

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	SB22228946	S	2216 Plant AVE	REDO	151	TRUS	2	\$0		\$1,350,000↓	\$681.13	1982	1964/ASR	6,656/0.1528	N		2	02/10/23	40/55
2	22227527	S	324 W Harriet ST	ALTA	604	STD	2			\$1,035,000↑	\$646.07	1602/T	1926	6,772/0.15	N		1	02/06/23	1/1
3	RS22242289	S	727 E 56th ST	LA	699	STD	2	\$0		\$515,000↓	\$353.22	1458	1924/ASR	5,653/0.1298	N		0	02/10/23	9/9
4	RS22251508	S	1376 E 111th ST	LA	699	STD	2	\$6,000		\$785,000↓	\$368.89	2128	1910/ASR	13,572/0.3116	N		0	02/08/23	14/14
5	WS22168051	S	3510 Michigan AVE	LA	BOYH	STD	2	\$0		\$915,000↓	\$422.05	2168	1908/ASR	6,630/0.1522	N		0	02/06/23	96/96
6	23229391	S	10585 Ashton AVE	LA	C05	STD	2			\$2,455,000↑	\$582.03	4218/A		6,261/0.14	N		4	02/06/23	5/117
7	SR22212705	S	2006 Canal ST	VEN	C11	STD	2	\$70,167		\$1,300,000↓	\$646.12	2012	1979/ASR	2,991/0.0687	N		2	02/10/23	31/118
8	SR22212687	S	1922 Canal ST	VEN	C11	STD	2	\$72,927		\$1,300,000↓	\$612.05	2124	1980/PUB	2,992/0.0687	N		2	02/10/23	31/118
9	22169909	S	1401 INNES PL	VEN	C11	STD	2			\$1,325,000↓	\$836.49	1584	1955	2,405/0.05				02/07/23	160/160
10	SB22209836	S	3862 Prospect AVE	CULV	C28	STD,TRUS	2	\$64,200	2	\$1,121,250↓	\$615.40	1822	1926/ASR	7,500/0.1722	N		1	02/07/23	64/64
11	CV22258503	S	8778 S Denker AVE	LA	C34	STD,TRUS	2	\$0		\$650,000	\$375.29	1732	1931/ASR	6,751/0.155	N		3	02/08/23	21/21
12	22176082	S	1309 W 87th ST	LA	C36	STD	2			\$690,000↓	\$385.26	1791	1923	6,085/0.13				02/08/23	89/89
13	22226945	S	1333 W 120th ST	LA	C36	STD	2			\$900,000	\$283.55	3174	1966	5,999/0.13				02/06/23	2/2
14	23231265	S	11114 Willowbrook AVE	LA	C37	STD	2			\$310,000↓	\$225.13	1377	1961	4,720/0.1				02/08/23	2/2
15	DW22226965	S	131 W 62nd ST	LA	C37	STD	2	\$0		\$750,000↑	\$465.26	1612	1910/ASR	5,125/0.1177	N		2	02/10/23	52/52
16	OC22047063	S	710 E 80th Street	LA	C37	TRUS	2	\$68,460		\$950,000↓	\$271.43	3500	2016/ASR	5,100/0.1171	N		3	02/11/23	216/216
17	DW22254641	S	5817 E Olympic BLVD	ELA	ELA	STD	2	\$52,800		\$600,000↑	\$584.80	1026	1950/ASR	2,052/0.0471	N		1	02/10/23	2/2
18	GD22258679	S	16116 Saticoy ST	LKBL	LKBL	STD	2	\$0		\$1,111,111↑	\$679.16	1636	1950/ASR	7,872/0.1807	N		0	02/07/23	8/8
19	PW22248875	S	10655 Spry ST	NWK	M1	STD	2	\$0		\$835,000↓	\$422.78	1975	1949/ASR	11,052/0.2537	N		2	02/10/23	53/53
20	22225793	S	15648 Romar ST	GH	NOH	STD	2			\$985,000↓	\$515.71	1910/E	1946	6,625/0.15				02/09/23	40/40
21	22208281	S	540 W Palm ST	CMP	RP	STD	2			\$695,000↓	\$452.47	1536	1945	5,998/0.13	N			02/10/23	47/47
22	PW22139943	S	3822 Broadway	HNPk	T5	STD	2	\$0		\$860,000↑	\$560.26	1535	1922/ASR	6,801/0.1561	N		2	02/06/23	11/11
23	22214935	S	6450 Varna AVE	VG	VG	STD	2			\$850,000↓	\$349.51	2432/AP	1949	9,306/0.21	N			02/06/23	28/28
24	22224159	S	10910 - 10 Exposition BLVD	LA	WLA	STD	2			\$1,300,000↑	\$846.91	1535	1948	4,955/0.11	N		2	02/09/23	9/9
25	BB22220286	S	547 W Harvard ST #A	GD	628	STD	3	\$0		\$920,000↓	\$437.26	2104	1950/SLR	6,895/0.1583	N		2	02/08/23	51/51
26	DW22162608	S	4319 Lima ST	LA	699	STD	3	\$4,500		\$630,000↓	\$407.50	1546	1924/PUB	5,370/0.1233	N		0	02/07/23	145/145
27	DW22233246	S	3638 E 54th ST	MW	699	STD	3	\$0		\$915,000	\$337.27	2713	1963/APP	5,514/0.1266	N		0	02/06/23	49/49
28	MB23014686	S	3653 Halldale AVE	LA	C34	STD	3	\$0		\$1,255,000		0	2023/SEE	6,192/0.1421	N		0	02/08/23	11/11
29	DW22242424	S	38714 12th ST E	PDL	PLM	STD	3	\$63,600		\$530,000↑	\$201.83	2626	1972/ASR	13,687/0.3142	N		3	02/10/23	60/60
30	CV22229661	S	3352 Alma AVE	LNWD	RM	NOD,PRO	3	\$1,300		\$600,000↓	\$335.57	1788	1928/ASR	6,861/0.1575	N		3	02/07/23	56/107
31	PW22160370	S	9301 S Western AVE	LA	C36	STD	4	\$67,464		\$890,000↑	\$347.66	2560	1943/ASR	5,702/0.1309	N		0	02/08/23	92/92
32	RS22229935	S	1535 E 92nd ST	LA	C37	STD	4	\$0		\$950,000↓	\$311.07	3054	1993/EST	6,042/0.1387	N		0	02/10/23	4/4
33	DW22187139	S	327 S Avenue 59	LA	632	STD	5	\$3,876		\$1,050,000↓	\$229.76	4570	1952/ASR	7,078/0.1625	N		0	02/09/23	124/124
34	BB23021008	S	6901 Hinds AVE	NHLW	NHO	STD	5	\$245,400	5	\$3,480,000↑	\$512.37	6792	2021/ASR	7,910/0.1816	N		0	02/06/23	0/0
35	SR22230289	S	39011 10th west ST	PDL	PLM	STD	5	\$85,800		\$1,100,000↓	\$268.29	4100	1957/PUB	12,018/0.2759	N		1	02/06/23	71/71
36	IG22254952	S	8115 S Figueroa ST	LA	C37	STD	6	\$69,936		\$785,000↓	\$349.20	2248	1950/ASR	6,501/0.1492	N		0	02/07/23	22/113
37	22215283	S	13927 Chadron AVE	HAWT	110	STD	7		5	\$4,800,000↓	\$314.05	15284/A	1958/ASR	14,867/0.34				02/07/23	90/131
38	22208151	S	801 Oro TER	SP	187	STD	12		4	\$3,300,000↓	\$417.30	7908/A	1928/ASR	18,981/0.43				02/08/23	62/62
39	OC22212457	S	308 314 N Nicholson AVE	MP	699	STD	20	\$513,540		\$6,200,000↓	\$320.12	19368	1976/ASR	34,848/0.8	N		20	02/07/23	60/60

Closed • Duplex

List / Sold:

\$1,475,000/\$1,350,000 ↓

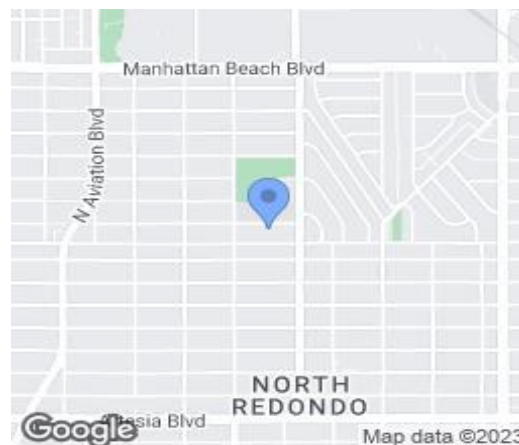
40 days on the market

Listing ID: SB22228946

2216 Plant Ave • Redondo Beach 90278

2 units • \$737,500/unit • 1,982 sqft • 6,656 sqft lot • \$681.13/sqft • Built in 1964

Between Rindge and Vail



SCHOOL DAZE! CONVENIENTLY LOCATED NEAR POPULAR LINCOLN ELEMENTARY SCHOOL IS THIS UPGRADED DUPLEX PROPERTY READY FOR AN OWNER OCCUPANT, MULTI-GENERATIONAL FAMILY OR INCOME PRODUCTION. FRONT HOME: PICKET FENCED FRONT YARD, LIVING ROOM WITH FIREPLACE, KITCHEN WITH BUILTINS AND BREAKFAST AREA, TWO BEDROOMS AND FULL BATH, LAUNDRY AND CARPORT WITH STORAGE. REAR HOME: LARGE LIVING ROOM WITH DINING AREA OPENING TO PATIO AND YARD, ALL NEW KITCHEN WITH NEW CABINETS AND COUNTER TOPS, NEW SINK, NEW STAINLESS APPLIANCES, MASTER SUITE WITH NEW BATH, TWO ADDED BEDROOMS AND SECOND BATH. DOUBLE GARAGE WITH LAUNDRY AREA. NEW WOOD FLOORING THROUGHOUT. FORCED AIR HEAT AND AIR CONDITIONING. THIS IS DEFINITELY A SMART MOVE!

Facts & Features

- Sold On 02/10/2023
- Original List Price of \$1,524,500
- 2 Buildings
- 4 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air
- \$1,409 (Estimated)
- Laundry: In Carport, In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom
- Floor: Carpet, Vinyl, Wood
- Appliances: Built-In Range, Dishwasher, Disposal, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02031470
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,500	\$0	\$3,750
2:	1	2	1	1	Unfurnished	\$2,150	\$0	\$2,500

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Trust sale

- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4150032008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB22228946

Printed: 02/12/2023 5:05:35 AM

Closed •

List / Sold: **\$999,000/\$1,035,000** ↑

324 W Harriet St • Altadena 91001

1 days on the market

**2 units • \$499,500/unit • 1,602 sqft • 6,772 sqft lot • \$646.07/sqft •
Built in 1926**

Listing ID: 22227527

East of Lincoln Ave. South of Altadena Drive



Perfectly positioned on a tree lined street sitting on a corner lot in Altadena you will find this charming duplex waiting to be reimagined. There are 2 units on 1 lot and they feel like completely separate properties. The main home on Harriet Street is a 3 bed 1 bath, with garage and laundry on a large fenced lot. The second home on Olive Street is a 1 bed 1 bath with a patio, basement storage and off street parking. The potential is endless with the main house. Encapsulated by immense verdant trees, darling original architecture and hardwood floors. The cute as a button neighboring home is a slam dunk rental property which could easily garner \$2000 a month. A killer location just off of Lincoln and minutes to Highlight Coffee, Home State, Side Pie, Cafe de Leche, Amara Kitchen, Altadena Wine and Beverage Market, Eaton Canyon hiking trails, Farnsworth Park and the 210 Freeway. This is the owner/user opportunity of your dreams or buy and hold both and watch your equity grow!

Facts & Features

- Sold On 02/06/2023
- Original List Price of \$999,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Central

Interior

- Floor: Wood

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,800	\$3,800	\$3,800
2:	2	1	10		Unfurnished	\$0	\$2,000	\$2,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- 604 - Altadena area
- Los Angeles County
- Parcel # 5828004009

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 22227527

Printed: 02/12/2023 5:05:35 AM

Closed • **Single Family Residence**

List / Sold: **\$550,000/\$515,000** ↓

727 E 56th St • Los Angeles 90011

9 days on the market

2 units • **\$275,000/unit** • **1,458 sqft** • **5,653 sqft lot** • **\$353.22/sqft** •
Built in 1924

Listing ID: RS22242289

East of the 110 Fwy



Developer opportunity. Zoned LAR2. Come take a look at these two units with potential to turn to 2bed 1 bath each and a new ADU 2 units behind it. Currently a 1bed 1bath each need some TLC inside architect also offering rendering to turn it into a 4 unit. Located near downtown, LA Live and close to freeway centrally located in the heart of LA.

Facts & Features

- Sold On 02/10/2023
- Original List Price of \$550,000
- 1 Buildings
- 0 Total parking spaces
- \$8,035 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5103011020

Michael Lembeck

Re/Max Property Connection

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

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

CUSTOMER FULL: Residential Income LISTING ID: RS22242289

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Closed • **Single Family Residence**

List / Sold: **\$850,000/\$785,000** ↓

1376 E 111th St • **Los Angeles 90059**

14 days on the market

2 units • **\$425,000/unit** • **2,128 sqft** • **13,572 sqft lot** • **\$368.89/sqft** •
Built in 1910

Listing ID: RS22251508

[see map](#)



Great Investment property with tenants paying near market value rent. Back house was built brand new 2 years ago and is 3 bedroom 2 bathroom. The front house is 3 bedroom and 1 bath, has also been recently updated. This is a low maintenance property with great tenants.

Facts & Features

- Sold On 02/08/2023
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$615 (Estimated)
- \$6000 Gross Scheduled Income
- \$67940 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,060
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$240
- Cable TV: 01883652
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6070011005

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

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

CUSTOMER FULL: Residential Income LISTING ID: RS22251508

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Closed • Duplex

List / Sold: **\$915,000/\$915,000** ↓

3510 Michigan Ave • Los Angeles 90063

96 days on the market

2 units • **\$457,500/unit** • **2,168 sqft** • **6,630 sqft lot** • **\$422.05/sqft** •
Built in 1908

Listing ID: WS22168051

s of cesar chavez e of indiana av



TURNKEY REMODEL!!! BACK ON THE MARKET!! BUYER NON PERFORMED FHA APPRAISAL WAS DONE AN CAME AT 950K
PROPERTY CONTAIN FRONT HOUSE 3 BEDROOMS 2 FULL BATHROOMS INSIDE LAUNDRY ROOM BACK HOUSE DETACHED 2
BEDROOMS 1 FULL BATHROOM INSIDE LAUDRY ROOM, PROERTY HAVE BEEN REMODELED, BOTH HOMES INCLUDE NEW
APPLIANCES, NEAR STORES, THE VERY FAMOUS EL MERCADITO, NEAR THE METRO, SHOW THIS AMAZING PROPERTY!!
BEFORE IT GET SOLD!!!

Facts & Features

- Sold On 02/06/2023
- Original List Price of \$949,500
- 2 Buildings
- 3 Total parking spaces
- \$113,000 (Other)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5232013037

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** WS22168051

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Closed •

List / Sold:

\$2,395,000/\$2,455,000 ↑

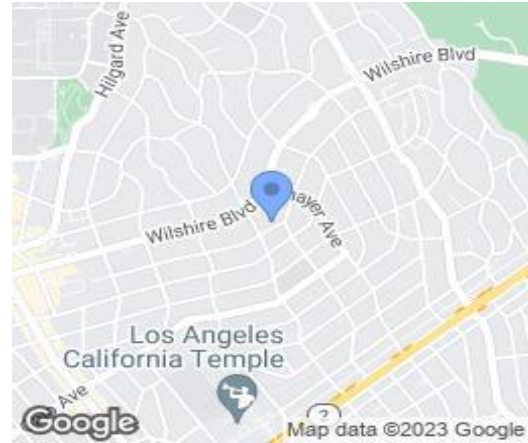
5 days on the market

Listing ID: 23229391

10585 Ashton Ave • Los Angeles 90024

2 units • \$1,197,500/unit • 4,218 sqft • 6,261 sqft lot • \$582.03/sqft • Built in

Fab LOCATION. South of Wilshire, West of Beverly Glen & just East of Westholme. Please park on Fairburn or on Ashton. NOTE Restricted parking in front of property.



A magnificent opportunity for owners and investors. LAR3 Lot. This is a giveaway listing price, don't wait.....Nothing compares !! Located in the heart of Westwood, and just a couple of minutes from Beverly Hills, on a quiet tree lined street. Come seize this chance & own this property. Perfect for owner-user, and great for investors. Super bright 2 units, up & down. Both units are single level. Over 4200+ sqft of combined living space. Central Air-conditioning & heating. Fantastic & spacious each unit is 3 bedrooms, 2.5 baths. Large Master en-suite with master & bath. In addition, the other 2 bedrooms are spacious as well. Upper unit also has a rear staircase that goes directly into the unit's kitchen area. Formal living & Dining rooms with beautiful hardwood floors. Tons of windows filter lots of sunlight into these units. Decorative fireplace in Living room. Formal dining room also has a built in buffet / cabinet. The kitchen includes granite counter tops, a breakfast area & a nice pantry. Laundry area off the kitchen. Private & direct entrance for both units. Gated driveway leads to a private 4-car garage, 2 car garage designated for each unit. Feels like a single family home living. Just a fabulous place to call home !! Please note there is permit parking in front of this building, thus your guest will always have ample space to park with a parking permit. Additional parking on Fairburn....Both units are tenant occupied currently on a month to month lease. Please DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 02/06/2023
- Original List Price of \$2,395,000
- 1 Buildings
- 6 Total parking spaces
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Rooms: Living Room
- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Refrigerator, Gas Cooktop

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$4,795	\$6,000
2:	2	3	2		Unfurnished	\$0	\$3,856	\$6,000
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
- C05 - Westwood - Century City area
 - Los Angeles County
 - Parcel # 4326002012

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,550,000/\$1,300,000 ↓

31 days on the market

Listing ID: SR22212705

2006 Canal St • Venice 90291

**2 units • \$775,000/unit • 2,012 sqft • 2,991 sqft lot • \$646.12/sqft •
Built in 1979**

Canal Street between N. Venice Blvd & Grand Canal



1922 & 2006 Canal St. offers investors and/or developers the opportunity to own two hard to assemble, well maintained, continuous duplexes in a world renowned area. JUST REDUCED \$100K! The duplexes are available for \$1,550,000 each and subject to AB 1482 State Rent Control but not subject to RSO. The duplexes are located in Venice steps from the Venice Canals and Venice Boardwalk, in one of the most highly desirable beach neighborhoods in Southern California. Surrounded by many popular restaurants, stores, bars, and attractions, the area is ideal for all ages. Conveniently located steps from Abbot Kinney, Pacific Ave, Venice Beach Boardwalk, and near the Marina Freeway (SR 90). Each duplex is comprised of one 1+1 unit and one 2+2 unit. All units have a full kitchen, laundry, private patio or balconies, garage with direct access to unit and two additional off-street parking spaces. Seller has been granted a feasibility report to add one additional unit. Additionally, the properties are a developer's dream as the duplexes are side-by-side offering tons of potential with a double parcel. However, the duplexes can be sold individually or together.

Facts & Features

- Sold On 02/10/2023
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$264 (Estimated)
- Laundry: Inside
- \$70167 Gross Scheduled Income
- \$35140 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$35,027
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses: 50
- Insurance: \$2,977
- Maintenance:
- Workman's Comp:
- Professional Management: 3540
- Water/Sewer: \$1,156
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,495	\$29,940	\$3,295
2:	1	1	1	1	Unfurnished	\$3,345	\$40,140	\$4,395

Of Units With:

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

- Carpet: 2
- Dishwasher: 2
- Disposal: 2

- Refrigerator: 2
- Wall AC: 0

Additional Information

- Standard sale

- C11 - Venice area
- Los Angeles County
- Parcel # 4238023017

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR22212705

Printed: 02/12/2023 5:05:35 AM

Closed •

List / Sold:

\$1,550,000/\$1,300,000 ↓

31 days on the market

Listing ID: SR22212687

1922 Canal St • Venice 90291

2 units • \$775,000/unit • 2,124 sqft • 2,992 sqft lot • \$612.05/sqft • Built in 1980

Canal Street between N. Venice Blvd & Grand Canal



1922 & 2006 Canal St. offers investors and/or developers the opportunity to own two hard to assemble, well maintained, continuous duplexes in a world renowned area. JUST REDUCED \$100K! The duplexes are available for \$1,550,000 each and subject to AB 1482 State Rent Control but not subject to RSO. The duplexes are located in Venice steps from the Venice Canals and Venice Boardwalk, in one of the most highly desirable beach neighborhoods in Southern California. Surrounded by many popular restaurants, stores, bars, and attractions, the area is ideal for all ages. Conveniently located steps from Abbot Kinney, Pacific Ave, Venice Beach Boardwalk, and near the Marina Freeway (SR 90). Each duplex is comprised of one 1+1 unit and one 2+2 unit. All units have a full kitchen, laundry, private patio or balconies, garage with direct access to unit and two additional off-street parking spaces. Seller has been granted a feasibility report to add one additional unit. Additionally, the properties are a developer's dream as the duplexes are side-by-side offering tons of potential with a double parcel. However, the duplexes can be sold individually or together.

Facts & Features

- Sold On 02/10/2023
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$270 (Estimated)
- Laundry: Inside
- \$72927 Gross Scheduled Income
- \$51557 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,370
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$2,977
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$228
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$33,300	\$33,300	\$39,540
2:	1	2	1	1	Unfurnished	\$39,540	\$39,540	\$52,740

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4238023016

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** SR22212687

Printed: 02/12/2023 5:05:35 AM

Closed •

List / Sold:

\$1,575,000/\$1,325,000 ↓

160 days on the market

Listing ID: 22169909

1401 INNES PI • Venice 90291

**2 units • \$787,500/unit • 1,584 sqft • 2,405 sqft lot • \$836.49/sqft •
Built in 1955**

South of Brooks , 1 Block West of Main, 1 Block East of Pacific. Corner of Horizon Ave.



BEST LOCATION and VALUE currently offered in Venice Beach! This duplex is now VACANT and will be delivered VACANT to a new buyer. Ideal rental location for investor or live in one unit and lease out the other. Located on a quiet Venice Beach corner lot only 2 blocks from the ocean, this attractive duplex has several upgrades. Electrical and plumbing systems are upgraded with permits. Each unit consists of 2 bedrooms with generous closet space and 1 full bathroom. Well-preserved original hardwood flooring in the upstairs unit and newly installed engineered hardwood flooring enhances the charm in the downstairs unit. Private stackable washer/dryer provided in each unit. Both units have central forced air heating and the upstairs unit also has central A/C. Identical floor plans in each unit with large living room and updated eat-in kitchen. Bathrooms are recently upgraded with modern fixtures. Separate electric and gas meters. This property offers privacy on a completely gated corner lot, which includes parking area that accommodates 4 cars plus bikes and storage. Zoning is LAC-4. Unique opportunity to acquire this duplex near the beach as well as trendy shops and restaurants on Main St. and Abbot Kinney.

Facts & Features

- Sold On 02/07/2023
- Original List Price of \$1,700,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Stackable

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$7,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$4,300	\$0	\$4,300
2:	1	2	1		Unfurnished	\$4,500	\$0	\$4,500
3:								
4:								
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C11 - Venice area
- Los Angeles County
- Parcel # 4238011017

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 22169909

Printed: 02/12/2023 5:05:35 AM

Closed • Duplex

List / Sold:

\$1,450,000/\$1,121,250 ↓

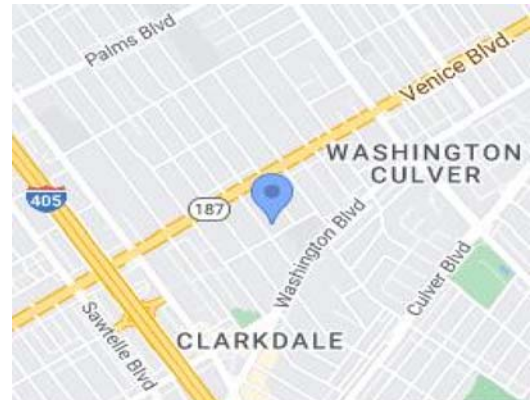
64 days on the market

Listing ID: SB22209836

3862 Prospect Ave • Culver City 90232

2 units • **\$725,000/unit** • **1,822 sqft** • **7,500 sqft lot** • **\$615.40/sqft** •
Built in 1926

From Venice Blvd, head SE on Prospect. Property is 3rd lot from the end of the block, on the left.



This Charming duplex features 2 small homes on a 7500 SF lot with CCR4YY zoning. Both will be delivered vacant making this an ideal investment for owner-user, investor or developer. The front unit is a delightful 2BR/1BA with living room and awaiting your ideas for renovation. The rear cottage is a charming spacious 1 BR with hardwood floors, lots of closet space, tiled bathroom and charming kitchen that was recently renovated. It has a private back yard. There are pomegranate and citrus trees in the common yard waiting to be picked. There is a long driveway for an RV or many cars, a detached garage with plumbing, electric and water, currently used for laundry and storage, that could potentially be converted to an ADU (check with Culver City for feasibility).

Facts & Features

- Sold On 02/07/2023
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Floor Furnace
- \$0 (Unknown)
- Laundry: In Garage
- Cap Rate: 2.3
- \$64200 Gross Scheduled Income
- \$32738 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Wood
- Appliances: Dishwasher, Freezer, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Storage, Tile Counters, Unfurnished

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,252
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 01330507
- Gardener:
- Licenses:
- Insurance: \$2,278
- Maintenance: \$3,050
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$3,150
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC: 1

Additional Information

- Standard, Trust sale
- Rent Controlled

- C28 - Culver City area
- Los Angeles County
- Parcel # 4208022013

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB22209836

Printed: 02/12/2023 5:05:35 AM

Closed • Duplex

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

8778 S Denker Ave • Los Angeles 90047

21 days on the market

2 units • **\$325,000/unit** • **1,732 sqft** • **6,751 sqft lot** • **\$375.29/sqft** •
Built in 1931

Listing ID: CV22258503

Between Western & Normandie



The front house has 2 bedroom and 1 bath. Rear unit is 1 + 1 with 3 car garage below. The lot is large enough for a 3rd unit or ADU. The front unit has a large driveway with room for 3 cars in front. There is large Livingroom, Den that has been converted into a 3rd bedroom. There is access to the backyard through the Service Porch which houses the Laundry. The rear unit is positioned above the 3-Car Garage and has 1 Bedroom, Livingroom, large Kitchen, and full Bath.

Facts & Features

- Sold On 02/08/2023
- Original List Price of \$650,000
- 2 Buildings
- 8 Total parking spaces
- \$310 (Estimated)
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01861302
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6037012002

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

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

CUSTOMER FULL: Residential Income LISTING ID: CV22258503

Printed: 02/12/2023 5:05:35 AM

Closed •

List / Sold: **\$670,000/\$690,000** ↓

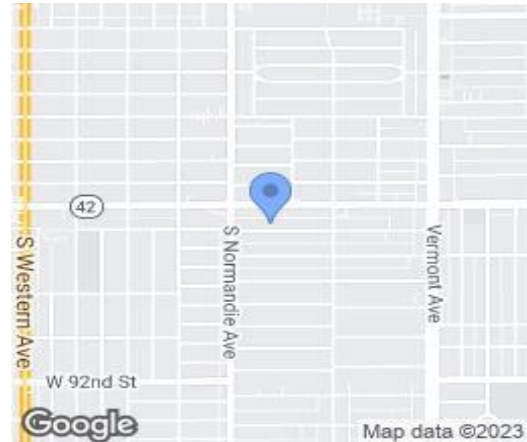
1309 W 87th St • Los Angeles 90044

89 days on the market

2 units • **\$335,000/unit** • **1,791 sqft** • **6,085 sqft lot** • **\$385.26/sqft** •
Built in 1923

Listing ID: 22176082

See Maps



Awesome opportunity to own a duplex in Los Angeles. 2 Units 1309 & 1311! Front Unit has a Brand New Roof! 3 bedroom with 1.5 baths. Back Unit is a 2 bedroom with 1 bath. Original Hardwood, Laminate and tile floors. Laundry hookups in both Units. Private Large backyard separates the units with plenty of space to add another Unit. Large Storage Shed. Alley access with parking. Each Unit has their own gas meter and electrical panel. This is a must see to appreciate property.

Facts & Features

- Sold On 02/08/2023
- Original List Price of \$695,000
- 2 Buildings
- Heating: Wall Furnace
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Attic

Exterior

- Security Features: Window Bars, Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$50
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$3,120	\$3,120
2:	1	2	1		Unfurnished	\$0	\$2,150	\$2,150
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6047001020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 22176082

Printed: 02/12/2023 5:05:35 AM

Closed •

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

1333 W 120th St • Los Angeles 90044

7 days on the market

**2 units • \$450,000/unit • 3,174 sqft • 5,999 sqft lot • \$283.55/sqft •
Built in 1966**

Listing ID: 22226945

E/Normandie and 120th St



Facts & Features

- Sold On 02/06/2023
- Original List Price of \$900,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Laundry: Dryer Included
- \$71000 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01399316
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6079011021

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22226945

Printed: 02/12/2023 5:05:35 AM

Closed •

List / Sold: **\$375,000/\$310,000** ↓

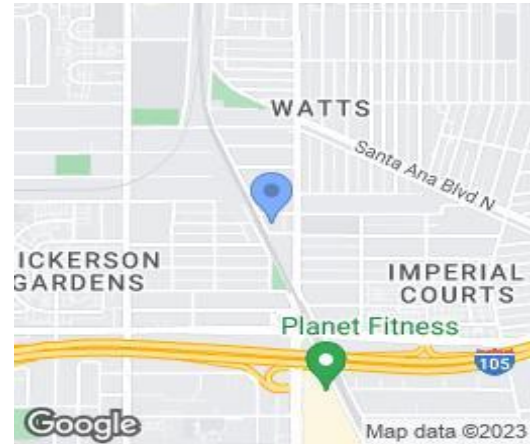
11114 Willowbrook Ave • Los Angeles 90059

2 days on the market

2 units • **\$187,500/unit** • **1,377 sqft** • **4,720 sqft lot** • **\$225.13/sqft** •
Built in 1961

Listing ID: 23231265

North of Imperial Highway



Value and incredible opportunity in Willowbrook. Great income property for a seasoned investor or someone looking to get started. Easy access to freeways, school and public transportation. Two units, one 1bed/1ba, second 2bed/2ba with front garage and covered patio in the yard. Drive by only. PROPERTY IS TENANT OCCUPIED, TENANTS TO REMAIN IN PLACE. Offer subject to interior inspection. Do Not Disturb tenants. Call Listing Agent for more details.

Facts & Features

- Sold On 02/08/2023
- Original List Price of \$375,000
- 1 Buildings
- Heating: Wall Furnace
- \$2200 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$2,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,236	\$1,236	\$1,550
2:	1	1	1		Unfurnished	\$950	\$950	\$1,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6069013004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23231265

Printed: 02/12/2023 5:05:35 AM

Closed • Duplex

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

131 W 62nd St • Los Angeles 90003

52 days on the market

2 units • **\$369,500/unit** • **1,612 sqft** • **5,125 sqft lot** • **\$465.26/sqft** •
Built in 1910

Listing ID: DW22226965

East of the 110 FWY. Between Broadway and Main St



2 Units Ready to use. Front House has 3 bedrooms and 2 baths and the back house is a 1 bedroom and 1 bath with a bonus room. Minutes to Exposition Park, USC and Downtown Los Angeles. Property has a 2 car detached garage access via alley. Both units were recently remodeled and are ready to go. Must see to appreciate.

Facts & Features

- Sold On 02/10/2023
- Original List Price of \$739,000
- 3 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$315 (Estimated)
- Laundry: Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01523187
- 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	\$3,100
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6005019028

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

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

CUSTOMER FULL: Residential Income LISTING ID: DW22226965

Printed: 02/12/2023 5:05:35 AM

Closed • Duplex

List / Sold: **\$998,800/\$950,000** ↓

216 days on the market

710 E 80th Street • Los Angeles 90001

2 units • **\$499,400/unit** • **3,500 sqft** • **5,100 sqft lot** • **\$271.43/sqft** •
Built in 2016

Listing ID: OC22047063

E 80th between Standford & McKinley (South of Florence, North of Manchester, East of Avalon, West of Central)



Townhome Style Living in this spacious, 2016 construction, 5bd/3ba each unit Duplex. No one above or below. Beautiful low maintenance front yard gives great curb appeal while keeping utilities LOW! Plenty of off-street parking including the long driveway, 2 car garage, single car garage and additional parking in the back area. Each unit has a downstairs bedroom and full bath. The space is flexible for multiple types of tenants or owner occupants. The homes are spacious, light and bright. Laundry area is upstairs along with 4 of the bedrooms including a master suite. Desirable tree-lined street in the Green Meadows neighborhood of Southeast Los Angeles. Nearby to shopping, transportation, Green Meadows Recreation Center, bike paths, airport and highways.

Facts & Features

- Sold On 02/11/2023
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Inside, Upper Level, Washer Hookup
- \$68460 Gross Scheduled Income
- \$50460 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom, Master Bathroom, Master Bedroom
- Floor: Carpet, Tile
- Appliances: Free-Standing Range, Refrigerator
- Other Interior Features: Granite Counters, Open Floorplan

Exterior

- Lot Features: Landscaped, Level with Street, Rectangular Lot, Level
- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$24,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 02189396
- Gardener:
- Licenses:
- Insurance: \$1,350
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	2	Unfurnished	\$2,800	\$2,800	\$3,525
2:	1	5	3	1	Unfurnished	\$3,500	\$2,905	\$3,500

Of Units With:

- Separate Electric: 2
- Drapes:

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

- Patio:
- Ranges: 1
- Refrigerator: 1
- Wall AC: 0

Additional Information

- Trust sale

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6029007028

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: OC22047063

Printed: 02/12/2023 5:05:35 AM

Closed • Duplex

List / Sold: **\$600,000/\$600,000** ↑

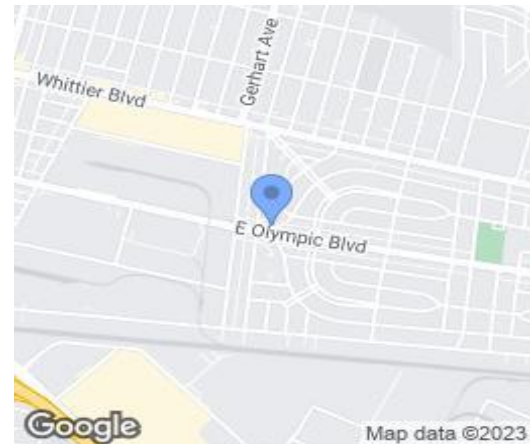
5817 E Olympic Blvd • East Los Angeles 90022

2 days on the market

2 units • **\$300,000/unit** • **1,026 sqft** • **2,052 sqft lot** • **\$584.80/sqft** •
Built in 1950

Listing ID: DW22254641

5 North FWY Exit Atlantic going North, Right on E Olympic Blvd



BACK ON THE MARKET!! Subject to cancellation of existing escrow. Excellence DUPLEX in East Los Angeles. LIVE SMART...RENT 1 & LIVE IN 1. Both units will be delivered VACANT. Welcome to 5817 E Olympic Blvd. The front unit has 1 BED 1 BATH and a big spacious living room and Kitchen. The back unit has 2 BEDS 1 BATH Living room, a kitchen, laundry, and an attached car garage.

Facts & Features

- Sold On 02/10/2023
- Original List Price of \$575,000
- 2 Buildings
- 1 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$1,023 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- \$52800 Gross Scheduled Income
- \$52800 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Living Room
- Floor: Laminate, Tile
- Appliances: Range Hood, Water Heater
- Other Interior Features: Beamed Ceilings, Granite Counters

Exterior

- Lot Features: Near Public Transit, No Landscaping
- Security Features: Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,200
- Electric: \$4,200.00
- Gas: \$960
- Furniture Replacement:
- Trash: \$360
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,080
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

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

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

- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6339005019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW22254641

Printed: 02/12/2023 5:05:36 AM

Closed • Duplex

List / Sold: **\$855,000/\$1,111,111** ↑

16116 Saticoy St • Lake Balboa 91406

8 days on the market

2 units • **\$427,500/unit** • **1,636 sqft** • **7,872 sqft lot** • **\$679.16/sqft** •
Built in 1950

Listing ID: GD22258679

From I-405 S toward Santa Monica; take exit 66 toward Sherman Way/Reseda; turn right onto Haskell Ave; turn left onto Saticoy St (property on the left, between Woodley Ave & Valjean Ave).



Investors wanted! Great opportunity in Lake Balboa just across from the Van Nuys Airport! The possibilities are endless with this multi-family duplex that is in LAMR1 zoning allowing for commercial use C2 or light manufacturing M1, as well as legal cannabis zoning. Property was previously used as a legal cannabis manufacturing and packaging business. A large, gated parking lot with space for 6+ cars, and at the back of the property is a spacious duplex totaling 1,636 sqft. Each unit features 2-bedrooms, 1-bathroom, and separate gas and electric meters. The property has a total of 2 gas meters and 3 electric meters. Keep the same layout or re-develop for an office building, warehouse, manufacturing, or even residential units. Additional parking can be found in front of the automated gate. The property is spacious 7,872 sqft and has so much potential. Do not miss out!

Facts & Features

- Sold On 02/07/2023
- Original List Price of \$855,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 6500-9999, Paved
- Fencing: Block, Wrought Iron
- Sewer: Unknown

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale

- LKBL - Lake Balboa area
- Los Angeles County
- Parcel # 2205021019

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: GD22258679

Printed: 02/12/2023 5:05:36 AM

Closed • Duplex

List / Sold: **\$849,900/\$835,000** ↓

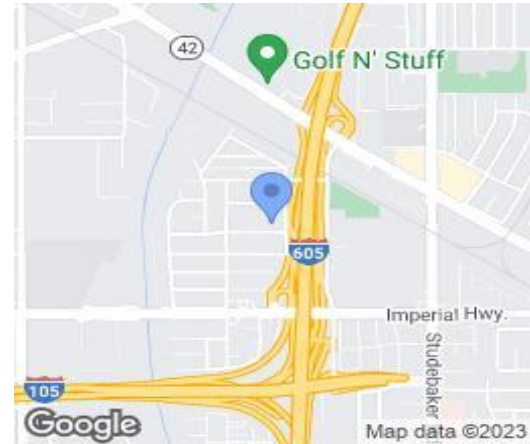
10655 Spry St • Norwalk 90650

53 days on the market

**2 units • \$424,950/unit • 1,975 sqft • 11,052 sqft lot • \$422.78/sqft •
Built in 1949**

Listing ID: PW22248875

Spry St. & Piuma Ave



Impressive duplex, 2 homes on a super large lot over 11,000. Living space totaling 1,975 Square Feet. Each house is totally independent each with own f long driveways, each with own 2 car garages, all on separate meters including water meter, gas and electric meters. Front house is used as 2 bedrooms, 1 bathroom, laundry inside 2 car detached garage and both front and back yard. Back house is a newer construction built in 1989 with AC unit and forced heat, 2 bedrooms, 2 bathrooms, separate inside laundry room, attached 2 car garage and a spacious front yard and back yard. Accessible to 605 FWY, 105 FWY, Costco and shopping centers. Excellent set up for an opportunity to live in one and rent the other.

Facts & Features

- Sold On 02/10/2023
- Original List Price of \$849,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile, Wood
- Appliances: Microwave, Water Heater
- Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Smoke Detector(s)
- Fencing: Block, Stucco Wall, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- M1 - Norwalk area
- Los Angeles County
- Parcel # 8021019038

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW22248875

Printed: 02/12/2023 5:05:36 AM

Closed •

List / Sold: **\$999,999/\$985,000** ↓

15648 Romar St • Granada Hills 91343

40 days on the market

**2 units • \$500,000/unit • 1,910 sqft • 6,625 sqft lot • \$515.71/sqft •
Built in 1946**

Listing ID: 22225793

North of Lassen, East of Haskell, South of Devonshire, West of 405.



Two houses on one large lot!!! This private compound is enclosed with an electrical gate, and offers a lot of parking. The ADU was just recently permitted, and the house was remodeled to fit the needs of a large family, or a savvy investor. From the moment you enter the property you are greeted by a large front yard. As you proceed to the back you find an expansive backyard, and as you continue to the ADU, you will discover the second house has it's own private yard. The main house is comprised of 3 bedrooms and 2 bathrooms. The house boasts an open floor plan, complete with new plumbing, electrical, kitchen, and flooring. The back house is comprised of 1 bedroom, 1 bathroom, living room, laundry area, and kitchen. It also comes complete with new plumbing, electrical, and flooring. There are too many features to mention. You must see for yourself!!!

Facts & Features

- Sold On 02/09/2023
- Original List Price of \$999,999
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- \$75000 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$4,500	\$0	\$7,000
2:	1	1	1		Unfurnished	\$2,500	\$0	\$7,000
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
- NOH - North Hills area
- Los Angeles County
- Parcel # 2661020008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22225793

Printed: 02/12/2023 5:05:36 AM

Closed •

List / Sold: **\$679,000/\$695,000** ↓

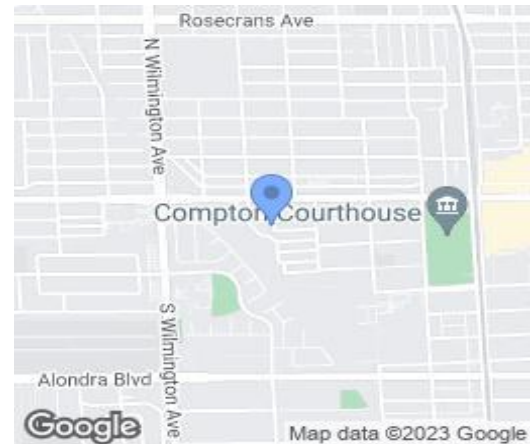
540 W Palm St • Compton 90220

47 days on the market

2 units • \$339,500/unit • 1,536 sqft • 5,998 sqft lot • \$452.47/sqft •
Built in 1945

Listing ID: 22208281

south of compton blvd



Check out this Duplex ready for a live in owner or a investor looking to cashflow! each unit is 2 bed 1 bath with their own laundry hook ups, gas meters, and water heaters! 1 unit will be delivered vacant and the other unit is paying top rental market value. Both are remolded units ready to live in immediately. Don't pass this up. stop by and take a look!

Facts & Features

- Sold On 02/10/2023
- Original List Price of \$719,000
- 2 Buildings
- Heating: Wall Furnace
- \$50000 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,395	\$2,395	\$2,400
2:	1	2	1		Unfurnished	\$0	\$0	\$2,400
3:								
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
- RP - Compton S of Rosecrans, E of Central,W of Ala area
- Los Angeles County
- Parcel # 6161016019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22208281

Printed: 02/12/2023 5:05:36 AM

Closed •

List / Sold: **\$830,000/\$860,000** ↑

3822 Broadway • Huntington Park 90255

11 days on the market

2 units • **\$415,000/unit** • **1,535 sqft** • **6,801 sqft lot** • **\$560.26/sqft** •
Built in 1922

Listing ID: PW22139943

Broadway St between California Ave & Otis Ave



Come and take a look at this amazing property with a total 2 units and plus ADU non-permitted. Centrally located to public transportation, shopping, parks and schools. Units all have fresh interior paint, newer kitchens, newer bathrooms and cement expanded the driveway. Property is in good condition and tenants are great! Great opportunity you will not want to miss out on!!

Facts & Features

- Sold On 02/06/2023
- Original List Price of \$830,000
- 2 Buildings
- 2 Total parking spaces
- \$841 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524746
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6214022002

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

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

CUSTOMER FULL: Residential Income LISTING ID: PW22139943

Printed: 02/12/2023 5:05:36 AM

Closed •

List / Sold: **\$995,000/\$850,000** ↓

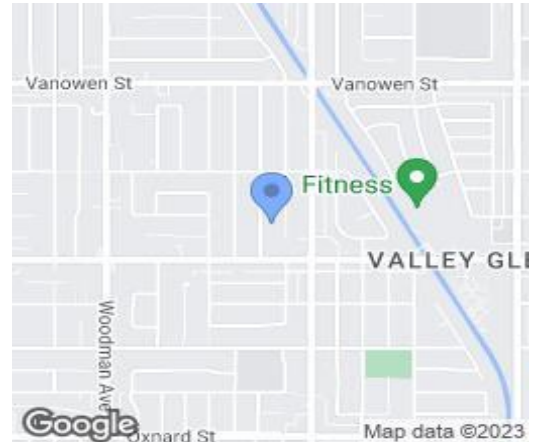
6450 Varna Ave • Valley Glen 91401

28 days on the market

2 units • \$497,500/unit • 2,432 sqft • 9,306 sqft lot • \$349.51/sqft •
Built in 1949

Listing ID: 22214935

South of Vanowen



Presenting a rare and valued investment opportunity with tremendous upside potential! A terrific duplex with two detached residences on an expansive 9,300+ square foot lot in prime Valley Glen. The rear house is a 3 + 2 with approximately 1,524 square feet and the front property a 2 + 1 with approximately 908 square feet. Centrally located on a serene residential street just moments from LA Valley College, the Whitsett Sports Field, Valley Glen Community Park, cultural landmarks, the entertainment megaplex NoHo West, the famed NoHo Arts District and all the best of what Valley Glen has to offer. Welcome!

Facts & Features

- Sold On 02/06/2023
- Original List Price of \$995,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Laundry: Washer Included, Inside, In Kitchen

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Microwave, Refrigerator, Range, Oven

Exterior

- Lot Features: Front Yard, Back Yard

Annual Expenses

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

Unit Details

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

- VG - Valley Glen area
- Los Angeles County
- Parcel # 2329023003

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,299,000/\$1,300,000 ↑

9 days on the market

Listing ID: 22224159

10910 - 10912 Exposition Blvd • Los Angeles 90064

2 units • **\$649,500/unit** • **1,535 sqft** • **4,955 sqft lot** • **\$846.91/sqft** •
Built in 1948

West of Westwood Blvd, East of Sepulveda Blvd



Great value and beautifully landscaped, this well-maintained duplex has been in the same family for over 52 years. The 1st time on the market since 1970. Legal duplex being used as single family. This duplex presents a rare opportunity for owner-occupants, investors, or developers. It is located in the Rancho Park neighborhood, close to Westwood, and conveniently located Close to public transportation, the 405 & 10 Freeways, Google's new offices on Pico and Westwood Blvd., multiple shopping areas nearby, short distance to the beach, LAX and DTLA. Since the property has been owner-occupied for the last 52 years, no current rents or tenants are occupying either unit. (Buyer to investigate what can be done with this property) HWFs in living rooms, dining rooms, bedrooms, and hallways. This duplex comprises two one-bedroom + one-bath units, each with fenced outdoor space. The front unit has Corian countertops. The back unit has an AC unit. Each unit has its gas, electric meters, and water heater.

Facts & Features

- Sold On 02/09/2023
- Original List Price of \$1,299,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Forced Air

Interior

- Floor: Wood, Tile

Exterior

- Security Features: Gated Community

Annual Expenses

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

Unit Details

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

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4256027016

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**

List / Sold: **\$1,049,000/\$920,000** ↓

547 W Harvard St # A • Glendale 91204

51 days on the market

**3 units • \$349,667/unit • 2,104 sqft • 6,895 sqft lot • \$437.26/sqft •
Built in 1950**

Listing ID: BB22220286

East of San Fernando Rd, South of Broadway, North of Colorado St, West of Pacific Ave



Well Maintained Triplex perfect for a owner user or Investor. Building is nearby the Americana, Glendale Galleria, DT Glendale and major Studios like Walt Disney, Dreamworks and Universal. Property has two separate APN numbers. 547 W Harvard is the front Spanish style house that is 1+1, 828 SF with hardwood floors, dining room and living room and laundry in unit. The back house has is a 2+1, 1,076 SF. Some of the updates include central air & heat, copper plumbing and electrical, two car garage and private yard. There is a third, approximately 200 SF, non-conforming studio unit with its own bathroom and kitchen that is currently owner occupied and will be delivered vacant. Huge upside in rental income! Buyer to verify all information and permits, property to be sold as is.

Facts & Features

- Sold On 02/08/2023
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02138908
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,900	\$1,900	\$2,800
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$2,200
3:	1	0	1	0	Unfurnished	\$0	\$0	\$900

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
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5695011023

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: BB22220286

Printed: 02/12/2023 5:05:36 AM

Closed •

List / Sold: **\$649,999/\$630,000** ↓

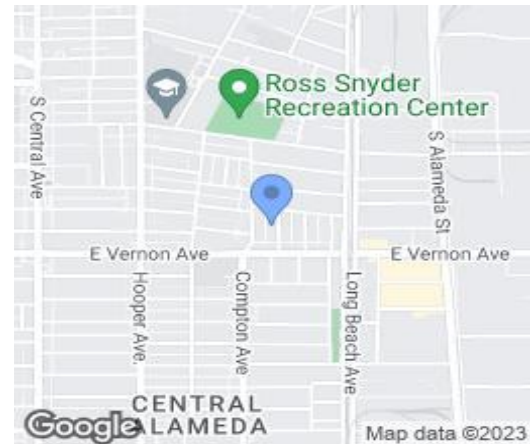
4319 Lima St • Los Angeles 90011

145 days on the market

3 units • **\$216,666/unit** • **1,546 sqft** • **5,370 sqft lot** • **\$407.50/sqft** •
Built in 1924

Listing ID: DW22162608

Lima & Vernon



Back On Market Tri-Plex Units . 2 Units Attached & 3rd Unit Detached. Cash Flow Cash Flow.... The front units are in great condition and one of the units recently was upgraded completely inside full renovation inside unit. Other Front Unit is Immaculate and Tenant Takes Great Care of Unit. The Units are on a 5,000 + Square foot lot and share a back yard and front yard. Parking near back unit which is a 3 bedroom 1 bath. Come and check this out , new price , upgraded unit and get one to live in and rent the others. Separate Meters and Water Heaters for each unit .

Facts & Features

- Sold On 02/07/2023
- Original List Price of \$699,999
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$380 (Estimated)
- \$4500 Gross Scheduled Income
- \$500 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$515
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$35
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$80
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$965	\$965	\$1,450
2:	1	1	1	0	Unfurnished	\$1,151	\$1,151	\$1,450
3:	1	3	1	0	Unfurnished	\$2,150	\$2,150	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area

- Rent Controlled

- Los Angeles County
- Parcel # 5116018027

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW22162608

Printed: 02/12/2023 5:05:36 AM

Closed • **Triplex**

List / Sold: **\$915,000/\$915,000**

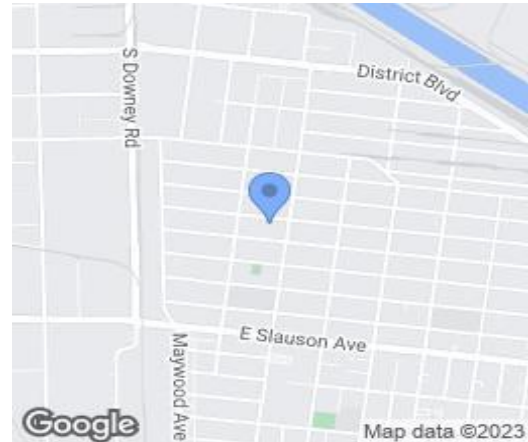
3638 E 54th St • Maywood 90270

49 days on the market

**3 units • \$305,000/unit • 2,713 sqft • 5,514 sqft lot • \$337.27/sqft •
Built in 1963**

Listing ID: DW22233246

Maywood Ave Right into 54th St



Great opportunity 3 units in The City Maywood.. Front unit 3 bedroom and 1 bath and one back unit 2 bedroom and 1 bath delivered vacant 3rd unit pays \$1350 a month... Big lot size enough parking for all 3 units.. This property is close to major freeways, shopping, and restaurants..

Facts & Features

- Sold On 02/06/2023
- Original List Price of \$915,000
- 2 Buildings
- 0 Total parking spaces
- \$926 (Estimated)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02200120
- 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	7	3	0	Unfurnished	\$1,350	\$1,350	\$6,000

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6311013006

Michael Lembeck

Re/Max Property Connection

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

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

CUSTOMER FULL: Residential Income LISTING ID: DW22233246

Printed: 02/12/2023 5:05:36 AM

Closed • Duplex

List / Sold: **\$1,255,000/\$1,255,000**

3653 Halldale Ave • Los Angeles 90018

11 days on the market

3 units • **\$418,333/unit** • **0 sqft** • **6,192 sqft lot** • **No \$/Sqft data** •
Built in 2023

Listing ID: MB23014686

Online directions



INVESTORS, BUILDERS, DEVELOPERS LAND VALUE: This is the project you need: RTI, NO SB-8, Tier 3 and located in the sought after zip 90018-USC HUB. This 28-bedroom 28 bathroom checks many boxes from the builder/investor standpoint and as an owner/operational use. Located 1 mile from the prestigious USC University and the most innovative building currently under construction the one of one Lucas Museum. Property sits on a corner lot size at 6192 - Everywhere you look there are new ventures & growth. Close proximity to the Exposition& Crenshaw Line to LAX, Johnny's West Adams, Harold & Belle's, Highly Likely, Party Beer Co, and the other ultra-hot neighborhood hubs: Leimert Park & West Adams. Take advantage of this rare opportunity and start generating income upon project completion. Call Listing Agent for additional information. Bonus: currently property has 2 water meters.

Facts & Features

- Sold On 02/08/2023
- Original List Price of \$1,255,000
- 3 Buildings
- 0 Total parking spaces
- \$419 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	0	Unfurnished	\$0	\$0	\$0
2:	1	10	10	0	Unfurnished	\$0	\$0	\$0
3:	1	15	15	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5041020022

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: MB23014686

Printed: 02/12/2023 5:05:36 AM

Closed • **Triplex**

List / Sold: **\$525,000/\$530,000** ↑

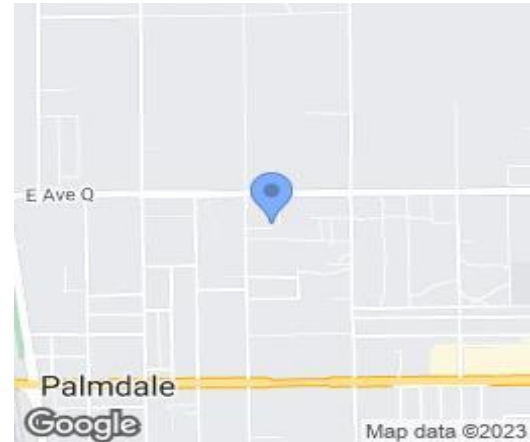
38714 12th St E • Palmdale 93550

60 days on the market

**3 units • \$175,000/unit • 2,626 sqft • 13,687 sqft lot • \$201.83/sqft •
Built in 1972**

Listing ID: DW22242424

South of E Ave Q



Great investment property ready for its new owner. 3 units 2 bed 1 bath each. Each unit has a 1 car garage with plenty of parking in the back, and sits on over a 13000 SF lot. Live in one and rent the rest or just have it as income property. Close to freeways shopping and transportation.

Facts & Features

- Sold On 02/10/2023
- Original List Price of \$525,000
- 1 Buildings
- 3 Total parking spaces
- \$1,909 (Estimated)
- Laundry: Inside
- \$63600 Gross Scheduled Income
- \$14600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	2	1	1	Unfurnished	\$1,900	\$1,900	\$1,900
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,900
3:	1	2	1	1	Unfurnished	\$0	\$0	\$1,900

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
- PLM - Palmdale area
- Los Angeles County
- Parcel # 3015011023

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

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

CUSTOMER FULL: Residential Income LISTING ID: DW22242424

Printed: 02/12/2023 5:05:36 AM

Closed • **Triplex**

List / Sold: **\$626,050/\$600,000** ↓

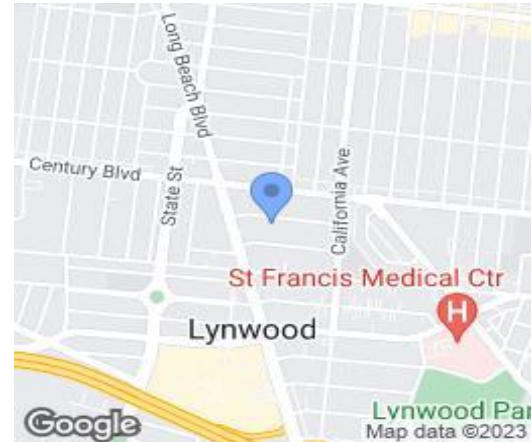
3352 Alma Ave • **Lynwood 90262**

56 days on the market

3 units • **\$208,683/unit** • **1,788 sqft** • **6,861 sqft lot** • **\$335.57/sqft** •
Built in 1928

Listing ID: CV22229661

East of Long Beach Blvd



Triplex located in Lynwood. Each unit is a separate detached structure with 1 bedroom and 1 bathroom. There is another room that can be used as an additional bedroom. The triplex is close to schools and freeway. Plenty of parking with a 3 car detached garage. The property is a fixer. Perfect for an investor.

Facts & Features

- Sold On 02/07/2023
- Original List Price of \$626,050
- 4 Buildings
- 6 Total parking spaces
- \$789 (Estimated)
- Laundry: Inside
- \$1300 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01445174
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Notice Of Default, Probate Listing sale
- RM - Lynwood area
- Los Angeles County
- Parcel # 6191004013

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

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

CUSTOMER FULL: Residential Income LISTING ID: CV22229661

Printed: 02/12/2023 5:05:36 AM

Closed • **Quadruplex**

List / Sold: **\$870,000/\$890,000** ↑

9301 S Western Ave • Los Angeles 90047

92 days on the market

4 units • **\$217,500/unit** • **2,560 sqft** • **5,702 sqft lot** • **\$347.66/sqft** •
Built in 1943

Listing ID: PW22160370

Located West of Normandie Avenue and South of Manchester Avenue



We are pleased to present the opportunity to acquire 9301 South Western Avenue, a four-unit apartment complex in Los Angeles. The property sits on a 5,702 square foot parcel with 2,560 square feet of rentable space. Built in 1943, 9301 S. Western Ave. is comprised of individual bungalow style units consisting of (4) Two Bedroom/One Bathroom units. The gas and electricity are both individually metered. The building offers tenants with (4) parking spaces and qualifies for favorable residential financing. This property provides an astute investor a unique value-add opportunity with plenty of upside in rents.

Facts & Features

- Sold On 02/08/2023
- Original List Price of \$870,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$530 (Estimated)
- \$67464 Gross Scheduled Income
- \$62644 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,640
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01345054
- Gardener:
- Licenses:
- Insurance: \$1,440
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,300
2:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$2,300
3:	1	2	1	0	Unfurnished	\$1,702	\$1,702	\$2,300
4:	1	2	1	0	Unfurnished	\$870	\$870	\$2,300

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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6057006015

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW22160370

Printed: 02/12/2023 5:05:36 AM

Closed • **Single Family Residence**

List / Sold: **\$899,000/\$950,000** ↓

1535 E 92nd St • **Los Angeles 90002**

4 days on the market

4 units • **\$224,750/unit** • **3,054 sqft** • **6,042 sqft lot** • **\$311.07/sqft** •
Built in 1993

Listing ID: RS22229935

n/a



Great 4 unit investment property!! All units are 3bed/1 bath, plenty of onsite Parking. Centrally Located to Restaurants, Entertainment, and public transportation. This property is great to add to your portfolio! Buyer to verify square footage of building. DO NOT DISTURB TENANTS

Facts & Features

- Sold On 02/10/2023
- Original List Price of \$975,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$956 (Estimated)
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,200	\$1,200	\$3,000
2:	1	3	2	0	Unfurnished	\$0	\$0	\$3,000
3:	1	3	2	0	Unfurnished	\$0	\$0	\$3,000
4:	1	3	2	0	Unfurnished	\$2,061	\$2,061	\$3,000

Of Units With:

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

Additional Information

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

- Parcel # 6044007028

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** RS22229935

Printed: 02/12/2023 5:05:36 AM

Closed •

List / Sold:

\$1,100,000/\$1,050,000 ↓

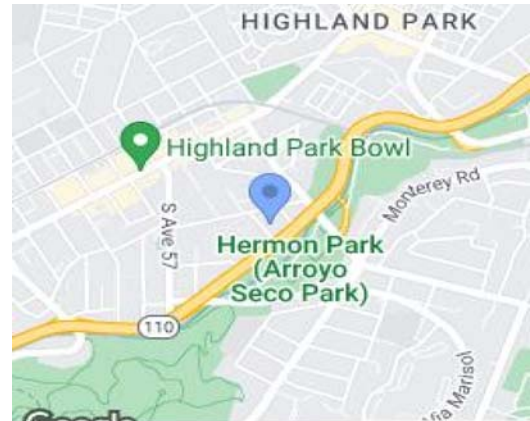
124 days on the market

Listing ID: DW22187139

327 S Avenue 59 • Los Angeles 90042

5 units • \$220,000/unit • 4,570 sqft • 7,078 sqft lot • \$229.76/sqft • Built in 1952

E. OF FIGUEROA W. OF 110 FWY.



5 UNITS IN THE HART OF HIGHLAND PARK, 2 BEDROOM 1 BATH EACH, PLENTY OF PARKING, CLOSE TO SHOPPING AND PUBLIC TRANSPORTSTION, LOCATED IN A QUIET STREET.

Facts & Features

- Sold On 02/09/2023
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- 10 Total carport spaces
- Heating: Wall Furnace
- \$950 (Estimated)
- Laundry: Inside
- \$3876 Gross Scheduled Income
- \$3576 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Carpet
- Appliances: None

Exterior

- Lot Features: Level with Street, Near Public Transit
- Fencing: Electric, Stucco Wall
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01835381
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$776	\$776	\$776
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,000
3:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,100
4:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,000
5:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5492019009

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW22187139

Printed: 02/12/2023 5:05:36 AM

Closed • **Quadruplex**

List / Sold:

\$3,425,000/\$3,480,000 ↑

0 days on the market

Listing ID: BB23021008

6901 Hinds Ave • North Hollywood 91605

5 units • **\$685,000/unit** • **6,792 sqft** • **7,910 sqft lot** • **\$512.37/sqft** •
Built in 2021

Located on the corner of Hinds and Dehougne



Sold before processing.

Facts & Features

- Sold On 02/06/2023
- Original List Price of \$3,425,000
- 3 Buildings
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$336 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 5.27
- \$245400 Gross Scheduled Income
- \$183278 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Dishwasher, Freezer, Disposal, Gas Range, Microwave, Refrigerator

Exterior

- Lot Features: Landscaped, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$46,477
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,717
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	0	Unfurnished	\$4,450	\$4,450	\$4,450
2:	1	3	3	0	Unfurnished	\$0	\$0	\$4,000
3:	1	3	3	0	Unfurnished	\$4,000	\$4,000	\$4,000
4:	1	3	3	0	Unfurnished	\$3,595	\$3,595	\$4,000
5:	1	3	3	0	Unfurnished	\$3,899	\$3,899	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2321014012

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** BB23021008

Printed: 02/12/2023 5:05:36 AM

Closed • **Apartment**

List / Sold:

\$1,199,000/\$1,100,000 ↓

71 days on the market

Listing ID: SR22230289

39011 10th west St • Palmdale 93551

5 units • **\$239,800/unit** • **4,100 sqft** • **12,018 sqft lot** • **\$268.29/sqft** •
Built in 1957

14 fwy North or south exit, Palmdale Blvd, travel West to 10th street West turn right, Property is on left hand side. House with 4plex in the rear



Excellent 5 unit property consists of a single family home plus a 4-plex at the rear. All units mix consists of a 2 bedroom 1 bath single family residence with attached garage and a 4 plex with 2 / 1 bedroom units and 2 / 2 bedroom 1 bath units. 100% occupied. The units are spacious with large living rooms, good size kitchens and bedrooms. Full baths of tub/shower, toilet and sink. Each is individually metered for Gas and Electricity. There is a laundry room on site. Located in the highlands area of Palmdale on a major street with easy access to the freeway and Lake Elizabeth Road. The House facing 10th street was built in 1957 and the 4-plex was added later, possibly in the 60's or 70's. The front house has its own parking and attached garage. The fourplex has tuck under parking and you enter via the long drive way. Situated on a 1/4 acre parcel (12,018 square feet) The mix is excellent with upside on the rents. Well located to major shopping , bus line, metro stations, Palmdale regional medical center and close proximity to schools and Highland High school. The antelope Valley is part of Los Angeles county and has high growth. There are limited apartment buildings lots available or zoned to build. The most recent buildings have been built on the Eastside of Palmdale.

Facts & Features

- Sold On 02/06/2023
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 5 Total carport spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$3,806 (Assessor)
- Laundry: Common Area, Gas & Electric Dryer Hookup
- \$85800 Gross Scheduled Income
- \$61860 Net Operating Income
- 5 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet
- Other Interior Features: Block Walls

Exterior

- Lot Features: Lot 10000-19999 Sqft, Rectangular Lot, Near Public Transit, Park Nearby, Up Slope from Street, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,835
- Electric: \$750.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,450
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,800
2:	1	1	1	1	Unfurnished	\$1,320	\$1,600	\$1,800
3:	1	2	1	1	Unfurnished	\$1,428	\$1,430	\$1,800
4:	1	2	1	1	Unfurnished	\$1,600	\$1,320	\$1,800
5:	1	2	1	1	Unfurnished	\$1,600	\$1,200	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- PLM - Palmdale area
- Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR22230289

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Closed • Apartment

List / Sold: **\$815,000/\$785,000** ↓

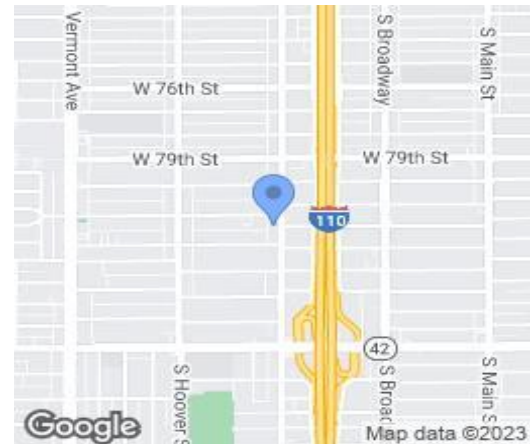
8115 S Figueroa St • Los Angeles 90003

22 days on the market

6 units • **\$135,833/unit** • **2,248 sqft** • **6,501 sqft lot** • **\$349.20/sqft** •
Built in 1950

Listing ID: IG22254952

Exit Manchester Ave, turn left, then turn right on S Figueroa



Excellent opportunity to purchase a 6 unit building at 135k per door. There are five singles and one two bedroom one bath. Large lot with plenty of parking spaces. Separately metered for gas and electricity. The two bedroom unit was recently renovated. The majority of the units are currently at below market rents offering an investor a true value-add opportunity and the chance to increase the cash flow.

Facts & Features

- Sold On 02/07/2023
- Original List Price of \$815,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$946 (Estimated)
- \$69936 Gross Scheduled Income
- \$49127 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

- Lot Features: Paved
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$20,809
- Electric: \$785.00
- Gas:
- Furniture Replacement:
- Trash: \$2,909
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$1,936
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,109
- Other Expense: \$1,907
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,954	\$1,954	\$2,500
2:	1	0	1	0	Unfurnished	\$729	\$729	\$1,400
3:	1	0	1	0	Unfurnished	\$758	\$758	\$1,400
4:	1	0	1	0	Unfurnished	\$758	\$758	\$1,400
5:	1	0	1	0	Unfurnished	\$759	\$759	\$1,400
6:	1	0	1	0	Unfurnished	\$870	\$870	\$1,400

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6032024006

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: IG22254952

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Closed •

List / Sold:

\$4,999,000/\$4,800,000 ↓

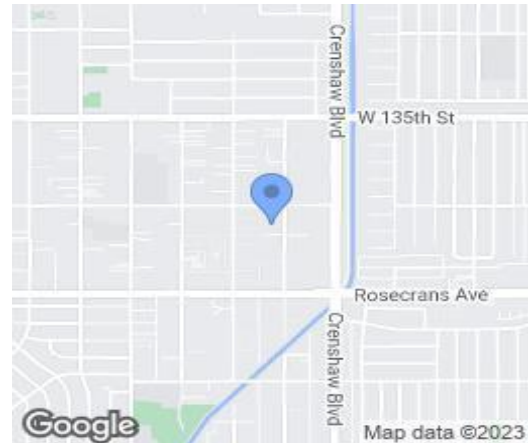
90 days on the market

Listing ID: 22215283

13927 Chadron Ave • Hawthorne 90250

**7 units • \$714,143/unit • 15,284 sqft • 14,867 sqft lot • \$314.05/sqft •
Built in 1958**

405 to Rosecrans Ave, head East to Chadron turn left.



Impeccable, NEW product in a submarket that's on the come, minutes to LAX, SpaceX, Tesla Design Center, Northrop Grumman, Raytheon & the new LA Times HQ on Imperial Hwy. An opportunity to buy and 'cashflow' at a 5% cap rate clip, day one. All utilities on the tenants' dime, being condos. All units are HUGE 3 Bed/3.5 Bath units with den/office/nursery, also. Your 5% cap cashflow will only get more robust over the years due to the absence of rent control, here! New construction in the state is NOT SUBJECT TO RENT CONTROL, for the first 15 years. Arguably perfect product, great location, great cashflow AND the additional hedge of knowing townhome sales, YTD, have exceeded \$900,000 in Hawthorne/Gardena, in some cases - if you want to sell them off individually. (*one unit designated 'low income'). The deal is arguably worth \$6MM, deliverable under \$5,000,000.

Facts & Features

- Sold On 02/07/2023
- Original List Price of \$4,999,000
- 1 Buildings
- Heating: Electric
- Cap Rate: 5.01
- \$323592 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$72,910
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	3	3		Unfurnished	\$4,200	\$4,200	\$25,200
2:	1	3	3		Unfurnished	\$2,600	\$2,600	\$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
- 110 - East Hawthorne area
- Los Angeles County
- Parcel # 4052021017

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Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 22215283

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Closed •

List / Sold:

\$3,399,000/\$3,300,000 ↓

801 Oro Ter • San Pedro 90731

62 days on the market

**12 units • \$283,250/unit • 7,908 sqft • 18,981 sqft lot • \$417.30/sqft •
Built in 1928**

Listing ID: 22208151

405 to 110S, exit onto Gaffey Street. Follow Gaffey to W 7th Street, turn right, Oro Ter on left.



BEAUTIFUL "VISTA DEL ORO LOCATION", near Weymouth Corners. 12 attached bungalows with coved ceilings, arched doorways, original, resurfaced hardwood, walk-in closets, tile kitchens and baths, as well as, a utility room with washer/dryer hookups in EVERY UNIT. Spacious 19K sq. ft. lot with gardens, king palm trees and fountain. The roofs were recently replaced, as well as garage doors, also. Vintage charm with cash flow now and "condo" potential with unobstructed harbor views! Seller MAY finance, call for details.

Facts & Features

- Sold On 02/08/2023
- Original List Price of \$3,399,000
- 2 Buildings
- Heating: Wall Furnace
- Cap Rate: 3.71
- \$192374 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$66,438
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- 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	\$1,495	\$1,495	\$2,000
2:	3	1	1		Unfurnished	\$1,490	\$4,470	\$6,000
3:	2	1	1		Unfurnished	\$1,261	\$2,522	\$4,000
4:	1	1	1		Unfurnished	\$1,153	\$1,153	\$2,000
5:	1	1	1		Unfurnished	\$1,390	\$1,390	\$2,000
6:	1	1	1		Unfurnished	\$1,378	\$1,378	\$2,000
7:	1	1	1		Unfurnished	\$1,272	\$1,272	\$2,000
8:	1	1	1		Unfurnished	\$1,257	\$1,257	\$2,000
9:	1	1	1		Unfurnished	\$1,590	\$1,590	\$2,000

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

- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7458004015

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

Closed •

List / Sold:

\$7,795,000/\$6,200,000 ↓

60 days on the market

Listing ID: OC22212457

308 314 N Nicholson Ave • Monterey Park 91755

**20 units • \$389,750/unit • 19,368 sqft • .8 acre(s) lot • \$320.12/sqft •
Built in 1976**

Nearby Cross Streets: North Nicholson Avenue & East Emerson Avenue



Nicholson Villa is a 20-unit multifamily investment property located in Monterey Park, CA. Nicholson Villa offers an attractive unit mix consisting of one, two, and three-bedroom floor plans and amenities including gated access, ample surface and garage parking, walk-in closets, private patios or yards, and on-site laundry. Current ownership has completely renovated 4 units with improvements including new shaker-style cabinets, granite countertops, plumbing fixtures, flooring, and more. Nicholson Villa has an excellent Monterey Park location within walking distance to the abundance of retail, dining, and entertainment options at the intersection of North Garfield Avenue and East Garvey Avenue. The property is located within close proximity of major economic and housing drivers for the region including Garfield Medical Center as well as multiple higher education institutions. Additionally, the property is situated less than 0.5 miles from Interstate 10, providing residents with convenient access to employment and leisure destinations in the city of Los Angeles as well as the San Gabriel Valley.

Facts & Features

- Sold On 02/07/2023
- Original List Price of \$7,795,000
- 2 Buildings
- Levels: Two
- 40 Total parking spaces
- \$2,978 (Assessor)
- Laundry: Community
- \$513540 Gross Scheduled Income
- \$307945 Net Operating Income
- 20 electric meters available
- 20 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$194,388
- Electric: \$9,697.00
- Gas: \$9,697
- Furniture Replacement:
- Trash: \$9,697
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$5,873
- Maintenance: \$12,000
- Workman's Comp:
- Professional Management: 20093
- Water/Sewer: \$9,697
- Other Expense: \$21,257
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	5	Unfurnished	\$14,920	\$14,920	\$16,800
2:	8	2	2	5	Unfurnished	\$17,745	\$17,745	\$20,400
3:	2	2	2	5	Unfurnished	\$4,590	\$4,590	\$5,200
4:	2	3	2	5	Unfurnished	\$5,540	\$5,540	\$6,000

Of Units With:

- Separate Electric: 20
- Gas Meters: 20
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5255019022

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: OC22212457

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