

Cross Property Customer 1 Line

Listing ID	S	St# St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Sqft	Soft	YrBuilt	LSoft/Ac	PrvPool	Grp Socs	Date	DOM/CDOM
1	SB23221176	S	4160 W 161st ST	LAWN	113	STD	2	\$68,400	\$970,000	\$536.21	1809	1952/ASR	5,876/0.1349	N	2	02/29/24	48/48
2	SB24009241	S	1061 W 24th ST	SP	183	TRUS	2	\$0	\$800,000	\$438.12	1826	1930/ASR	5,000/0.1148	N	2	03/01/24	11/11
3	DW23198986	S	3228 Castas AVE	LA	606	STD	2	\$0	\$920,000	\$798.61	1152	1924/ASR	5,398/0.1239	N	0	02/27/24	99/99
4	DW23191059	S	9327 Almo ST	PR	649	STD	2	\$0	\$975,000	\$423.91	2300	1923/ASR	11,787/0.2706	N	0	02/28/24	14/14
5	P1-16034	S	73 75 N Baldwin AVE	SMAD	656	STD	2	\$0	\$1,700,000	\$834.56	2037	1922/ASR	4,522/0.1	N	2	02/27/24	7/11
6	TR24012389	S	11058 110 Andrews ST	SELM	657	STD	2	\$0	\$1,288,000	\$434.11	2967	1955/PUB	14,656/0.3365	N	4	02/27/24	14/14
7	DW24006979	S	12916 Danbrook DR	WH	670	PRO	2	\$40,800	\$637,000	\$357.26	1783	1964/PUB	7,543/0.1732	N	1	03/01/24	29/29
8	DW24005104	S	1228 255th ST	HC	699	TRUS	2	\$0	\$750,000	\$415.74	1804	1930/ASR	5,605/0.1287	N	0	03/01/24	15/15
9	24348917	S	3533 E 8th ST	LA	BOYH	STD	2		\$614,000	\$550.18	1116/A	1922	5,070/0.11	N	0	02/28/24	8/8
10	24347843	S	803 N Ogden DR	LA	C10	STD	2		\$1,500,000	\$622.41	2410	1929	6,624/0.15	N	0	03/01/24	9/9
11	BS23195404	S	3310 Beverly BLVD	LA	C17	TRUS	2	\$0	\$1,055,000	\$1,032.29	1022	1922/ASR	5,580/0.1281	N	0	02/29/24	60/60
12	23307259	S	2963 W San Marino ST	LA	C17	STD	2		\$1,100,000	\$579.56	1898	1900	4,300/0.09	N	0	02/28/24	145/145
13	24349289	S	642 N IRVING BLVD	LA	HPK	STD	2		\$1,499,000	\$896.53	1672	1923/ASR	4,591/0.1	N	2	02/27/24	14/105
14	SB23115573	S	8330 Kittyhawk AVE	LA	C29	STD	2	\$82,800	\$1,365,000	\$735.85	1855	1944/ASR	7,214/0.1656	N	2	02/29/24	186/186
15	DW23201753	S	1311 W 96th ST	LA	C34	STD	2	\$70,200	\$725,000	\$534.66	1356	1954/ASR	6,504/0.1493	N	0	02/29/24	86/86
16	DW24001266	S	302 W 118th ST	LA	C37	STD	2	\$0	\$819,000	\$461.15	1776	1962/ASR	5,200/0.1194	N	2	02/27/24	16/51
17	23341081	S	9214 Avalon BLVD	LA	C37	STD	2		\$830,000	\$316.55	2622	2006	2,999/0.06	N	0	02/28/24	30/30
18	23297101	S	2616 W 27th ST	LA	PHHT	STD	2		\$989,000	\$429.25	2304	1920	5,373/0.12	N	2	02/27/24	180/180
19	DW232225610	S	6857 Emil AVE	BG	T3	STD	2	\$0	\$925,000	\$464.36	1992	1942/ASR	9,772/0.2243	Y	3	03/01/24	65/65
20	SB23222671	S	2011 Plaza Del Amo	TORR	134	TRUS	3	\$32,400	\$1,175,000	\$544.99	2156	1962/ASR	5,584/0.1282	N	3	02/26/24	92/92
21	SB23184798	S	624 W 38th ST	SP	181	STD	3	\$102,000	\$1,450,000	\$745.88	1944	1918/APP	13,000/0.2984	N	2	02/27/24	42/42
22	SB23232733	S	470 W 15th ST	SP	185	STD	3	\$61,536	\$903,000	\$432.47	2088	1925/ASR	5,005/0.1149	N	0	02/27/24	95/96
23	CV23197417	S	2544 Maxson RD	ELM	619	STD	3	\$70,740	\$1,050,000	\$449.49	2336	1960/PUB	6,224/0.1429	N	0	02/27/24	88/85
24	PW23197859	S	3310 Andrita ST #2	LA	623	STD	3	\$0	\$800,000	\$301.77	2651	1953/PUB	11,524/0.2646	N	1	02/28/24	36/36
25	DW23219724	S	13272 Meyer RD	WH	670	STD	3	\$108,000	\$1,280,000	\$461.43	2774	1959/PUB	10,452/0.2399	N	2	02/27/24	99/99
26	IV23120088	S	5988 Guthrie AVE	LA	C16	TRUS	3	\$0	\$1,225,000	\$453.70	2700	1946/ASR	6,707/0.154	N	3	02/27/24	14/14
27	24349103	S	1156 S Highland AVE	LA	HPK	STD	3	\$0	\$2,250,000	\$921.75	2441	1950	7,434/0.17	N	1	02/29/24	38/38
28	PW23218788	S	211 W 43rd ST	LA	C34	STD	3	\$0	\$2,000,000	\$402.83	2048	2021/BLD	6,350/0.1458	N	4	02/29/24	7/7
29	MB24005190	S	660 S Indiana ST	ELA	ELA	STD,TRUS	3	\$22,000	\$825,000	\$475.31	2693	1931/ASR	5,334/0.1225	N	6	02/28/24	32/32
30	PW23227691	S	8717 Rose ST	BF	RF	STD	3	\$86,880	\$1,280,000	\$443.69	3516	1948/ASR	18,162/0.4169	N	4	03/01/24	8/8
31	PV23221023	S	3752 Redondo Beach BLVD	TORR	132	STD	4	\$115,440	\$1,560,000	\$443.69	3516	1957/ASR	4,969/0.1141	N	4	03/01/24	9/9
32	PV23219523	S	3746 Redondo Beach BLVD	TORR	132	TRUS	4	\$115,904	\$1,560,000	\$664.98	3849	1957/ASR	4,969/0.1141	N	6	02/27/24	128/128
33	SB23172337	S	1714 Clark LN	REDO	154	STD	4	\$192,900	\$2,559,500	\$376.69	3252	1969/PUB	7,503/0.1722	N	0	02/28/24	207/207
34	WS23101552	S	314 La France Ave	ALH	601	STD,TRUS	4	\$54,300	\$1,225,000	\$620.17	3362	1922/ASR	7,517/0.1726	N	4	02/28/24	13/13
35	23279389	S	436 Venice WAY	VEN	C11	STD	4		\$2,085,000	\$222.50	3146	1947	6,159/0.14	N	0	02/28/24	238/238
36	23271727	S	1057 E 23rd ST	LA	C42	PRO	4		\$700,000	\$259.99	3654	1922	6,251/0.14	N	4	02/27/24	44/44
37	SR23095716	S	10968 Sutter AVE	PAC	PAC	STD	4	\$0	\$950,000	\$290.24	4703	1956/ASR	7,012/0.161	N	0	02/27/24	161/161
38	SB23220238	S	1381 W 8th ST	SP	187	STD	5	\$113,424	\$1,365,000	\$268.96	5670	1965/OTH	8,108/0.1861	N	1	03/01/24	15/15
39	23295109	S	210 S Lake ST	LA	C42	STD	5		\$975,000	\$408.52	5766	1925	6,249/0.14	N	0	02/29/24	26/26
40	QC24000116	S	804 E Kelso ST	ING	101	STD	6	\$123,256	\$1,525,000	\$314.24	5308	1960/ASR	7,362/0.169	N	6	03/01/24	19/19
41	P1-16384	S	604 Hawthorne ST	GD	628	TRUS	6	\$149,820	\$2,355,500	\$212.91	5096	1932	9,676/0.22	N	0	02/28/24	59/59
42	WS23214409	S	1070 College View DR	MP	641	STD	6	\$86,400	\$1,668,000	\$222.09	5178	1959/ASR	8,019/0.1841	N	0	02/27/24	19/19
43	24346217	S	15615 S White AVE	CMP	RO	STD	6		\$1,085,000	\$180.01	6944	1935	20,170/0.46	N	0	02/27/24	30/30
44	24342927	S	11689 Chandler BLVD	NHLW	VVL	STD	6		\$1,150,000	\$281.80	7012/A	1953	6,513/0.14	N	0	02/28/24	196/196
45	SR23224165	S	2402 Malabar ST	LA	BOYH	STD	8	\$117,264	\$1,250,000	\$319.87	6190/A	1941/ASR	6,984/0.1603	N	9	02/29/24	11/48
46	24345125	S	10018 Foster RD	BF	RH	STD	8		\$1,976,000	\$356.77	7736	1956/ASR	11,061/0.25	N	0	02/28/24	45/45
47	23340807	S	12642 Kalnor AVE	NWK	M1	STD	9		\$1,980,000	\$322.32	11169	1957/ASR	15,016/0.34	N	0	02/29/24	11/48
48	SB23114916	S	970 964 W Santa Cruz ST	SP	187	STD	10	\$244,080	\$2,760,000	\$270.31	10758	1979/SEE	12,998/0.2984	N	0	02/29/24	11/48
49	OC24023945	S	245 S Westlake AVE	LA	671	STD	15	\$52,000	\$3,600,000	\$270.31	10758	2023/EST	6,222/0.1428	N	9	02/26/24	45/45
50	SB23169809	S	275 Lucas AVE	LA	699	STD	22	\$301,026	\$2,908,000	\$270.31	10758	1964/PUB	12,155/0.279	N	0	02/28/24	45/45

Closed

• Duplex

4160 W 161st St • Lawndale 90260

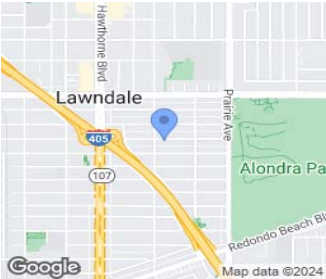
2 units • \$474,500/unit • 1,809 sqft • 5,876 sqft lot • \$536.21/sqft • Built in 1952

East of Hawthorne and West of Prairie on 161st St. Cross Streets: Hawthorne

List / Sold: \$949,000/\$970,000

48 days on the market

Listing ID: SB23221176



Wonderful well maintained Two Separate Homes on a lot located on a Residential Street. Beautifully upgraded rear 2 Bedroom 2 Bath Home includes; Large Master Bedroom with Fireplace, Travertine Tile and Jacuzzi Tub, Recessed Lighting throughout with Surround Sound System and Air Conditioning! 2 Car Attached Garage with direct access through alley, Laundry Hook Ups and Built in Cabinets. Super Cute and 2 Bedroom 1 Bath Front House needs some updating as it welcomes with a bright Sun Room allowing for lots of natural light throughout the home. Tankless Water Heater and Separate Laundry Room, Private Fenced Front Yard with Sprinkler System and Large Driveway with Plenty of Space and Easy Parking. 2 miles to the beach, Easy Freeway Access, close to wonderful Restaurants Shopping, and Entertainment.

Facts & Features

- Sold On 02/29/2024
 - Original List Price of \$949,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - 2 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$0 (Assessor)
- Laundry: Gas Dryer Hookup
 - \$68400 Gross Scheduled Income
 - \$55924 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher
 - Other Interior Features: Copper Plumbing Full, Granite Counters, Stone Counters

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,476
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 01402116
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,500
2:	1	2	2	2	Unfurnished	\$3,200	\$3,200	\$3,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 113 - South Lawndale area
 - Los Angeles County
 - Parcel # 4074011004

Michael Lembeck

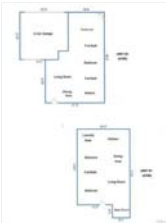
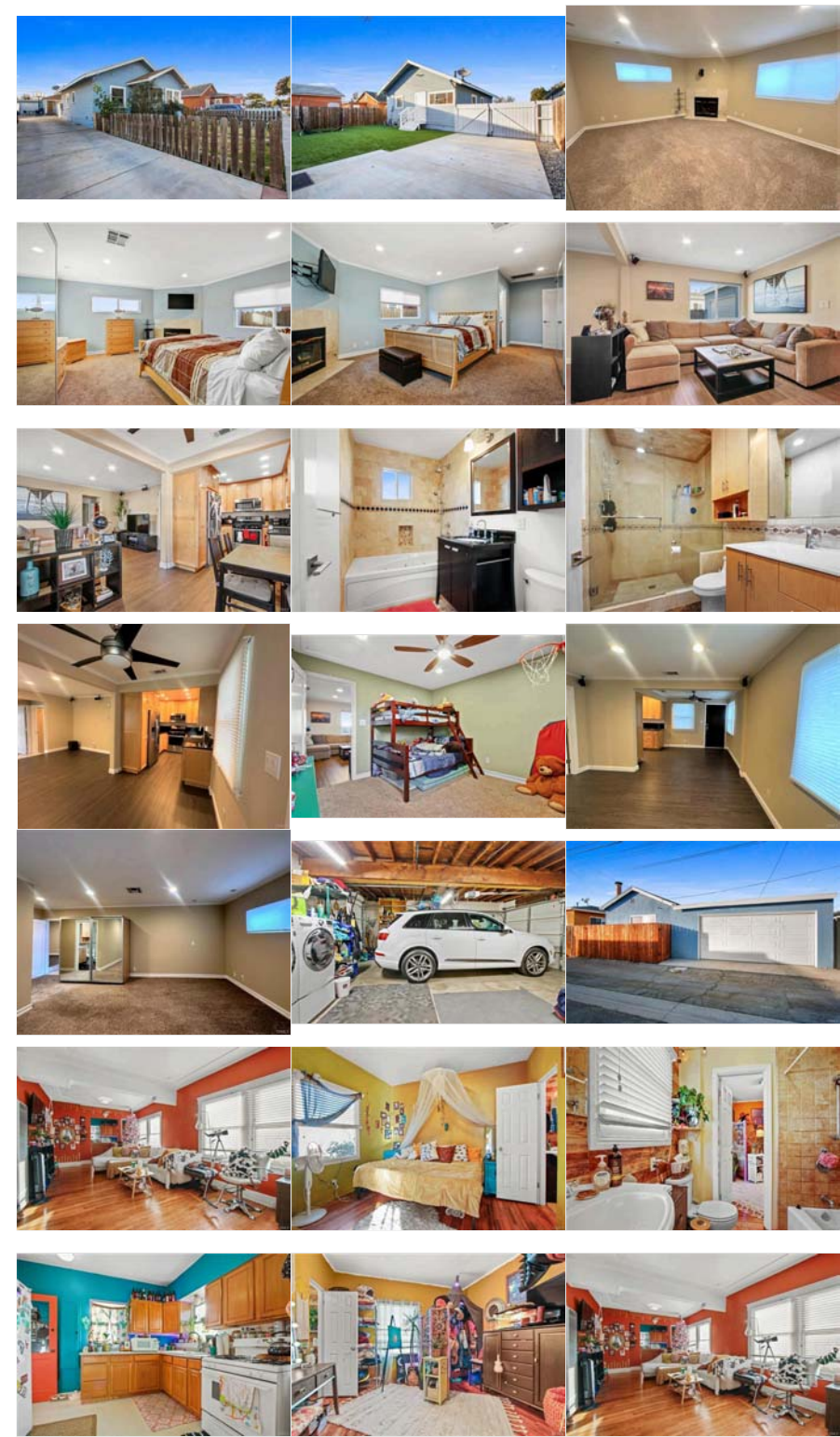
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23221176

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Closed • Duplex

1061 W 24th St • San Pedro 90731

2 units • \$375,000/unit • 1,826 sqft • 5,000 sqft lot • \$438.12/sqft • Built in 1930

Just North of 25th Street, East of Western Ave

List / Sold: \$750,000/\$800,000 ↗

11 days on the market

Listing ID: SB24009241



Discover endless potential in this prime duplex located in the coveted Vista del Oro neighborhood in Coastal San Pedro. Ideal for both seasoned investors and visionary developers, this gem offers a canvas for transformation and customization. Nestled on a charming tree-lined street, the property offers a strategic location that seamlessly connects you to the vibrant downtown scene, as well as the casual coastal vibes. The existing property consists of a detached duplex in which the front house features 2 bedrooms & 1 bathroom with hardwood floors, family room, living room, eat-in kitchen, laundry room & front porch. The back house is 1 bedroom + small den & 1 bathroom with a kitchenette, living room & front porch. A two-car garage faces the rear of the property. Remodel the existing or tear down with the potential to build up and add on for additional income...Live in one, rent out the other...the options are endless. And the property is fully vacant to bring in those current market rents. Enjoy immediate access to downtown San Pedro with its local shops & restaurants, the new LA waterfront with the freshest seafood, parks & art shows, Cabrillo beach with ample water activities, as well as the freeway providing instant connection to the surrounding areas. Property will be sold "As is". Buyers to verify square footage and to conduct their own potential building investigations through the County of Los Angeles.

Facts & Features

- Sold On 03/01/2024
 - Original List Price of \$750,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$273 (Estimated)
- Laundry: Dryer Included, Individual Room, Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Bonus Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Separate Family Room, Utility Room
 - Floor: Carpet, Laminate, Wood
- Appliances: Built-In Range, Dishwasher, Gas Oven, Gas Range, Refrigerator
 - Other Interior Features: Built-in Features, Ceiling Fan(s), Storage, Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Level with Street, Rectangular Lot, Value In Land
- Fencing: Masonry, Wood, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02142076
 - 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	\$3,100
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Trust sale
 - Buyer Agency Compensation: 2.5%
- 183 - Vista Del Oro area
 - Los Angeles County
 - Parcel # 7463009006

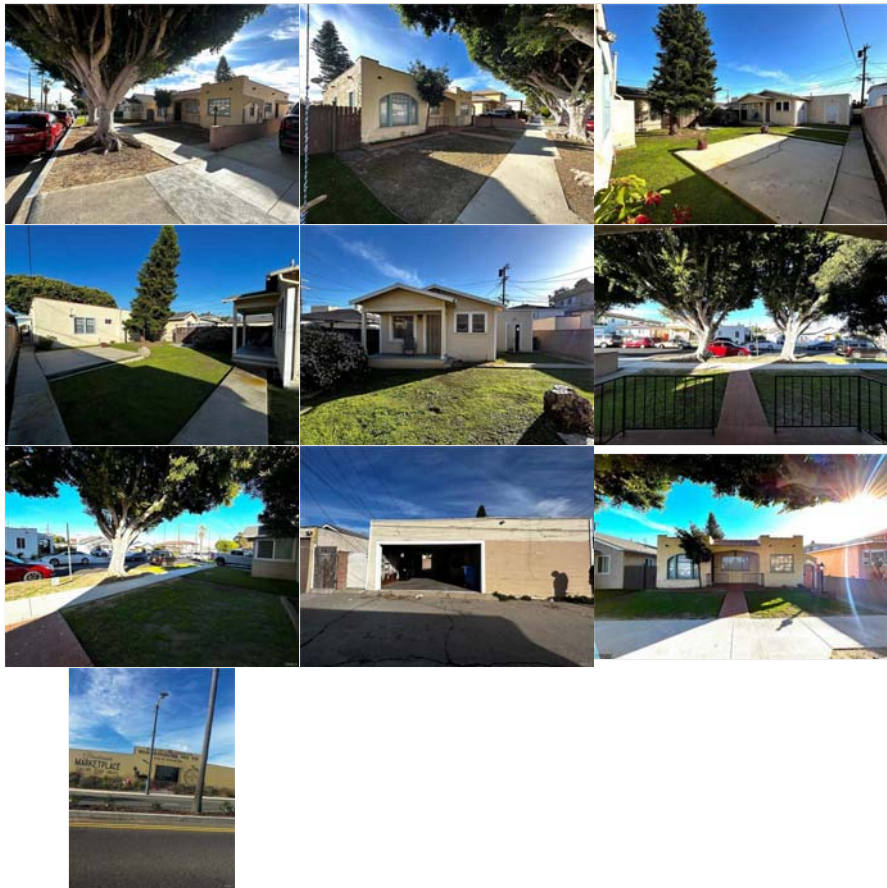
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CUSTOMER FULL: Residential Income LISTING ID: SB24009241

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Closed

• Duplex

3228 Casitas Ave

• Los Angeles 90039

2 units • \$499,250/unit • 1,152 sqft • 5,398 sqft lot • \$798.61/sqft • Built in 1924

Right o Le Clare, right on Minneapolis, left on Casitas Ave

List / Sold: \$998,500/\$920,000

99 days on the market

Listing ID: DW23198986



Welcome to the Village! Experience the allure of one of Los Angeles's burgeoning neighborhoods in Atwater Village. This property offers two units on a lot, an ideal setting to live in one and rent the other. WILL BE DELIVERED VACANT. Located in the center of one of LA's most popular places to live in. This neighborhood is absolutely growing in demand. Walking distance to restaurants, studios, and shopping facilities. The front unit has been updated extensively. White modern tile flooring throughout. Recessed lighting, a modern kitchen with white quartz countertops and glass tile backsplash, freshly painted, newer vinyl windows. The spacious bedroom has a large mirrored closet. The bathroom has lush white tile flooring and shower walls. Interior laundry room. Units are separate with a front and backyard plus an additional private patio at the rear for all of your entertaining needs. The rear unit offers an open floor plan. Large open living room with tile flooring that flows into the modern kitchen with breakfast bar and white cabinets. Fresh new paint and upgraded vinyl windows. Recessed lighting. The master bedroom offers an upgraded bathroom with a tile-paneled shower. Indoor laundry room. Plenty of onsite parking with a large carport and large storage shed. The vibrant community and proximity to downtown are Located opposite the renowned Momed Café. Multiple studio locations throughout the street. Minutes from Glendale and quick freeway access. The vibrant community and proximity to downtown L.A. and LAX make it a sought-after location. Revel in the urban charm and comfort that 3228 Casitas Ave has to offer.

Facts & Features

- Sold On 02/27/2024
 - Original List Price of \$998,500
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$1 (Assessor)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$2.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 606 - Atwater area
 - Los Angeles County
 - Parcel # 5436008008

Michael Lembeck

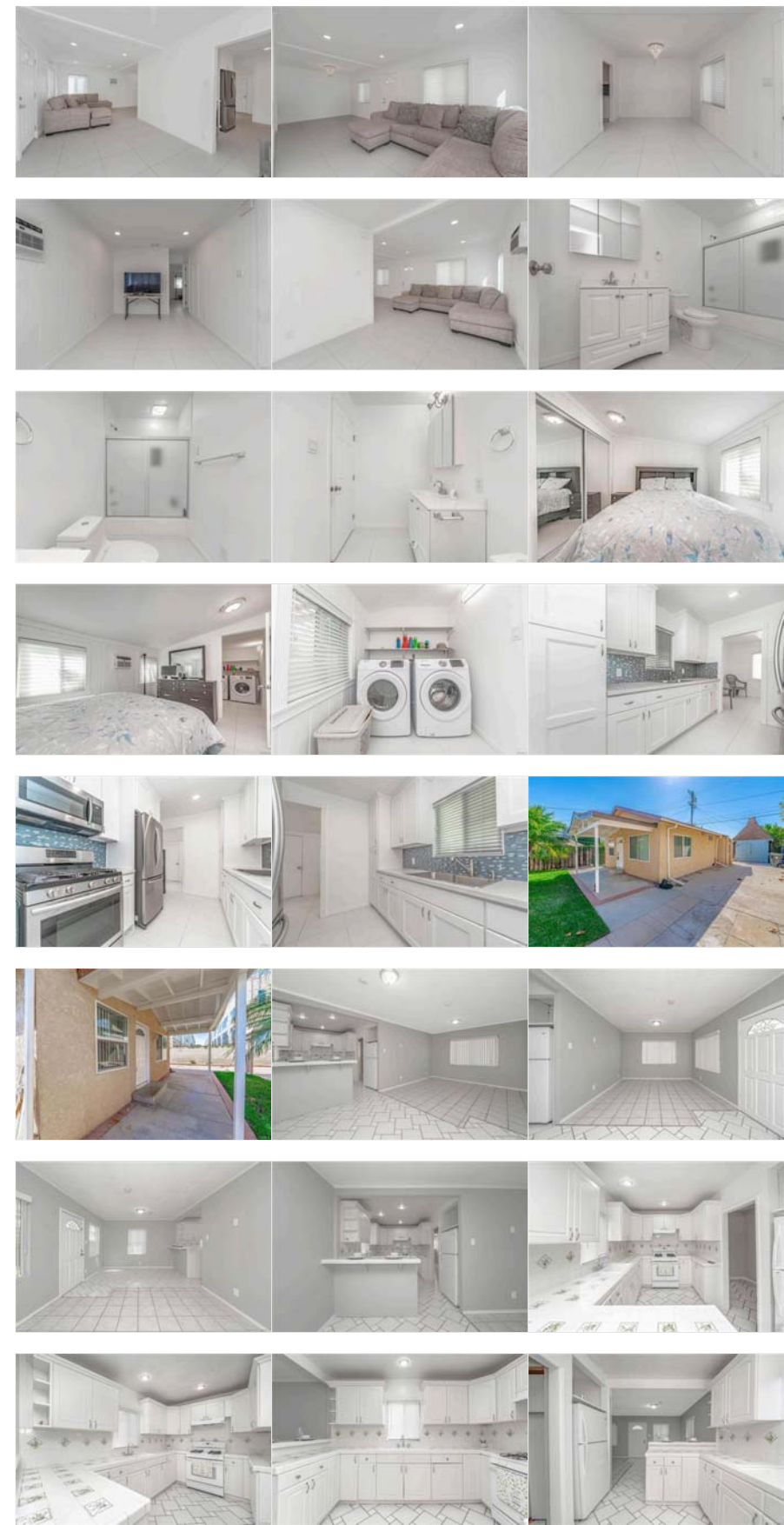
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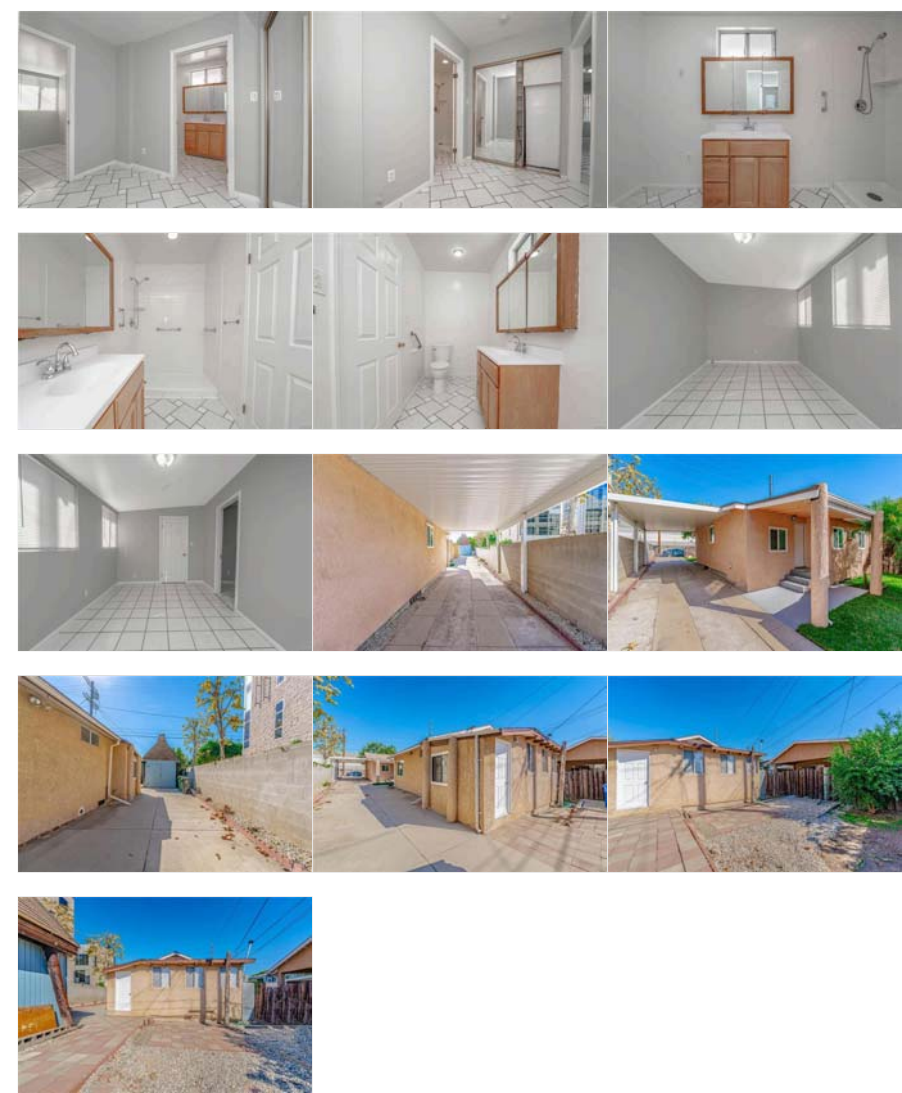
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CUSTOMER FULL: Residential Income LISTING ID: DW23198986

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Closed • Duplex

List / Sold: **\$975,000/\$975,000**
14 days on the market
Listing ID: DW23191059

9327 Almo St • Pico Rivera 90660
2 units • \$487,500/unit • 2,300 sqft • 11,787 sqft lot • \$423.91/sqft •
Built in 1923
South of Whittier Blvd-West of Passons Blvd



2 separate houses on a lot! Front house has 4 bedrooms-2baths, back home has 3 bedrooms-2 baths. Very good size lot! Might be able to build an ADU also. Rare property for the area. Not too many 2 on a lot with this lot size for sale! Perfect for 2 families and probably more! You have to see it! Seller motivated! Do not wait! This is a very good property!

Facts & Features

- Sold On 02/28/2024
- Original List Price of \$975,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- \$1,649 (Estimated)
- Laundry: Inside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Water Heater

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 00450461
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	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
- Buyer Agency Compensation: 2%
- 649 - Pico Rivera area
- Los Angeles County
- Parcel # 6377008009

Michael Lembeck

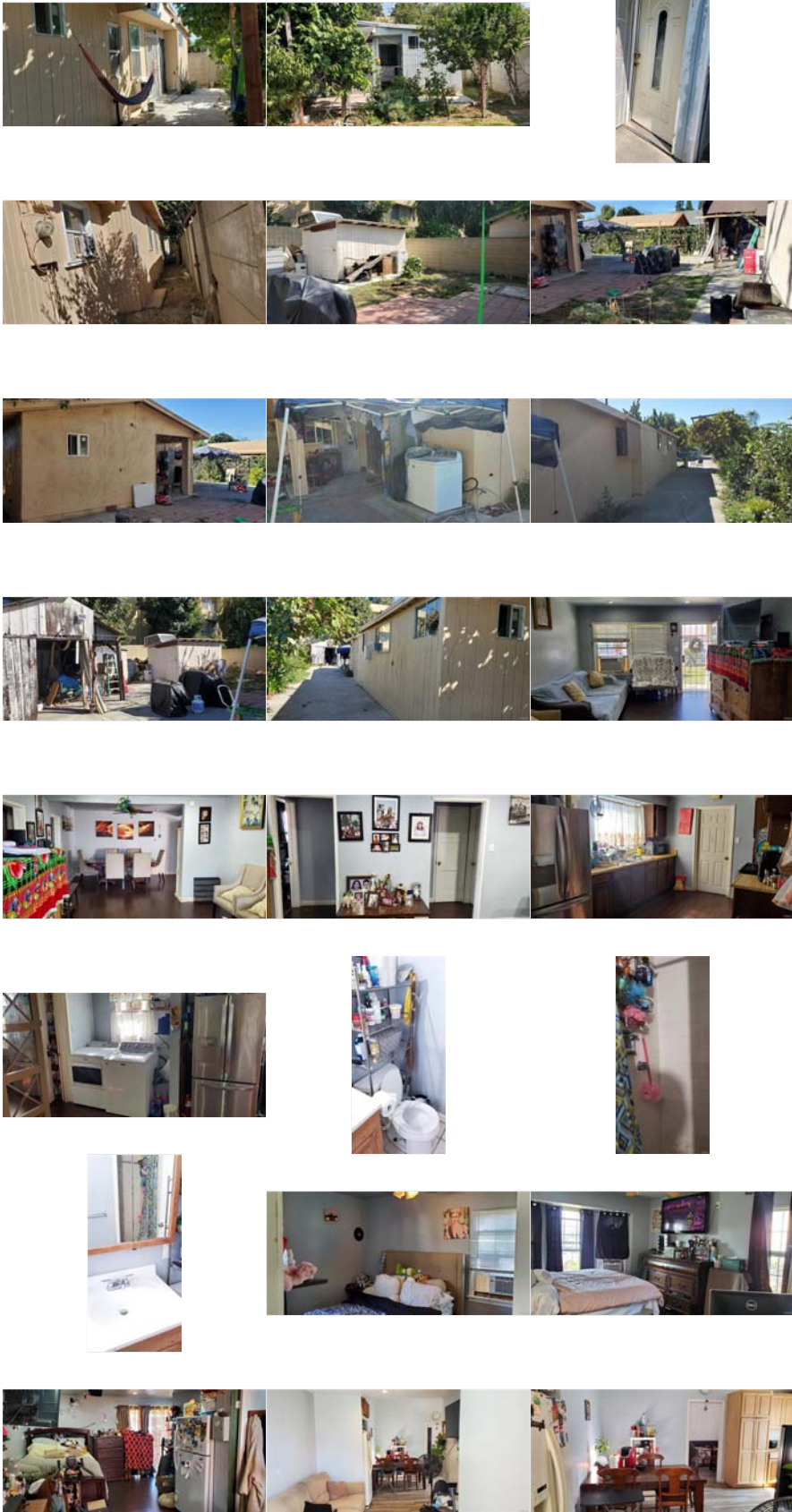
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CUSTOMER FULL: Residential Income LISTING ID: DW23191059

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Closed •

List / Sold:

\$1,700,000/\$1,700,000

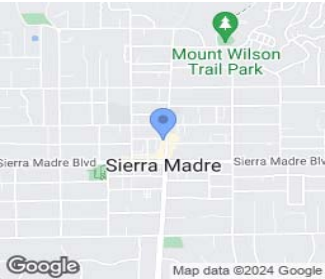
7 days on the market

Listing ID: P1-16034

73 75 N Baldwin Ave • Sierra Madre 91024

2 units • \$850,000/unit • 2,037 sqft • 4,522 sqft lot • \$834.56/sqft • Built in 1922

North of Sierra Madre Blvd on the southeast corner of Baldwin and Montecito.



Since 1997, 75 N. Baldwin Ave. has been the location of the iconic Four Seasons Tearoom. And after 26 years of this property being filled with joy, laughter, and various meaningful celebrations, the property is now available for a new owner to continue the beautiful tearoom tradition perhaps or create something altogether new. Either way, the location, and building are a treasure. The property offers three dining areas, the main dining room seats 25 to 30, and the garden room has the capacity for 15 to 20 people. The patio dining can accommodate 35 plus people, and two convenient bathrooms service the downstairs area. The kitchen is equipped with two commercial refrigerators and a Wolf six-burner stove, an Ice maker, stainless steel hot water urn, and two working stations. Also, there's an office/laundry area by the kitchen, and outside, there's a storage area with a freezer. The property also comes with a two-car garage and four additional parking spots in the driveway. Literally, on top of all this, the property has a two-bedroom and one-bath unit above, with access from a private staircase. Let your imagination soar with this multi-use property jewel.

Facts & Features

- Sold On 02/27/2024
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- 1 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Wood
- Appliances: Freezer, Gas Oven, 6 Burner Stove

Exterior

- Lot Features: Sprinklers None
- Fencing: Wood

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$1,800
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,700
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 656 - Sierra Madre area
- Los Angeles County
- Parcel # 5767019017

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: P1-16034

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Closed • Duplex

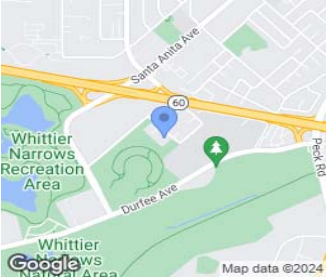
List / Sold:
\$1,280,000/\$1,288,000

14 days on the market

Listing ID: TR24012389

11058 11060 Andrews St • South El Monte 91733
2 units • \$640,000/unit • 2,967 sqft • 14,656 sqft lot • \$434.11/sqft • Built in 1955

From Pomona frwy off at Santa Anita Ave. South, left at Lexington-Gallatin, right at Andrews St.



Great investment!!! Explore the potential of this unique 2-unit property located in a nice and quiet neighbourhood of South El Monte. The spacious 14,656 sqft lot allows for potential expansion, including the consideration of an ADU, junior ADU or redevelopment option. Ideal for both seasoned and first-time investors seeking for solid returns, offering either investment potential or the opportunity to live in one and rent the other. The property consists of two separate homes, and each has its own private front and back-yard. The front house boasts 2 bedrooms, 1 bathroom and good sized kitchen with approx.753 sqft with a detached garage. The two-story back house features 5 bedrooms and 4 baths with approx. 2,214 sqft of living space. A sizable living room with high ceiling and fireplace, open space kitchen, first floor bedroom and bathrooms, attached garage with direct access to the unit. Upstairs offers a huge ensuite master bedroom and two other good size bedrooms including one that is also on-suite. Conveniently situated walking distance to Whittier Narrows Disc Golf, the recreation area and the Nature Center Associates, minutes to South El Monte High School, nearby shops and restaurants. It's also close proximity to Downtown L.A. with easy access to freeways. This property is a promising investment with room for growth. Don't miss out on this great opportunity!

Facts & Features

- Sold On 02/27/2024
- Original List Price of \$1,280,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$896 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Family Room, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Suite
- Floor: Tile, Vinyl
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lot 10000-19999 Sqft, Flag Lot
- Fencing: Block, Chain Link
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$1,650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- 657 - So. El Monte area
- Los Angeles County
- Parcel # 8119007075

Michael Lembeck

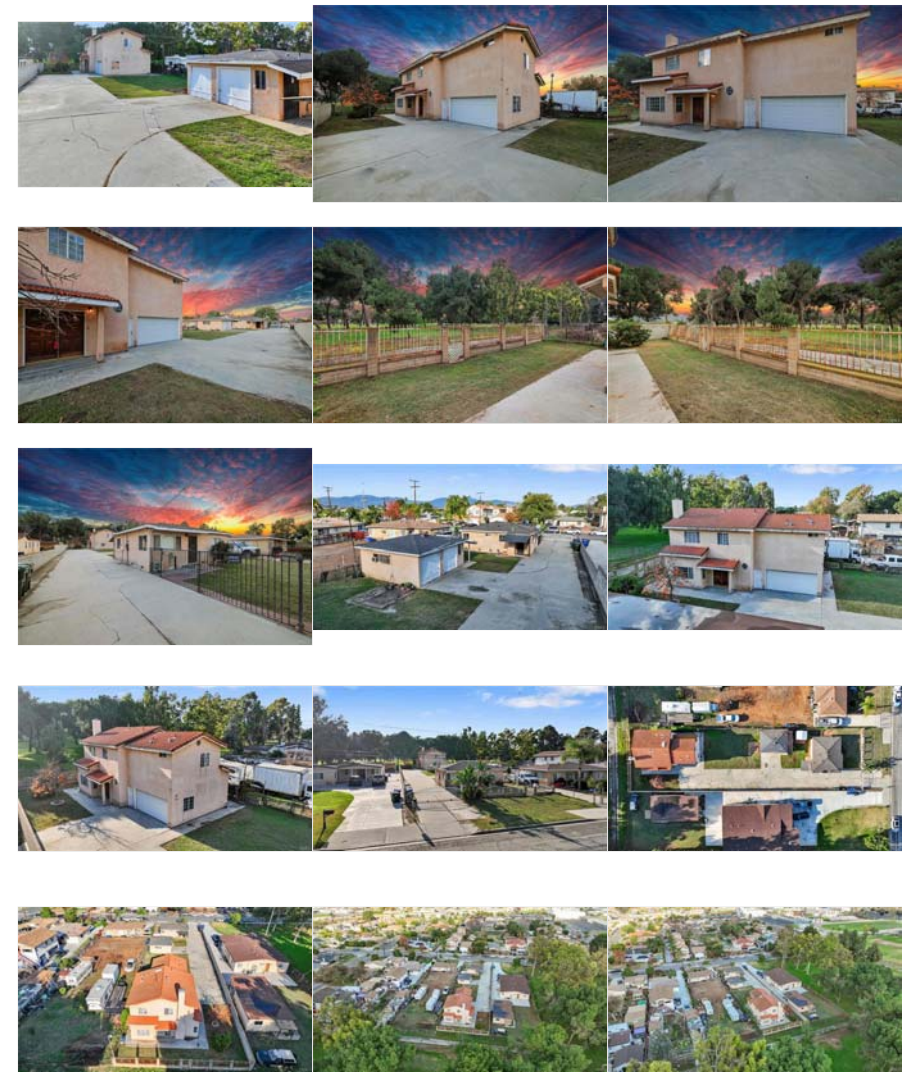
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: TR24012389

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Closed • Duplex

12916 Danbrook Dr • Whittier 90602

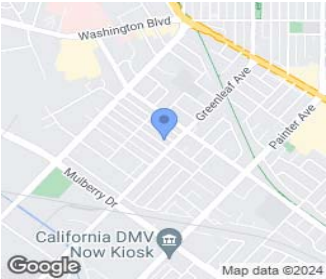
2 units • \$399,500/unit • 1,783 sqft • 7,543 sqft lot • \$357.26/sqft • Built in 1964

From North 605 FWY,Exit Telegraph RD Turn Left on Greenleaf then Left on Danbrook

List / Sold: \$799,000/\$637,000 ↓

29 days on the market

Listing ID: DW24006979



Probate sale with NO Court confirmation required. Great investment opportunity .Two homes on a lot with 2 separate private entrances Front house 12916 Danbrook Dr entrance is from the Main Street and the back house 12918 Danbrook Dr Entrance is from the Alley , Front house is 2 Bedrooms 1.5 Bath and back house is 3 Bedrooms 1 bath. Built in 1964 with both units living area of 1783 (SF) and lot size of 7541(SF) located near transportation, shopping, schools and Restaurants nearby.

Facts & Features

- Sold On 03/01/2024
 - Original List Price of \$799,000
 - 2 Buildings
 - 1 Total parking spaces
 - \$855 (Estimated)
- Laundry: Outside
 - \$40800 Gross Scheduled Income
 - \$38800 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: \$2,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02049688
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,000	\$1,000	\$2,500
2:	1	3	1	0	Unfurnished	\$2,400	\$2,400	\$2,800

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
 - Buyer Agency Compensation: 2.5%
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8166010004

Michael Lembeck

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Citivest Realty Services, Inc

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Closed

• Duplex

1228 255th St

• Harbor City 90710

2 units • \$369,500/unit • 1,804 sqft • 5,605 sqft lot • \$415.74/sqft • Built in 1930

main cross streets are Normandie Ave and 257th St.

List / Sold: \$739,000/\$750,000

15 days on the market

Listing ID: DW24005104



Opportunity is knocking! Featured here is the ideal duplex with no common walls and a recently remodeled vacant unit so you can live in one unit and rent out other unit or rent out both units to maximize your cash flow! Each unit is currently 2 bedrooms and 1 bathroom, the front unit has recently been remodeled and is move-in ready while the back unit is currently tenant occupied. The front unit has a cozy raised porch perfect to enjoy the ocean breeze in the privacy of your own home, the inside is abundant with natural lighting and cosmetic upgrades such as crown moulding, tile flooring, an accent wall, and a remodeled kitchen. There is a long driveway behind a gated entry that is perfect to securely park your cars. Centrally located near the 110 freeway, restaurants, Harbor Park Golf Course and just minutes away from Redondo Beach! Whether you're looking for a lucrative investment or a place to call home, this wonderful duplex is sure to exceed your expectations so be sure to move quickly to make this property your own!

Facts & Features

- Sold On 03/01/2024
 - Original List Price of \$739,000
 - 2 Buildings
 - 0 Total parking spaces
 - \$328 (Estimated)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01156391
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 7413004006

Michael Lembeck

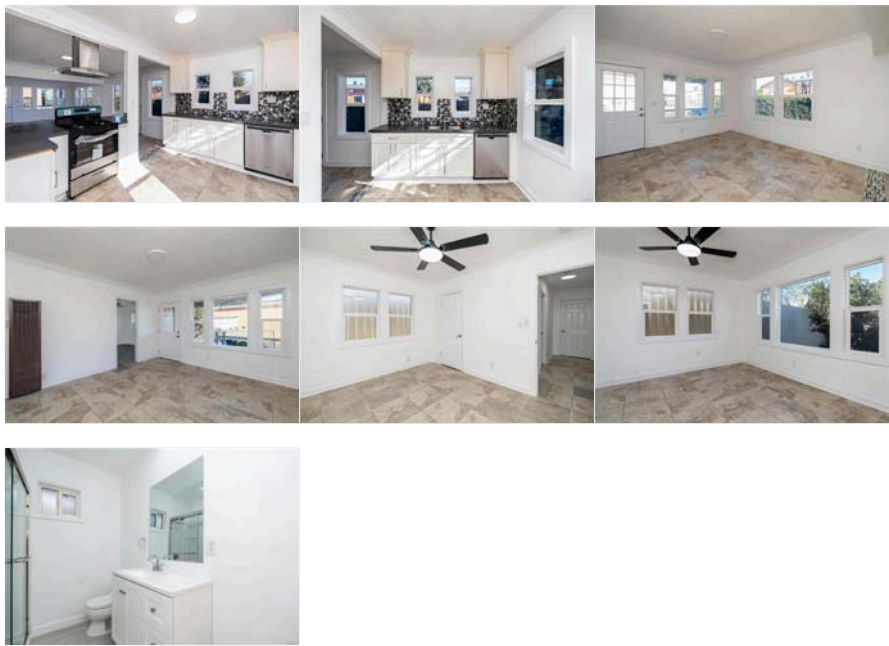
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Cell Phone: 714-742-3700

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Closed •

List / Sold: **\$639,000/\$614,000** ↓

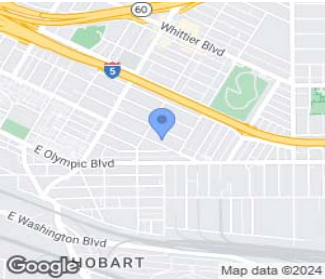
3533 E 8th St • Los Angeles 90023

8 days on the market

2 units • **\$319,500/unit** • **1,116 sqft** • **5,070 sqft lot** • **\$550.18/sqft** • **Built in 1922**

Listing ID: 24348917

East of Soto, North of Olympic.



Boyle Heights. Investors delight!!! Two homes in one lot. Front house with inviting front porch has original hardwood flooring under carpet, two bedrooms, one bath plus utility room. Rear home is a one bedroom, one bath with spacious kitchen and laundry area. Great size lot parking for six cars. Additional sheds on property. Individually metered. Same family for over 65 years. Both homes vacant at COE. Trust sale no court confirmation needed. OPEN THIS SUNDAY 1/21 FROM 1-3PM. ALSO SHOWING IT TOMORROW FRIDAY THE 19TH AT 10:00AM ONLY.

Facts & Features

- Sold On 02/28/2024
- Original List Price of \$639,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Outside

Interior

- Floor: Wood, Laminate, Tile

Exterior

Annual Expenses

- Total Operating Expense: \$0
- 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	2	1		Unfurnished	\$0	\$0	\$2,800
2:	2	1	1		Unfurnished	\$0	\$0	\$2,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5191015015

Michael Lembeck

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Citivist Realty Services, Inc

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Closed •

List / Sold:

\$1,650,000/\$1,500,000 ↓

9 days on the market

Listing ID: 24347843

803 N Ogden Dr • Los Angeles 90046
2 units • \$825,000/unit • 2,410 sqft • 6,624 sqft lot • \$622.41/sqft •
Built in 1929
Ogden & Waring (Corner)



ATTENTION INVESTORS, DEVELOPERS & SAAVY END USERS! Incredible opportunity to develop or remodel on one of the most sought-after streets in the Melrose District! First time on the market in 48 years, this gem with two separate houses rests on a 6,624 sq. ft. lot with R2-1XL zoning. The front unit is 1,452-sq. ft., delivered VACANT with 3 beds & 1 1/2 baths (plus a 2-car garage); and the back unit is 958 sq. ft. with 2 beds & 1 bath (plus a 1-car garage), currently TENANT-OCCUPIED at rental rate of \$2,640. A great investment location, convenient to Melrose, West Hollywood & Hollywood and just moments away from dining, shopping and entertainment destinations!

Facts & Features

- Sold On 03/01/2024
- Original List Price of \$1,650,000
- 2 Buildings
- Levels: One
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01385866
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$0
2:	1	2	1		Unfurnished	\$2,640	\$2,640	\$2,640
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5527003015

Michael Lembeck

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

Citivest Realty Services, Inc

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

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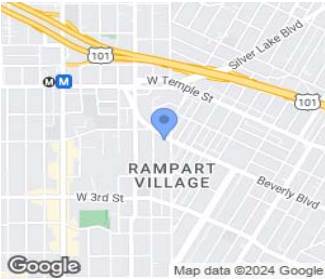
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Closed • Single Family Residence

List / Sold:
\$1,088,750/\$1,055,000 ↓
60 days on the market
Listing ID: RS23195404

3310 Beverly Blvd • Los Angeles 90004
2 units • \$544,375/unit • 1,022 sqft • 5,580 sqft lot • \$1032.29/sqft •
Built in 1922
On Beverly between



LAC2 ZONING POTENTIAL FOR MULTIUNIT APARTMENT.

Facts & Features

- Sold On 02/29/2024
- Original List Price of \$1,088,750
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wire, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02177987
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5501018003

Michael Lembeck

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Cell Phone: 714-742-3700

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4340 Von Karman Ave, #200
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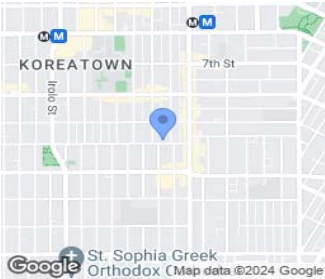
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Closed •

List / Sold:
\$1,199,000/\$1,100,000 ↓
145 days on the market
Listing ID: 23307259

2963 W San Marino St • Los Angeles 90006
2 units • \$599,500/unit • 1,898 sqft • 4,300 sqft lot • \$579.56/sqft •
Built in 1900
west of vermont ave & north of olympic



Two story Duplex in the High demand prime area.!!! Walking distance to Market , Transportation, Hospital,etc.. Easy to access DOWN TOWN & Free Way. VERY PRIVATE & SECURE WITH LOTS OF PARKING IN THE BACK ACCESSED THROUGH AN ELECTRIC GATE. Many updates & efforts are inside of units. Also, there is a Big storage space at the basement, could keeps tools for contractor or merchant. 3Bed x2Bath will be delivered vacant at the close of Escrow (could use as a owner's unit or rent out with current market price). DO NOT DISTURBED OCCUPANTS.!!!

Facts & Features

- Sold On 02/28/2024
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: Two

Interior

- Floor: Laminate

Exterior

- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 13252
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$3,900
2:	2	2	2		Unfurnished	\$2,500	\$2,500	\$2,800
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
 - Buyer Agency Compensation: 3%
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5094025023

Michael Lembeck

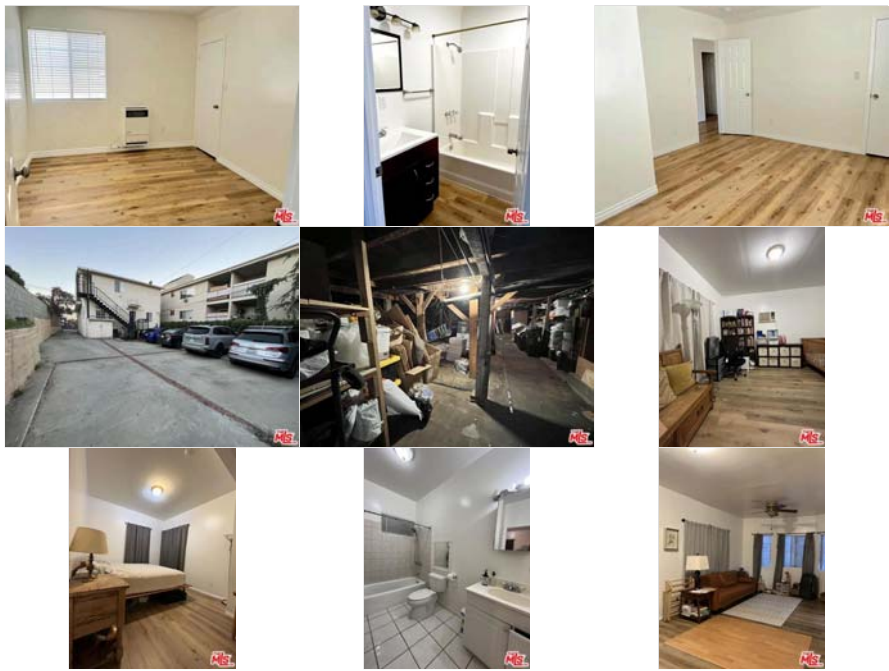
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CUSTOMER FULL: Residential Income LISTING ID: 23307259

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Closed •

List / Sold:

\$1,499,000/\$1,499,000

14 days on the market

Listing ID: 24349289

642 N IRVING Blvd • Los Angeles 90004
2 units • \$749,500/unit • 1,672 sqft • 4,591 sqft lot • \$896.53/sqft •
Built in 1923
SOUTH OF MELROSE, EAST OF LARCHMONT



2 VACANT UNITS with Value Add Opportunity to build 2 ADU's. Located a short walk away from Trendy Larchmont Village, one of L.A.'s most well-regarded neighborhoods. This hip pedestrian-friendly area offers some of L.A.'s best coffee shops to unique stores and excellent restaurants. Both Units completely remodeled and are move in ready condition. Each unit has its very own washer/dryer, stainless steel appliances, spa-like bathroom, new windows, new sliding doors, new tankless water heater and central a/c and heat. WILL BE DELIVERED VACANT. ALSO, 2 adu w plans ready and permit paid in 2022. Buyer to do their own due diligence for 2 ADUs adding approximately another 1649 sqft. ADU's will consist of 2 bedrooms and 2 bathrooms each.

Facts & Features

- Sold On 02/27/2024
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

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

Exterior

- Security Features: Card/Code Access, Gated Community, Smoke Detector(s), Carbon Monoxide Detector(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01944726
- 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		Furnished	\$0	\$0	\$4,200
2:	1	2	1		Furnished	\$0	\$0	\$4,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5523026009

Michael Lembeck

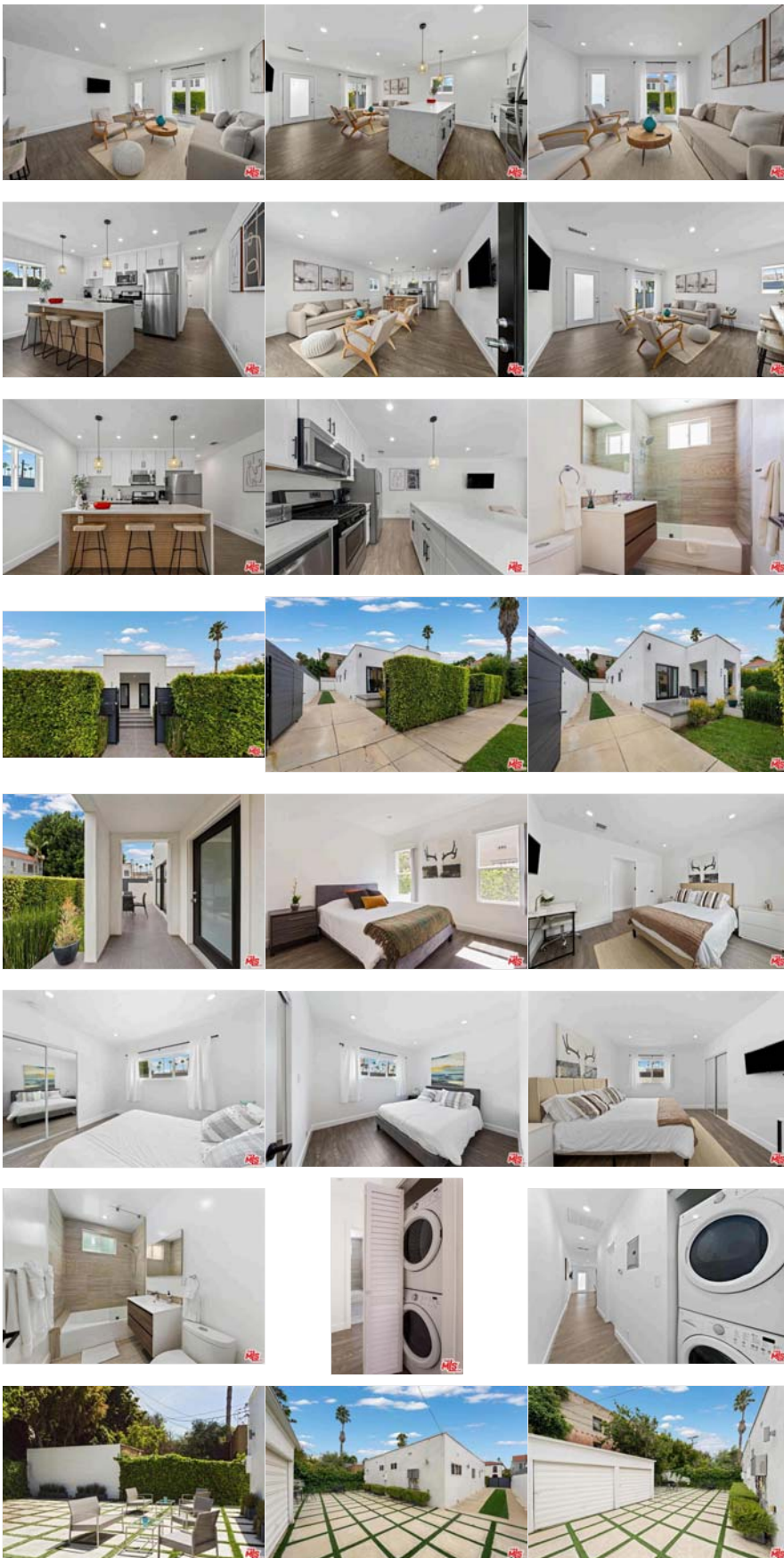
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CUSTOMER FULL: Residential Income LISTING ID: 24349289

Printed: 03/03/2024 9:11:03 AM

Closed • Duplex

List / Sold:

\$1,345,000/\$1,365,000 ↓

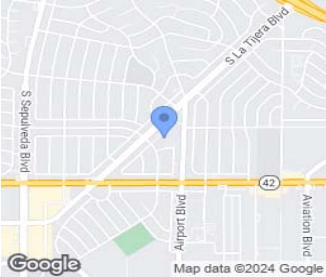
186 days on the market

Listing ID: SB23115573

8330 Kittyhawk Ave • Los Angeles 90045

2 units • \$672,500/unit • 1,855 sqft • 7,214 sqft lot • \$735.85/sqft • Built in 1944

Major Cross Streets are La Tijera Blvd and Manchester Ave



Unreal Assumable Debt at only 4% Interest Only on \$775,000! Beautifully remodeled home on NW lot; 8330 Kittyhawk Ave will deliver two move-in ready units to a home buyer or investor looking to offset their mortgage with a income producing property. Located on a quiet street in the highly desirable Westchester submarket of Los Angeles. With an "A+" location and ideal curb appeal, this is the perfect opportunity for an Owner/User or any buyer looking for a low-maintenance asset in a rapidly appreciating neighborhood. Fantastic opportunity to live in one unit and have your neighbor pay off the mortgage! 8330 Kittyhawk Ave is comprised of (2) 2Bed/1Bath units and is situated on a 7,214 SF lot providing plenty of front and back yard space. Both units have their own private yards. Beneficial to the new owner, all work has been done for you! This property is move in ready. There is also a separate laundry room and 2 car garage which can legally be converted to two more units using the new ADU laws. The subject property is walking distance to Trader Joe's, CVS, Ralph's Market, etc. and only minutes away from Westchester Golf Course, Playa Vista and LAX. Along with the close proximity to so many great amenities, the Westchester neighborhood also boasts a fantastic public school system, including "A" grade schools such as: Open Charter Magnet, WISH Community School and Cowan Elementary School.

Facts & Features

- Sold On 02/29/2024
 - Original List Price of \$1,445,000
 - 1 Buildings
 - 2 Total parking spaces
 - \$0 (Unknown)
- Laundry: Inside
 - Cap Rate: 4.26
 - \$82800 Gross Scheduled Income
 - \$57347 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: \$22,970
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$3,700	\$3,700	\$3,700
2:	1	2	1			\$3,200	\$3,200	\$3,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C29 - Westchester area
 - Los Angeles County
 - Parcel # 4107017020

Michael Lembeck

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Closed

Duplex

List / Sold: \$720,000/\$725,000

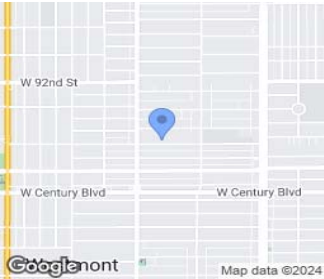
86 days on the market

1311 W 96th St • Los Angeles 90044

2 units • \$360,000/unit • 1,356 sqft • 6,504 sqft lot • \$534.66/sqft • Built in 1954

Normandie / 96th Street

Listing ID: DW23201753



Nicely kept Units in a very desirable rental area, close to the many amenities Los Angeles and surrounding areas have to offer, Assessor shows 2 units 2 bedroom 1 bath each, but it actually shows one unit as a 3 bedroom 1 bath. property also has a bonus room with it's own bath, one unit was upgraded for the current owners. This is a must add to your list of considerations,

Facts & Features

- Sold On 02/29/2024
 - Original List Price of \$720,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$1,053 (Estimated)
- Laundry: Inside
 - \$70200 Gross Scheduled Income
 - \$67700 Net Operating 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: \$2,360
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$360
 - Cable TV: 02168965
 - 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	3	1	0	Unfurnished	\$3,000	\$3,000	\$3,000
2:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$2,500

Of Units With:

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

Additional Information

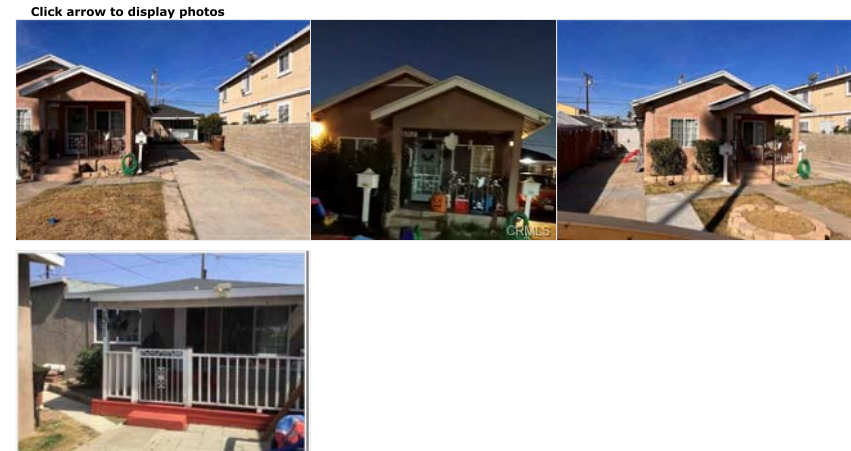
- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6056012010

Michael Lembeck

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Closed

• Duplex

302 W 118th St

• Los Angeles 90061

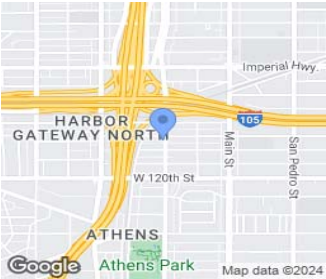
2 units • \$409,950/unit • 1,776 sqft • 5,200 sqft lot • \$461.15/sqft • Built in 1962

Athens Way / S Broadway

List / Sold: \$819,900/\$819,000

16 days on the market

Listing ID: DW24001266



Corner Lot...Move in ready... 2 Units... Features include: 3 Bedrooms / 2 Bathrooms & 2 Bedrooms / 2 Bathrooms. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking & 2 car attached garage. Alarm on property, Freshly painted interior and exterior. This is a must see!

Facts & Features

- Sold On 02/27/2024
 - Original List Price of \$819,900
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$589 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Tile
- Appliances: Microwave

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01881589
 - 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	\$0	\$0	\$0
2:	1	2	2	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
 - Buyer Agency Compensation: 3%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6087014022

Michael Lembeck

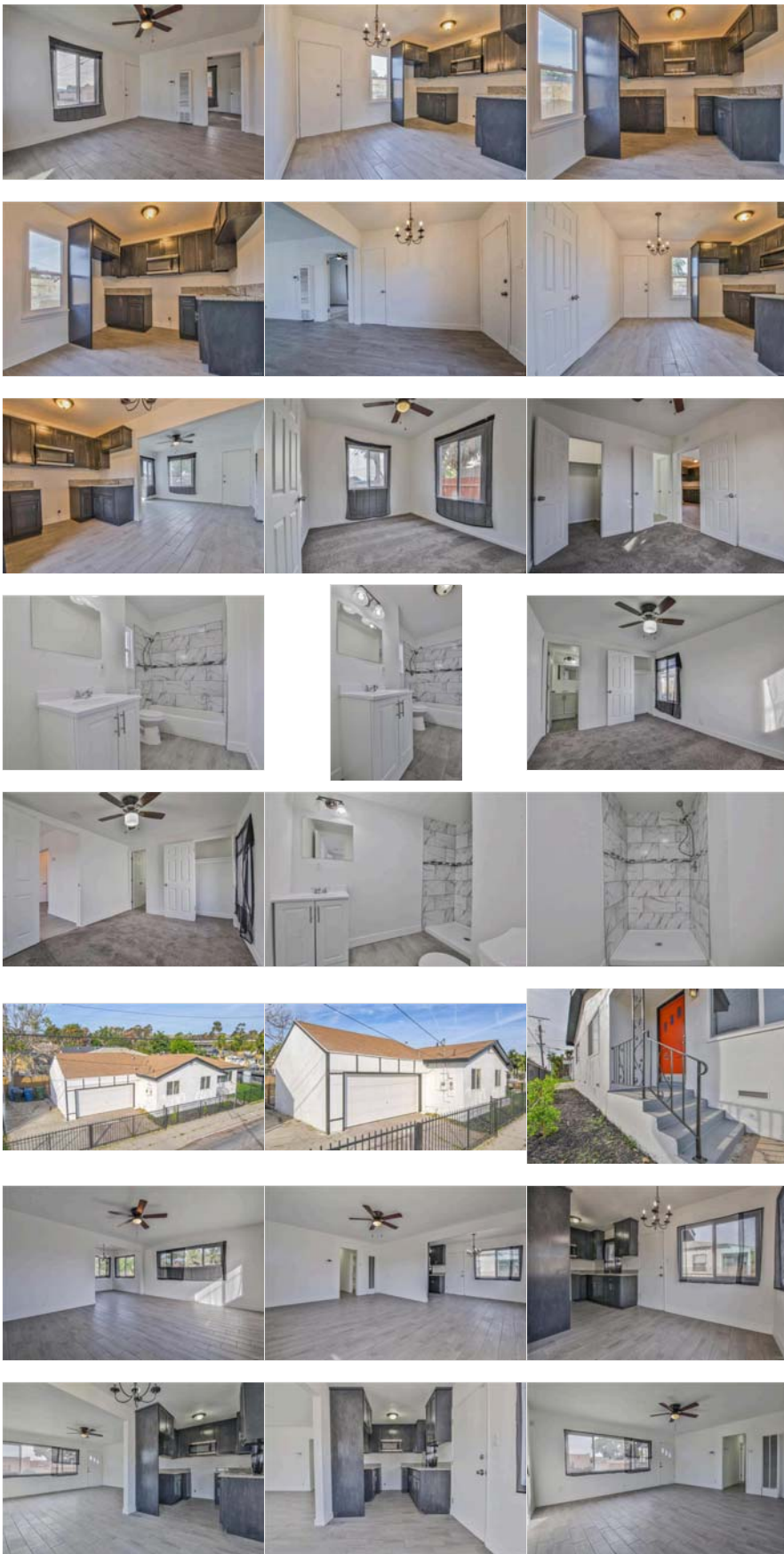
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Cell Phone: 714-742-3700

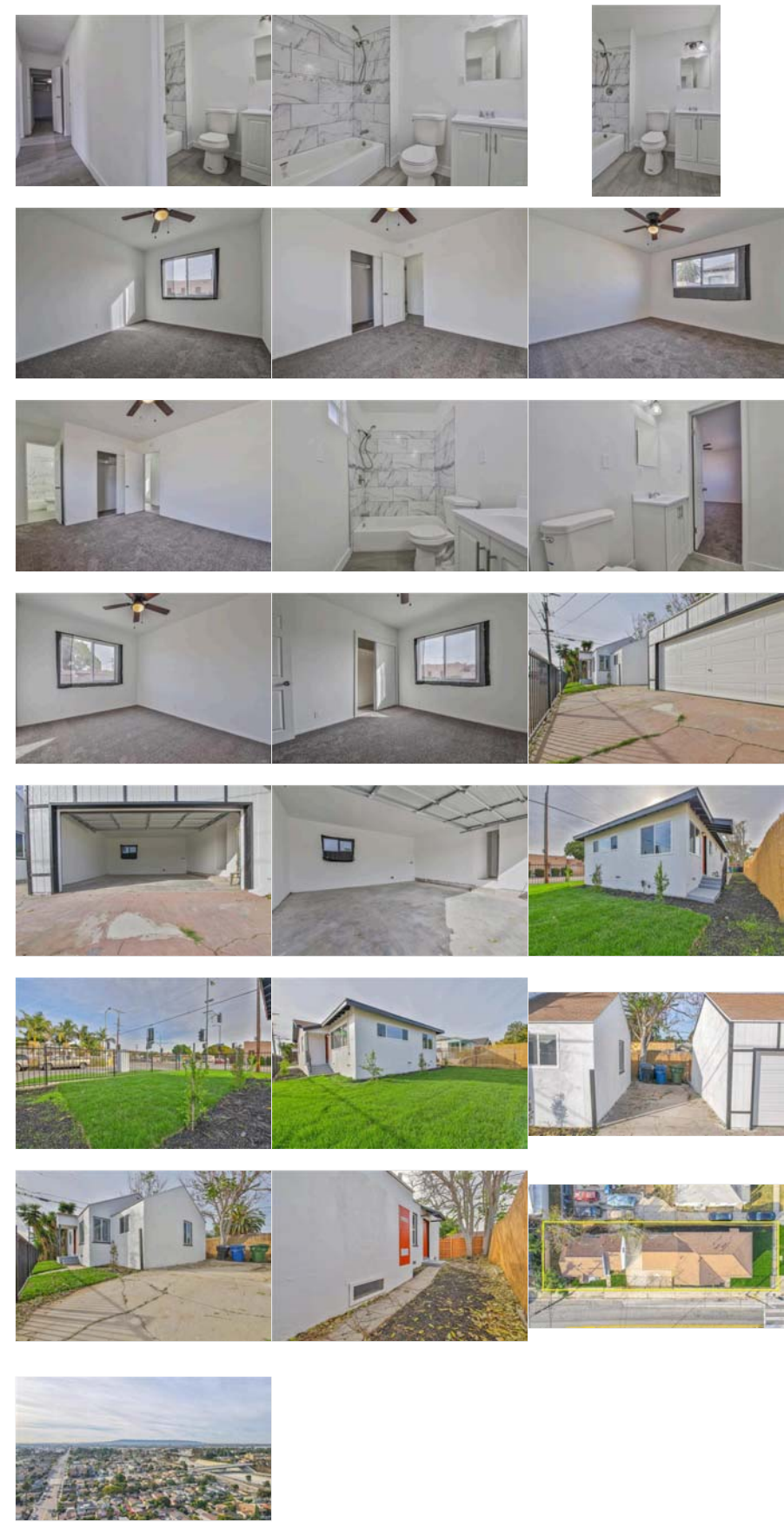
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Closed

9214 Avalon Blvd • Los Angeles 90003

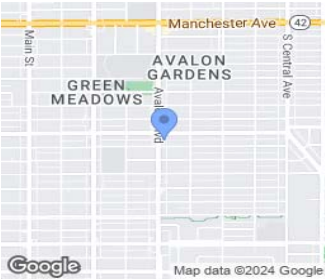
2 units • \$415,000/unit • 2,622 sqft • 2,999 sqft lot • \$316.55/sqft • Built in 2006

East of 110 FWY; Near E. 92nd St and Avalon Blvd

List / Sold: \$830,000/\$830,000

30 days on the market

Listing ID: 23341081



Potential cash cow!! 9% CAP with GRM 8.868. This well-maintained duplex built in 2006, not subject LA City control, features two spacious units, each with 3 bedrooms and 2 bathrooms, the property is perfect for investors or owner-user. Both units are currently vacant, presenting an excellent opportunity to start fresh and find great tenants. Rear alley parking access for both units. Both units have been moderately updated, with laminate hardwood throughout. Conveniently located near markets, shopping, schools, public transportation, freeways, and Downtown L. A.

- Facts & Features

- Sold On 02/28/2024
 - Original List Price of \$830,000
 - 1 Buildings
 - Levels: Two
 - Heating: Wall Furnace, Natural Gas
- \$74560 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$19,040
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01430290
 - 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	\$3,900
2:	1	3	2		Unfurnished	\$0	\$0	\$3,900
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

- # Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6050001005

Michael Lembeck

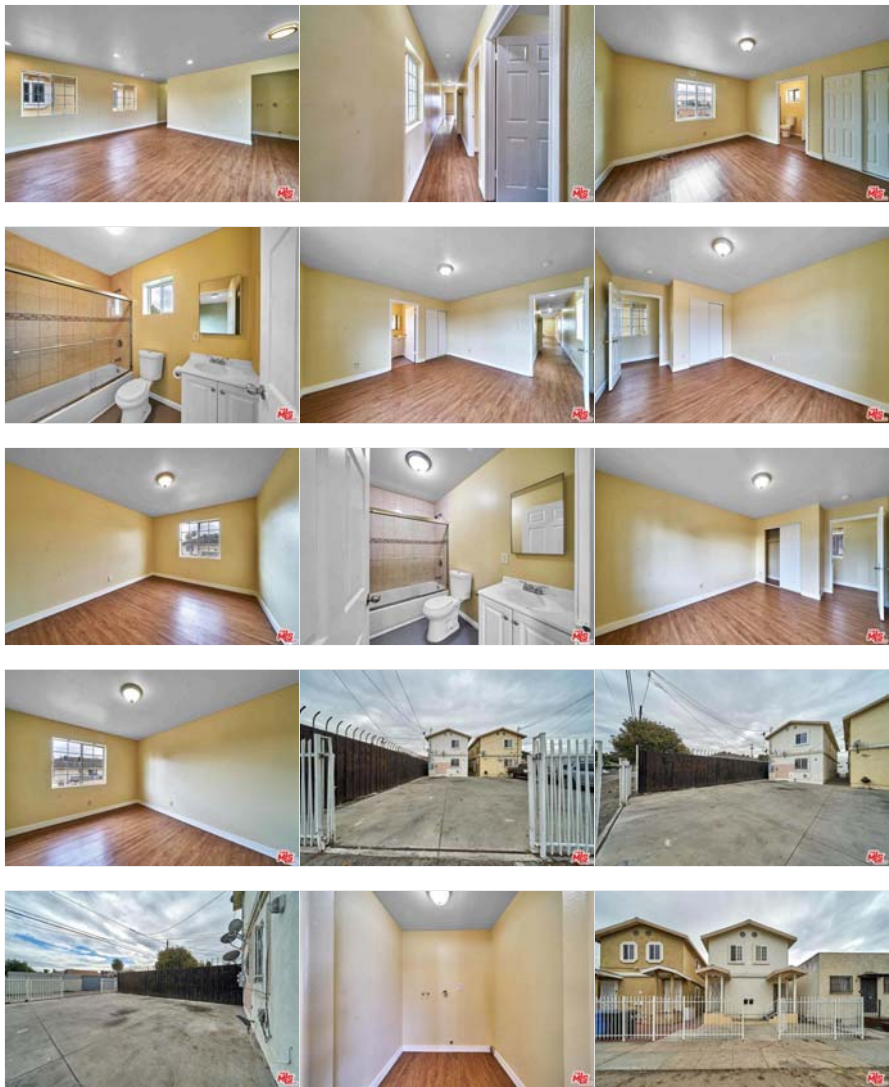
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CUSTOMER FULL: Residential Income LISTING ID: 23341081

Printed: 03/03/2024 9:11:03 AM

Closed •

List / Sold: **\$989,000/\$989,000** ↓

2616 W 57th St • Los Angeles 90043

180 days on the market

2 units • **\$494,500/unit** • **2,304 sqft** • **5,373 sqft lot** • **\$429.25/sqft** • **Built in 1920**

Listing ID: 23297101

East of Crenshaw and South of 54th Street



Two homes on one corner lot and two separate addresses! ONE HOME WILL BE DELIVERED VACANT and one is already rented at current market rent! This is an excellent owner or investor opportunity! Priced to sell to a lucky buyer who wants to owner occupy the 3 bedroom home, while collecting market rents from the 2 bedroom home! As you approach the front home, you'll be captivated by its picturesque curb appeal, featuring a beautifully landscaped front yard and an inviting porch, perfect for enjoying your morning coffee or watching the world go by. The front home is a good size, remodeled and updated single level home with 2 bedrooms and 1 bath, open kitchen and is currently rented. Step inside the owners home and be greeted by an open-concept living space bathed in natural light. The spacious living room is freshly painted with rich laminate wood floors, and a cozy fireplace, setting the stage for memorable gatherings and cozy evenings. It is 2 stories and delivered vacant! This updated home comes with 3 bedrooms and 2 baths, with an open floor plan and remodeled kitchen and baths. There is a shared yard for both homes as well. Street parking is easy in this quiet residential pocket, surrounded by mature trees, in addition to the shared attached two car garage. Don't miss the chance to call this remarkable property your new home. Schedule a private showing today and discover the limitless possibilities that this property has to offer. Welcome home!

Facts & Features

- Sold On 02/27/2024
- Original List Price of \$1,095,000
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Stackable, Inside
- \$81600 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Gas Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$7,312
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02029658
- Gardener:
- Licenses:
- Insurance: \$3,712
- 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	2	1		Unfurnished	\$2,950	\$2,950	\$3,000
2:	2	2	2		Unfurnished	\$0	\$0	\$3,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5006028001

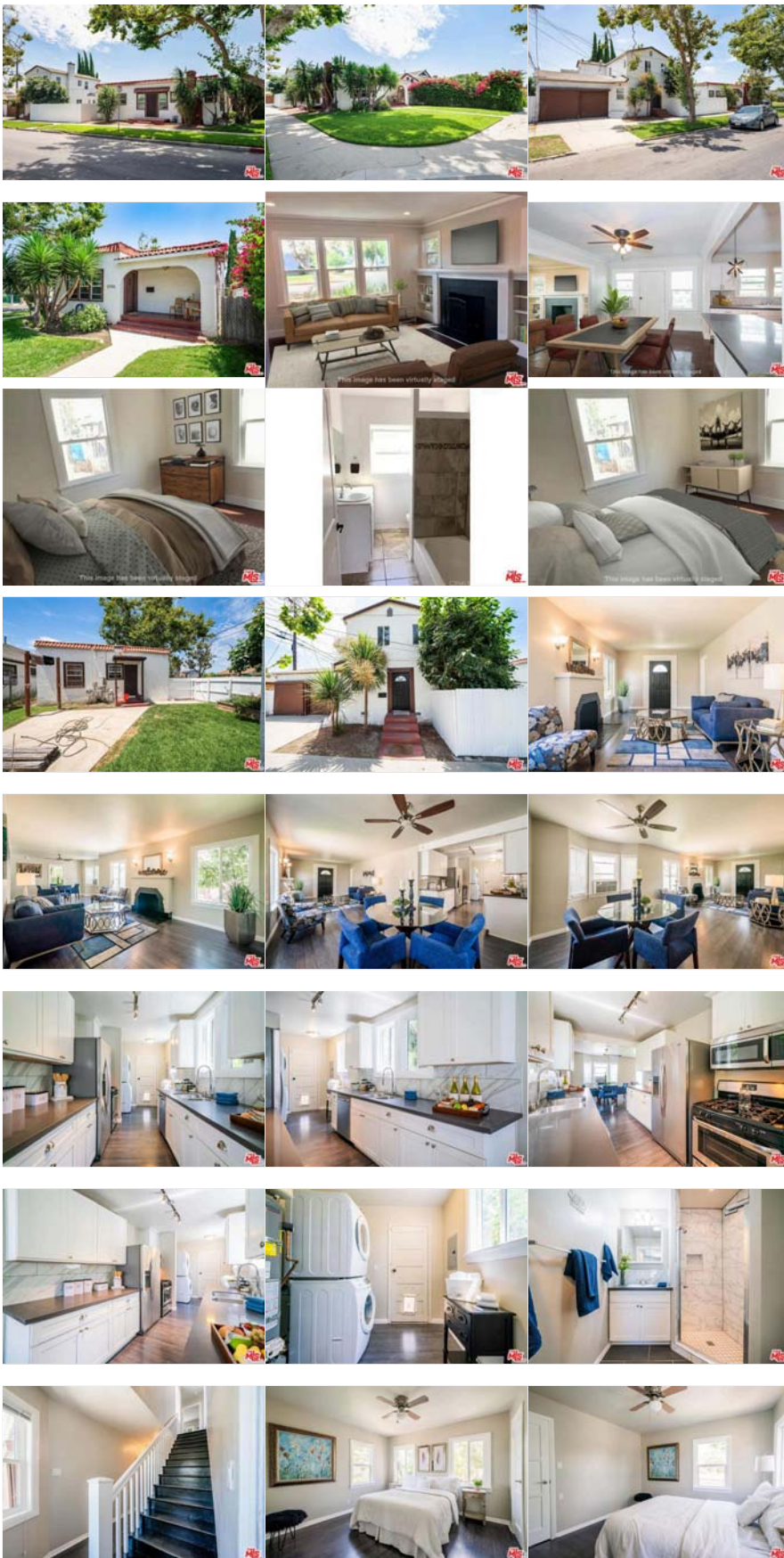
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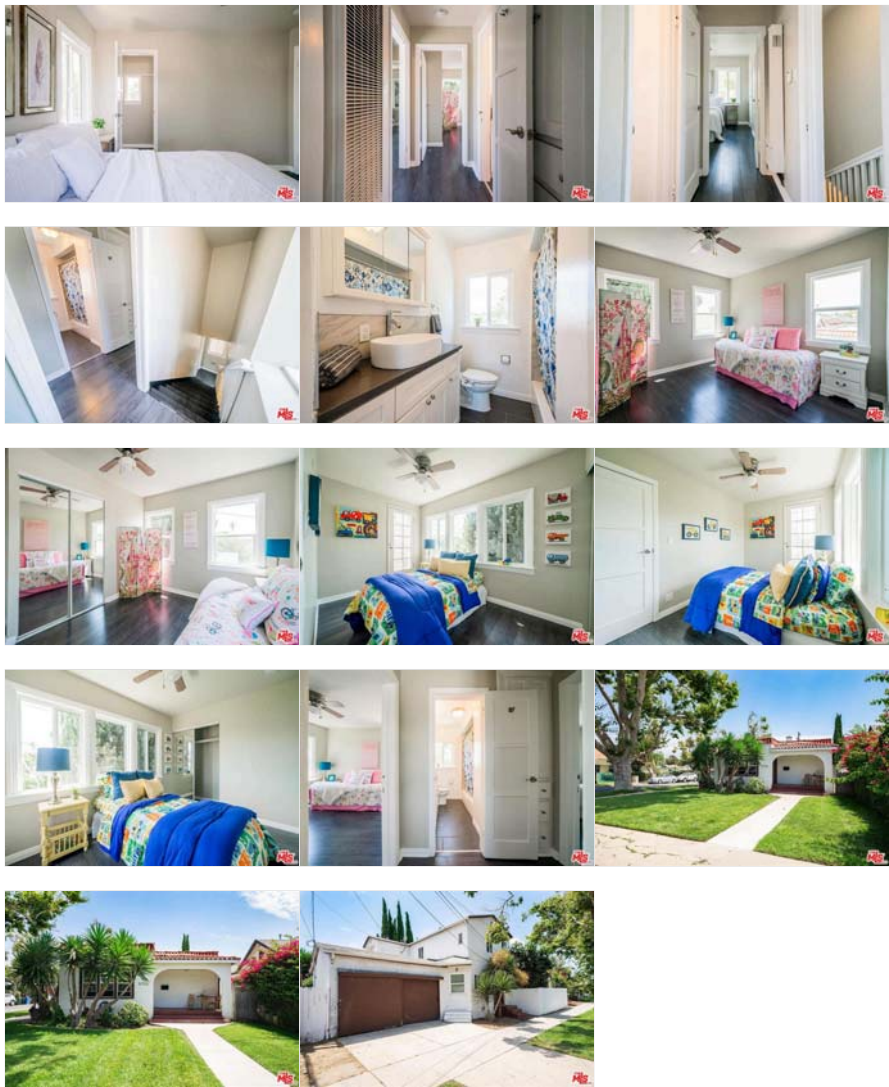
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CUSTOMER FULL: Residential Income LISTING ID: 23297101

Printed: 03/03/2024 9:11:03 AM

Closed

• Duplex

6857 Emil Ave

• Bell Gardens 90201

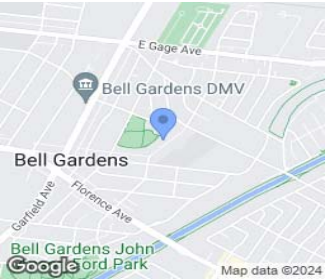
2 units • \$462,500/unit • 1,992 sqft • 9,772 sqft lot • \$464.36/sqft • Built in 1942

North of Florence Ave & East of Garfield Ave

List / Sold: \$925,000/\$925,000

24 days on the market

Listing ID: DW23225610



Amazing 2 Remodelled Units!!! Great Area and perfect property with Great Curb Appeal- FRONT HOUSE 3 Huge bedrooms and 2 bathrooms house, Fireplace in living room, New kitchen cabinets, granite, new floors, new bathrooms, covered patio, formal dining area, ceiling fans, BACK HOUSE has 1 bedroom, 1 bath, kitchen, fireplace in living room, Property has 2 DRIVEWAYS, 3 GARAGES, plenty of parking on property, Backyard, citrus trees, POOL has been covered, Next door to Middle School and Park, close to everything!!!

Facts & Features

- Sold On 03/01/2024
 - Original List Price of \$849,999
 - 3 Buildings
 - 3 Total parking spaces
 - Heating: Wall Furnace
 - \$1,708 (Estimated)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Cul-De-Sac, Front Yard, Lawn, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,750
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$100
 - Cable TV: 02020813
 - Gardener:
 - Licenses:
- Insurance: \$2,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$150
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 6358017010

Michael Lembeck

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Newport Beach, 92660

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Closed • Triplex

List / Sold:

\$1,250,000/\$1,175,000 ↓

65 days on the market

Listing ID: SB23222671

2011 Plaza Del Amo • Torrance 90501

3 units • \$416,667/unit • 2,156 sqft • 5,584 sqft lot • \$544.99/sqft •

Built in 1962

Off of Arlington Ave



Fantastic investment opportunity nestled in the heart of Old Town Torrance! This triplex boasts three charming units, each featuring 2 bedrooms, 1 bathroom, and the added convenience of a dedicated 1-car garage for every residence. The front unit offers a delightful private yard and a dedicated utility room, providing a perfect blend of comfort and functionality. Meanwhile, the two rear units, constructed in 1962, share a sunny patio, creating an ideal space for relaxation and communal enjoyment. With alley access, these units provide a seamless blend of privacy and convenience. Situated in a prime location, this property places you within easy reach of parks, diverse dining options, a vibrant farmer's market, and highly rated schools. The allure of the Old Town Torrance setting enhances the appeal of this triplex, making it an attractive prospect for both tenants and investors alike. The triplex comes with low operating costs, maximizing your investment potential. Investors with a keen eye will recognize the significant opportunity to enhance rental income, adding to the property's overall value. This gem of a property is offered "AS IS," with the added benefit of current tenants in place. Whether you're a seasoned investor looking to expand your portfolio or a newcomer seeking a solid investment, this triplex in Old Town Torrance presents an unmissable chance to secure a piece of prime real estate. Don't miss your opportunity to own this promising investment property in a sought-after location.

Facts & Features

- Sold On 02/26/2024
 - Original List Price of \$1,250,000
 - 3 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - Heating: Natural Gas, Wall Furnace
 - \$645 (Estimated)
- Laundry: Individual Room
 - \$32400 Gross Scheduled Income
 - \$28698 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

- Rooms: Kitchen, Living Room
 - Floor: Carpet, Tile, Vinyl
- Appliances: Disposal, Water Heater
 - Other Interior Features: Unfurnished

Exterior

- Lot Features: Level with Street, No Landscaping, Park Nearby, Paved
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,702
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,374
 - Cable TV: 01266035
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$528
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$900	\$10,800	\$2,500
2:	1	2	1	1	Unfurnished	\$900	\$10,800	\$2,500
3:	1	2	1	1	Unfurnished	\$900	\$10,800	\$2,600

Of Units With:

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

Additional Information

- Trust sale
 - Buyer Agency Compensation: 2%
- 134 - Old Torrance area
 - Los Angeles County
 - Parcel # 7357004010

Michael Lembeck

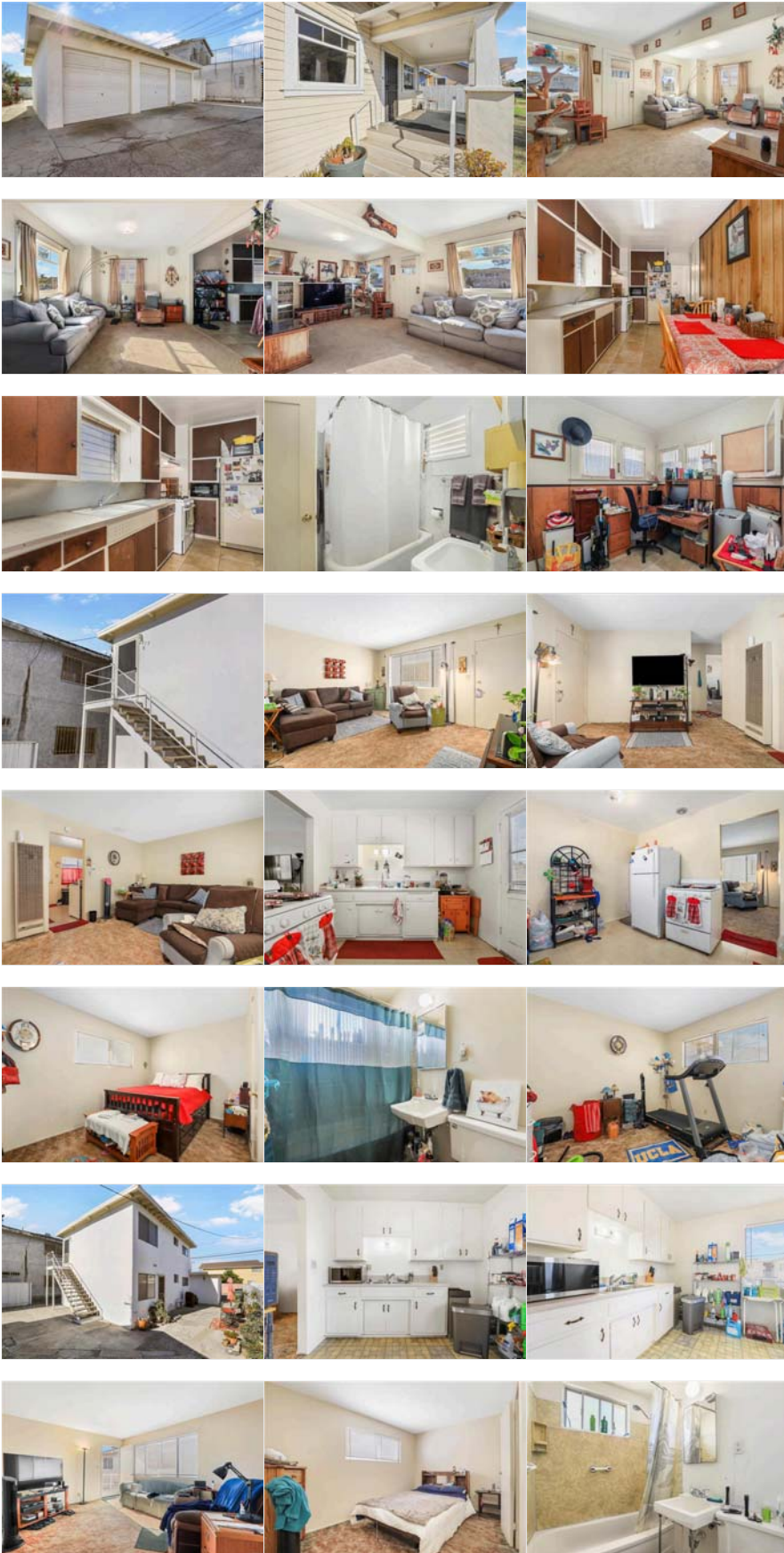
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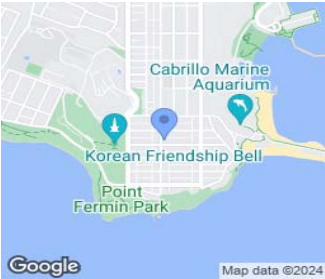
CUSTOMER FULL: Residential Income LISTING ID: SB23222671

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Closed • Triplex

List / Sold:
\$1,575,000/\$1,450,000 ↓
97 days on the market
Listing ID: SB23184798

624 W 38th St • San Pedro 90731
3 units • \$525,000/unit • 1,944 sqft • 13,000 sqft lot • \$745.88/sqft •
Built in 1918
Off Carolina



Completely renovated down to the studs and better than new. You can build two 800 sq ft ADU's on back lot. (check with city). This corner Triplex in the esteemed Point Fermin area of San Pedro is better than new. It contains two one bedroom, one bath apartments on the first floor with a 2 bed/ 2 bath apartment on the second. New Plumbing New Electrical New Furnace New Floors New Kitchens and Bathrooms. Put in your own tenants and establish rents. The top unit has a view of the port.

Facts & Features

- Sold On 02/27/2024
- Original List Price of \$1,800,888
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- 0 Total carport spaces
- Heating: Electric
- \$321 (Estimated)
- Laundry: Gas Dryer Hookup, In Closet, In Garage, Washer Hookup
- \$102000 Gross Scheduled Income
- \$102000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Wood
- Appliances: Gas Oven, Gas Range, Refrigerator, Tankless Water Heater
- Other Interior Features: Balcony

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02173137
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7467014028

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed

• Triplex

470 W 15th St

• San Pedro 90731

3 units

• \$299,667/unit

• 2,088 sqft

• 5,005 sqft lot

• \$432.47/sqft

• Built in 1925

South on Miner st west on 15th

List / Sold:

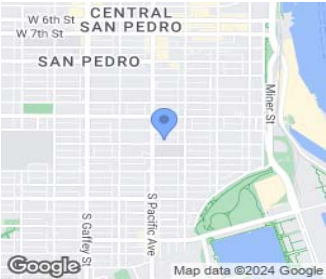
\$899,000/\$903,000

▲

42 days on the market

Listing ID:

SB23223733



This Craftsman Triplex is an outstanding chance to enjoy both a comfortable lifestyle and a smart investment in the lively heart of San Pedro. Positioned within easy reach of the highly anticipated West Harbor promenade (scheduled for Spring 2025), this property embodies convenience and a desirable way of life. Comprising two distinct buildings, the front residence boasts a tastefully renovated 2-bedroom, 1-bathroom home brimming with character. Recently upgraded with stunning white shaker cabinets, stone countertops, and a captivating black and white full bath, this home radiates a blend of inviting warmth and refined elegance. The rear section encompasses two separate units, each featuring 1 bedroom and 1 bath. Unit 472 has undergone extensive remodeling and stands ready for immediate occupancy, making it an ideal choice for an owner-occupant seeking a seamless move-in experience. Meanwhile, the second rear unit is currently leased to a long-term tenant, offering potential for future updates or ongoing rental income. This property not only offers the opportunity for comfortable living in one unit while generating income from the other two but also benefits from its proximity to the forthcoming West Harbor promenade, promising increased value and attractiveness. Embrace the distinctive combination of contemporary comfort, sophisticated design, and investment potential within San Pedro's thriving community. Additionally, recent upgrades including fresh paint, a new roof, updated electrical panels, and washer and dryer hookups in all units ensure modern convenience and hassle-free maintenance. Ample street parking, complemented by a nearby school across the street, further enhances the property's convenience and accessibility, elevating its overall appeal. Don't overlook this extraordinary opportunity to embrace a fulfilling lifestyle and make a sound investment in San Pedro's bustling community.

Facts & Features

- Sold On 02/27/2024
 - Original List Price of \$899,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$347 (Estimated)
- Laundry: Inside
 - Cap Rate: 4.7
 - \$61536 Gross Scheduled Income
 - \$42779 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Floor: Vinyl, Wood
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,007
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$726
 - Cable TV: 01947193
 - Gardener:
 - Licenses:
- Insurance: \$1,456
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 2925
 - Water/Sewer: \$482
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,548	\$2,458	\$2,600
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,750
3:	1	1	1	0	Unfurnished	\$966	\$966	\$1,600

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 185 - Plaza area
 - Los Angeles County
 - Parcel # 7456016019

Michael Lembeck

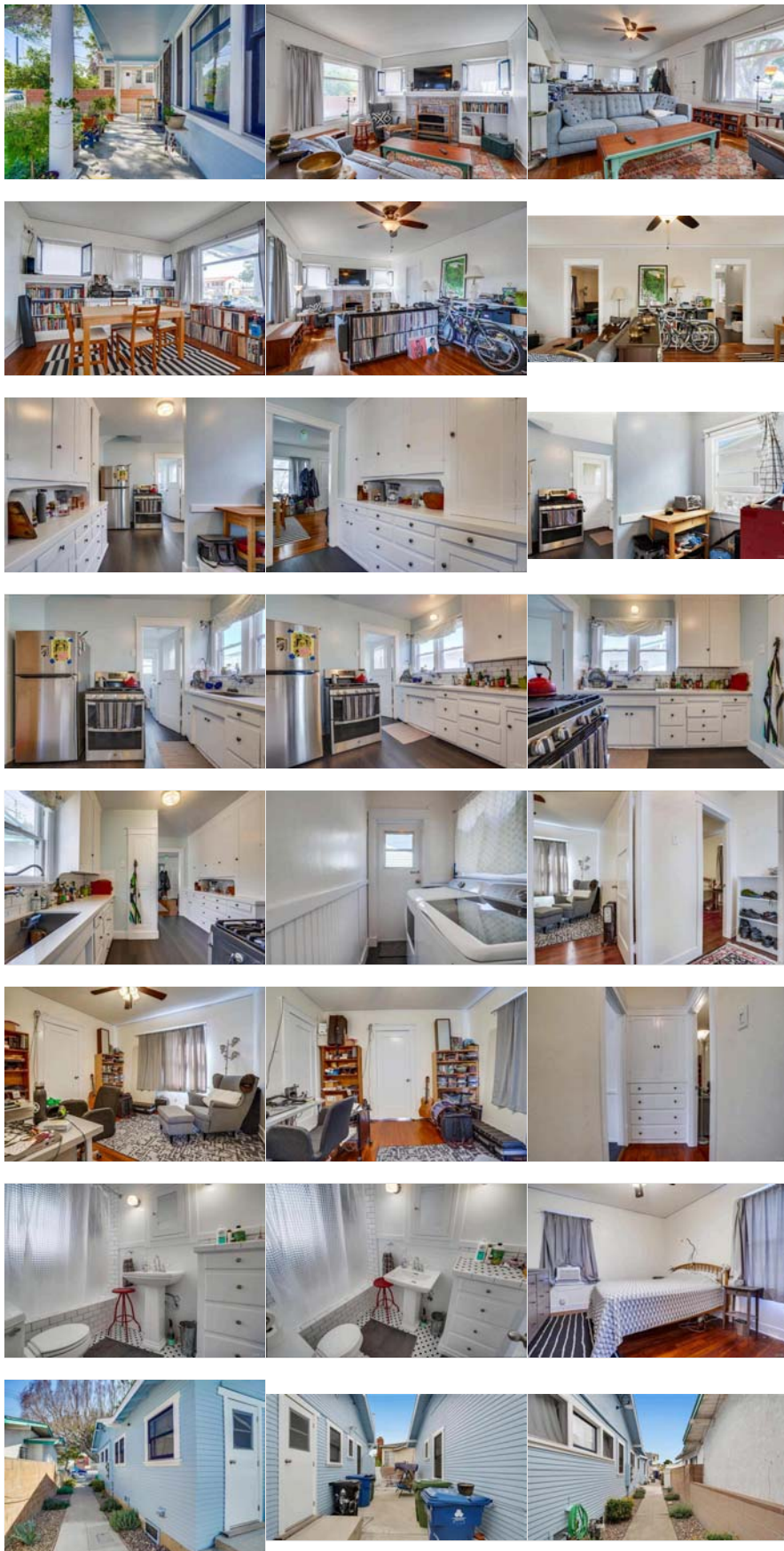
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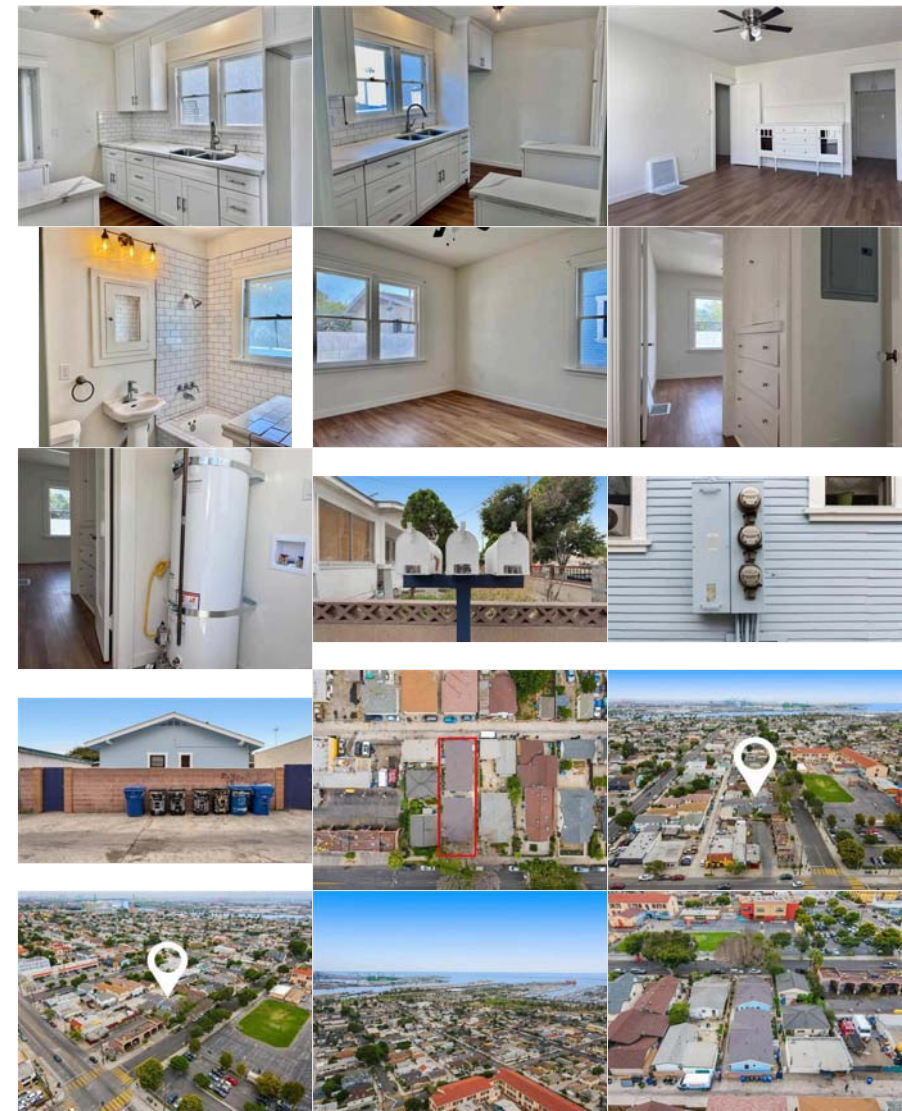
Citivest Realty Services, Inc

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

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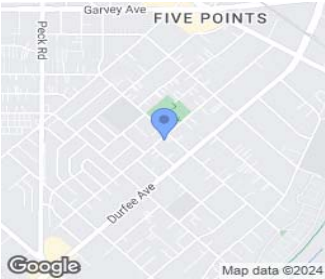
CUSTOMER FULL: Residential Income LISTING ID: SB23223733

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Closed • Triplex

List / Sold:
\$1,099,888/\$1,050,000 ↓
96 days on the market
Listing ID: CV23197417

2544 Maxson Rd • El Monte 91732
3 units • **\$366,629/unit** • **2,336 sqft** • **6,224 sqft lot** • **\$449.49/sqft** •
Built in 1960
West of Durfee & South of Elliot



PRIME INVESTMENT TRIPLEX with FANTASTIC INCOME!!! This triplex offers an attractive prospect for investors and has already passed and been approved through the City of El Monte pre-sale Inspection Process. Each of the three units within this triplex showcases two generously proportioned bedrooms, a full bathroom, a spacious kitchen with ample cabinet storage, and the convenience of indoor laundry facilities with washing & dryer machine hookups. Each unit has its own address of 2544, 2546, and 2550 Maxson Rd. The property is composed of two distinct structures: the southern building consists of two adjacent single-level units, each featuring two bedrooms and one bathroom, both complemented by expansive hardscaped backyard patio areas. The 3rd unit is a freestanding single-level unit, which serves as the final structure of this triplex, also offering two bedrooms and one bathroom. Unit 2550 has undergone a comprehensive renovation in 2022, while Unit 2546 was updated in 2021, and Unit 2544 received updates within the past five years. 3 Covered Carports (6 parking spaces), each unit has its own exclusive covered carport which allows each unit one covered parking and space for a second parking. This multi-family investor/owner opportunity just received City of El Monte pre-sale inspection approval on 01/17/2024, dont miss out on this fantastic investment to add to your real estate portfolio.

Facts & Features

- Sold On 02/27/2024
- Original List Price of \$1,188,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$891 (Estimated)
- Laundry: In Kitchen
- \$70740 Gross Scheduled Income
- \$65176 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen
- Floor: Laminate, Tile

Exterior

- Lot Features: Park Nearby
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,069
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 01908329
- Gardener:
- Licenses:
- Insurance: \$2,069
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	2	1		Unfurnished	\$1,995	\$1,995	\$2,100
3:	1	2	1		Unfurnished	\$1,800	\$1,800	\$2,100

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
- Buyer Agency Compensation: 2%
- 619 - El Monte area
- Los Angeles County
- Parcel # 8107020021

Michael Lembeck

State License #: 01019397
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CUSTOMER FULL: Residential Income LISTING ID: CV23197417

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Closed • **Triplex**

List / Sold: **\$1,259,900/\$800,000** ↓

3310 Andrita St # 2 • Los Angeles 90065

85 days on the market

3 units • **\$419,967/unit** • **2,651 sqft** • **11,524 sqft lot** • **\$301.77/sqft** •

Built in 1953

Listing ID: PW23197859

Cross Streets Fletcher Drive / Estara Ave



Income Property Opportunity for both Home Owner or Investor in the Glassell Park Area. Two separate buildings on the lot; The three units consist of a unit in the front with 3 Bedrooms, 1.5 Baths, attached Garage and Carport. The back unit of the triplex features a 1 bedroom, 1 bath and a 3 bedroom, 2 full bath units. The Lot has 5 Separate Parking Spaces, Long Driveway, a detached storage shed in the back. Separate meters for Electricity and Gas. Close to the 5 and 2 freeways, as well as transportation options.

Facts & Features

- Sold On 02/28/2024
 - Original List Price of \$1,369,000
 - 2 Buildings
 - Levels: One
 - 7 Total parking spaces
 - 1 Total carport spaces
 - \$0 (Unknown)
- 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,400
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01931313
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,700	\$2,700	\$3,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600
3:	1	3	2	0	Unfurnished	\$1,591	\$1,591	\$3,000

Of Units With:

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

Additional Information

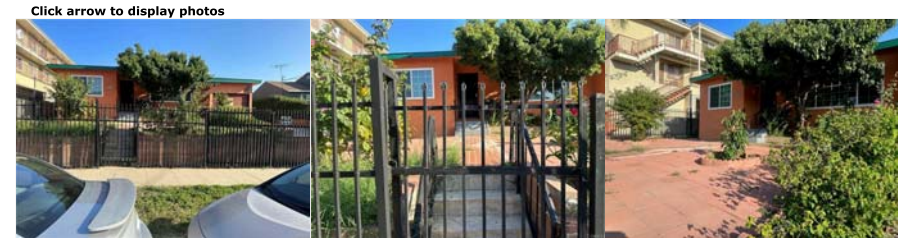
- Standard sale
 - Buyer Agency Compensation: 2%
- 623 - Glassell Park area
 - Los Angeles County
 - Parcel # 5458024010

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: PW23197859

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Closed • Duplex

List / Sold:
\$1,249,995/\$1,280,000
36 days on the market
Listing ID: DW23219724

13272 Meyer Rd • Whittier 90605
3 units • \$416,665/unit • 2,774 sqft • 10,452 sqft lot • \$461.43/sqft •
Built in 1959
On Meyer between Shoemaker and Carmenita



Back - On - The - Market. Buyer having trouble performing.... Fully renovated units with additional flex space! These units with functional floorplans located in South Whittier include 2 homes on one lot AND a bonus studio; providing you with a total of 7 beds, 4 baths, AND 3 kitchens. Equipped with a master walk-in closet, The Bigger House has 4 beds and 2 baths. The Smaller House is a 2 bed, 1 bath. The bonus studio is a 1 bed, 1 bath with a kitchenette. Enjoy the bonus flex space; perfect for an office, kid playhouse, yoga studio, or simply use it for additional storage. New HVAC, New roof, New tankless water heaters, and New electrical throughout! There is plenty of room for parking on this huge lot and the property includes a detached 2-car garage. Delivered completely vacant and ready to move in! Your spacious and stylish oasis awaits! Buyer and buyer's agent to satisfy themselves regarding the accuracy of property characteristics and square footage information.

Facts & Features

- Sold On 02/27/2024
 - Original List Price of \$1,249,995
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - 1 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$832 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
 - \$108000 Gross Scheduled Income
 - \$108000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: Bonus Room, Family Room, Kitchen, Laundry, Living Room, Walk-In Closet
 - Floor: Vinyl
- Appliances: Dishwasher, Disposal, Gas Range, Range Hood, Refrigerator, Tankless Water Heater

Exterior

- Lot Features: Front Yard, Garden, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,500
 - Electric: \$4,000.00
 - Gas: \$3,000
 - Furniture Replacement:
 - Trash: \$500
 - Cable TV: 01527644
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - 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:	1	4	2	2				
2:	1	2	1	1				
3:	1	1	1	1				

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8026010016

Michael Lembeck

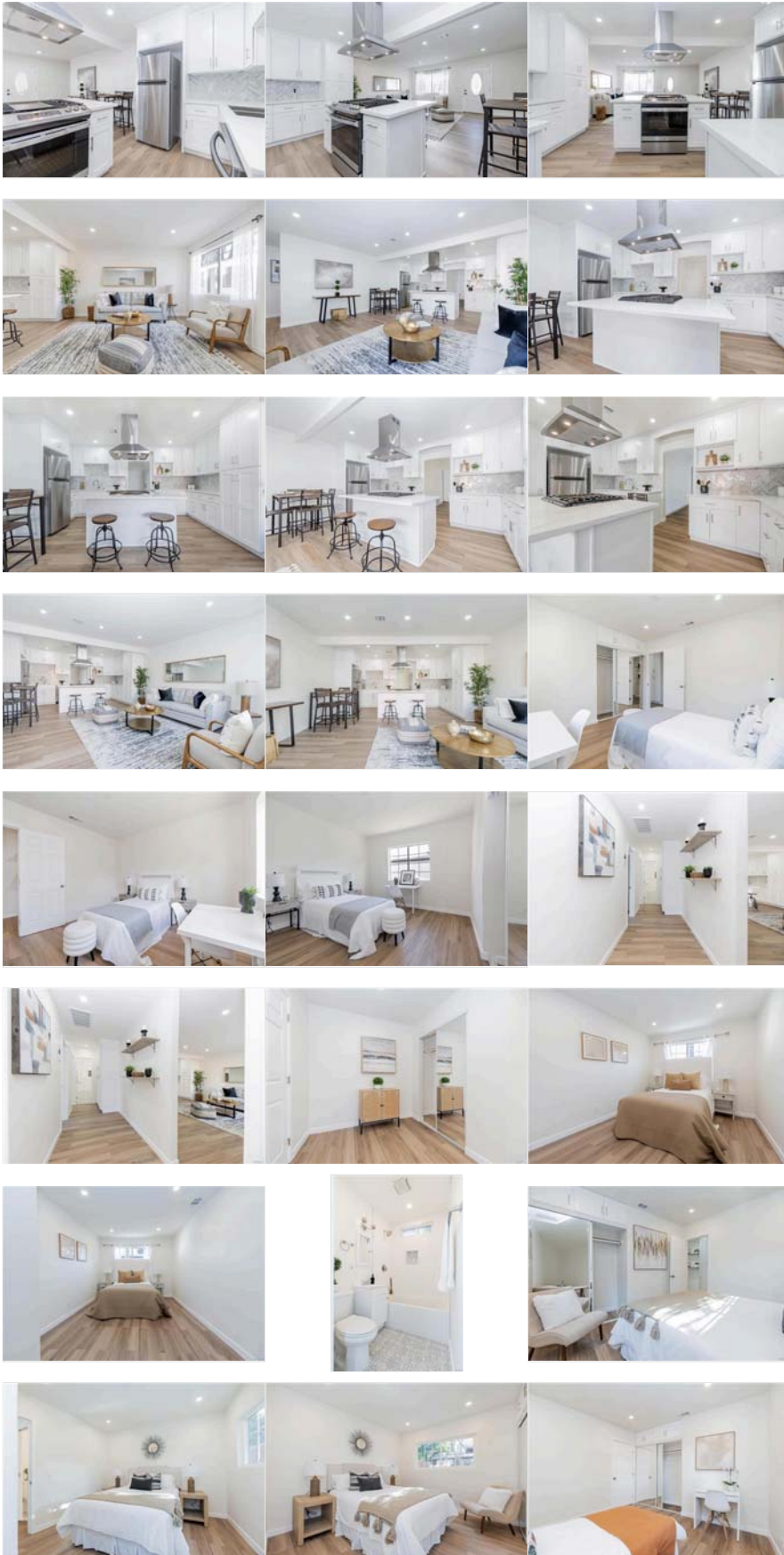
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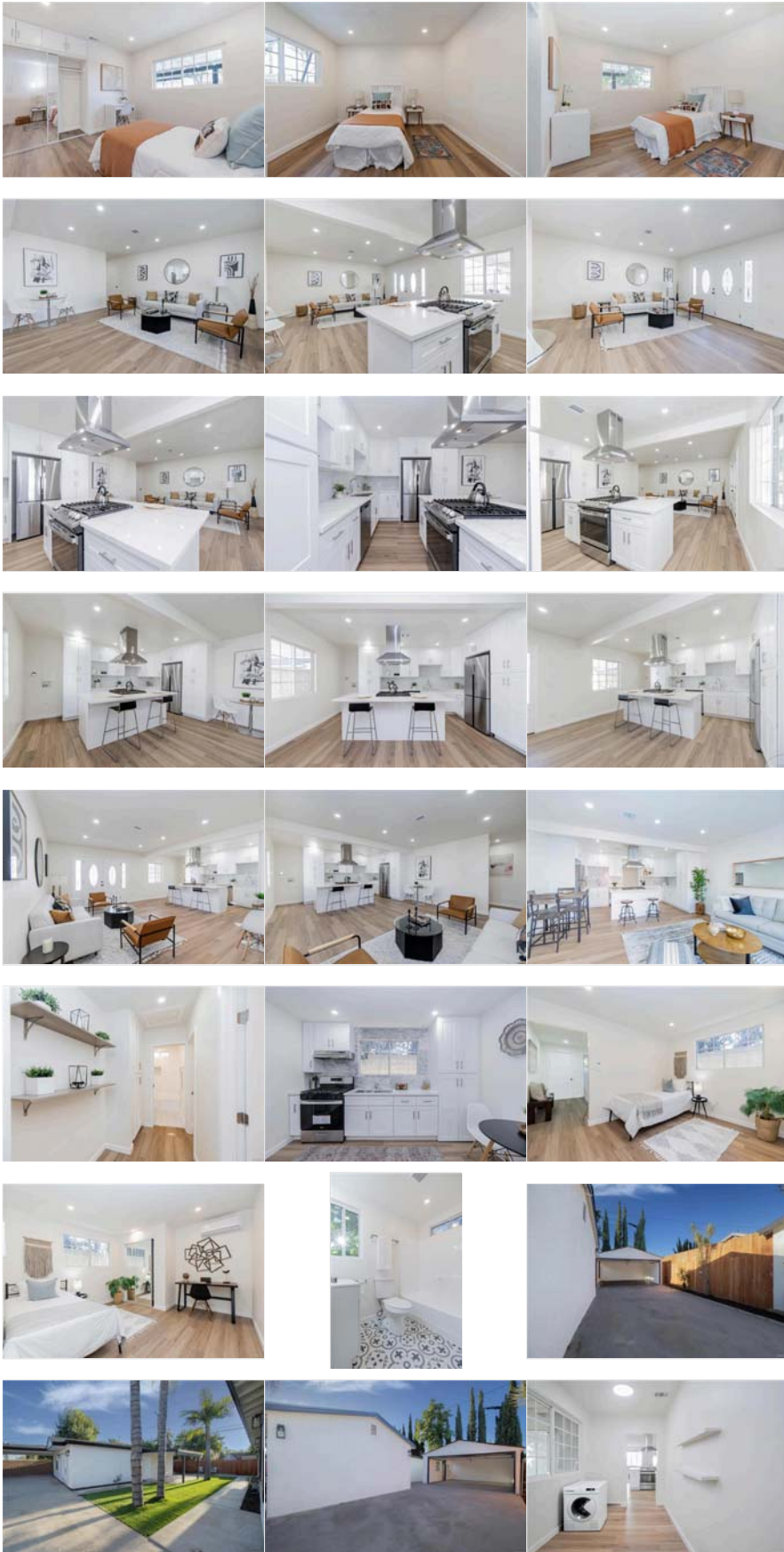
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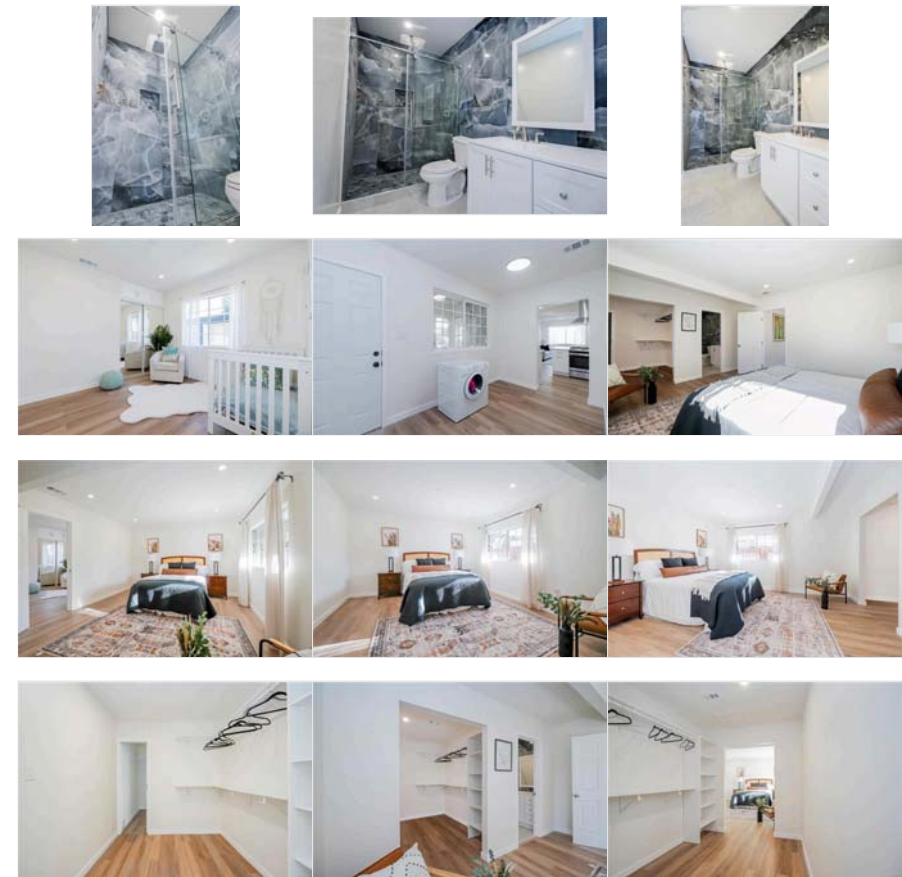
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Closed • Triplex

List / Sold:
\$1,450,000/\$1,225,000 ↓
99 days on the market
Listing ID: IV23120088

5988 Guthrie Ave • Los Angeles 90034
3 units • **\$483,333/unit** • **2,700 sqft** • **6,707 sqft lot** • **\$453.70/sqft** •
Built in 1946
Behind Kaiser on Cadillac



Calling All Investors!!! Great opportunity to own triplex near 10 Frwy and La Cienga. Property does need rehab. Three large two bedroom units in prime LA area. Cash offers preferred.

Facts & Features

- Sold On 02/27/2024
- Original List Price of \$1,450,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$40
- Cable TV: 01525024
- Gardener:
- Licenses:
- Insurance: \$80
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$180
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5066003017

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

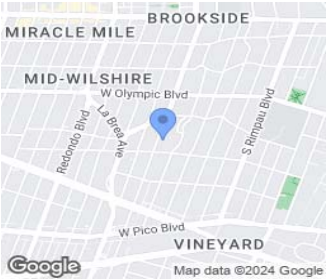
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Closed •

1156 S Highland Ave • Los Angeles 90019
3 units • \$765,000/unit • 2,441 sqft • 7,434 sqft lot • \$921.75/sqft •
Built in 1950
North of San Vicente, just East of La Brea

List / Sold:
\$2,295,000/\$2,250,000 ↓
14 days on the market
Listing ID: 24349103



Fully remodeled home with two additional units perfect for a savvy buyer looking for mortgage relief - completely vacant and beautiful! Located on a quiet tree lined street this one-of-a-kind property seamlessly blends the charm of an original California-style bungalow into three iterations all with outdoor space on this oversized lot. Whether you're a design enthusiast seeking a unique place to call home with two other units you can rent or work from or a seasoned investor looking for a low-maintenance trophy property, this is the opportunity you've been waiting for! Each unit offers completely remodeled and tastefully designed kitchens complete with dreamy bedrooms and sumptuous bathrooms with terrazzo finishes. Skylights, high ceilings, original floors and windows bring in the perfect amount of old world charm with modern functionality and an abundance of light. The front unit has a large living room with exposed beams, gourmet kitchen, and pitched ceilings. The en suite primary has access to the back yard creating fantastic flow. The middle unit offers similar vibes with larger bedrooms and over sized primary bathroom with walk in closet and access to a fully landscaped and private oasis . Lastly the ADU is tucked at the back of the lot with a full kitchen and private bedroom. All units have their own laundry, central air , and gas meters. This opportunity does not come around often as this property has been fully redone with all new systems, new roof, new tankless water heaters, new panels and fencing. ALL UNITS ARE VACANT, providing maximum flexibility to owner-occupy or maximize return on investment as a rental where you choose the tenants. Centrally located on a tree lined street one can easily access all La Brea has to offer with Trejo's Tacos at your disposal and a short drive to trendy Larchmont Village.

Facts & Features

- Sold On 02/27/2024
- Original List Price of \$2,295,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable

Interior

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

Exterior

- Lot Features: Lawn, Front Yard, Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$4,000
2:	2	2	2		Unfurnished	\$0	\$0	\$4,000
3:	3	1	1		Unfurnished	\$0	\$0	\$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
- Buyer Agency Compensation: 2.5%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5084023014

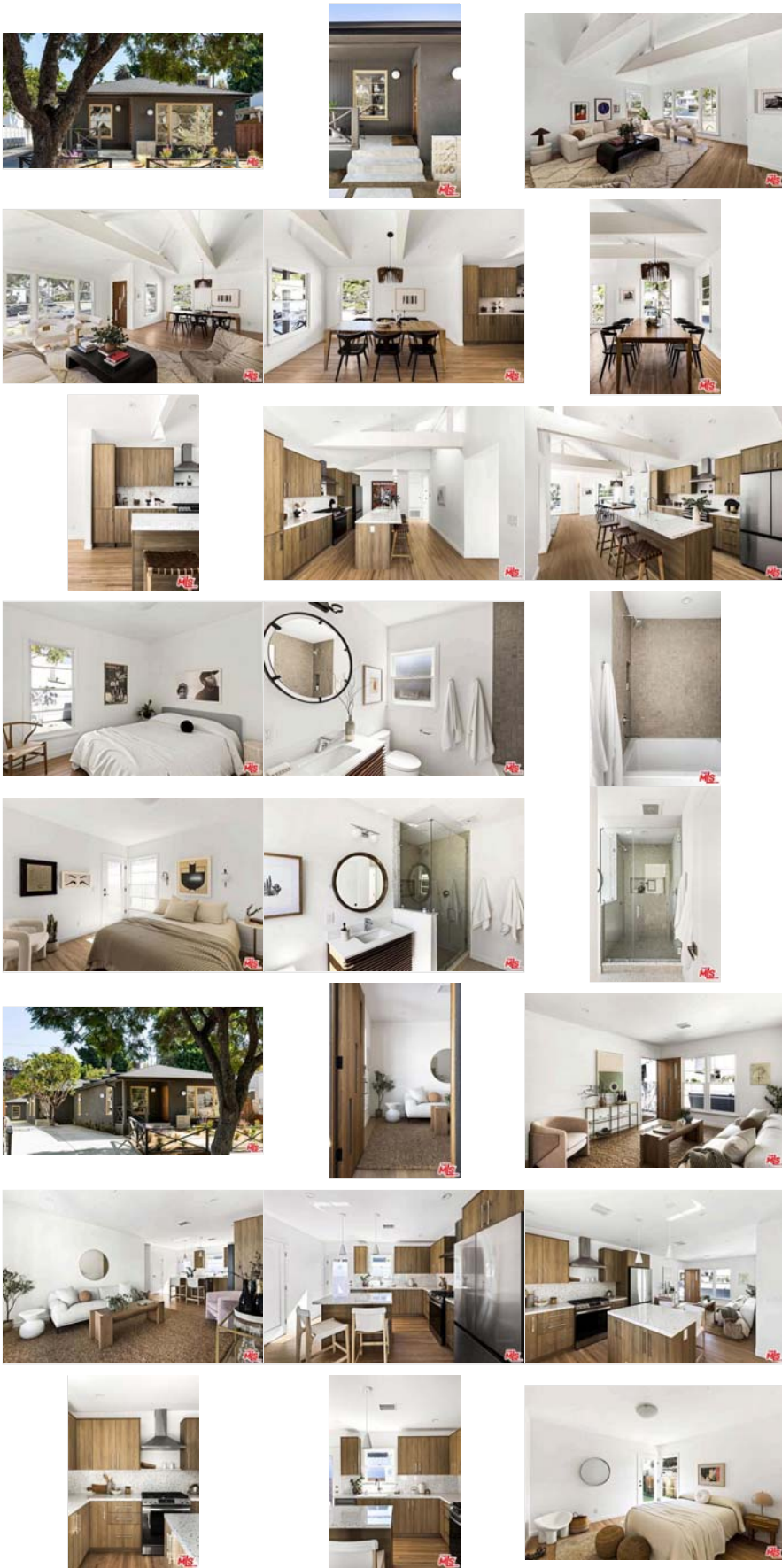
Michael Lembeck

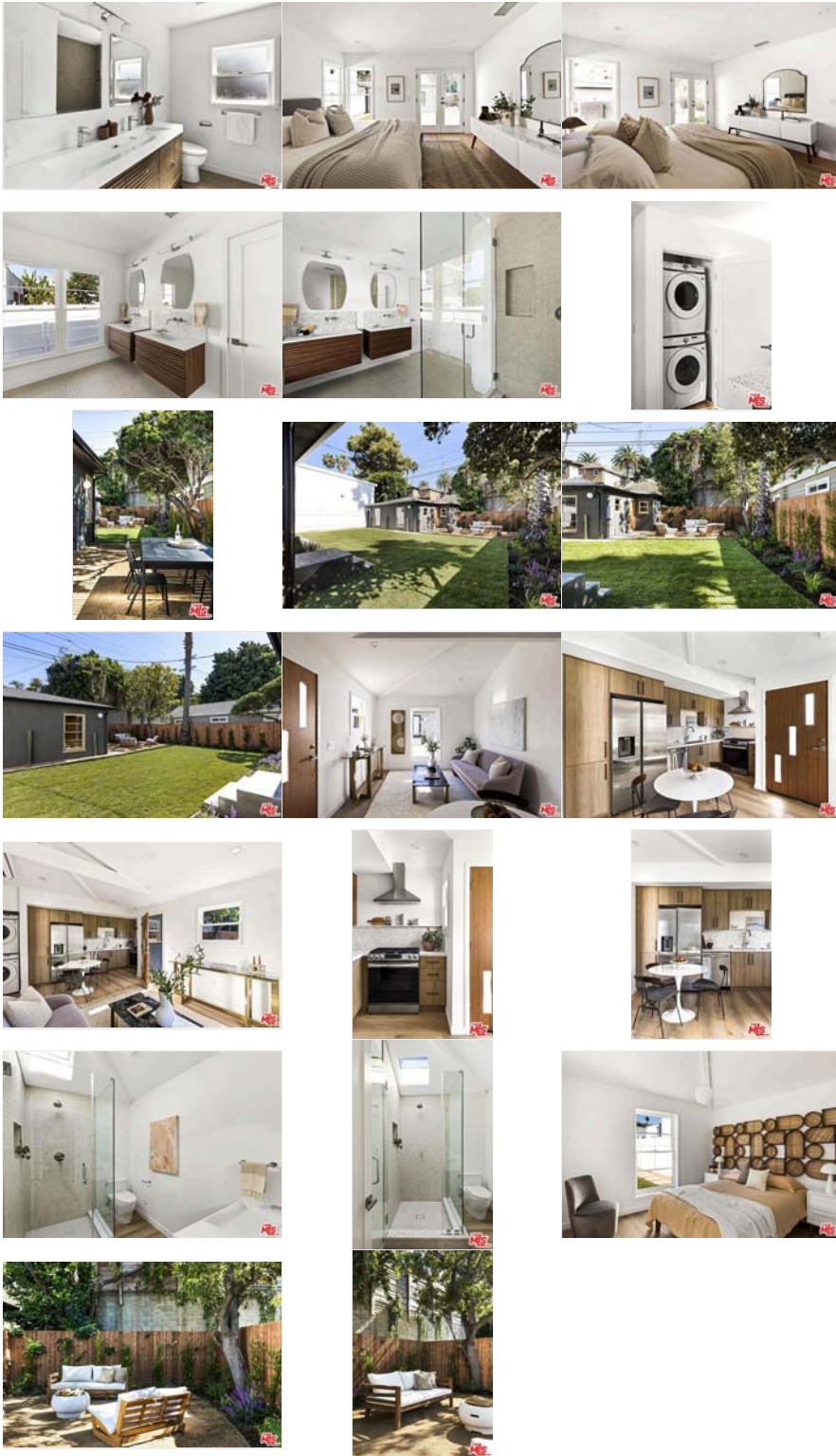
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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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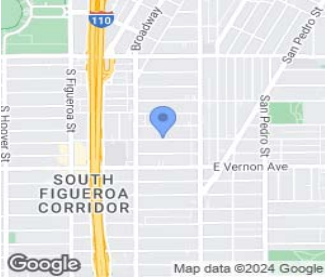
CUSTOMER FULL: Residential Income LISTING ID: 24349103

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Closed • Triplex

List / Sold:
\$2,058,888/\$2,000,000 ↓
38 days on the market
Listing ID: PW23218788

211 W 43rd St • Los Angeles 90037
3 units • \$686,296/unit • 2 sqft • 6,350 sqft lot • No \$/Sqft data •
Built in 2021
EAST OF THE 110 FWY, THE LOCATED MAIN ST & BROADWAUY OF W. 43RD ST.



GREAT INVESTMENT OPPORTUNITY! WE ARE PLEASED TO PRESENT THE EXCLUSIVE OPPORTUNITY TO ACQUIRE 211, 213, 213 1/2 W. 43RD ST. A MULTI FAMILY BUILDING COMPRISING THREE UNT. ALL 5 BEDROOM, 4 BATHROOM UNITS IDEALLY LOCATED IN LOS ANGELES, BUILT IN 2021, THE PROPERTY FEATURES TWO BUILDINGS ON THE SITE. THE FRONT BUILDING IS TWO STROY STRUCTURE HOUSING A SINGLE UNIT AND THE REAR BUILDING IS A THREE STORY STRUCTURE TWO UNITS. THIS PROPERTY IS CENTRALLY LOCATED, NEARBY USC, MINUTES WAY FROM DTLA, BMO STADIUM, NATUAL HISTORY OF LOS ANGELES AND MANY MORE HISTORIC ATTRACTIONS. THE MULTI - FAMILY INVESTOR IS LOOKING TO ADD A HIGHLY SOUGHT AFTER PROPERTY TO 1031 EXCHANGE.

Facts & Features

- Sold On 02/29/2024
- Original List Price of \$2,058,888
- 2 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Bamboo, Laminate, Wood

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: 02063235
- 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	4	1	Unfurnished	\$0	\$0	\$3,900
2:	1	5	4	0	Unfurnished	\$0	\$0	\$4,000
3:	1	5	4	0	Unfurnished	\$0	\$0	\$4,000

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
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5111014016

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23218788

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Closed

• Triplex

660 S Indiana St • East Los Angeles 90023

3 units • \$275,000/unit • 2,048 sqft • 5,334 sqft lot • \$402.83/sqft • Built in 1931

South of the 60 freeway and North of Whittier Boulevard

List / Sold: \$825,000/\$825,000

7 days on the market

Listing ID: MB24005190



A perfect mix of a single family home at the front of the property and 2 units at the rear of the property with 4 single car garages. The property is located in the heart of East Los Angeles, bordering the Boyle Heights Neighborhood. Easy access to the 5 fwy, 60 fwy and the 710 freeway. Walking distance to transportation, shopping, and dining. You are minutes from East Los Angeles College as well as Cal State Los Angeles. Many of the Angelenos enjoy the location as they are only 5-7 minutes away from Downtown Los Angeles, the Crypto Center and so much more.

Facts & Features

- Sold On 02/29/2024
 - Original List Price of \$825,000
 - 2 Buildings
 - 9 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: Individual Room
 - \$22000 Gross Scheduled Income
 - \$19600 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom
 - Floor: Carpet, Laminated, Tile
- Appliances: Gas Oven, Gas Range, Gas Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,500
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02004320
 - Gardener:
 - Licenses:
- Insurance: \$1,400
 - 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	1	4	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,800
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,800

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Buyer Agency Compensation: 2%
- ELA - East Los Angeles area
 - Los Angeles County
 - Parcel # 5238013005

Michael Lembeck

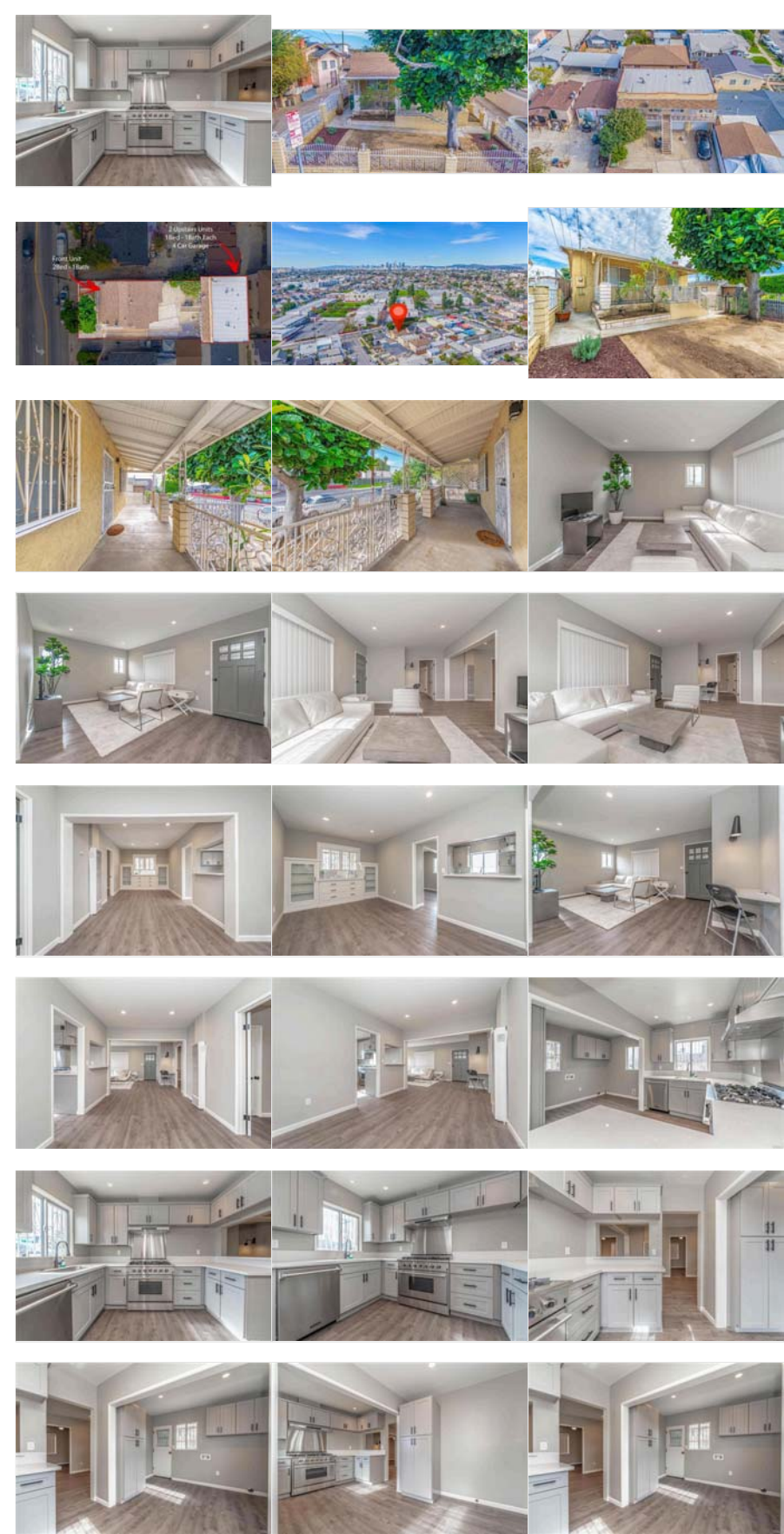
State License #: 01019397
Cell Phone: 714-742-3700

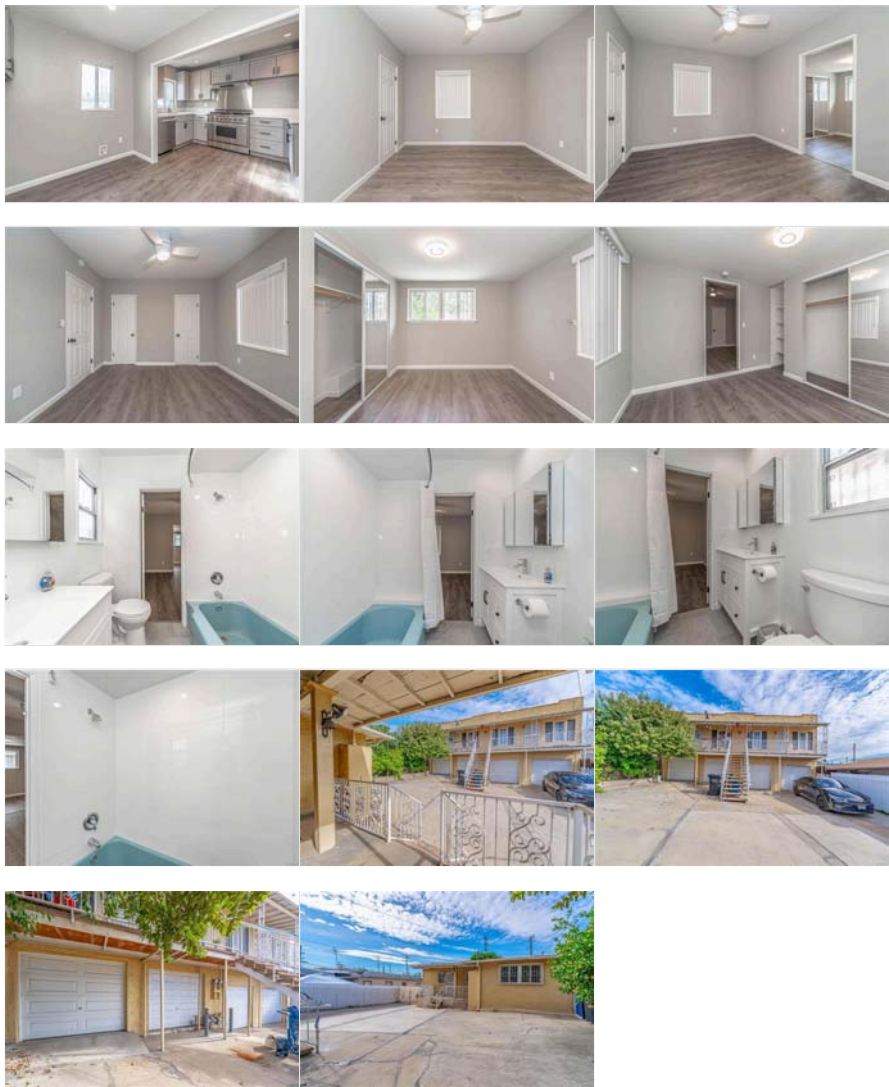
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4340 Von Karman Ave, #200
Newport Beach, 92660

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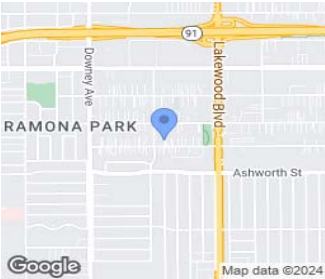
CUSTOMER FULL: Residential Income LISTING ID: MB24005190

Printed: 03/03/2024 9:11:04 AM

Closed • Apartment

List / Sold:
\$1,195,000/\$1,280,000
32 days on the market
Listing ID: PW23227691

8717 Rose St • Bellflower 90706
3 units • **\$398,333/unit** • **2,693 sqft** • **18,162 sqft lot** • **\$475.31/sqft** •
Built in 1948
South of 91 Fwy



8717 Rose Street is located in the desirable community of Bellflower. The subject property is very well-maintained and offers substantial rental upside. 8717 Rose Street is a rarely available single-story asset on a large 18,000Sq.Ft. lot. All Three (3) Units are currently occupied with zero delinquent tenants.

Facts & Features

- Sold On 02/28/2024
- Original List Price of \$1,195,000
- 3 Buildings
- 10 Total parking spaces
- \$1,214 (Estimated)
- Laundry: Electric Dryer Hookup, Washer Hookup
- Cap Rate: 4.7
- \$86880 Gross Scheduled Income
- \$56738 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,536
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01889870
- Gardener:
- Licenses:
- Insurance: \$1,251
- 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	\$2,965	\$2,965	\$3,200
2:	2	2	1	0	Unfurnished	\$2,125	\$4,275	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- RF - Bellflower South of 91 Frwy area
- Los Angeles County
- Parcel # 7162020065

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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

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Closed • **Quadruplex**

List / Sold:
\$1,550,000/\$1,560,000
8 days on the market
Listing ID: PV23221023

3752 Redondo Beach Blvd • Torrance 90504
4 units • \$387,500/unit • 3,516 sqft • 4,969 sqft lot • \$443.69/sqft •
Built in 1957
Going East from 405 on Redondo Beach Blvd, pass Ainsworth Ave



Beautifully maintained 4-unit building in West Torrance. All units are 2 bedroom with 1 bathroom. Two of the units are located on the ground floor with private patios. Two additional units located upstairs with private balconies. All units have their own gas meter and electric meter. Shared water meter. Two 2-car garage spaces. Located across the street from the Alondra Park Golf Course. Short drive to the 405 and close to public transit.

Facts & Features

- Sold On 03/01/2024
 - Original List Price of \$1,550,000
 - 1 Buildings
 - 4 Total parking spaces
 - \$839 (Assessor)
- Cap Rate: 6.02
 - \$115440 Gross Scheduled Income
 - \$93301 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Lawn, Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,676
 - Electric: \$145.88
 - Gas:
 - Furniture Replacement:
 - Trash: \$890
 - Cable TV: 01878277
 - Gardener:
 - Licenses: 121.49
- Insurance: \$1,805
 - Maintenance: \$10,439
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$891
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,360	\$2,360	\$2,600
2:	1	2	1	1	Unfurnished	\$2,538	\$2,538	\$2,600
3:	1	2	1	1	Unfurnished	\$2,360	\$2,360	\$2,600
4:	1	2	1	1	Unfurnished	\$2,362	\$2,362	\$2,600

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
 - Buyer Agency Compensation: 2%
- 132 - N Torrance - West area
 - Los Angeles County
 - Parcel # 4087002014

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: PV23221023

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Closed • Quadruplex

List / Sold:
\$1,550,000/\$1,560,000
9 days on the market
Listing ID: PV23219523

3746 Redondo Beach Blvd • Torrance 90504
4 units • \$387,500/unit • 3,516 sqft • 4,969 sqft lot • \$443.69/sqft •
Built in 1957
Go east Redondo Beach Blvd from the 405, go past Ainsworth Ave



Beautifully maintained 4-unit building in West Torrance. All units are 2 bedroom with 1 bathroom. Two of the units are located on the ground floor with private patios. Two additional units located upstairs with private balconies. All units have their own gas meter and electric meter. Shared water meter. Two 2-car garage spaces. Shared Laundry Room. Located across the street from the Alondra Park Golf Course. Short drive to the 405 and close to public transit.

Facts & Features

- Sold On 03/01/2024
 - Original List Price of \$1,550,000
 - 1 Buildings
 - 4 Total parking spaces
 - \$838 (Assessor)
- Laundry: See Remarks
 - Cap Rate: 6.38
 - \$115904 Gross Scheduled Income
 - \$98890 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,537
 - Electric: \$313.49
 - Gas:
 - Furniture Replacement:
 - Trash: \$837
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$1,591
 - Maintenance: \$4,015
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,312
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,375	\$2,375	\$2,600
2:	1	2	1	1	Unfurnished	\$2,375	\$2,375	\$2,600
3:	1	2	1	1	Unfurnished	\$2,388	\$2,388	\$2,600
4:	1	2	1	1	Unfurnished	\$2,360	\$2,360	\$2,600

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 132 - N Torrance - West area
 - Los Angeles County
 - Parcel # 4087002013

Michael Lembeck

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

Citivist Realty Services, Inc

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

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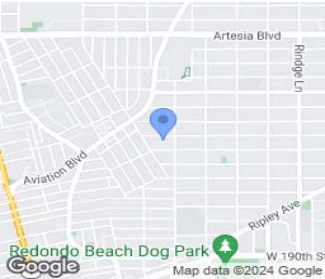
CUSTOMER FULL: Residential Income LISTING ID: PV23219523

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Closed • Quadruplex

List / Sold:
\$2,650,000/\$2,559,500 ↓
86 days on the market
Listing ID: SB23172337

1714 Clark Ln • Redondo Beach 90278
4 units • \$662,500/unit • 3,849 sqft • 7,503 sqft lot • \$664.98/sqft •
Built in 1969
Between Harkness Ln and Ford Ave



Introducing 1714 Clark Ln, Redondo Beach. Located on the outskirts of the Golden Triangle, this building is wonderfully poised for an owner-occupant or a cash-flow seeking investor! There is a rare 4-bedroom unit to be delivered vacant, complete with front and back yard space. Additionally, there is a 3-bedroom 1.5-bath unit with a private yard and two 2-bedroom 1.5-bath units. This building has undergone a complete rehab including upgrades such as a full roof replacement, new window system, exterior paint and an enhanced shared backyard space. Each unit has its own washer/dryer and private garage space. The unit interiors have been upgraded with new two-tone cabinets, Calacatta-quartz countertops, vinyl plank flooring with modern baseboards and a new stainless steel appliance package. Step into immediate cash flow now operating at a very impressive 5.20% in-place Cap Rate and 13.74 in-place GRM!

Facts & Features

- Sold On 02/27/2024
- Original List Price of \$2,800,000
- 2 Buildings
- 6 Total parking spaces
- \$1,978 (Public Records)
- Laundry: Inside
- \$192900 Gross Scheduled Income
- \$139848 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$49,265
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$3,656
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$5,000	\$5,000	\$5,000
2:	1	3	2	2	Unfurnished	\$3,875	\$3,875	\$4,200
3:	1	2	2	1	Unfurnished	\$3,600	\$3,600	\$3,700
4:	1	2	2	2	Unfurnished	\$3,600	\$3,600	\$3,700

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 154 - N Redondo Bch/Golden Hills area
- Los Angeles County
- Parcel # 4161010027

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed • **Quadruplex**

List / Sold:

\$1,225,000/\$1,225,000 

128 days on the market

Listing ID: WS23101552

314 La France Ave • Alhambra 91801
4 units • \$306,250/unit • 3,252 sqft • 7,517 sqft lot • \$376.69/sqft •
Built in 1922
Alhambra road and south on La France



Introducing 314-316 La France: A Desirable North Alhambra Property with 4 Units Located in the highly sought-after North Alhambra neighborhood, 314-316 La France presents an excellent investment opportunity. This property comprises four individual units, each offering its own unique features and comfortable living spaces. With a combination of versatile layouts, convenient amenities, and a prime location, this property is a rare find in the market. Unit 314 is a spacious 2-story residence, boasting 2 bedrooms and 1 bathroom. This unit includes the added convenience of its own laundry hook-ups and a bonus room, providing ample space for various living arrangements. Unit 316 is a charming 2-bedroom, 1-bathroom unit that offers cozy and comfortable living quarters. With well-appointed rooms and thoughtfully designed interiors, this unit provides a welcoming atmosphere for residents to relax and unwind. Unit 314 1/2: Located in the back of the property, upstairs, Unit 314 1/2 features 1 bedroom and 1 bathroom. The unit offers a unique layout, including an additional bedroom and a bonus room, providing additional space for various purposes such as a home office, studio, or recreational area. Unit 316 1/2: Situated on the lower level of the back section, Unit 316 1/2 presents a comfortable living space with 2 bedrooms and 1 bathroom. The unit also offers a large concrete backyard, perfect for outdoor activities, gardening, or hosting gatherings. This spacious outdoor area enhances the overall appeal of the unit. Additional Features: The property is equipped with four electrical and gas meters, ensuring convenience and flexibility for each unit's utility management. Furthermore, there is a single water meter serving the entire property. All units are month-to-month tenancies.

Facts & Features

- Sold On 02/28/2024
 - Original List Price of \$1,300,000
 - 2 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - 2 Total carport spaces
 - Heating: Wall Furnace
 - \$1,133 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
 - \$54300 Gross Scheduled Income
 - \$46775 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Stone
- Appliances: Gas Range

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Lawn, Rectangular Lot
- Fencing: Block, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,270
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01297473
 - Gardener:
 - Licenses:
- Insurance: \$980
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$2,800
2:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$2,500
3:	1	2	1	0	Unfurnished	\$900	\$900	\$2,000
4:	1	1	1	0	Unfurnished	\$875	\$875	\$1,200

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Buyer Agency Compensation: 2%
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5339016020

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: WS23101552

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Closed •

List / Sold:

\$2,495,000/\$2,085,000 ↓

207 days on the market

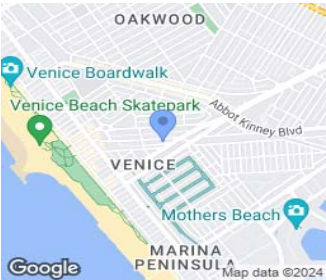
Listing ID: 23279389

436 Venice Way • Venice 90291

4 units • \$623,750/unit • 3,362 sqft • 6,159 sqft lot • \$620.17/sqft •

Built in 1947

Lincoln Blvd, West on Venice Ave, right on Venice Way, between Ocean & Riviera at the intersection of Andalusia & Venice Way.



Situated on a double-size lot, 6,159 sqft, sits a well-maintained 4-plex, with (4) 2 bed, 1 bath units. Over the years, each unit has been updated with granite countertops new kitchen cabinets, and updated bathrooms. A few of the units have wood floors while the others have updated engineered or laminate floors. Each unit has its own washer and dryer hookups to accommodate stackable units. There is a large landscaped yard and an inviting communal patio with charming overhead white lights. There are (2) 2 car garages (4 parking spots total) behind the property which are accessed from the alley. The property will be delivered with the existing tenants in place. Just blocks to the beach and Abbot Kinney, on an oversized lot, this 4-plex is an ideal investment property or even future development potential.

Facts & Features

- Sold On 02/28/2024
 - Original List Price of \$2,495,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
- Laundry: Stackable
 - \$106742 Net Operating Income

Interior

- Floor: Wood, Laminate
- Appliances: Dishwasher, Refrigerator, Gas Cooktop, Oven

Exterior

Annual Expenses

- Total Operating Expense: \$28,090
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02014153
 - 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	\$2,809	\$11,236	\$15,129
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4238020026

Michael Lembeck

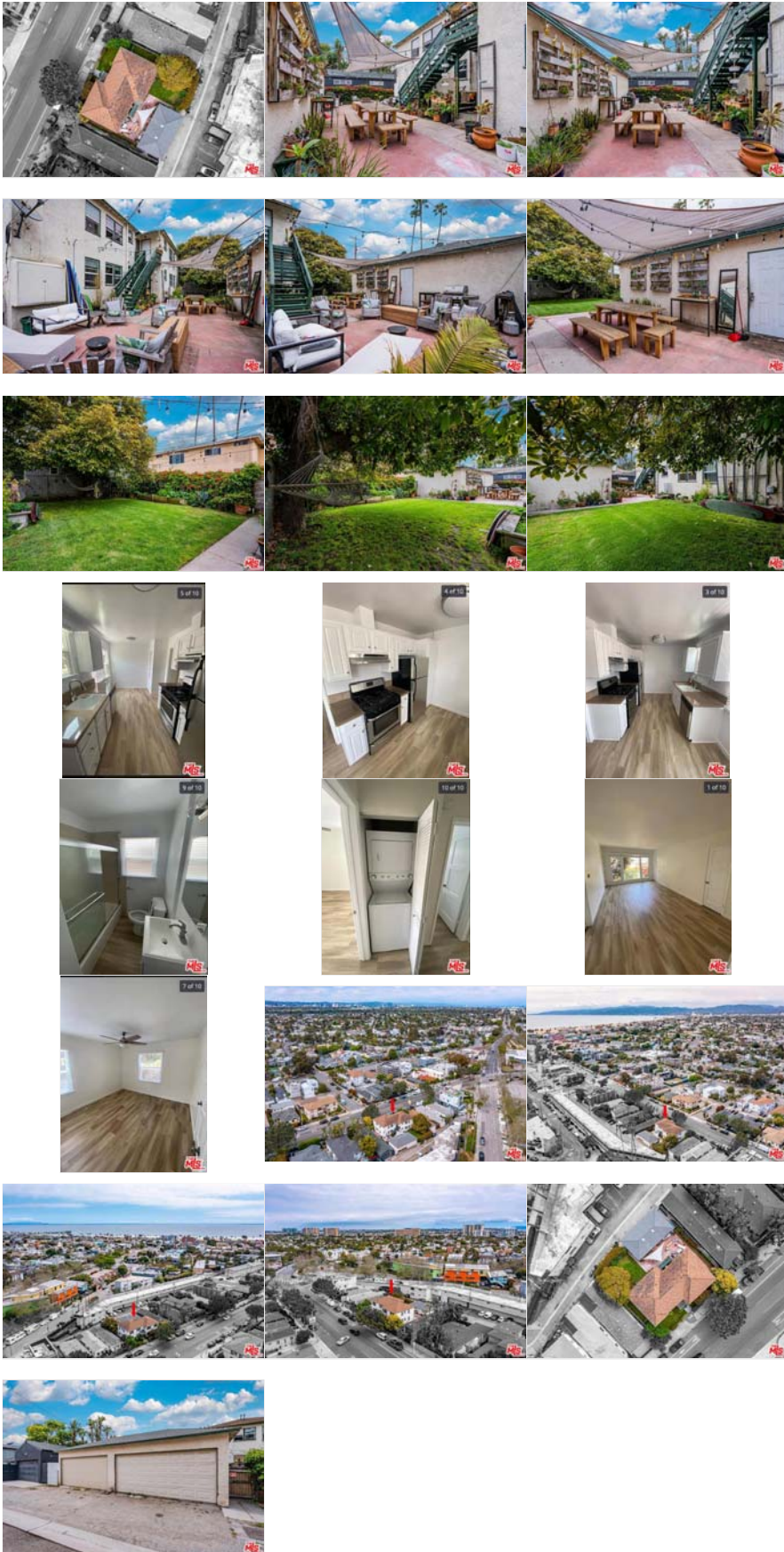
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed •

List / Sold: **\$825,000/\$700,000** ↓

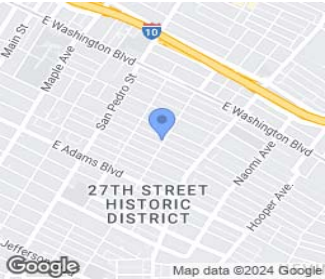
1057 E 23rd St • Los Angeles 90011

13 days on the market

4 units • \$206,250/unit • 3,146 sqft • 6,251 sqft lot • \$222.50/sqft • Built in 1922

Listing ID: 23271737

East of Adams, West of Washington, 23rd and Griffith



Probate sale, no court confirmation required. Duplex that has fire damage is now lucrative opportunity for developer or investor to build a four-plex. There is a partially rehabbed 2 bedroom 1 bath ADU and small Commercial restaurant or corner store are onsite and permitted. Large, flat 6258 sq. ft. lot. Close to USC and Downtown LA. Corner lot (Griffith and 23rd) and is zoned RD1.5. Lot boasts 50 ft. of frontage and 125 ft. deep with utilities already on site. Several lots on the street have already been developed into four-plexes.

Facts & Features

- Sold On 02/28/2024
- Original List Price of \$999,000
- 3 Buildings
- Levels: Two

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01878277
 - 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:	0	0	0		Unfurnished	\$0	\$0	\$0
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
 - Buyer Agency Compensation: 1.5%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5131016016

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 23271737

Printed: 03/03/2024 9:11:04 AM

Closed

• Single Family Residence

10968 Sutter Ave

• Pacoima 91331

4 units • \$255,000/unit • 3,654 sqft • 7,012 sqft lot • \$259.99/sqft • Built in 1956

San Fernando mission-van Nuys-Sutter

List / Sold: \$1,020,000/\$950,000

238 days on the market

Listing ID: SR23095716



Welcome to a unique and well-designed 4-unit apartment building, where a blend of privacy and convenience awaits. This distinctive structure features three units nestled in the rear of the property, while one unit proudly stands at the front, creating an interesting architectural composition. The rear units feature their own separate entrances, providing a sense of independence and seclusion. The layouts are well thought out, optimizing every inch of space to create comfortable living environments. Each unit includes a living area, a kitchen with modern amenities, a bedroom designed for relaxation, and a bathroom adorned with stylish fixtures. This property is conveniently located near freeways, restaurants, parks, Whitman Airport, Costco, Hansen Damn golf course, and shopping centers. This property features four units, each with its own assigned parking space. Three of the units located in the rear are gated, built in the early 2000s. Two units are 2+1, with the third being a 3+1. The front unit is a 4+1 making this an excellent potential live-in investment.

Facts & Features

- Sold On 02/27/2024
 - Original List Price of \$1,050,000
 - 2 Buildings
 - Levels: One, Two
 - 0 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$604 (Estimated)
- 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

- Rooms: Kitchen, Living Room
 - Floor: Laminate
- Appliances: Gas Range, Refrigerator, Water Heater
 - Other Interior Features: Open Floorplan

Exterior

- Lot Features: Walkstreet
- Fencing: Average Condition
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00965994
 - 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	\$1,350	\$1,350	\$0
2:	2	2	1	0	Unfurnished	\$1,250	\$1,250	\$0
3:	1	4	2	0	Unfurnished	\$1,800	\$1,800	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- PAC - Pacoima area
 - Los Angeles County
 - Parcel # 2535009022

Michael Lembeck

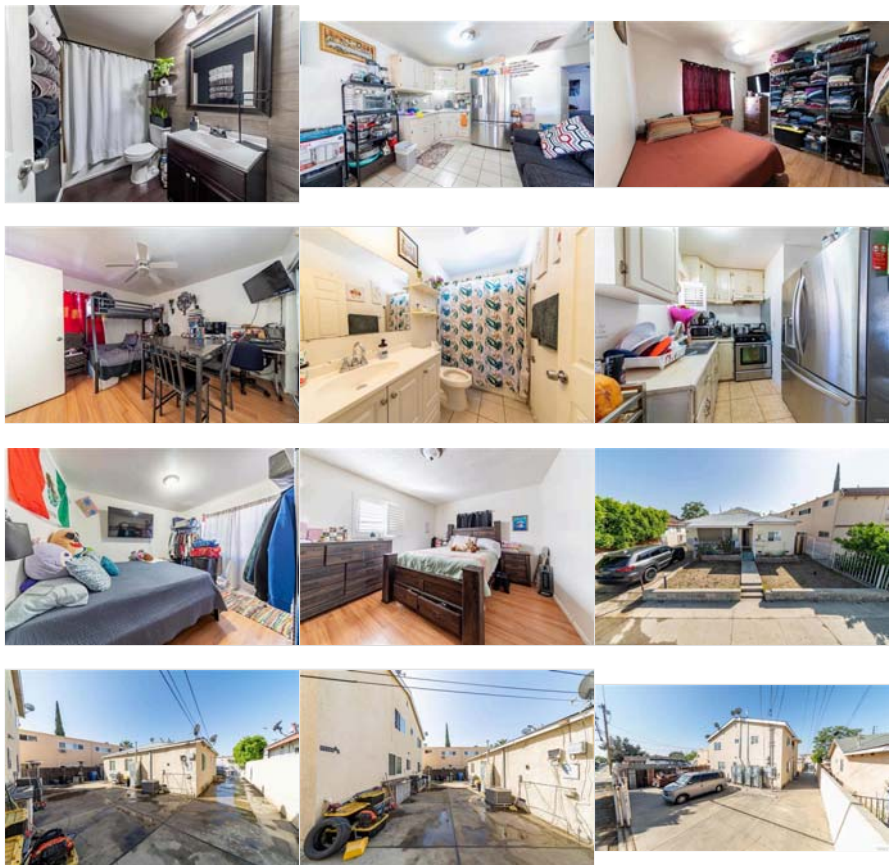
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Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: SR23095716

Printed: 03/03/2024 9:11:04 AM

Closed • Apartment

List / Sold:

\$1,500,000/\$1,365,000 ↓

44 days on the market

Listing ID: SB23220238

1381 W 8th St • San Pedro 90732

5 units • \$300,000/unit • 4,703 sqft • 8,108 sqft lot • \$290.24/sqft • Built in 1965

On the corner of 8th St and Averill Ave



LOCATION, LOCATION, LOCATION! Pride-of-ownership real estate in Prime San Pedro Location! ***5-Unit apartment complex consisting of two structures and a quaint court-yard. Front building has a large 1,882 sq.ft. 4-Bedroom/3-Bath owner's unit built in 1991 over the front 2 units. The owner's unit boasts double-pane French doors offering views of the San Pedro Hills, a living room featuring vaulted ceilings, ceiling fans, and balconies. Four Garages and additional on-side and off-street Parking. Huge upside in rents upon unit turnover; Low expenses - Tenants pay all utilities (Water expense offset with tenant contribution).* Situated on a generous 8,106 sqft. corner lot, the complex provides a desirable living space within walking distance to stores, restaurants, and Averill Park. This well-positioned investment holds promise for both immediate returns and long-term appreciation.

Facts & Features

- Sold On 02/29/2024
 - Original List Price of \$1,650,000
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - \$708 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - Cap Rate: 5.13
 - \$113424 Gross Scheduled Income
 - \$76883 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$33,138
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance: \$3,250
 - 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	4	3	1	Unfurnished	\$3,057	\$3,057	\$4,000
2:	1	2	1	1	Unfurnished	\$1,874	\$1,874	\$2,700
3:	1	2	1	1	Unfurnished	\$2,400	\$2,400	\$2,700
4:	1	1	1	1	Unfurnished	\$1,003	\$1,003	\$1,850
5:	1	1	1	1	Unfurnished	\$1,118	\$1,118	\$1,850

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 187 - Holy Trinity area
 - Los Angeles County
 - Parcel # 7459019005

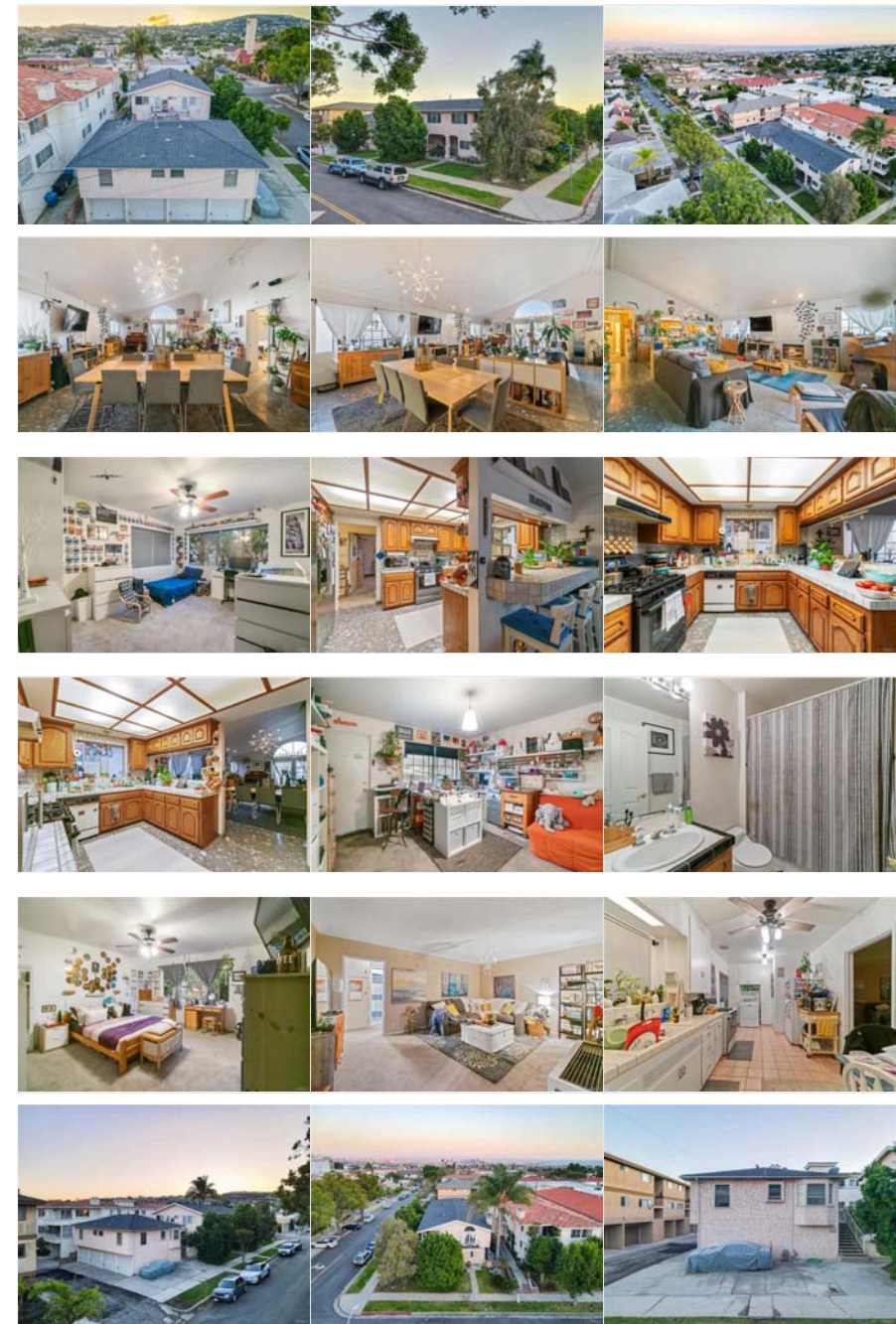
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Newport Beach, 92660





CUSTOMER FULL: Residential Income LISTING ID: SB23220238

Printed: 03/03/2024 9:11:04 AM

Closed

List / Sold: \$1,049,000/\$975,000

210 S Lake St • Los Angeles 90057

161 days on the market

5 units • \$209,800/unit • 3,328 sqft • 6,249 sqft lot • \$292.97/sqft • Built in 1925

Listing ID: 23295109

Use google maps



Welcome to "Lake Street Legacy," a testament to timeless Los Angeles charm. "Where History Meets Opportunity. "Situated in the heart of Los Angeles, Lake Street Legacy at 210 S Lake Street is a unique investment opportunity that blends historical charm with modern convenience. This Storybook Architectural Income Property, built in 1925, offers a monthly income of \$6,090 against expenses of \$1,456.The property comprises five units, each offering a cozy 1-bedroom, 1-bathroom living space. Minor upgrades have been made to each unit, enhancing the original charm while providing modern comforts. One of the unique features of this property is the ample storage available in the basement, a rarity in city living. The basement has also undergone minor retrofitting, adding to the property's value and appeal. Please note that the landlord does not own the appliances. Lake Street Legacy is situated on a 6,249 sq ft lot, with a total living area of 3,328 sq ft. It also boasts five parking spaces, a sought-after amenity in the bustling city of Los Angeles. The property is zoned LAR3, offering potential for future development. Its central location offers easy access to all the city has to offer, including fantastic dining, shopping, and entertainment options. With its strategic location and unique features, Lake Street Legacy is an excellent choice for anyone looking to expand their investment portfolio. Don't miss out on this rare investment opportunity. Experience the blend of historical charm and modern convenience at Lake Street Legacy.

Facts & Features

- Sold On 03/01/2024
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$67170 Net Operating Income

Interior

- Floor: Wood, Carpet
- Appliances: None
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: Back Yard, Front Yard, Utilities - Overhead, Yard
- Sewer: Other
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Window Bars, Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$12,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- 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	\$880	\$880	\$2,100
2:	1	1	1		Unfurnished	\$1,400	\$1,440	\$2,200
3:	1	1	1		Unfurnished	\$1,700	\$1,700	\$2,200
4:	1	1	1		Unfurnished	\$860	\$860	\$2,200
5:	1	1	1		Unfurnished	\$1,250	\$1,250	\$2,200
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
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5154008020

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CUSTOMER FULL: Residential Income LISTING ID: 23295109

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Closed • Commercial/Residential

List / Sold:
\$1,647,200/\$1,525,000 ↓
29 days on the market
Listing ID: OC24000116

804 E Kelso St • Inglewood 90301
6 units • \$274,533/unit • 5,670 sqft • 7,362 sqft lot • \$268.96/sqft •
Built in 1960
N/Century, W/Prairie, cross street of Kelso shares with KIA Forum



An exceptional opportunity awaits to own this remarkable income property. This six-unit complex presents a front owner's unit, offering a spacious layout of 3 bedrooms and 2 baths. Enjoy the luxurious ensuite bath featuring double sinks, complemented by a cozy fireplace, an exclusive inside laundry area, and the convenience of a one-car garage. The unit also boasts a private yard bordered by a privacy hedge. The remaining units, each comprising 2 bedrooms and 1 bath, provide comfortable living spaces for tenants. The individual garage spaces are smartly positioned at the rear of the property, ensuring convenience and accessibility. Notably, the property features a recently constructed concrete block fence along the west side, enhancing privacy and security. Modern amenities include newer air conditioning and heating systems installed in each unit, ensuring comfort year-round. Ideally situated mere steps away from the KIA Forum and a short distance from the prestigious SoFi complex, this property offers unparalleled proximity to local attractions. Its strategic location provides effortless access to LAX and major freeways, catering to convenience and accessibility. Surrounded by a blend of single-family homes and multiunit dwellings, the neighborhood exudes a harmonious residential atmosphere. Additionally, an elementary school in close proximity adds to the appeal of this locale, making it an enticing prospect for families and renters alike.

Facts & Features

- Sold On 03/01/2024
- Original List Price of \$1,647,200
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 5 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Owner)
- Laundry: Common Area
- \$123256 Gross Scheduled Income
- \$101152.3 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

- Rooms: Kitchen, Living Room

Exterior

- Lot Features: Front Yard, Level with Street, Near Public Transit, Sprinklers In Front
- Fencing: Block
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$22,708
- Electric: \$1,524.90
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,091
- Cable TV: 01428774
- Gardener:
- Licenses: 1015
- Insurance: \$2,030
- Maintenance: \$4,022
- Workman's Comp:
- Professional Management: 4800
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,846	\$1,846	\$2,800
2:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$2,000
3:	1	2	1	1	Unfurnished	\$1,575	\$1,575	\$2,000
4:	1	2	1	1	Unfurnished	\$1,770	\$1,770	\$2,000
5:	1	2	1	1	Unfurnished	\$1,640	\$1,640	\$2,000
6:	1	2	1	1	Unfurnished	\$1,690	\$1,690	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4021038020

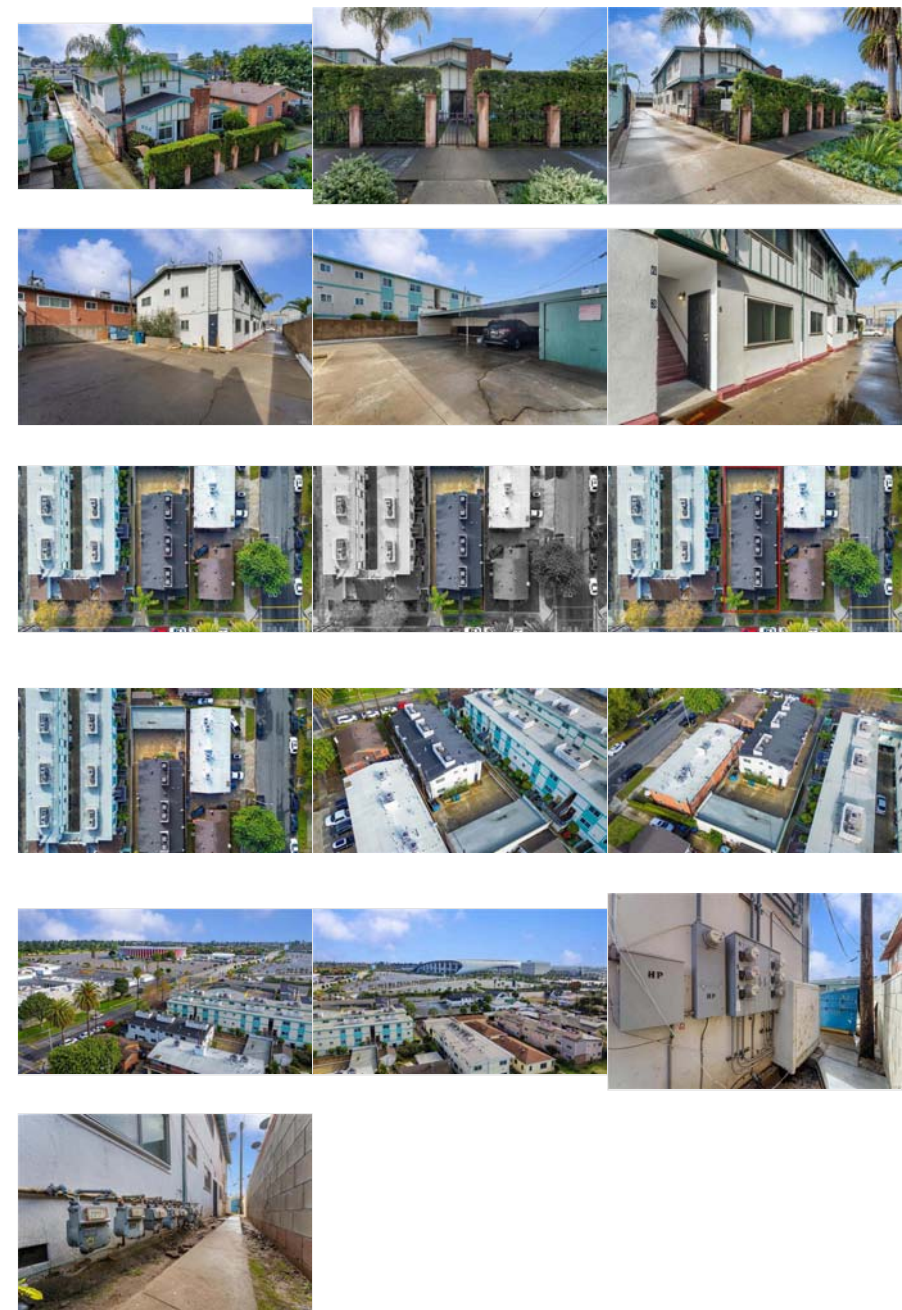
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State License #: 01875823
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Closed •

604 Hawthorne St • Glendale 91204
6 units • \$341,667/unit • 5,766 sqft • 9,676 sqft lot • \$408.52/sqft •
Built in 1932
Going South on Pacific, go West on Hawthorne

List / Sold:
\$2,050,000/\$2,355,500 
15 days on the market
Listing ID: P1-16384



Introducing an exceptional investment opportunity in the heart of Glendale, CA - a well-maintained 6-unit apartment building showcasing immense potential. Ideally situated near the 5 and 134 freeways, this property boasts a coveted location for tenants and investors, providing a seamless blend of immediate income and promising future value appreciation. With three updated units, ensuring quality tenants, the remaining three units provide an excellent opportunity for investors to enhance and maximize rental income.

Facts & Features

- Sold On 02/29/2024
- Original List Price of \$2,050,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- 5 Total carport spaces
- Laundry: Washer Hookup
- Cap Rate: 4.51
- \$149820 Gross Scheduled Income
- \$92472 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Kitchen
- Appliances: None

Exterior

- Fencing: Block, Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$57,348
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,540
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$5,375
- Maintenance:
- Workman's Comp:
- Professional Management: 7102
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$1,850	\$1,850	\$2,800
2:	2	2	1		Unfurnished	\$2,075	\$2,075	\$2,800
3:	2	2	1		Unfurnished	\$1,925	\$1,925	\$2,800
4:	2	2	1		Unfurnished	\$1,950	\$1,950	\$2,800
5:	2	2	1		Unfurnished	\$2,350	\$2,350	\$2,800
6:	2	2	1		Unfurnished	\$2,335	\$2,335	\$2,800

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5695011027

Michael Lembeck

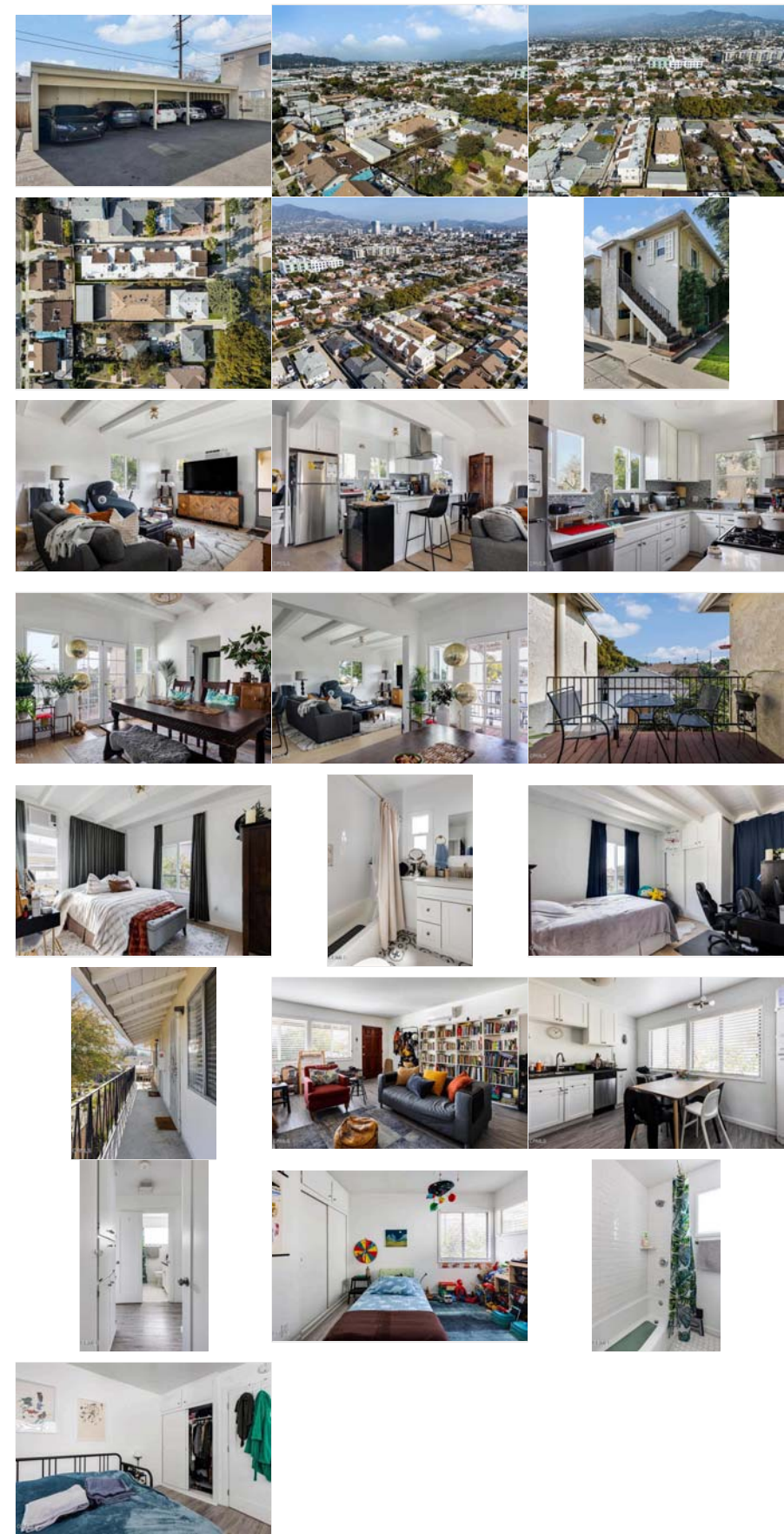
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Citivest Realty Services, Inc

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

Click arrow to display photos





Closed • Apartment

List / Sold:
\$1,899,000/\$1,668,000 ↓
56 days on the market
Listing ID: WS23214409

1070 College View Dr • Monterey Park 91754
6 units • **\$316,500/unit** • **5,308 sqft** • **8,019 sqft lot** • **\$314.24/sqft** •
Built in 1959
College View and S. Sunrise Dr.



Excellent positioning, spacious bedrooms within a serene complex. Every unit comprises two bedrooms, a bath, and features a sizable patio or balcony. There are no rent restrictions on this property, and all occupants are up-to-date with their rent payments. Recent upgrades include plumbing and sewer line enhancements, along with a new water heater. Several units have undergone renovations. Conveniently located within walking distance of East LA College, near markets, Starbucks, Chipotle, and various dining options. A mere 15-minute commute to Downtown LA adds to its appeal. The property generates a substantial income with room for further growth. It's effortlessly manageable, offering ease in maintenance.

Facts & Features

- Sold On 03/01/2024
 - Original List Price of \$2,098,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - \$0 (Assessor)
- Laundry: Common Area, Gas & Electric Dryer Hookup
 - \$86400 Gross Scheduled Income
 - \$73298 Net Operating Income
 - 7 electric meters available
 - 7 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,102
 - Electric: \$1,176.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,020
 - Cable TV: 01333814
 - Gardener:
 - Licenses: 786
- Insurance: \$2,800
 - Maintenance: \$3,300
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$2,820
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$1,140	\$1,140	\$2,100
2:	1	2	0	1	Unfurnished	\$1,072	\$1,072	\$2,100
3:	1	2	0	1	Unfurnished	\$946	\$946	\$2,100
4:	1	2	0	1	Unfurnished	\$1,300	\$1,300	\$2,100
5:	1	2	0	1	Unfurnished	\$1,500	\$1,500	\$2,100
6:	1	2	0	1	Unfurnished	\$1,142	\$1,142	\$2,100

Of Units With:

- Separate Electric: 7
 - Gas Meters: 7
 - Water Meters: 1
 - Carpet: 6
 - Dishwasher: 0
 - Disposal: 6
- Drapes: 6
 - Patio: 3
 - Ranges: 6
 - Refrigerator: 6
 - Wall AC: 6

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 641 - Monterey Park area
 - Los Angeles County
 - Parcel # 5253012025

Michael Lembeck

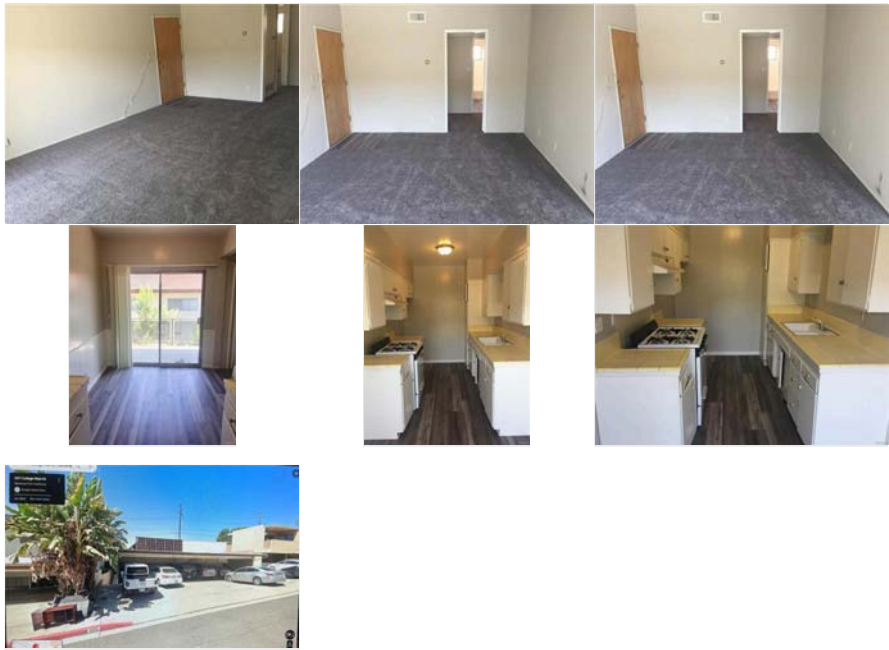
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: WS23214409

Printed: 03/03/2024 9:11:04 AM

Closed •

List / Sold:

\$1,099,000/\$1,085,000 ↓

26 days on the market

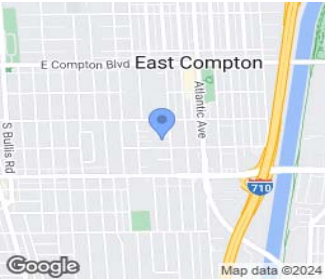
Listing ID: 24346217

15615 S White Ave • Compton 90221

6 units • \$183,167/unit • 5,096 sqft • 20,170 sqft lot • \$212.91/sqft •

Built in 1935

Located one block north of Alondra Blvd and two blocks east of S. White Ave.



15613-17 S. White Ave. is a six-unit value-add opportunity, located in an area of Unincorporated LA County, and offered at \$183,167 per unit, \$216 per foot, 5.65% current CAP, and 10.83 current GRM. With approx. 70% rental upside, the property will stabilize at an 11.98% market CAP & 6.35 market GRM at projected market rents (based on renovated units). Situated on a 20,170 SF lot with plenty of parking spaces (mix of one-car garages, covered, and surface spaces), 15613-17 S. White presents an opportunity to add one or two ADUs (buyer to verify). The property is comprised of four structures featuring (6) 2-bdrm. units averaging approx. 850 SF. Several units feature private front yards.

Facts & Features

- Sold On 02/27/2024
 - Original List Price of \$1,099,000
 - 4 Buildings
 - Levels: One
- Laundry: Community, Individual Room
 - Cap Rate: 5.65
 - \$62137 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$36,314
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1		Unfurnished	\$1,400	\$8,398	\$14,370
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- RO - Compton S of Rosecrans, E of Alameda area
 - Los Angeles County
 - Parcel # 6181022028

Michael Lembeck

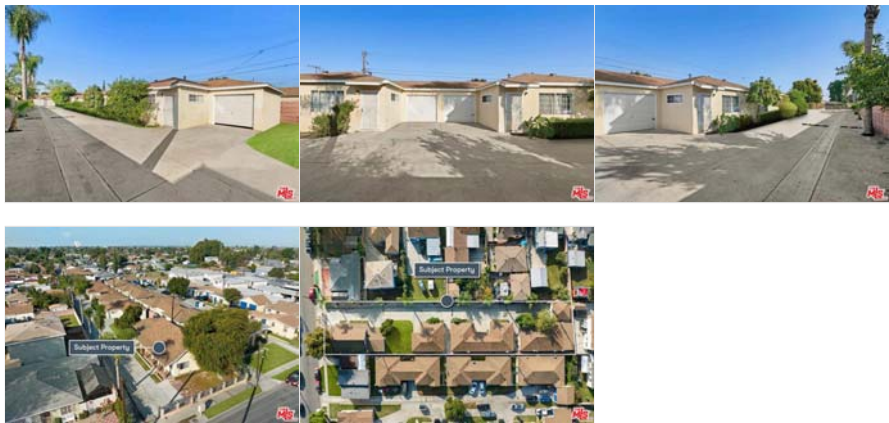
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CUSTOMER FULL: Residential Income LISTING ID: 24346217

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Closed •

11689 Chandler Blvd • North Hollywood 91601
6 units • \$208,333/unit • 5,178 sqft • 6,513 sqft lot • \$222.09/sqft •
Built in 1953
Cross Streets are Colfax Ave & Chandler Blvd

List / Sold:
\$1,250,000/\$1,150,000 ↓
19 days on the market
Listing ID: 24342927



We are pleased to present 11689 Chandler Blvd, a 6-unit apartment building located in North Hollywood, CA, steps away from Valley Village. Built in 1953, the property boasts six (6) two bedroom- one bathroom units, perfectly fit for tenants who prefer to work from home, roommates, or even small families. The building is 5,178 square feet and sits on a 6,511 square foot lot. In the back of the property there are carports totaling six parking spots, along with a laundry room. The laundry room presents a prime opportunity for an ADU conversion, adding to the unique upside potential (Buyer to verify). The subject property is located in an incredibly convenient area of the San Fernando Valley. The location provides easy walkability to the North Hollywood Metro Station, many places of worship, and the new NoHo West mixed-use development, which features a Trader Joe's, Nordstrom Rack, Regal Cinema, LA Fitness, and several other shops and restaurants. With close proximity to the 101 and 170 freeways, 11689 Chandler Blvd, can also offer residents connectivity to the rest of Los Angeles. 11689 Chandler Blvd represents a unique value-add opportunity for investors due to the property's location, immense upside, and possibility for ADUs. The apartment is priced at \$208,333 per unit, and \$241.41 per square foot in one of the most development dense and fastest growing pockets of Los Angeles.

Facts & Features

- Sold On 02/29/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Forced Air
- Laundry: Community
- Cap Rate: 2.18
- \$27238 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$35,595
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,018	\$1,018	\$2,600
2:	2	2	1		Unfurnished	\$832	\$1,664	\$2,600
3:	1	2	1		Unfurnished	\$906	\$906	\$2,600
4:	2	2	1		Unfurnished	\$905	\$1,810	\$2,600
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- VVL - Valley Village area
- Los Angeles County
- Parcel # 2348001023

Michael Lembeck

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Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: 24342927

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Closed • Apartment

List / Sold:
\$1,425,000/\$1,250,000 ↓
59 days on the market
Listing ID: SR23224165

2402 Malabar St • Los Angeles 90033
8 units • \$178,125/unit • 6,944 sqft • 6,984 sqft lot • \$180.01/sqft •
Built in 1941
N Soto St & E Cesar E Chavez Ave



PRICE REDUCED!!! FIRST TIME ON THE MARKET IN ALMOST 80 YEARS! We are proud to present 2402 Malabar Street—a true value-add investment opportunity in Boyle Heights with huge rental upside of over 80%! The building consists of four 2 bedroom / 1 bath units and four 1 bedroom / 1 bath units, and will be delivered with one 2 bedroom unit vacant. As a pride of ownership property, the well-maintained building on the corner of Soto St and Malabar St features upgraded electric main and sub panels. The detached garage spaces on the spacious ± 6,984 SF lot currently accommodate parking for 6 cars with the possibility to convert to ADUs for additional rental income. The units are separately metered for gas and electric and feature washer/dryer hookups in each unit. The unbeatable location is in close proximity to Downtown LA, the Arts District, and Lincoln Heights, and less than one mile from the USC Health Sciences Campus and USC Keck Hospital. The property is strategically situated in a strong rental submarket with the potential for further rental growth and property appreciation upon repositioning of the units.

Facts & Features

- Sold On 02/28/2024
- Original List Price of \$1,499,000
- 1 Buildings
- 6 Total parking spaces
- \$0 (Other)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 5.6
- \$117264 Gross Scheduled Income
- \$79167 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,579
- Electric: \$7,967.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance: \$3,840
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,295
2:	1	1	1	1	Unfurnished	\$836	\$836	\$1,895
3:	1	2	1	0	Unfurnished	\$963	\$963	\$2,295
4:	1	1	1	1	Unfurnished	\$823	\$823	\$1,895
5:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,895
6:	1	1	1	1	Unfurnished	\$1,196	\$1,196	\$1,895
7:	1	2	1	1	Unfurnished	\$977	\$977	\$2,295
8:	1	2	1	1	Unfurnished	\$1,007	\$1,007	\$2,295

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5177022011

Michael Lembeck

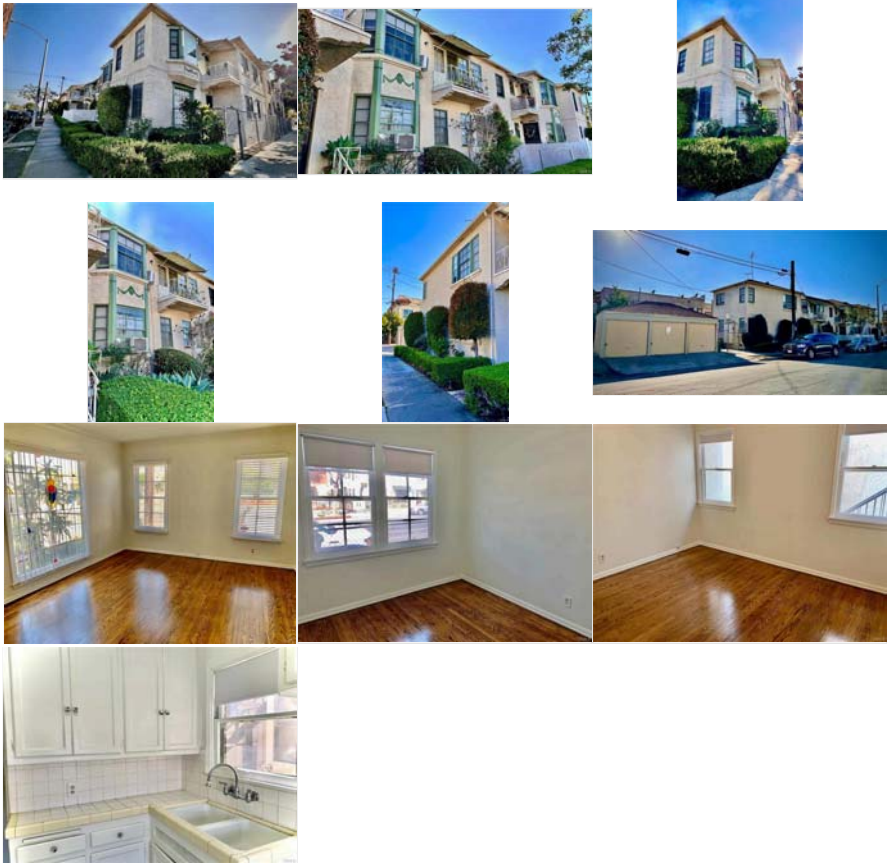
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CUSTOMER FULL: Residential Income LISTING ID: SR23224165

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Closed •

10018 Foster Rd • Bellflower 90706
8 units • \$246,875/unit • 7,012 sqft • 11,061 sqft lot • \$281.80/sqft •
Built in 1956
105 Freeway, exit Bellflower Blvd

List / Sold:
\$1,975,000/\$1,976,000 ⬆
30 days on the market
Listing ID: 24345125



****OFFER DEADLINE IS WEDNESDAY, 01/24 AT 5PM**** 10018-10024 Foster Road consists of two fourplexes on two separate and contiguous parcels in the highly desirable Bellflower rental market. This offering presents an excellent opportunity to acquire a well priced, well located asset with approximately 30% upside in the rental income. The outstanding unit mix features all two-bedroom / one-bathroom units. The property also features eight detached carport parking spaces for tenants. The property is conveniently located near the 105 and 91 freeways providing easy access to both LA and OC. This asset has been under the same ownership for decades and is an excellent investment opportunity because of it's great location, substantial amount of rental upside and no local rent control barriers.

Facts & Features

- Sold On 02/28/2024
- Original List Price of \$1,975,000
- 2 Buildings
- Levels: Two
- Heating: Wall Furnace
- Cap Rate: 3.97
- \$78362 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$63,821
- 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:	8	2	1		Unfurnished	\$1,527	\$12,215	\$17,560
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- RH - Bellflower N of Alondra, E of Bellflower area
- Los Angeles County
- Parcel # 6281011024

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: 24345125

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Closed •

12642 Kalnor Ave • Norwalk 90650
9 units • \$248,889/unit • 6,190 sqft • 15,016 sqft lot • \$319.87/sqft •
Built in 1957
5 Freeway, exit Norwalk Boulevard

List / Sold:
\$2,240,000/\$1,980,000 ↓
30 days on the market
Listing ID: 23340807



Drive by only. Do not contact tenants.

Facts & Features

- Sold On 02/29/2024
- Original List Price of \$2,400,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 5.14
- \$101850 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$65,766
- 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:	1	4	2		Unfurnished	\$2,400	\$2,400	\$3,150
2:	8	2	1		Unfurnished	\$1,500	\$12,000	\$16,400
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- M1 - Norwalk area
- Los Angeles County
- Parcel # 8047004021

Michael Lembeck

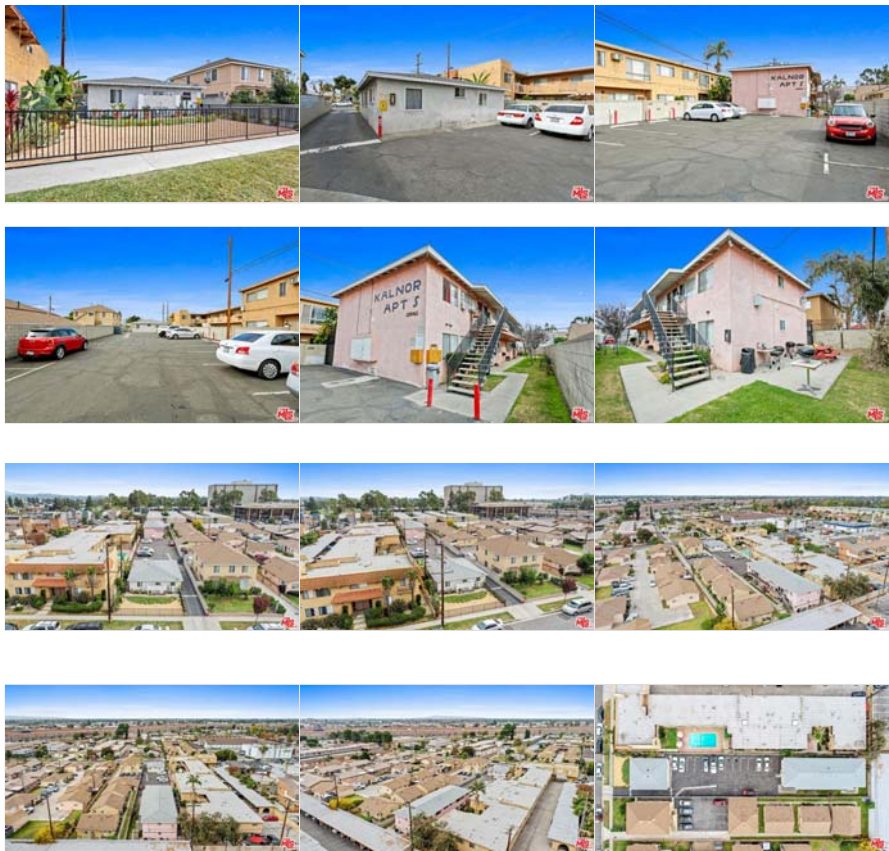
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CUSTOMER FULL: Residential Income LISTING ID: 23340807

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Closed • Apartment

List / Sold:
\$2,898,000/\$2,760,000
196 days on the market
Listing ID: SB23114916

970 964 W Santa Cruz St • San Pedro 90731
10 units • \$289,800/unit • 7,736 sqft • 12,998 sqft lot • \$356.77/sqft •
Built in 1979
West of Gaffey. Just east of Bandini on Santa Cruz



Very nice 10-unit apartment complex with excellent curb appeal in a Great Location in San Pedro West of Gaffey! Great opportunity to own a well-maintained stable investment property with a Certificate of Occupancy from 1979, so it is NOT SUBJECT TO CITY OF LOS ANGELES RENT CONTROL!!! There are 2 side by side, mirror image 5-unit buildings on 2 separate parcels, each building is 2 stories with: 3 two-bedroom units and 2 one-bedroom units. Tenants pay for gas and electric. There is significant upside in rental income as the current rents are well below actual market rents. All units are currently occupied, with one upcoming move-out, and most are due for a RENT INCREASE IMMEDIATELY! Owner had 100% rent collections each of the past 4 years. Meticulously maintained by the current owner, making it a turn key investment with cash flow at close of escrow! Upgrades include new windows, new siding, paint, roof, landscape/hardscape. Several units have had the interiors upgraded with stone counters in kitchens and bathrooms, new appliances, new kitchen and bathroom cabinets and flooring. There is a huge open parking area in back with (16 spaces within 8 tandem stalls, plus 2 more behind each building), storage area on one the side, and 2 laundry rooms onsite. Rent shown is PROFORMA based on the rent increase of 8% based on the current formula of 5% plus CPI. Seller has preliminary plans for two ADU's for potential additional income! Buyer to verify status of ADU with City of Los Angeles and feasibility. This is the best priced apartment building on the market that is not subject to City RSO! Lot is very large (12,998 square feet) zoned R3 which could provide additional development potential in the future. This one won't last long. Seller will cooperate with Buyer in a 1031 Exchange. One unit recently became available.

Facts & Features

- Sold On 02/29/2024
 - Original List Price of \$1,500,000
 - 2 Buildings
 - Levels: Two
 - 18 Total parking spaces
 - Heating: Wall Furnace
 - \$894 (Estimated)
- Laundry: Common Area
 - Cap Rate: 6
 - \$244080 Gross Scheduled Income
 - \$173914 Net Operating Income
 - 12 electric meters available
 - 12 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Garden, Landscaped, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$66,185
 - Electric: \$1,582.00
 - Gas: \$3,208
 - Furniture Replacement:
 - Trash: \$5,198
 - Cable TV: 01508014
 - Gardener:
 - Licenses: 950
- Insurance: \$4,800
 - Maintenance: \$6,400
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$7,700
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$2,400
2:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$2,400
3:	1	1	1	0	Unfurnished	\$1,655	\$1,655	\$1,900
4:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$1,900
5:	1	2	1	0	Unfurnished	\$1,995	\$1,995	\$2,400
6:	1	2	1	0	Unfurnished	\$2,650	\$2,650	\$2,650
7:	1	2	1	0	Unfurnished	\$1,566	\$1,566	\$2,400
8:	1	1	1	0	Unfurnished	\$1,675	\$1,675	\$1,900
9:	1	1	1	0	Unfurnished	\$1,869	\$1,869	\$1,900
10:	1	2	1	0	Unfurnished	\$1,695	\$1,695	\$2,400

Of Units With:

- Separate Electric: 12
 - Gas Meters: 12
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
 - Disposal: 10
- Drapes:
 - Patio:
 - Ranges: 10
 - Refrigerator: 10
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 187 - Holy Trinity area
 - Los Angeles County
 - Parcel # 7447010019

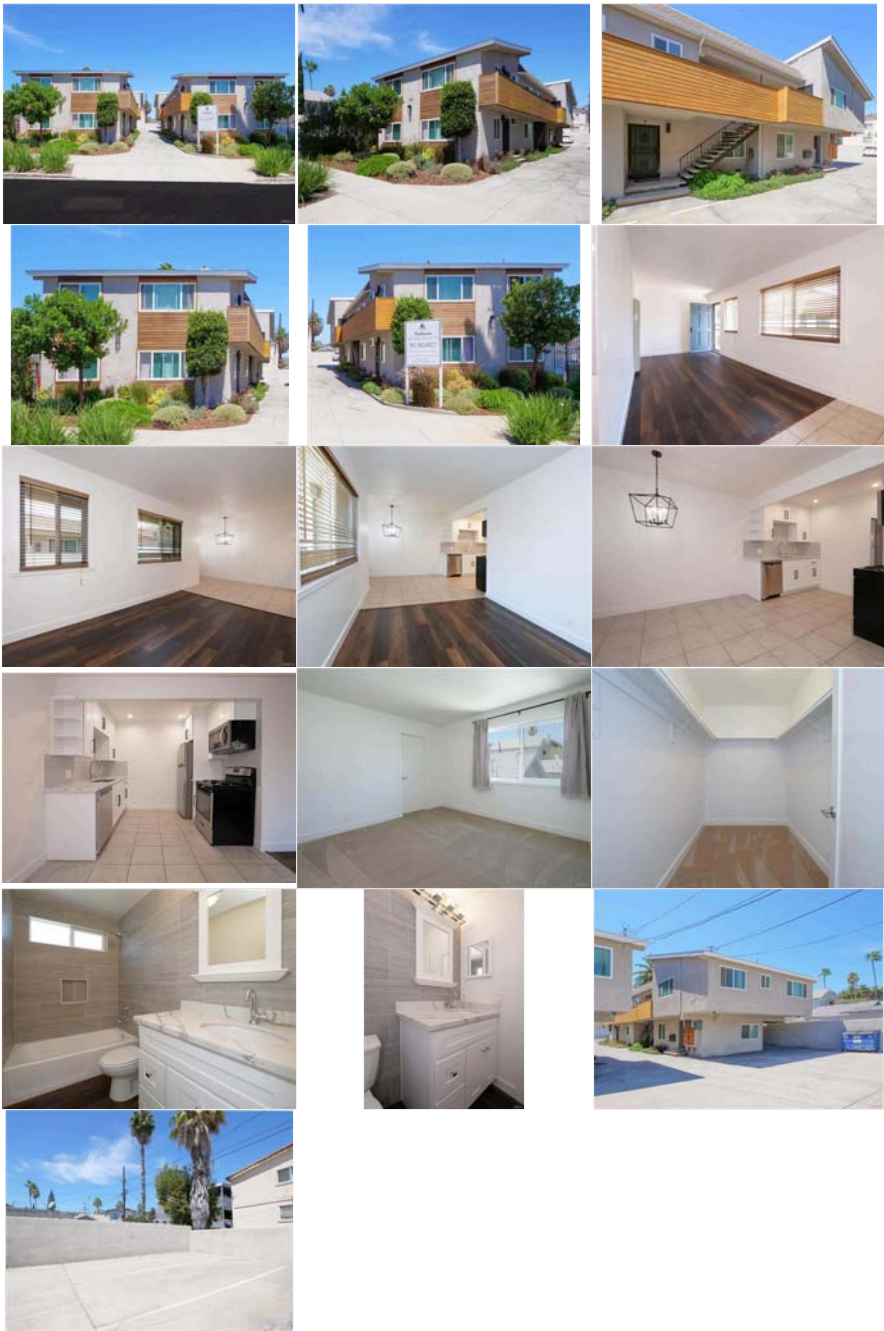
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Closed • Apartment

List / Sold:

\$4,100,000/\$3,600,000 ↓

11 days on the market

Listing ID: OC24023945

245 S Westlake Ave • Los Angeles 90057

15 units • \$273,333/unit • 11,169 sqft • 6,222 sqft lot • \$322.32/sqft •

Built in 2023

south of Beverly BLVD



Great Opportunity, Owner wants this sold ASAP, an incredible value on a new 15 unit Apartment building. This project is 80% complete and is priced to sell. There are great views from the top floors and deck, you can see the Hollywood sign and downtown skyline. Every floor consists of 4 units except top floor which is three units, all two bedrooms and two baths, the mix is nine two bedroom and 6 one bedrooms. Hurry this will not last

Facts & Features

- Sold On 02/26/2024
 - Original List Price of \$4,100,000
 - 1 Buildings
 - 9 Total parking spaces
 - Heating: Central
 - \$0 (Estimated)
- Laundry: Inside
 - \$52000 Gross Scheduled Income
 - \$42000 Net Operating Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02014544
 - 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:	9	2	0	9	Unfurnished	\$0	\$0	\$0
2:	6	1	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5154005007

Michael Lembeck

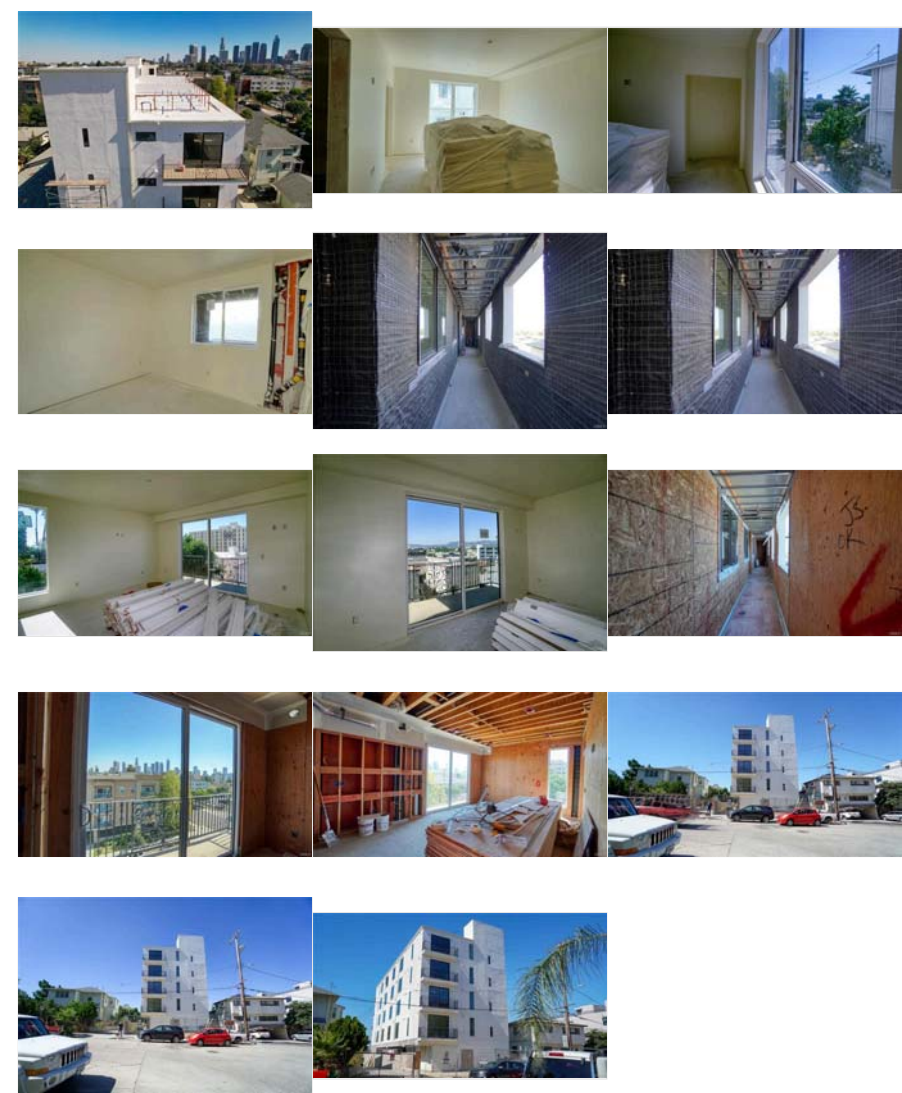
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Closed • Apartment

List / Sold:
\$3,200,000/\$2,908,000 ↓
45 days on the market
Listing ID: SB23169809

275 Lucas Ave • Los Angeles 90026
22 units • **\$145,455/unit** • **10,758 sqft** • **12,155 sqft lot** • **\$270.31/sqft** •
Built in 1964
Near Lucas and W. 3rd



Available for sale for the first time in nearly 42 years, the property has had most of it's systems upgraded, including a brand new roof (just weeks ago), a full copper re-plumbing, individual utility meters for all units (gas and electric), and completed seismic retrofit work! The unit mix consists of fourteen Studio units and eight 1 bedroom units, with projected upside of 67% +/- for a new owner! The building sits on a 12,000 square foot lot which includes 24 parking spaces (some covered) and community laundry for tenants (leased through WASH). The property has a great walk score of 89, meaning that the immediate area is flush with tenant amenities and high quality attractions - allowing tenants to easily take care of errands. 275 Lucas is also terrifically positioned just outside of Downtown, with convenient access to most major freeways.

Facts & Features

- Sold On 02/28/2024
- Original List Price of \$3,600,000
- 1 Buildings
- 24 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- Cap Rate: 5.21
- \$301026 Gross Scheduled Income
- \$166566 Net Operating Income
- 23 electric meters available
- 23 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$130,371
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$130,371
- Other Expense Description: Contact

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	0	Unfurnished	\$10,281	\$10,281	\$16,272
2:	14	0	1	0	Unfurnished	\$14,803	\$14,803	\$25,760

Of Units With:

- Separate Electric: 23
- Gas Meters: 23
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5153028018

Michael Lembeck

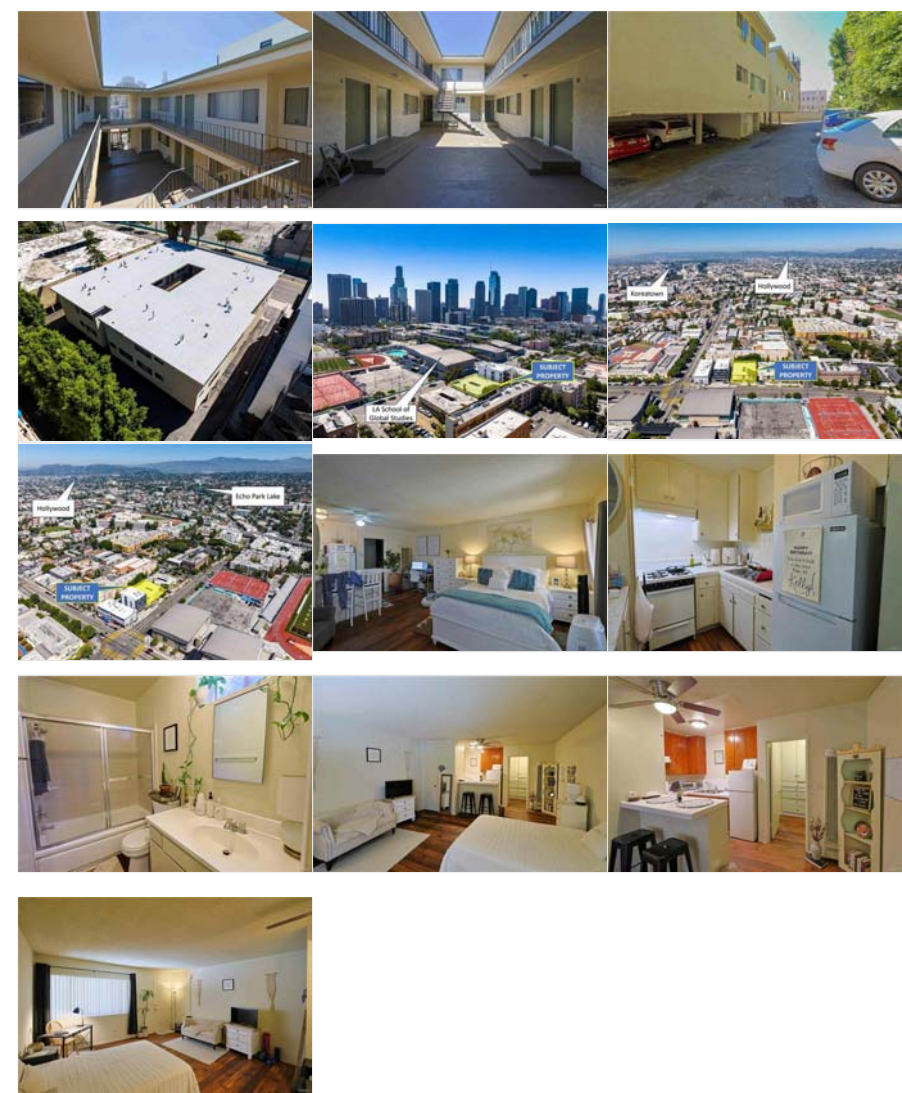
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