marble island, dining for seamless in/outdoor meals, 2 huge decks & family room. Follow a sunlit staircase up to spacious bedrooms & treetop views with an expansive yet cozy master suite with Abbot Kinney views; the true gem is the BA with skylights and sun that sparkles off the statuary marble. Ground floor unit enjoys Blue Star stove, Carrera marble, polished concrete floors, floor to ceiling windows, private patio & parking. Wired Nest, 2 car garage, carport with alley gate.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$4,095,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$204000 Net Operating Income

Interior

- Rooms: Master Bathroom, Living Room, Walk-In Closet, Great Room
- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Vented Exhaust Fan

Exterior

- Security Features: Fire and Smoke Detection System, Gated Community

Annual Expenses

- Total Operating Expense: \$60,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$16,500	\$0	\$16,500
2:	1	2	2		Unfurnished	\$5,500	\$0	\$5,500

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
- C11 - Venice area
- Los Angeles County
- Parcel # 4238005021

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: 20669728

Printed: 02/28/2021 8:16:48 PM

Closed •List / Sold: **\$895,000/\$932,299** ↑**12210 Culver Blvd • Los Angeles 90066****77 days on the market****2 units • \$447,500/unit • 1,045 sqft • 2,500 sqft lot • \$892.15/sqft •
Built in 1954****Listing ID: 20642558****East side of Culver Blvd between S Centinela Ave and Inglewood Blvd. Closest cross street is Farias Ave.**

This smartly updated, R-3 zoned duplex is perfect for the savvy owner-user and investor alike, with both value add and massive rent upside potential. Well situated in the highly sought after Del Rey / Mar Vista / Westside LA rental market and boasting a recently renovated (VACANT) 1br/1ba unit with private fenced-in yard (perfect for entertaining), hardwood floors, newer appliances AND washer/dryer IN UNIT!! The second unit is a well maintained (tenant occupied but can be delivered VACANT) 2br/1ba with amazing value add/rent upside potential and a large private fenced-in yard with garden. Bonus features include: double-paned windows throughout, tankless water heater, copper plumbing, detached 2 car garage (possible garage ADU conversion, please do own due diligence) complete with brand new whisper-quiet electric garage door. Contact listing agent with all questions and see website for all info, pictures, drone and matterport virtual tours; www.12210culver.com

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$915,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$24377 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$10,447
- 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	\$952	\$952	\$2,750
2:	1	1	1		Unfurnished	\$1,950	\$1,950	\$1,950
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
- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4221001014

Michael Lembeck

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

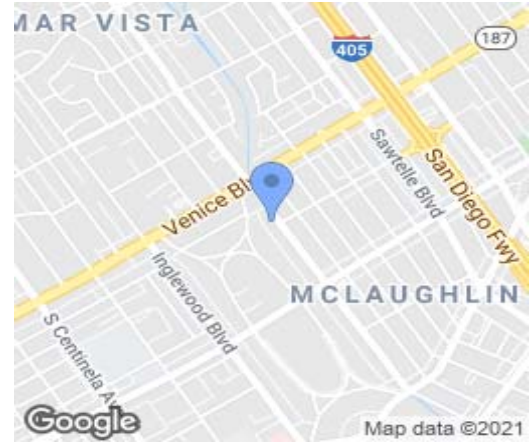
Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 20642558

Printed: 02/28/2021 8:16:48 PM

List / Sold:

Closed •**\$1,649,000/\$1,630,000 ↓****49 days on the market****Listing ID: 20666832****3865 McLaughlin Ave • Los Angeles 90066****2 units • \$824,500/unit • 1,913 sqft • 7,761 sqft lot • \$852.06/sqft • Built in 1949****West of Sawtelle, East of Centinela, South of Venice Blvd, North of Washington Place**

3865-67 McLaughlin is an incredible opportunity to acquire a SFR plus a non rent controlled unit in the highly desirable Mar Vista neighborhood just 3.5 miles from Venice Beach. The property is comprised of two structures totaling over 1,913sf on a large 7,761sf lot. The front unit is a 3 bd/2 bth single family home approx. 1,384sf and includes large living room with bay window, recessed lighting, skylight, a dining room that leads to kitchen, and separate laundry room. Master bedroom w/ full bath and a bonus area that leads to a back deck and yard. Ample parking and storage with 2 car detached garage and long driveway. In the rear is a 2-story structure built in 2011 as a 3 bd/2 bth rental unit with separate access, driveway parking, and a private yard. Both units are currently occupied and the rear unit is NOT subject to rent control. Prime location of McLaughlin-Culver City in Los Angeles near Venice, Marina Del Rey, Santa Monica, LAX, Playa Vista, Century City, and Silicon Beach.

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$1,649,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- \$57073 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$25,472
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,725	\$3,725	\$3,725
2:	2	3	2		Unfurnished	\$3,366	\$3,366	\$3,366
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
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4214016005

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:** 20666832

Printed: 02/28/2021 8:16:48 PM

Closed •List / Sold: **\$799,500/\$770,000** ↓**2205 S Ridgeley Dr • Los Angeles 90016****22 days on the market****2 units • \$399,750/unit • 1,211 sqft • 4,800 sqft lot • \$635.84/sqft •
Built in 1924****Listing ID: 21676626****South of Washington between Fairfax and LaBrea**

Great opportunity to turn into a Tri-Plex. Nestled on one of the best, widest and quietest streets in prime West Adams, the remodeled smart duplex has been finished from top to bottom. Main front house unit includes bonus Office/Play Room. New central HVAC/Heat, Ring, Nest, oven, dishwasher, modern SPC flooring, energy efficient double pane windows, automatic lawn, sprinklers and much more. The kitchen boasts new cabinets, quartz counters and stainless steel appliances. The open floor plan allows for entertaining. Detached garage with ADU potential. Garage parking. Perfect for someone looking for a quiet and quaint neighborhood, yet close to everything. Unit 1 Front House 3BR is vacant. Unit 2 single unit is located behind garage is occupied and will not be delivered vacant.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$799,500
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$46008 Net Operating Income

Interior

- Rooms: Bonus Room
- Appliances: Dishwasher, Disposal, Gas Cooktop
- Other Interior Features: Crown Molding

Exterior

Annual Expenses

- Total Operating Expense: \$9,792
- 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	\$3,850
2:	1	1	1		Unfurnished	\$561	\$561	\$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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5063024010

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:** 21676626

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Closed • **Duplex**List / Sold: **\$890,000/\$800,000** ↓**2211 S Bronson** • Los Angeles 90018**38 days on the market****2 units** • **\$445,000/unit** • **2,392 sqft** • **6,500 sqft lot** • **\$334.45/sqft** •
Built in 1922**Listing ID: DW20251408****S Bronson Ave**

GREAT INVESTMENT OPPORTUNITY with tenants occupying the side by side attached duplex. 2211 unit is a 2 bedroom + 2 bath + Den/Office, includes service room with hook-ups for washer/dryer, SPACIOUS & bright living room with a fireplace stand, granite kitchen countertops, cherry oak kitchen cabinets, hardwood floors and tile throughout the unit. 2213 unit is a spacious 2 bedroom + 2 bath, includes hardwood floors and tile throughout the unit, and service room with hook-ups for washer/dryer. Detached Garage Included!! Buyers to do their own due diligence and satisfy themselves in all aspects of the property with sources such as title, public records, etc. Property will be delivered with tenants. Conveniently located to 10/110 freeways, Koreatown, MID-CITY, DTLA, Culver City, West Adams, Expo Line, community schools, and much more!!! For more details CALL/TEXT listing agent!

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$890,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Washer Hookup
- \$45834 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$402
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$187
- Cable TV: 02078798
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$214
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,450	\$2,450	\$2,450
2:	1	2	2	1	Unfurnished	\$1,365	\$1,365	\$2,450

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

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5060005016

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:** DW20251408

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Closed • **Duplex**List / Sold: **\$350,000/\$380,000** ↑**1623 E 32nd St • Los Angeles 90011****1 days on the market****2 units • \$175,000/unit • 1,680 sqft • 4,993 sqft lot • \$226.19/sqft • Built in 1905****Listing ID: CV21001925****East of Compton North of Adams**

Two on a lot, front house 2bd/1ba and rear house 2bd/1ba major fixer upper great for an investor.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$350,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00870825
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5117004025

2/28/2021

Matrix

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** CV21001925

Printed: 02/28/2021 8:16:48 PM

Closed • DuplexList / Sold: **\$549,995/\$505,000 ↓****808 810 E 111th Dr • Los Angeles 90059****50 days on the market****2 units • \$274,998/unit • 1,525 sqft • 4,343 sqft lot • \$331.15/sqft • Built in 1925****Listing ID: DW20249828****South of Imperial HYW & East of Avalon Blvd (Next to 105 Fwy & 110th Fwy)**

Great Investment opportunity in Los Angeles, CA. Why buy one house if you can own two for the price ! Incredible opportunity to own a wonderful DUPLEX- LOCATED by 110th Freeway & 105 Freeway. Recently remodel with a new 30 year roof, new pain, new drywall, new fence and many other details to list. Property is made up of two units. 3-2 & front: 2-1 Massive Carport PLUS GARAGE for 2 cars and extra parking for those wonderful toys about 10 spots. . With some imagination you can do wonders and is perfect for investment opportunity. Location is a Plus: 10 Minutes from Downtown L.A., LAX Airport, Stadiums. Los Angeles is a growing city and many different projects been develop makes this opportunity great for investment or for a large family. Please call agent directly.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$554,996
- 2 Buildings
- Levels: One
- 14 Total parking spaces
- \$30780 Gross Scheduled Income
- \$29680 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Den, Entry, Galley Kitchen

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,515
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$850
- 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	2	0	Unfurnished	\$1,645	\$1,695	\$0
2:	1	2	1	2	Unfurnished	\$920	\$920	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6072017012

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:** DW20249828

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Closed •List / Sold: **\$650,000/\$670,000** ↑**1750 W 82nd St • Los Angeles 90047****12 days on the market****2 units • \$325,000/unit • 2,527 sqft • 5,739 sqft lot • \$265.14/sqft •****Listing ID: PW20244876****Built in 1927****turn east of of western**

Two on a lot! great opportunity to live in one and rent the other out or for a large family to all live together. Investors this property would give you a great return. The front house is a 4 bed 1 bath 1376 sq. ft, with a potential 5th bedroom that is currently being used as storage/office. Most bedrooms have their own exterior entrance as well. Allowing you to maximize your rental potential. The back house is a 3 bed 1 bath 1,151 sq. ft. Both homes have separate meter and solar power.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 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: 01938135
- 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	Unfurnished	\$0	\$0	\$2,600
2:	1	3	1	0	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Probate Listing sale
- C34 - Los Angeles Southwest area
- Los Angeles County

2/28/2021

Matrix

- Parcel # 6034016002

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:** PW20244876

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Closed •List / Sold: **\$774,900/\$775,000 ↓****40 days on the market****5015 Denker Ave • Los Angeles 90062****2 units • \$387,450/unit • 1,496 sqft • 5,332 sqft lot • \$518.05/sqft •****Built in 1916****Listing ID: MB20255582****Between Normandie Ave and Western Ave**

LIKE NO OTHER - *Live Smart...Rent 1 and Live in 1: Restored California Bungalow with original character in tact: If you are looking for quality work, this is it! Recently updated in every sense possible. Upon arriving you will notice no attention to detail was spared in the design choices & finishes! Enjoy the home's light & bright open concept featuring 3 bedrooms 2 full bathrooms with en-suite & oversized attached deck that you access from this bedroom including an individual laundry room equipped with Samsung stackable washer/dryer for immediate use. The open floor plan allows use of the 1,096 sqft living space, perfect for those seeking generous sized bedrooms. Your remodeled kitchen offers a great peninsula island with quartz stone countertop & modern two tone cabinets, full designer backsplash with custom hood vent already installed, & recess lighting. Rear Unit is a NEW ADU WITH 1 bedroom & 1 full bathroom with independent address and gas & electric meters. Large Lot 5,332 - Units are detached with individual green yards for summer time family gatherings. All bathrooms offer the most up date floating vanities and glass shower doors. New Central AC/HVAC Unit for front unit and a mini split unit for the ADU. Location is unmatched: walking, biking, & driving distance to LA Coliseum, LAFC Soccer Stadium-The Fields, USC Village-Trader Joe's, Natural History Museums including the coming soon Lucas Museum Center, freeways & short commute to DTLA-LA Live, Baldwin Hills!

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$809,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- \$52200 Gross Scheduled Income
- \$38209 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom
- Floor: Laminate

Exterior

- Lot Features: Front Yard, Yard
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,903
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$280
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	3	2	0	Unfurnished	\$0	\$0	\$2,850
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

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
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5016035015

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: MB20255582

Printed: 02/28/2021 8:16:48 PM

Closed • DuplexList / Sold: **\$800,000/\$775,000 ↓****1415 W 57th St • Los Angeles 90062****0 days on the market****2 units • \$400,000/unit • 1,557 sqft • 4,939 sqft lot • \$497.75/sqft • Built in 2007****Listing ID: PW21033619****Between Normandie and Denker**

Very desirable, income producing duplex. This duplex consists of two 3-Bedroom / 1-Bathroom units. Each unit includes dual pane vinyl windows, granite counter tops, wood cabinets throughout, tile flooring in kitchens and baths, freshly painted and nicely landscaped. Great investment opportunity.

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$800,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$62688 Gross Scheduled Income
- \$62688 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range, Gas Water Heater

Exterior

- Lot Features: Landscaped, Lawn
- 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	1	0	Unfurnished	\$2,900	\$2,900	\$34,800
2:	1	3	1	0	Unfurnished	\$2,324	\$2,324	\$27,888

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
- C34 - Los Angeles Southwest area

2/28/2021

Matrix

- Los Angeles County
- Parcel # 5003025012

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:** PW21033619

Printed: 02/28/2021 8:16:48 PM

Closed •List / Sold: **\$524,000/\$500,000 ↓****429 W 62ND St • Los Angeles 90003****277 days on the market****2 units • \$262,000/unit • 1,634 sqft • No lot size data • \$306.00/sqft •****Listing ID: 19509448****Built in 1908****East of Figueroa Street and South of Slauson Ave.**

BACK ON THE MARKET, MOTIVATED SELLERS! This is the perfect setup for an investor or owner-occupant. The numbers work! Live in one and rent out the other, two units on a lot, each unit stands alone. The front unit, will be delivered vacant, is spacious and has tons of potential. Back unit is currently occupied but tenant is willing to relocate. If you're in the market for a duplex, this one is worth checking out. Appointment only, Schedule a showing!

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$539,000
- 2 Buildings
- Heating: Floor Furnace
- \$25225 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$17,975
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$1,950
2:	2	2	1		Unfurnished	\$1,400	\$1,400	\$1,650
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

2/28/2021

Matrix

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6004038029

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:** 19509448

Printed: 02/28/2021 8:16:48 PM

Closed •List / Sold: **\$549,900/\$525,200 ↓****735 E 87th St • Los Angeles 90002****10 days on the market****2 units • \$274,950/unit • 1,508 sqft • 5,200 sqft lot • \$348.28/sqft •
Built in 1946****Listing ID: 21683708****Continue on W Manchester Ave. Drive to E 87th St**

Attention investors or owner occupant buyers - fantastic investment opportunity! This great duplex should not be missed! The front unit features 3BR/2BA and the rear unit features a studio style unit with 1BA. This property has a spacious driveway and is conveniently located to shopping and transportation. Please see agent remarks regarding BR/BA discrepancies & utilities.

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$549,900
- 1 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

2/28/2021

Matrix

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Real Estate Owned sale

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6042002024

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:** 21683708

Printed: 02/28/2021 8:16:48 PM

Closed •List / Sold: **\$580,000/\$586,000** ↑**167 E 47th St • Los Angeles 90011****210 days on the market****2 units • \$290,000/unit • 1,726 sqft • 7,176 sqft lot • \$339.51/sqft • Built in 1923****Listing ID: RS20085791****South Main St East Vernon St****Facts & Features**

- Sold On 02/25/2021
- Original List Price of \$580,000
- 2 Buildings
- 0 Total parking spaces
- \$13200 Gross Scheduled Income
- \$9600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01338715
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5109002043

Michael Lembeck**Re/Max Property Connection**

2/28/2021

Matrix

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

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

CUSTOMER FULL: Residential Income **LISTING ID:** RS20085791

Printed: 02/28/2021 8:16:48 PM

Closed • DuplexList / Sold: **\$685,000/\$660,000 ↓****13708 S San Pedro St • Los Angeles 90061****14 days on the market****2 units • \$342,500/unit • 1,705 sqft • 7,002 sqft lot • \$387.10/sqft • Built in 1949****Listing ID: PW20257506****Exit the 110 freeway at Rosecrans Ave, go East on Rosecrans to San Pedro St, then North on San Pedro to 13708**

This beautiful duplex has enjoyed over 55 years of loving care and improvements by the current owner. The gleaming original hardwood floors are one visible example, as well as the excellent condition of both the exterior and interior of the units. Each unit is 2 bedrooms/1 bath and approx 850 sq. ft. The total living area is 1,705 sq. ft. per assessor's records. Built 1949. The plumbing was all replaced in 2018 and is all copper. The electric meters and breaker panels are modern, replacing the original screw-in fuse panels. A new roof was installed about 10-12 years ago, per owner. There is ample yard space for both units and a one-car garage for each unit, also a 3-space parking pad beside the garage behind the alley gate. The neighborhood is clean, well-kept and quiet, and altogether, this is a very nice property for tenants to enjoy or for an owner to live in one and rent the other. Tenants pay gas, electric, TV and internet. Owner pays water, sewer and trash.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$685,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Floor Furnace
- Laundry: Gas Dryer Hookup, In Closet, Washer Hookup
- Cap Rate: 2.36
- \$32400 Gross Scheduled Income
- \$16136 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Carpet, Tile, Wood
- Appliances: Gas Range, Refrigerator, Water Heater
- Other Interior Features: Copper Plumbing Full, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Lawn, Rectangular Lot, Utilities - Overhead
- Security Features: Window Bars
- Fencing: Block, Excellent Condition
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$16,264
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$338
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,617
- Maintenance: \$2,986
- 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	1	Unfurnished	\$1,350	\$1,350	\$1,750

- # Of Units With:
- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet: 2
 - Dishwasher:
 - Disposal:

- Drapes: 2
 - Patio:
 - Ranges: 2
 - Refrigerator: 2
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6131007023

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: **\$655,000/\$670,000** ↑**207 W 78th St • Los Angeles 90003****9 days on the market****2 units • \$327,500/unit • 2,039 sqft • 6,301 sqft lot • \$328.59/sqft • Built in 1922****Listing ID: PW21003833****Broadway and 78th St.**

Welcome to Florence West an up and coming neighborhood within minutes to Downtown Los Angeles. This income property has two homes on a lot and brings an incredible opportunity for first time home buyers, cashflow investors, buy and hold investors, or you can "house hack" by living in one unit and renting out the other unit. The front unit is a huge vacant 5 bedroom 2 bath with a spacious attic that can be converted into an extra bedroom or living space. The front unit has been fully remodeled with new flooring, new paint, new double pane windows, newer roof, remodeled kitchen and bathrooms. This home is a perfect size for a big family and move in ready. The second unit is a spacious 2 bedroom 1 bath. There is plenty of parking space on the lot, enough to park up to 6 cars with seamless access from the alley. The property also includes an extra separate room for laundry coin operated machines, for extra monthly income. This neighborhood is yet to be unlocked and explode in value in Los Angeles. Why rent when you can own and live in the front unit, rent out the back unit, and cut your payments in half! it's centrally located near the University of Southern California, The iconic LA Memorial Coliseum, LAX, LAFC stadium, major freeways 110, 10, 105, stores & shops, and minutes away from the vibrant DTLA. Don't delay! This opportunity will not last!

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$655,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area, Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Master Bathroom, Master Bedroom
- Floor: Tile
- Appliances: Dishwasher, Gas & Electric Range
- Other Interior Features: Granite Counters, Open Floorplan, Pull Down Stairs to Attic, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02108404
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2	0	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	0	Partially	\$1,107	\$1,107	\$1,500

Of Units With:

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

Additional Information

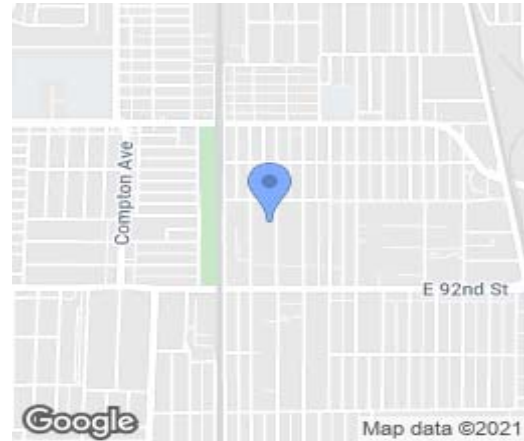
- Standard sale
 - Rent Controlled
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6031017020

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: **\$649,000/\$680,000** ↑**8823 Holmes Ave • Los Angeles 90002****27 days on the market****2 units • \$324,500/unit • 1,430 sqft • 6,411 sqft lot • \$475.52/sqft •****Listing ID: WS20248628****Built in 1924****n azusa ave w/ of main st**

Ready to move in!!!! Remodel 2 Homes on a lot!!! property boats front house contain 3 bedrooms 2 bathrooms back house contain 2 bedrooms 1 bathroom, both homes have been completely remodeled including kitchens & bathrooms, plumbing & electrical systems, all new windows on both homes, new fence, big lot space for up to 5 to 6 cars, long driveway, property on record shows 3/1 & 2/1, physically is 3/2 & 2/1, agents show it to your buyers and do your due diligence before it goes into escrow!!!!

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$649,000
- 2 Buildings
- 0 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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County

2/28/2021

Matrix

- Parcel # 6044014030

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:** WS20248628

Printed: 02/28/2021 8:16:48 PM

Closed • **Duplex**List / Sold: **\$699,000/\$702,000** ↑**4818 S Broadway** • **Los Angeles 90037****3 days on the market****2 units** • **\$349,500/unit** • **2,120 sqft** • **5,552 sqft lot** • **\$331.13/sqft** •
Built in 1906**Listing ID: PW21024858****W. Vernon Ave/ S Broadway**

Great Investment Opportunity Income Property!! Nicely Re-modeled and maintained duplex located at the DTLA area. Top unit - 3Bed/2Bath, Bottom unit 2Bed/2Bath. Both units recently Remodeled included Beautiful kitchens with granite counter tops, updated all bathrooms, Tile flooring in living rooms, Kitchens and in Bath. All bedroom in Carpet. Both units has washer/dryer hook up. Freshly painted interior and exterior 1 year ago. 2 car detached garage and gate uncovered parking for plenty of parking. Nice size back yard. Both units will be VACANT!! *This duplex locate in the Downtown LA, close to grand park, restaurants, grocery market and USC* Ready to move!

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$699,000
- 1 Buildings
- 6 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- \$61200 Gross Scheduled Income
- 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:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

2/28/2021

- Standard sale

Matrix

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5110017002

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:** PW21024858

Printed: 02/28/2021 8:16:48 PM

Closed •List / Sold: **\$599,000/\$600,000** ↑**8034 Devenir Ave • Downey 90242****5 days on the market****2 units • \$299,500/unit • 1,368 sqft • 5,222 sqft lot • \$438.60/sqft •
Built in 1952****Listing ID: PV21010221****South of Firestone and West of Downey**

Excellent opportunity to own a Duplex with two 1 bedroom/1 bath units approximately 700 sq feet each. The units are in excellent condition and include upgraded electrical, copper plumbing, and dual-pane vinyl windows. Current rents are well below the market value. Water & Sewer are paid by the owner. The address is 8034 and 8036 Devenir Ave.

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$599,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Forced Air
- \$24600 Gross Scheduled Income
- \$15050 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Carpet

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,550
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01302236
- Gardener:
- Licenses:
- Insurance: \$650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,050	\$1,050	\$1,400
2:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,400

Of Units With:

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

Additional Information

- Standard sale

- D3 - Southwest Downey, S of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6060006057

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:** PV21010221

Printed: 02/28/2021 8:16:48 PM

Closed •List / Sold: **\$635,000/\$640,000 ↓****2623 Liberty Blvd • South Gate 90280****76 days on the market****2 units • \$317,500/unit • 1,618 sqft • 7,796 sqft lot • \$395.55/sqft •
Built in 1923****Listing ID: RS20192859****East of Long Beach Blvd, North of Firestone, South of Santa Ana**

Back on the market!! Buyer did not perform. Their loss, your gain. Great Property with 2 units; Live in 1 Rent the other. 2 Bedroom 1 Bath and a 1 bedroom 1 bath unit on a 7796 sqft lot. Property consists of front 2 bedroom unit has its own private front yard and rear 1 bedroom unit also has a private back yard, also a 2 car garage and long driveway. Very well taken care of, which shows pride of ownership. fairly updated throughout. Must see to appreciate!! Will not last long in this area and in this market...

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$650,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Inside
- \$3200 Gross Scheduled Income
- \$2900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,805
- Electric: \$720.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$960
- Cable TV: 01194863
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,800	\$1,800	\$2,000
2:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,500

Of Units With:

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

Additional Information

2/28/2021

- Standard sale

Matrix

- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6202029015

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:** RS20192859

Printed: 02/28/2021 8:16:48 PM

Closed • DuplexList / Sold: **\$719,000/\$705,000 ↓****2040 W 102nd St • Los Angeles 90047****107 days on the market****2 units • \$359,500/unit • 1,805 sqft • 5,999 sqft lot • \$390.58/sqft • Built in 1947****Listing ID: DW20207485****Nearest Cross Streets are W Century Blvd and S Van Ness Ave**

Great income producing property in Westmont area!!! This wonderful Duplex presents spacious bedrooms, large bathrooms, each unit its own laundry room, two car garage, HUGE yard, and plenty of driveway parking! Property and units have been very well maintained, as seen in photos!! Units present new carpet, new paint, semi-open floor plan, central air conditioning and heating and new garage doors. Property is conveniently located!! Schools, parks, public transportation and entertainment such as the new Rams Stadium!!! Nearest freeways are 105 and 110. Come take a tour of your new investment and all the benefits it offers!

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$719,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room, Inside
- \$31200 Gross Scheduled Income
- \$24035 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,165
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01717478
- Gardener:
- Licenses:
- Insurance: \$1,440
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,280
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,380	\$1,380	\$2,300
2:	1	2	1	1	Unfurnished	\$1,220	\$1,200	\$2,300

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

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6058014004

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:** DW20207485

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Closed •List / Sold: **\$729,999/\$730,000** ↑**1 days on the market****3607 Broadway # A • Huntington Park 90255****2 units • \$365,000/unit • 2,348 sqft • 5,947 sqft lot • \$310.90/sqft •****Built in 1938****Listing ID: IG20258329****California and Broadway**

Beautiful 2 unit property. Front unit is a 2 bedroom one bath and back unit has a 3 bedroom 2 bath with a separate permitted recreational room. Each unit is individually metered for gas and electric. This property is a great investment opportunity. Great location. Property has a long driveway for parking.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$729,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s), Gas
- Heating: Central, Floor Furnace, Natural Gas, Fireplace(s)
- Laundry: Gas & Electric Dryer Hookup, Inside, Outside, Washer Hookup
- \$4900 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Formal Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Tile
- Appliances: Dishwasher, Double Oven, Gas Oven, Gas Range, Gas Cooktop, Microwave, Water Heater
- Other Interior Features: Block Walls, Built-in Features, Tile Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6214016005

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:** IG20258329

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Closed •List / Sold: **\$780,000/\$775,000** ↑**524 N Hazard Ave • Los Angeles 90063****3 days on the market****2 units • \$390,000/unit • 1,594 sqft • 7,401 sqft lot • \$486.20/sqft • Built in 1909****Listing ID: PW21010237****Cross streets - Hazard Ave & Fisher St.**

Beautifully updated DUPLEX, two homes on a large lot. The front home has three bedrooms and one bath. The back home has one bedroom and one bath. Both homes feature updated kitchens with white shaker cabinets, quartz countertops, stainless steel appliances, newer windows, laminate flooring, ceiling fans and recessed lighting. The bathrooms of both units have also been updated, with newer vanities, toilets, and tile flooring. The interior and exterior of both homes were just freshly painted. Great opportunity to own a beautiful duplex that's move-in ready. Live in one home and rent out the other to help pay the mortgage or rent both homes out.

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$699,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

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

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	1	0	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5226039051

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:** PW21010237

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Closed • **Triplex**List / Sold: **\$825,000/\$840,000** ↑**23508 Dolores St • Carson 90745****3 days on the market****3 units • \$275,000/unit • 1,988 sqft • 9,434 sqft lot • \$422.54/sqft • Built in 1947****Listing ID: PW21020169****Near Sepulveda/Dolores, @ corner of Dolores/235th Street**

We are pleased to offer 23508, 23510 & 23512 Dolores Street, a 3-unit apartment investment opportunity located in the popular rental market of Carson. On the market for the first time in over 30 years, the property is well located within walking distance or close proximity to Carson High School, Catskill Elementary, Dolores Street Elementary, Foisia Park, Home Depot, Albertson's, Starbucks and other shops and retailers. The current ownership has taken good care of the property over the years with upgrades including renovated kitchens, laminated wood flooring, updated bathrooms. Each tenant enjoys a 2-car garage with laundry hook-up. The property is well-suited for either an owner-occupier, or an investor looking to add a quality asset in a good location to their portfolio. Unit 23508 is 1 bedroom/1bath with entrance at the front. Unit 23510 is 2 bedrooms/1 bath with entrance at the rear. Unit 23512 is 3 bedrooms/2 baths, with entrance at the front.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$825,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s), Gas
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, In Garage
- \$24000 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate
- Appliances: Gas & Electric Range, Refrigerator

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Greenbelt, Lot 6500-9999, Park Nearby, Yard
- Security Features: Smoke Detector(s), Window Bars
- Fencing: Brick, Fair Condition
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- 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	2	Unfurnished	\$500	\$500	\$1,000
2:	1	2	1	2	Unfurnished	\$1,500	\$1,500	\$1,800
3:	1	3	1	2	Unfurnished	\$0	\$0	\$2,100

Of Units With:

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

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale

- 136 - Central Carson area
- Los Angeles County
- Parcel # 7329032006

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:** PW21020169

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Closed • Commercial/ResidentialList / Sold: **\$799,000/\$775,000 ↓****1079 W 22nd St • San Pedro 90731****177 days on the market****3 units • \$266,333/unit • 2,628 sqft • 5,004 sqft lot • \$294.90/sqft •
Built in 1923****Listing ID: SB20123368****Heading south on S Western, turn left onto W 19th Street and right on Leland and left on 22nd Street**

Unique opportunity to own a mixed-use owner user / investment property in San Pedro's Vista Del Oro neighborhood. The property has housed an amazing School of Music for nearly 70 years. The music school occupies the front building which has a reception/waiting area, 4 larger rooms, 3 smaller rooms and 2 bathrooms. The space is ideal to use as accounting office, attorney office and many other possibilities to fit your requirements. There are 2 private 1 bedroom/1 bath bungalows with a shared laundry area that open to a well-maintained park like backyard. This property has been proudly owned and well maintained by the same family for nearly a generation. There are 3 existing water and electric meters. Ample street parking in front and 4 spots in the back which are accessible from the clean alley. The owner currently has a variance to run school Mon-Sat. Traffic count is approximately 15,000 cars per day near the corner of Gaffey and 22nd street, creating great exposure and potential. Property is currently occupied and is just minutes away from the Port of Los Angeles in San Pedro, the Port of Long Beach, the Long Beach Convention Center and provides for easy access to both the 710 and 110 Freeways.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area
- 3 electric meters available
- 2 gas meters available
- 3 water meters available

Interior

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

Exterior

- Lot Features: Lawn, Sprinklers In Rear
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

3: 1 1 1 0 Unfurnished \$0 \$0 \$0

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 183 - Vista Del Oro area
 - Los Angeles County
 - Parcel # 7463001002

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 • Commercial/ResidentialList / Sold: **\$999,000/\$1,010,000** ↑**395 W 7th St • San Pedro 90731****15 days on the market****3 units • \$333,000/unit • 3,754 sqft • 4,807 sqft lot • \$269.05/sqft • Built in 1992****Listing ID: PV20264341****corner of 7th St and Mesa**

Great opportunity to subsidize your commercial business with the rental income from the upstairs 2 residential units! Makes your cost for the commercial space less than rent (especially after tax benefits!). The commercial space has high ceilings (approx 14 ft), lots of outlets, 2 bathrooms w/showers and two kitchen areas, garage door for loading or car entry that has a high opening. Lots of possibilities. City says it can be used for an auto service, retail, etc., as well as convert both giant downstairs bays into residential (buyer to verify). Downstairs is already divided into 2 separate commercial spaces (see diagram). Last tenant used both spaces and paid \$4000/mo. Tax records show an incorrect sqft of 2,413 SF. However, the City Report shows the building layout permitted in 1992 exactly as it is now (nothing has been added), so the city thinks perhaps that is the SF the prior original building. The 3,754 SF was obtained from a professional who measured the building. (BTW) Floorplan incorrectly shows two full baths in residential unit C which has only 1.5 baths. Trust sale - no court approval needed. Some nice views from the upstairs balconies of Harbor and the mountains. There are at least 6 on-site parking spots! The whole area has improved over the years and is charming. ** The seller is considering having one of the rental units vacated, so you can easily remodel/update and therefore increase the income. ** This could become an incredible 4 plex!

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$999,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Concrete

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00573495
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,600	\$1,600	\$1,800
2:	1	2	2	0	Unfurnished	\$1,600	\$1,600	\$1,900
3:	1	0	2	1	Unfurnished	\$0	\$0	\$4,000

Of Units With:

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

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard, Trust sale
- Rent Controlled

- 189 - Barton Hill area
- Los Angeles County
- Parcel # 7455011001

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:** PV20264341

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Closed •List / Sold: **\$940,000/\$2,035,000** ↑**560 N VIRGIL Ave** • Los Angeles 90004**125 days on the market****3 units** • **\$313,333/unit** • **2,124 sqft** • **5,251 sqft lot** • **\$958.10/sqft** •
Built in 1921**Listing ID: 19495468****South of Melrose, East of Vermont**

Triplex with two buildings. Front house has two units (Unit #1- 560 and Unit #2 562) and Unit #3 (560 1/2) is in the back. Each bedroom is rented out to one tenant and each unit has two tenants. Next door 564 N. Virgil Ave, a rooming house with 23 rooms 4 baths, is also for sale. Zoned R3, TOC (Transit Oriented Communities Affordable Housing Incentive Program) TIER 3, development opportunity is a prime development opportunity for investors looking to capture strong rents in a highly increasing demand area. The TOC also provides for reduced parking and setback requirements.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$950,000
- 2 Buildings
- Heating: Wall Furnace
- \$30064 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior**Annual Expenses**

- Total Operating Expense: \$13,328
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,180
- Maintenance: \$1,200
- 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		Furnished	\$1,290	\$3,516	\$1,800
2:	2	2	1		Furnished	\$1,135	\$3,516	\$1,800
3:	3	2	1		Furnished	\$1,091	\$3,516	\$1,800
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

2/28/2021

Matrix

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

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

Additional Information

- Standard sale

- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5539029030

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:** 19495468

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Closed •**\$1,850,000/\$1,760,000 ↓****72 days on the market****Listing ID: 20658964****615 Olive Ave • Venice 90291****3 units • \$616,667/unit • 1,479 sqft • 3,602 sqft lot • \$1189.99/sqft • Built in 1925****West of Lincoln, North of Washington, South of Abbot Kinney - Corner of Olive Ave and McKinley Ave in the Silver Triangle!**

Prime Silver Triangle Triplex, investment opportunity in the heart of Venice! Situated in the best location, this beautifully maintained triplex offers charming 1 Bed/1 Bath units with large detached garages and courtyard space for each unit. One unit is vacant and offers you the chance to live in one unit while receiving income on the rest of the units. //We love: The opportunity to be an owner/user in a fully updated vacant unit in one of the most sought after locations on the Westside. Alternatively, you could lease the vacant unit at the market rate for a great investment! This quintessential property offers established tenants and complete privacy with lush landscaping. // The Neighborhood: Silver Triangle is located walking distance to the ocean, minutes from Abbot Kinney, Venice Canals, restaurants, farmers market, Erewhon - a truly historic neighborhood with once in a life time opportunity to own a great corner lot. Parking is easy and street is quiet. This is a MUST SEE.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: One
- Heating: Central
- Laundry: See Remarks
- \$84000 Net Operating Income

Interior

- Rooms: Living Room, Master Bathroom
- Floor: Wood
- Appliances: Disposal, Refrigerator, Gas Oven
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Landscaped, Yard
- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$84,000
- 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	1	1		Unfurnished	\$0	\$0	\$3,300
2:	2	1	1		Unfurnished	\$2,100	\$2,000	\$3,400
3:	3	1	1		Unfurnished	\$1,900	\$2,200	\$3,300

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

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4228005023

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: 20658964

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List / Sold:

Closed •**\$2,149,000/\$2,100,000 ↓****51 days on the market****Listing ID: 20665570****667 BROOKS Ave • Venice 90291****3 units • \$716,333/unit • 3,550 sqft • No lot size data • \$591.55/sqft • Built in 1926****West Of Lincoln, South of Rose.**

Charming 1920's Spanish home with 2 Detached tri-level contemporary townhouses located in the rear of the property. Gated multi-unit compound with parking for 6 cars. Both townhouses are 1 Bd and a loft built in 1990-no rent control. Large spacious units w/New kitchens, granite counters and new appliances, New hardwood floors, high ceilings in the living room with large fireplace with French doors leading to two balconies. Great live/ work space with excellent light throughout. Loft area with 1/2 bath. Front house is tenant occupied and has original cove ceilings, breakfast nook and 1920's charm and detail. Located close to trendy Abbott Kinney and Rose ave and walking distance to Whole foods. Best Value multi unit in Venice at \$609 sq ft. Cap rate 4.4 and projected cap of 5.75.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$2,149,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Baseboard
- Laundry: In Garage
- \$124800 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Gas Range

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,250	\$2,250	\$4,500
2:	2	2	2		Unfurnished	\$0	\$0	\$4,500
3:	3	2	2		Unfurnished	\$0	\$0	\$4,500
4:								
5:								
6:								
7:								
8:								
9:								

2/28/2021

Matrix

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4239008022

Michael Lembeck

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

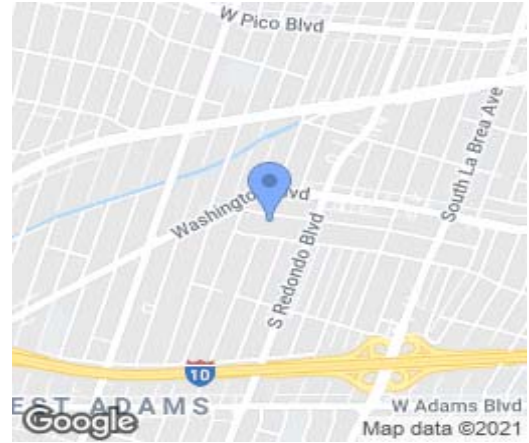
Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 20665570

Printed: 02/28/2021 8:16:48 PM

List / Sold:

Closed •**\$2,350,000/\$2,275,000 ↓****19 days on the market****Listing ID: SB21007931****5222 W 20th St • Los Angeles 90016****3 units • \$783,333/unit • 5,500 sqft • 7,005 sqft lot • \$413.64/sqft • Built in 2020****20th and Redondo**

This 2020 modern triplex is located in an opportunity zone in one of LA's hottest rental markets, Mid-City. Conveniently located to the highly anticipated Cumulus District development, Hayden Tract, West Adams, Helms Bakery District and the ever-growing Culver City with one of their newest destinations Ivy Station, this location offers residence the opportunity and convenience of a short bike ride to endless adventures; and a short car ride to Trader Joe's, Target, Co-Op Market, and the Blue Line at Expo/La Brea station just to name a few. The unit mix consists of a detached two-story 4-bedroom 4.5-bathroom single family home with three balconies and a private direct entry two-car attached garage in the front and a three-story duplex at the rear, each unit consisting of 3-bedroom 3 full bathroom side-by-side mirror image townhouse style layout with a direct access oversized attached garage. All units are tastefully designed with open concept living, larger than normal windows throughout, custom shaker white cabinetry and quartz countertops in the kitchen, upgraded laminate flooring throughout and custom tile bathrooms. This location is bound to attract entertainment and tech savvy tenants.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$2,350,000
- 2 Buildings
- Levels: Two, Three Or More
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: In Garage, Individual Room, Inside, Washer Hookup
- Cap Rate: 5.33
- \$155820 Gross Scheduled Income
- \$125150 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bathroom, Multi-Level Bedroom, Two Masters, Walk-In Closet
- Appliances: Dishwasher, Gas Range, Refrigerator, Tankless Water Heater, Water Heater
- Other Interior Features: 2 Staircases, Copper Plumbing Partial, Open Floorplan, Recessed Lighting
- Floor: Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,670
- Electric: \$150.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01947898
- Gardener:
- Licenses:
- Insurance: \$2,255
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

2/28/2021

Matrix

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	5	2	Unfurnished	\$0	\$0	\$4,995
2:	1	3	3	2	Unfurnished	\$0	\$0	\$3,995
3:	1	3	3	2	Unfurnished	\$0	\$0	\$3,995

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5063002025

Michael Lembeck

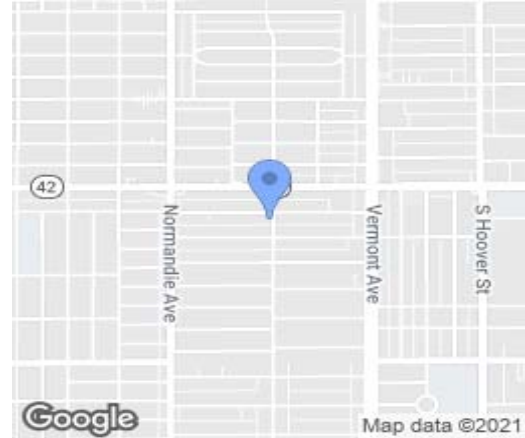
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21007931

Printed: 02/28/2021 8:16:49 PM

Closed •List / Sold: **\$745,000/\$675,000 ↓****8711 S Budlong Ave • Los Angeles 90044****40 days on the market****3 units • \$248,333/unit • 3 sqft • 7,225 sqft lot • No \$/Sqft data •****Listing ID: DW20247216****Built in 1924****Manchester Ave and Budlong ave.****Facts & Features**

- Sold On 02/24/2021
- Original List Price of \$745,000
- 3 Buildings
- 0 Total parking spaces
- Laundry: See Remarks
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978350
- 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	0	Unfurnished	\$1,600	\$1,600	\$2,600
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500
3:	1	1	1	9	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6047005001

Michael Lembeck**Re/Max Property Connection**

2/28/2021

Matrix

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

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW20247216

Printed: 02/28/2021 8:16:49 PM

Closed •List / Sold: **\$760,000/\$740,000 ↓****635 W 82nd St • Los Angeles 90044****168 days on the market****3 units • \$253,333/unit • 3,116 sqft • 9,301 sqft lot • \$237.48/sqft •
Built in 1926****Listing ID: DW20134794****MANCHESTER & HOOVER****Facts & Features**

- Sold On 02/26/2021
- Original List Price of \$760,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: Inside
- \$4581 Gross Scheduled Income
- \$4246 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$9,490
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,350
- Cable TV: 01270903
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,350
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,154	\$1,154	\$1,154
2:	1	2	1	1	Unfurnished	\$1,285	\$1,285	\$1,285
3:	1	5	2	2	Unfurnished	\$2,142	\$2,142	\$2,142

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6032023023

2/28/2021

Matrix

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** DW20134794

Printed: 02/28/2021 8:16:49 PM

Closed • DuplexList / Sold: **\$849,000/\$865,000 ↓****9324 Holmes Ave • Los Angeles 90002****108 days on the market****3 units • \$283,000/unit • 3,604 sqft • 7,153 sqft lot • \$240.01/sqft • Built in 2013****Listing ID: OC20202095****Between Compton Ave and west Alameda Ave, between 92nd st and 97th st.**

Great rental income property located in the south central area. Built in 2013, No Rent Control and updated in 2018. It's a DUPLEX property each unit is 4 bed/3 bath, plus a permitted single family (400 sqft. studio) dwelling unit at the back of the garage. Please do not disturb tenants. Excellent investment for a first time buyer or investor. High gross annual income at \$84,360 with a 7% cap rate. This property is close to shopping centers and major transits. Kitchen cabinets with Granite counter tops. Recessed lighting. Tile flooring in the kitchen, living room, and bathrooms. Laminate in the bedrooms. Detached 2 car garage plus 3 car spots at the back of the property.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$880,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, Inside
- Cap Rate: 7
- \$84360 Gross Scheduled Income
- \$60993 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Master Bathroom, Master Bedroom
- Floor: Laminate
- Appliances: Disposal, Gas Range, Gas Water Heater
- Other Interior Features: Copper Plumbing Full

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,367
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$12,000
- Other Expense Description: utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	4	3	2	Unfurnished	\$2,850	\$2,850	\$3,000
3:	1	0	1	1	Unfurnished	\$980	\$980	\$1,100

Of Units With:

- Separate Electric: 2
- Drapes:

2/28/2021

- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal: 3

Matrix

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

Additional Information

- Standard sale

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6048033014

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:** OC20202095

Printed: 02/28/2021 8:16:49 PM

Closed •**\$1,235,000/\$1,150,000 ↓****81 days on the market****Listing ID: DW20171388****1054 W 45th St • Los Angeles 90037****3 units • \$411,667/unit • 3,617 sqft • 7,387 sqft lot • \$317.94/sqft • Built in 1925****Cross streets: W Vernon Ave & S Normandie Ave**

CASH COW PROPERTY!!! \$117,300 Gross Income. CAP Rate is 7.48!! This **FULLY REMODELED** property is located close to USC. Property contains 2,081 sqft 2-story home (6 beds + 3 baths) & a 1,536 sqft 2-story Duplex (2 beds + 1 bath for each unit). All upgrades throughout the property have been done with permits & approved by Building & Safety Dept. The following have been done recently: interior framing, copper plumbing, abs lines, gas lines, insulation, dual-paned windows, drywall, recessed lighting, high-grade wax-coating, laminate & tile flooring, paint, cabinets & counters, sinks, faucets, tankless water heaters, laundry washer/dryer hookups, 3-car Mesa garage doors, new electrical panels for house & garage. Note, plumbing on each unit have separate copper lines (making it very easy to put separate meters on each unit). Private parking for 12 cars (3 garage, 8 in driveway, 1 carport). TV & 16 camera security system wiring throughout. LOCATION is near USC, the Coliseum, Expo Park, Science Center, Natural History Museum, the Banc of Ca Stadium (home to the LAFC) as well as the \$1 Billion George Lucas Museum of Narrative Art and much more. Previously rented to students at \$1,000 per room. Front house is owner occupied and rear units have tenants (month-to-month contracts). Front house (6 beds, 3 baths) to be delivered vacant. Duplex (2 beds, 1 bath each) will be delivered occupied. Please do not Disturb the tenants & do not walk the property.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$1,280,000
- 3 Buildings
- 12 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Laundry: Individual Room, Inside
- Cap Rate: 7.48
- \$117300 Gross Scheduled Income
- \$95805 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Attic, Kitchen, Laundry, Living Room, Main Floor Bedroom, Two Masters
- Floor: Carpet, Laminate, Wood
- Appliances: ENERGY STAR Qualified Water Heater, Gas Water Heater, Ice Maker, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Partially Furnished, Recessed Lighting, Tandem, Wired for Data, Wired for Sound

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Lot 6500-9999, Rectangular Lot, Near Public Transit, Patio Home, Paved
- Security Features: Automatic Gate, Fire and Smoke Detection System, Smoke Detector(s), Wired for Alarm System
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$16,590
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement: \$0
- Insurance: \$420
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0

- Trash: \$1,125
- Cable TV:
- Gardener:
- Licenses: 0

- Water/Sewer: \$1,125
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	6	3	3	Unfurnished	\$0	\$0	\$1,000
2:	1	2	1	0	Unfurnished	\$1,825	\$1,825	\$2,200
3:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5017031016

Michael Lembeck

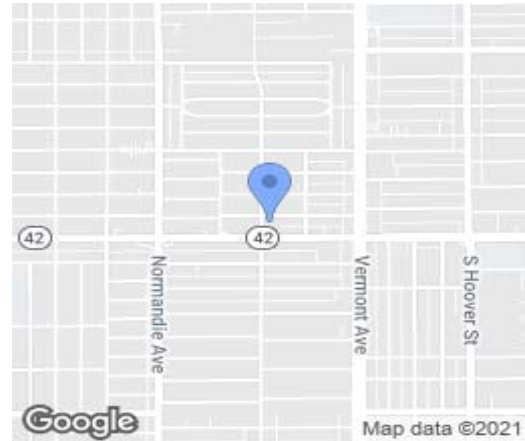
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW20171388

Printed: 02/28/2021 8:16:49 PM

Closed •List / Sold: **\$619,000/\$625,000 ↓****1144 W 85th St • Los Angeles 90044****271 days on the market****3 units • \$206,333/unit • 2,070 sqft • 5,583 sqft lot • \$301.93/sqft •
Built in 1928****Listing ID: SB20063178****Between Normandie and Vermont**

Perfect Three unit setup for an investor or live in one and rent the other two as an owner-occupant. The front two units have just been FRESHLY PAINTED are each 2 bedrooms, 1 bath, while the rear unit is 1 bedroom, 1 bath. All three units have great layouts, with ample space, plenty of closet space in all the bedrooms, and each unit has washer and dry hookups inside. Owner takes home in pocket \$1,600 a month, after paying mortgage & Bills, still LOTS of potential for rent to be raised with gentrification happening around Los Angeles. The lot is zoned LAR4, the possibility to build another FOURTH UNIT makes this such a great investment. The back yard can be used for parking but don't forget the long driveway which provides plenty of parking for the tenants, the back unit also has private storage shed attached. Units are located Close to so many up and coming areas - 5.4 miles from USC, 5.0 miles from LAFC Banc of California Stadium, close to downtown LA, close to the beach cities, 2.8 miles from the new NFL Rams/Chargers stadium in Inglewood, and now the APPROVED new clippers stadium with The Forum selling to the Clippers owner for \$400 Million for his new clippers stadium location, with so many more nearby developments that are up and coming. With the property not needing much but maybe a little TLC with paint and carpet to make a huge difference in each unit. The area is hot, and the future looks bright for Los Angeles, you don't want to miss out on so much potential!

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$649,000
- 3 Buildings
- 0 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$42000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

- Lot Features: Lawn
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$2,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$2,200
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$2,200
3:	1	1	1	0	Unfurnished	\$1,080	\$1,080	\$1,400

Of Units With:

2/28/2021

Matrix

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

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

Additional Information

- Standard sale
- Rent Controlled

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6033014028

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:** SB20063178

Printed: 02/28/2021 8:16:49 PM

Closed •List / Sold: **\$675,000/\$675,000****5906 Vineland Ave Ave • North Hollywood 91601****50 days on the market****3 units • \$225,000/unit • 2,060 sqft • 5,547 sqft lot • \$327.67/sqft •
Built in 1953****Listing ID: 320004211**

Triplex in NOHO District!!! Great area, Great potential, Great price!!! Front unit has 2 bd/1 bth, front yard/patio plus two (1 bd/1 bth). Long term tenants, month to month, rents are lower than the market rents. Brand new sewer system, about 5 years old roof. 3 car garages from the alley in the back. Interiors of the units are mostly in original condition. Excellent rental area! Priced well, won't last long!

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$675,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	2	1			\$0	\$1,060	\$0
2:	0	1	1			\$0	\$900	\$0
3:	0	1	1			\$0	\$673	\$0
4:	0	0	0			\$0	\$0	\$0
5:	0	0	0			\$0	\$0	\$0
6:	0	0	0			\$0	\$0	\$0
7:	0	0	0			\$0	\$0	\$0
8:	0	0	0			\$0	\$0	\$0
9:	0	0	0			\$0	\$0	\$0
10:	0	0	0			\$0	\$0	\$0
11:	0	0	0			\$0	\$0	\$0
12:	0	0	0			\$0	\$0	\$0
13:	0	0	0			\$0	\$0	\$0

Of Units With:

- Separate Electric: 3
- Drapes: 0

2/28/2021

- Gas Meters: 3
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0

Matrix

- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2415001009

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:** 320004211

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Closed •List / Sold: **\$695,000/\$720,000** ↑**3254 Burton Ave • Lynwood 90262****10 days on the market****3 units • \$231,667/unit • 2,569 sqft • 7,986 sqft lot • \$280.26/sqft •****Listing ID: 20650072****Built in 1922****Exit the 105 freeway going south on Long Beach Blvd and make a right on Burton Ave.**

We are pleased to present 3254 Burton Avenue, a three unit property located in the City of Lynwood, California. Built in 1922 and 1946, the property is situated on a 7,986 square foot lot zoned LYR3YY near the major intersection of Long Beach Blvd and Burton Avenue. The property consists of two separate structures. The front duplex has a three bedroom, one bathroom unit and a one bedroom, one bathroom unit. The back unit has a two bedroom, one bathroom unit above a single car garage and a two car garage. With seven surface spaces in addition to the three garages, this property boasts plenty of parking. All the units are individually metered for electricity and gas.

Facts & Features

- Sold On 02/27/2021
- Original List Price of \$695,000
- 2 Buildings
- Laundry: Community
- \$41397 Net Operating Income

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

- Total Operating Expense: \$17,385
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,000	\$2,000	\$2,000
2:	1	2	1		Unfurnished	\$1,700	\$1,700	\$1,700
3:	1	1	1		Unfurnished	\$1,350	\$1,350	\$1,450
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

2/28/2021

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

Matrix

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

Additional Information

- Standard sale

- RM - Lynwood area
- Los Angeles County
- Parcel # 6168023005

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:** 20650072

Printed: 02/28/2021 8:16:49 PM

Closed • **Triplex**List / Sold: **\$816,000/\$800,700** ↓**6246 Plaska Ave • Huntington Park 90255****34 days on the market****3 units • \$272,000/unit • 2,104 sqft • 5,299 sqft lot • \$380.56/sqft • Built in 1954****Listing ID: TR20250602****Plaska Avenue and Gage Avenue**

Excellent triplex income property located in the heart of Huntington Park. Convenient location. Front building contains 2 units. Back building is 1 unit. All units are 2 bedrooms and 1 bathroom. Net Income and operating expenses are proforma.

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$816,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: In Kitchen
- \$74400 Gross Scheduled Income
- \$56600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Near Public Transit
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$17,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01526842
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,100
2:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,100
3:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County

2/28/2021

Matrix

- Parcel # 6319013011

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:** TR20250602

Printed: 02/28/2021 8:16:49 PM

List / Sold:

Closed • **Triplex****\$1,349,000/\$1,280,000** ↓**65 days on the market****Listing ID: PW20244504****11209 Sardis Ave • Los Angeles 90064****3 units • \$449,667/unit • 2,163 sqft • 3,381 sqft lot • \$591.77/sqft • Built in 1980****Sardis & Sepulveda**

Amazing triplex investment opportunity in West Los Angeles. This is a great opportunity for an owner user or investor. Each unit is 1 bedroom, 1 bathroom with 1 garage parking and 1 driveway parking spot. Easy access to 10 and 405 Freeways and a short walk to the Expo/Sepulveda Metro Rail Station. Centrally located to Santa Monica, Brentwood, Westwood, Rancho Park, Century City, Beverly Hills, Culver City, Palms, Mar Vista, Ocean Park, Marina Del Rey, and more.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Community, In Garage
- \$9000 Gross Scheduled Income
- \$1 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Furnished	\$2,500	\$2,500	\$3,000
2:	1	1	1	1	Unfurnished	\$2,395	\$2,395	\$3,000
3:	1	1	1	1	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Standard sale

- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4251001027

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:** PW20244504

Printed: 02/28/2021 8:16:49 PM

Closed • **Triplex**List / Sold: **\$750,000/\$750,000****7411 Ira Ave • Bell Gardens 90201****20 days on the market****3 units • \$250,000/unit • 2,401 sqft • 15,604 sqft lot • \$312.37/sqft •
Built in 1959****Listing ID: DW21019964****Florence & Irá**

Real nice property for sale. 1st unit is 3 bed 1 ba and two 1 bed 1 bath units. Property offers a large lot of over 15,000 square feet, two drive ways, fruit trees, plenty of parking and space to build a large ADU.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$750,000
- 3 Buildings
- 1 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- \$24000 Gross Scheduled Income
- \$11500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,207
- Electric: \$425.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$57
- Cable TV: 01182091
- Gardener:
- Licenses:
- Insurance: \$250
- 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:	2	1	1	0	Unfurnished	\$1,000	\$2,000	\$1,700
2:	1	3	1	1	Unfurnished	\$0	\$0	\$2,750

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6228003047

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:** DW21019964

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Closed •

List / Sold:

\$1,250,000/\$1,125,000 ↓**23 days on the market****Listing ID: 21679926****22412 Harvard Blvd • Torrance 90501****4 units • \$312,500/unit • 2,820 sqft • 6,000 sqft lot • \$398.94/sqft • Built in 1978****North of Plaza Del Amo, East of Western Avenue**

-Two 2-Bedrooms and Two 1-Bedrooms -4.51% Pro-Forma Cap Rate and 14.69 Pro-Forma GRM -Property is NOT Subject to LA City Rent Stabilization Ordinance -First Time on the Market -7 Parking Spaces & On-Site Laundry -Located 1/2 Mile from Harbor-UCLA Medical Center -Short Commute from Del Amo Fashion Center, Torrance Crossroads & Rolling Hills Plaza -Located within 5 Miles of the Redondo Beach Pier & the Beach

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$1,250,000
- 1 Buildings
- 7 Total parking spaces
- \$31609 Net Operating Income
- 4 electric meters available
- 1 gas meters available

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

- Total Operating Expense: \$24,720
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947193
- 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	\$1,003	\$1,003	\$1,650
2:	1	1	1		Unfurnished	\$1,013	\$1,013	\$1,650
3:	1	2	1		Unfurnished	\$1,593	\$1,593	\$1,895
4:	1	2	1		Unfurnished	\$1,303	\$1,303	\$1,895

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

Of Units With:

- Separate Electric: 4
- Drapes:

2/28/2021

Matrix

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

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

Additional Information

- Standard sale

- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7347007002

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: 21679926

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List / Sold:

Closed • **Quadruplex****\$1,999,900/\$1,900,000** ↓

400 days on the market

Listing ID: SB19220592

2415 HARRIMAN Ln • Redondo Beach 90278**4 units • \$499,975/unit • 4,023 sqft • 7,508 sqft lot • \$472.28/sqft • Built in 1972****FROM ARTESIA OR GRANT SOUTH ON PHELAN, WEST ON HARRIMAN, PROPERTY ON THE RIGHT SIDE OF STREET**

This 4 unit investment property is located in the heart of North Redondo Beach. Conveniently centrally located to parks, shopping malls, and access to the 405 freeway. The mix of this property is 1 - 3BR 1 BA and 3 - 2 BR 1BA units providing a great owner/user investment opportunity. Submit offers "subject to inspection". Buyer to verify all information.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$2,200,000
- 1 Buildings
- 6 Total parking spaces
- Laundry: Common Area
- \$74300 Gross Scheduled Income
- \$62900 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,400
- Electric: \$200.00
- Gas: \$2,200
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,500
- Other Expense: \$3,200
- Other Expense Description: Misc Exp

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$0
2:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$0
3:	1	2	1	2	Unfurnished	\$1,650	\$1,650	\$0
4:	1	3	2	2	Unfurnished	\$2,050	\$2,050	\$0

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

- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4157023020

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:** SB19220592

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List / Sold:

Closed •**\$1,849,000/\$1,839,000 ↓****30 days on the market****Listing ID: DW20249345****1061 N Fries Ave • Wilmington 90744****4 units • \$462,250/unit • 6,550 sqft • 7,110 sqft lot • \$280.76/sqft • Built in 2020****East of 110 freeway/ North of Anaheim**

BRAND NEW 4 PLEX IN PRIME RESIDENTIAL AREA. FRONT DUPLEX ARE 4 BEDS 2.5 BATHS APPROX 1488 SQFT EACH. BACK DUPLEX ARE 4 BEDROOMS 3.5 BATHS 1784 SQFT EACH. ALL WITH ATTACHED GARAGES. OPEN FLOOR PLANS, MASTER SUITES EACH WITH OWN BATH, WHITE CABINETRY, BEAUTIFUL SPANISH BACK SPLASH, LAMINATE FLOORS ALL THROUGHOUT. MIRRORED CLOSET DOORS, INDOOR WASH FACILITIES, NICELY LANDSCAPED IN FRONT YARD, COMPLETELY FENCED IN WITH WROUGHT IRON AND BLOCK WALL AROUND. NEW LARGE CEMENT DRIVEWAY. ALL UNITS SEPARATELY METERED WITH GAS, ELECTRICITY AND WATER. JUST BLOCKS AWAY FROM PORT OF SAN PEDRO. CLOSE TO 110 FWY, 91 AND 405 FREEWAYS AND ALL SHOPPING CENTERS. LASTLY, NO RENT CONTROL. BACK DUPLEX IS OCCUPIED. DO NOT DISTURB TENANTS. ONLY FRONT IS AVAILABLE FOR SHOWING.

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$1,849,000
- 2 Buildings
- Levels: Three Or More
- 7 Total parking spaces
- Heating: Central
- Laundry: Inside
- \$151200 Gross Scheduled Income
- \$113400 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Brick, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$37,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 8847
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$3,100	\$3,100	\$3,100
2:	1	4	3	1	Unfurnished	\$0	\$0	\$3,100
3:	1	4	4	2	Unfurnished	\$3,200	\$3,200	\$3,200
4:	1	4	4	2	Unfurnished	\$3,200	\$3,200	\$3,200

Of Units With:

- Separate Electric: 4
- Drapes:

2/28/2021

Matrix

- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher: 0
- Disposal:

- Patio:
- Ranges: 0
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale

- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7420024011

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:** DW20249345

Printed: 02/28/2021 8:16:49 PM

List / Sold:

Closed •**\$2,199,000/\$2,165,000 ↓****12 days on the market****Listing ID: DW20243957****5307 Oakland St • El Sereno 90032****4 units • \$549,750/unit • 5,904 sqft • 7,098 sqft lot • \$366.70/sqft • Built in 2020****From Huntington Dr., go south on Lifur Ave and east on Oakland St.**

Brand New 4-Unit Construction completed in January 2021. This very attractive property that sits elevated above street level, consists of two well designed buildings with two units in each structure. Each unit has been constructed with extra insulation to minimize sound intrusion from their next door unit neighbor. This prime location is less than a 1 mile from South Pasadena and Alhambra. Most importantly, all units are individually metered for all utilities and so there is ZERO utility expense for the Landlord. All units include new appliances consisting of stainless steel refrigerator, dishwasher, in unit washer and dryer, stove and microwave hood. Other features include Central A/C and Heating, private balconies, and remote access gated parking for 8 cars total. These units are extremely energy efficient and can be marketed as such. All units include high efficiency HVAC, LED lighting, a rain water capture system and energy efficient appliances. The property is located within walking distance to an elementary school and a public library, as well as transportation services (Metro bus lines) that are within a 2 minute walk at the corner of Huntington Drive. Huntington Drive is also a vibrant thoroughfare with shopping, restaurants, and banks. The "walk score" for this location is 70 - which means that most errands can be accomplished by walking. This will be an extremely low maintenance building for many years.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$2,199,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside, Upper Level
- Cap Rate: 5.5
- \$156000 Gross Scheduled Income
- \$121262 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, Gas Range, Ice Maker, Microwave, Refrigerator, Tankless Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,058
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02117426
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	4	2	Unfurnished	\$0	\$0	\$3,250
2:	1	3	4	2	Unfurnished	\$0	\$0	\$3,250
3:	1	3	4	2	Unfurnished	\$0	\$0	\$3,250
4:	1	3	4	2	Unfurnished	\$0	\$0	\$3,250

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
- 621 - El Sereno area
 - Los Angeles County
 - Parcel # 5219003014

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 •**\$1,089,000/\$1,050,000 ↓****83 days on the market****Listing ID: DW20211724****5756 Aldama St • Highland Park 90042****4 units • \$272,250/unit • 3,588 sqft • 6,000 sqft lot • \$292.64/sqft • Built in 1955****Cross Street North Ave 61**

HOT NEW PRICE!!!!!!!!!!!!!!!!!!!!!! Don't miss out on this investment opportunity to own 4 units in Highland Park. Two units are 2 bed/1 bath while the other two are 1 bed/1 bath. All units come with 2 parking spaces. Each unit is separately metered for gas and electric. **DO NOT DISTURB OCCUPANTS OR WALK ON PROPERTY DRIVE BY ONLY** the property is located in the rapidly gentrifying location of Highland Park, which is home to a growing number of trendy restaurants, coffee houses and nightlife. This property is close to the 110 freeway.

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 16 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- Laundry: Common Area
- \$64896 Gross Scheduled Income
- \$58996 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01933726
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$1,100
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$1,031	\$1,031	\$1,600
2:	1	2	1	2	Unfurnished	\$1,086	\$1,086	\$2,500
3:	1	1	1	2	Unfurnished	\$1,600	\$1,600	\$1,600
4:	1	2	1	2	Unfurnished	\$1,191	\$1,191	\$2,500

Of Units With:

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

2/28/2021

Matrix

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 632 - Highland Park area
- Los Angeles County
- Parcel # 5484018006

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:** DW20211724

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Closed •List / Sold: **\$849,500/\$700,000 ↓****5264 Rosemead Blvd • Pico Rivera 90660****17 days on the market****4 units • \$212,375/unit • 2,697 sqft • 7,071 sqft lot • \$259.55/sqft •
Built in 1955****Listing ID: RS21014176****East side of Rosemead Blvd. located on frontage road**

Great single story four - plex with three one bedroom/one bathroom units and one- two bedroom/one bath unit. Spacious units approximately 620-30 square feet in the one bedroom units and 780 square ft. in the two bedroom. Four carports in the rear on the alley. Offered in conjunction with 5260 Rosemead . Mirror image of this property located right next door. The two fourplex's "face" each other...ideal set for use as a four unit or buy them both and have an eight unit property! Offered at the same price \$849,500. Owner wants offers, \$50,000. price reduction today.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$899,500
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$111 Gross Scheduled Income
- \$111 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 00000001
- 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	1	1	1	Unfurnished	\$111	\$111	\$1,400
2:	1	1	1	1	Unfurnished	\$111	\$111	\$1,400
3:	1	2	1	1	Unfurnished	\$111	\$111	\$1,600
4:	1	1	1	1	Unfurnished	\$111	\$111	\$1,400

Of Units With:

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

- Disposal:

Additional Information

- Standard, Trust sale
- Rent Controlled
- 649 - Pico Rivera area
- Los Angeles County
- Parcel # 6377012005

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:** RS21014176

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Closed •List / Sold: **\$849,500/\$700,000 ↓****5260 Rosemead Blvd • Pico Rivera 90660****17 days on the market****4 units • \$212,375/unit • 2,697 sqft • 6,906 sqft lot • \$259.55/sqft •
Built in 1955****Listing ID: RS21014103****Between Mines and Whittier Blvd. on easterly frontage road**

The owner has reduced the price \$50,000. today. Bring your offers!! Great single story four - plex with three one bedroom/one bathroom units and one-two bedroom/one bathroom unit. Spacious unit approximately 620-630 sq. ft. in the one bedrooms and 780 sq. ft. in the two bedrooms. Four carport in the rear on the alley. Offered in conjunction with 5264 Rosemead. Mirror image of this property located right next door 5264 Rosemead is the address also on the MRMLS matrix. The two fourplex's "face" each other...ideal set up for use as a four unit or buy them both and have an eight! Offered at the same price \$849,500.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$899,500
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$111 Gross Scheduled Income
- \$111 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen
- Floor: Carpet, Tile, Vinyl, Wood
- Appliances: None
- Other Interior Features: High Ceilings, Tile Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$111	\$111	\$1,400
2:	1	1	1	1	Unfurnished	\$111	\$111	\$1,400
3:	1	1	1	1	Unfurnished	\$111	\$111	\$1,400
4:	1	2	1	1	Unfurnished	\$111	\$111	\$1,600

Of Units With:

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

2/28/2021

Matrix

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled

- 649 - Pico Rivera area
- Los Angeles County
- Parcel # 6377012004

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:** RS21014103

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List / Sold:

Closed •**\$1,600,000/\$1,420,000 ↓****97 days on the market****Listing ID: 20634050****455 Savoy St • Los Angeles 90012****4 units • \$400,000/unit • 3,544 sqft • 4,979 sqft lot • \$400.68/sqft • Built in 1989****North of Broadway @ Bishops Road**

Live in one, rent the other three. 1989 Construction with a 3 bedroom 2 bath owners unit available to occupy upon close of escrow. Tremendous rental upside potential. Units have central air and heat and individual water heaters. There is parking for 7 cars, a laundry room, large owners storage room that could also be used as an office or work out area. Building is located in the shadow of Dodger Stadium with immediate access to the 110 Freeway north & southbound on ramps, only three blocks from the Chinatown Gold Line Station and across the street from Cathedral High School. Los Angeles State Historic Park (via Spring Street) is very close by. There are several larger multifamily developments currently entitled and/or under construction in the immediate and adjoining areas. (Including Trammell Crow Co.'s 7-story 318-unit Llewelyn project) The location is very convenient to Downtown Los Angeles.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$1,600,000
- 1 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Community, Individual Room
- \$29245 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

- Floor: Tile, Carpet

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$30,937
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,150	\$2,150	\$2,150
2:	1	2	1		Unfurnished	\$1,000	\$1,000	\$1,000
3:	1	2	1		Unfurnished	\$900	\$900	\$900
4:	1	2	1		Unfurnished	\$1,100	\$1,100	\$1,100
5:								
6:								
7:								

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5414021012

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:** 20634050

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Closed • **Quadruplex**List / Sold: **\$859,900/\$859,900****2436 Angela St • Pomona 91766****100 days on the market****4 units • \$214,975/unit • 3,970 sqft • 7,207 sqft lot • \$216.60/sqft • Built in 1964****Listing ID: WS20221210****Cross street: E Olive St****Facts & Features**

- Sold On 02/26/2021
- Original List Price of \$859,900
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Community
- \$64800 Gross Scheduled Income
- \$61500 Net Operating Income
- 4 electric meters available
- 5 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Lot 6500-9999
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$14,344
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02024473
- Gardener:
- Licenses: 1800
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management: 1940
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 687 - Pomona area
- Los Angeles County
- Parcel # 8331023038

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:** WS20221210

Printed: 02/28/2021 8:16:49 PM

List / Sold:

Closed • **Apartment****\$1,790,000/\$1,670,000** ↓**125 days on the market****Listing ID: WS20190264****3028 Colorado Ave** • **Santa Monica 90404****4 units** • **\$447,500/unit** • **2,116 sqft** • **5,970 sqft lot** • **\$789.22/sqft** • **Built in 1940****Colorado Ave. and Berkeley St.**

This charming 4-unit two-story apartment sits in a prime area of Santa Monica. Unit mix is comprised of 1-2 bedroom / 1bathroom and 3 -1 bedroom / 1 bathroom with total 2,116 square feet living area on a 5,971 square feet lot. It features a corner lot with alley access. There are 5 on-site parking spots and beautiful landscaped front yard and backyard. Separate gas meters and electricity meters. Some windows were upgraded to double-pane windows. This rare opportunity is Ideal for an owner/user or investor. Conveniently located near schools, public transportation, shopping, and Santa Monica entertainment. Easy access to 10 and 405 freeways.

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$1,790,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Gas Range, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$852
- Cable TV: 01904398
- Gardener:
- Licenses:
- Insurance: \$1,016
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,657
- Other Expense: \$792
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$940	\$0	\$3,000
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,000
3:	1	1	1	1	Unfurnished	\$938	\$0	\$2,000
4:	1	1	1	1	Unfurnished	\$933	\$0	\$2,000

Of Units With:

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

2/28/2021

Matrix

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4268004007

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:** WS20190264

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List / Sold:

Closed • Triplex**\$1,899,000/\$1,840,000 ↓****21 days on the market****Listing ID: OC20250284****1419 S Curson Ave • Los Angeles 90019****4 units • \$474,750/unit • 3,668 sqft • 5,952 sqft lot • \$501.64/sqft • Built in 1936****On both sides of Curson Ave & Ellsmere Ave. Near Pico & Fairfax**

This is an incredible opportunity to acquire a fully vacant and remodeled property in the highly attractive Picfair Village neighborhood of Los Angeles, Ca. The property is comprised of 3 large units plus 1 nonconforming unit that extends street to street on Curson Ave and Ellsmere Ave. It offers an investor or owner/occupier tremendous flexibility to Live, Work, and Invest in a pride of ownership building in a high rental demand area. The front two units on Curson are each large 1,384sf beautifully remodeled 3 bed/2 bath with built in laundry rooms, master bedroom, and a modern design. The rear unit on Ellsmere Ave is a large 900sf remodeled One bedroom above the garage for ultimate privacy and security. With a new roof, newer electrical panels, and updated plumbing in the kitchen and bathroom, this is ready to move in immediately. This unique property was built in 1936 with a total size of 3,668sf and sits on a 5,951sf lot zoned LA-R2 (TOC). Excellent location in Picfair Village near Pico & Fairfax close to The Grove, Miracle Mile, Mid-Wilshire, Koreatown, Beverly Grove, Beverly Hills, Little Ethiopia, Cedar Sinai, Freeway, Parks & Recreation, and Restaurants & Shops. Directly across the street from brand new development. Again, property is 100% Vacant!

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$1,899,000
- 2 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 4.5
- \$126000 Gross Scheduled Income
- \$85298 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bedroom, See Remarks
- Floor: Laminate, Tile, Wood
- Appliances: Gas Range, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s), Granite Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,922
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01906449
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

2/28/2021

Matrix

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$4,000	\$48,000
2:	1	3	2	1	Unfurnished	\$0	\$4,000	\$48,000
3:	1	1	1	1	Unfurnished	\$0	\$2,500	\$30,000
4:	1	0	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5069019006

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: OC20250284

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List / Sold:

Closed • Quadruplex**\$2,450,000/\$2,340,000 ↓****29 days on the market****Listing ID: BB20243261****4511 Saturn St • Los Angeles 90019****4 units • \$612,500/unit • 4,810 sqft • 6,999 sqft lot • \$486.49/sqft • Built in 2020****On Saturn, West of West Blvd.**

4511 Saturn is a non-rent controlled 2020 fourplex in prime Mid-City, only 10 minutes from Culver City and the countless local hotspots in the area, including the trendy Helms Bakery District! This neighborhood is rapidly becoming the hottest rental market in Los Angeles, with several of the most highly anticipated mixed-use developments coming in a few minutes from this property: the Culver City Steps (Amazon Studios headquarters), Ivy Station (HBO headquarters), and the Cumulus development (Whole Foods). With the influx of entertainment, tech and creative jobs coming to town, 4511 Saturn will attract high quality professional tenants! In addition to its prime central location, 4511 Saturn boasts countless other perks including: a remarkable projected cap rate of 5.47%, NO RENT CONTROL, a 1 year builder's warranty, minimal maintenance, separate meters for gas, water & electric, balconies off bedrooms with sliding doors bringing ample light in, a back patio/yard area, laundry hookups in each unit, stainless steel kitchen appliances, high quality finishes, upscale modern kitchens, stunning bathrooms and spacious, open floorplans. 4511 Saturn is made up of one 4 bed, 4 bath unit, one 3 bed, 3 bath unit with a rear yard, one townhome style 3 bed, 3 bath unit, and one townhome style 3 bed, 2 bath unit. We project conservative rents of \$3,400 to \$4,200 for the varying floorplans.

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$2,450,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 5.47
- \$175800 Gross Scheduled Income
- \$134042 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 5 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom, Master Bedroom
- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Refrigerator
- Other Interior Features: Balcony, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Landscaped, Level with Street, Level, Sprinklers Drip System
- Fencing: New Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,726
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,924
- Maintenance: \$1,600
- 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	3	2	1	Unfurnished	\$0	\$0	\$3,400
2:	1	3	3	1	Unfurnished	\$0	\$0	\$3,650
3:	1	3	3	0	Unfurnished	\$0	\$0	\$3,400
4:	1	4	4	1	Unfurnished	\$0	\$0	\$4,200

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5071013055

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$3,595,000/\$3,605,000** ↑**7 days on the market****Listing ID: 21679446****853 N June St • Los Angeles 90038****4 units • \$898,750/unit • 8,405 sqft • 6,349 sqft lot • \$428.91/sqft • Built in 2020****North of Melrose Ave, South of Sta. Monica Blvd, East of Highland Ave, West of Cahuenga Blvd**

We are proud to present the opportunity to purchase this 4-unit new construction townhome complex in Prime Hollywood, nestled between the bustling Melrose-Fairfax shopping district and Santa Monica Boulevard. All 4 units are newly rented on 13 month leases. The complex consists of 2 three-story duplexes each with a two-car attached garage. Townhomes feature either a 3 bedroom + 3.5 bathroom or 4 bedroom + 3.5 bathroom floor plan with an open-concept kitchen/living area with sleek wood finishes, stainless steel appliances, and laundry in each unit. Spacious bathrooms feature dark bronze and gold finishes with built-in storage. The 4-bedroom back units come complete with private a backyard and a kitchen island providing ample counter space ideal for cooking and entertaining. Units are individually metered for gas, water, and power; ideal for both investors and renters. Total square footage includes garages and balconies.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$3,595,000
- 2 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$190799 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator, Gas Oven, Range Hood
- Other Interior Features: 2 Staircases, Recessed Lighting

Exterior

- Security Features: Gated Community, Carbon Monoxide Detector(s), Automatic Gate, Fire and Smoke Detection System
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$65,281
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01896723
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

2/28/2021

Matrix

3:	1	4	3	Unfurnished	\$6,000	\$6,000	\$6,000
4:	1	4	3	Unfurnished	\$6,000	\$6,000	\$6,000
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
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5524007002

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

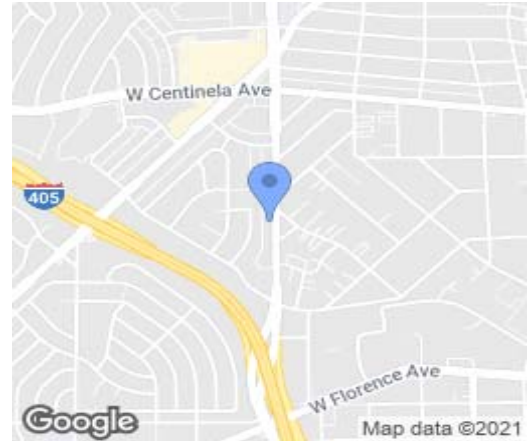
Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21679446

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Closed •

List / Sold:

\$2,385,000/\$2,350,000 ↓**66 days on the market****Listing ID: 20643002****7119 S La Cienega Blvd • Los Angeles 90045****4 units • \$596,250/unit • 4,982 sqft • 6,603 sqft lot • \$471.70/sqft • Built in 2020****La cienega between Hill and Florence**

SMASHING PRICE IMPROVEMENT FOR A QUICK SELL!!! The New construction expert is pleased to present this Brand New Construction featuring 4 new units, . 2 Townhomes and two stacked units. Prime Westchester location and close to LAX. All 3 bedrooms and 2 or 2.5 baths on rear units. Perfect for 1031 Exchange buyer or investor to acquire a brand new construction building that has recently been rented . Awesome cap rate at scheduled proven rents. Wont last long. Priced to sell .

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$2,499,000
- 2 Buildings
- Levels: Multi/Split , One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$135900 Net Operating Income

Interior

- Floor: Laminate
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$453,005
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01520327
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$4,000
2:	1	3	2		Unfurnished	\$0	\$0	\$4,000
3:	1	3	2		Unfurnished	\$0	\$0	\$3,600
4:	1	3	2		Unfurnished	\$0	\$0	\$3,500
5:								
6:								
7:								
8:								
9:								

2/28/2021

Matrix

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
- C29 - Westchester area
- Los Angeles County
- Parcel # 4103015004

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:** 20643002

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List / Sold:

Closed • Quadruplex**\$1,535,000/\$1,535,000** ↑**10 days on the market****Listing ID: FR20247637****1510 S Van Ness Ave • Los Angeles 90019****4 units • \$383,750/unit • 5,608 sqft • 9,001 sqft lot • \$273.72/sqft • Built in 1922****N Santa Monica /S Western Ave**

Excellent opportunity . Be a homeowner and landlord at the same time and same place . Make money while you are living in your own large unit. The area has good access to support services, employment, recreational facilities and freeways which are located within 1/8 - 2 mile radius. Commercial is located on Western Ave to the east .This amazing property has 4 huge units around 1400sqft (size of single family) very rare . Two units have been totally upgraded and remodeled with ; dual pane windows , tankless water heaters, new plumbing, custom built cabinets, new toilets, faucets, new showers etc..... so much to list. Property located in an excellent area close to shopping, bars, restaurants and minut to downtown. Do not lose this great opportunity. Appraisal report available upon request with accepted offer Call to own this beautiful property. It won't last. Call NOW.

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$1,520,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Inside
- 4 electric meters available
- 3 gas meters available
- 5 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: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Drapes:
- Patio:

2/28/2021

Matrix

- Water Meters: 5
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- HPK - Hancock Park area
- Los Angeles County
- Parcel # 5073003017

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:** FR20247637

Printed: 02/28/2021 8:16:49 PM

Closed •

List / Sold:

\$1,095,000/\$1,200,000 ↑**14 days on the market****Listing ID: 21679060****11430 Emelita St • North Hollywood 91601****4 units • \$273,750/unit • 3,068 sqft • 7,001 sqft lot • \$391.13/sqft • Built in 1947****N. of Burbank, E. of Lankershim**

Don't miss this great opportunity to acquire a value add 4-plex in prime North Hollywood. Lot zoned R3, possible redevelopment opportunity. Property can be sold individually or as a portfolio with two other contiguous lots. Potential to build upwards of 24 units with the other lots.

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$1,095,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Community
- \$32000 Net Operating Income

Interior**Exterior**

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$19,895
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1		Unfurnished	\$1,101	\$4,403	\$8,800
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

2/28/2021

Matrix

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

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

Additional Information

- Standard sale
- Rent Controlled

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2338014011

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:** 21679060

Printed: 02/28/2021 8:16:49 PM

List / Sold:

Closed •**\$1,249,000/\$1,200,000 ↓****14 days on the market****Listing ID: 21679038****11433 Hatteras St • North Hollywood 91601****4 units • \$312,250/unit • 880 sqft • 6,612 sqft lot • \$1363.64/sqft • Built in 1927****E. of Lankershim, N. of Burbank**

Don't miss out on this great opportunity to purchase this investment property in prime North Hollywood. Seller's have put in almost \$75k in refurbishments. Also, two other contiguous properties are available for purchase as well. Keep this one as an investment, or build up to 8 units by right, or more if you acquire the other two contiguous lots!

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$1,249,000
- 1 Buildings
- \$56670 Net Operating Income

Interior

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$26,750
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$2,000
- 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	1	1		Unfurnished	\$1,451	\$1,451	\$1,451
2:	1	2	1		Unfurnished	\$2,200	\$2,200	\$2,200
3:	2	2	2		Unfurnished	\$1,718	\$3,436	\$4,600
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

2/28/2021

Matrix

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2338014040

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:** 21679038

Printed: 02/28/2021 8:16:49 PM

Closed •List / Sold: **\$895,900/\$880,000** ↑**6220 Marbrisa Ave • Huntington Park 90255****11 days on the market****4 units • \$223,975/unit • 2,541 sqft • 6,656 sqft lot • \$346.32/sqft • Built in 1929****Listing ID: PW21004967****Santa Fe / Randolph St.**

This fourplex consist of three separate structures totaling 6 bedrooms and 4 bathrooms with 5 single car garages. The front unit is a detached house and contains 3 bedrooms and 1 bathroom with a relaxing front porch and inside laundry room, the living room has a vaulted ceiling, and the kitchen is updated with newer cabinets and granite countertops. The second house is in the middle of the property and is also detached from the other units with 1 bedroom and 1 bathroom, the kitchen has granite countertops and there is a laundry room off kitchen. The last two units are upstairs above the garages and each unit consist of 1 bedroom and 1 bath, each unit has its own balcony and staircase. The expansive lot allows plenty of courtyard space for occupants enjoyment. Property is fully occupied, and all tenants are current on rents. Don't miss your opportunity to add these 4 units to your portfolio.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$779,900
- 3 Buildings
- 5 Total parking spaces
- Laundry: See Remarks
- \$71220 Gross Scheduled Income
- \$55681 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,539
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,198
- Cable TV: 02030113
- Gardener:
- Licenses:
- Insurance: \$2,013
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$880
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,995	\$1,995	\$2,200
2:	1	1	1	1	Unfurnished	\$1,495	\$1,495	\$1,500
3:	1	1	1	1	Unfurnished	\$1,395	\$1,395	\$1,500
4:	1	1	1	1	Unfurnished	\$1,050	\$1,050	\$1,650

Of Units With:

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

2/28/2021

Matrix

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6321011010

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:** PW21004967

Printed: 02/28/2021 8:16:49 PM

Closed •List / Sold: **\$949,900/\$950,000** ↑**9555 San Antonio Ave • South Gate 90280****86 days on the market****4 units • \$237,475/unit • 3,386 sqft • 8,332 sqft lot • \$280.57/sqft •****Built in 1953****Listing ID: RS20100590****East of California Avenue, West of Otis Street, South of Southern Avenue, North of Tweedy Blvd**

BACK ON THE MARKET!!! Buyer could not perform! Welcome!! Welcome!! Welcome!! An Absolutely Great Investment Multifamily 4 Unit Property in the Beautiful City of South Gate, CA.! A short walking distance from Plaza Mexico and the Newly built Azalea Shopping Center, not to mention a few short blocks from South Gate Park! Property consists of a separate 2 bedroom 1 bathroom house with its own carport at the front of the property and a rear building with 3 additional units consisting of 2 upstairs 2 bedroom 1 bathroom each and a 1 bedroom 1 bathroom unit downstairs with their own 1 car garage. Also has a room at the rear of the building perfect to add coin operated washers and dryers for that extra income or just make it a storage room, up to you. Great for that first time investor or for the seasoned savvy one to add to their portfolio.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$949,900
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$70248 Gross Scheduled Income
- \$16224 Net Operating Income
- 5 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: \$18,523
- Electric: \$650.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01194863
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,854	\$1,854	\$2,000
2:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,700
3:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,700
4:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$1,450

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

2/28/2021

Matrix

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6209020009

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:** RS20100590

Printed: 02/28/2021 8:16:49 PM

Closed •List / Sold: **\$875,000/\$890,000 ↓****7226 Jaboneria Rd • Bell Gardens 90201****32 days on the market****4 units • \$218,750/unit • 2,690 sqft • 10,158 sqft lot • \$330.86/sqft •
Built in 1951****Listing ID: DW20156945****From Florence VE, TURN Left on Jawboner , corner property with Fry Street**

Buyers loss is your gain .Property appraised at \$890,000. And now with new price ,sellers are motivated . Attention Attention ! Prime Location of Bell Gardens , Corner Lot property ,Corner Jaboneria and Fry St. Fourplex, perfect for Investor who likes to add to their portfolio in one of the best cities to buy residential income property , Three Separate buildings ,single Family residence with 2 bedroom / 1 bathroom house with its own yard and patio . Second unit is located above 2 car detached garages , 1 bedroom /1 bathroom , Last building is a duplex with 1 bedroom / 1 bathroom each . property also has 4 car garages , property provides plenty of privacy for each tenant , and parking spaces . each unit has its own 1 car garage currently been used as storages , Per City of Bell Gardens .. buyer can convert the 2 car garages into 2 separate ADUs ..that means 6 income in total .. Buyer to verify with city . This property will not last .

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$895,000
- 3 Buildings
- Levels: One, Two, Multi/Split
- 8 Total parking spaces
- Laundry: Washer Hookup
- \$53520 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,740	\$1,740	\$2,000
2:	1	1	1	1	Unfurnished	\$900	\$900	\$1,500
3:	1	1	1	1	Unfurnished	\$1,010	\$1,010	\$1,500
4:	1	1	1	1	Unfurnished	\$855	\$855	\$1,500

Of Units With:

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

2/28/2021

Matrix

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6228001013

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:** DW20156945

Printed: 02/28/2021 8:16:49 PM

List / Sold:

Closed • **Quadruplex****\$1,659,000/\$1,600,000** ↓**35 days on the market****Listing ID: SR20237263****10836 Camarillo St • Toluca Lake 91602****4 units • \$414,750/unit • 4,722 sqft • 6,404 sqft lot • \$338.84/sqft • Built in 1976****EAST OF VINELAND AVE. WEST OF CAHUENGA**

We are pleased to present multifamily building with all soft retrofitting work completed in 2018. This well maintained & spacious 4-unit multifamily property strategically situated in a highly desirable area of North Hollywood/ Toluca Lake. This property is conveniently located to several trendy boutiques, restaurants, public transportation and freeways. The property consists of 3 units with 2 bedrooms and 2 baths, lovely kitchen, and a spacious living room & dining area. The front unit has a townhouse layout with two stories that offer 2 bedrooms, 2 baths, nice remodeled kitchen, living room & dining area, private laundry area, separate water heater and nice front yard. Additional features include, copper plumbing, central HVAC, onsite laundry room and spacious parking in the rear. The building is separately metered for gas and electricity. All leases are month to month giving new purchaser huge potential for future profitability.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$1,659,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Community, Dryer Included, Individual Room, Washer Included
- \$91218 Gross Scheduled Income
- \$59360 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Rectangular Lot, Sprinkler System, Sprinklers In Front, Sprinklers Timer
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$31,858
- Electric: \$600.00
- Gas: \$900
- Furniture Replacement:
- Trash: \$2,736
- Cable TV: 01345054
- Gardener:
- Licenses:
- Insurance: \$2,405
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,882	\$1,882	\$2,800
2:	1	2	2	0	Unfurnished	\$2,200	\$2,200	\$2,200
3:	1	2	2	0	Unfurnished	\$1,730	\$1,730	\$2,600
4:	1	2	2	0	Unfurnished	\$1,710	\$1,710	\$2,600

Of Units With:

2/28/2021

Matrix

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- TUL - Toluca Lake area
- Los Angeles County
- Parcel # 2421016021

Michael Lembeck

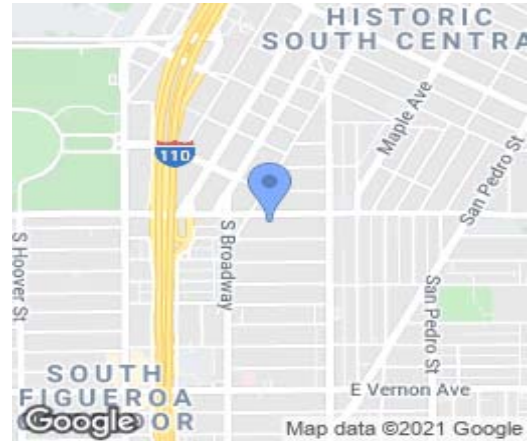
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR20237263

Printed: 02/28/2021 8:16:49 PM

Closed • **Quadruplex**List / Sold: **\$950,000/\$952,000** ↑**210 W Martin Luther King Jr Blvd** • Los Angeles 90037**96 days on the market****4 units** • **\$237,500/unit** • **3,808 sqft** • **8,999 sqft lot** • **\$250.00/sqft** •
Built in 1914**Listing ID: TR20207708****Near S Broadway and W Martin Luther King Jr Blvd**

Great income-producing investment! All units are all tenant-occupied right now. There are 2 units who are renegotiating the rent with the owner right now or they will be evicted. Due to COVID-19, the eviction process will be delayed until the end of the year. In normal circumstances, this property can generate over \$4800 a month in income. Located in the heart of Los Angeles, the property is a multi-family home with 4 units permitted but 5 units in total. This 3,808 square foot property sits on a 8,999 square foot lot and features 4 bedrooms and 4 bathrooms. There is a large parking space at the back of the house and it can comfortably fit at least 8 cars. Conveniently located 1 mile from the LA memorial coliseum, 2 miles from USC University, LA Convention Center and Trader Joe's, and close to the 110 & 10 freeways. Accelerated Charter Elementary School (TAS) is walking distance from the property. Also, the surrounding area is starting to see a lot of improvements around the west side of the neighborhood. There is great potential! Don't Miss Out!

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$950,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: See Remarks
- \$4808 Gross Scheduled Income
- \$1608 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- Gardener:
- Licenses:
- Insurance: \$693
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$1,795
- Other Expense Description: Mortgage

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	4	4	0	Unfurnished	\$2,808	\$2,808	\$4,808

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5111025004

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:** TR20207708

Printed: 02/28/2021 8:16:50 PM

Closed •**\$1,149,999/\$1,086,000 ↓****48 days on the market****Listing ID: DW20246446****5943 Rugby Ave • Huntington Park 90255****4 units • \$287,500/unit • 3,320 sqft • 7,943 sqft lot • \$327.11/sqft • Built in 1908****Pacific Blvd to Rugby**

We are pleased to announce the sale of 5943 Rugby Ave, 4 non-rent controlled units in the City of Huntington Park! Front unit is a 3 bedroom 2 bath, Rear building consist of (3), 2 bedroom 1 bath mirrored like units, the property offers shared on-site laundry, 3 income-generating single-car garages, four parking spaces with gated alley access, this multifamily offers 3,320 of living space and 7,943 sq lot,. 4 separate, electric and gas meters. Property benefits from the walking proximity to retail along famous Pacific blvd, Aspire Pacific Academy, Chesley Park and Salt Lake Park.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$1,149,999
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- Laundry: Common Area
- \$6005 Gross Scheduled Income
- \$5185 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,197
- Electric: \$720.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01737507
- Gardener:
- Licenses:
- Insurance: \$1,400
- 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	3	2	1	Furnished	\$2,050	\$2,050	\$2,750
2:	1	2	1	0	Furnished	\$1,335	\$1,335	\$1,800
3:	1	2	1	0	Furnished	\$1,330	\$1,330	\$1,800
4:	1	2	1	0	Furnished	\$1,290	\$1,290	\$1,800

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6320002022

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:** DW20246446

Printed: 02/28/2021 8:16:50 PM

List / Sold:

Closed •**\$1,300,000/\$1,225,000 ↓****120 days on the market****Listing ID: OC20197669****1430 Plaza Del Amo • Torrance 90501****4 units • \$325,000/unit • 4,058 sqft • .15 acre(s) lot • \$301.87/sqft • Built in 1957****Nearby Cross Streets: Plaza Del Amo & Denker Avenue**

1430 Plaza Del Amo is a 4-unit multifamily investment property located in Torrance, California. Built in 1957 and 1980, 1430 Plaza Del Amo consists of two-bedroom and three-bedroom units and offers amenities including tuck-under parking, on-site laundry, gated access, and security doors. 1430 Plaza Del Amo is located near Western Avenue and Sepulveda Boulevard, providing residents with convenient access to restaurants and retailers. Additionally, the property is situated in close proximity to Interstate 110, providing residents with easy access to major employment centers throughout the South Bay.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Community
- \$87384 Gross Scheduled Income
- \$51069 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,193
- Electric: \$2,365.00
- Gas: \$2,365
- Furniture Replacement:
- Trash: \$2,365
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,312
- Maintenance: \$2,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,365
- Other Expense: \$3,040
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,762	\$1,762	\$1,950
2:	3	3	2	0	Unfurnished	\$5,520	\$5,520	\$7,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7347012005

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:** OC20197669

Printed: 02/28/2021 8:16:50 PM

Closed •List / Sold: **\$2,489,000/\$2,489,000****25 CLUBHOUSE Ave • Venice 90291****3 days on the market****5 units • \$497,800/unit • 3,342 sqft • No lot size data • \$744.76/sqft • Built in 1909****Listing ID: 21688876****West of Pacific Ave, just East of Speedway.**

See OM for complete details. Charming well maintained pride of ownership building on large walk street in prime World Renowned Venice Beach. Great unit mix ideal for an owner user and investor. Outdoor shower and laundry room. 5 open parking spaces in rear. Walk to the beach, vibrant trendy shops & restaurants. Building is master metered. NO seismic retrofitting necessary. Inside with accepted offer only, DO NOT DISTURB TENANTS. Agent Remarks: To access PEAD (Property Entry Advisory and Declaration) forms, which help you maintain compliance with CDC and DRE recommendations during the COVID-19 pandemic, click here: https://app.glide.com/integrations/mlsfeed?mls=crmls&listing_id=AR20197190None

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$2,489,000
- 1 Buildings
- \$114797 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$45,823
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00860625
- 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	\$4,600	\$4,600	\$4,600
2:	1	2	1		Unfurnished	\$3,350	\$3,350	\$3,350
3:	1	1	1		Unfurnished	\$2,000	\$2,000	\$2,000
4:	1	1	1		Unfurnished	\$1,460	\$1,460	\$3,500
5:	1	1	1		Unfurnished	\$1,945	\$1,945	\$3,700

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

Of Units With:

2/28/2021

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

Matrix

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

Additional Information

- Standard sale

- C11 - Venice area
- Los Angeles County
- Parcel # 4226004008

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:** 21688876

Printed: 02/28/2021 8:16:50 PM

List / Sold:

Closed •**\$2,650,000/\$2,580,000 ↓****5 days on the market****Listing ID: 21675838****1807 Oak St • Santa Monica 90405****5 units • \$530,000/unit • 4,607 sqft • No lot size data • \$560.02/sqft • Built in 1979****N of Penmar Park and Rose Ave; S of Ocean Park; E of 14th St; W of 23rd St**

Outstanding five-unit apartment property located at 1807-1809 Oak Street, in Sunset Park of beautiful Santa Monica. The property consists of a two-story 3+2 single-family in the front; Cute detached 1+1 house in the middle; Plus a Tri-plex in the back with one split-level 1+1.5 unit and two 1+1 units upstairs. Nicely landscaped with mature trees for shade and cooling. Situated on a 7,000+ square foot lot with 4,600+ square feet of living space, this property is located just south of Ocean Park Blvd. and west of 23rd Street. Many upgrades on property. Three of the units have been extensively remodeled; New roof in 2015 on tri-plex & 2000 on all other. On-site laundry brings at least \$1,200 per year. Over-sized 2 car-garage in the back with a carport for five cars plus one more parking spot in front. Tenants have individual storage lockers. Individually metered. Three of the five units rent at market. The other two need some updating. Fantastic location close to the beach!

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$2,650,000
- 3 Buildings
- Levels: Multi/Split , One
- 7 Total parking spaces
- \$156300 Gross Scheduled Income
- \$111326 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$44,977
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,840
- Maintenance: \$10,825
- Workman's Comp:
- Professional Management: 9377
- Water/Sewer: \$3,793
- Other Expense: \$141
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,894	\$2,894	\$5,000
2:	1	1	1		Unfurnished	\$3,379	\$3,379	\$3,379
3:	1	1	1		Unfurnished	\$3,574	\$3,574	\$3,574
4:	1	1	1		Unfurnished	\$1,074	\$1,075	\$2,074
5:	1	1	1		Unfurnished	\$2,003	\$2,003	\$2,003
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4272001007

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:** 21675838

Printed: 02/28/2021 8:16:50 PM

Closed •List / Sold: **\$785,000/\$780,000 ↓****710 W 76Th St • Los Angeles 90044****2 days on the market****5 units • \$157,000/unit • 560 sqft • 7,000 sqft lot • \$1392.86/sqft •
Built in 1924****Listing ID: 21678876****Subject property is located North of Manchester Ave South of Florence Ave, East of Hoover St and West of Figueroa St.**

Subject property is centrally located in Los Angeles, California. The property is built in a court style setting. It was built in 1924 but improvements have been made through the years. The property consists of 5 one bedroom one bath units that are configured in two duplexes and a single family residence. Each unit has its own water heater and is independently metered for electricity and gas. It requires minimum maintenance. There are 4 gated parking spaces accessible through the alley and street parking is available. One unit will be delivered vacant upon the close of escrow. Property recently passed City of Los Angeles SCEP inspections. Owner is a licensed Real Estate Broker. Sellers intent to do a 1031 tax exchange.

Facts & Features

- Sold On 02/26/2021
- Original List Price of \$785,000
- 3 Buildings
- Heating: Wall Furnace
- \$39579 Net Operating Income

Interior

- Floor: Tile, Carpet

Exterior**Annual Expenses**

- Total Operating Expense: \$22,343
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,002	\$1,002	\$1,250
2:	1	1	1		Unfurnished	\$1,048	\$1,048	\$1,250
3:	1	1	1		Unfurnished	\$1,016	\$1,016	\$1,250
4:	1	1	1		Unfurnished	\$1,004	\$1,004	\$1,250
5:	1	1	1		Unfurnished	\$1,250	\$1,250	\$1,250
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

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6020019007

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: 21678876

Printed: 02/28/2021 8:16:50 PM

Closed •List / Sold: **\$3,200,000/\$3,200,000****1412 Kelton Ave • Los Angeles 90024****5 days on the market****6 units • \$533,333/unit • 5,600 sqft • 8,121 sqft lot • \$571.43/sqft • Built in 1950****Listing ID: 21685302****Kelton Ave. between Wilkins Ave. & Ohio Ave.**

Beautiful 6 unit building in the heart of Westwood is renovated with modern amenities while maintaining original charm! 2 (2br+1.5ba) and 4 (1br+1.5ba) units. All units feature hardwood floors, powder room, central A/C, cedar closets, remodeled kitchens and bathrooms, and parking for each unit in detached garage. One unit is currently vacant. New owner may be able to add ADU over garage building for additional income. Only minutes from UCLA, Westwood Village, Century City, Beverly Hills, Brentwood, easy access to 405 fwy, and more!

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$3,200,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Central

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01330537
- 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	\$2,990	\$2,652	\$2,990
2:	1	1	1		Unfurnished	\$2,790	\$2,575	\$2,790
3:	1	1	1		Unfurnished	\$2,790	\$2,790	\$2,790
4:	1	2	1		Unfurnished	\$2,990	\$2,990	\$2,990
5:	1	1	1		Unfurnished	\$2,790	\$0	\$2,790
6:	1	1	1		Unfurnished	\$2,790	\$2,564	\$2,790
7:								
8:								
9:								
10:								
11:								

2/28/2021

Matrix

12:

13:

Of Units With:

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

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

Additional Information

- Standard sale

- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4324011003

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:** 21685302

Printed: 02/28/2021 8:16:50 PM

List / Sold:

Closed •**\$3,299,000/\$3,200,000 ↓****146 days on the market****Listing ID: PW20131371****635 N Harvard Blvd • Hollywood 90004****6 units • \$549,833/unit • 8,158 sqft • 7,508 sqft lot • \$392.25/sqft • Built in 2020****From the 101 take Melrose west, turn left on Harvard.**

HARVARD 6- NEW CONSTRUCTION SIX UNITS IN HOLLYWOOD - C of O has now been issued and leasing has commenced for Harvard 6, with three of the units currently leased. This luxury complex is comprised of three duplexes, totaling six townhouse style units. The units are all generous in sizing with four units being three bedroom, two units being two bedroom (16 bed 14 bath in total), all of which have private laundry. A total of 12 on-site parking spots provide secure and private parking for all tenants. Each unit is equipped with separate meters for water, gas and electricity as well as an owner's common area electric meter for exterior lighting and common area water meter for servicing and landscape irrigation. The property is completed with drought tolerant landscaping, energy efficient building materials, appliances and fixtures presenting the buyer with a low maintenance, environmentally friendly property. Harvard 6 offers the welcoming residential atmosphere of home while being right in the heart Hollywood. Tenants are drawn to the safe and quant feel of entering a gated community of duplexes they call home. The layouts of the units are spacious and only share a single wall with neighboring townhome. The combination of a strong Hollywood rental market, new construction units, and a turn-key warranted property makes this a unique opportunity.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$3,595,000
- 3 Buildings
- Levels: Three Or More
- 12 Total parking spaces
- Cooling: Central Air, High Efficiency
- Heating: Central, High Efficiency
- Laundry: Individual Room, Inside
- Cap Rate: 5.5
- \$244020 Gross Scheduled Income
- \$179842 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 7 water meters available

Interior

- Appliances: Dishwasher, Gas Oven, Gas Range, High Efficiency Water Heater, Microwave, Range Hood, Refrigerator

Exterior

- Lot Features: Yard
- Security Features: Automatic Gate
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$56,857
- Electric: \$680.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01875823
- Gardener:
- Licenses:
- Insurance: \$2,855
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management: 9468
- Water/Sewer: \$1,182
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$0	\$0	\$3,850
2:	1	3	3	2	Unfurnished	\$0	\$0	\$3,850
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,900
4:	1	2	1	0	Unfurnished	\$0	\$0	\$2,900
5:	1	3	2	2	Unfurnished	\$0	\$0	\$3,850
6:	1	3	2	2	Unfurnished	\$0	\$0	\$3,850

Of Units With:

- Separate Electric: 7
- Gas Meters: 6
- Water Meters: 7
- Carpet: 0
- Dishwasher: 6
- Disposal: 6
- Drapes: 0
- Patio:
- Ranges: 6
- Refrigerator: 6
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5521005021

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: PW20131371

Printed: 02/28/2021 8:16:50 PM

Closed •**\$2,175,000/\$1,935,000 ↓****69 days on the market****Listing ID: OC20188314****2649 N Beachwood Dr • Los Angeles 90068****6 units • \$362,500/unit • 5,628 sqft • 5,913 sqft lot • \$343.82/sqft • Built in 1957****Beachwood Drive go North from Franklin**

First time on the market in over 50 years. This is a generational real estate buying opportunity to own one of the most iconic properties on Beachwood Drive. Add this to your portfolio now before this opportunity is gone. This could be a once in a lifetime opportunity for the prepared investor as these types of properties are not available very often. Situated below the "HOLLYWOOD" sign this building sits on the most premier lot on Beachwood Drive. This 6 unit apartment consists of (4) 2 bed / 1 bath and (2) 1 bed / 1 bath units. This property is great for any investor looking for a stabilized, cash-flowing asset to add to their portfolio or for a long term hold with unlimited appreciation potential. Current ownership completed the soft story retrofit in 2019. Interior and exterior have been continually upgraded and maintained. The property is 100% leased providing annual gross scheduled income of \$123,600. Two of the units are leased at market rates. Three units are slightly below market while the 6th is rented below market to a long term tenant. These units are almost never vacated and fill up within days when available. All the tenants all up to date on rents. The property is separately metered for electricity and gas has separate water heaters for each unit. It is master metered for water. Each unit has its own off-street parking space. Located at the north end of Beachwood Drive, just a short walking distance to shopping and dining.

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$2,685,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Common Area
- Cap Rate: 3.34
- \$123600 Gross Scheduled Income
- \$80927 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Disposal, Gas Oven, Gas Range

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$45,875
- Electric: \$1,000.00
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 00000001
- Gardener:
- Licenses: 492
- Insurance: \$2,363
- Maintenance: \$5,995
- Workman's Comp:
- Professional Management: 2400
- Water/Sewer: \$1,703
- Other Expense: \$1,122
- Other Expense Description:

Unit Details

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

2/28/2021

Matrix

2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$2,000
3:	1	2	1	0	Unfurnished	\$2,540	\$2,540	\$2,800
4:	1	2	1	0	Unfurnished	\$1,630	\$1,630	\$2,800
5:	1	1	1	0	Unfurnished	\$900	\$900	\$2,000
6:	1	2	1	0	Unfurnished	\$1,430	\$2,600	\$2,500

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 0
- Carpet: 6
- Dishwasher:
- Disposal: 6
- Drapes: 6
- Patio: 2
- Ranges: 6
- Refrigerator: 6
- Wall AC: 6

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5585005016

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: OC20188314

Printed: 02/28/2021 8:16:50 PM

List / Sold:

Closed •**\$1,500,000/\$1,475,000 ↓****53 days on the market****Listing ID: SB20236356****10230 Fernglen Ave • Tujunga 91042****7 units • \$214,286/unit • 3,965 sqft • 9,633 sqft lot • \$372.01/sqft •****Built in 1953****Travelling southeast on Foothill Blvd, turn left onto Fernglen Ave. The property will be on the right hand side.**

We are pleased to present 10230 Fernglen Avenue, a 7-unit apartment building in Tujunga, CA. First time on the market in almost 20 years, 10230 Fernglen Avenue is comprised of three (3) 2-bedroom 1-bathroom, three (3) 1-bedroom 1-bathroom, and one (1) studio units for a total living area of 3,965 sqft, situated on a large 9,633 sqft lot. The owner has made some updates throughout the units. The 2-bedroom units feature new windows and all but two of the units have been upgraded to copper plumbing. The back 1-bedroom has been remodeled throughout. The studio unit was fully remodeled, featuring tile flooring in the bathroom and laminate flooring in the living area and kitchen, fresh paint, wall A/C, new light fixtures, new vanity, new toilet, new medicine cabinet, new toilet in the shower enclosure, new cabinets in the kitchen, new granite counter tops in the kitchen and new ceiling fan in the living area and a new stove. 10230 Fernglen Ave is located in a quiet residential neighborhood with a walk score of 77. The property is also in close proximity to North Hollywood, Burbank, the Hollywood Burbank Airport, Angeles National Golf Course, the Hansen Dam Golf Course and Aquatic Center, Universal Studios, Hollywood, Warner Brother Studios, Walt Disney Studios, and the Los Angeles Zoo. This is a unique opportunity to for an owner-user and investor alike to acquire income property in a sought-after area of Los Angeles County with minimal inventory.

Facts & Features

- Sold On 02/23/2021
- Original List Price of \$1,500,000
- 1 Buildings
- 7 Total parking spaces
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$96536 Gross Scheduled Income
- \$59989 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Lot 6500-9999, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,651
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,388
- Maintenance: \$3,500
- Workman's Comp:
- Professional Management: 4682
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,185	\$1,185	\$1,850
2:	1	2	1	0	Unfurnished	\$1,145	\$1,145	\$1,850

2/28/2021

Matrix

3:	1	2	1	0	Unfurnished	\$1,077	\$1,077	\$1,850
4:	1	1	1	0	Unfurnished	\$1,495	\$1,495	\$1,500
5:	1	1	1	0	Unfurnished	\$1,059	\$1,059	\$1,500
6:	1	1	1	0	Unfurnished	\$898	\$898	\$1,500
7:	1	0	1	0	Unfurnished	\$1,185	\$1,185	\$1,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2558024019

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: SB20236356

Printed: 02/28/2021 8:16:50 PM

Closed •

List / Sold:

\$2,850,000/\$2,630,000 ↓**65 days on the market****Listing ID: 20633804****426 Sefton Ave • Monterey Park 91755****8 units • \$356,250/unit • 7,398 sqft • 25,640 sqft lot • \$355.50/sqft • Built in 1962****South of Newmark Ave**

We are pleased to present an 8 unit apartment complex in prime Monterey Park. Constructed in 1962, the property consists of four (4) separate buildings featuring one (1) 4 bedroom 2 bath unit, three (3) 3 bedroom 2 bath units and four (4) two bedroom 1 bath units. Unit 1 (4 bedroom 2 bath) and unit 3 (3 bedroom 2 bath) are two-story townhome style units. Situated on a huge 25,639 square foot lot zoned R-3 (High-Density Residential), this is one of the few potential future development opportunities left in the area. There are eight (8) single car garages and four (4) additional open parking spaces. This property is a 5 minute drive from downtown Monterey Park which includes almost 400 local businesses around the Garvey/Garfield corridor, including art boutiques, tea houses and cafes, grocery stores and restaurants serving authentic Chinese, Thai and ethnic cuisine.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$3,000,000
- 4 Buildings
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$99417 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$51,961
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063191
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$2,265	\$2,265	\$3,150
2:	3	3	2		Unfurnished	\$5,340	\$5,340	\$7,050
3:	4	2	1		Unfurnished	\$5,400	\$5,400	\$6,800
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
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5259006036

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:** 20633804

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Closed •

List / Sold:

\$3,695,000/\$3,425,000 ↓**4 days on the market****Listing ID: 20670896****11936 Venice Blvd • Los Angeles 90066****8 units • \$461,875/unit • 9,840 sqft • 6,688 sqft lot • \$348.07/sqft • Built in 1986****w/ 405 e/ Centinela, n/ Washington**

Trophy Westside apartment building with almost 10,000 square feet of living area with an incredible unit mix of two large 3/3.5 bedroom owner units, two large 2/2.5 and four spacious 2/2. Built in 1986, this well maintained gated property has tremendous upside in the rents! Each unit enjoys a terrific floor plan. Separately metered. Tenants pay electric and gas. Owner pays water and trash. Sixteen gated subterranean parking spaces. This property is currently fully occupied with no vacancies. **Inside with accepted offer only**

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$3,695,000
- 1 Buildings
- 16 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$121615 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$92,181
- 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	3		Unfurnished	\$3,125	\$3,125	\$3,500
2:	2	2	2		Unfurnished	\$2,184	\$2,184	\$2,500
3:	3	2	2		Unfurnished	\$1,547	\$1,547	\$2,500
4:	4	2	2		Unfurnished	\$2,150	\$2,150	\$2,500
5:	5	3	3		Unfurnished	\$2,864	\$2,864	\$3,500
6:	6	2	2		Unfurnished	\$2,295	\$2,295	\$3,000
7:	7	2	2		Unfurnished	\$1,521	\$1,521	\$2,500
8:	8	2	2		Unfurnished	\$1,901	\$1,901	\$2,500
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4214017041

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: 20670896

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List / Sold:

Closed •**\$3,695,000/\$3,600,000 ↓****4 days on the market****Listing ID: 21680628****827 9Th St • Santa Monica 90403****8 units • \$461,875/unit • 8,406 sqft • 7,507 sqft lot • \$428.27/sqft • Built in 1959****Just south of Montana Ave. on Idaho Ave.**

We are pleased to offer this eight unit apartment complex in beautiful Santa Monica. This property is in a prime location with quick and easy access to the Westside. Minutes from the beach, Montana Ave, Third Street Promenade, Venice Boardwalk, and much more. This property epitomizes Southern California coastal beach city. Great unit mix consisting of: two 1-bedroom / 1-bathroom, four 2-bedroom / 1.75-bathroom, two 3 bedroom / 2.75-bathroom.

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$3,695,000
- 1 Buildings
- Heating: Forced Air
- Laundry: Individual Room
- \$113078 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$109,410
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,385	\$2,385	\$3,600
2:	1	1	1		Unfurnished	\$2,232	\$2,232	\$2,300
3:	1	3	1		Unfurnished	\$2,694	\$2,694	\$3,600
4:	1	2	1		Unfurnished	\$2,059	\$2,059	\$2,900
5:	1	2	1		Unfurnished	\$2,158	\$2,158	\$2,900
6:	1	1	1		Unfurnished	\$1,877	\$1,877	\$2,300
7:	1	2	1		Unfurnished	\$0	\$0	\$2,900
8:	1	2	1		Unfurnished	\$2,094	\$2,094	\$2,900

9:

10:

11:

12:

13:

Of Units With:

2/28/2021

Matrix

- 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 # 4281031019

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:** 21680628

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List / Sold:

Closed •**\$2,750,000/\$2,300,000 ↓****50 days on the market****Listing ID: AR20226387****417 E Palmer Ave • Glendale 91205****12 units • \$229,167/unit • 6,748 sqft • 11,256 sqft lot • \$340.84/sqft • Built in 1959****At Intersection of Palmer Ave and Mariposa**

417 E. Palmer Ave is a 12-unit multifamily property located in Glendale, CA. The property consists of three buildings: one 8-unit double story structure and two 2-unit structures in the back. All units are 1B+1B, are separately metered for gas and electric, and have wall A/C units. Built in 1959, the property features eight onsite parking spots. 417 E. Palmer Ave is on a lively residential street and is centrally located between the 2, 5, and 134 Freeways. The property is close to local elementary, middle, and high schools, as well as amenities such as parks, grocery stores, and local eateries. Residents enjoy the convenience of being minutes from Griffith Park and the restaurant scene of Atwater Village. Given the added income from the onsite laundry facility and the rental upside potential, this is an excellent investment for both first-time buyers and seasoned investors.

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$2,750,000
- 3 Buildings
- 0 Total parking spaces
- Laundry: Common Area
- \$143755 Gross Scheduled Income
- \$79312 Net Operating Income
- 13 electric meters available
- 13 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$60,550
- Electric: \$1,296.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,744
- Cable TV: 01444805
- Gardener:
- Licenses:
- Insurance: \$4,416
- Maintenance:
- Workman's Comp:
- Professional Management: 5040
- Water/Sewer: \$4,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	1	1	0	Unfurnished	\$998	\$11,980	\$19,200

Of Units With:

- Separate Electric: 13
- Gas Meters: 13
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5676010004

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:** AR20226387

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List / Sold:

Closed •**\$2,830,000/\$2,795,000 ↓****22 days on the market****Listing ID: 20661084****6729 Middleton St • Huntington Park 90255****15 units • \$188,667/unit • 8,390 sqft • 17,037 sqft lot • \$333.13/sqft • Built in 1938****Located between Zoa Ave and Saturn Ave**

We are pleased to introduce 15 multi-family units in the city of Huntington Park. Sitting on over 17,000 SF of land and on two separate parcels, The Middleton Street Apartments provide an excellent value-add opportunity to an investor looking for immediate high dollar cash-on-cash returns with additional room to increase profitability in the near future. Comprised of mostly single-story cottages, the unit mix is comprised of 3 (2+1)s, 10 (1+1)s, and 2 (S+1)s. Onsite garage and open parking is available for tenants. Separately metered for gas and electricity.

Facts & Features

- Sold On 02/22/2021
- Original List Price of \$2,830,000
- 9 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$159359 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$65,173
- 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:	3	2	1		Unfurnished	\$1,367	\$4,100	\$5,650
2:	10	1	1		Unfurnished	\$1,320	\$13,200	\$14,500
3:	2	0	1		Unfurnished	\$675	\$1,350	\$2,400
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

- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6321023019

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:** 20661084

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List / Sold:

Closed •**\$5,995,000/\$5,865,000 ↓****64 days on the market****Listing ID: 20660588****1023 S Osage Ave • Inglewood 90301****25 units • \$239,800/unit • 16,011 sqft • 25,143 sqft lot • \$366.31/sqft • Built in 1964****West of Prairie and North of Century Blvd. Located a few blocks due West of SoFi Stadium**

The Osage Apartments come to the market for the first time in almost 30 years. Located in a quiet South Inglewood location this property is in great condition, well cared for and managed over the years. The building has an excellent unit mix and large lot with plenty of parking. The asking price includes the adjacent 4-unit building at 1025 S. Osage which is an approximately 4,208 sqft building on a separate 5,856 sqft lot. The financials represented include both buildings. The rents are almost 40% below market allowing a new owner to capture lots of upside in the years to come. There are 2 laundry room each with 2 washers and 2 dryers that are owned by the building, no lease in place. The singles are master metered for electricity and gas. SELLER PREFERS OFFERS WITH SELLER FINANCING AT 50% LTV.

Facts & Features

- Sold On 02/25/2021
- Original List Price of \$6,710,000
- 2 Buildings
- Levels: Two
- Laundry: Individual Room
- \$172164 Net Operating Income

Interior

- Floor: Carpet, Laminate

Exterior

- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Resident Manager, Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$172,240
- 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	2		Unfurnished	\$1,522	\$1,522	\$1,522
2:	1	3	1		Unfurnished	\$1,180	\$1,180	\$1,180
3:	13	2	1		Unfurnished	\$1,075	\$13,975	\$13,975
4:	6	1	1		Unfurnished	\$1,025	\$6,150	\$6,150
5:	8	0	1		Unfurnished	\$714	\$5,712	\$5,712
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
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4024011011

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:** 20660588

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Closed •List / Sold: **\$3,300,000/\$3,300,000****5845 Florence Ave • Bell Gardens 90201****0 days on the market****32 units • \$103,125/unit • 3,081 sqft • 40,480 sqft lot • \$1071.08/sqft • Built in 1942****Listing ID: DW21031987****East of 710 Fwy and Western**

We are pleased to exclusively represent, Garden Trailer Park, located at 5825 East Florence Avenue, Bell Gardens, California 90201, a 27-space Mobil Home Park. The property was constructed in 1946 on four parcels totaling 40,442 square feet of prime land. Gas and Electric are metered and paid by tenants. Trash, water and sewer are paid by the Park. The property is serviced by City water services. The Mobil Park consists of 27 Mobil Home Coaches, two one-bedroom apartments (non-conforming), one two-bedroom house and two single-story retail stores. Amenities include a laundry room; the park is currently fully occupied. Garden Trailer Park offers an investor a stable and consistent income stream with historically low vacancy.

Facts & Features

- Sold On 02/24/2021
- Original List Price of \$3,300,000
- 6 Buildings
- Levels: One
- 45 Total parking spaces
- Laundry: Community
- \$341,412 Gross Scheduled Income
- \$239,499 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 26-30 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$91,670
- Electric: \$18,723.00
- Gas: \$3,629
- Furniture Replacement:
- Trash: \$4,741
- Cable TV: 01119480
- Gardener:
- Licenses:
- Insurance: \$4,700
- Maintenance: \$6,828
- Workman's Comp:
- Professional Management: 10242
- Water/Sewer: \$19,266
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	27	1	1	27	Unfurnished	\$22,016	\$22,016	\$25,000
2:	2	1	1	2	Unfurnished	\$1,300	\$1,300	\$1,500
3:	2	0	1	7	Unfurnished	\$3,620	\$3,620	\$400
4:	1	2	1	1	Unfurnished	\$1,325	\$1,325	\$1,500

Of Units With:

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

2/28/2021

- Carpet:
- Dishwasher:
- Disposal:

Matrix

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6328016048

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:** DW21031987

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