

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg	Spcs	Date	DOM/CDOM
1	PW23218803	S	14718 147 Freeman AVE NW	LAWN	112	STD	2	\$0		\$1,200,000	\$606.98	1977	1952/APP	7,388/0.1696	N		2	02/07/24	31/31
2	SB23216723	S	1503 Loma Drive	HMB	148	STD	2	\$96,000	4	\$1,775,000	\$1,454.92	1220	1923/ASR	1,247/0.0286	N		0	02/09/24	46/46
3	QC23221449	S	1138 W 11th ST	SP	183	TRUS	2	\$40,800		\$975,000	\$380.27	2564	1925/ASR	6,752/0.155	N		2	02/05/24	14/14
4	CV24004269	S	4106 Shirley ave	ELM	619	STD	2	\$31,200		\$650,000	\$536.30	1212	1933/PUB	4,982/0.1144	N		0	02/08/24	8/8
5	QC23199005	S	851 W Foothill BLVD	GLDR	629	PRO	2	\$0	6	\$860,000	\$554.84	1550	1956/ASR	5,990/0.1375	N		2	02/06/24	60/60
6	WS24005492	S	115 Glendon Way	SGAB	654	STD	2	\$32,400		\$825,000	\$346.35	2382	1931/ASR	6,537/0.1501	N		0	02/09/24	18/18
7	GD23212835	S	7802 APPERSON ST	SUNL	659	STD	2	\$19,320		\$770,000	\$433.31	1777	1957/ASR	4,575/0.105	N		0	02/05/24	49/49
8	DW23218814	S	3659 W 110th ST	ING	699	STD	2	\$0		\$795,000	\$364.18	2183	1961/ASR	6,021/0.1382	N		3	02/09/24	67/67
9	23317029	S	232 N La Peer DR	BEVH	C01	STD	2			\$2,205,000	\$548.23	4022	1932	5,740/0.13			6	02/09/24	56/56
10	23311761	S	10741 Ashton AVE	LA	C05	STD	2		4	\$2,690,000	\$747.22	3600	1940	7,252/0.16				02/08/24	105/105
11	23330249	S	47 Westminster AVE	VEN	C11	STD	2		5	\$1,700,000	\$732.76	2320	1966	2,671/0.06	N			02/07/24	53/53
12	23291050	S	13013 Venice BLVD	LA	C13	STD	2			\$950,000	\$833.33	1140	1953	2,499/0.05			2	02/08/24	163/163
13	23321593	S	2925 Bellevue AVE	LA	671	STD	2			\$859,000	\$842.16	1020	1926	2,117/0.04				02/05/24	72/72
14	23300275	S	1241 W 110th ST #1243	LA	C36	STD	2			\$635,000	\$361.62	1756	1942	8,676/0.19			2	02/08/24	132/132
15	24355561	S	1478 E 43rd PL	LA	C42	STD	2			\$1,310,000	\$352.62	3715	2023/BLD	6,047/0.13				02/06/24	0/0
16	P1-14306	S	12637 Columbia WAY	DOW		TRUS	3	\$24,840		\$999,000	\$454.30	2199	1959/ASR	6,551/0.15	N		2	02/08/24	170/170
17	GD23182936	S	4941 Sycamore TER	HDPK	632	STD	3	\$48,600		\$880,000	\$408.73	2153	1895/ASR	8,362/0.192	N		2	02/08/24	96/161
18	DW23182159	S	715 E 91st ST	LA	699	STD	3	\$0		\$715,000	\$258.50	2766	1965/ASR	4,786/0.1099	N		0	02/09/24	72/72
19	PW23190721	S	2107 S La Brea AVE	LA	C16	STD	3	\$9,200		\$1,130,000	\$376.67	3000	1924/ASR	5,002/0.1148	N		0	02/07/24	89/89
20	SR21098924	S	827 S Mariposa AVE	LA	C17	STD	3	\$0		\$2,000,000	\$588.06	3401	1921/ASR	6,764/0.1553	N		0	02/08/24	1/1
21	23325037	S	819 N Sycamore AVE	LA	C20	STD	3			\$2,900,000	\$623.79	4649	2022/BLD	8,157/0.18	N		4	02/08/24	58/58
22	PW23153709	S	15151 Bellflower BLVD	BF	RJ	TRUS	3	\$78,000		\$910,000	\$426.83	2132	1940/PUB	6,486/0.1489	N		2	02/09/24	119/119
23	SB23148977	S	2100 Voorhees AVE	REDO	151	STD	4	\$129,960	4	\$2,422,000	\$450.77	5373	1971/ASR	7,503/0.1722	N		6	02/07/24	127/127
24	GD23203883	S	1100 N Verdugo RD	GD	627	STD	4	\$111,420		\$2,100,000	\$509.46	4122	1948/ASR	7,229/0.166	N		5	02/07/24	70/70
25	GD23168379	S	202 N Avenue 52	HDPK	632	STD	4	\$44,712		\$750,000	\$275.84	2719	1910/ASR	6,166/0.1416	N		0	02/07/24	98/98
26	PW23228341	S	415 N Mott ST	LA	BOYH	STD	4	\$0		\$650,000	\$215.09	3022	1912/PUB	5,181/0.1189	N		0	02/06/24	15/15
27	SR21098911	S	823 S Mariposa AVE	LA	C17	STD	4	\$0		\$2,000,000	\$391.54	5108	1923/ASR	6,763/0.1553	N		0	02/08/24	1/1
28	23327017	S	9027 Alden DR	LA	C19	STD	4		4	\$2,512,500	\$543.95	4619/A	1931/ASR	6,000/0.13	N		4	02/06/24	21/21
29	SR23190149	S	22515 Halldale AVE	TORR	122	REO	5	\$0		\$3,100,000	\$351.99	8807	2023/BLD	10,007/0.2297	N		10	02/06/24	86/86
30	24344981	S	1729 S Kingsley DR	LA	C16	STD	5		6	\$1,275,000	\$303.28	4204	1907	5,844/0.13				02/07/24	4/44
31	SR23206638	S	6642 Wilkinson AVE	NHLW	NHO	STD	5	\$89,748		\$1,175,000	\$255.49	4599	1958/ASR	6,633/0.1523	N		0	02/08/24	0/0
32	AR23221053	S	435 S Hudson AVE	PAS	648	STD	9	\$197,100		\$3,630,000	\$484.84	7487	1964/ASR	11,707/0.2688	N		0	02/05/24	37/442
33	23316139	S	1320 Armcast AVE	LA	WLA	STD	9		5	\$3,275,000	\$417.20	7850	1970	7,007/0.16	N			02/05/24	26/26
34	23315163	S	812 N Martel AVE	LA	C10	STD	10		5	\$3,300,000	\$368.55	8954	1964	8,217/0.18	N			02/05/24	70/70
35	23331911	S	6725 Laurel Canyon BLVD	NHLW	NHO	STD	14			\$1,900,000	\$263.01	7224	1956	8,646/0.19				02/09/24	29/29
36	23341791	S	1471 N Fair Oaks AVE	PAS	645	STD	18		4	\$4,000,000	\$311.72	12832	1979	13,876/0.31				02/08/24	16/16
37	CV23147287	S	410 Witmer ST	LA	C42	STD	20	\$173,940		\$147,500	\$18.44	7999	1928/ASR	9,069/0.2082	N		0	02/08/24	115/115

Closed • Duplex

List / Sold:

\$1,199,000/\$1,200,000 ↑

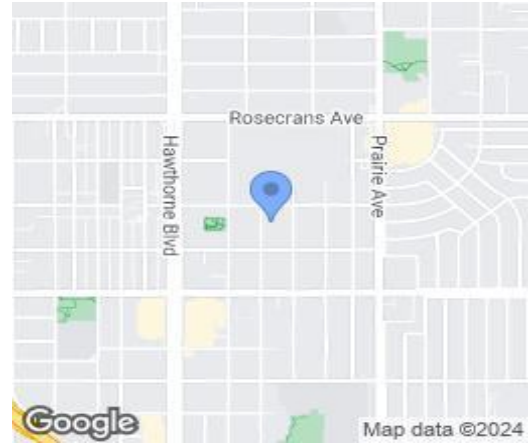
31 days on the market

Listing ID: PW23218803

14718 14720 Freeman Ave NW • Lawndale 90260

2 units • \$599,500/unit • 1,977 sqft • 7,388 sqft lot • \$606.98/sqft • Built in 1952

NORTHWEST OF FREEMAN



WELCOME TO THIS NEWLY TOTAL REMODELED DUPLEX NESTLED IN THE HEART OF LAWNDAL, CA . BACK UNIT WITH 4 BEDS AND 2 BATHS , IN FRONT UNIT WITH 2 BEDS AND 1 BATH.. NEW TWO AC, NEW ROOFS , NEW FLOORS ,NEW BEDS AND NEW BATHS AND NEW KITCHENS . POTENTIAL TO BUILD ANOTHER ADU UNIT.

Facts & Features

- Sold On 02/07/2024
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Electric
- Heating: Electric
- \$1 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Gas & Electric Range
- Other Interior Features: Copper Plumbing Partial, Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Fencing: Vinyl, Wrought Iron
- Sewer: Public Sewer

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Negotiable	\$0	\$0	\$4,500
2:	1	2	1	0	Negotiable	\$0	\$0	\$2,700

Of Units With:

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

- Disposal: 2

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4077019007

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23218803

Printed: 02/11/2024 6:33:39 AM

Closed • Duplex

List / Sold:

\$1,750,000/\$1,775,000 ↓

46 days on the market

Listing ID: SB23216723

1503 Loma Drive • Hermosa Beach 90254

2 units • \$875,000/unit • 1,220 sqft • 1,247 sqft lot • \$1454.92/sqft • Built in 1923

North of Pier Ave



Perched just steps from the energy of Pier Avenue (not to mention the legendary sand of Hermosa Beach), 1503 Loma Drive is a blink-and-you'll-miss-it opportunity to own a beautifully-updated turnkey duplex that's so much more than just an income property. Fresh from a recent top-to-bottom renovation of unmatched sophistication, 1503 Loma Drive lives like two brand-new luxury homes. Newly added appliances, air conditioning, windows, kitchens, bathrooms, counter tops, flooring, lighting, electrical & plumbing have completely transformed both the upstairs 1 bed / 1 bath unit (with private deck & peekaboo ocean views) and downstairs 2 bed / 1 bath unit. With two parking spots and a dedicated laundry room, 1503 Loma Drive is more than ready to start generating income... and has to be seen to be believed. But a luxury duplex in an ideal coastal location is bound to generate interest as well as income, so make your move before this opportunity is gone forever.

Facts & Features

- Sold On 02/09/2024
- Original List Price of \$1,949,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Ductless
- Heating: Ductless
- \$0 (Unknown)
- Laundry: Dryer Included, Individual Room, Stackable, Washer Included
- Cap Rate: 3.6
- \$96000 Gross Scheduled Income
- \$70278 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,722
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$240
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$5,299
- 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	0	Negotiable	\$0	\$0	\$4,500
2:	1	1	1	0	Negotiable	\$0	\$0	\$3,500

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator: 2
- Wall AC: 2

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4183017008

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

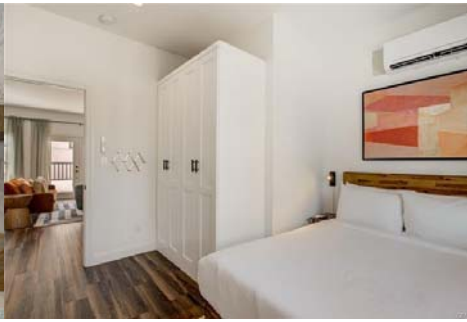
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State License #: 01875823

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Newport Beach, 92660

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Closed • DuplexList / Sold: **\$999,999/\$975,000** ↓**1138 W 11th St • San Pedro 90731****14 days on the market****2 units • \$500,000/unit • 2,564 sqft • 6,752 sqft lot • \$380.27/sqft • Built in 1925****Listing ID: OC23221449****Leland to 11th St.**



Step into the timeless allure of this 1925 Spanish-style duplex, located on one of the most desirable streets in the heart of San Pedro, near Averill Park, Cabrillo Beach, historic downtown and the new LA Waterfront. Family owned and cherished for over 48 years, this rare opportunity to live on one side and rent out the other won't last! Original hardwood floors grace both units and seamlessly blend with the rich Teak crown molding and arched casement windows that usher in natural light, cool breezes and a touch of old-world charm. Unit 1 opens to a bright living room with coved ceilings, plaster walls and adjoining dining room. Through the kitchen is a separate laundry room and exterior access to the side yard, front yard and the private, fenced back courtyard. This one-bedroom retreat with small bonus room and full bath still boasts the original pink bath tile and charming penny floor tiles. Unit 2 unfolds as a tastefully remodeled haven with two bedrooms, two bathrooms, updated kitchen and a laundry room with exterior access to both the front and back yards. Along each side yard is access to your own finished storage room - perfect as a work shed, home office or private retreat. Each unit includes a single car attached garage with private driveway. Other amenities include an electric vehicle charger and A/C.

Facts & Features

- Sold On 02/05/2024
- Original List Price of \$999,999
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Floor Furnace, Wall Furnace
- \$424 (Assessor)
- Laundry: Inside
- \$40800 Gross Scheduled Income
- \$34910 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Basement, Family Room, Kitchen, Main Floor Bedroom, Main Floor Primary Bedroom
- Floor: Tile, Wood
- Appliances: Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: Coffered Ceiling(s), Crown Molding, Tile Counters

Exterior

- Lot Features: Back Yard, Landscaped, Rectangular Lot, Patio Home, Paved, Up Slope from Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,890
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$450
 - Cable TV: 01932401
 - Gardener:
 - Licenses:
 - Insurance: \$1,400
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,700
 - Other Expense:
 - Other Expense Description:
-

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 183 - Vista Del Oro area
 - Los Angeles County
 - Parcel # 7458010023

Michael Lembeck

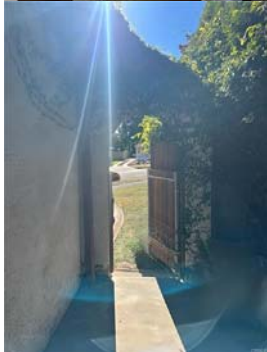
State License #: 01019397
Cell Phone: 714-742-3700

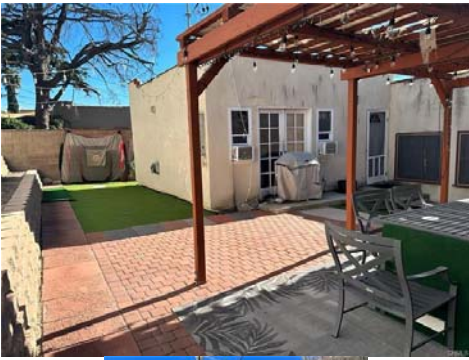
Citivest Realty Services, Inc

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

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Closed • Duplex

List / Sold: **\$649,999/\$650,000** ↑

4106 Shirley ave • El Monte 91731

8 days on the market

2 units • **\$325,000/unit** • **1,212 sqft** • **4,982 sqft lot** • **\$536.30/sqft** •
Built in 1933

Listing ID: CV24004269

from Rose Ave Turn North on Shirley Ave



Attention Investors and Savvy Homeowners! Own a piece of the El Monte dream with this charming duplex, Here's what you'll love! Dual income potential, Rent out both units and collect steady monthly income or live in one and rent the other. Perfect for first-time investors start your investment journey with this manageable property, ideal for learning the ropes. First Unit, Cozy and comfortable one bedroom one bathroom layout offers a perfect haven for singles or couples. Residents can come and go as they please with their own dedicated entryway. Second Unit Two bedrooms and one bathroom provide ample space for families or roommates. Potential for customization. Make it your own with personal touches and design flair. Prime Location near Rosemead shopping center and Superior grocery store are just a stone's throw away for all your daily needs. Family-friendly neighborhood Parks, schools, and restaurants are all within reach Easy access, The 10 freeway puts you close to major job centers, entertainment hubs, and everything Los Angeles has to offer. Perfect for raising a family or enjoying a vibrant community. Don't miss out on this incredible opportunity to own a piece of El Monte's thriving real estate market. Come check out this charming duplex!

Facts & Features

- Sold On 02/08/2024
- Original List Price of \$649,999
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Owner)
- Laundry: Individual Room, Inside
- \$31200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01333814
- Gardener:
- Licenses:
- Insurance: \$800
- 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	\$1,300	\$1,300	\$1,750
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$2,000

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 619 - El Monte area
- Los Angeles County
- Parcel # 8577016013

Michael Lembeck

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

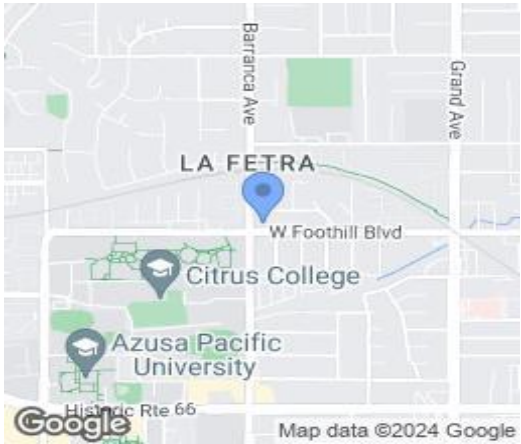
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4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos







Nestled at the end of a quiet, closed street in the highly sought-after Glendora neighborhood, this duplex property stands as an epitome of convenience and tranquility. Situated just moments away from great Azusa Pacific University, this duplex caters not only to families but also to educators, students, and investors looking for rental opportunities. The front unit is 1 bed and 1 bath, the back unit is 2 bed 1 bath, each unit has its own driveway. Located on a closed street, the property promises minimal traffic and a peaceful environment, allowing residents to enjoy both the hustle and bustle of the city and the quietude of a cul-de-sac. The expansive lot provides ample outdoor space for recreation, gardening, or future expansion. Apart from the main living spaces, the property features a spacious detached 2-car garage, offering extra storage or potential for a workshop or hobby space. Being a duplex, it offers a versatile living arrangement. Live in one unit while renting out the other, or utilize both spaces for extended family. The options are endless! With its mix of location, space, and potential, it's an investment ripe with opportunity. Schedule a viewing today and envision the possibilities this duplex has to offer!

Facts & Features

- Sold On 02/06/2024
 - Original List Price of \$850,000
 - 2 Buildings
 - 7 Total parking spaces
 - Heating: Wall Furnace
 - \$695 (Estimated)
- Laundry: Washer Hookup
 - Cap Rate: 5.58
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Tile, Vinyl
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$0
 - Cable TV: 01857735
 - Gardener:
 - Licenses: 0
- Insurance: \$0
 - Maintenance: \$0
 - Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher: 0
- Disposal: 2

- Refrigerator: 2
- Wall AC:

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 629 - Glendora area
- Los Angeles County
- Parcel # 8635015003

Michael Lembeck

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4340 Von Karman Ave, #200

Newport Beach, 92660

Click arrow to display photos







Closed • Duplex

List / Sold: **\$998,000/\$825,000** ↓

115 Glendon Way • San Gabriel 91776

18 days on the market

**2 units • \$499,000/unit • 2,382 sqft • 6,537 sqft lot • \$346.35/sqft •
Built in 1931**

Listing ID: WS24005492

South of Valley/ West of Del Mar



Beautiful 2 houses on a lot located in super convenient location of San Gabriel City. Front house features : 2 bedrooms, 1 bathroom, living area: 900 sqft. Built 1962, Back house 4 bedrooms, 2 bathrooms, living area : 1,482 sqft. Built 1931. Excellent floor plan, Total living area both houses 2,382 sqft. Close to Shopping center, Supermarkets, Restaurants, School, Bus Stops, Easy access to Freeways.

Facts & Features

- Sold On 02/09/2024
- Original List Price of \$998,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- 1 Total carport spaces
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$32400 Gross Scheduled Income
- \$27280 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Range Hood

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,260
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01280398
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
2:	1	4	2	0	Unfurnished	\$2,700	\$2,700	\$3,300

Of Units With:

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

Additional Information

- Standard sale
- 654 - San Gabriel area

- Rent Controlled
- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 5360037028

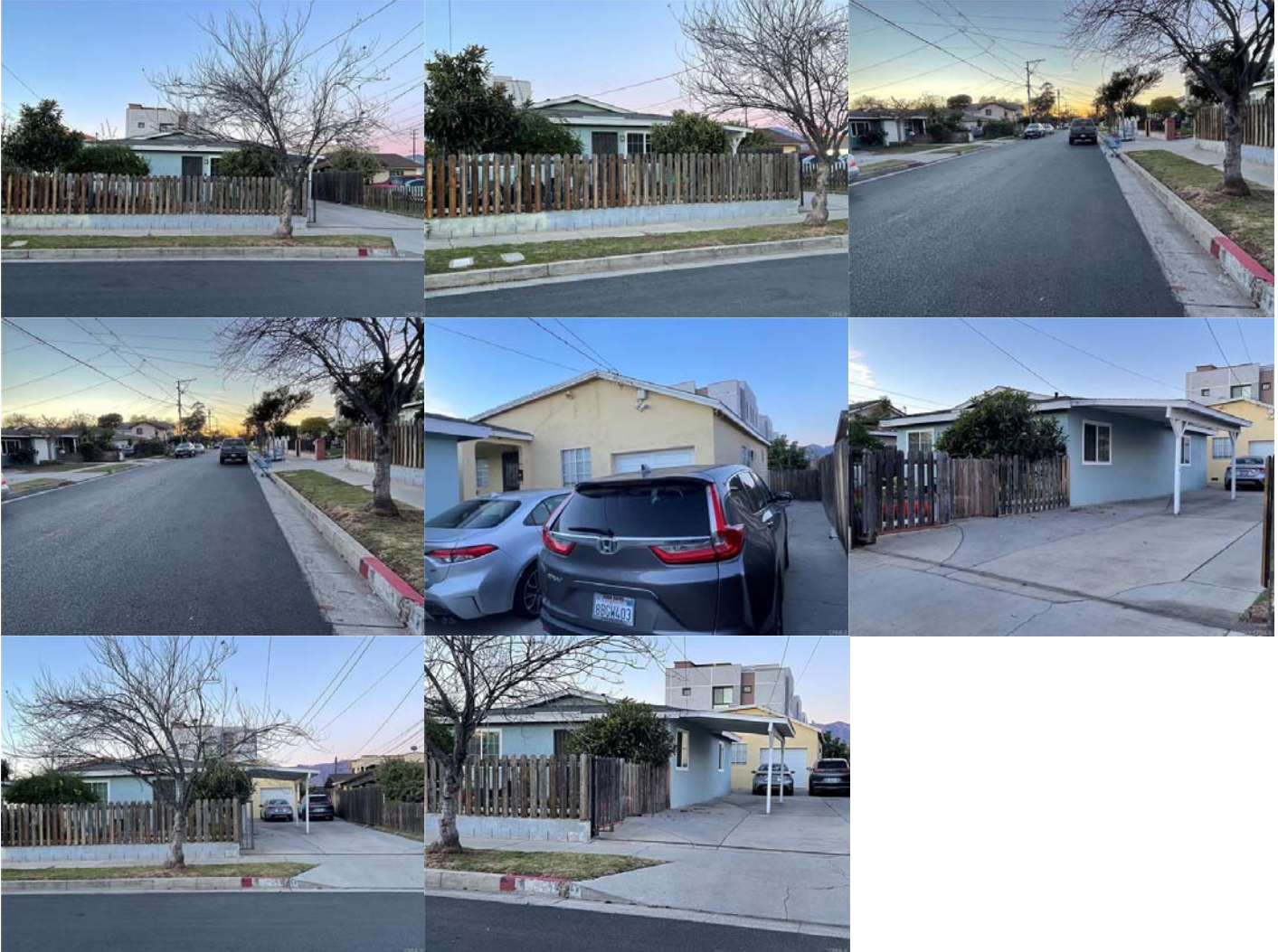
Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: WS24005492

Printed: 02/11/2024 6:33:42 AM



Great Location! Two story 2bed/2bath + Den home with 1bed/1bath Permitted attached ADU in Sunland. Nice enclosed backyard with shady tree. Great corner lot at Apperson and Mt. Gleason. Located in a serene, very desirable, quiet area. Parks nearby and easy access to hiking and biking trails. Convenient access to freeways and public transportation. Walking distance to restaurants and shops. ADU is Tenant occupied, main house is vacant, 1282 sq ft. with 2/2 and ADU IS 494 sq ft with 1/1. Laundry hookups in each unit.

Facts & Features

- Sold On 02/05/2024
 - Original List Price of \$975,000
 - 1 Buildings
 - Levels: One, Two
 - 0 Total parking spaces
 - Cooling: Central Air
 - \$0 (Assessor)
- Laundry: Inside
 - \$19320 Gross Scheduled Income
 - \$19320 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Other Interior Features: 2 Staircases

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: 01327139
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$0	\$0	\$2,900
2:	1	1	1	0	Unfurnished	\$1,610	\$1,610	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2559014001

Michael Lembeck

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Closed • Duplex

List / Sold: **\$900,000/\$795,000** ↓

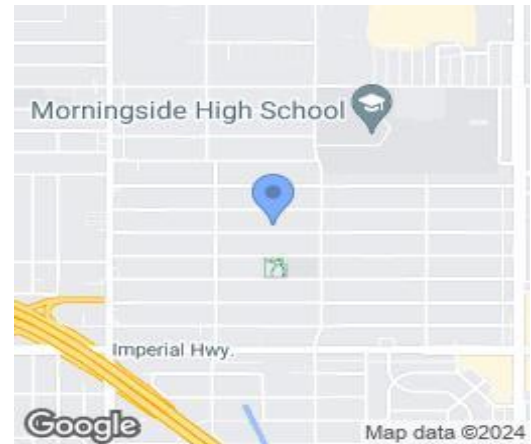
3659 W 110th St • Inglewood 90303

67 days on the market

2 units • **\$450,000/unit** • **2,183 sqft** • **6,021 sqft lot** • **\$364.18/sqft** •
Built in 1961

Listing ID: DW23218814

IMPERIAL HWY HEADING EAST TO S PRAIRIE AE TO 110TH STREET



WELCOME!! Excellent opportunity to own a duplex in the City of Inglewood. This duplex offers 3 new 1 car garages and more parking on driveway. Its perfect if your looking to live in one and rent the other. LOCATION: Minutes from Sofi Stadium, LAX, and all the great entertainment Inglewood offers. All information is from assessors records , Buyers and their agents to do their own research.

Facts & Features

- Sold On 02/09/2024
- Original List Price of \$900,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Central
- \$1,125 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4033006015

Michael Lembeck
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CUSTOMER FULL: Residential Income LISTING ID: DW23218814

Printed: 02/11/2024 6:33:44 AM

Closed •

List / Sold:

232 N La Peer Dr • Beverly Hills 90211

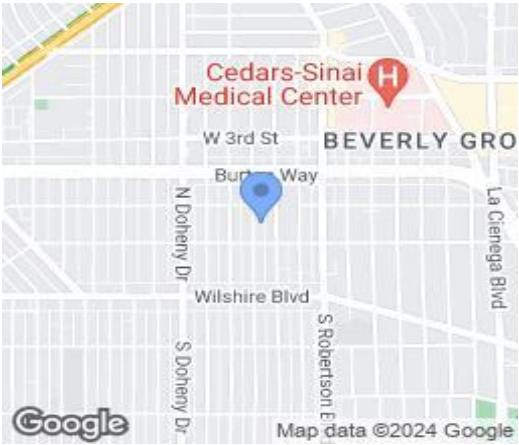
2 units • \$1,247,500/unit • 4,022 sqft • 5,740 sqft lot • \$548.23/sqft •
Built in 1932

North on Robertson, West on Clifton, North on N. La Peer

\$2,495,000/\$2,205,000 ↓

56 days on the market

Listing ID: 23317029



Proudly offering this exclusive 2-unit building in Beverly Hills. Located on a tree lined street and built in 1932, the building boasts Spanish Style charm with rounded archway front door and high ceilings. Each unit includes 2 bedrooms, 2 bathrooms, formal living/dining rooms with nearly 1,900 sq. ft. of living space per unit. Two single car garages, one two car garage, and a long driveway provide ample off street parking. This prime location offers a variety of nearby dining (La Gondola, Prospect Gourmand, AOC, The Henry, etc.), shopping (along Rodeo Drive a la Dior, Fendi, Gucci, Hermes, Louis Vuitton) and an abundance of other entertainment destinations are very close. A Rare investment opportunity, perfect for an owner-user or investor.

Facts & Features

- Sold On 02/09/2024
- Original List Price of \$2,495,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02029217
 - 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	\$5,500
2:	1	2	1		Unfurnished	\$0	\$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
- Buyer Agency Compensation: 2.5%
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4335021016

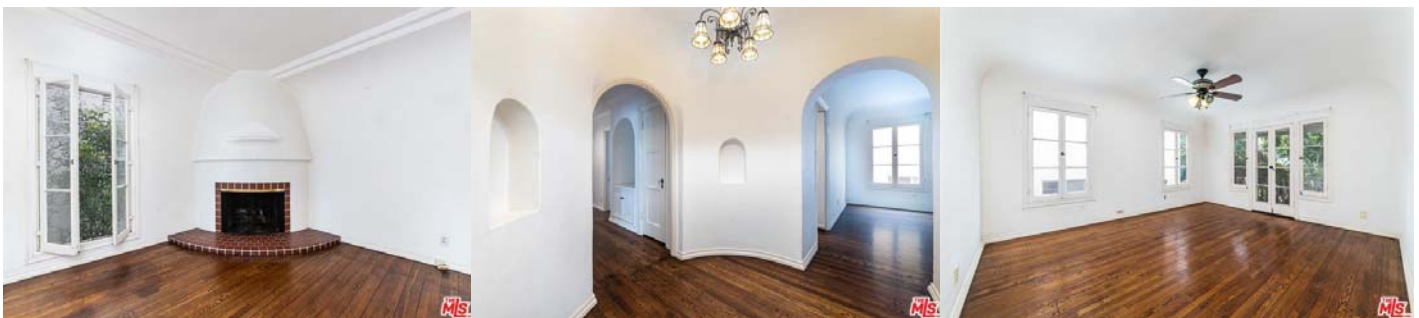
Michael Lembeck

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

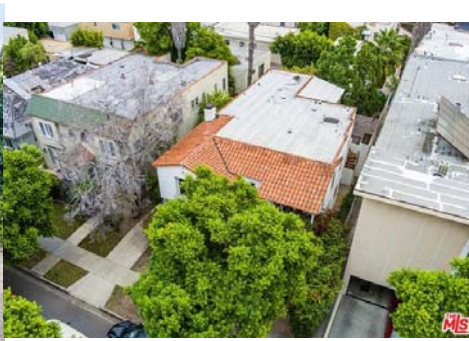
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CUSTOMER FULL: Residential Income **LISTING ID:** 23317029

Printed: 02/11/2024 6:33:45 AM

Closed •

List / Sold:

10741 Ashton Ave • Los Angeles 90024

2 units • \$1,447,500/unit • 3,600 sqft • 7,252 sqft lot • \$747.22/sqft •
Built in 1940

South of Wilshire, East of Selby Ave.

\$2,895,000/\$2,690,000 ↓

105 days on the market

Listing ID: 23311761



Stunning Duplex- truly feels like 2 separate houses on 1 lot. Two 3Bd/2Ba units with formal dining room, living room, kitchen with eat-in breakfast room, laundry room and wonderful layout. Bottom unit has a brand new kitchen with stainless appliances and designer-done bathrooms. direct access to rear, private yard. Front yard is fenced and complete with gorgeous, mature landscaping. Amazing, large lot measuring 56.8 feet in front, 76 feet in back and 120 feet deep. There are 2 over-sized garages that would be ideal for ADU conversion. Long, spacious driveway can support multiple cars and there is an automatic gate for privacy and security. Walk to UCLA, Century City, Westwood shops, restaurants, schools, houses of worship, and more!

Facts & Features

- Sold On 02/08/2024
 - Original List Price of \$2,950,000
 - 1 Buildings
 - Levels: Two
 - Cooling: Wall/Window Unit(s)
 - Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room, Inside
 - Cap Rate: 4
 - \$144000 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$12,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02035381
 - 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	\$7,000
2:	1	3	2		Unfurnished	\$0	\$0	\$6,500
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
- Buyer Agency Compensation: 1.5%
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4325001013

Michael Lembeck

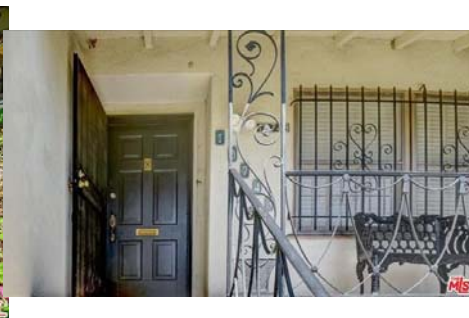
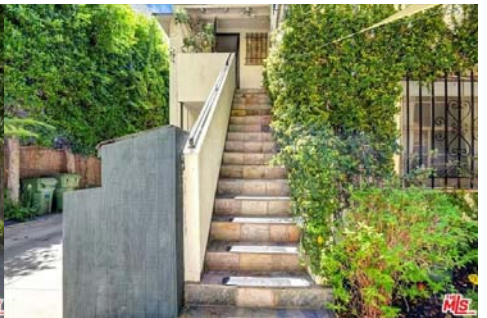
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

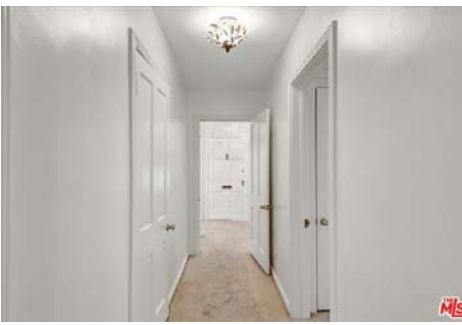
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CUSTOMER FULL: Residential Income LISTING ID: 23311761

Printed: 02/11/2024 6:33:46 AM

Closed •

List / Sold:

\$1,695,000/\$1,700,000 ↑

53 days on the market

Listing ID: 23330249

47 Westminster Ave • Venice 90291

**2 units • \$847,500/unit • 2,320 sqft • 2,671 sqft lot • \$732.76/sqft •
Built in 1966**

North of Venice Blvd on Pacific Ave



1/9/24 UPDATE - downstairs unit is now vacant. Minor repairs will be performed next week and we anticipate an "open house" of both units the following week. Please check back for open house date. 47 Westminster Ave offers the rare opportunity to own a coveted property situated one block from Ocean Front Walk and three blocks from Abbot Kinney Blvd in the bohemian beach enclave and high demand rental market of Venice, CA. Built in 1966, this two-story building is comprised of (2) 3 bed/2 bath units totaling 2,320 SF of rentable living space and sits on a 2,671 SF lot. The property includes an enclosed courtyard for tenants to enjoy a private outdoor space on one side of the building. Three parking spots serve the other side. The property is low maintenance with minimal expenses, as both units were renovated and leased out last year (both now month-to-month). Washer/dryer hookups are provided in each unit, and tenants pay for their own power, gas, and trash service. The landlord is only responsible for water and gardening. With a Walkscore of 92, this location is a "walker's paradise" and conveniently located a few short blocks from Abbott Kinney Blvd. (dubbed by GQ Magazine as, "The coolest block in America"), Main St, and Rose Ave. The new owner and/or tenants can easily access the premier shopping, trendy restaurants, and multiple galleries this vibrant beach town has to offer. Located in the heart of Silicon Beach, the immediate area is a growing technology, media, and startup hub.

Facts & Features

- Sold On 02/07/2024
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Stackable, In Kitchen, Inside
- Cap Rate: 4.91
- \$83171 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Living Room, Primary Bathroom
- Appliances: Dishwasher, Microwave, Oven, Range Hood
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$26,828
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- 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	\$4,500	\$4,500	\$4,995
2:	1	3	2		Unfurnished	\$4,995	\$0	\$4,995
3:								

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4226005021

Michael Lembeck

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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold: **\$997,000/\$950,000** ↓

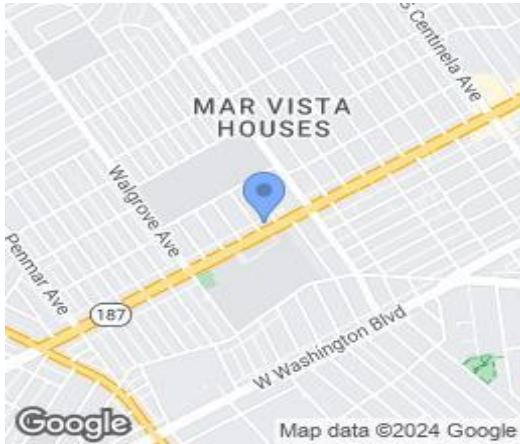
13013 Venice Blvd • Los Angeles 90066

163 days on the market

**2 units • \$498,500/unit • 1,140 sqft • 2,499 sqft lot • \$833.33/sqft •
Built in 1953**

Listing ID: 23291050

Please use Google Map. West of Venice Blvd.



Incredible Investment Opportunity at the Border of Venice and Culver City! Welcome to this highly sought-after Westside gem that is sure to captivate investors, creative developers and owner-occupiers alike. Located just moments away from the world-famous Venice Beach, Abbott Kinney's trendy and luxurious shops and restaurants, and the vibrant energy of Silicon Beach, this property offers an unbeatable location that puts you at the heart of it all. Perfectly positioned for convenience and enjoyment, you'll have quick access to the sun-soaked shores of Venice Beach, the iconic canals, and the lively boardwalks. Immerse yourself in the carnival-like atmosphere, soak up the laid-back beach vibes, and embrace the endless entertainment options just minutes from your doorstep. This exceptional property presents an ideal investment opportunity, boasting two recently renovated and tenant-occupied units. You have the potential for immediate income generation or the option to explore creative development opportunities with its attractive R3 zoning. The attached two-car garage offers the possibility of being transformed into an ADU - a valuable feature worth exploring. With great tenants already in place, achieving rental income at nearly market value (call for more details) this property offers a hassle-free investment experience. Enjoy the benefits of a well-maintained property in a prime location, allowing you to maximize your returns with minimal effort. Don't miss this rare opportunity to own a slice of the coveted Westside lifestyle. Act now to secure this remarkable property that promises both immediate cash flow and the potential for future growth. Schedule your private viewing today and seize the moment to make this exceptional property your own. Contact us now to experience the endless possibilities and the irresistible allure of this Westside treasure!

Facts & Features

- Sold On 02/08/2024
- Original List Price of \$995,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, In Garage
- \$47412 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$5,268
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,995	\$1,995	\$2,200
2:	1	2	2		Unfurnished	\$2,295	\$2,295	\$2,500

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
 - Buyer Agency Compensation: 2.5%
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4245019002

Michael Lembeck

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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold: **\$859,000/\$859,000** ↓

2925 Bellevue Ave • Los Angeles 90026

72 days on the market

2 units • \$429,500/unit • 1,020 sqft • 2,117 sqft lot • \$842.16/sqft • Built in 1926

Listing ID: 23321593

North of the 101 Freeway / East of Silverlake Blvd. / South of Sunset Blvd. / West of Benton Way



Completely Charming 2 units in Silverlake. Side by side Spanish Style Bungalows!!! 1 Unit to be delivered vacant at C.O.E.!!! Very attractive units boast hardwood floors, remodeled kitchens with granite counters and well thought-out uses of space through-out. Units each have private patios, inside laundry and fantastic mini split air-conditioning units. Owner upgraded property with newer copper plumbing, a new main sewer line and a PVC roof that will make for a great low maintenance investment. Why rent when you can own!!!! Walk to Sunset Junction which has amazing restaurants, shopping and stores plus much, much more!!!! Easy access to 101 freeway. Location is very close to Downtown Los Angeles, the Westside or to Valley areas which does make this an easy choice. Easy to show - On Supra lock box * Please see agent remarks for all showings!!!!
*** BUYERS CAN PUT 10.1% DOWN PAYMENT W NO PMI ***

Facts & Features

- Sold On 02/05/2024
- Original List Price of \$899,900
- 1 Buildings
- Levels: One
- Heating: Wall Furnace

Interior

- Rooms: Living Room
- Appliances: Dishwasher, Disposal
- Floor: Wood

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Insurance:
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash:
- Water/Sewer:
- Cable TV: 02187306
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,000	\$2,000	\$2,600
2:	1	1	1		Unfurnished	\$0	\$0	\$2,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5401026025

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CUSTOMER FULL: Residential Income LISTING ID: 23321593

Printed: 02/11/2024 6:33:48 AM

Closed •

List / Sold: **\$699,000/\$635,000** ↓

1241 W 110th St # 1243 • Los Angeles 90044

132 days on the market

**2 units • \$349,500/unit • 1,756 sqft • 8,676 sqft lot • \$361.62/sqft •
Built in 1942**

Listing ID: 23300275

West of Vermont Avenue; South of West Century Blvd.; North of West Imperial Highway; East of Normandie Avenue.



See Virtual Tour. Seller may consider contributing to Buyer's closing costs or Buyer's mortgage rate buy down. The subject property consists of a two single family homes on a lot. One home consists of a two bedroom one bathroom unit and the second consists of a two-bedroom two bathroom unit. The single story structures are located in the Westmont unincorporated area of Los Angeles County in a residential neighborhood. The current rental rates appear below market. This property possess an opportunity for great rental increase potential as all tenants are currently on month-to-month tenancy. Located east of Los Angeles Southwest College and convenient shopping opportunities. Buyer to rely solely on Buyer's independent investigations. Drive by only! Do not disturb occupants. Property is sold in "As-Is" condition. Approximate square footage is attributable to vendor, title company and / or public record sources. Buyer to verify accuracy through Buyer's independent inspections / investigations and rely solely on Buyer's investigations. UPON AN ACCEPTED OFFER, Buyer shall have the right to inspect the property at Buyer's expense and rely solely on Buyer's inspections and investigations. Property is sold for All Cash, Cash to New Loan or terms and conditions acceptable to the Seller. Seller shall select all services, including escrow, title services, and pest control services, if applicable. Please contact listing agents for more information. ALL TENANTS ARE MONTH TO MONTH.

Facts & Features

- Sold On 02/08/2024
- Original List Price of \$785,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Gravity

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$1,582
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01791916
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$2,300
2:	1	2	1		Unfurnished	\$800	\$800	\$2,000
3:								
4:								
5:								

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6076010003

Michael Lembeck

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Closed •

List / Sold:

\$1,310,000/\$1,310,000

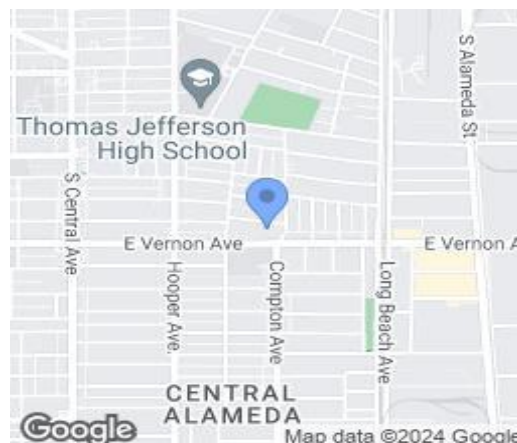
0 days on the market

Listing ID: 24355561

1478 E 43rd Pl • Los Angeles 90011

**2 units • \$655,000/unit • 3,715 sqft • 6,047 sqft lot • \$352.62/sqft •
Built in 2023**

E Centra Ave



PROPERTY SOLD BEFORE PROCESSING.

Facts & Features

- Sold On 02/06/2024
- Original List Price of \$1,310,000
- 1 Buildings
- Levels: Two
- Heating: Central

Interior

Exterior

Annual Expenses

- | | |
|--------------------------------|------------------------------|
| • Total Operating Expense: \$0 | • Insurance: |
| • Electric: | • Maintenance: |
| • Gas: | • Workman's Comp: |
| • Furniture Replacement: | • Professional Management: |
| • Trash: | • Water/Sewer: |
| • Cable TV: 01933167 | • Other Expense: |
| • Gardener: | • Other Expense Description: |
| • Licenses: | |

Unit Details

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

Of Units With:

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

Additional Information

- | | |
|---------------------------------|----------------------------|
| • Standard sale | • C42 - Downtown L.A. area |
| • Buyer Agency Compensation: 1% | • Los Angeles County |
| | • Parcel # 5116007005 |

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: 24355561

Printed: 02/11/2024 6:33:48 AM

Closed •

List / Sold: \$999,000/\$999,000 ↓

12637 Columbia Way • Downey 90242

170 days on the market

3 units • \$333,000/unit • 2,199 sqft • 6,551 sqft lot • \$454.30/sqft •
Built in 1959

Listing ID: P1-14306

West on Imperial Hwy, South on Columbia Way



*** UPDATE - ALL UNITS WILL BE DELIVERED VACANT AT CLOSE OF ESCROW *** An exceptional investment opportunity is now available in the heart of Southern California for an owner-user or investor. Welcome to 12637 Columbia Way, a well-manicured triplex in great condition in the highly desirable community of Downey, situated on a 6,550+ sq ft lot with over 2,100 sq ft of living space. This property consists of 4 bedrooms and 4 bathrooms, 2 units feature 1 bedroom and 1 bathroom and the 3rd unit offers a spacious 2 bedroom 2 bathroom with a lovely patio area accessible through the living room and kitchen, this unit has direct access to an attached garage with washer & dryer hook ups. A second garage is shared by the other 2 units. All units have kitchen doors exiting to the outside, allowing access to the rear walkway which leads to the garages. This prime location is close to major transportation corridors, bus routes, schools, shopping, dining, and other commercial establishments.

Facts & Features

- Sold On 02/08/2024
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- \$24840 Gross Scheduled Income
- \$22340 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Kitchen
- Floor: Carpet, Vinyl
- Appliances: None
- Other Interior Features: Storage, Ceramic Counters, Ceiling Fan(s)

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$2,500
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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	Furnished	\$1,020	\$1,020	\$1,600
2:		1	1	1	Unfurnished	\$0	\$0	\$1,600
3:		2	2	1	Unfurnished	\$1,050	\$1,050	\$2,400
4:								
5:								

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

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- Los Angeles County
- Parcel # 6256013017

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CUSTOMER FULL: Residential Income LISTING ID: P1-14306

Printed: 02/11/2024 6:33:52 AM

Closed • **Triplex**

List / Sold: **\$969,000/\$880,000** ↓

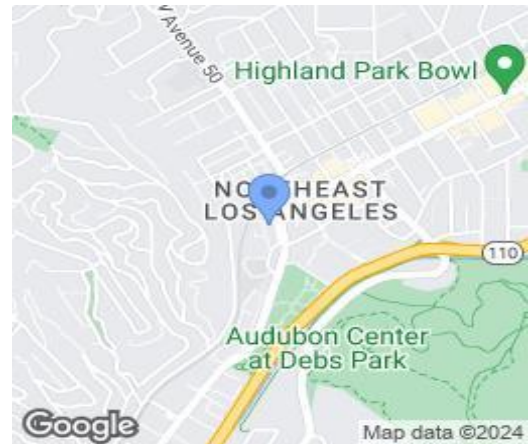
4941 Sycamore Ter • Highland Park 90042

96 days on the market

**3 units • \$323,000/unit • 2,153 sqft • 8,362 sqft lot • \$408.73/sqft •
Built in 1895**

Listing ID: GD23182936

Cross streets are avenue 50 and figueroa



This property offers tremendous upside potential and opportunity is knocking at your door. Located on Professor's Row in Highland Park's Historic preservation overlay zone and surrounded by beautiful, restored, grand homes that remind you of another era. Situated within walking distance to Figueroa street and all the attractions this vibrant city has to offer. The front building consists of two units, one offers 4 beds and 2 baths on one side and a studio unit on the other side. It still has many original features making it ever so charming and full of character. The back home is a 2 bedroom, 1 bath and there is also a detached 2 car garage. Do not miss out on this opportunity to live in one and rent out the others or to simply add to your portfolio.

Facts & Features

- Sold On 02/08/2024
- Original List Price of \$999,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Individual Room, Washer Hookup
- \$48600 Gross Scheduled Income
- \$35907 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Tile, Vinyl, Wood
- Other Interior Features: High Ceilings

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Lot 6500-9999, Near Public Transit, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,192
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02178767
- Gardener:
- Licenses:
- Insurance: \$1,290
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$902
- Other Expense Description: LAHD

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,000	\$2,000	\$3,800
2:	1	0	1	0	Furnished	\$850	\$850	\$1,600
3:	1	2	1	0	Furnished	\$1,200	\$1,200	\$2,800

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 632 - Highland Park area
- Los Angeles County
- Parcel # 5467016006

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CUSTOMER FULL: Residential Income LISTING ID: GD23182936

Printed: 02/11/2024 6:33:53 AM

Closed • Triplex

List / Sold: **\$699,999/\$715,000** ↑

715 E 91st St • Los Angeles 90002

72 days on the market

3 units • **\$233,333/unit** • **2,766 sqft** • **4,786 sqft lot** • **\$258.50/sqft** •
Built in 1965

Listing ID: DW23182159

Avalon/Manchester



Great 3-Unit apartment building, Pride of owner ship. Near 110fwy and 105fwy, just a skip away from downtown LA, The Forum. Great square feet all units are good size. The seller has been keeping up with the maintenance through the years and property is in good condition, but seller is selling it in as-is condition. Three gas meters and electric meters. Long driveway for plenty of parking, wide street. The three bedroom was renovated couple of years ago, the two bedrooms has been repainted and new flooring, the other two bedroom has been well kept. Built in 1965 surprisingly this is not old for city of Los Angeles. Your buyer will love this property.

Facts & Features

- Sold On 02/09/2024
- Original List Price of \$699,999
- 1 Buildings
- 0 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$776 (Estimated)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: None

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard
- Security Features: Smoke Detector(s), Window Bars
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 02066956
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6042011020

Michael Lembeck

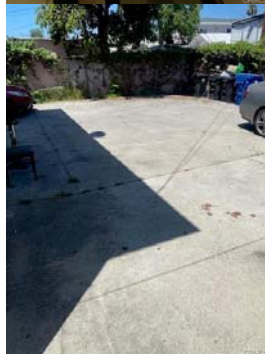
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Triplex**

List / Sold:

\$1,150,000/\$1,130,000 ↓

89 days on the market

Listing ID: PW23190721

2107 S La Brea Ave • Los Angeles 90016

3 units • **\$383,333/unit** • **3,000 sqft** • **5,002 sqft lot** • **\$376.67/sqft** •
Built in 1924

e on 10 L on Labrea property on Left side



Amazing opportunity to own this incredible triplex, recently remodeled and updated. Property consists of a front house 3 bedroom 2 bathroom home in front and a detached 2 story building in the rear with upper (1 bed / 1 bath) and lower (1 bed / 1 bath) units. Both of the rear units have their own electric and water meters. This is a beautifully managed and maintained property with incredible appeal. Centrally located Mid-City with easy access to all that Los Angeles has to offer. Property to be delivered vacant.

Facts & Features

- Sold On 02/07/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Outside
- \$9200 Gross Scheduled Income
- \$9200 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01870015
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,400
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,900
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,900

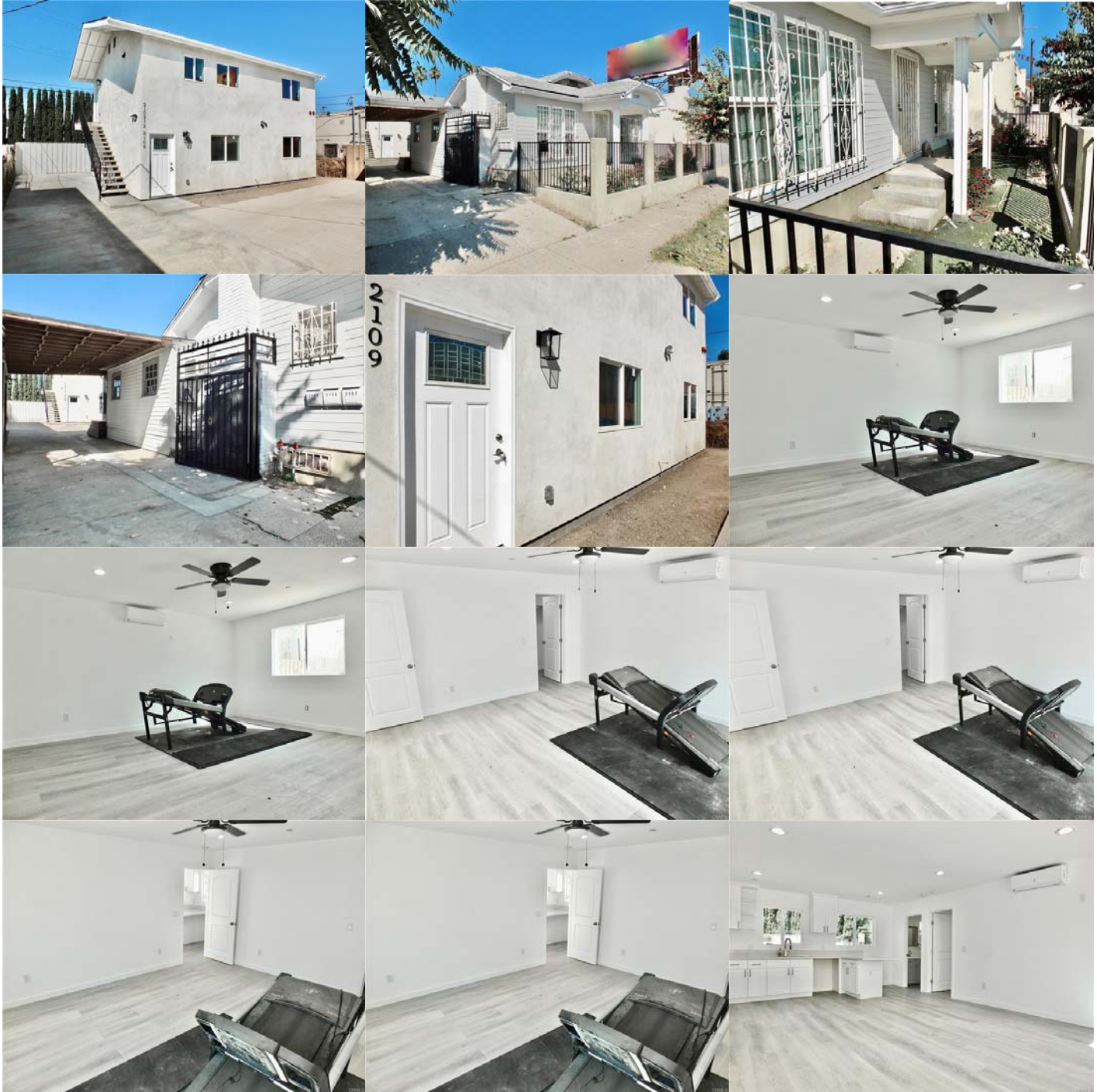
Of Units With:

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

Additional Information

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5062016027

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













CUSTOMER FULL: Residential Income LISTING ID: PW23190721

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Closed • **Triplex**

List / Sold:

\$2,100,000/\$2,000,000 ↓

1 days on the market

Listing ID: SR21098924

827 S Mariposa Ave • Los Angeles 90005

3 units • **\$700,000/unit** • **3,401 sqft** • **6,764 sqft lot** • **\$588.06/sqft** •
Built in 1921

Mariposa Ave bwtm 7th St and 8th St



3 unit building in the heart of Korea Town area. This unitl must be sold together adjacent unit of 823 Mariposa Ave with \$4,200,000. Sold as-is and where-is. Good opportunity for the future investment. Driving by only. Subject to interior inspection with accepted offer.

Facts & Features

- Sold On 02/08/2024
- Original List Price of \$2,100,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Flag Lot
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5094018014

Michael Lembeck

Citivest Realty Services, Inc

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Closed •

List / Sold:

\$3,400,000/\$2,900,000 ↓

58 days on the market

Listing ID: 23325037

819 N Sycamore Ave • Los Angeles 90038

**3 units • \$1,133,333/unit • 4,649 sqft • 8,157 sqft lot • \$623.79/sqft •
Built in 2022**

North of Melrose and East of La Brea



2022 construction Spanish style triplex in the Media District neighborhood in Fairfax! Built by TJH, this duplex features two 3 bedroom / 2.5 bathroom townhome units and a separate 2 bedroom / 2 bathroom! All units are rented and provide strong and stable rental income. Offered at a 5.00% cap rate and at \$731/ft, this opportunity is perfect for a seasoned investor to acquire in one of the best locations in all of LA. The units offer top of the line finishes throughout and there was no stone unturned during construction. Throughout units, you will find wide plank vinyl flooring, recessed lighting, polished chrome plumbing, white shaker cabinets and white quartz countertops. The kitchen features brand new stainless steel appliances, including a Bertazzoni gas range and Frigidaire refrigerator, dishwasher and microwave. The two 3 bedroom units also includes a 2 car garage and 2 outdoor spaces. Each unit also enjoys in-unit laundry. Tenants pay all utilities! Fairfax is a very popular destination for renters as its in close proximity to some of the best restaurants and retail in LA! It is also in close proximity to many major employment hubs!

Facts & Features

- Sold On 02/08/2024
- Original List Price of \$3,400,000
- 2 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$169990 Net Operating Income

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$48,569
- 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:	1	2	2		Unfurnished	\$3,995	\$3,995	\$3,995
2:	2	3	2		Unfurnished	\$7,295	\$14,590	\$15,190
3:								
4:								
5:								
6:								

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5525005025

Michael Lembeck

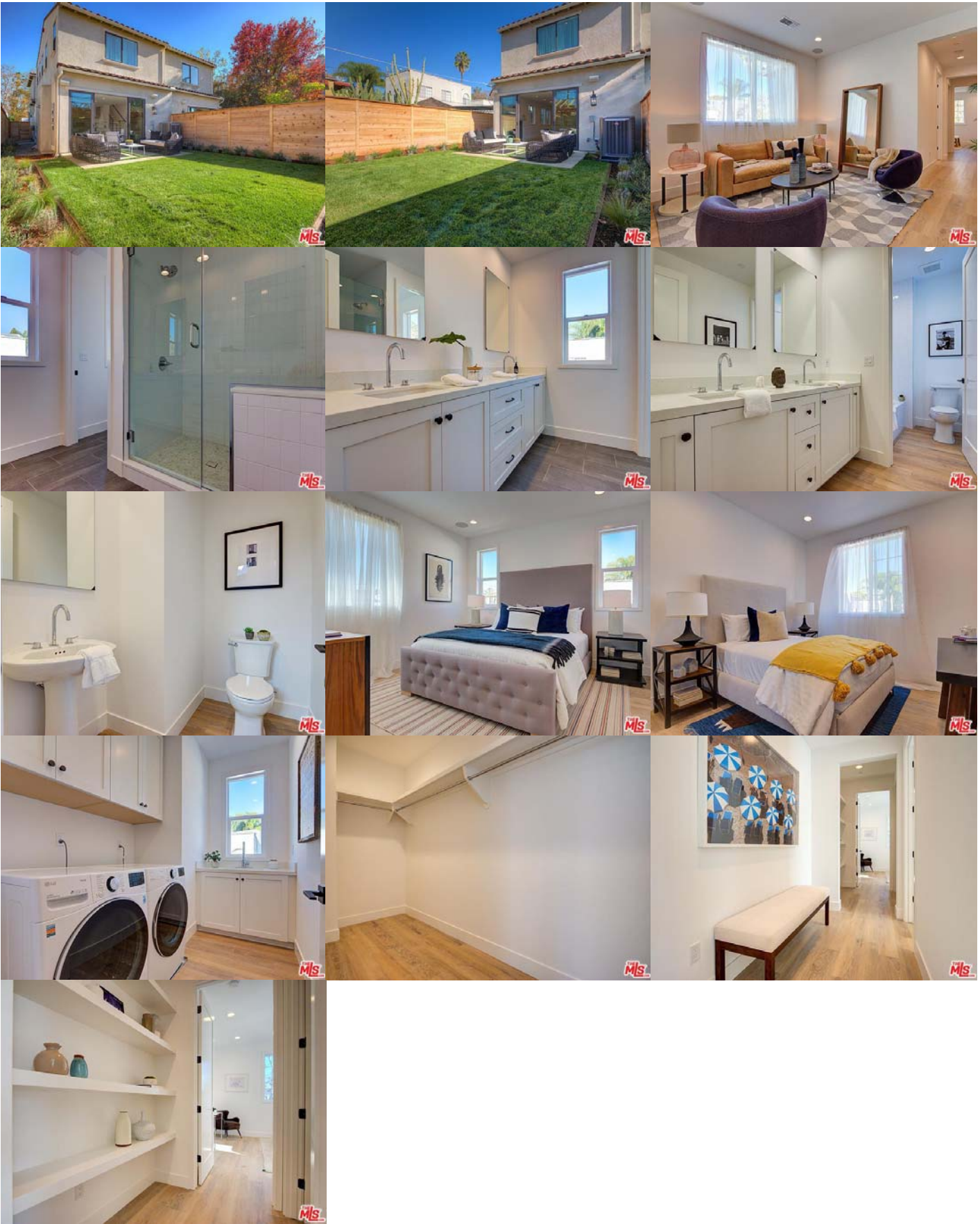
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Commercial/Residential

List / Sold: **\$949,999/\$910,000** ↓

15151 Bellflower Blvd • Bellflower 90706

119 days on the market

3 units • **\$316,666/unit** • **2,132 sqft** • **6,486 sqft lot** • **\$426.83/sqft** •
Built in 1940

Listing ID: PW23153709

91 OFF ON BELLFLOWER BLVD GO NORTH HOUSE ON WEST SIDE



This unique property is one of a kind. It consists of 3 stand-alone units. The tax record shows it's zoned BFCG office/residential. The rear unit consists of a 2-bedroom 1 bath large home with an open kitchen and a beautiful living area. This unit has an attached 2-car garage. The middle unit consists of 2 bedrooms and 1 bath as well with original hardwood floors and a cute retro kitchen. The homes are a little dated but have been beautifully maintained. The middle unit does not have a garage but between both the rear units is a large concrete area that could park at least 4 vehicles. Driveway, parking, and both rear units are gated. The front unit closest to Bellflower Blvd consists of two separate rooms and a bathroom. There are two separate entrances from the front of the unit. This unit could use some TLC but has amazing potential. This home is a must see and will sell fast.

Facts & Features

- Sold On 02/09/2024
- Original List Price of \$999,999
- 3 Buildings
- 6 Total parking spaces
- \$914 (Estimated)
- Laundry: In Garage
- \$78000 Gross Scheduled Income
- \$88000 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: \$10,000
- Electric: \$3,400.00
- Gas: \$2,200
- Furniture Replacement:
- Trash: \$800
- Cable TV: 00856957
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense: \$300
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%

- RJ - Bellflower N of Alondra, W of Bellflower area
- Los Angeles County
- Parcel # 6271036017

Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Quadruplex**

List / Sold:

\$2,400,000/\$2,422,000 ↑

127 days on the market

Listing ID: SB23148977

2100 Voorhees Ave • Redondo Beach 90278

4 units • \$600,000/unit • 5,373 sqft • 7,503 sqft lot • \$450.77/sqft • Built in 1971

Corner of Blossom and Voorhees



Excellent investor opportunity - looking for a clean 4 unit building in a desirable North Redondo Beach location. Very spacious units with good mix of units and 3 separate 2 car garages. Building is well maintained. Recent upgrades (within last 2-5 years) include new stucco, new fence, replaced garage doors, new roofs, replaced the hot water heater, newer windows, newer exterior light fixtures. Front unit - 3/2.5 has been remodeled with quartz counters, newer laminate flooring. Two of the 2 bedroom units are townhome style units. The third 2 bedroom unit is upstairs over the garage and has also been upgraded. Each unit has their own laundry hookups. NO city rent control - only AB1482. Easy access to beaches, freeways, award winning Redondo Beach schools. Convenient to many trendy restaurants, shopping, major employers, and LAX.

Facts & Features

- Sold On 02/07/2024
- Original List Price of \$2,400,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,596 (Public Records)
- Laundry: Inside, See Remarks, Washer Hookup
- Cap Rate: 4
- \$129960 Gross Scheduled Income
- \$89290 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Living Room, See Remarks
- Floor: Carpet, Laminate
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Corner Lot, Lot 6500-9999, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Good Condition, Vinyl, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$33,670
- Electric: \$1,295.00
- Gas:
- Furniture Replacement:
- Trash: \$1,714
- Cable TV: 01879720
- Gardener:
- Licenses: 48
- Insurance: \$3,645
- Maintenance:
- Workman's Comp:
- Professional Management: 8175
- Water/Sewer: \$3,513
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$2,800
2:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$2,800
3:	1	2	1	2	Unfurnished	\$2,195	\$2,195	\$2,600
4:	1	3	3	2	Unfurnished	\$3,500	\$3,500	\$3,800

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher: 1
- Disposal:

- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4155018012

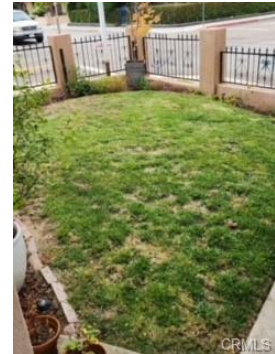
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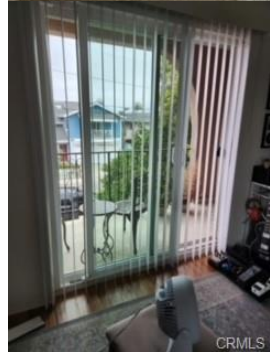
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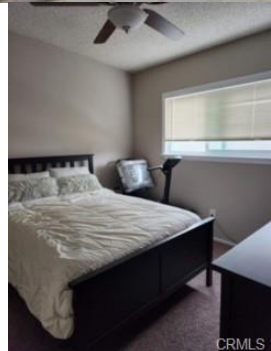
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CUSTOMER FULL: Residential Income LISTING ID: SB23148977

Printed: 02/11/2024 6:34:00 AM

Closed • **Quadruplex**

List / Sold:

\$2,300,000/\$2,100,000 ↓

70 days on the market

1100 N Verdugo Rd • Glendale 91206

**4 units • \$575,000/unit • 4,122 sqft • 7,229 sqft lot • \$509.46/sqft •
Built in 1948**

Listing ID: GD23203883

Cross Streets: Glendale Avenue



Seize the chance to own a distinctive four-unit residential complex nestled in the vibrant neighborhood of Glendale. This charming property presents a mix of units, including two with 2 bedrooms and 1 bathroom, alongside two 1-bedroom, 1-bathroom apartments. Recently enhanced, three of the units feature tasteful updates including elegant granite countertops, high-quality stainless steel appliances, and refined crown molding, adding a touch of sophistication without compromising the building's classic allure. Each apartment is adorned with rich hardwood floors, contributing to the warm, inviting atmosphere. Comfort is a priority, with three units equipped with central HVAC and one benefiting from an efficient window AC unit. The structure's thoughtful upgrades, like energy-saving dual-pane windows and attic insulation, ensure a cozy and environmentally conscious living experience. The exterior impresses with its well-maintained landscaping, complete with a practical drip irrigation system for ease of upkeep. Parking is conveniently addressed with five garage spaces provided for tenants. We respect the privacy and comfort of our current residents. Please avoid disturbing them. Your cooperation and understanding are greatly appreciated.

Facts & Features

- Sold On 02/07/2024
- Original List Price of \$2,300,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Floor Furnace
- \$464 (Estimated)
- Laundry: Common Area
- \$111420 Gross Scheduled Income
- \$81339 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Wood
- Appliances: Gas Oven, Gas Range
- Other Interior Features: Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre, Sprinkler System, Sprinklers Drip System, Walkstreet, Yard
- Security Features: Closed Circuit Camera(s), Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$31,881
- Electric: \$600.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,781
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,730	\$2,730	\$3,200
2:	1	2	1	1	Unfurnished	\$2,619	\$2,619	\$3,200
3:	1	1	1	1	Unfurnished	\$2,073	\$2,073	\$2,800
4:	1	1	1	1	Unfurnished	\$1,863	\$1,863	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 627 - Rossmoyne & Verdu Woodlands area
- Los Angeles County
- Parcel # 5665002006

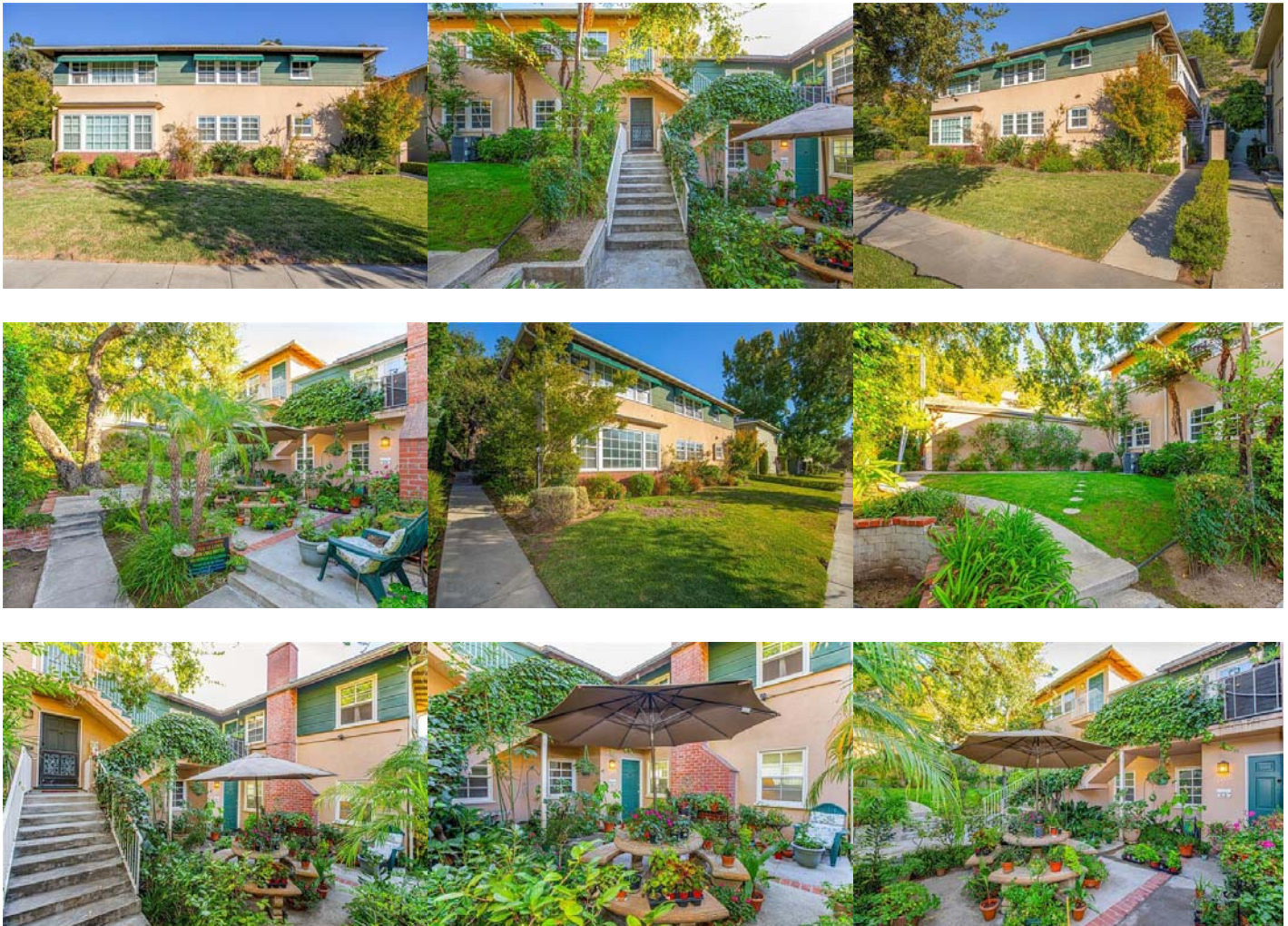
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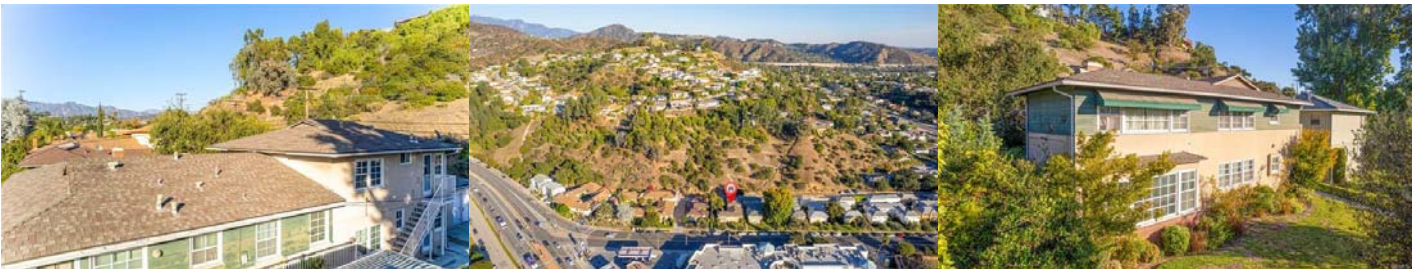
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Closed • **Quadruplex**

List / Sold: **\$899,000/\$750,000** ↓

202 N Avenue 52 • Highland Park 90042

98 days on the market

4 units • **\$224,750/unit** • **2,719 sqft** • **6,166 sqft lot** • **\$275.84/sqft** •
Built in 1910

Listing ID: GD23168379

West of N. Figueroa and South of Avenue 52



Huge price reduction. Looking for a great investment? Incredible Owner-User or Investment opportunity to acquire Look no further! This is a phenomenal opportunity to acquire a 4-unit complex. Unlimited upside potential. Diamond in the rough. Just a walk away from red-hot Figueroa Boulevard where you'll find local favorites like Hippo, Kitchen Mouse, Cookbook, Homestate, Civil Coffee, Cafe Birdie, ETA, Otoño, Rosty, Greyhound Sports Bar and so many more. You also have easy access to freeways and proximity to DTLA, Pasadena, the Metro Gold Line, all the restaurants, bars, coffee shops, nightlife, and the vibrant urban lifestyle that Highland Park offers.

Facts & Features

- Sold On 02/07/2024
- Original List Price of \$999,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Unknown)
- \$44712 Gross Scheduled Income
- \$500 Net Operating Income
- 4 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,550
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00804434
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$850
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Unfurnished	\$1,270	\$1,270	\$6,600
2:	1	2	1	0	Unfurnished	\$956	\$956	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 632 - Highland Park area

- Rent Controlled
- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 5468002012

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: GD23168379

Printed: 02/11/2024 6:34:02 AM

Closed • **Quadruplex**

List / Sold: **\$825,000/\$650,000** ↓

415 N Mott St • Los Angeles 90033

15 days on the market

4 units • **\$206,250/unit** • **3,022 sqft** • **5,181 sqft lot** • **\$215.09/sqft** •
Built in 1912

Listing ID: PW23228341

Cesar Chavez and Mott st



Great rental location. Home in front 2 bed 1 bath. Rear building is 3 units with 2 units on the 2nd level. 2nd unit 2 bed 1 bath, 3rd unit 2 bed 1 bath, and bottom unit is 2 bed 1 bath.

Facts & Features

- Sold On 02/06/2024
- Original List Price of \$825,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Public Records)
- Laundry: Common Area
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01995781
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5177033010

Michael Lembeck

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Closed • **Quadruplex**

List / Sold:

\$2,100,000/\$2,000,000 ↓

1 days on the market

Listing ID: SR21098911

823 S Mariposa Ave • Los Angeles 90005

4 units • **\$525,000/unit** • **5,108 sqft** • **6,763 sqft lot** • **\$391.54/sqft** •
Built in 1923

Mariposa Ave bwtm 7th St and 8th St



4 unit building in the heart of Korea Town area. This unitl must be sold together adjacent unit of 827 Mariposa Ave with \$4,200,000. Sold as-is and where-is. Good opportunity for the future investment. Driving by only. Subject to interior inspection with accepted offer.

Facts & Features

- Sold On 02/08/2024
- Original List Price of \$4,200,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5094018013

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Closed •

List / Sold:

\$2,995,000/\$2,512,500 ↓

21 days on the market

Listing ID: 23327017

9027 Alden Dr • Los Angeles 90048

**4 units • \$748,750/unit • 4,619 sqft • 6,000 sqft lot • \$543.95/sqft •
Built in 1931**

East of Doheny Dr / South of Beverly Blvd



Sold off market. Entered for comp purposes.

Facts & Features

- Sold On 02/06/2024
- Original List Price of \$2,995,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room
- Cap Rate: 3.82
- \$114367 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Wood, Carpet
- Appliances: Dishwasher, Disposal, Refrigerator
- Other Interior Features: Beamed Ceilings, High Ceilings

Exterior

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

Annual Expenses

- Total Operating Expense: \$58,061
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,083	\$3,083	\$4,495
2:	1	2	1		Unfurnished	\$3,281	\$3,281	\$4,495
3:	1	2	1		Unfurnished	\$3,510	\$3,510	\$4,495
4:	1	2	1		Unfurnished	\$4,495	\$4,495	\$4,495
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 4335005011

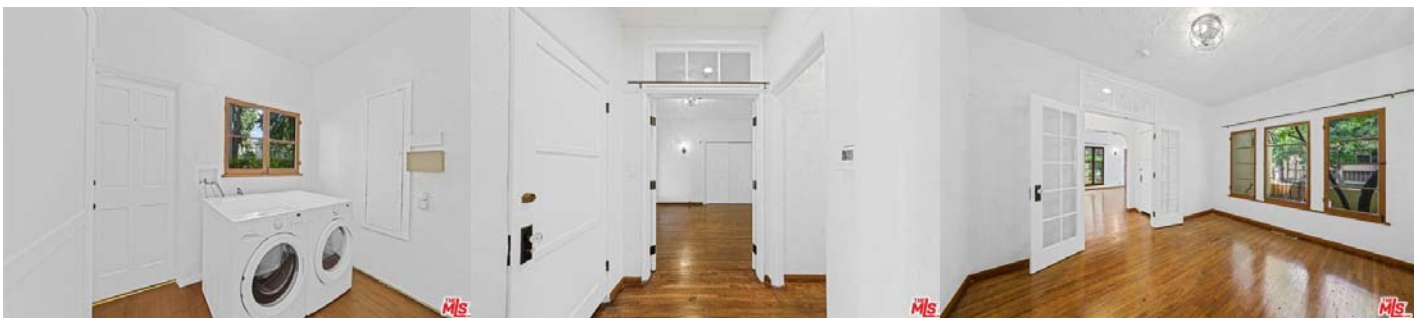
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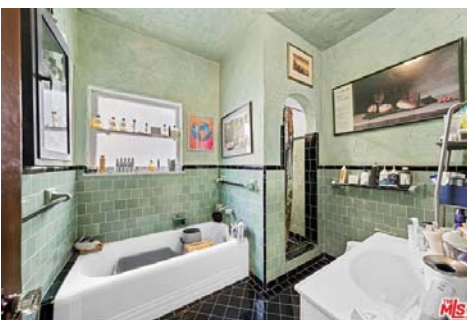
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Closed • **Apartment**

List / Sold:

\$3,195,000/\$3,100,000 ↓

86 days on the market

Listing ID: SR23190149

22515 Halldale Ave • **Torrance 90501**

5 units • **\$639,000/unit** • **8,807 sqft** • **10,007 sqft lot** • **\$351.99/sqft** •
Built in 2023

East of Western & North of 228th



Bank owned! Introducing "Five at Halldale". Newly constructed in 2023, 5 townhomes. Each with 3 bed 3 baths. Ground level garage with laundry room, and guest bedroom & bath. 2nd Level with Kitchen & living space and balcony. 3rd Floor with high ceilings, 2 bedrooms, 2 bathrooms. EV plugs! Quartz countertops! Samsung appliances! Milgard windows! Property is sold As-Is/where-is condition.

Facts & Features

- Sold On 02/06/2024
- Original List Price of \$3,495,000
- 1 Buildings
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$726 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

- Floor: Tile, Vinyl
- Appliances: Gas Oven, Refrigerator, Tankless Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$72,904
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,194
- Cable TV: 00881251
- Gardener:
- Licenses:
- Insurance: \$4,682
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	3	3	10	Unfurnished	\$0	\$0	\$242,016
2:	1	3	4					

Of Units With:

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

Additional Information

- Real Estate Owned sale
- Buyer Agency Compensation: 2.25%

- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7347006011

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Closed •

List / Sold:

\$1,390,000/\$1,275,000 ↓

4 days on the market

Listing ID: 24344981

1729 S Kingsley Dr • Los Angeles 90006

**5 units • \$278,000/unit • 4,204 sqft • 5,844 sqft lot • \$303.28/sqft •
Built in 1907**

Santa Monica 10 Freeway/W of Normandie, N of Washington and S of Venice Cross Streets: Venice Blvd



Welcome to 1729 S Kingsley Dr, an exceptional 5-unit multi-family investment property situated in mid Los Angeles! This 4,204 square foot property is positioned on a 5,842 square foot lot, providing ample space for potential income. The prime location places you right in the heart of Los Angeles, mere minutes away from a plethora of city offerings, including fantastic restaurants, nightlife attractions, parks, shopping malls, entertainment spots, and more! Originally built in 1907, this multi-family property has undergone recent renovations, seamlessly blending modern amenities with its original character and charm. The professionally landscaped grounds feature lush, city-centric landscaping with strategically placed trees and shrubbery, bordered by newly poured concrete work. Comprising 10 spacious bedrooms and 6 well-appointed bathrooms, this investment property is ideal for rental tenants or as a residence for family members. This beautiful multi-family property presents a unique opportunity to generate income while immersing yourself in the vibrancy of city life. Don't miss out on this distinctive investment opportunity in the heart of Los Angeles! Contact us today for more information and to schedule a viewing.

Facts & Features

- Sold On 02/07/2024
- Original List Price of \$1,390,000
- 2 Buildings
- Levels: Multi/Split
- Heating: Central
- Cap Rate: 6.1
- \$85377 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$36,590
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,000	\$2,000	\$3,600
2:	1	2	1		Unfurnished	\$0	\$0	\$2,600
3:	1	2	1		Unfurnished	\$2,500	\$2,500	\$2,500
4:	1	2	1		Unfurnished	\$2,500	\$2,500	\$2,500
5:	1	1	1		Unfurnished	\$564	\$564	\$2,100
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5074022014

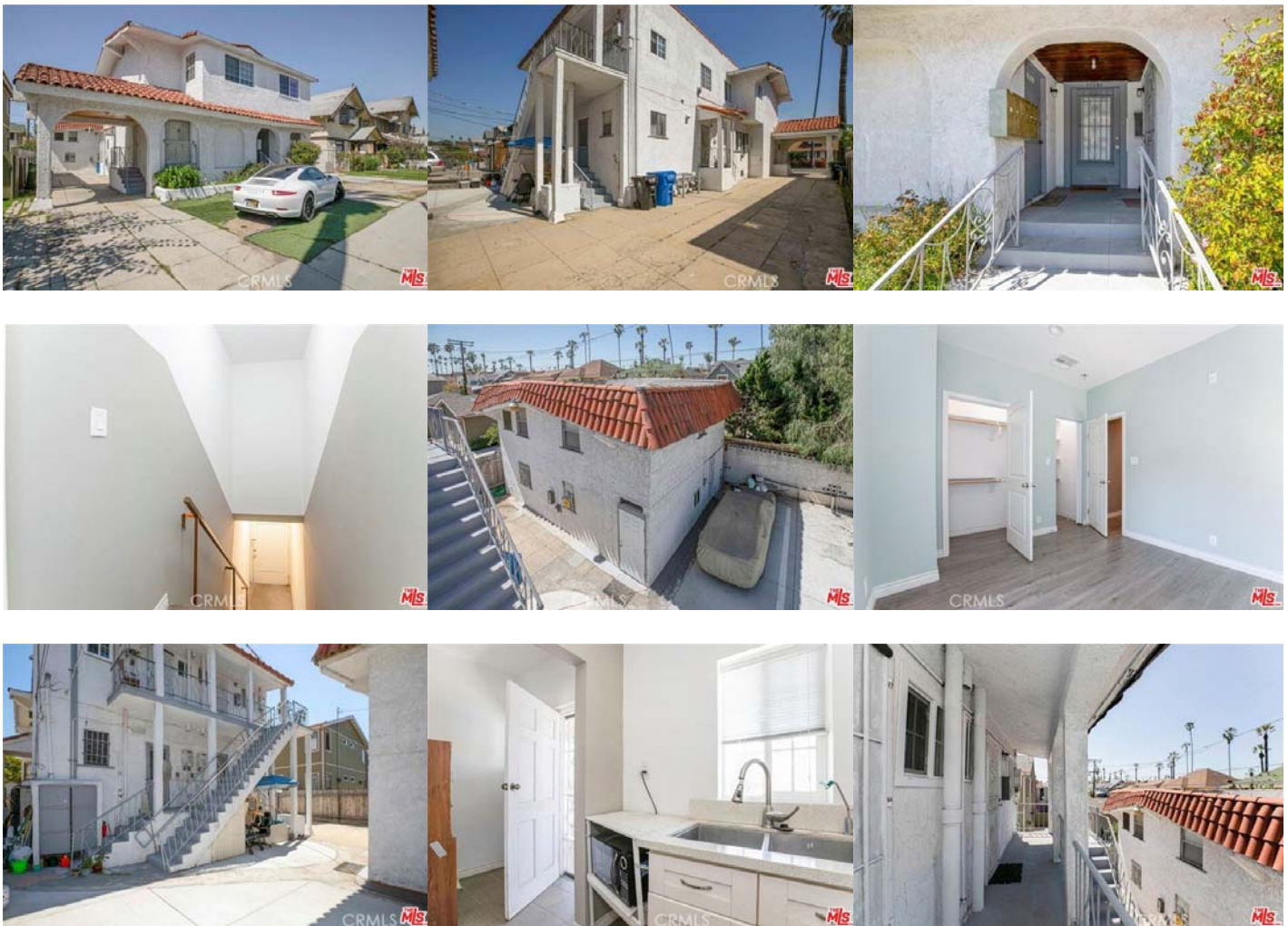
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Closed • [Apartment](#)

List / Sold:

\$1,225,000/\$1,175,000 ↓

0 days on the market

Listing ID: SR23206638

6642 Wilkinson Ave • **North Hollywood 91606**
5 units • **\$245,000/unit** • **4,599 sqft** • **6,633 sqft lot** • **\$255.49/sqft** •
Built in 1958
just west of 170



We are proud to represent this 5 unit apartment building in North Hollywood. Its unit mix consists of (3) 1+1 units and (2) 2+1 units. With a lot size of 6,631 square feet, the property has a total of 4,599 rentable square feet. North Hollywood offers many things to see and do, especially in its NoHo Arts District, which has been greatly expanding into a hip, pedestrian-friendly urban village. North Hollywood has historic shopping and interesting local restaurants and bars that make it a diverse, thriving neighborhood. It is home to many theatres, art galleries, cafes, music recording venues, and shops. Its residents have easy access of public transportation with the Metro rail stations and the North Hollywood Red Line and Orange line bus ways. They also have easy access to the 101, 170, and 134 freeways. North Hollywood is currently working on a \$1 billion mixed-use development at Lankershim and Chandler; the project will re-develop 15.6 acres of commercial and residential space, including 562 residential units and three high-rise office towers. This, combined with an already thriving Arts District, makes North Hollywood a smart place to invest. The property is separately metered for gas and electricity.

Facts & Features

- Sold On 02/08/2024
- Original List Price of \$1,225,000
- 1 Buildings
- 0 Total parking spaces
- \$1,012 (Estimated)
- Laundry: Community
- \$89748 Gross Scheduled Income
- \$59370 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,286
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$2,025
- 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:	3	1	1	0	Unfurnished	\$1,455	\$4,365	\$5,400
2:	2	2	1	0	Unfurnished	\$1,557	\$4,600	\$4,600

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2333002029

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Closed • **Apartment**

List / Sold:

\$3,590,000/\$3,630,000 ↑

37 days on the market

Listing ID: AR23221053

435 S Hudson Ave • **Pasadena 91101**

9 units • **\$398,889/unit** • **7,487 sqft** • **11,707 sqft lot** • **\$484.84/sqft** •
Built in 1964

S/Colorado w/Lake ave



Don't miss this Golden Opportunity to own this unique 9 units apartment in Prime of Pasadena area the offering consists of 5 one- Bedroom/one bathroom&4 Two-bedroom/one Bath Each unit has their own Balcony.The property is situated on a 11707 sqft lot size with 7487 sqft of Gross rentable area.Each unit has one carport parking space.Very convience location walking distance to Target,Colorado Blvd,Old Town ,Cal Tech&all restaurants&entertainment.All Good Tenants&Easy to Manage and less maintenance.Coin-op laundry Room for extra income in the back of the complex.

Facts & Features

- Sold On 02/05/2024
- Original List Price of \$3,590,000
- 1 Buildings
- 0 Total parking spaces
- \$2,146 (Estimated)
- Laundry: Individual Room
- \$197100 Gross Scheduled Income
- \$149630 Net Operating Income
- 9 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$47,246
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01947193
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	0	Unfurnished	\$2,047	\$2,047	\$2,047
2:	5	1	1	0	Unfurnished	\$1,725	\$1,725	\$1,811

Of Units With:

- Separate Electric: 9
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 648 - Pasadena (SE) area

- Rent Controlled
- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 5734028010

Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: AR23221053

Printed: 02/11/2024 6:34:08 AM

Closed •

List / Sold:

\$3,350,000/\$3,275,000 ↓

26 days on the market

Listing ID: 23316139

1320 Armacost Ave • Los Angeles 90025

**9 units • \$372,222/unit • 7,850 sqft • 7,007 sqft lot • \$417.20/sqft •
Built in 1970**

The subject property is located in a prime West Los Angeles location, north of Santa Monica Boulevard and east of Bundy Drive.



We are pleased to present a nine (9) unit apartment building located at 1320 Armacost Avenue in Los Angeles, California. The subject property is located in a prime West Los Angeles location, north of Santa Monica Boulevard and east of Bundy Drive. Built in 1970, this property contains a comprehensive unit mix of one (1) studio / one-bathroom unit, four (4) one-bedroom / one-bathroom units, three (3) two-bedroom / one-bathroom units, and one (1) three-bedroom / two-bathroom unit. Fully parked on-site tuck-under parking is available at the front and rear of the building. The units are large, averaging just under 900 square feet each. Select units feature balcony space overlooking a lovely residential corridor in one of the most upscale markets of Los Angeles. Tenants will love living just down the street from incredible amenities such as Literati Cafe, Sushi Sasabune, Wood Ranch, Q's Restaurant, Blu Jam Cafe, and Target. The area is widely known to attract highly affluent tenants with jobs in tech and media around Silicon Beach. Situated in a prime West Los Angeles location, this is an excellent opportunity for any investor to capitalize on strong rental upside in one of the most affluent markets of Los Angeles.

Facts & Features

- Sold On 02/05/2024
- Original List Price of \$3,350,000
- 1 Buildings
- Levels: Multi/Split
- 3 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 4.51
- \$150965 Net Operating Income

Interior

Exterior

- Lot Features: Landscaped
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$74,260
- 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	0	1		Unfurnished	\$1,375	\$1,375	\$2,150
2:	4	1	1		Unfurnished	\$1,946	\$1,946	\$2,550
3:	3	2	1		Unfurnished	\$2,417	\$2,417	\$3,100
4:	1	3	2		Unfurnished	\$2,513	\$2,513	\$4,000
5:								

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4263023024

Michael Lembeck

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Citivest Realty Services, Inc

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

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Closed •

List / Sold:

\$3,475,000/\$3,300,000 ↓

812 N Martel Ave • Los Angeles 90046

70 days on the market

**10 units • \$347,500/unit • 8,954 sqft • 8,217 sqft lot • \$368.55/sqft •
Built in 1964**

Listing ID: 23315163

The subject property is located in a prime Melrose location, north of Melrose Avenue and west of North La Brea Avenue.



We are pleased to present a ten (10) unit apartment building located at 812 North Martel Avenue in Los Angeles, California. The subject property is located in a prime Melrose location, north of Melrose Avenue and west of North La Brea Avenue. Built in 1964, Martel features a great unit mix of six (6) one-bedroom / one-bathroom units and four (4) two-bedroom / two-bathroom units. The units are large, averaging about 900 square feet each. Select units feature balconies, with views of the city. The building's envelope is a stone-deco architecture that is complimented by thoughtful landscaping and secured walkway entry to the units, and the parking. The building is fully parked with tuck-under parking that has been reinforced for seismic retrofitting in 2018. Some of the most notable places that tenants will enjoy close to the building are Pink's, Osteria Mozza, Blu Jam Caf, Ronan, Blue Bottle Coffee, among others. Situated in a prime pocket of Melrose, this offering presents an excellent opportunity for an astute investor to capitalize on strong rental upside, at very favorable entry pricing, in a mature and low-velocity market.

Facts & Features

- Sold On 02/05/2024
- Original List Price of \$3,475,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- Cap Rate: 4.95
- \$171929 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator, Built-In

Exterior

- Lot Features: Landscaped
- Security Features: Gated Community, Card/Code Access, Automatic Gate

Annual Expenses

- Total Operating Expense: \$83,054
- 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:	6	1	1		Unfurnished	\$1,834	\$1,834	\$2,500
2:	4	2	2		Unfurnished	\$2,432	\$2,432	\$3,350
3:								
4:								

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5526006026

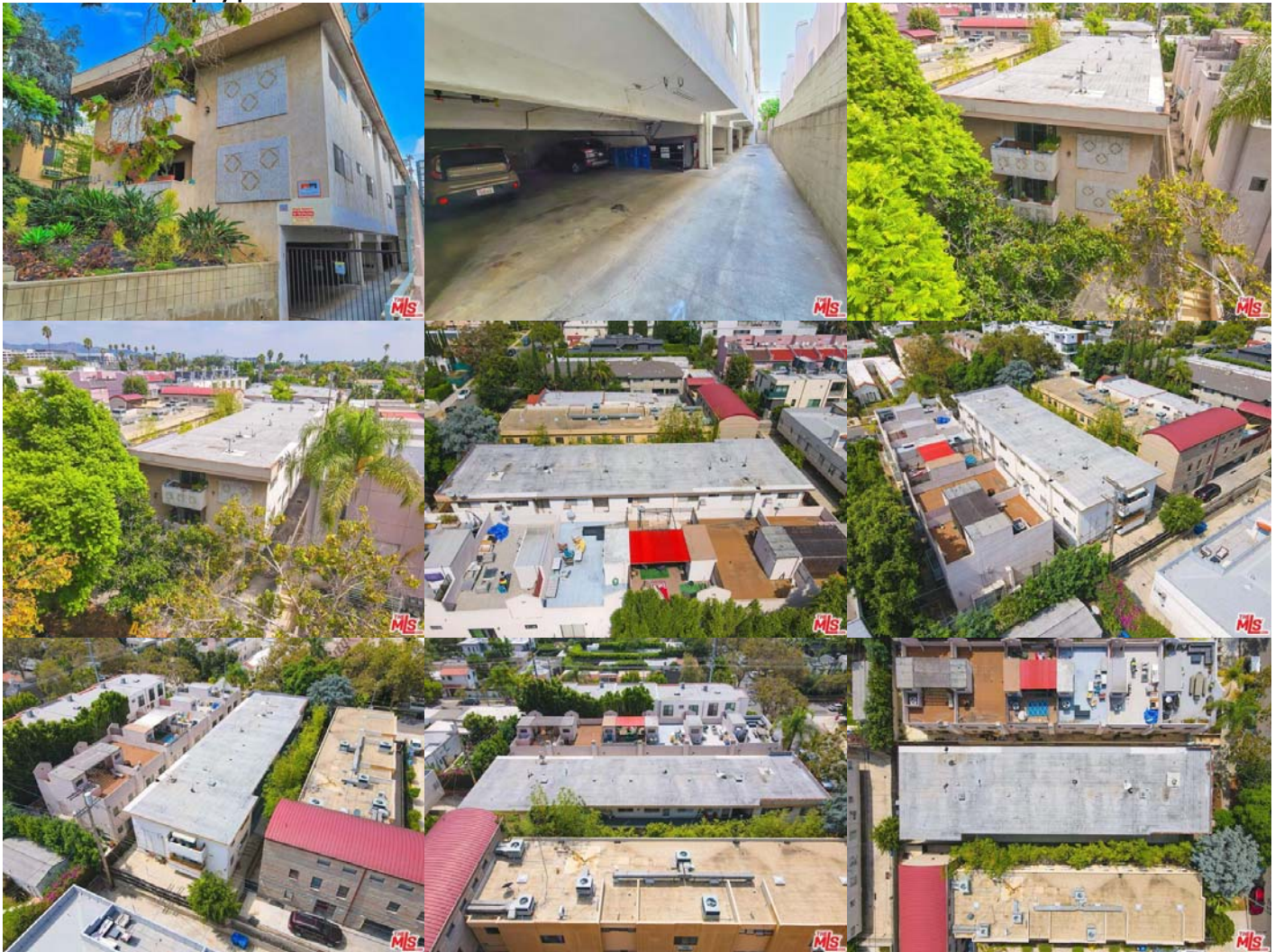
Michael Lembeck

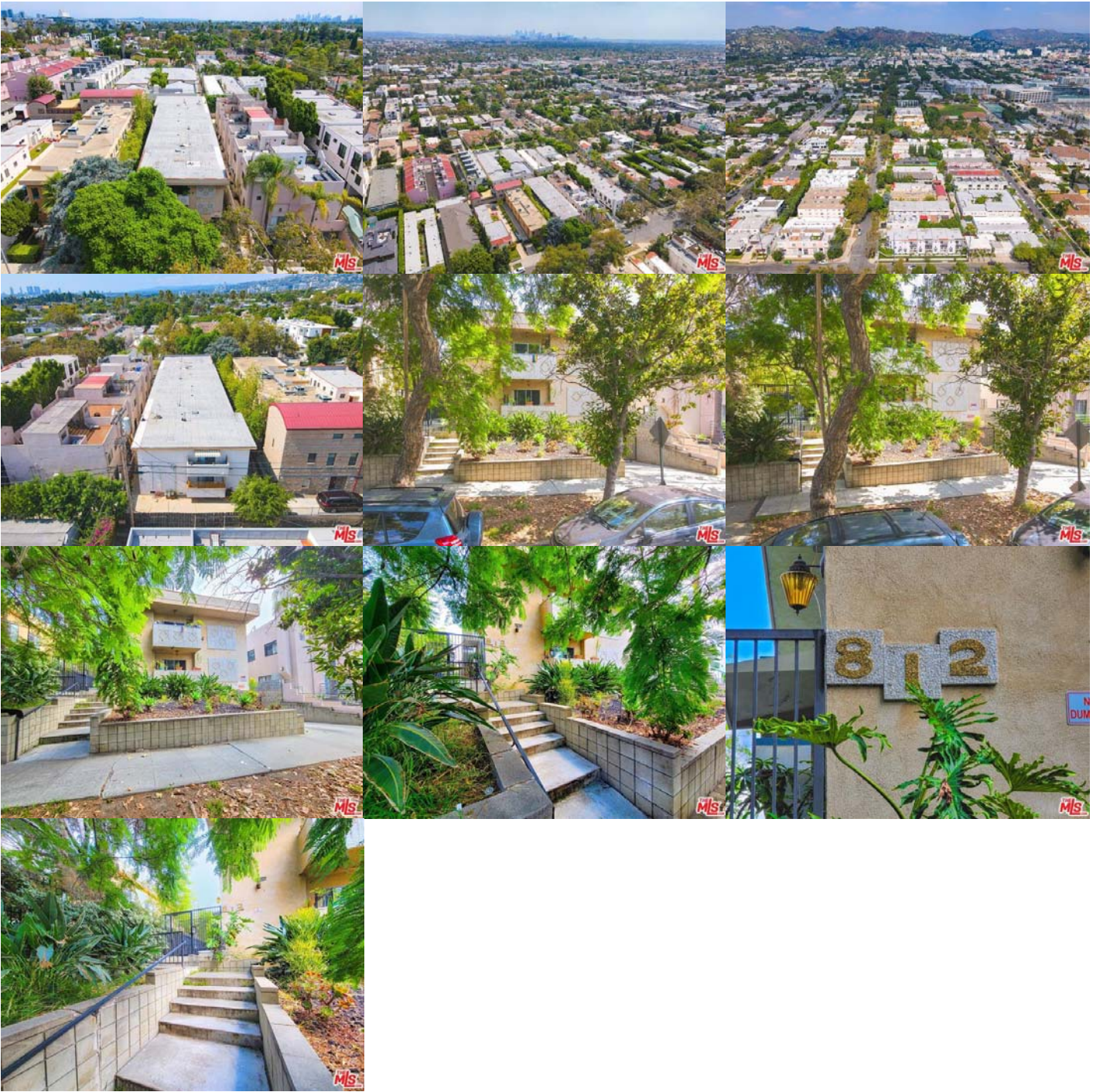
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed •

List / Sold:

\$1,950,000/\$1,900,000 ↓

29 days on the market

Listing ID: 23331911

6725 Laurel Canyon Blvd • North Hollywood 91606

**14 units • \$139,286/unit • 7,224 sqft • 8,646 sqft lot • \$263.01/sqft •
Built in 1956**

1 block south of Vanowen



14 units in North Hollywood. The property consists of 9 Singles and 5 - 1 bedroom + 1 bath units. There is 7,392 square feet of building and it sits on an 8,643 square foot lot. The property was built in 1956. Long term owner. The rents are below market with over 60% upside. This is an excellent value add opportunity. Close to shops, restaurants, NoHo Arts District, Warner Brothers Studios, Universal Studios, Burbank Airport and easy freeway access. There is an assumable loan with an approximate balance of \$735,000, 4.55% fixed until 8/1/27, due in 2047. PLEASE DO NOT DISTURB THE TENANTS.

Facts & Features

- Sold On 02/09/2024
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: One
- \$96248 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$57,373
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428774
- 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:	9	0	1		Unfurnished	\$916	\$916	\$1,450
2:	5	1	1		Unfurnished	\$869	\$869	\$1,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2322003050

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CUSTOMER FULL: Residential Income LISTING ID: 23331911

Printed: 02/11/2024 6:34:12 AM

Closed •

List / Sold:

\$4,195,000/\$4,000,000 ↓

1471 N Fair Oaks Ave • Pasadena 91103

16 days on the market

**18 units • \$233,056/unit • 12,832 sqft • 13,876 sqft lot • \$311.72/sqft •
Built in 1979**

Listing ID: 23341791

North of Cedar Street, South of W Howard Street, East of El Sereno Avenue, and West of N Raymond Avenue



Pleased to present the opportunity to acquire 1471 N Fair Oaks Avenue, an 18-unit investment opportunity in Pasadena, CA. The property currently has 3 vacant units with an additional unit delivered vacant at the close of escrow (Buyer to verify).

Facts & Features

- Sold On 02/08/2024
- Original List Price of \$4,195,000
- 1 Buildings
- Levels: Two
- Laundry: Community
- Cap Rate: 4.13
- \$173191 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$129,148
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00910513
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	0	1		Unfurnished	\$1,366	\$4,100	\$4,350
2:	13	1	1		Unfurnished	\$1,442	\$18,750	\$24,050
3:	2	2	1		Unfurnished	\$1,478	\$2,955	\$4,400
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 1%

- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5728014036

Michael Lembeck

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Citivest Realty Services, Inc

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 23341791

Printed: 02/11/2024 6:34:12 AM

Closed • Apartment

List / Sold: **\$2,500,000/\$147,500** ↓

410 Witmer St • Los Angeles 90017

115 days on the market

20 units • **\$125,000/unit** • **7,999 sqft** • **9,069 sqft lot** • **\$18.44/sqft** •
Built in 1928

Listing ID: CV23147287

1/2 Mile west of the DTLA Financial District located between 3rd and 6th Street



Investment opportunity in the Westlake neighborhood of Los Angeles. The property features 20 units building with a gross 7,999 Sq.Ft. This is an opportunity for an investor to further increase cashflow and capture an additional rental income since rents are under market. Close proximity to schools, employment, and transit options, this location makes it convenient for residents to commute throughout the city even without a vehicle. This neighborhood in Westlake is ideally located with a short commute to Downtown and Koreatown. Proximity to MacArthur Park, Echo Park, Dodger Stadium, and The Broad Museum provide residents with ample entertainment opportunities.

Facts & Features

- Sold On 02/08/2024
- Original List Price of \$2,900,000
- 1 Buildings
- 0 Total parking spaces
- \$1,547 (Assessor)
- \$173940 Gross Scheduled Income
- \$113731 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$60,209
- Electric: \$0.00
- Gas: \$7,800
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,888
- Maintenance:
- Workman's Comp:
- Professional Management: 11400
- Water/Sewer: \$0
- Other Expense: \$37,212
- Other Expense Description: watr&pow

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	0	1	0	Unfurnished	\$950	\$4,750	\$1,400
2:	1	0	1	0	Unfurnished	\$915	\$915	\$1,400
3:	1	0	1	0	Unfurnished	\$865	\$865	\$1,400
4:	1	0	1	0	Unfurnished	\$825	\$825	\$1,400
5:	1	0	1	0	Unfurnished	\$815	\$815	\$1,400
6:	1	0	1	0	Unfurnished	\$810	\$810	\$1,400
7:	4	0	1	0	Unfurnished	\$790	\$3,160	\$1,400
8:	1	0	1	0	Unfurnished	\$775	\$775	\$1,400
9:	1	0	1	0	Unfurnished	\$735	\$735	\$1,400
10:	2	0	1	0	Unfurnished	\$700	\$1,400	\$1,400
11:	1	0	1	0	Unfurnished	\$675	\$675	\$1,400
12:	1	0	1	0	Unfurnished	\$670	\$670	\$1,400

Of Units With:

- Separate Electric: 1
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5153025015

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