

Cross Property Customer 1 Line

Listing_ID	S	St# St_Name	City	Area	S/LC	Units	GSI	Cap	L/C_Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac
1	SR22251505	S	4555 164th st	LAWN	113	STD	2	\$6,000	\$1,225,000	\$420.96	2910	2006/ASR	5,200/0.1194
2	SB23019929	S	2217 Gaffey	SP	183	STD	2	\$0	\$950,000	\$626.65	1516	1910/ASR	4,990/0.1146
3	WS22250891	S	12138 Sitka ST	ELM	619	STD	2	\$54,000	\$875,000	\$381.10	2296	1935/ASR	7,195/0.1652
4	AR22249489	S	1135 El Paso DR	LA	632	STD	2	\$20,400	\$847,000	\$619.15	1368	1956/ASR	5,531/0.127
5	PW22251647	S	1159 S Augusta AVE	LA	637	STD	2	\$0	\$675,000	\$365.62	146	1950/PUB	5,269/0.121
6	RS22253533	S	1230 S Ramona ST	SGAB	654	STD	2	\$0	\$975,000	\$524.48	1859	1940/PUB	6,110/0.1403
7	PI-12647	S	10354 Oro Vista AVE	SUNL	659	STD,TRUS	2	\$3,118	\$615,000	\$357.56	1720	1953	4,410/0.1
8	SB22254804	S	7037 Whittier AVE	WH	670	STD	2	\$49,200	\$720,000	\$495.87	1452	1926/PUB	7,000/0.1607
9	CV23009567	S	1468 S Hamilton BLVD	POM	687	STD	2	\$33,600	\$660,000	\$384.62	1716	1962/ASR	7,240/0.1662
10	CV23009865	S	973 N Eleanor ST	POM	687	STD	2	\$51,300	\$702,000	\$365.62	1920	1928/ASR	2,907/0.0667
11	22208807	S	1160 N Poinsettia PL	WHO	C10	STD	2		\$1,550,000	\$893.89	1734/A	1923/ASR	5,798/0.13
12	22202307	S	603 Boccaccio AVE	VEN	C11	STD	2		\$1,965,000	\$1,105.17	1778/A	1977/ASR	4,000/0.09
13	22203129	S	2667 Cimarron ST	LA	C16	STD	2		\$888,000	\$502.26	1768	1923	3,874/0.08
14	22206033	S	6371 Orange ST	LA	C19	STD	2		\$1,812,500	\$593.87	3052	1935	6,250/0.14
15	22208723	S	900 S Wooster ST	LA	C19	STD	2		\$2,200,000	\$555.13	3963/A	1934/ASR	6,465/0.14
16	23232701	S	4167 Jasmine AVE	CULV	C28	STD	2		\$1,655,000	\$1,114.48	1485/A	1940/ASR	5,773/0.13
17	OC23008246	S	617 W 54th ST	LA	C34	STD	2	\$108,000	\$1,250,000	\$352.31	3548	2023/BLD	5,460/0.1253
18	DW22243167	S	8021 Avalon BLVD	LA	C37	STD	2	\$0	\$853,000	\$283.01	3014	1971/ASR	5,421/0.1244
19	DW22139093	S	811 E 88th PL	LA	C37	STD	2	\$0	\$965,000	\$273.22	3532	2010/ASR	5,159/0.1184
20	23233991	S	3303 Floral DR	LA	ELA	STD	2		\$530,000	\$316.61	1674	1921	7,507/0.17
21	SR23008425	S	1209 W Jackman ST	LNCR	LAC	STD	2	\$2,086	\$436,698	\$239.94	1820	1958/ASR	7,890/0.1811
22	23238866	S	6626 Denny AVE	NHLW	NHO	STD	2		\$1,245,000	\$497.01	2505	2023/BLD	6,453/0.14
23	SB23009704	S	4122 W 139th ST W	HAWT	109	STD	3	\$37,200	\$11,000,000	\$3,289.47	3344	1967/EST	8,713/0.2
24	22210420	S	3613 Veteran AVE	LA	C13	STD	3		\$2,040,000	\$560.29	3641/A	1967/ASR	4,658/0.1
25	22221173	S	1450 Franklin ST	SM	C14	STD	3		\$2,350,000	\$991.56	2370	1944	7,800/0.17
26	SR22252528	S	1400 Alvarado	LA	C16	STD	3	\$0	\$1,250,000	\$454.88	2748	1905/ASR	6,762/0.1552
27	22221693	S	1016 S Stanley AVE	LA	C19	PRO	3		\$2,448,000	\$522.97	4681/OTH	1937/ASR	5,501/0.12
28	CV22189395	S	2354 Meadowvale AVE	LA	671	STD	3	\$8,700	\$1,500,000	\$428.45	3501	1988/ASR	5,000/0.1148
29	CV22218875	S	547 N St Louis ST	ELA	ELA	STD	3	\$0	\$835,000	\$380.58	2194	1965/ASR	5,555/0.1275
30	22226985	S	12439 Waldorf DR	LNWD	RM	PRO	3		\$950,000	\$256.48	3704/OTH	1940	9,594/0.22
31	PW21228922	S	1919 Grant AVE	REDO	151	STD,TRUS	4	\$38,280	\$1,799,000	\$529.43	3398	1924/ASR	7,492/0.172
32	PW22184578	S	1369 Maine Ave	BDPK	608	STD	4	\$45,000	\$1,050,000	\$325.68	3224	1961/ASR	10,269/0.2357
33	22208637	S	711 E Chevy Chase DR	GD	628	STD	4		\$1,550,000	\$327.00	4740	1928	6,788/0.15
34	CV22237495	S	215 E 11th ST	POM	687	STD	4	\$66,000	\$729,000	\$406.81	1792	1920/ASR	7,839/0.18
35	CV23018241	S	413 N Acacia ST	SDMS	689	STD	4	\$65,676	\$1,100,000	\$470.69	2337	1948/ASR	13,750/0.3157
36	DW22238343	S	212 S Park View ST	LA	699	STD	4	\$66,108	\$975,000	\$292.97	3328	1928/ASR	7,248/0.1664
37	22225741	S	1007 N San Vicente BLVD	WHO	C10	STD	4		\$4,040,175	\$758.15	5329	1947	6,722/0.15
38	23233649	S	4732 Elmwood AVE	LA	HPK	STD	4		\$2,150,000	\$497.45	4322/A	1979/ASR	7,254/0.16
39	23233089	S	1254 N Kenmore AVE	LA	C20	STD	4		\$1,630,000	\$517.30	3151/A	1923/ASR	6,626/0.15
40	CV22252700	S	1464 Logan ST	ECHO	671	TRUS	4	\$0	\$1,270,550	\$378.14	3360	1924/ASR	7,494/0.172
41	22169439	S	839 W 69TH ST	LA	C34	STD	4		\$570,000	\$271.43	2100/A	1929/ASR	7,152/0.16
42	CV23014713	S	3115 Missouri AVE	SOG	T4	STD	4	\$42,840	\$850,000	\$397.20	2140	1937/PUB	8,099/0.1859
43	22207925	S	342 Stepney ST	ING	101	STD	5		\$1,370,000	\$290.07	4723	1965	7,511/0.17
44	CV23015212	S	1151 N Peck AVE	MANH	146	STD,TRUS	5	\$51,600	\$2,817,000	\$438.10	6430	1971/ASR	8,018/0.1841
45	23232039	S	1133 Elden AVE	LA	C17	STD	5		\$1,445,000	\$398.95	3622/A	1902/ASR	8,354/0.19
46	23236335	S	833 18th ST	SM	C14	STD	6		\$2,925,000	\$734.56	3982	1953	8,002/0.18
47	22200439	S	1650 W 38th ST	LA	PHHT	STD	6		\$1,030,000	\$432.59	2381	1922	5,441/0.12
48	23234227	S	3330 S Canfield AVE	LA	C09	STD	8		\$2,637,500	\$353.32	7465	1956	7,999/0.18
49	22213927	S	210 S Fuller AVE	LA	C19	STD	8		\$3,050,000	\$325.30	9376	1930	7,304/0.16
50	22212769	S	4556 Vista Del Monte AVE	SO	SO	STD	8		\$1,910,000	\$330.34	5782	1958	6,248/0.14
51	23234839	S	12624 Venice BLVD	LA	C13	STD	10		\$3,562,500	\$359.12	9920	1986	7,387/0.16
52	OC23004064	S	430 S Gramercy PL	LA	C17	STD	30	\$724,080	\$7,150,000	\$348.83	20497	1964/PUB	15,018/0.3448
53	PW22207645	S	6317 Flora AVE	BELL	T6	STD	40	\$870,948	\$10,200,000	\$283.57	35970	1956/PUB	66,013/1.5154

List / Sold:

\$1,325,000/\$1,225,000 ↓

22 days on the market

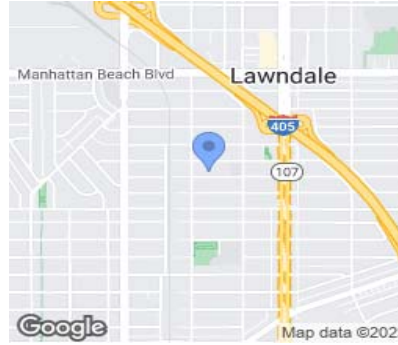
Listing ID: SR22251505

Closed • Duplex

4555 164th st • Lawndale 90260

2 units • \$662,500/unit • 2,910 sqft • 5,200 sqft lot • \$420.96/sqft • Built in 2006

east of Inglewood ave



This is a great Investment property in one of the best areas in Lawndale. There are two very nice homes! The front house has 3 bedrooms 2.5 baths including a two car attached garage plus two extra parking spaces. The back house has 4 bedrooms and 2 baths and three parking spaces. Laundry is in the garage for the front house and laundry facility included in the back house. Both houses include central air and heating and security system. The front house was built in 2006 the back house was remodeled around the same time frame. There is a private porch for each house that includes a storage shed. property is close to freeways and very close to Del Amo shopping and 3 miles from the Beach. This is a great investment option or a way to live in one house and rent the other house to help with monthly mortgage payments. Don't miss out on this great opportunity for an investment in a great area.

Facts & Features

- Sold On 03/01/2023
- Original List Price of \$1,325,000
- 2 Buildings
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Owner)
- Laundry: In Garage, Inside
- \$6000 Gross Scheduled Income
- \$5900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Bonus Room, Family Room, Master Suite
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Cathedral Ceiling(s), Copper Plumbing Full, Crown Molding, High Ceilings, Open Floorplan, Unfurnished

Exterior

- Lot Features: Garden, No Landscaping, Paved
- Security Features: Security System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01964500
- 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	3	3	2	Unfurnished	\$3,500	\$3,500	\$3,500
2:	1	4	2	0	Unfurnished	\$2,500	\$2,500	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 113 - South Lawndale area
- Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$949,000/\$950,000** ↑

2217 Gaffey • San Pedro 90731

0 days on the market

2 units • \$474,500/unit • **1,516 sqft** • **4,990 sqft lot** • **\$626.65/sqft** • **Built in 1910**

Listing ID: SB23019929

Gaffey and 22nd St



Perched above street level, 2 units with separate meters boast spectacular city lights and Harbor views. Enjoy the rooftop deck with newer wrought iron railings, newer roof and a complete remodel at the back house. Front house has 4 bedrooms and back home has 1 spacious bedroom and living area plus kitchenette . Both will be delivered vacant.

Facts & Features

- Sold On 03/03/2023
- Original List Price of \$949,000
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- \$0 (Other)
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$2,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

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

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$899,000/\$875,000** ↓

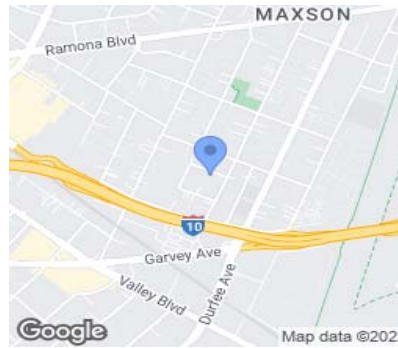
12138 Sitka St • El Monte 91732

15 days on the market

2 units • \$449,500/unit • 2,296 sqft • 7,195 sqft lot • \$381.10/sqft • Built in 1935

Listing ID: WS22250891

w/Maxson, S/Ferris



Situated at nice convenient location in El Monte. Permitted addition of back unit and 2 two car garages, totally renovated in 1988. Both units has been updated & painted. Move in condition. Convenient for everything. Good for Investment or living in one Unit. Rear unit is vacant, has 4 good size Bedrooms 3 Bath, 1 Bedroom & 1 Bathroom Downstairs. Separate laundry for each unit. Front Unit 2 Bedrooms 1 Bath, Month to Month lease. Plenty room for rent increase. Each Unit has a Detached Remote Control 2 Car Garage and extra Parking Space. Extra parking on the Side driveway which is good for RV. Tenant pays all utilities except trash service, Each unit has separate Water, Gas, Electricity meters. 2 Open Driveway or extra parkings. Easy access to the double 2 car Garages at the Back. Low Maintenance Yards for easy Management. Pls do not disturb front unit tenants. Thanks.

Facts & Features

- Sold On 03/02/2023
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area, In Kitchen
- \$54000 Gross Scheduled Income
- \$51765 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Great Room, Kitchen, Master Suite
- Floor: Laminate
- Other Interior Features: Stone Counters

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,236
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$756
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Partially	\$1,350	\$1,350	\$1,700
2:	1	4	3	2	Unfurnished	\$0	\$0	\$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

- Standard sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8549028003

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$948,000/\$847,000** ↓

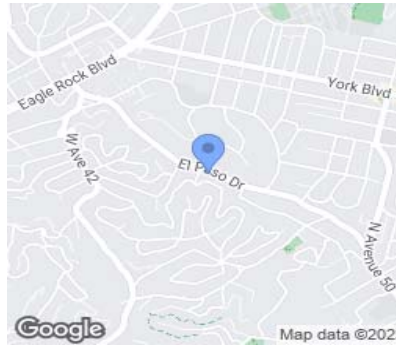
1135 El Paso Dr • Los Angeles 90065

38 days on the market

2 units • \$474,000/unit • 1,368 sqft • 5,531 sqft lot • \$619.15/sqft • Built in 1956

Listing ID: AR22249489

El Paso Dr and Oneonta Dr



Beautiful Duplex, in a highly sought-after Highland Park border Mount Washington. Tri-level structure with 3 car garages on ground level, the second level is a 2 bedroom one bath unit with its own laundry unit and cozy patio, and a third level is a one-bedroom unit with open kitchen to living area. Large back yard with lots of room to add and expand or build a third unit, ideal for a large or extended family. Both units are in good condition with long-term tenants. Drive by only, offers subject to inspection. Please Do Not disturb tenant and Do not park or walk the property.

Facts & Features

- Sold On 03/03/2023
- Original List Price of \$948,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$208 (Estimated)
- Laundry: Individual Room
- \$20400 Gross Scheduled Income
- \$4490 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,910
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$960
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,000	\$12,000	\$3,300
2:	1	1	1	1	Unfurnished	\$700	\$8,400	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5475010028

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$675,000/\$675,000**

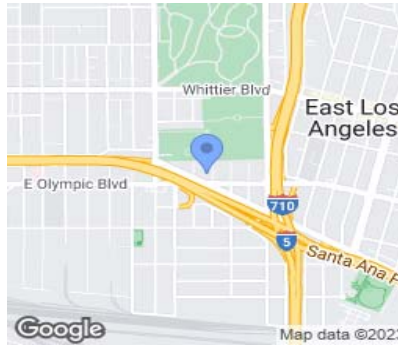
1159 S Augusta Ave • Los Angeles 90023

15 days on the market

2 units • \$337,500/unit • 1 sqft • 5,269 sqft lot • No \$/Sqft data • Built in 1950

Listing ID: PW22251647

Closed to; E. Olympic Blvd and Telegraph Rd.



Great Opportunity for 2 families or live in one and rent the other, They are in the central part of LA you are closed to Everything, Don't miss out!

Facts & Features

- Sold On 02/28/2023
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,112 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01733871
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	0	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
- Rent Controlled
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5236008007

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$1,100,000/\$975,000** ↓

1230 S Ramona St • San Gabriel 91776

31 days on the market

2 units • \$550,000/unit • 1,859 sqft • 6,110 sqft lot • \$524.48/sqft • Built in 1940

Listing ID: RS22253533

Ramona & Wells



Over \$300 K spent in upgrading/ remodeling this beautiful Duplex. 2 bed/1 bath (953 sqft) & 2 bed/2 bath (906 sqft) completely remodeled...New Kitchen, floors, appliances...inside laundry room & New washer/dryer... recessed lights, ceiling fans... New electrical wiring & panels... new plumbing, New concrete, new Landscaping, Split A/c, New gas lines, drain pipes, new roof, Low E-Dual pane windows , New bathrooms and so much more...Large driveway for multiple car parking, across Vincent Lugo Park...Close to Cal state LA, Historic San Gabriel Mission...Excellent location

Facts & Features

- Sold On 02/27/2023
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$628 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01242076
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5360001011

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$595,000/\$615,000** ↑

10354 Oro Vista Ave • Sunland 91040

2 units • \$297,500/unit • 1,720 sqft • 4,410 sqft lot • \$357.56/sqft • Built in 1953

9 days on the market

Listing ID: P1-12647

Head North on Foothill, turn left on Oro Vista



Great opportunity to own a duplex at a great price. Property needs some TLC. 2 units each are 2 bedrooms and 1 bath. Units are NOT vacant. Detached garage and driveway parking. Fenced in back yard for the one of the units. Property will not be delivered vacant. Owner prefers cash buyers.

Facts & Features

- Sold On 03/01/2023
- Original List Price of \$595,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Natural Gas
- \$3118 Gross Scheduled Income
- \$3118 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: None
- Other Interior Features: Storage

Exterior

- Lot Features: Sprinklers None
- Fencing: Block, Wood, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01038441
- Gardener:
- Licenses:
- Insurance: \$1,432
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$80
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1	Unfurnished	\$1,168	\$1,168	\$2,100
2:		2	1	0	Unfurnished	\$1,950	\$1,950	
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2560013002

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

Closed • Duplex

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

7037 Whittier Ave • Whittier 90602

43 days on the market

2 units • \$362,500/unit • 1,452 sqft • 7,000 sqft lot • \$495.87/sqft • Built in 1926

Listing ID: SB22254804

Whittier Avenue and Philadelphia



Great Duplex located in the Uptown Whittier area. Two detached homes with total of 1,452(A) square feet of living space situated on a 7,000 square foot street to alley lot. Front Unit has 2 Bedrooms, 1 Bathroom plus Laundry Room. Front Unit living space is 768 square feet (Approx.) Front Unit is in original condition. Rear Unit has 1 Bedroom, 1 Bathroom with 684 square feet (Approx.) of living space. Rear Unit recently completely remodeled with new flooring throughout, new plumbing throughout, New Kitchen and New Bathroom. Rear Unit Kitchen has all new cabinets, new sink and fixtures, new countertops, Stove and Microwave, laundry hookups plus a side door to access yard. Rear Unit Bathroom has new sink and vanity and new oversized shower. Bedroom upstairs with new carpet and ample closet space. Rear Unit has private fenced in yard. Alley has gate to access lot which can allow for extra parking. New water and gas pipes recently installed from Front Unit to Rear Unit. Ideally Located close to Schools, College and the Uptown Whittier area with Dining and Shopping.

Facts & Features

- Sold On 02/28/2023
- Original List Price of \$725,000
- 2 Buildings
- Levels: One, Two
- 0 Total parking spaces
- Heating: Electric
- \$0 (Unknown)
- Laundry: Inside
- \$49200 Gross Scheduled Income
- \$14500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Vinyl
- Appliances: Gas Oven, Gas Range, Microwave, Water Heater

Exterior

- Lot Features: Lawn, Yard
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$864
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0		\$1,400		\$2,300
2:	1	1	1	0		\$0		\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8140029021

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$650,000/\$660,000** ↓

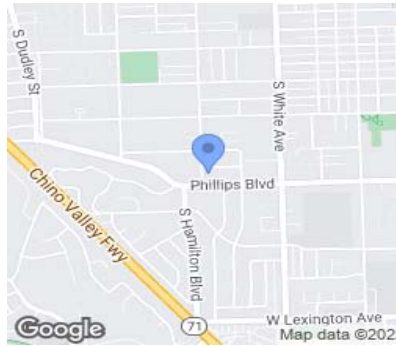
1468 S Hamilton Blvd • Pomona 91766

13 days on the market

2 units • \$325,000/unit • 1,716 sqft • 7,240 sqft lot • \$384.62/sqft • Built in 1962

Listing ID: CV23009567

located on Hamilton Bl, just north of Phillips Bl



Great Duplex in the city of Pomona. These units have been well maintained with lots of upgrades. Both units have remodeled Kitchens, with new cabinets, and granite counter tops. There is also a new main water line, new PEX water lines inside both units, Tankless water heaters with 10yr filters, remodeled bathrooms in both units, new A/C wall units in all bedrooms of both apartments, new windows, flooring in both units, new cinder block wall at back of property, new landscaping. Units include washer/dryer, stove, and refrigerator. Lot's of parking available with carport, long driveway, and street parking.

Facts & Features

- Sold On 03/01/2023
- Original List Price of \$699,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Seller)
- Laundry: Inside
- \$33600 Gross Scheduled Income
- \$30420 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,180
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$990
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$990
- 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	\$2,000
2:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$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
- Rent Controlled
- 687 - Pomona area
- Los Angeles County
- Parcel # 8343011009

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$699,900/\$702,000** ↑

973 N Eleanor St • Pomona 91767

13 days on the market

2 units • \$349,950/unit • 1,920 sqft • 2,907 sqft lot • \$365.62/sqft • Built in 1928

Listing ID: CV23009865

From Towne Ave, head west on Alameda, then south on Eleanor



Great Duplex near the Lincoln Park Historic District. These units have been well maintained with lots of upgrades. Both units have remodeled kitchens with new cabinets and granite counter tops. Units include, washer/dryer, stove, and refrigerator. There is a new main water line, new water lines inside both units, Tankless water heaters with 10yr filters, both units with remodeled bathrooms, New A/C wall units in all bedrooms of both apartments, new roof on garage, new Flooring in one upstairs in apartment, and new landscaping.

Facts & Features

- Sold On 03/03/2023
- Original List Price of \$699,900
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$0 (Assessor)
- Laundry: Inside
- \$51300 Gross Scheduled Income
- \$49800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$750
- Cable TV: 02085723
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$750
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,275
2:	1	2	1	1	Unfurnished	\$2,275	\$2,275	\$2,275

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
- 687 - Pomona area
- Los Angeles County
- Parcel # 8337004002

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,595,000/\$1,550,000 ↓

115 days on the market

Listing ID: 22208807

Closed •

1160 N Poinsettia Pl • West Hollywood 90046

2 units • **\$797,500/unit** • **1,734 sqft** • **5,798 sqft lot** • **\$893.89/sqft** • **Built in 1923**

Between La Brea & Fairfax; north of Santa Monica Blvd; south of Fountain Ave.



Unit 1162 (#2) DELIVERED VACANT! Highly desirable location + ADU potential! Side-by-side circa 1923 duplex, well-maintained by same owner since 1977. Each 1-bed, 1-bath unit features original details including hardwood floors, plaster walls and moldings, plus updated kitchens and baths. Living room skylights and private front courtyards. Each unit has a bi-split heating/cooling system and washer/dryer inside. Separate driveways can accommodate multiple vehicles. Unit #1162 features original detached garage converted into a studio; unit #1160 features a chic, newer detached studio w/electric heater (former garage). Rear garden is shared and could be divided. Zoned WDR1B. Optimum opportunity for first time investor. Please do not disturb tenants or walk on the property. Thanks!

Facts & Features

- Sold On 02/28/2023
- Original List Price of \$1,595,000
- 3 Buildings
- Levels: One
- Heating: Electric
- Laundry: Washer Included, Dryer Included
- \$38771 Net Operating Income

Interior

- Rooms: Center Hall, Living Room, Master Bathroom, Entry
- Appliances: Refrigerator, Built-In

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$29,845
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- 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	\$3,500	\$3,500	\$4,000
2:	1	1	1		Unfurnished	\$2,218	\$2,218	\$4,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5531007012

Michael Lembeck

Re/Max Property Connection

3/5/23, 5:13 AM

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: 22208807

Printed: 03/05/2023 5:12:53 AM

List / Sold:

\$1,995,000/\$1,965,000 ↓

90 days on the market

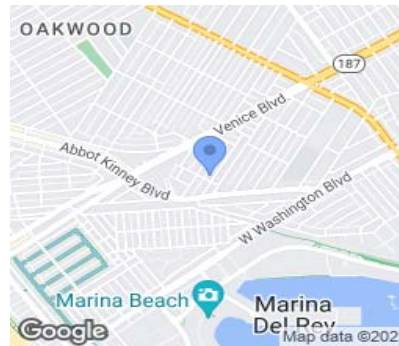
Listing ID: 22202307

Closed •

603 Boccaccio Ave • Venice 90291

2 units • **\$997,500/unit** • **1,778 sqft** • **4,000 sqft lot** • **\$1105.17/sqft** • **Built in 1977**

West on Venice Blvd, left of Oakwood Ave, right on Boccaccio Ave.



Located in the very heart of Venice, near the beach and only a few blocks from Abbot Kinney's long stretch of always trendy shopping, restaurants and bars, this modern duplex is certain to appeal to a wide range of buyers and investors. The fully fenced-in and highly private lot is comprised of two superb units. The front unit is a 3 bedroom/2 bathroom house featuring an open concept kitchen/living room with vaulted ceilings, fireplace, breakfast bar, custom built-in shelving and custom shutters. Additional features include fully paid solar panels, central air w/NEST thermostat, a gated and hedged front yard, two courtyard patios, lushly packed garden beds and a 2-car garage with direct in-home access. The second unit, which sits directly above the garage, is a spacious and charming light and bright 1 bedroom/1 bathroom that has its own gated and private terrace. The open concept floor plan features a living room with fireplace, dining area, kitchen with breakfast bar, vaulted ceilings, air conditioning, an ample sized bedroom with large walk-in closet and a bright bathroom with shower and bathtub. Additional amenities for this second unit include its own dedicated parking spot next to the unit and laundry area access. Both units afford a great deal of exceptional inter-unit privacy. Front house was photographed prior to previous tenant occupancy.

Facts & Features

- Sold On 03/02/2023
- Original List Price of \$2,195,000
- 2 Buildings
- 4 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Laundry: Washer Included, Dryer Included

Interior

- Rooms: Walk-In Closet, Living Room
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Vented Exhaust Fan, Gas Cooktop, Gas Range, Oven
- Other Interior Features: Cathedral Ceiling(s), Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01160681
- 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	\$7,500
2:	2	1	1		Unfurnished	\$0	\$0	\$3,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- C11 - Venice area
- Los Angeles County
- Parcel # 4237006052

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22202307

Printed: 03/05/2023 5:12:53 AM

Closed

List / Sold: **\$899,000/\$888,000** ↓

2667 Cimarron St • Los Angeles 90018

92 days on the market

2 units • \$449,500/unit • 1,768 sqft • 3,874 sqft lot • \$502.26/sqft •
Built in 1923

Listing ID: 22203129

North of Jefferson Blvd, South of Adams Blvd, East of Arlington Ave, West of Western Ave.



PRICE REDUCTION! Beautiful cash flowing duplex just off of Adams Blvd, and close to the heart of the trendy West Adams neighborhood of Los Angeles. This completely renovated duplex consists of two 3 bed/1 bath units and includes a new roof, brand new kitchens, bathrooms, flooring, and appliances. Each unit has a one car garage and private backyard space. Opportunity to convert garages to into an ADU for added income. Quality rents generated from property with additional upside of nearly 30%. All tenants are current on rent. Property recently passed its city SCEP inspection. Hedge against inflation...live in one and rent out the other or add this low maintenance asset to your portfolio for passive cash flow!

Facts & Features

- Sold On 03/02/2023
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cap Rate: 5.02
- \$45155 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Microwave, Refrigerator

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$14,162
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,548	\$2,548	\$3,231
2:	1	3	1		Unfurnished	\$2,548	\$2,548	\$3,231
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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5052017030

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22203129

Printed: 03/05/2023 5:12:53 AM

List / Sold:

\$1,875,000/\$1,812,500 ↓

91 days on the market

Listing ID: 22206033

Closed •

6371 Orange St • Los Angeles 90048

2 units • **\$937,500/unit** • **3,052 sqft** • **6,250 sqft lot** • **\$593.87/sqft** • **Built in 1935**

North of Wilshire between Crescent Heights and La Jolla



Welcome to 6371 Orange Street. From the curb appeal of this classic Spanish 1930's duplex to the period detail interiors, this property is loaded with charm. Enter the Art Deco doorways and discover the building's prominent exterior carved archways are graciously repeated inside separating the common areas. The high ceiling living rooms are lined with acanthus leaf corbeled beams, built-in shelves, and beautiful decorative fireplace. To your left is a large formal dining room and swinging door leading to the breakfast nook and kitchen. The large bedrooms offer plenty of space with walk-in closets and lots of natural light. Stained glass leaded windows, hardwood floors, built-in cabinets, laundry area and all the traditional details of the 1930's complete the interiors of this two story duplex. Out back boasts an ample sized yard and wooden deck area great for entertaining. A detached three car garage allows for plenty of storage. This property is centrally located to plenty of local amenities. It's just minutes from The Grove, Beverly Center, 3rd street restaurants, LACMA and the soon to be completed Metro Purple Line at Wilshire and Fairfax (completing 2024). Orange Street is great either as an investment or for an owner user. Both units delivered vacant.

Facts & Features

- Sold On 02/27/2023
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- Laundry: Washer Included, Dryer Included

Interior

- Rooms: Basement, Living Room
- Floor: Wood, Laminate
- Appliances: Gas Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$0	\$0	\$7,600
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

3/5/23, 5:13 AM

Matrix

- Standard sale

- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5510025015

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22206033

Printed: 03/05/2023 5:12:53 AM

List / Sold:

\$2,495,000/\$2,200,000 ↓

55 days on the market

Listing ID: 22208723

Closed •

900 S Wooster St • Los Angeles 90035

2 units • \$1,247,500/unit • 3,963 sqft • 6,465 sqft lot • \$555.13/sqft • Built in 1934

Corner of Wooster and Chalmers



Here's a great investment opportunity in a highly popular, prime Beverly Hills Adjacent neighborhood. This wonderfully preserved, 1930s-era two-story Spanish duplex is located conveniently in close-proximity to the area's shopping and dining venues along Robertson Boulevard. This vintage gem exudes charm and character at every turn with tilework, coives, archways, beams, moldings and more, all intact and well-cared for over the years, Each unit feels very much like a single-family, each enjoying a spacious and sensible floorplan. Each unit has three bedrooms and two bathrooms with its interior spaces warmed by big picture windows and wood floors throughout. The voluminous living room features high ceilings and an artful fireplace. There's an adjacent den/office off the living area as well as a formal dining room. The updated kitchen features granite counters Spanish paver tile floors and a breakfast area. Adjacent laundry area. The unusually large backyard has a tiled patio. There is a four-car garage and additional storage.

Facts & Features

- Sold On 02/28/2023
- Original List Price of \$2,495,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Inside
- \$49152 Net Operating Income

Interior

- Rooms: Master Bathroom, Living Room
- Floor: Wood, Tile
- Appliances: Dishwasher, Refrigerator, Gas Cooktop, Oven

Exterior

- Lot Features: Front Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$8,040
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$270
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$4,096	\$4,096	\$5,500
2:	1	3	2		Unfurnished	\$5,000	\$0	\$5,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 4333012026

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22208723

Printed: 03/05/2023 5:12:53 AM

List / Sold:

\$1,675,000/\$1,655,000 ↓

13 days on the market

Listing ID: 23232701

Closed •

4167 Jasmine Ave • Culver City 90232

2 units • \$837,500/unit • 1,485 sqft • 5,773 sqft lot • \$1114.48/sqft • Built in 1940

[See Google Maps](#)



Charming 1940's duplex in the heart of Culver City has retained much of its original character along with boasting many modern upgrades. Situated in close proximity to Sony Studios, Veteran Memorial and Carlson Park, The Kirk Douglas Theater, and a plethora of restaurants and bars, its location is a city dweller's dream. The front 1-bed, 1-bath unit has original hardwood floors, an updated kitchen featuring quartz composite countertops, newer cabinet doors and a breakfast nook. The back unit is a 3-bed, 2-bath, complete with yard space and garage access. Its front room features a large open-concept living area and a very well-appointed kitchen. The large primary bedroom opens up onto the backyard through French doors. Each unit has its own laundry area, loads of natural light, and enviable large closets. Grass yards, areas to garden, and patio spaces are found in the front and back of the units too! A 2-car garage sits at the back, down a driveway that runs the length of the property. **BOTH UNIT ARE CURRENTLY VACANT.** Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.

Facts & Features

- Sold On 02/28/2023
- Original List Price of \$1,675,000
- 1 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- 2 gas meters available

Interior

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

Exterior

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

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	1	1		Unfurnished	\$0	\$0	\$2,450
2:	2	3	2		Unfurnished	\$0	\$0	\$4,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C28 - Culver City area

- Los Angeles County
- Parcel # 4209008021

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23232701

Printed: 03/05/2023 5:12:53 AM

List / Sold:

\$1,300,000/\$1,250,000 ↓

9 days on the market

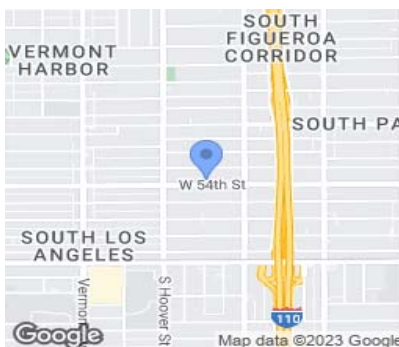
Listing ID: OC23008246

Closed • Duplex

617 W 54th St • Los Angeles 90037

2 units • \$650,000/unit • 3,548 sqft • 5,460 sqft lot • \$352.31/sqft • Built in 2023

54th and Hoover



This new construction duplex is located in the bustling city of Los Angeles! The duplex boasts 5 bedrooms and 4 bathrooms in each unit. The bedrooms are well-sized with ample closet space as well as bathrooms featuring sleek designs and high-end fixtures. The open floor plans include a living room, dining area, and a gourmet kitchen with stainless steel appliances and quartz countertops. The property also features a private yard, in-unit laundry, central HVAC, and a new solar system. Each unit is separately metered, which means that the landlord does not have to cover any of the utility expenses. This feature provides an added level of financial security and peace of mind for landlords, making it a smart investment opportunity. In addition to the spacious units, this new construction duplex also offers an opportunity to convert the detached garage into an ADU (accessory dwelling unit). This would provide the potential for additional income or a separate living space for a family member or tenant. The ADU can be customized to fit your specific needs and can include features such as a kitchen, bathroom, and living area. This new construction duplex offers an outstanding investment opportunity, with proforma rents estimated to yield a 6.23% cap rate. However, the property's value proposition becomes even more compelling with the added potential for rental income from the ADU. With the additional rent from the ADU, the overall cap rate could potentially exceed 7.5%. This unique feature of the property offers endless possibilities and could provide a great return on investment. Furthermore, it is important to note that the property is not subject to rent control, which ensures that the landlord can charge market rents. The property is sold with a 1-year builder warranty, which provides additional peace of mind for the buyer. This property offers a unique blend of modern amenities, cost-saving features, and income potential, making it an ideal choice for any savvy investor looking to capitalize on the thriving Los Angeles rental market. The property's prime location also adds to its appeal, providing easy access to major roads and freeways, as well as public transportation, making it a highly desirable location for tenants.

Facts & Features

- Sold On 03/01/2023
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, Washer Hookup
- Cap Rate: 6.23
- \$108000 Gross Scheduled Income
- \$81000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Attic, Entry, Laundry, Living Room, Master Bathroom, Master Bedroom, Master Suite, Multi-Level Bedroom, Office
- Floor: Tile, Vinyl
- Appliances: Disposal, Gas Oven, Gas Range, Gas Cooktop, Range Hood, Refrigerator, Tankless Water Heater, Vented Exhaust Fan
- Other Interior Features: Quartz Counters, Recessed Lighting, Storage

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01933167
- Gardener:
- Licenses:
- Insurance: \$2,350
- 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	\$4,500
2:	1	5	4	1	Unfurnished	\$0	\$0	\$4,500

Of Units With:

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

- Disposal: 2

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5001025019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: OC23008246

Printed: 03/05/2023 5:12:53 AM

Closed • Duplex

List / Sold: **\$875,000/\$853,000** ↓

8021 Avalon Blvd • Los Angeles 90003

35 days on the market

2 units • \$437,500/unit • **3,014 sqft** • **5,421 sqft lot** • **\$283.01/sqft** • **Built in 1971**

Listing ID: DW22243167

South Florence, north Manchester



Good opportunity, big bedrooms size, close to SOPHY STADIUM, DOWNTOWN, AIRPORT, CLOSE TO EVERYTHING.

Facts & Features

- Sold On 03/02/2023
- Original List Price of \$875,000
- 1 Buildings
- 0 Total parking spaces
- \$418 (Assessor)
- Laundry: Inside
- 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: \$720
- Electric: \$1,400.00
- Gas:
- Furniture Replacement:
- Trash: \$720
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	8	5	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
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6030032014

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$1,095,000/\$965,000** ↓

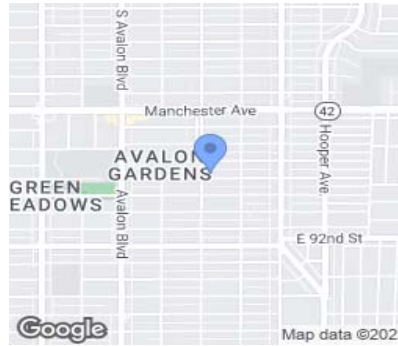
811 E 88Th Pl • Los Angeles 90002

89 days on the market

2 units • \$547,500/unit • 3,532 sqft • 5,159 sqft lot • \$273.22/sqft • Built in 2010

Listing ID: DW22139093

Cross Street: Mckinley Ave and 88th Pl.



Attention, Attention, investors or buyers who are looking for a wonderful duplex in Los Angeles area. Take look at this wonderful duplex built in 2010 comes with 5 bedrooms, 3 bathrooms. Each unit has its own entrance, front unit it has nice driveway, the seller it has turned down the front yard into nice car parking with pavers installed, trees, BBQ. Rear unit parking though alley access attached double car garage, with cover metal patio all around the garage. Each unit comes with a nice master bedroom, front unit it has a nice balcony, one common wall, Please Drive-by and do not disturb the tenants in any circumstances thank you.

Facts & Features

- Sold On 03/02/2023
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- \$0 (See Remarks)
- Laundry: Inside, Upper Level
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Master Bathroom, See Remarks, Walk-In Closet
- Other Interior Features: Granite Counters
- Floor: Carpet, Laminate

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s), Window Bars
- Fencing: Block, Fair Condition, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private, Satellite Dish

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01952507
- 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	3	2	Unfurnished	\$0	\$0	\$4,500
2:	1	5	3	0	Unfurnished	\$0	\$0	\$4,500

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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6042019013

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$650,000/\$530,000** ↓

3303 Floral Dr • Los Angeles 90063

17 days on the market

2 units • \$325,000/unit • 1,674 sqft • 7,507 sqft lot • \$316.61/sqft • Built in 1921

Listing ID: 23233991

E Cesar Chavez Ave and N Gage Ave



Facts & Features

- Sold On 03/02/2023
- Original List Price of \$650,000
- 2 Buildings
- Heating: Wall Furnace
- Cap Rate: 6.1
- \$39679 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$17,357
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	0	1		Unfurnished	\$2,400	\$2,400	\$2,400
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
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5231026034

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$439,900/\$436,698** ↓

1209 W Jackman St • Lancaster 93534

7 days on the market

2 units • \$219,950/unit • **1,820 sqft** • **7,890 sqft lot** • **\$239.94/sqft** • **Built in 1958**

Listing ID: SR23008425

14 fwy to I head East to 17th St. make right and left on Jackman



Location Location! This Duplex in near all life necessities and located in a desirable sought out part of West Lancaster. Each unit has 2 bedrooms and one full bathroom, detach garage for one car. Tenant occupied, both tenants are on month to month rent.

Facts & Features

- Sold On 02/28/2023
- Original List Price of \$439,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,153 (Estimated)
- Laundry: Common Area
- \$2086 Gross Scheduled Income
- \$300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lawn, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$65
- Cable TV: 01853240
- Gardener:
- Licenses:
- Insurance: \$125
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$110
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	1	Unfurnished	\$2,086	\$2,086	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3121009021

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,199,000/\$1,245,000 ↑

6 days on the market

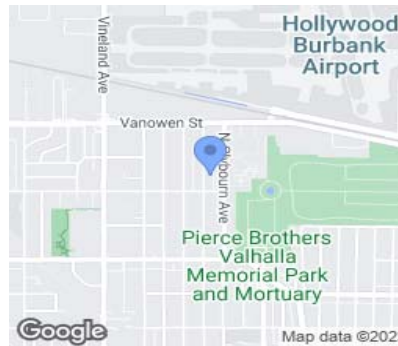
Listing ID: 23238866

Closed •

6626 Denny Ave • North Hollywood 91606

2 units • \$599,500/unit • 2,505 sqft • 6,453 sqft lot • \$497.01/sqft • Built in 2023

Kittridge St and Clybourn Ave



TWO HOMES ON ONE LOT WITH SEPARATE ENTRANCES!! FULLY PERMITTED! Completely remodeled and spacious 3 beds 2 bath home with a brand new high end 3 beds 2 bath ADU in rear. Top of the line!! Live smart. Live in one unit and rent the other one. The front house offers 3 large beds and 2 baths, a stunning kitchen that opens to the living room and a back covered den with a magical fireplace. In unit laundry for both units. Additionally the ADU offers everything you can think of and has been carefully designed with high end finished. Highlights of this priced to sell two homes on one lot include: updated plumbing and electrical throughout, refinished hardwood flooring, high-end remodeled bathrooms, brand new appliances, in unit laundry, nest thermostat, among others. Don't miss this opportunity! Additionally, move outside to professional drought tolerant landscaping and an uncovered patio perfect for entertaining. Two separate addresses 6626 & 6624 Denny Ave. Close to Magnolia Park, around the corner from Burbank, NOHO Arts District and NOHO West Center. It won't last! 3D Tours available upon request. Text Listing Agent.

Facts & Features

- Sold On 03/02/2023
- Original List Price of \$1,199,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside
- \$86000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$18,368
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$80
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$4,300	\$0	\$4,300
2:	1	3	2		Unfurnished	\$4,300	\$0	\$4,300
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
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2414025031

3/5/23, 5:13 AM

Matrix

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23238866

Printed: 03/05/2023 5:12:53 AM

List / Sold:

\$1,175,000/\$11,000,000 ↑

29 days on the market

Listing ID: SB23009704

Closed • **Triplex**

4122 W 139th St W • Hawthorne 90250

3 units • **\$391,667/unit** • **3,344 sqft** • **8,713 sqft lot** • **\$3289.47/sqft** • **Built in 1967**

Between Jefferson and Hawthorne Blvd



Great Investment opportunity to own this triplex on a quiet street, close to schools, shopping center, restaurant, access to the Freeways and transportation. One of the larger lots in the area. There is separate gas and electric meters for each unit.

Facts & Features

- Sold On 02/28/2023
- Original List Price of \$1,300,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Central
- \$0 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Inside
- \$37200 Gross Scheduled Income
- \$28506 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Disposal, Water Heater
- Other Interior Features: Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,694
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,056
- Cable TV: 01385864
- Gardener:
- Licenses:
- Insurance: \$2,418
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,520
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$3,700
2:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,800
3:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4045012037

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,995,000/\$2,040,000 ↑

119 days on the market

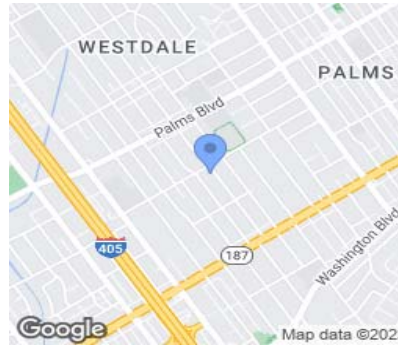
Listing ID: 22210420

Closed

3613 Veteran Ave • Los Angeles 90034

3 units • **\$665,000/unit** • **3,641 sqft** • **4,658 sqft lot** • **\$560.29/sqft** • **Built in 1967**

North of Venice | South of Charnock | West of Overland | East of Sepulveda



Pride of ownership is the best way to describe this wonderful updated 3 unit building in prime Palms, minutes to restaurants, theaters and bars in Culver City. Also close to Trader Joe's, Overland Cafe and Cuban Market. Unit #1 is exceptionally large with 3 bedrooms and 2 nice baths. All three units have great closet space! This is perfect for an owner-user. Everything upgraded with granite, wood flooring and appliances. There is upside in all three rents and laundry brings in around \$11,000 annually. Owned by the same family since the early '70's and lovingly maintained. This is a great 1031 exchange opportunity with so much more rental income and potential than a single family home.

Facts & Features

- Sold On 02/28/2023
- Original List Price of \$1,995,000
- 1 Buildings
- Heating: Forced Air
- \$86587 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$31,397
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,600	\$3,600	\$4,600
2:	1	2	2		Unfurnished	\$2,755	\$2,755	\$3,600
3:	1	3	2		Unfurnished	\$2,537	\$2,537	\$3,800
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4252018003

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$2,395,000/\$2,350,000 ↓

53 days on the market

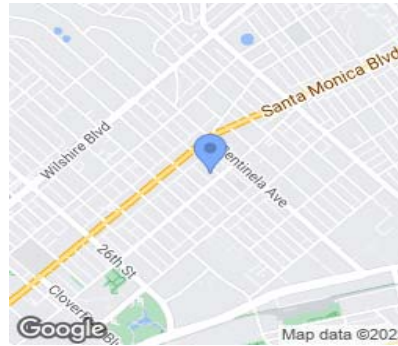
Listing ID: 22221173

Closed •

1450 Franklin St • Santa Monica 90404

3 units • **\$798,333/unit** • **2,370 sqft** • **7,800 sqft lot** • **\$991.56/sqft** • **Built in 1944**

Popular University Streets. Between Broadway and Santa Monica Blvd.



Santa Monica triplexes are exempt from SM rent control if a cottage is owner occupied by the owner or a relative. Maintain control over the entire property. This beautiful triplex sits on a large 7,800 square foot lot, consists of three home-like cottages each with large yards plus 3 separate garages + 1 guest open parking spot. Cottage A enjoys an awesome deck and a spacious wrap-a-round yard. Cottage C enjoys a spa, seating area, grass yard and direct access from the garage. B enjoys a nice front and rear private patio. Cottage A and C have remodeled kitchens and living areas with high ceilings opening to their private yards. Both include a garage. One garage is vacant and has a market rent of \$350 per month. The current actual gross annual income is \$139,860. All three cottages are currently rented. Incredible opportunity as an owner user or straight investment property. Live in a home-like cottage w/a private yard + a garage and let the rents pay the mortgage and property tax. In 15 years the mortgage can be paid in full while the 3 cottages generate a tremendous cash flow. This triplex is a wealth creator. Close to the Broadway Arts District, major studios, Bergamont Station, shopping and cool restaurants. Live to the fullest by enjoying Santa Monica's great lifestyle by owning this amazing home like income property.

Facts & Features

- Sold On 03/01/2023
- Original List Price of \$2,395,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- Cap Rate: 4.5
- \$107823 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$32,037
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02126121
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,750	\$3,750	\$4,500
2:	1	2	1		Unfurnished	\$3,055	\$3,055	\$3,700
3:	1	2	1		Unfurnished	\$4,500	\$4,500	\$4,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4267016022

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22221173

Printed: 03/05/2023 5:12:53 AM

List / Sold:

\$1,300,000/\$1,250,000 ↓

37 days on the market

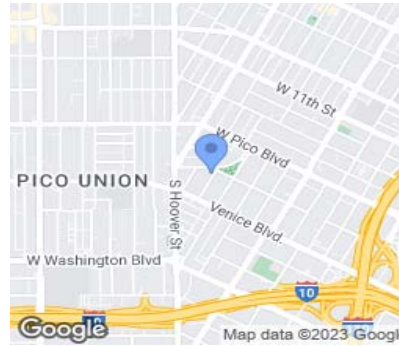
Listing ID: SR22255258

Closed • Duplex

1400 Alvarado • Los Angeles 90006

3 units • \$433,333/unit • 2,748 sqft • 6,762 sqft lot • \$454.88/sqft • Built in 1905

Off S. Hoover Street. In between Malvern Ave and Courtland Ave



Incredible Duplex property in Los Angeles is ready for a new owner. This is a corner lot property with a 6,762-SqFt lot and enough parking for up to 10 vehicles. There are 2 units, one has 4 bedrooms and 2 bathrooms, it is on the first level. The other is located on the second floor, it has 3 bedrooms and 2 bathrooms. Both units have an open floorplan with hardwood and tile flooring, soaring ceilings, central AC/Heating, plus lots of storage space throughout and a laundry area inside. Both kitchens feature ample countertop and cabinet space. Bedrooms are bright and spacious. Property also has a separate non-permitted basement with 2 bedrooms and 1 bathroom. Minutes from the Alvarado Terrace Park. Close to markets, popular dining options, schools, as well as the 110 and 10-freeways. Great property for a first time buyer or for an investment!

Facts & Features

- Sold On 03/03/2023
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Central Air
- \$472 (Estimated)
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Tile, Wood
- Appliances: Free-Standing Range, Gas Oven, Gas Range
- Other Interior Features: Built-in Features, Open Floorplan, Storage

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$0	\$0	\$3,500
2:	1	3	2	0	Unfurnished	\$0	\$0	\$3,000
3:	1	2	1	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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5135008013

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$2,395,000/\$2,448,000 ↑

10 days on the market

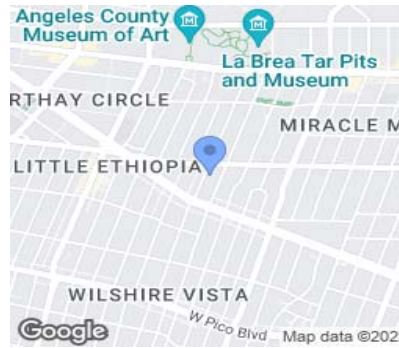
Listing ID: 22221693

Closed

1016 S Stanley Ave • Los Angeles 90019

3 units • \$798,333/unit • 4,681 sqft • 5,501 sqft lot • \$522.97/sqft • Built in 1937

East of Fairfax, South of Olympic



Exquisitely remodeled triplex, brimming with elegant vintage details, yet artfully enhanced with contemporary finishes and modern amenities. The front building features two spacious single-level units with 3 bedrooms, 2 baths, plus den, formal dining room and large step down living room with fireplace. These larger units provide the feeling of a single family home. A detached 3rd ADU unit clad in stately brick with new contemporary kitchen and bath and features an open-concept living area that seamlessly integrates with the back yard via stackable doors. Recent designer upgrades include timelessly updated kitchens with high-end stainless steel appliances and gas ranges, side-by-side in-unit washer and dryer in all units, updated mechanical systems, new hardwood floors, updated smooth coat exterior stucco, and luxury wood windows. ENTIRE BUILDING DELIVERED VACANT, providing maximum flexibility to owner-occupy units or maximize return on investment as a rental. Conveniently located close to Museum Square (LACMA, Tar Pits, Petersen), The Original Farmer's Market, The Grove, The Beverly Center, parks, playgrounds, celebrated restaurants and world-class shopping and entertainment. A rare offering that shouldn't be missed!

Facts & Features

- Sold On 03/03/2023
- Original List Price of \$2,395,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside, Individual Room

Interior

- Rooms: Den, Living Room, Center Hall, Guest/Maid's Quarters
- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$5,500
2:	1	3	2		Unfurnished	\$0	\$0	\$5,500
3:	1	0	1		Unfurnished	\$0	\$0	\$2,200
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
- C19 - Beverly Center-Miracle Mile area

- Los Angeles County
- Parcel # 5085002024

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22221693

Printed: 03/05/2023 5:12:53 AM

List / Sold:

\$1,499,999/\$1,500,000 ↓

146 days on the market

Listing ID: CV22189395

Closed •

2354 Meadowvale Ave • Los Angeles 90031

3 units • \$500,000/unit • 3,501 sqft • 5,000 sqft lot • \$428.45/sqft • Built in 1988

East of 5 Fwy, Just West of LA River, Stadium Way Off Ramp



Perfect for Owner User or 2 Families! 2 Units Vacant. View Video (<https://youtu.be/kfCVZGmYImU>) and Virtual Tour Before Scheduling (<https://my.matterport.com/show/?m=b8WvKZ5H4F6&brand=0>) Completely Remodeled Like New 2 Vacant Units! New Kitchens with Quartz Countertops. New Laminate Flooring. New Restrooms. New Windows. 2 Story Front House has 4 Bedrooms 2.5 Bathrooms. Duplex Units in Back are 2 Bed 1 Bath Each. Conveniently Located Next to LA River, 5 Freeway, And Dodger Stadium, Minutes to Downtown Los Angeles, LA-Live, Griffith Park Observatory, Hollywood Bowl, 2 Fwy, 110, 101, 134, 210

Facts & Features

- Sold On 03/02/2023
- Original List Price of \$1,699,999
- 2 Buildings
- 7 Total parking spaces
- Heating: Wall Furnace
- \$496 (Estimated)
- Laundry: Inside
- \$8700 Gross Scheduled Income
- \$8700 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$1,300	\$1,300	\$2,400
2:	1	2	1			\$0	\$0	\$2,400
3:	1	4	3			\$0	\$0	\$5,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5445020029

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$810,000/\$835,000** ↓

547 N St Louis St • East Los Angeles 90033

113 days on the market

3 units • \$270,000/unit • 2,194 sqft • 5,555 sqft lot • \$380.58/sqft • Built in 1965

Listing ID: CV22218875

Located on Cesar E Chavez Ave & North Saint Louis Street



Beautiful multi-family property located in East Los Angeles. Front unit consists of a 2 bedroom 1 bath and fully remodeled. Nice open concept with tons of natural lighting throughout home. Kitchen was completely remodeled with brand new cabinets, countertops, and LED lights underneath shelves. Kitchen also contains its own island. Bathroom was also remodeled with new tile, glass doors, sink fixtures, and rain shower. Back bedroom has a door leading to the exterior with its very own private patio. Attached rear unit was recently vacated and needs cosmetic work but also has it's own private patio. Detached rear unit was remodeled some time ago with white cabinets and granite countertops. Hardwood floors throughout the unit. Detached corner unit has long term tenant and will need cosmetic work. Tons of potential! Come and take a look!

Facts & Features

- Sold On 02/28/2023
- Original List Price of \$850,000
- 3 Buildings
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$401 (Estimated)
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Tile, Wood
- Appliances: None

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	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
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5175028002

Michael Lembeck

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

Re/Max Property Connection

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

Closed

List / Sold: **\$999,999/\$950,000** ↓

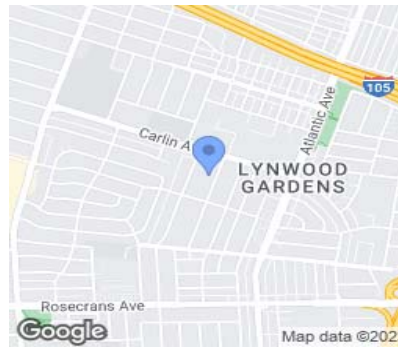
12439 Waldorf Dr • Lynwood 90262

20 days on the market

3 units • **\$333,333/unit** • **3,704 sqft** • **9,594 sqft lot** • **\$256.48/sqft** • **Built in 1940**

Listing ID: 22226985

I-105 E to Long Beach Blvd in Lynwood. Take exit 12 from I-105 E 19 min (19.0 mi) Follow Long Beach Blvd and Carlin Ave to Waldorf Drive



TRIPLEX with space for a ADU and Jr. ADU! HERE IS AN AWESOME opportunity for OWNER USER! Live in the front 2 bed/1 bath 824 sqft (approx) detached home (VACANT) and collect rent from the two units. Probate Sale - NO COURT APPROVAL required. Great Long Term Stable Tenants - ALL current on their rent. All units have 2 car parking. Tenants pays ALL Utilities. Unit Mix: (1) one detached single family 2 beds/1 bath home with w/d hookups (wood floors throughout); (2) two top floor split level 3 beds/1.5 bath (1,408 sqft /each) units with large kitchen, living area and nice size bedrooms. It is zoned to have an ADU and Jr. ADU - turn it into a Five-plex - using the bottom floor area originally permitted as a 120 sqft laundry (has its own utilities and is about 1440 sqft - not included in Sales Price or square footage - vacant). Buyer to purchase with two of the current tenants. Buyer to perform own diligence, confirm square footage, permits, rent control, zoning and etc. ****Interior pictures have been virtually staged/renovated (does NOT include any interior pictures of the front detached house).** ******Projected Rents are based on Market Survey performed by Appraiser. Appraised for \$1 million - in its current condition.**

Facts & Features

- Sold On 03/03/2023
- Original List Price of \$999,999
- 2 Buildings
- 8 Total parking spaces
- 6 Total carport spaces
- Heating: Wall Furnace
- Cap Rate: 6
- \$63362 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$10,438
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$1,850
2:	1	3	1		Unfurnished	\$2,000	\$2,000	\$2,400
3:	1	3	1		Unfurnished	\$2,000	\$2,000	\$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

- Probate Listing sale
- RM - Lynwood area
- Los Angeles County
- Parcel # 6186018022

3/5/23, 5:13 AM

Matrix

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22226985

Printed: 03/05/2023 5:12:53 AM

List / Sold:

\$1,799,000/\$1,799,000 ↓

445 days on the market

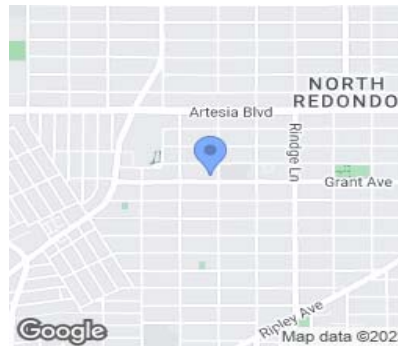
Listing ID: PW21228922

Closed •

1919 Grant Ave • Redondo Beach 90278

4 units • \$449,750/unit • 3,398 sqft • 7,492 sqft lot • \$529.43/sqft • Built in 1924

South of Artesia



Welcome to Redondo's Beach finest 4 units. A spacious 2 bed 1 bath single family home sits at the front of the lot. This home has its own 2 car garage and separate yards. As you exit this single family home you will find 3 single car garages that belong to the the fabulous 3 units. All units feature 2 spacious bedrooms, bathroom, large living room, spacious kitchen with laundry hooks up. This property is conveniently located to the OCEAN, shopping, food, entertainment, and freeway access. This building is great for owner to live in one and generate rental income from the other 3 units. You may also find it to be a great acquisition to your portfolio. Live in Redondo Beach; Live the Beach

Facts & Features

- Sold On 03/01/2023
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- \$1,358 (Estimated)
- Laundry: In Kitchen
- \$38280 Gross Scheduled Income
- \$31675 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Vinyl
- Other Interior Features: Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,605
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,392
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$1,073
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,740
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,795	\$1,795	\$3,000
2:	1	2	1	1	Unfurnished	\$1,395	\$1,395	\$3,000
3:	1	2	1	1	Unfurnished	\$0	\$0	\$3,000
4:	1	2	1	1	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4156014022

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,150,000/\$1,050,000 ↓

176 days on the market

Listing ID: PW22184578

Closed •

1369 Maine Ave • Baldwin Park 91706

4 units • \$287,500/unit • 3,224 sqft • 10,269 sqft lot • \$325.68/sqft • Built in 1961

Southeast of Baldwin Park Boulevard



Investor's dream income property waiting to be maximized by the right investor. Or for the large family, live in one and rent the others. It is located in a cul-de-sac with plenty of parking spaces. Steps away from public transportation, Kaiser Permanente hospital, 10 freeway, 605 freeway, shopping centers, Baldwin Park, Bassett Unified school districts, and the West Covina mall. Each unit has separate meters each renter pays its own gas and electric bills. Each 2 bedroom 1 bathroom unit has its own attached garage with washer and dryer hookups. Potential rent increases up to \$2500 a month for each home. This is an incredible deal for the large family who can buy and live together, especially with today's rents. As an investor and close family, this income property is hard to ignore. No rent control first and last unit have their own private fenced yard with plenty of shade for the summer bar-b q's. Very desirable area of Baldwin Park. Property to be sold as is.

Facts & Features

- Sold On 03/03/2023
- Original List Price of \$1,300,000
- 4 Buildings
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$45000 Gross Scheduled Income
- \$36150 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Family Room, Kitchen, Living Room
- Appliances: None
- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01908329
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8559002026

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,725,000/\$1,550,000 ↓

89 days on the market

Listing ID: 22208637

Closed •

711 E Chevy Chase Dr • Glendale 91205

4 units • \$431,250/unit • 4,740 sqft • 6,788 sqft lot • \$327.00/sqft • Built in 1928

In Between Glendale and Adams



711 E Chevy Chase Dr is a charming 4-unit apartment buildings located in Glendale, CA. Built in 1928, the 4,740 square foot building sits on a 0.16-acre lot, the building consists of (4) two-bedroom, one-bathroom units. Building features garages behind the property for tenants to park in. One unit will be delivered remodeled and vacant. This will allow for an owner-user opportunity or a new owner to come in and pick their tenant. This property is located in the heart of Glendale, one of the most desirable rental markets in all of Los Angeles County. Located 1.3 Miles from the Americana Mall and 1.7 Miles from the Glendale Galleria the property is in a strong location. Glendale does not fall under L.A City rent control allowing a new owner to come in and raise rents up to 10% and boost their NOI. Units have washer dryer hookups.

Facts & Features

- Sold On 03/01/2023
- Original List Price of \$1,725,000
- 1 Buildings
- \$63933 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$33,319
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1		Unfurnished	\$2,089	\$8,355	\$10,000
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
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5676005014

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

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

215 E 11th St • Pomona 91766

70 days on the market

4 units • \$182,250/unit • 1,792 sqft • 7,839 sqft lot • \$406.81/sqft • Built in 1920

Listing ID: CV22237495

Garey & 11th Street



Two separate units on this lot: 215 E. 11th St., is 1600 sq. comprised of: 2 bedrooms and 1 bath, in the front. Vacant. 2 bedrooms with 1 bath in the back, plus a Studio in the back with one bath, Vacant. 235 E. 11th St., 620 sq. ft. leased. Garages are reached from the back alley. Buyer and buyer's agent are to verify all information. Two separate addresses, 215 and 235 E. 11th St., on the same lot. Buyer and Agent to verify the possibility of subdividing the lot into two separate properties. Possible to add ADU of 800 sqft. Excellent investment opportunity,

Facts & Features

- Sold On 03/01/2023
- Original List Price of \$739,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s), Whole House Fan
- \$0 (Assessor)
- Laundry: Outside
- \$66000 Gross Scheduled Income
- \$59244 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile, Vinyl, Wood
- Appliances: Built-In Range, Electric Range, Gas Range, Gas Water Heater, Microwave, Solar Hot Water
- Other Interior Features: Block Walls, Granite Counters, Open Floorplan

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Block, Wire
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,980
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02061447
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,980
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	5	4	4	Partially	\$1,500	\$1,500	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 687 - Pomona area
- Los Angeles County
- Parcel # 8333018016

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Quadruplex

List / Sold: **\$995,000/\$1,100,000** ↑

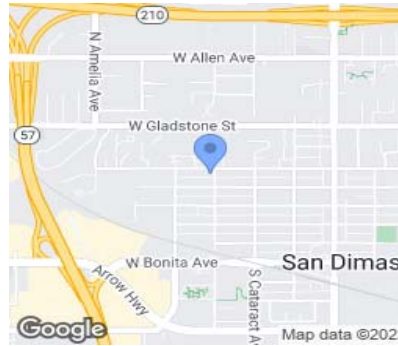
413 N Acacia St • San Dimas 91773

7 days on the market

4 units • \$248,750/unit • 2,337 sqft • 13,750 sqft lot • \$470.69/sqft • Built in 1948

Listing ID: CV23018241

Northwest corner of Acacia and 5th



Welcome to your dream investment opportunity! This charming quadplex has been in the same family for over 40 years and has been under professional property management throughout their ownership. There are 3 units featuring 1 bedrooms and 1 bathroom, and 1 unit featuring 2 bedrooms and 1 bathroom. This property boasts a strong rental history with long-term tenants and a consistent income stream. Don't miss out on this rare chance to own a piece of prime San Dimas real estate. Property may be developed for additional units, buyer to verify with city.

Facts & Features

- Sold On 03/01/2023
- Original List Price of \$995,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- \$2,463 (Estimated)
- Cap Rate: 3.63
- \$65676 Gross Scheduled Income
- \$36119 Net Operating Income
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,557
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$1,345
- Cable TV: 01991628
- Gardener:
- Licenses: 0
- Insurance: \$3,974
- Maintenance:
- Workman's Comp:
- Professional Management: 4597
- Water/Sewer: \$4,094
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,070	\$1,070	\$1,450
2:	1	1	1	0	Unfurnished	\$1,125	\$1,125	\$1,450
3:	1	1	0	0	Unfurnished	\$1,450	\$1,450	\$1,450
4:	1	2	1	0	Unfurnished	\$1,828	\$1,828	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- 689 - San Dimas area
- Los Angeles County
- Parcel # 8386012001

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold: **\$975,000/\$975,000** ↓

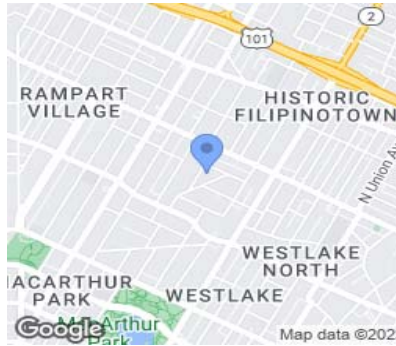
212 S Park View St • Los Angeles 90057

62 days on the market

4 units • \$243,750/unit • **3,328 sqft** • **7,248 sqft lot** • **\$292.97/sqft** • **Built in 1928**

Listing ID: DW22238343

101 FWY Exity S. Rampart South Beverly west and Parkview south



Happy to present to you a beautiful 4-unit apartment building located in Los Angeles Rampart Village, CA Built in 1928. The property consist of 3,328 rentable square feet , spread throughout a 7,250 square foot lot. Consisting of one 2 bedroom's unit/ 1- Bathroom unit Three 1bed-/1-bathroom. owners can enjoy this high demand rental location know for blue collar workers, resulting in consistent low vacancy rate and increasing rents. Tenants appreciate living space for hosting get togethers and close proximity to 101 freeway, public transportation, great schools, shopping and much more. This is a tremendous opportunity with a great upside.

Facts & Features

- Sold On 03/03/2023
- Original List Price of \$999,000
- 1 Buildings
- 4 Total parking spaces
- \$499 (Estimated)
- Laundry: Inside
- \$66108 Gross Scheduled Income
- \$52006 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,102
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,911
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,911
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$1,800
2:	1	1	1	1	Unfurnished	\$925	\$925	\$1,700
3:	1	1	1	1	Unfurnished	\$884	\$884	\$1,700
4:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5154013009

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$4,495,000/\$4,040,175 ↓

21 days on the market

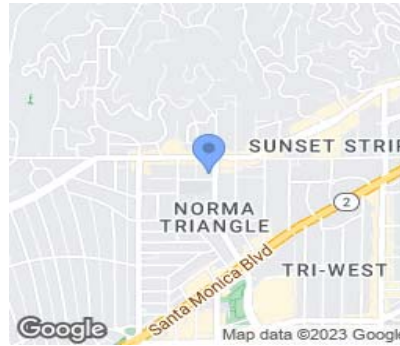
Listing ID: 22225741

Closed •

1007 N San Vicente Blvd • West Hollywood 90069

4 units • \$1,123,750/unit • 5,329 sqft • 6,722 sqft lot • \$758.15/sqft • Built in 1947

From Sunset Blvd, head South on San Vicente Blvd



An exceptional opportunity for investment and future development. 1007 N. San Vicente Boulevard presents a property in a prime location within the neighborhood of world-famous Sunset Strip, Sunset Plaza, and Pacific Design Center in West Hollywood. Directly across the street from The London Hotel and a stone's throw from The Edition Hotel, the four townhomes sit on a 6,722 SF lot with a unit mix of one 1-bed/ 1-bath, two 2-bed/ 2-bath, and one 4-bed/ 3-bath unit which has access to a backyard. Three of the four units have been extensively remodeled to feature stainless steel appliances, hardwood floors throughout, expansive high ceilings, and grand windows including separate parking garages. The property is in prime West Hollywood School District, is accessible to all of West Hollywood's hottest spots, and is one of the most desirable areas for tenants and Los Angeles living. The property is truly a gem within the city's most admirable location.

Facts & Features

- Sold On 02/27/2023
- Original List Price of \$4,495,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 3.12
- \$140252 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$70,048
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- 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	\$1,407	\$1,407	\$5,800
2:	1	1	1		Unfurnished	\$2,656	\$2,656	\$3,250
3:	1	2	2		Unfurnished	\$4,356	\$4,356	\$5,800
4:	1	4	3		Unfurnished	\$9,106	\$9,106	\$9,800
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4340001008

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

3/5/23, 5:13 AM

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22225741

Printed: 03/05/2023 5:12:54 AM

List / Sold:

\$2,200,000/\$2,150,000 ↓

37 days on the market

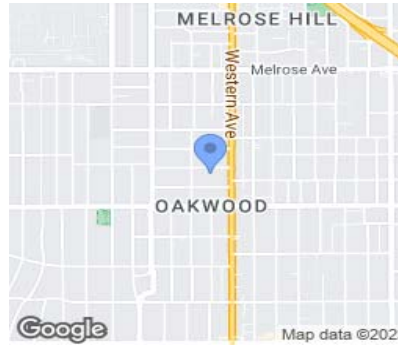
Listing ID: 23233649

Closed •

4732 Elmwood Ave • Los Angeles 90004

4 units • \$550,000/unit • 4,322 sqft • 7,254 sqft lot • \$497.45/sqft • Built in 1979

West of Western Ave and east of Wilton Place



LOCATION! LOCATION !!! BUILT IN 1979, THERE IS NO RENT CONTROL

Facts & Features

- Sold On 02/28/2023
- Original List Price of \$2,200,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01004371
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$3,300	\$3,300	\$4,000
2:	2	2	2		Unfurnished	\$2,300	\$2,300	\$2,800
3:	2	2	2		Unfurnished	\$2,300	\$2,399	\$2,800
4:	1	1	1		Unfurnished	\$1,550	\$1,550	\$2,200
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5522031018

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,699,999/\$1,630,000 ↓

29 days on the market

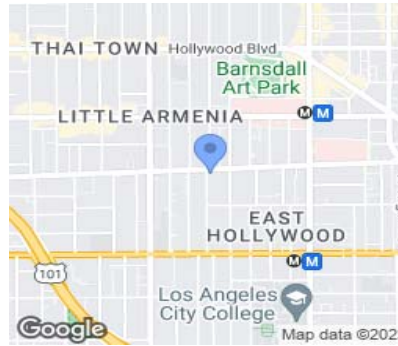
Listing ID: 23233089

Closed •

1254 N Kenmore Ave • Los Angeles 90029

4 units • \$425,000/unit • 3,151 sqft • 6,626 sqft lot • \$517.30/sqft • Built in 1923

At Fountain and Kenmore. South of Sunset Blvd. West of Vermont Ave.



Jewelbox Spanish mini bungalow court. 2 duplexes, 4 units total & 2 garages. Front building (first duplex) delivered vacant at COE. Unit 1 was prof. restored to the 1923 standard but improved w/modern elect wiring, copper pipes, new roof & central HVAC. Subzero refrig, restored chrome accented Wedgewood stove. Beautiful original tile including subway splash & flower hex on the counters. Original Doug fir cabinetry w/pig ears. Original moldings, solid wood doors, built-ins, light fixtures, hardware & flooring. Unit 2 was renovated a few years ago but much original charm still exists. It also has brand new central HVAC. The 1st building features a reversible alteration which combines both units to make 1 large home. This was done through closets in each unit and easily put back. Both units in this duplex feature formal dining rooms separate from the living rooms. These have been used as 2nd bedrooms in the past. The 2nd duplex (units 3 & 4) are currently rented. Both garages & driveways are not being used by the 2 existing tenants. Bow window set wrapping the corner of the first building, forming a unique turret shape on the outside & an enticing nook on the inside. Large private yard with specimen landscaping. Professional fenestration of 9 lite prairie casements. French door sets. Spanish coping tile. Large arched porch openings. This is a wonderful corner trophy property that has maintained its historic fabric & is a delight to behold. Excellent East Hollywood location South of Los Feliz village and West of Silverlake.

Facts & Features

- Sold On 03/02/2023
- Original List Price of \$1,699,999
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- Laundry: Washer Included, Dryer Included, Stackable, Inside
- Cap Rate: 4
- \$67400 Net Operating Income

Interior

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

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$55,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01856445
- 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	\$2,900
2:	1	2	1		Unfurnished	\$0	\$0	\$2,900
3:	1	1	1		Unfurnished	\$1,750	\$1,750	\$2,200
4:	1	1	1		Unfurnished	\$1,324	\$1,324	\$2,200
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

3/5/23, 5:14 AM

Matrix

- Standard sale
- Rent Controlled

- C20 - Hollywood area
- Los Angeles County
- Parcel # 5540010001

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23233089

Printed: 03/05/2023 5:12:54 AM

List / Sold:

\$1,200,000/\$1,270,550 ↑

5 days on the market

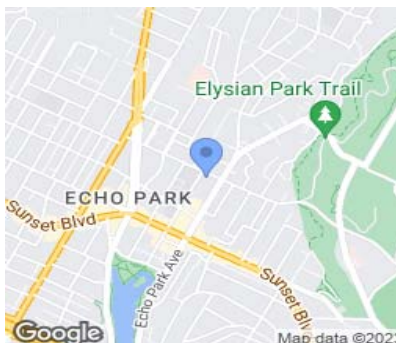
Listing ID: CV22252700

Closed • **Quadruplex**

1464 Logan St • Echo Park 90026

4 units • **\$300,000/unit** • **3,360 sqft** • **7,494 sqft lot** • **\$378.14/sqft** • **Built in 1924**

From 101 North exit State Street, North on State Street, to East Cesar E Chavez Ave, Right on Logan Street



Location, Location, Location! Calling all investors, this quadruplex is located in the heart of Los Angeles and just a few short blocks from Dodger Stadium. Charming neighborhood features beautiful tree lined streets, family friendly atmosphere and walking distance to award winning schools, Elysian Park, shopping and so much more. Conveniently located near the 5, 101, and 110 freeways makes this a great location to access all LA has to offer. The exterior is warm and inviting with unique architecture. A large gated driveway, and carport ready for tenants. Two upstairs units were joined but easily can be converted back. The property consists of 3,360 rentable square feet, spread across a 7,495 lot. This property holds unlimited potential and is need of a complete remodel and clean out. Drive by only, submit offers.

Facts & Features

- Sold On 03/02/2023
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Multi/Split
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Washer Hookup
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Family Room, Kitchen, Living Room, See Remarks
- Floor: Carpet, Laminate
- Appliances: Gas Oven, Gas Cooktop, Gas Water Heater
- Other Interior Features: 2 Staircases, Laminate Counters, Unfurnished, Wood Product Walls

Exterior

- Lot Features: Back Yard, Lot 6500-9999
- Fencing: Block, Chain Link, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01835117
- 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	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0
3:	1	1	1	0	Unfurnished	\$0	\$0	\$0
4:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5419023018

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: CV22252700

Printed: 03/05/2023 5:12:54 AM

Closed

List / Sold: **\$579,000/\$570,000** ↓

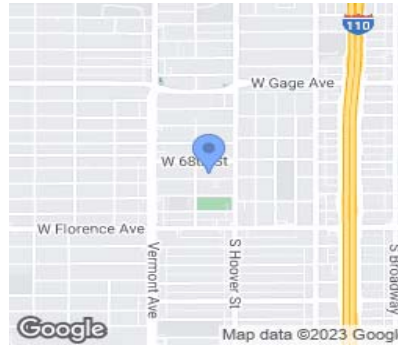
839 W 69TH St • Los Angeles 90044

207 days on the market

4 units • **\$144,750/unit** • **2,100 sqft** • **7,152 sqft lot** • **\$271.43/sqft** • **Built in 1929**

Listing ID: 22169439

South of Slauson and East of Hoover



This property is located in the redevelopment plan for Los Angeles, Vermont Knolls, the county is starting construction of a new complex that will hold 180 units of affordable housing, a public school, a transit plaza, a bus transfer center, and shops. The lot size is re-zoned for a future desirable three unit with an ADU on top of the garage making it a total of four units, Its current use is zoned as a fourplex, all units are currently rented except one for the new owner who may like to occupy it using FHA or VA financing. This is a great investment opportunity for owner users or investors. Two of the units were recently upgraded. The long driveway leads to a spacious backyard. There you will find a 3 car garage which provides ample parking spaces. Please contact the listing agent for showing availability. The seller is currently in a request for a short sale approval, make all offers subject to short sale approval. Contact the listing agent for more information.

Facts & Features

- Sold On 03/03/2023
- Original List Price of \$849,900
- 4 Buildings
- \$53080 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Vented Exhaust Fan

Exterior

Annual Expenses

- Total Operating Expense: \$530
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01013911
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$350
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,800	\$1,800	\$2,245
2:	2	1	1		Unfurnished	\$0	\$0	\$1,787
3:	3	1	1		Unfurnished	\$764	\$764	\$1,787
4:	4	0	1		Unfurnished	\$1,000	\$1,000	\$1,375
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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6013008006

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

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

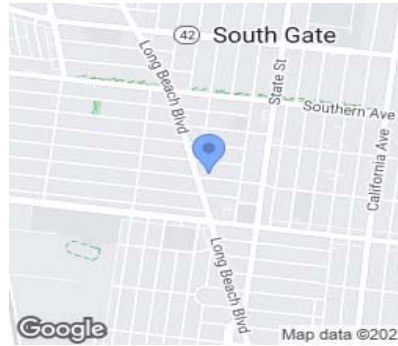
3115 Missouri Ave • South Gate 90280

3 days on the market

4 units • \$212,500/unit • 2,140 sqft • 8,099 sqft lot • \$397.20/sqft • **Built in 1937**

Listing ID: CV23014713

Cross Street Long Beach Blvd and Tweedy Blvd



Come and see this Spanish Style Income Property centrally Located near Schools, Shopping Centers Bus stops and Downtown South Gate. Needs TLC. Sold as is. Seller will not do any repairs. City Inspection required.

Facts & Features

- Sold On 02/28/2023
- Original List Price of \$850,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- \$42840 Gross Scheduled Income
- \$37752 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Vinyl

Exterior

- Lot Features: 0-1 Unit/Acre, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,088
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02188471
- Gardener:
- Licenses:
- Insurance: \$1,586
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,662
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$810	\$810	\$810
2:	1	1	1	1	Unfurnished	\$820	\$820	\$820
3:	1	1	1	1	Unfurnished	\$805	\$805	\$805
4:	1	1	1	1	Unfurnished	\$1,135	\$1,135	\$1,135

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
- T4 - South Gate E of 710 area
- Los Angeles County
- Parcel # 6206014014

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,479,000/\$1,370,000 ↓

100 days on the market

Listing ID: 22207925

Closed

342 Stepney St • Inglewood 90302

5 units • \$295,800/unit • 4,723 sqft • 7,511 sqft lot • \$290.07/sqft • Built in 1965

West of Centinela, North of Florence, East of La Brea



5 Unit Trust Sale, Unit # 1 Vacant, Great Investment Property Located in the Heart of the City Of Inglewood. Well maintained, Stable Tenants. Located in close proximity to Sofi Stadium, blocks from Downtown Inglewood, Market Street, Freeway Close. Very accessible to LAX Airport with wonderful Ample Parking. A must see building for the Savvy Owner/Investor. Please do not disturb tenants. Do not walkup or enter exteriors of property. Property is sold in as-is condition.

Facts & Features

- Sold On 03/01/2023
- Original List Price of \$1,550,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 4.9
- \$75596 Net Operating Income

Interior

- Appliances: Disposal

Exterior

- Lot Features: Front Yard

Annual Expenses

- Total Operating Expense: \$29,626
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,717
- Maintenance: \$4,993
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,474
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$1,800	\$3,500
2:	2	1	1		Unfurnished	\$1,000	\$1,000	\$2,000
3:	3	2	1		Unfurnished	\$1,850	\$1,850	\$2,900
4:	4	1	1		Unfurnished	\$1,725	\$1,725	\$2,000
5:	5	1	1		Unfurnished	\$1,155	\$1,155	\$1,700
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
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4016016024

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$2,649,000/\$2,817,000 ↑

5 days on the market

Listing ID: CV23015212

Closed • Apartment

1151 N Peck Ave • Manhattan Beach 90266

5 units • \$529,800/unit • 6,430 sqft • 8,018 sqft lot • \$438.10/sqft • Built in 1971

Manhattan Beach Blvd to Peck North



Rare opportunity to acquire a multi unit property in the highly desirable zip code of 90266. This is the first time on the market for this classically designed property. There are a total of 5 units. 4 of those units are 2 bedroom 2 bath. The 5th unit is the main unit and has 3 bedrooms, 3 baths, living room with fireplace, private patio & balcony, dining room, laundry area, primary suite upstairs with balcony where you can enjoy expansive LA city and basin views! The main unit has updated flooring in the kitchen, all new stainless steel appliances, new toilets and new primary closet built ins. Each of the 4 units has either a private patio or balcony. Shared laundry area. Underground parking area with 8 spaces. Each unit has its own electric meter. Just 1 1/2 miles to the beach. Also close proximity to Polliwog park, the botanical gardens, Redondo Beach performing arts center and so much more!

Facts & Features

- Sold On 02/27/2023
- Original List Price of \$2,649,000
- 1 Buildings
- Levels: Two, Multi/Split
- 8 Total parking spaces
- \$1,801 (Estimated)
- Laundry: Common Area, Inside
- \$51600 Gross Scheduled Income
- 6 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Formal Entry, Laundry, Living Room
- Floor: Carpet, Vinyl

Exterior

- Lot Features: Front Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$3,830.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,496
- Cable TV: 01872880
- Gardener:
- Licenses: 102
- Insurance: \$6,073
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,135
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,650	\$1,650	\$2,800
2:	1	2	2	1	Unfurnished	\$600	\$800	\$2,800
3:	1	2	2	1	Unfurnished	\$1,150	\$1,150	\$2,800
4:	1	3	3	2	Unfurnished	\$0	\$0	\$6,500
5:	1	2	2	2	Unfurnished	\$1,200	\$1,200	\$2,800

Of Units With:

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

Additional Information

- Standard, Trust sale
- 146 - Manhattan Bch Heights/Lib Vlg area
- Los Angeles County
- Parcel # 4166009002

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,500,000/\$1,445,000 ↓

27 days on the market

Listing ID: 23232039

Closed

1133 Elden Ave • Los Angeles 90006

5 units • \$300,000/unit • 3,622 sqft • 8,354 sqft lot • \$398.95/sqft • Built in 1902

North of Pico Blvd, East of Vermont Ave, South of Olympic Blvd.



I am pleased to offer for sale a five-unit apartment community located at 1133 Elden Avenue. The subject property is located just south of Olympic Boulevard near Koreatown. Situated on an 8,354 square foot parcel, the property is comprised of one single, two one-bedroom units, one two-bedroom unit and one three-bedroom unit. Originally built in 1902, the subject property features large spacious units and on-site laundry. The property has 48% remaining rental upside through unit renovations. The subject property also presents an opportunity for development-minded investors. The 8,354 square foot parcel is zoned LAR4 and Tier 3 Transit Oriented Community (TOC). The continued gentrification of the surrounding area along with the value-add potential for a new owner to renovate unit interiors and achieve superior future returns moving forward makes 1133 Elden an excellent acquisition opportunity.

Facts & Features

- Sold On 02/27/2023
- Original List Price of \$1,500,000
- 1 Buildings
- Cap Rate: 3.82
- \$57279 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$47,238
- 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	3	1		Unfurnished	\$2,048	\$2,048	\$3,200
2:	1	0	1		Unfurnished	\$1,500	\$1,500	\$1,750
3:	2	1	1		Unfurnished	\$1,148	\$2,295	\$3,700
4:	1	2	1		Unfurnished	\$1,332	\$1,332	\$1,950
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5076011013

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$3,100,000/\$2,925,000 ↓

13 days on the market

Listing ID: 23236335

Closed

833 18th St • Santa Monica 90403

6 units • \$516,667/unit • 3,982 sqft • 8,002 sqft lot • \$734.56/sqft • Built in 1953

Just South of Montana Avenue & North of Wilshire Blvd.



For more information please see our Offering Memorandum.

Facts & Features

- Sold On 03/02/2023
- Original List Price of \$3,100,000
- 2 Buildings
- Cap Rate: 4.54
- \$140585 Net Operating Income
- 5 electric meters available
- 5 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$51,967
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00860625
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$4,130	\$4,130	\$4,700
2:	1	1	1		Unfurnished	\$2,529	\$2,529	\$3,250
3:	1	1	1		Unfurnished	\$2,394	\$2,394	\$3,250
4:	1	1	1		Unfurnished	\$2,468	\$2,468	\$3,250
5:	1	1	1		Unfurnished	\$2,350	\$2,350	\$3,250
6:	1	0	1		Unfurnished	\$1,381	\$1,381	\$2,400
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4277008066

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,125,000/\$1,030,000 ↓

21 days on the market

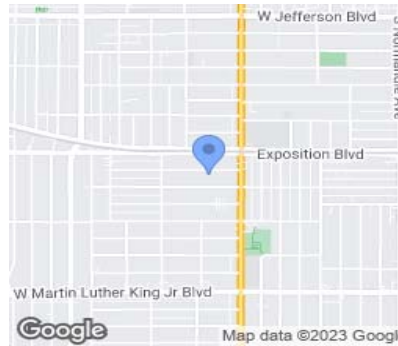
Listing ID: 22200439

Closed •

1650 W 38th St • Los Angeles 90062

6 units • \$187,500/unit • 2,381 sqft • 5,441 sqft lot • \$432.59/sqft •
Built in 1922

The subject property is located in the City of Los Angeles. The property is situated south of Exposition Boulevard, North of Martin Luther King Jr. Boulevard, West of Western Avenue and East of Gramercy Place.



We are pleased to offer this six unit investment opportunity, located in the City of Los Angeles. The unit mix consists of one 0+1 unit and five 1+1 units. The investment consists of approximately 2,381 of rentable square feet and is situated on an approximately 5,441 square foot parcel. Recent property upgrades include a new roof, new exterior paint, new exterior lighting, new exterior building and unit numbers, new mailboxes, new surveillance system, and new landscaping. The property is subject to City of Los Angeles Rent Stabilization Ordinance and the property is in compliance with the Los Angeles Soft-Story Retrofit Program.

Facts & Features

- Sold On 02/28/2023
- Original List Price of \$1,195,000
- 1 Buildings

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- 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	1	1		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

- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5035031010

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$2,625,000/\$2,637,500 ↑

14 days on the market

Listing ID: 23234227

Closed

3330 S Canfield Ave • Los Angeles 90034

8 units • **\$328,125/unit** • **7,465 sqft** • **7,999 sqft lot** • **\$353.32/sqft** • **Built in 1956**

South of National Blvd between Robertson Blvd and Castle Heights.



The property is a well-maintained, two-story, 8-unit apartment building in the heart of Los Angeles. Ideally situated in a quiet residential pocket just south of Beverly Hills adjacent to Culver City. The area has rapidly become the epicenter of media and technology with multiple renowned corporate offices relocating within a few blocks of the subject property. Residents can take advantage of close proximity to trendy shopping, multiple fine grocery chains and a train station connecting the area to Santa Monica and Downtown LA. The eight oversized units are a mix of one, two and three bedrooms spanning the large lot. Equipped laundry room on-site. Off-street parking is provided for each unit. The property is being offered "as-is" via Trust Sale. No Court Confirmation is required.

Facts & Features

- Sold On 03/01/2023
- Original List Price of \$2,625,000
- 1 Buildings
- Levels: Two
- Heating: Floor Furnace
- Laundry: Community
- Cap Rate: 3
- \$79056 Net Operating Income

Interior

- Floor: Tile, Carpet
- Appliances: Range

Exterior

- Security Features: Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$88,151
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02022464
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,100	\$2,100	\$2,700
2:	2	1	1		Unfurnished	\$1,800	\$3,575	\$1,800
3:	2	3	2		Unfurnished	\$1,265	\$3,190	\$2,900
4:	3	2	1		Unfurnished	\$1,229	\$5,371	\$2,500
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
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4311025007

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

3/5/23, 5:14 AM

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23234227

Printed: 03/05/2023 5:12:54 AM

List / Sold:

\$3,310,000/\$3,050,000 ↓

121 days on the market

Listing ID: 22213927

Closed •

210 S Fuller Ave • Los Angeles 90036

8 units • **\$413,750/unit** • **9,376 sqft** • **7,304 sqft lot** • **\$325.30/sqft** • **Built in 1930**

Off of 3rd Street in Fairfax / Park La Brea sub-market



210 South Fuller Avenue is a stunning eight-unit French Normandy property located in the coveted Fairfax / Park La Brea sub-market (90036). It consists of 9,376 SF of improvements on a 7,334 square-foot parcel. The unit composition is eight large 2-Story Townhome-Style units, each of which is 2 Bedroom / 1 Bathroom. The facade is decorated with etched carvings. In true French Normandy style, there are turrets on either side of the building and decorative spires on the turrets and pitched roof. Each unit is adorned with 1930's-style detail, such as crown molding, wainscoting, a decorative fireplace, large windows, and original hardwood floors. There are also ample closets and storage spaces, with five closets throughout the unit and a large walk-in closet in the master bedroom. 210 South Fuller Avenue is ideally located off 3rd Street and offers immediate access to the neighboring communities of Beverly Hills, Koreatown, and West Hollywood. It boasts a Walk Score of 89, which is deemed as "Very Walkable." Additionally, the property is just three short blocks from The Grove, a neighborhood watering hole.

Facts & Features

- Sold On 03/01/2023
- Original List Price of \$3,310,000
- 1 Buildings
- Cap Rate: 3.6
- \$119133 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$63,619
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870534
- 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	\$1,928	\$15,420	\$28,000
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
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5512019016

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22213927

Printed: 03/05/2023 5:12:54 AM

List / Sold:

\$2,299,000/\$1,910,000 ↓

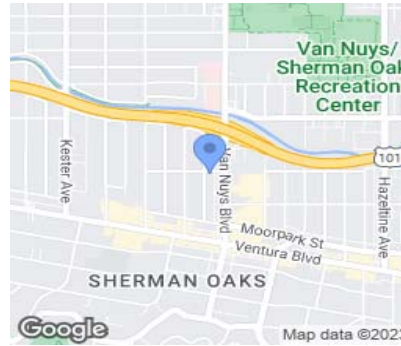
33 days on the market

Listing ID: 22212769

Closed •

4556 Vista Del Monte Ave • Sherman Oaks 91403
8 units • **\$287,375/unit** • **5,782 sqft** • **6,248 sqft lot** • **\$330.34/sqft** •
Built in 1958

On the corner of Hortense St & Vista Del Monte Ave



This 8-unit, prime value-add property is located North of Ventura Blvd in the highly desirable Sherman Oaks neighborhood, adjacent to Studio City, Valley Glen, and Valley Village. 4556 Vista Del Monte Ave comprises eight 1-bedroom + 1-bathroom units, a total living area of 5,782 sqft, and is situated on an LAR3 Zoned 6,248 sqft lot. This offering presents a rare opportunity for investors to acquire an excellently located apartment building to reposition and upgrade to obtain market premium rents to stabilize at a 5.7%+ Cap rate | 12.9 GRM with the potential to scale and reduce expenses to achieve an even higher rate of return. Investors seeking an asset to employ a value-add strategy can promptly reposition the asset and achieve a higher yield. Four vacant units will allow investors to decide on their own finishes and styles and set market rents. The units are all separately metered for electricity and gas, and the property has a shared laundry room (leased machines). There are 8 tuck-under carport spaces providing easy access for tenants, as well as a private terrace overlooking Hortense St for tenants to use as a common area. With an excellent walk score of 84, this area of Sherman Oaks is a paradise for pedestrians. You can leave your car parked and take a walk down Ventura Blvd to enjoy the city's vibrant atmosphere with plenty of dining, shopping, and employment opportunities nearby. There is also easy access to public transportation and parking, which enables residents to get to offices and businesses nearby with shorter commute times to Studio City, DTLA, and Hollywood.

Facts & Features

- Sold On 02/27/2023
- Original List Price of \$2,299,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 4.4
- \$100871 Net Operating Income

Interior

- Floor: Carpet, Tile

Exterior

Annual Expenses

- Total Operating Expense: \$49,022
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01229985
- 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	1	1		Unfurnished	\$1,584	\$12,671	\$17,064
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
- SO - Sherman Oaks area
- Los Angeles County

- Parcel # 2265011041

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22212769

Printed: 03/05/2023 5:12:54 AM

List / Sold:

\$3,550,000/\$3,562,500 ↑

11 days on the market

Listing ID: 23234839

Closed

12624 Venice Blvd • Los Angeles 90066

10 units • **\$355,000/unit** • **9,920 sqft** • **7,387 sqft lot** • **\$359.12/sqft** • **Built in 1986**

South side of Venice Blvd west of Centinela Blvd and east of Beethoven St.



The property is a well-maintained, two story, 10-unit apartment building in the heart of West Los Angeles. Ideally situated between Venice and Culver City. The area has rapidly become a "hot neighborhood" thanks to the rise of nearby Silicon Beach and Culver City's Media District. The building offers a mix of one and two bedroom town-house style units spanning the 9,920 square foot building. There are 14 onsite parking stalls located at the rear of the property and on a subterranean level. Laundry on-site. Tremendous upside. The property is being offered "as-is" via Trust Sale. No Court Confirmation is required.

Facts & Features

- Sold On 03/01/2023
- Original List Price of \$3,550,000
- 1 Buildings
- Levels: Two
- Heating: Floor Furnace
- Cap Rate: 3
- \$101485 Net Operating Income

Interior

- Floor: Carpet

Exterior

- Lot Features: Utilities - Overhead, Front Yard
- Security Features: Gated Community
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$86,616
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02022464
- 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:	5	1	1		Unfurnished	\$1,437	\$7,185	\$10,500
2:	3	2	1		Unfurnished	\$1,500	\$4,485	\$4,600
3:	2	2	2		Unfurnished	\$2,195	\$4,390	\$5,200
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
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4235002005

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23234839

Printed: 03/05/2023 5:12:54 AM

List / Sold:

\$8,500,000/\$7,150,000 ↓

30 days on the market

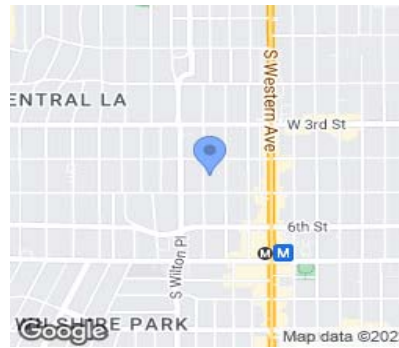
Listing ID: OC23004064

Closed • Apartment

430 S Gramercy Pl • Los Angeles 90020

30 units • \$283,333/unit • 20,497 sqft • 15,018 sqft lot • \$348.83/sqft • Built in 1964

East Side of Gramercy Between 4th and 5th



Gramercy Townhouse, a 30-unit apartment community located in prime Wilshire Center; North of Wilshire & West of Western. This property provides an opportunity to acquire a value-add asset in one of the most desirable neighborhoods in Los Angeles. Built in 1964, Gramercy Townhouse is a three-story, 30-unit apartment community located on South Gramercy Place in Los Angeles, CA. The property is comprised of one residential building totaling 20,547 square feet, situated on a 0.34-acre site. The apartment homes feature efficiencies, studios, one-bedroom and two-bedroom floor plans. Gramercy Townhouse boasts a spacious courtyard, swimming pool, patio tables with umbrellas, elevator, gated garage parking, and laundry room. Potential to add 2 ADU's, one studio that already has new plumbing, the other slightly heavier lift for ~725 square feet. Units not touched in terms of modernization.

Facts & Features

- Sold On 02/27/2023
- Original List Price of \$8,500,000
- 1 Buildings
- Levels: Three Or More
- 28 Total parking spaces
- \$2,910 (Estimated)
- Laundry: Common Area
- \$724080 Gross Scheduled Income
- \$300090 Net Operating Income
- 30 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Laminate, Vinyl
- Appliances: Electric Range, Disposal, Refrigerator, Tankless Water Heater, Water Heater Central
- Other Interior Features: Ceiling Fan(s), Wired for Data

Exterior

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

Annual Expenses

- Total Operating Expense: \$237,005
- Electric:
- Gas: \$6,156
- Furniture Replacement:
- Trash: \$9,871
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$10,500
- Maintenance:
- Workman's Comp:
- Professional Management: 21484
- Water/Sewer: \$10,032
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	0	1	0	Unfurnished	\$3,429	\$4,740	\$1,580
2:	7	0	1	7	Unfurnished	\$7,642	\$11,550	\$1,650
3:	17	1	1	17	Unfurnished	\$24,842	\$36,550	\$2,150
4:	3	2	2	3	Unfurnished	\$3,988	\$7,500	\$2,500

Of Units With:

- Separate Electric: 30
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher: 3
- Disposal: 30
- Drapes:
- Patio: 6
- Ranges: 30
- Refrigerator: 30
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5504030023

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$11,000,000/\$10,200,000 ↓

Closed •

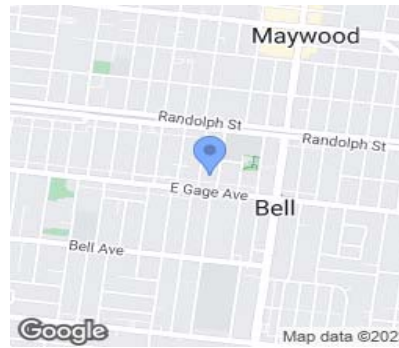
113 days on the market

6317 Flora Ave • Bell 90201

40 units • \$275,000/unit • 35,970 sqft • 66,013 sqft lot • \$283.57/sqft • Built in 1956

Listing ID: PW22207645

located on Flora ave between E Gage Ave and Randolph St.



6317 Flora Avenue is a 40-unit multifamily investment property in Bell, California. With a sought-after mix of all two- and three-bedroom units, this offering presents an excellent value-add opportunity with 42 percent potential upside in rents. 6317 Flora Avenue consists of 10 buildings on a large 1.52-acre lot and offers a desirable mix of 20 two-bedroom/one-bath and 20 three-bedroom/one-bath units. The units are separately metered for gas and electricity, and the property also features on-site laundry and ample carport parking with storage. The property is well-located in Bell near the intersection of Gage and Atlantic avenues and within easy walking distance of numerous dining and retail options, as well as Nueva Vista Elementary School, Maywood Academy High School, and the city of Bell's library, community center, and civic center. Seller financing is available;

Facts & Features

- Sold On 02/27/2023
- Original List Price of \$12,000,000
- 10 Buildings
- Levels: Two
- 40 Total parking spaces
- 40 Total carport spaces
- \$10,444 (Assessor)
- Laundry: Common Area
- Cap Rate: 4.68
- \$870948 Gross Scheduled Income
- \$514259 Net Operating Income
- 40 electric meters available
- 40 gas meters available
- 10 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$335,360
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01332755
- 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:	20	2	0	0	Unfurnished	\$1,731	\$34,620	\$2,195
2:	20	3	0	0	Unfurnished	\$1,898	\$2,950	\$59,000

Of Units With:

- Separate Electric: 40
- Gas Meters: 40
- Water Meters: 10
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6317025006

Michael Lembeck

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

Re/Max Property Connection

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