

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GS1	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	G
1	PW20258604	S	12342 224th ST	HG	54	STD	2	\$28,080		\$570,000	\$488.01	1168	1949/ASR	5,302/0.1217	
2	QC20250214	S	4535 W 159th ST	LAWN	113	STD	2	\$56,400	5	\$819,000	\$396.61	2065	1984/ASR	4,178/0.0959	
3	DW20250810	S	1632 256th ST	HC	124	STD	2	\$0		\$840,000		2	1925/PUB	5,990/0.1375	
4	PW20254393	S	1127 W 21st ST	SP	183	STD	2	\$0		\$610,000	\$397.39	1535	1923/ASR	5,403/0.124	
5	SR20226196	S	1460 N Wilmington BLVD	WILM	195	STD	2	\$15,840		\$612,000	\$333.33	1836	1912/ASR	6,038/0.1386	
6	CV20236137	S	2015 Bella Vista AVE	ARCD	605	STD	2	\$150,000		\$3,700,000	\$415.26	8910	2017/BLD	24,865/0.5708	
7	20670296	S	3300 Andrita ST	LA	623	STD	2			\$1,187,500	\$651.76	1822	1919	5,762/0.13	
8	AR20261243	S	849 E Lime AVE	MNRO	639	STD	2	\$43,200		\$724,000	\$479.15	1511	1945/ASR	7,025/0.1613	
9	MB20182461	S	215 Velasco ST	LA	BOYH	STD,TRUS	2	\$11,400		\$610,000	\$266.49	2289	1916/ASR	4,125/0.0947	
10	PW19287038	S	939 Orme AVE	LA	BOYH	STD,TRUS	2	\$20,400		\$610,000	\$178.89	3410	1911/ASR	6,737/0.1547	
11	DW20195449	S	1826 W 22nd ST	LA	C16	STD	2	\$0		\$785,000	\$326.13	2407	1905/PUB	6,751/0.155	
12	20666820	S	1601 W 71st ST	LA	C34	STD	2			\$585,000	\$428.26	1366	1922	3,936/0.09	
13	PW21028111	S	1440 1442 46th ST	LA	C36	STD	2	\$70,800		\$920,000	\$262.48	3505	2014/ASR	5,362/0.1231	
14	PW21028081	S	220 222 E 118th Pl	LA	C36	STD	2	\$72,000		\$945,000	\$254.79	3709	2018/ASR	5,564/0.1277	
15	PW21028057	S	219 W 98th ST	LA	C36	STD	2	\$75,000		\$945,000	\$259.62	3640	2018/ASR	5,404/0.1241	
16	QC20236851	S	1004 E 47th ST	LA	C37	STD	2	\$37,824	5	\$615,000	\$282.76	2175	1903/ASR	7,349/0.1687	
17	MB20200149	S	6116 E Olympic BLVD	CO	CO	STD	2	\$21,756		\$629,000	\$367.84	1710	1954/ASR	2,601/0.0597	
18	IG20160549	S	3171 W 11th ST	LA	KREA	STD	2	\$52,800		\$1,200,000	\$587.08	2044	1921/PUB	7,316/0.168	
19	SR20240638	S	44829 Gadsden AVE	LNCR	LAC	STD	2	\$32,556		\$375,000	\$239.77	1564	1951/ASR	8,000/0.1837	
20	20669850	S	14735 Ardis AVE	BF	RJ	NOD	2			\$785,000	\$304.50	2578	1952	11,175/0.25	
21	20627258	S	11565 115 Iowa AVE	LA	WLA	STD	2			\$1,250,000	\$828.91	1508	1928	2,784/0.06	
22	PW20221746	S	4176 Dorsey ST	LA	699	STD	2	\$44,400		\$515,000	\$288.03	1788	1922/PUB	5,197/0.1193	
23	CV21000562	S	8103 Cheyenne AVE	DOW	699	STD	2	\$41,000		\$707,000	\$499.29	1416	1932/ASR	6,255/0.1436	
24	SB20254357	S	4084 W 134th ST	HAWT	109	STD	3	\$60,888	3	\$1,125,000	\$345.73	3254	1960/ASR	8,700/0.1997	
25	CV20120878	S	4601 Verdugo RD	LA	623	STD	3	\$47,352	4	\$859,000	\$414.38	2073	1951/ASR	6,288/0.1444	
26	20654648	S	912 Sanborn AVE	LA	671	STD	3			\$1,720,000	\$590.66	2912	1924	3,173/0.07	
27	CV21005906	S	2561 Price DR	LVRN	684	STD	3	\$53,220		\$875,000	\$223.44	3916	1964/ASR	8,084/0.1856	
28	SR20233858	S	13691 Kelowna ST	ARL	ARL	STD	3	\$78,000		\$800,000	\$301.09	2657	1947/ASR	6,000/0.1377	
29	PW20264545	S	2426 Houston ST	LA	BOYH	STD	3	\$74,400		\$825,000	\$239.55	3444	1905/ASR	7,003/0.1608	
30	20626460	S	561 Westbourne DR	WHO	C10	STD	3			\$2,415,000	\$947.06	2550	1924	6,066/0.13	
31	20666738	S	658 Ocean Park BLVD	SM	C14	STD	3			\$1,725,000	\$884.62	1950	1915	4,822/0.11	
32	CV21004913	S	2934 Somerset DR	LA	C16	STD	3	\$126,000	6	\$1,650,000	\$528.17	3124	1948/ASR	5,032/0.1155	
33	PW20244062	S	1657 E 59th ST	LA	C34	STD,TRUS	3	\$0		\$680,000	\$253.26	2685	1908/ASR	8,142/0.1869	
34	20664886	S	5512 Long Beach AVE	LA	C42	STD	3			\$485,000	\$158.86	3053	1954	4,427/0.1	
35	20667612	S	4232 W Slauson AVE	LA	PHHT	STD	3			\$855,000	\$377.65	2264	1953	6,254/0.14	
36	TR20246280	S	8154 McKinley AVE	PAR	RL	PRO	3	\$63,600		\$715,000	\$286.92	2492	1930/ASR	7,556/0.1735	
37	PW20208035	S	2506 E 109th ST	LA	WATT	STD	3	\$60,960		\$839,000	\$201.68	4160	1970/ASR	6,245/0.1434	
38	PW20224655	S	18015 S Vermont AVE	GR	120	STD	4	\$64,200		\$985,000	\$315.71	3120	1953/PUB	6,528/0.1499	
39	PW20235244	S	103 N Mesa ST	SP	187	STD	4	\$50,112		\$810,000		0	1921/ASR	8,053/0.1849	
40	PF20244586	S	215 N Adams ST	GD	628	STD	4	\$78,420	4	\$1,225,000	\$460.53	2660	1915/ASR	7,509/0.1724	
41	20601702	S	242 Rosemont AVE	LA	671	STD	4			\$1,117,800	\$354.86	3150	1961	4,672/0.1	
42	320004573	S	923 N Beaudry AVE	LA	671	STD	4	\$0	0	\$1,200,000	\$352.11	3408	1929	6,975/0.1601	
43	20552324	S	153 82ND ST	LA	C37	STD	4			\$725,000	\$225.72	3212	1961	5,333	
44	SR20248746	S	1600 W 37th ST	LA	PHHT	STD	4	\$51,996		\$859,000	\$271.32	3166	1910/ASR	6,746/0.1549	
45	20597454	S	10941 Bloomfield ST	NHLW	TUL	STD	4			\$1,500,000	\$657.89	2280	1951	8,775/0.2	
46	RS20234243	S	1211 W 96th ST	LA	699	STD	4	\$6,124		\$69,500	\$32.42	2144	1957/ASR	6,497/0.1492	
47	20640916	S	505 N Stoneman AVE	ALH	601	STD	5			\$1,835,000	\$318.13	5768	1960	7,209/0.16	
48	SR20158670	S	1421 Ridge WAY	LA	671	PRO	5	\$78,178	5	\$1,050,000	\$243.22	4317	1911/ASR	6,393/0.1468	
49	20668436	S	1336 S Cochran AVE	LA	C19	STD	5			\$1,700,000	\$314.17	5411	1947	6,904/0.15	
50	20654824	S	137 Lime ST	ING	101	STD	6			\$1,610,000	\$254.95	6315	1965	8,748/0.2	
51	SB20225986	S	730 S Patton AVE	SP	183	STD	6	\$124,050		\$1,835,200	\$269.57	6808	1972/ASR	6,050/0.1389	
52	20644230	S	934 N Lake AVE	PAS	646	STD	6			\$1,433,000	\$387.72	3696	1953	9,247/0.21	
53	AR21000301	S	1601 Fremont AVE	SPAS	658	STD	6	\$84,157		\$2,310,000	\$345.03	6695	1949/ASR	16,308/0.3744	
54	20667328	S	11543 Venice BLVD	LA	C13	STD	6			\$2,520,000	\$464.09	5430	1956	5,816/0.13	
55	20636648	S	6633 - 663 Sepulveda BLVD	VNS		STD	8			\$2,000,000	\$269.69	7416	1951	18,594/0.42	
56	SB21005168	S	4386 W 138th ST	HAWT	109	STD	8	\$112,500	5	\$1,610,225	\$328.75	4898	1989/SLR	8,710/0.2	
57	SB20029512	S	712 E Rosecrans AVE #A	LA	WATT	STD	8	\$72,000	2	\$1,450,000	\$133.76	10840	1964/ASR	30,945/0.7104	
58	CV20242177	S	123 & 125 Myrtle AVE	MNRO	639	STD	14	\$278,040	5	\$4,250,000	\$273.49	15540	1962/ASR	21,224/0.4872	
59	20670188	S	412 N Oakhurst DR	BEVH	C01	STD	15			\$10,250,000	\$421.91	24294	1974	15,397/0.35	
60	20639384	S	4800 August ST	LA	PHHT	PRO	20			\$3,600,000	\$191.10	18838	1957	16,173/0.37	
61	20639874	S	4848 Lexington AVE	LA	C20	STD	30			\$5,900,000	\$282.65	20874	1927	7,796/0.17	

Closed • DuplexList / Sold: **\$558,000/\$570,000** ↑**6 days on the market****12342 224th St • Hawaiian Gardens 90716****2 units • \$279,000/unit • 1,168 sqft • 5,302 sqft lot • \$488.01/sqft • Built in 1949****Listing ID: PW20258604****South of Carson St between Norwalk Blvd and Bloomfield St**

Great opportunity to invest in an affordable Duplex unit in a good Rental Residential Neighborhood. The main house is consists of 2 bedrooms and 2 full bathrooms. There is the 2nd unit with 1 bedroom and 1 bathroom. There is plenty of extra parking and lots of yard space for privacy. It's located near the Shopping Centers, Restaurants as well as easy access to the 605 freeway.

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$558,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Inside
- \$28080 Gross Scheduled Income
- \$21013 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: 2-5 Units/Acre, Level with Street, Level, Paved, Walkstreet
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,067
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance: \$650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,390	\$1,390	\$1,500
2:	1	1	1	0	Unfurnished	\$950	\$950	\$1,050

Of Units With:

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

Additional Information

- Standard sale
- 54 - Hawaiian Gardens area
- Los Angeles County
- Parcel # 7076016009

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: **\$875,000/\$819,000** ↓

19 days on the market

4535 W 159th St • Lawndale 90260**2 units • \$437,500/unit • 2,065 sqft • 4,178 sqft lot • \$396.61/sqft • Built in 1984**

Listing ID: OC20250214

Heading westbound on Manhattan Beach Blvd, turn left on firmona Ave and left on W 159th St

One of a kind legal Duplex in South Lawndale on R3 lot. This centrally located duplex is surrounded by the South Bay Beaches, the South Bay Galleria, major freeways, established aerospace engineering companies and the LAX Airport. Each unit is TWO bedrooms, ONE bathroom and share a large 8 parking space driveway. Both Units have individual Gas and Electric meters, and feature open floor plans, smart locks and in-unit laundry. Lower unit has concrete floors, modern kitchen with quartz counter tops, a smart heating and air conditioning system and access to a cozy private backyard area. Upper unit has a mix of carpet and wood-like tile floors, modern kitchen with granite counter tops, main bedroom with walk-in closet, elegant rain shower in the bathroom and an intimate rooftop terrace that adds approximately 350 square feet of private outdoor space. Do not miss the opportunity to acquire this distinctive duplex with the possibility to expand with its R3 zoning!!

Facts & Features

- Sold On 02/09/2021
- Original List Price of \$875,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Inside
- Cap Rate: 4.74
- \$56400 Gross Scheduled Income
- \$41448.36 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Concrete, Tile

Exterior

- Lot Features: Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,752
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$605
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$870
- Maintenance: \$2,760
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,448
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Partially	\$2,450	\$2,450	\$2,450
2:	1	2	1	0	Partially	\$2,150	\$2,150	\$2,450

Of Units With:

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

Additional Information

- Standard sale
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4080024055

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: **\$820,000/\$840,000** ↑

1632 256th St • Harbor City 90710

31 days on the market

2 units • \$410,000/unit • 2 sqft • 5,990 sqft lot • No \$/Sqft data •

Listing ID: DW20250810

110fwy, exit Pacific Coast Highway



2 on a lot units in the city of Harbor City near Lomita, San Pedro, and Rolling Hills Estates. Close proximity to shopping, dining, and transportation. Ready to move-in! Live in one and rent the other. Both units have been completely remodeled, new flooring throughout, New restrooms, new tile, new vanities, and brand new kitchens for both units! Front unit is a 2 bedroom/ 1 bath home with its own washer and dryer hookups. Driveway is large enough to fit 3-4 cars. Rear unit has 2 LARGE bedrooms- 1 walk-in closet, 2 new restrooms completely remodeled. This unit has its own washer and dryer hookups as well. Not to mention 2 enclosed garages with their own entry.

Facts & Features

- Sold On 02/08/2021
- Original List Price of \$820,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Near Public Transit
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 124 - Harbor City area
- Los Angeles County
- Parcel # 7410024009

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Duplex**

List / Sold: **\$620,000/\$610,000** ↓

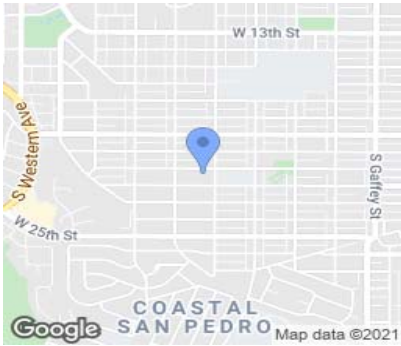
1127 W 21st St • San Pedro 90731

15 days on the market

2 units • **\$310,000/unit** • **1,535 sqft** • **5,403 sqft lot** • **\$397.39/sqft** • **Built in 1923**

Listing ID: PW20254393

From Gaffey make a Right on 21st.



The property is a project that the seller started but cannot finish. The Construction was left in mid-progress. Drawings and Permits are available. The front unit is 2 bedrooms 2 bathrooms, the back unit was converted from 2 units of 2b/1b and 1b/1b to a single unit of 3 bedrooms 2 bathrooms. The property is zoned as a Triplex which may give the opportunity to build an extra unit. Property is a fixer, sold as is, cash only.

Facts & Features

- Sold On 02/12/2021
- Original List Price of \$680,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 2 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: 01426614
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$0	\$0	\$0
2:	1	3	2	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
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7460029012

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$599,000/\$612,000** ↑

64 days on the market

1460 N Wilmington Blvd • Wilmington 90744**2 units • \$299,500/unit • 1,836 sqft • 6,038 sqft lot • \$333.33/sqft •****Built in 1912**

Listing ID: SR20226196

From FWY 110S - Exit @PCH Hwy Make a left - Left on Wilmington - On right side.

VACANT DUPLEX in Wilmington! Lot size 6,037 zoned C2, with many possibilities! Both units are 2 bedroom & 1 bathroom, that are appx. 900 sqft each. The lot is spacious with potential to build another one or two units in the back. Zoning may allow for many more units for redevelopment, buyer to do his due diligence.

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$560,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$15840 Gross Scheduled Income
- \$15840 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 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: 00338699
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$820	\$820	\$1,700
2:	1	2	2	0	Unfurnished	\$520	\$520	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7414035002

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • **Single Family Residence****\$4,199,999/\$3,700,000** ↓**78 days on the market****Listing ID: CV20236137****2015 Bella Vista Ave** • Arcadia 91007**2 units** • **\$2,100,000/unit** • **8,910 sqft** • **24,865 sqft lot** • **\$415.26/sqft** • **Built in 2017****North of Longden Ave.**

THIS STUNNING ESTATE IS WAITING FOR THE RIGHT BUYER WHO KNOWS ITS VALUE & POTENTIALS! 2 UNITS ON A LOT! A recently permitted ADU possible for a Separate Address and Utility Meters features additional 2 Beds 2 Baths, a Living Room and a Kitchen. THIS LUXURY MASTERPIECE HAS EVERYTHING YOU COULD IMAGINE! The total bldg size includes 6,764 sqft living space in the Main House, 1,270 sqft Basement and an 876 sqft ADU in the back yard. It boasts Top of the Line Materials and Workmanship with Manicured Landscape. Solar System is PAID OFF and almost NO electricity bills! Main House features 5 Beds 6 Baths with 1 Suite & an Additional Large Office Downstairs. Gourmet Kitchen features High End Appliances including Wolf 6 Burner Range with Griddle & Subzero Built in Refrigerator. There is also an Additional Asian Kitchen. Basement offers a Luxury Temperature Controlled Winery Room w/a Wet Bar, an Entertainment Room & a Home Theater. Upstairs Master Suite features a Large Balcony, Walk-in Closet and a luxurious Master Bath w/Dual Sinks. Three other Bedrooms with their own full Bathrooms and a spacious Open Loft Area complete the second floor. The lot includes a Heated & Salted Pool, Spa, Basketball Court, Playground, Vegetable Garden and BBQ Area! Other features include Water Softener System, Security Alarm System and Central Vacuum System. Automatic Gated Driveway with 3 Car Garage. Walking distance to Baldwin Stocker Elementary School!

Facts & Features

- Sold On 02/09/2021
- Original List Price of \$4,199,999
- 2 Buildings
- Levels: Three Or More
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$150000 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Attic, Basement, Bonus Room, Center Hall, Dressing Area, Entry, Exercise Room, Family Room, Formal Entry, Foyer, Guest/Maid's Quarters, Home Theatre, Jack & Jill, Kitchen, Laundry, Library, Living Room, Loft, Main Floor Bedroom, Master Bathroom, Master Bedroom, Master Suite, Office, Recreation, Retreat, Separate Family Room, Two Masters, Utility Room, Walk-In Closet, Walk-In Pantry, Wine Cellar, Workshop
- Floor: Stone, Wood
- Appliances: 6 Burner Stove, Built-In Range, Self Cleaning Oven, Dishwasher, Double Oven, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, High Efficiency Water Heater, Ice Maker, Microwave, Range Hood, Recirculated Exhaust Fan, Refrigerator, Self Cleaning Oven, Solar Hot Water, Tankless Water Heater, Vented Exhaust Fan, Water Heater, Water Line to Refrigerator, Water Purifier, Water Softener
- Other Interior Features: Balcony, Bar, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Copper Plumbing Full, Crown Molding, Granite Counters, High Ceilings, Home Automation System, Intercom, Open Floorplan, Pantry, Phone System, Recessed Lighting, Stone Counters, Storage, Two Story Ceilings, Vacuum Central, Wet Bar, Wired for Data, Wired for Sound

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Garden, Lot 20000-39999 Sqft, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Treed Lot, Value In Land, Yard
- Security Features: Automatic Gate, Fire and Smoke Detection System, Fire Sprinkler System, Security System, Smoke Detector(s), Wired for Alarm System
- Fencing: Electric, Excellent Condition, Security, Wire
- Sewer: Sewer Paid
- Other Exterior Features: Barbecue Private, Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$120.00
- Gas: \$720
- Furniture Replacement:
- Trash: \$840
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

2/14/2021

Matrix

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	6	3	Furnished	\$0	\$0	\$10,000
2:	1	2	2	0	Furnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 605 - Arcadia area
 - Los Angeles County
 - Parcel # 5785018041

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: **\$975,000/\$1,187,500** ↑

3300 Andrita St • Los Angeles 90065

10 days on the market

2 units • \$487,500/unit • 1,822 sqft • 5,762 sqft lot • \$651.76/sqft • Built in 1919

Listing ID: 20670296

Fletcher to Andrita.



This California Craftsman duplex is a rare find. Tucked behind a canopy of green trees, you'll find your own private garden oasis. Light, bright, and airy, this lovingly restored Craftsman features original details that have been blended effortlessly with updated modern comforts, creating a truly inspirational sanctuary. Each unit consists of two bedrooms and one bathroom. One unit will be delivered vacant and comes with three off-street parking spaces and a large private patio which is perfect for outdoor BBQs and entertaining. The other unit will be delivered with a tenant renting at \$2,575 and has its own private side yard. Both units have a dedicated washer dryer inside the unit. This is a great opportunity for an owner-occupied purchase or an income property investment in prime Glassell Park. The location is conveniently close to all of the hot spots in Glassell Park, Highland Park, Eagle Rock Blvd. and Downtown.

Facts & Features

- Sold On 02/12/2021
- Original List Price of \$975,000
- 1 Buildings
- \$60120 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$3,180
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,575	\$2,575	\$2,575
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
- 623 - Glassel Park area
- Los Angeles County
- Parcel # 5458024008

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: 20670296

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Closed • DuplexList / Sold: **\$749,000/\$724,000** ↓**849 E Lime Ave • Monrovia 91016****12 days on the market****2 units • \$374,500/unit • 1,511 sqft • 7,025 sqft lot • \$479.15/sqft • Built in 1945****Listing ID: AR20261243****N/W Corner of Lime & Mountain**

This traditional home situated on a corner lot in a good neighborhood has a second unit perfect for extended family or an income opportunity. The front house consists of 1,076 square feet and features a living room with a massive fireplace, dining room with built-in china cabinet, wrap-around kitchen with ceramic countertops and flooring, ample cabinetry and laundry area, three good-sized bedrooms and a full bath. The rear unit measures 435 square feet and has a living room, bedroom, 3/4 bath, kitchenette, beam ceiling, laminate flooring, ceiling fan, wall air & heating unit and two entry doors. Other amenities include central air & heat in the main residence, hardwood floors, two-car detached garage, covered patio, large backyard with a huge avocado tree, and mountain views. This property has tons of potential, so bring your toolbox and paintbrush and make it your very own! Sale is contingent upon seller finding a replacement property.

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- Laundry: In Kitchen
- \$43200 Gross Scheduled Income
- \$43200 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Center Hall, Kitchen, Laundry, Living Room
- Floor: Carpet, Laminate, Tile, Wood
- Appliances: Dishwasher, Free-Standing Range
- Other Interior Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), Ceramic Counters

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Lot 6500-9999, Park Nearby, Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01444805
- 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	2	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,100

Of Units With:

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

Additional Information

- Standard sale
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8517020013

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 • **Single Family Residence**List / Sold: **\$610,000/\$610,000****215 Velasco St** • Los Angeles 90063**0 days on the market****2 units** • **\$305,000/unit** • **2,289 sqft** • **4,125 sqft lot** • **\$266.49/sqft** • **Built in 1916****Listing ID: MB20182461****w/indiana-n/3rd st**

this are two units located one block from metro line and two blocks from 60 freeway

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$610,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: See Remarks
- \$11400 Gross Scheduled Income
- \$2113 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,113
- Electric: \$360.00
- Gas: \$240
- Furniture Replacement:
- Trash: \$1,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$120
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$950	\$950	\$1,600
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5179013022

Michael LembeckState 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: MB20182461

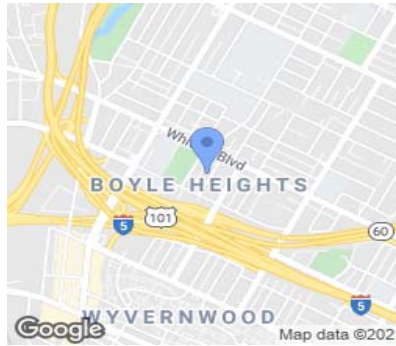
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Closed • **Single Family Residence**List / Sold: **\$699,900/\$610,000** ↓

26 days on the market

939 Orme Ave • Los Angeles 90023**2 units** • **\$349,950/unit** • **3,410 sqft** • **6,737 sqft lot** • **\$178.89/sqft** • **Built in 1911**

Listing ID: PW19287038

5 fwy to Euclid Ave, go North. Left onto Whittier Blvd and then left onto Orme Ave.

Welcome to this amazing duplex in the heart of Los Angeles. Located in Boyle Heights, this multi-unit property offers 2 separate units with a secure gate at the front driveway. The front unit is a craftsman style home and offers 2 bedrooms, 1 bathroom with a bonus room upstairs. This unit is roughly 1,400 sqft., a fireplace, a dining room, and a basement for storage. In the rear of the lot is a spacious 2-story unit, roughly 2,000 sqft, with a covered balcony and attached garage. As you enter the home you will be greeted with the spacious living room, tile flooring, and tons of natural lighting. The spacious kitchen has tons of countertop space and cabinets. Up the stairs, you will find 2 massive bedrooms and 1 master suite equipped with its own full bathroom. Close to Downtown LA, LAX, major freeways, transportation, and shopping. Great investment for investors and homebuyers. This is a must-see!

Facts & Features

- Sold On 02/08/2021
- Original List Price of \$699,900
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage, Inside
- \$20400 Gross Scheduled Income
- \$19200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,100
- Electric: \$200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01909400
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	3	0	Unfurnished	\$1,700	\$1,700	\$3,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5189012028

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: **\$815,000/\$785,000 ↓****69 days on the market****1826 W 22nd St • Los Angeles 90018****2 units • \$407,500/unit • 2,407 sqft • 6,751 sqft lot • \$326.13/sqft • Built in 1905****Listing ID: DW20195449****S of 10fwy, w of Normandi, N of Adams.**

LOCATION!!! LOCATION!!!!THIS BEAUTIFUL DUPLEX IS LOCATED IN A HIGHLY DESIRABLE RENTAL AREA WITH PLENTY OF PARKING. GREAT BACKYARD FOR ENTERTAINING. CLOSE PROXIMITY TO USC AND DOWNTOWN LA WITHIN WALKING DISTANCE TO PUBLIC TRANSPORTATION AND ALL CITY AMENITIES.

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$815,000
- 1 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$0	\$0	\$3,100
2:	1	2	1	0	Unfurnished	\$1,248	\$1,248	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5058026024

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: **\$598,800/\$585,000 ↓****9 days on the market****1601 W 71st St • Los Angeles 90047****2 units • \$299,400/unit • 1,366 sqft • 3,936 sqft lot • \$428.26/sqft •****Built in 1922****Listing ID: 20666820****Corner of 71st and Denker Ave (1601 W. 71st St AND 7017 S. Denker Ave)**

GREAT OPPORTUNITY! OCCUPY ONE & RENT THE OTHER! Perfectly located minutes from SOFI stadium/Entertainment district, USC Soccer stadiums. TWO charming detached homes beautifully remodeled/updated with new floors, cabinets, countertops, energy efficient windows and roof. Addl bonus space w/closet in the 2bdrm. EACH units have been well maintained with a separate gas & electric meters and each have a small fenced yard and garage. THIS IS AN AGENT OWNED PROPERTY. All buyers will be crossed qualified with agents preferred lender. Submit w/offer POF, FICO scores, Pre-Approval. 2 BEDROOM WILL BE DELIVERED VACANT! Buyers are advised to exercise ALL due diligence and informed themselves of actual property square footage, uses, permits, rent control laws, etc.. Please DO NOT disturb tenants. Call for appointment to view interior. Must complete CORONAVIRUS PROPERTY ENTRY ADVISORY AND DECLARATION (VISITOR) (PEAD) to confirm appt. UPDATE: Please submit all offers Friday, Dec 11 by 5PM.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$598,800
- 3 Buildings
- 1 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Disposal, Microwave, Refrigerator

Exterior**Annual Expenses**

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,400
2:	2	1	1		Unfurnished	\$1,473	\$1,473	\$1,900
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6015030005

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$920,000/\$920,000**

1440 1442 E 46th St • Los Angeles 90011
2 units • \$460,000/unit • 3,505 sqft • 5,362 sqft lot • \$262.48/sqft •
Built in 2014
S/ E. Vernon, W/ Compton Ave.

0 days on the market

Listing ID: PW21028111



Excellent Investment Property - Duplex Built in 2014. 5 Bedrooms and 3 Baths in each unit. 2 car garage. Duplex totals 3,505 SF. Dual Pane Windows. Kitchen with granite counter tops. \$5,900 Rental Income Every Month.

Facts & Features

- Sold On 02/08/2021
- Original List Price of \$920,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- \$70800 Gross Scheduled Income
- \$53570 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,230
- Electric:
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01030870
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	5	3	1	Unfurnished	\$2,950	\$35,400	\$3,200
2:	1	5	3	1	Unfurnished	\$2,950	\$35,400	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 5107012011

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$945,000/\$945,000****220 222 E 118th Pl • Los Angeles 90061****0 days on the market****2 units • \$472,500/unit • 3,709 sqft • 5,564 sqft lot • \$254.79/sqft • Built in 2018****Listing ID: PW21028081****E/ Main, N/ of E. 120th**

Excellent Investment Property - DUPLEX built in 2008. 5 Bedrooms and 3 Baths in each unit. 3 Car garage. Duplex totals 3,709 SF. Dual Pane Windows. Kitchen with Granite Counter tops. \$6,000 Rental Income every month

Facts & Features

- Sold On 02/08/2021
- Original List Price of \$945,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- \$72000 Gross Scheduled Income
- \$54770 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,230
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01030870
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	5	3	2	Unfurnished	\$3,000	\$36,000	\$3,200
2:	1	5	3	1	Unfurnished	\$3,000	\$36,000	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6083024011

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$945,000/\$945,000****0 days on the market****219 W 98th St • Los Angeles 90003****2 units • \$472,500/unit • 3,640 sqft • 5,404 sqft lot • \$259.62/sqft • Built in 2018****Listing ID: PW21028057****N/ W 98th and E/ S. Broadway****Facts & Features**

- Sold On 02/08/2021
- Original List Price of \$945,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- \$75000 Gross Scheduled Income
- \$17230 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Free-Standing Range

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,230
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01030870
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	5	3	2	Unfurnished	\$3,125	\$37,500	\$3,200
2:	1	5	3	1	Unfurnished	\$3,125	\$37,500	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6053013036

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$615,000/\$615,000**

7 days on the market

1004 E 47th St • Los Angeles 90011**2 units • \$307,500/unit • 2,175 sqft • 7,349 sqft lot • \$282.76/sqft • Built in 1903**

Listing ID: OC20236851

N 405, N 110, Right on Vernon, Right on McKinley, Left on 47th Street on Right Side.

2 Separate Houses on a lot in good condition in the heart of LA. One property to be delivered empty for quick rental at market price or owner user. Separate meters for each house. Huge upside potential in rental income. 2 car garage and plenty of onsite parking.

Facts & Features

- Sold On 02/08/2021
- Original List Price of \$615,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Outside
- Cap Rate: 4.6
- \$37824 Gross Scheduled Income
- \$28325 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Back Yard, Front Yard, Rectangular Lot, Level, Yard
- Security Features: Smoke Detector(s), Window Bars
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,365
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$1,800	\$1,800	\$2,400
2:	1	3	1	0	Unfurnished	\$1,352	\$1,352	\$2,100

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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5108022012

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$629,000/\$629,000****6116 E Olympic Blvd • County - Los Angeles 90022****107 days on the market****2 units • \$314,500/unit • 1,710 sqft • 2,601 sqft lot • \$367.84/sqft • Built in 1954****Listing ID: MB20200149****East Of Hendrix Ave and West Of Garfield Ave**

>>> FRESH BACK ON THE MARKET! <<< Take a look at this wonderful/beautiful duplex located in a great location of County of LA 90022 and just blocks away from city of Montebello. The front unit shows very spacious, offers 2-large bedroom's, 1-full bath, spacious kitchen & formal dining and the back unit offers 3-good size bedrooms and 2-good spacious bathrooms. Talk about a great opportunity knocking on your door! And perfect for that family that is looking to live in one of the units and rent the other for extra income. Both units are spacious, offer lots of natural light throughout and show in very good condition in & out. There's a driveway in the back with a 2-car garage. This beautiful duplex is perfectly centralized for all your shopping centers, Transportation, schools and entertaining needs and super well maintained in & out.

Facts & Features

- Sold On 02/12/2021
- Original List Price of \$629,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: See Remarks
- \$21756 Gross Scheduled Income
- \$15714.37 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard, Yard
- Security Features: Carbon Monoxide Detector(s), Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,041
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$735
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,152
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$1,850
2:	1	3	2	1	Unfurnished	\$1,813	\$1,813	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- CO - Los Angeles (County) area
- Los Angeles County
- Parcel # 6338012008

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,349,000/\$1,200,000 ↓**

128 days on the market

Listing ID: IG20160549

3171 W 11th St • Los Angeles 90006**2 units • \$674,500/unit • 2,044 sqft • 7,316 sqft lot • \$587.08/sqft • Built in 1921****S. Western Ave. & W. 11th Street. East of Western, On North side on 11th Street.**

Location Location Location!!! In the heart of KoreaTown off S. Western Ave and W. 11th Street. Zoning LAR4, 7,316 Sqft Lot. Duplex: Two 1 bedroom and 1 bathroom, each 1,044 sqft of living space. Detached - Garage; Gated Parking. Close to public transportation and restaurants, shops.

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- \$52800 Gross Scheduled Income
- \$38090 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$22,188
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01218499
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- KREA - Koreatown area
- Los Angeles County
- Parcel # 5080009019

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: IG20160549

Printed: 02/14/2021 7:30:54 PM

Closed • DuplexList / Sold: **\$389,900/\$375,000** ↓**37 days on the market****44829 Gadsden Ave • Lancaster 93534****2 units • \$194,950/unit • 1,564 sqft • 8,000 sqft lot • \$239.77/sqft • Built in 1951****Listing ID: SR20240638****10th St. W. to Lancaster Blvd., east to Gadsden, south to property.**

West Lancaster duplex with attached garage and excellent rents. Near Lancaster Blvd. 2 bedroom one bathroom and 1 bedroom one bathroom. Walking distance to Lancaster Blvd. Shopping and restaurants. Don't miss this one!

Facts & Features

- Sold On 02/08/2021
- Original List Price of \$389,900
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace, Natural Gas
- Laundry: Inside
- \$32556 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom

Exterior

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

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01875449
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,500
2:	1	1	1	0	Unfurnished	\$1,213	\$1,213	\$1,213

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
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3133007002

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: **\$819,000/\$785,000 ↓****14735 Ardis Ave • Bellflower 90706****24 days on the market****2 units • \$409,500/unit • 2,578 sqft • 11,175 sqft lot • \$304.50/sqft • Built in 1952****Listing ID: 20669850****Ardis Ave., between Somerset Blvd. & Mandale St.**

Fantastic Opportunity to Acquire a Duplex in a Prime Bellflower Residential Neighborhood! Perfect as an investment or owner/user property & will be delivered 100% vacant. Front unit (2 Bed/2 Bath) features soaring vaulted ceilings & oversized windows w/ lots of natural light throughout. Living room w/ brick fireplace. Remodeled kitchen w/ built-in appliances & custom cabinets w/ quartz countertops. Master bedroom w/ walk-in closet. Rear Unit (1 Bed/1Bath) w/ living room & kitchen. Many fresh upgrades (new plumbing, bathrooms, kitchen) throughout the property just being wrapped up! Spacious patio w/ BBQ station perfect for entertaining! Plenty of garaged & outdoor parking space. Close to local shopping, dining, & entertainment areas. A unique opportunity not to be missed!

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$819,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central

Interior

- Floor: Tile, Laminate
- Appliances: Dishwasher, Disposal, Microwave

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

- Notice Of Default sale
- RJ - Bellflower N of Alondra, W of Bellflower area
- Los Angeles County
- Parcel # 6277009001

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: 20669850

Printed: 02/14/2021 7:30:55 PM

Closed •

11565 11567 Iowa Ave • Los Angeles 90025
2 units • \$649,944/unit • 1,508 sqft • 2,784 sqft lot • \$828.91/sqft •
Built in 1928
South of Santa Monica Blvd and West of Federal

List / Sold:
\$1,299,888/\$1,250,000 ↓
87 days on the market
Listing ID: 20627258



Adorable Duplex! 2+1 Charming little House with nice front outdoor area fully gated and private. Character unlimited! Surrounded by beautiful mature trees. hardwood floors throughout. Cozy eat-in kitchen with booth. Lots of windows with views of the trees. Giving it a tree house feel. Second unit detached and totally separate has 2 bedroom hardwood floors throughout. Cute eat in kitchen and extra area for an office. Nice coiffed ceilings exuding an old Spanish feel. Could use some "fixing" 4 Garages! LOCATION LOCATION LOCATION! Walk to Sawtelle many restaurants just around the corner. easy access to FWY. Minutes to Westwood, Brentwood and Century City. In the heart of all that LA has to offer. Tear Down and Build New Units or live in and rent out next door Remodel and keep current charm. Delivered Vacant!

Facts & Features

- Sold On 02/08/2021
- Original List Price of \$1,388,888
- 2 Buildings
- Heating: Fireplace(s)

Interior

- Floor: Wood, Tile
- Appliances: Microwave, Refrigerator, Gas Cooktop
- Other Interior Features: Coffered Ceiling(s)

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	\$2,200	\$0	\$2,800
2:	2	2	1		Unfurnished	\$2,000	\$2,000	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4261013022

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$549,900/\$515,000 ↓****83 days on the market****4176 Dorsey St • Los Angeles 90011****2 units • \$274,950/unit • 1,788 sqft • 5,197 sqft lot • \$288.03/sqft • Built in 1922****Listing ID: PW20221746****East of 110 Freeway on E Vernon Ave. Left on Hooper Ave. Right on 42nd Pl.**

4176-4178 Dorsey St. 2 Units: Great opportunity for owner occupied and invest at the same time renting rear or front unit. Front unit offer a 3 Bed & 2 bath, 1,189 Sq Feet plus a kitchenette in the back area. Back Unit has 2 Bed – 1 Bath & 622 Sq Feet, overall the inside is in good condition, the outside it just need a little bit of TLC to make a it your own beautiful house. This is 2 units has separate meters for gas and electricity, plenty of parking space in rear by the alley.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$560,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Common Area
- \$44400 Gross Scheduled Income
- \$3100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Tile, Vinyl
- Appliances: Gas & Electric Range, Gas Oven, Gas Water Heater, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Partial, Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$9,090
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,080
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$990
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,390
- Other Expense:
- Other Expense Description:

Unit Details

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

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5116010005

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: **\$707,000/\$707,000** ↑**10 days on the market****8103 Cheyenne Ave • Downey 90242****2 units • \$353,500/unit • 1,416 sqft • 6,255 sqft lot • \$499.29/sqft • Built in 1932****Listing ID: CV21000562****cross streets are Paramount ave and Gardendale**

Updated duplex corner lot in the centrally located city of Downey. Main house is a VACANT 2 bedroom, 1.5 bath with recent upgrades that include new windows, bathroom remodel, new electrical re-wire, new flooring, Interior/Exterior painting, recent full re-pipe, new mini split AC/ Heating unit and much more! Front house features its own fenced in side yard as well each unit separately metered for electrical and gas. Detached occupied smaller rear unit is a studio and has its own garage stall as well as it is own entrance from side street. Great investment property that will help offset your monthly payment by having a renter pay for your mortgage while you live in the front or have the option to have family member move in. The third structure on this large lot is the detached 2 car garage which can easily be converted into a legal ADU (Accessory Dwelling Unit) which would make this property a total of 3 units! All types of financing available for this property including FHA! Call today!

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$674,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Inside
- \$41000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01936770
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	1	Unfurnished	\$980	\$980	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6260005046

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • **Triplex****\$1,149,000/\$1,125,000** ↓**9 days on the market****Listing ID: SB20254357****4084 W 134th St • Hawthorne 90250****3 units • \$383,000/unit • 3,254 sqft • 8,700 sqft lot • \$345.73/sqft • Built in 1960****Rosecrans & Hawthorne Blvd.**

First time on the market since 1978. Beautifully maintained and cared for triplex! Great location, centrally located in the South Bay with easy access to the beach cities and just 2.8 miles away from the new SoFi Stadium! Close to restaurants, shopping, schools, parks, and more. Owner has made many upgrades and improvements over the years, and well-over \$50,000 worth of improvements since 2018. NEW roof was installed on all structures (garages included) in 2018 with 5 year labor warranty and 30 year material warranty. Other recent upgrades include newer furnace and ducting, gutters, fresh exterior paint, newer flooring, plumbing upgrades/improvements, removal of popcorn ceilings, ceiling fans, some electrical upgrades, bathrooms and kitchen(s) remodel, and some interior paint. CAP Rate is a projection based off of current/actual rents, new taxes and the expenses provided by the owner. Buyer to do their own due diligence. Amazing opportunity for an owner-user to live in one unit and off-set the mortgage with rental income... or a great "bread & butter" long-term investment for a portfolio. Buyer to do their own due diligence. PLEASE DO NOT DISTURB THE TENANTS.

Facts & Features

- Sold On 02/09/2021
- Original List Price of \$1,149,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Central
- Laundry: Inside
- Cap Rate: 3.36
- \$60888 Gross Scheduled Income
- \$38664 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$21,733
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$834
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,867
- Maintenance:
- Workman's Comp:
- Professional Management: 2747
- Water/Sewer: \$2,759
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,594	\$0	\$2,800
2:	1	2	1	2	Unfurnished	\$1,240	\$0	\$1,800
3:	1	2	1	2	Unfurnished	\$1,240	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4045028006

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 • TriplexList / Sold: **\$859,888/\$859,000** ↑**84 days on the market****4601 Verdugo Rd • Los Angeles 90065****3 units • \$286,629/unit • 2,073 sqft • 6,288 sqft lot • \$414.38/sqft • Built in 1951****Listing ID: CV20120878****N of S Adams / w of 2 fwy Located between Orillia Ave and Palmer Ave**

This is a great opportunity to own a home while also earning extra income at the same time! Live in the front house and rent out the 2 units in the back! Or rent all 3 and get top dollar for this sought out location bordering Glendale. These units are ideal for first-time investors or homeowner. This 3 unit building is located in a prime location located close to downtown L.A., Pasadena, and Burbank. The first front home features 2 bedrooms and 1 bath and the other 2 units each are 1 bedroom and 1 bathroom. Each unit has a detached, single car garage plus street parking with easy access to the 2, 5, 134, and 210 freeways. Located close to schools, shops, and stores plus located near the bus line.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$849,888
- 2 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- Cap Rate: 3.74
- \$47352 Gross Scheduled Income
- \$31735 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Kitchen, Main Floor Bedroom, Multi-Level Bedroom
- Floor: Carpet, Laminate, Wood
- Appliances: Gas Oven, Gas Range
- Other Interior Features: Block Walls, Ceramic Counters, Copper Plumbing Full, Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Gentle Sloping, Lawn, Lot 6500-9999, Rectangular Lot, Treed Lot, Yard
- Security Features: Smoke Detector(s)
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,615
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 300
- Insurance: \$1,100
- Maintenance: \$600
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$3,240
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,760	\$21,120	\$21,754
2:	1	1	1	1	Unfurnished	\$1,093	\$13,116	\$13,509
3:	1	1	1	1	Unfurnished	\$1,093	\$13,116	\$13,509

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 623 - Glassel Park area
- Los Angeles County
- Parcel # 5679024002

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:

\$1,750,000/\$1,720,000 ↓

58 days on the market

912 Sanborn Ave • Los Angeles 90029

3 units • \$583,333/unit • 2,912 sqft • 3,173 sqft lot • \$590.66/sqft •
Built in 1924

Listing ID: 20654648

N Hoover St and Sanborn Ave, located two blocks north of Melrose Ave and one block east of Hoover St.



ACTUAL RENT! One of the most incredible triplexes in Silver Lake! It features two separate structures on a single lot. The property is a cash cow currently grossing \$10,045 per month in income. Can also be a perfect owner/user opportunity. The first structure is a cozy 1 bd/1 bath home with a private courtyard and a seven-foot gated buzz-in entry. The home is fully renovated with an open concept floor plan, new appliances, spacious living room, in-unit laundry, bonus detached office, enclosed parking, and no shared walls. The second structure is a charming 2300 sq. ft. duplex featuring a sprawling deck with dazzling views. Each unit is a 2 bd/1 bath, including spacious kitchens with appliances, tile and vinyl floors, vintage fixtures, in-unit laundry, enclosed parking, and individual outdoor entertaining zones. The top unit has been fully renovated. Located within 1/2 a mile of Silver Lakes Sunset Junction and provides easy access to entertainment such as Intelligentsia and Erewhon.

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$1,750,000
- 2 Buildings
- Heating: Wall Furnace
- \$91540 Net Operating Income

Interior

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

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$29,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance: \$2,400
- 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		Unfurnished	\$4,500	\$4,500	\$4,500
2:	1	2	1		Unfurnished	\$2,245	\$2,245	\$4,500
3:	1	1	1		Unfurnished	\$3,300	\$3,300	\$3,300

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

Of Units With:

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

Additional Information

- Standard sale
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5427008023

Michael Lembeck

Re/Max Property Connection

2/14/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: 20654648

Printed: 02/14/2021 7:30:55 PM

Closed •List / Sold: **\$1,080,000/\$875,000** ↓

9 days on the market

2561 Price Dr • La Verne 91750**3 units • \$360,000/unit • 3,916 sqft • 8,084 sqft lot • \$223.44/sqft • Built in 1964**

Listing ID: CV21005906

So/Foothill...East/Towne Center Drive

Triplex in great La Verne location, within walking distance to most all conveniences. Single Story. Three bedroom/two bath with Fireplace, a two bedroom/two bath, and a one bedroom/one bath. All rented to long time dependable tenants who become month to month tenants effective 2/1/21. Great Upside rental potential! All units have spacious living areas. Each unit has a two car garage, two with new doors and garage door openers. Additional parking spaces in front of garages. All units have interior laundry facility with washer/dryer as well as a stove/oven range included. Third unit (the two bedroom) has private access to covered patio area for outdoor enjoyment and/or pets. Ceiling fans in all units plus the wall A/C/Heating Units. The three bedroom unit has additional A/C in master bedroom. Please do NOT disturb tenants. However, appointments for previewing interior can be arranged for pre-Approved serious buyers only. Buyer to cooperate with Sellers 1031 Exchange.

Facts & Features

- Sold On 02/08/2021
- Original List Price of \$1,080,000
- 1 Buildings
- Levels: One
- 9 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Combination
- Laundry: In Kitchen, Stackable
- \$53220 Gross Scheduled Income
- \$8020 Net Operating Income
- 3 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Walk-In Closet
- Appliances: Dishwasher, Free-Standing Range
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,020
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,620
- Cable TV: 01247521
- Gardener:
- Licenses:
- Insurance: \$3,280
- 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:	3	6	5	6	Unfurnished	\$4,435	\$4,435	\$0

Of Units With:

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

Additional Information

- Standard sale
- 684 - La Verne area
- Los Angeles County
- Parcel # 8370007016

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 • Single Family ResidenceList / Sold: **\$799,900/\$800,000** ↑**68 days on the market****13691 Kelowna St • Arleta 91331****3 units • \$266,633/unit • 2,657 sqft • 6,000 sqft lot • \$301.09/sqft •****Built in 1947****Listing ID: SR20233858****beachy**

This is an AMAZING Deal. Great location! For this price you get 2 Homes. Main house is 1390 sqft w/3 bedrooms & 2.5 baths. Open Layout! Amazing Cook's Kitchen w/Beautiful New Cabinets, Stainless Steel Appliances & Range Hood w/Beautiful Granite Counters. True Dining Room & Central AC! Master Bedroom has 2 closets and Full Bath. 2nd Bedroom has 1/2 bath. Main Bathroom is updated. Additional BRAND NEW Permitted Guest House/ADU is located in back of the house and is separately metered w/tankless water heater, is 1267 sqft total. Split into two different units, 1 is 2 bedroom 2 bath and the other The 1 bedroom, 1 bath. ALSO for sale is an Additional VACANT LOT, listed separately at \$199,999. Entrance is on BEACHY side! There's not another deal like this in Arleta. So much potential for income, don't miss this great opportunity!

Facts & Features

- Sold On 02/09/2021
- Original List Price of \$799,900
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- \$78000 Gross Scheduled Income
- \$67100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Appliances: Disposal, Gas Oven, Gas Range, Gas Cooktop, Range Hood, Tankless Water Heater, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- ARL - Arleta area
- Los Angeles County
- Parcel # 2621016012

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 • TriplexList / Sold: **\$825,000/\$825,000** ↑**2426 Houston St • Los Angeles 90033****3 days on the market****3 units • \$275,000/unit • 3,444 sqft • 7,003 sqft lot • \$239.55/sqft • Built in 1905****Listing ID: PW20264545****Cross streets are Soto St and Wabash Ave**

We are pleased to present 2426 Houston Ave, a Triplex located in the Boyle Heights area of Los Angeles, California. The property is situated on a 7,000 square foot lot zoned LAR3 near the major intersection of Soto St and E Cesar Chavez Ave. The property consists of two separate structures. The front building has two, 2 bedroom 1 bathroom units. The back unit consists of 3 bedrooms, 2 bathrooms. There's a one car garage with three storage rooms and 4 assigned parking spaces in the back. All the units are individually metered for electricity and gas. This building is great for first time buyers or rental investors. Access from the street as well as the alley. Surrounded by major freeways like the 10, 5, 60 and the 710, this versatile property offers built-in income and is not to be missed!

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$760,000
- 2 Buildings
- Levels: One, Two
- 1 Total parking spaces
- Laundry: In Kitchen, Individual Room, Inside
- \$74400 Gross Scheduled Income
- \$74400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Back Yard, Landscaped, Lawn, Level with Street, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,620
- Electric: \$2,160.00
- Gas:
- Furniture Replacement:
- Trash: \$720
- Cable TV: 02108404
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,850
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,850
3:	1	3	2	1	Unfurnished	\$1,400	\$1,400	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5177021008

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$2,549,000/\$2,415,000 ↓****112 days on the market****Listing ID: 20626460****561 Westbourne Dr • West Hollywood 90048****3 units • \$849,667/unit • 2,550 sqft • 6,066 sqft lot • \$947.06/sqft •****Built in 1924****South of Melrose**

UPDATE: 2 units are Vacant and third unit is at market rent! If location is the mantra of real estate then this exceptional Owner/User triplex in West Hollywood West delivers. Located on a large lot on a premier street South of Melrose, this Spanish duplex & totally separate gated home offers complete privacy. For the vacant stand alone "Casita," a beautiful Mediterranean style garden greets you. Polished Saltillo tiles grace the floors with a thoughtful layout. A fireplace in the coved ceiling living room & dining area open up to a covered patio with access to the Jacuzzi. An office/creative suite is adjacent to the bedroom w/both rooms having access through French doors to the manicured outdoors. 2 baths with a shared shower provide a unique design. With its own entrance from the street, the duplex with large 1 bedroom/bath units, provide a consistent income flow. Hedged, quiet & private, this 93 walk score property is close to where everyone wants to be.

Facts & Features

- Sold On 02/12/2021
- Original List Price of \$2,695,000
- 2 Buildings
- Heating: Forced Air
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Microwave, Refrigerator, Gas Oven

Exterior

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

Annual Expenses

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

Unit Details

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

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4337016033

Michael Lembeck**Re/Max Property Connection**

2/14/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: 20626460

Printed: 02/14/2021 7:30:55 PM

Closed •

List / Sold:

\$1,750,000/\$1,725,000 ↓

27 days on the market

Listing ID: 20666738

658 Ocean Park Blvd • Santa Monica 90405
3 units • \$583,333/unit • 1,950 sqft • 4,822 sqft lot • \$884.62/sqft •
Built in 1915
Btwn Highland & 7th, south side Ocean Park



Rare OWNER/USER opportunity in Santa Monica's coveted neighborhood of Ocean Park! Located west of Lincoln Blvd. DO NOT MISS this unique Ocean Park property a mere 6 blocks from the beach! Great for owner users or 1031 exchange. The front house is a VACANT two-bedroom, 1-bath craftsman home with a living room with a fireplace. With an open floor plan (living room and dining room) Has a cozy back patio/yard, hardwood floors, kitchen with upgraded cabinets, newer appliances. There are 2 additional 1br /1ba units behind the main house and one is currently VACANT. Community laundry room. Has a roof deck above a four-car garage that is perfect for entertaining. The property is a fully gated compound.

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$1,750,000
- 2 Buildings
- Heating: Floor Furnace
- Laundry: Outside
- \$51321 Net Operating Income

Interior

Exterior

- Lot Features: Back Yard

Annual Expenses

- Total Operating Expense: \$57,818
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01858429
- 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	\$4,250	\$0	\$5,500
2:	1	1	1		Unfurnished	\$2,250	\$2,250	\$2,695
3:	1	1	1		Unfurnished	\$2,695	\$0	\$2,695
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4287015027

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: 20666738

Printed: 02/14/2021 7:30:55 PM

List / Sold:

Closed • **Triplex****\$1,649,900/\$1,650,000** ↑**3 days on the market****Listing ID: CV21004913****2934 Somerset Dr** • Los Angeles 90016**3 units** • **\$549,967/unit** • **3,124 sqft** • **5,032 sqft lot** • **\$528.17/sqft** • **Built in 1948****Somerset and 29th st.**

Picture perfect Modern Spanish home in the heart of West Adams is an entertainers dream! Spacious Home + Detached 2 units (Unit + fully permitted ADU). Beautiful arabesque saltillo tile line the porch leading up to the custom hand made door. Vaulted ceilings in entryway, white oak flooring throughout, multiple windows throughout provide plenty of natural lighting and charm. The modern kitchen features semi-custom made kitchen cabinets + double waterfall Calcutta countertops + Bertazzoni appliances. Two master suites: one downstairs + additional master suite upstairs in the newly built 495 sq ft 2nd floor. Luxurious large master bath features dual vanity + soaking tub and stand up shower which leads into the dreamy oversized walk in closet. Private balcony off master + large roof top deck with 360 views of all of LA. Rear detached building is a top/bottom duplex (each 2 bed 1 bath) making it perfect for a rental, studio, office, or Airbnb. Each unit has its own electrical meter + individual washer/dryer hookups inside. Improvements include new foundation in front home, electrical wiring & 3 meter panel upgrade, plumbing, waste lines, drywall, insulation, windows, roofing water heaters and much more! Minutes to Mizlala, Alta Adams, Highly Likely, Adams Coffee, La Brea/Jefferson expo line - DTLA - Santa Monica. Projected rents: Front=\$5500, unit 2=\$2500, unit 3=\$2500

Facts & Features

- Sold On 02/08/2021
- Original List Price of \$1,649,900
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Laundry: Inside, Stackable
- Cap Rate: 5.67
- \$126000 Gross Scheduled Income
- \$93639 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Art Studio, Bonus Room, Great Room, Main Floor • Other Interior Features: 2 Staircases, Balcony, High Ceilings, Master Bedroom, Multi-Level Bedroom, Two Masters, Walk- Recessed Lighting In Closet
- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$32,361
- Electric: \$4,800.00
- Gas: \$2,400
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01870534
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5050019025

Michael Lembeck**Re/Max Property Connection**

2/14/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: CV21004913

Printed: 02/14/2021 7:30:55 PM

Closed • TriplexList / Sold: **\$699,999/\$680,000 ↓****27 days on the market****1657 E 59th St • Los Angeles 90001****3 units • \$233,333/unit • 2,685 sqft • 8,142 sqft lot • \$253.26/sqft • Built in 1908****Listing ID: PW20244062****East of Holmes ave, West of Compton and South of Gage ave**

Great Opportunity walk into profits with this income producing Tri-plex. Consists of main house is being used as a 4 bedroom, 1 bath. Main house has a big family kitchen with eating area, living room, 2 bedrooms are oversized with double closets and 2 regular size bedrooms. Second unit 1 bedroom 1 bath and Upstairs unit is 2 bedroom, 1 bath. There are two garages on property and a long driveway on the other side of the property. Addresses include 1657-1659 E 59th Street and 5888 Converse ave. Great opportunity in the heart of Los Angeles short distance from Downtown Los Angeles, USC campus, and more. Not in Rent Control Area

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$699,999
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Floor Furnace
- Laundry: See Remarks
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$4,750
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$750
- Cable TV: 01247521
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	1	Unfurnished	\$1,100	\$1,100	\$1,500
3:	1	1	1	0	Unfurnished	\$800	\$800	\$1,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6008038020

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: **\$499,000/\$485,000** ↓**30 days on the market****5512 Long Beach Ave • Los Angeles 90058****3 units • \$166,333/unit • 3,053 sqft • 4,427 sqft lot • \$158.86/sqft • Built in 1954****Listing ID: 20664886****N. of Slauson**

Cash Cow!! This property is ideal for the savvy investor, who is looking to rent this property as its intended use or looking to add a cash cow to their business. The property consist of an open office space in the front unit, a 4bd 1.5bth in the middle unit and a 2bd 1bth in the rear unit. This property can be utilized for various uses; rental property, transitional housing, group home, homeless shelter, joint living quarters and other uses. Only 1 unit is currently rented on this property, two units will be delivered vacant.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$499,000
- 3 Buildings
- Heating: Wall Furnace
- Laundry: Inside
- \$46200 Net Operating Income

Interior

- Floor: Tile, Carpet

Exterior

- Security Features: Gated Community

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	0		Unfurnished	\$0	\$0	\$1,500
2:	2	4	1		Unfurnished	\$1,650	\$1,650	\$2,250
3:	3	2	1		Unfurnished	\$0	\$0	\$1,800
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5105013025

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: **\$795,000/\$855,000** ↑

4232 W Slauson Ave • Los Angeles 90043

14 days on the market

3 units • \$265,000/unit • 2,264 sqft • 6,254 sqft lot • \$377.65/sqft • Built in 1953

Listing ID: 20667612

East of La Brea



Very nice 3 units located in one of the best areas, for investor or owner occupied. First floor has two units, each one with 1 bedroom / 1 bathroom. Third unit is on 2nd floor with 2 bedrooms 1 bathroom with its own large balcony or deck for relaxing and viewing area. This unit has a big laundry room on the first floor. There are 3 car garages, one for each unit. All units have front and back doors. Prospective Buyer or Agent should do their own diligence regarding the property.

Facts & Features

- Sold On 02/09/2021
- Original List Price of \$795,000
- 1 Buildings
- 3 Total parking spaces

Interior

Exterior

Annual Expenses

- | | |
|--|---|
| <ul style="list-style-type: none">• Total Operating Expense: \$0• Electric:• Gas:• Furniture Replacement:• Trash:• Cable TV: 02014523• Gardener:• Licenses: | <ul style="list-style-type: none">• Insurance:• Maintenance:• Workman's Comp:• Professional Management:• Water/Sewer:• Other Expense:• Other Expense Description: |
|--|---|

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,000
2:	2	1	1		Unfurnished	\$1,368	\$1,368	\$1,600
3:	3	1	1		Unfurnished	\$1,161	\$1,161	\$1,600
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric:• Gas Meters:• Water Meters:• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• PHHT - Park Hills Heights area• Los Angeles County• Parcel # 4019003003 |
|---|---|

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: **\$699,000/\$715,000** ↑

8154 Mckinley Ave • Paramount 90723
3 units • \$233,000/unit • 2,492 sqft • 7,556 sqft lot • \$286.92/sqft •
Built in 1930
North of 105 between Downey Ave and Paramount Blvd

3 days on the market

Listing ID: TR20246280



Triplex with great income opportunity! All 3 units are 2 bed / 1 bath! Front unit is a spacious single level Spanish Style home. Access from street in front as well as alley in back. Large 7,556 sqft lot to accommodate parking on property. Please DO NOT disturb tenants! Drive by only, so please do not walk onto property.

Facts & Features

- Sold On 02/12/2021
- Original List Price of \$699,000
- 2 Buildings
- Levels: One, Multi/Split
- 2 Total parking spaces
- Laundry: See Remarks
- \$63600 Gross Scheduled Income
- \$50962 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$12,638
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,200	\$1,200	\$2,000
2:	1	2	1	0	Unfurnished	\$650	\$650	\$1,650
3:	1	2	1	0	Unfurnished	\$0	\$0	\$1,650

Of Units With:

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

Additional Information

- Probate Listing sale
- RL - Paramount North of Somerset area
- Los Angeles County
- Parcel # 6264003017

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 • TriplexList / Sold: **\$839,000/\$839,000** ↓**2506 E 109th St • Los Angeles 90059****56 days on the market****3 units • \$279,667/unit • 4,160 sqft • 6,245 sqft lot • \$201.68/sqft • Built in 1970****Listing ID: PW20208035****Alameda Street & 109st**

Feast your eyes on this triplex conveniently located in South Los Angeles. Intelligently structured like a Townhouse, great opportunity to live in a unit and rent the remaining two without worrying about strangers living above/below you. Each unit includes a full kitchen, full bathroom, family, and private laundry room on the 1st floor and all 4 bedrooms plus full bathroom is on the 2nd floor. This triplex features two entrances, front unit has their own private entrance and fits about 3 vehicles with additional space for storage. The rear units feature entrances through the alley and has room for 5 or 6 vehicles. All units have a small patio for BBQ in front for fun family cookouts. It is centrally located near Long Beach, Redondo Beach and Manhattan beach for summer getaways only 28 minutes away. Close by entertainment only 29 min. away from staples center, also located a few blocks away from the 105 and within minutes to the 110, 710, 91 and 405 freeways. You can make it on time to your flights only 20 min. away from the LAX airport. This triplex is the perfect multipurpose home for your investment needs and/or primary residence.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$889,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Inside
- \$60960 Gross Scheduled Income
- \$56400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Up

Exterior

- Lot Features: No Landscaping
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,560
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$840
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$1,550	\$1,550	\$1,652
2:	1	4	2	2	Unfurnished	\$1,850	\$1,850	\$1,953
3:	1	4	2	2	Unfurnished	\$1,680	\$1,680	\$1,782

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
- WATT - Watts area
- Los Angeles County
- Parcel # 6068017013

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**List / Sold: **\$1,000,000/\$985,000** ↓

47 days on the market

18015 S Vermont Ave • Gardena 90248**4 units** • **\$250,000/unit** • **3,120 sqft** • **6,528 sqft lot** • **\$315.71/sqft** • **Built in 1953**

Listing ID: PW20224655

Corner of 182nd Street and Vermont Ave! Get off 91 West and turn left onto Vermont. Property will be on the right side. Also near the 405 and 110 Freeways. Very easy to access.

Four-unit apartment building located in South Gardena, close to shoppings and freeways. All units are 2 bedrooms, 1 bath, with own laundry hook-up, upgraded kitchen, flooring, bathroom, electrical, newer copper plumbing, newer dual-pane window. A carport with 4 spaces which each space can park 2 cars in tandem. Long-term tenants.

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$1,000,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- \$64200 Gross Scheduled Income
- \$43122 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,078
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,030
- Cable TV: 01952507
- Gardener:
- Licenses:
- Insurance: \$1,420
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,248
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,550
2:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$1,550
3:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,550
4:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,550

Of Units With:

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

Additional Information

- Standard sale
- 120 - South Gardena area
- Los Angeles County
- Parcel # 6111029024

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 • QuadruplexList / Sold: **\$849,000/\$810,000** ↓**59 days on the market****103 N Mesa St • San Pedro 90731****4 units • \$212,250/unit • 0 sqft • 8,053 sqft lot • No \$/Sqft data • Built in 1921****Listing ID: PW20235244****East of Pacific Ave and on the NE corner of 1st and Mesa**

Excellent opportunity to own a charming San Pedro 4-unit property. This large 8,053 Sq. Ft. lot could be a candidate to build an ADU. The property has been well maintained and is in a convenient location! The HUGE bonus basement downstairs offers a chance for storage space. This downstairs area has tons of space to make it whatever you want for yourself, the options are endless! This property is an excellent opportunity for anyone looking to invest in real estate and in a property that generates income with potential to make more. Minutes away from shopping, parks, and schools and located steps to the San Pedro Historic Waterfront Property redevelopment project.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$929,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Heating: Natural Gas
- Laundry: Community
- \$50112 Gross Scheduled Income
- \$32974 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$15,815
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Unfurnished	\$1,080	\$3,240	\$1,640
2:	1	2	1	1	Unfurnished	\$936	\$936	\$1,955

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
- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7449022014

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$1,250,000/\$1,225,000** ↓

27 days on the market

Listing ID: PF20244586

215 N Adams St • Glendale 91206**4 units • \$312,500/unit • 2,660 sqft • 7,509 sqft lot • \$460.53/sqft • Built in 1915****From chevy chase north on wilson**

4 Units in an Excellent Location in Glendale on North Adams Street! The subject property consists of a 3Bdr/1Ba Front House and a detached Triplex with 3-1Bdr/1Ba units in the rear. The Front House, originally built in 1915 is approximately 1,075 sq.ft and features both original hardwood and carpet floors, a new dishwasher, laundry hookups and a detached 1 car garage and basement storage. The triplex was added on to the property in 1952 and is approximately 1,571 sq.ft. The rear units all have hardwood and/or tile floors with both front and rear entrance security doors. On-site laundry room is currently being used by one of the triplex tenants for personal use. All units have individual hot water heaters and are separately metered for gas and electricity. Owner pays for water and trash. The property is currently 100% occupied.

Facts & Features

- Sold On 02/08/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 4.17
- \$78420 Gross Scheduled Income
- \$52118 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,734
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$668
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,293
- Maintenance: \$3,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,228
- Other Expense: \$600
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$2,395	\$2,395	\$2,800
2:	1	1	1	0	Unfurnished	\$1,395	\$1,395	\$1,550
3:	1	1	1	0	Unfurnished	\$1,495	\$1,495	\$1,550
4:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,550

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
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5645017018

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,125,000/\$1,117,800 ↓**

63 days on the market

Listing ID: 20601702

242 Rosemont Ave • Los Angeles 90026**4 units • \$281,250/unit • 3,150 sqft • 4,672 sqft lot • \$354.86/sqft • Built in 1961****South of Temple, East of Rampart.**

Well maintained, low maintenance 4 unit residential income in the heart of Filipinotown. All systems are in great shape: brand new roof, and copper plumbing all throughout. The two owners' units have upgraded kitchens. All units have big wall-to-wall closets in each of the bedrooms and plenty of closet and storage spaces. Five open parking spots in the back of the building. There is a laundry room with washer/dryer hook up but there is no washer dryer on the premises. Two of the units are owner occupied (the 2 bedroom / 1 bath upstairs and the 1 bedroom / 1 bath downstairs) and will be delivered vacant at the COE. The other two units have long-term tenants. Separate meters.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$49200 Net Operating Income
- 4 electric meters available

Interior

- Floor: Wood

Exterior**Annual Expenses**

- Total Operating Expense: \$30,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01430290
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1		Unfurnished	\$1,400	\$2,800	\$6,300
2:	1	1	1		Unfurnished	\$0	\$0	\$1,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5157018009

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,498,888/\$1,200,000 ↓

14 days on the market

923 N Beaudry Ave • Los Angeles 90012
4 units • \$374,722/unit • 3,408 sqft • 6,975 sqft lot • \$352.11/sqft •
Built in 1929

Listing ID: 320004573



Incredibly rare investment opportunity awaits you! This Echo Park beauty is a fabulous Quadruplex fixer that featured on a 7,000-SqFt lot. There are 4 units that are all vacant and the land is zoned R3. There is potential to build at TOC Tier 1 10-15-unit building, all you need is your ideas. Ample views of Downtown LA. This property is located in Echo Park where you have an abundance of trendy restaurants and shops. Just minutes from the Dodger Stadium and the 110 and 101 freeways, Downtown LA, China Town and more! This is an up-and-coming neighborhood. Could be sold together with 917 N. Beaudry side by side for development. 917 N. Beaudry is listed for \$998,888. Drive by only!

Facts & Features

- Sold On 02/09/2021
- Original List Price of \$1,498,888
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cap Rate: 0
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: See Remarks

Exterior

- Sewer: Unknown

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5406021033

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: 320004573

Printed: 02/14/2021 7:30:55 PM

Closed •List / Sold: **\$795,000/\$725,000 ↓****214 days on the market****153 82ND St • Los Angeles 90003****4 units • \$198,750/unit • 3,212 sqft • No lot size data • \$225.72/sqft •****Built in 1961****Listing ID: 20552324****South of Manchester Ave and West of Broadway Blvd**

Great four units investment. All two bedroom with one bath each. All section 8 tenants. Buyer to accept tenants. This is 3212 SF building was built in 1961 on a lot size of 5333. Open parking spaces in rear. Buyer to cooperate with a 1031 exchange at no expense to buyer.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$935,000
- 1 Buildings
- Heating: Wall Furnace
- \$49160 Net Operating Income

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

- Total Operating Expense: \$9,352
- 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	\$1,580	\$1,580	\$1,750
2:	1	2	1		Unfurnished	\$1,157	\$1,157	\$1,750
3:	1	2	1		Unfurnished	\$1,075	\$1,075	\$1,750
4:	1	2	1		Unfurnished	\$1,064	\$1,064	\$1,750

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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6031030021

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: **\$849,000/\$859,000** ↑

27 days on the market

1600 W 37th St • Los Angeles 90018**4 units • \$212,250/unit • 3,166 sqft • 6,746 sqft lot • \$271.32/sqft • Built in 1910**

Listing ID: SR20248746

North of Exposition, South of Jefferson, East of Western, West of Normandie

GREAT INVESTMENT OPPORTUNITY IN HOT EXPOSITION PARK! Live in one unit and collect rent on the other 3 units. This well maintained, Jefferson Park triplex is conveniently located minutes from USC, Banc of California Stadium and is within walking distance to the Metro Line. Take advantage of the TOC Tier 3 Density bonus! The buildings total 3,166 SqFt and sit on a large 6,746 SqFt, fully gated, R2-zoned lot. One unit will be delivered vacant. This opportunity is ideal for an investor or owner-occupant to acquire a steady investment in a strong rental market. Prime Location and so much potential. Don't let this one pass you by! Please do not disturb tenants or walk the property.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$849,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: See Remarks
- \$51996 Gross Scheduled Income
- \$45482 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: 2-5 Units/Acre, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,514
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01909400
- Gardener:
- Licenses:
- Insurance: \$1,111
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600
2:	1	3	1	0	Unfurnished	\$1,565	\$1,565	\$2,600
3:	1	1	1	0	Unfurnished	\$1,203	\$1,203	\$1,600
4:	1	2	1	0	Unfurnished	\$1,565	\$1,565	\$2,000

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
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5041026004

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$1,625,000/\$1,500,000** ↓

226 days on the market

Listing ID: 20597454

10941 Bloomfield St • North Hollywood 91602**4 units • \$406,250/unit • 2,280 sqft • 8,775 sqft lot • \$657.89/sqft • Built in 1951****We are pleased to announce the sale of 10941 Bloomfield Street, a multifamily property situated on the border of Studio City and North Hollywood, just one block from Toluca Lake.**

The single-story structure has undergone several recent upgrades, with the property featuring new windows and new exterior paint. Half of the unit interiors have been remodeled with new wood flooring, granite countertops, decorative tile backsplashes, stainless steel appliances, and updated bathrooms. The investment could offer future development potential, as the 8,774 square foot lot is zoned LAR3 (Buyer to verify). Constructed in 1951, the property includes four apartment units, with private garages for each unit. Located near the intersection of Moorpark Street and Vineland Avenue, the property is halfway between the high-end shops and restaurants of Ventura Boulevard and the eclectic boutiques and cafes of the NoHo Arts District, offering tenants a short walk to either site. Universal CityWalk and Universal Studios are just one mile from the property, while the 101, 134, and 170 Freeways are easily accessible as well.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$1,625,000
- 1 Buildings
- \$24840 Net Operating Income

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

- Total Operating Expense: \$16,560
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,000	\$1,000	\$1,795
2:	1	1	1		Unfurnished	\$1,600	\$1,600	\$1,795
3:	1	1	1		Unfurnished	\$1,795	\$1,795	\$1,795
4:	1	1	1		Unfurnished	\$850	\$850	\$1,795
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
- TUL - Toluca Lake area
- Los Angeles County
- Parcel # 2423014013

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: 20597454

Printed: 02/14/2021 7:30:55 PM

ClosedList / Sold: **\$695,000/\$69,500** ↓

21 days on the market

1211 W 96th St • Los Angeles 90044**4 units • \$173,750/unit • 2,144 sqft • 6,497 sqft lot • \$32.42/sqft • Built in 1957****Listing ID: RS20234243****W of Vermont**

WONDERFUL INVESTMENT OPPORTUNITY! Quadruplex, 4 units, three of them are 1 bedroom & 1 bath. The front/ main house has its own private fence & a driveway that fits up to 3 cars, inside it consists of 2 Bedrooms & 1 Bath, and an additional room that can be used as an office or a 3rd bedroom. Also including a dining room and separate laundry room. Additional units have a 2nd driveway and plenty of parking space. One Unit will be vacant. This is an excellent opportunity to live in one and collect rent from the rest PLEASE DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 02/12/2021
- Original List Price of \$695,000
- 3 Buildings
- 2 Total parking spaces
- Laundry: Outside
- \$6124 Gross Scheduled Income
- \$5394 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Back Yard, Front Yard, Near Public Transit, Walkstreet, Yard
- Fencing: Fair Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,598
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$450
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6056011011

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$1,895,000/\$1,835,000** ↓

76 days on the market

Listing ID: 20640916

505 N Stoneman Ave • Alhambra 91801**5 units • \$379,000/unit • 5,768 sqft • 7,209 sqft lot • \$318.13/sqft • Built in 1960****East of Garfield Avenue and North of Main Street.**

505 N Stoneman Avenue offers an excellent unit mix of four two-bedroom/one-bathroom units and one three-bedroom/two-bathroom unit. The spacious units offer tile and laminate flooring, gas stoves, central air and heat, ample closet and storage space, and a balcony or patio. Select units have been upgraded.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$1,895,000
- 1 Buildings
- Cooling: Central Air
- Heating: Fireplace(s), Central
- Laundry: Community
- \$65558 Net Operating Income

Interior

- Floor: Laminate, Tile
- Appliances: Dishwasher

Exterior**Annual Expenses**

- Total Operating Expense: \$47,003
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,838
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,596
- Maintenance: \$3,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,158
- Other Expense: \$1,000
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1		Unfurnished	\$1,725	\$6,900	\$8,600
2:	1	3	2		Unfurnished	\$2,700	\$2,700	\$2,900
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5337007014

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,103,000/\$1,050,000** ↓

110 days on the market

Listing ID: SR20158670

1421 Ridge Way • Los Angeles 90026**5 units • \$220,600/unit • 4,317 sqft • 6,393 sqft lot • \$243.22/sqft • Built in 1911****South of Sunset, West of Douglas**

Probate, Subject to Court Confirmation. Accepted offer is \$1,050,000. Minimum overbid will be \$1,103,000 on Thursday 1/7/21 at 8:30 a.m. in Dept 79 in Los Angeles Superior Court at 111 N. Hill Street. Character rich 5 unit, early 1900's multi-residential property in the heart of historic Angelino Heights HPOZ Zone. Ideal for investor or owner-user who wants to manage themselves to save current management fees. Below market rents gives buyer tremendous upside potential for income growth. With Echo Park on one side and Downtown Los Angeles on the other, this property shows both charm and character. Residents enjoy myriad dining, nightlife and recreation offerings, including Dodger Stadium, Elysian Park hiking trails and Echo Park Lake. Close to the business hubs of Downtown and Hollywood. Set back on a knoll overlooking the street, this property has been recently upgraded. The main 2-story building has a new roof and has been recently painted. It has 4 units, all 1 bedroom, 1 bath with direct access to exterior. This building includes a beautifully renovated owner's unit. If that weren't enough, this great property also features a stand-alone, quaint 1 bedroom, 1 bath cottage ideal for owner/user or premium tenant. Echo Park has been called the trendiest neighborhood in Los Angeles, and Angelino Heights is an architectural jewel within this area. This is a rare opportunity to own a fabulous income property in one of the hottest markets in Los Angeles.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$1,800,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: See Remarks, Washer Hookup
- Cap Rate: 5.2
- \$78178 Gross Scheduled Income
- \$58631 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Floor: See Remarks, Wood

Exterior

- Lot Features: Landscaped, Up Slope from Street
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$19,547
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01345642
- Gardener:
- Licenses: 458.85
- Insurance: \$1,340
- Maintenance: \$4,080
- Workman's Comp:
- Professional Management: 9000
- Water/Sewer: \$2,367
- Other Expense: \$72
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$2,350
2:	1	1	1	0	Unfurnished	\$1,591	\$1,591	\$2,200
3:	1	1	1	0	Unfurnished	\$792	\$792	\$2,200
4:	1	1	1	0	Unfurnished	\$2,345	\$2,345	\$2,345
5:	1	1	1	0	Unfurnished	\$811	\$811	\$2,200

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale
- Rent Controlled
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5405009010

Michael Lembeck**Re/Max Property Connection**

2/14/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: SR20158670

Printed: 02/14/2021 7:30:55 PM

Closed •

1336 S Cochran Ave • Los Angeles 90019
5 units • \$357,000/unit • 5,411 sqft • 6,904 sqft lot • \$314.17/sqft •
Built in 1947
North of Pico West of La Brea

List / Sold:
\$1,785,000/\$1,700,000 ↓

49 days on the market

Listing ID: 20668436



Five Units , all 2 BR in the highly desirable Wilshire-Vista Heights neighborhood. The location is excellent- its walking distance to Mid-town Crossing and the new Target/Sprouts center. The units are spacious and bright . The entry is secure with a charming brick walkway through manicured garden. There are (3) 2BR/1.5 BA units (including 1 Townhome style)and (2) are 2BR/1BA. There is good upside in the rents and one unit will be delivered vacant. The remaining tenants are all current in rent. There is carport parking for 6 cars in the rear and a basement with forced air heaters and separate water heaters for each unit. This value-add play is ripe for increasing cash-flow and appreciation.

Facts & Features

- Sold On 02/12/2021
- Original List Price of \$1,785,000
- 1 Buildings
- 6 Total parking spaces
- Heating: Forced Air
- Laundry: In Kitchen
- \$79724 Net Operating Income
- 5 electric meters available
- 5 gas meters available

Interior

- Rooms: Basement
- Floor: Carpet
- Appliances: Disposal
- Other Interior Features: 2 Staircases

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,801
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,308
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,220
- Maintenance: \$5,040
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,532	\$1,532	\$2,650
2:	1	2	1		Unfurnished	\$2,350	\$2,350	\$2,650
3:	1	2	1		Unfurnished	\$2,200	\$2,200	\$2,500
4:	1	2	1		Unfurnished	\$2,175	\$2,175	\$2,500
5:	1	2	1		Unfurnished	\$1,858	\$1,858	\$2,650

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5070011028

Michael Lembeck

Re/Max Property Connection

2/14/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: 20668436

Printed: 02/14/2021 7:30:56 PM

List / Sold:

Closed •**\$1,599,000/\$1,610,000** ↑

36 days on the market

Listing ID: 20654824

137 Lime St • Inglewood 90301**6 units • \$266,500/unit • 6,315 sqft • 8,748 sqft lot • \$254.95/sqft • Built in 1965****From Manchester turn south on Eucalyptus Ave. then east on Lime.**

Six unit apartment building in the heart of Inglewood. Unit mix of one 3bed/2bath, one 2bed/2 bath, one 2bed/1bath and three 1bed/bath units. LAX soundproofing installation includes central heat/air, dual pane windows and sliders, and solid core exterior doors. Each of the nine assigned carport parking stalls include additional storage. Coin operated laundry provides both a convenience for the tenants and additional income for the owner. The roof was replaced in Fall 2018 and exterior painted in Winter 2020. Awesome opportunity to own income producing real estate in one of Los Angeles Countys hottest neighborhoods. Close to SoFi Stadium, The Forum, LAX, and freeway access. Please do not walk property or disturb tenants.

Facts & Features

- Sold On 02/09/2021
- Original List Price of \$1,599,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Community
- \$66712 Net Operating Income

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

- Total Operating Expense: \$31,637
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,312	\$1,312	\$2,500
2:	3	1	1		Unfurnished	\$1,200	\$3,600	\$4,650
3:	1	2	2		Unfurnished	\$1,950	\$1,950	\$2,050
4:	1	2	1		Unfurnished	\$1,575	\$1,575	\$2,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4020027024

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: 20654824

Printed: 02/14/2021 7:30:56 PM

List / Sold:

Closed • **Apartment****\$1,950,000/\$1,835,200** ↓

21 days on the market

Listing ID: SB20225986

730 S Patton Ave • San Pedro 90731**6 units** • **\$325,000/unit** • **6,808 sqft** • **6,050 sqft lot** • **\$269.57/sqft** • **Built in 1972****7th and Patton**

Great investment opportunity located in the heart of San Pedro. Corner building with 6 units, featuring two units with 3 bed/2 bath, two units with 2 bed, 1bath and two units with 2 bed/2bath. Very well maintained building and perfect investment opportunity.

Facts & Features

- Sold On 02/09/2021
- Original List Price of \$1,950,000
- 1 Buildings
- 6 Total parking spaces
- Heating: Electric
- Laundry: Community
- \$124056 Gross Scheduled Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,667	\$1,667	\$1,667
2:	1	3	2	2	Unfurnished	\$1,900	\$1,900	\$1,900
3:	1	2	1	2	Unfurnished	\$1,446	\$1,446	\$1,446
4:	1	2	1	2	Unfurnished	\$1,850	\$1,850	\$1,850
5:	1	2	2	2	Unfurnished	\$1,850	\$1,850	\$1,850
6:	1	2	2	2	Unfurnished	\$1,625	\$1,625	\$1,625

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7459021003

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:

\$1,650,000/\$1,433,000 ↓

109 days on the market

934 N Lake Ave • Pasadena 91104

6 units • \$275,000/unit • 3,696 sqft • 9,247 sqft lot • \$387.72/sqft •
Built in 1953

Listing ID: 20644230

N Lake & E Mountain



We are proud to present these 6 units located at 934 N Lake Avenue in Pasadena, California. Built in 1953, the property sits on 9,247 square feet of land with 3,696 square feet of rentable area and consists of (5) 1-Bed/1-Bath and (1) 2-Bed/1-Bath units. The property offers investors the possibility to renovate all the units and capture the significant upside in rents. Unit #2, which was the owner's unit, will be delivered vacant at the close of escrow. Although the rents are significantly below market, the property is well maintained with no significant deferred maintenance, including the fact that this property does not need seismic retrofitting. Additionally, each unit has above average size floor plans, and each unit has their own water heater.

Facts & Features

- Sold On 02/08/2021
- Original List Price of \$1,650,000
- 2 Buildings
- \$46105 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$37,979
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,100	\$1,100	\$1,800
2:	1	1	1		Unfurnished	\$1,800	\$1,800	\$1,800
3:	1	1	1		Unfurnished	\$1,000	\$1,000	\$1,800
4:	1	1	1		Unfurnished	\$1,000	\$1,000	\$1,800
5:	1	1	1		Unfurnished	\$1,000	\$1,000	\$1,800
6:	1	2	1		Unfurnished	\$1,200	\$1,200	\$2,200
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
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5740016003

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • **Commercial/Residential****\$2,200,000/\$2,310,000** ↑**9 days on the market****Listing ID: AR21000301****1601 Fremont Ave** • **South Pasadena 91030****6 units** • **\$366,667/unit** • **6,695 sqft** • **16,308 sqft lot** • **\$345.03/sqft** • **Built in 1949****Corner of Fremont St and Oak Ave**

First time on the market in 46 years. Six generously sized units totaling 6,695 sq ft on a large corner lot sized at 16,308 sq ft. Tenants enjoy a good sized enclosed shared back yard with lawn. The parking area has just been newly paved, with 8 carport spaces, and one uncovered parking space. Exterior was painted in 2019. This property is very walkable with a Walkscore of 81. Within walking and biking distance to local restaurants, parks, shops, and schools. Located in one of the best ranked school districts, the High School and Middle School are only a block away. Both the Metro Gold Line and Metro bus lines are less than one mile away. The apartments are easy to rent due to the convenient location and excellent School District. The property offers generously sized units, onsite community laundry, and covered parking. The tenants are month-to-month and are long-time tenants, and the current rental incomes are significantly below market. In such an excellent location, buyers can quickly add value and increase the income. PLEASE DO NOT DISTURB THE TENANTS. Offer subject to inspection. Buyer to cooperate with seller's 1031 exchange. Due to Covid-19, please email signed CAR PEAD form to listing agent before any showing appointment. Masks must be worn at all times. Agent to present at all showings. It is Buyer's sole responsibility to perform investigations (square footage, lot size, lot dimensions, permits) and satisfy themselves.

Facts & Features

- Sold On 02/12/2021
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- Laundry: Community
- \$84157 Gross Scheduled Income
- \$48498 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: Back Yard, Corner Lot, Lawn, Irregular Lot, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$56,841
- Electric: \$547.00
- Gas: \$349
- Furniture Replacement:
- Trash: \$1,333
- Cable TV: 00602843
- Gardener:
- Licenses: 155
- Insurance: \$2,095
- Maintenance: \$15,217
- Workman's Comp:
- Professional Management: 4963
- Water/Sewer: \$3,964
- Other Expense: \$370
- Other Expense Description: Misc Adm

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,515	\$1,515	\$2,100
2:	1	2	1	0	Unfurnished	\$1,170	\$1,170	\$2,100
3:	1	2	1	0	Unfurnished	\$0	\$0	\$2,100
4:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$2,100
5:	1	2	1	0	Unfurnished	\$1,370	\$1,370	\$2,100
6:	1	2	1	0	Unfurnished	\$1,425	\$1,425	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5319023001

Michael Lembeck**Re/Max Property Connection**

2/14/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: AR21000301

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List / Sold:

Closed •**\$2,530,000/\$2,520,000** ↓

69 days on the market

Listing ID: 20667328

11543 Venice Blvd • Los Angeles 90066**6 units** • **\$421,667/unit** • **5,430 sqft** • **5,816 sqft lot** • **\$464.09/sqft** •
Built in 1956**On Venice Blvd, West of the 405 FWY and West of Sawtelle Blvd, just East of McLaughlin Ave.**

Six units in the residential area of Mar Vista. 11543 Venice boasts an excellent unit mix of 1 (1+1) & 5 (2+1) units with a high in place CAP Rate of 4.6% and the potential to add a 7th unit by right with already completed plans. Units have Granite Counters, Hardwood Floors and Newer Bathrooms. All of the advantages of beach living (minutes from Venice Beach & Marina Del Rey) and located in close proximity to the burgeoning Los Angeles tech hubs of Silicon Beach & Downtown Culver City. Property has a 80 Walk Score (Very Walkable), Excellent Transit and a 78 Bike Score. Walking Distance To The Newly Announced Amazon Office Complex & Delivery Hub At 5000 Mesmer Ave. Close to the Expo Line running through Mar Vista which connects Santa Monica to Downtown LA running right through Mar Vista. Please scroll through the potential upgrade photos & the plans to build a 7th unit displayed in the listing. Contact us for a Marketing Package. Buyer to conduct their own due diligence. One Vacant Unit.

Facts & Features

- Sold On 02/12/2021
- Original List Price of \$2,530,000
- 1 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$115824 Net Operating Income

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

- Total Operating Expense: \$48,351
- 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	\$2,149	\$2,149	\$2,750
2:	1	2	1		Unfurnished	\$2,400	\$2,400	\$2,750
3:	1	1	1		Unfurnished	\$2,100	\$2,100	\$2,450
4:	1	2	1		Unfurnished	\$2,107	\$2,107	\$2,795
5:	1	2	1		Unfurnished	\$2,450	\$2,450	\$2,795
6:	1	2	1		Unfurnished	\$2,795	\$2,795	\$2,795
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4234009019

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

2/14/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 20667328

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List / Sold:

Closed**\$2,400,000/\$2,000,000** ↓

65 days on the market

6633 - 6639 N Sepulveda Blvd • Van Nuys 91411**8 units • \$300,000/unit • 7,416 sqft • 18,594 sqft lot • \$269.69/sqft • Built in 1951**

Listing ID: 20636648

Located along N Sepulveda Blvd., between Vanowen St. and Victory Blvd., roughly 6 blocks E of the 405 Freeway.

Listing is for 6633 and adjoining 6639 N Sepulveda Blvd. (APN#'s 2234-017-015 & 2234-017-016). Two (2) quadraplex offering (8 units) situated across a large double lot totaling 18,600 SF (potential redevelopment opportunity, Buyer must confirm with City). Both properties must be sold together. Upwards of 45% in upside (stabilized 5.75 CAP & 12.5 X). Subject to City of LA RSO. Not subject to City of LA Soft-Story Retrofit Program. Possibility to finance both properties individually as residential loans (Buyer to confirm with their lender). Little deferred maint. and most major components (roof, electrical, plumbing and foundation) in fair condition. On-site laundry (leased), overhang storage cabinets, eight (8) garaged parking spaces and three (3) uncovered, 2 large enclosed front yards. Owner responsible for water/sewage and tenants responsible for gas, electric and trash. 1BR units approx. 850 SF & 2BR units approx. 950 SF.

Facts & Features

- Sold On 02/12/2021
- Original List Price of \$2,400,000
- 4 Buildings
- 8 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- Laundry: Individual Room, Community, Outside
- \$82548 Net Operating Income

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$44,560
- 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	\$1,780	\$1,780	\$2,100
2:	1	1	1		Unfurnished	\$1,187	\$1,187	\$1,500
3:	1	2	1		Unfurnished	\$1,180	\$1,180	\$2,100
4:	1	2	1		Unfurnished	\$1,394	\$1,394	\$2,100
5:	1	2	1		Unfurnished	\$1,243	\$1,243	\$2,100
6:	1	1	1		Unfurnished	\$1,356	\$1,356	\$1,500
7:	1	2	1		Unfurnished	\$1,479	\$1,479	\$2,100
8:	1	2	1		Unfurnished	\$1,441	\$1,441	\$2,100
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
- Los Angeles County
- Parcel # 2234017015

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

2/14/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 20636648

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List / Sold:

Closed • **Commercial/Residential****\$1,599,000/\$1,610,225** ↑

5 days on the market

4386 W 138th St • Hawthorne 90250**8 units** • **\$199,875/unit** • **4,898 sqft** • **8,710 sqft lot** • **\$328.75/sqft** • **Built in 1989**Listing ID: **SB21005168**

north of Rosecrans, east of Hawthorne Blvd., west of Prairie



First time on the market since 1975! This professionally managed 8 unit apartment building has been well-maintained by the same owner for nearly 43 years! 100% occupied. Great location, centrally located in the South Bay with easy access to the beach cities and just 2.8 miles away from the new SoFi Stadium! Close to restaurants, shopping, schools, parks, and more. CAP Rate is a projection based off of current/actual rents, new taxes and the expenses provided by the owner. Buyer to do their own due diligence. PLEASE DO NOT DISTURB THE TENANTS.

Facts & Features

- Sold On 02/09/2021
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 4.57
- \$112500 Gross Scheduled Income
- \$73125 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$38,250
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,075	\$1,075	\$1,125
2:	1	1	1	1	Unfurnished	\$1,075	\$1,075	\$1,125
3:	1	1	1	1	Unfurnished	\$1,075	\$1,075	\$1,125
4:	1	1	1	1	Unfurnished	\$1,275	\$1,275	\$1,355
5:	1	1	1	1	Unfurnished	\$1,325	\$1,325	\$1,355
6:	1	1	1	1	Unfurnished	\$1,075	\$1,075	\$1,125
7:	1	1	1	1	Unfurnished	\$1,075	\$1,075	\$1,125
8:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,675

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4045010033

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • **Quadruplex****\$1,500,000/\$1,450,000** ↓**191 days on the market****Listing ID: SB20029512****712 E Rosecrans Ave # A • Los Angeles 90059****8 units • \$187,500/unit • 10,840 sqft • 30,945 sqft lot • \$133.76/sqft • Built in 1964****Avalon & Rosecrans. Parking off Charron**

We are pleased to present this incredibly rare opportunity to purchase a portfolio of homes located at 712 & 718 E Rosecrans in Central Los Angeles, CA 90059. This unique value-add 8-unit portfolio provides almost any investor an opportunity to create endless value at an incredibly reasonable price of \$1,500,000. Either buy, rehab, and hold for major rental upside, add on to existing structures, or develop into a multitude of options. The possibilities are endless! The featured properties are situated on two contiguous lots with more than 15k sf and 4 units each. This allows prospective buyers to qualify for both residential and commercial lending. There are currently 8 existing 3-bedroom detached homes totaling over 10k sf of livable space with ample parking, courtyard, and private yard and patio areas. Both lots are zoned LCR3 and can easily be combined or subdivided depending on owner's needs. This opportunity boasts a pro forma cap rate over 11%, and an opportunity to develop 30 units at 50k/door. A developer dream; the property is priced at \$138/foot and 187k/door. Call now as this opportunity will not last long.

Facts & Features

- Sold On 02/09/2021
- Original List Price of \$1,500,000
- 8 Buildings
- 16 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 2.39
- \$72000 Gross Scheduled Income
- \$35899 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$33,221
- Electric: \$1,800.00
- Gas:
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$2,015
- Maintenance: \$3,600
- Workman's Comp:
- Professional Management: 3456
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Partially	\$250	\$250	\$2,150
2:	4	3	1	1	Partially	\$800	\$800	\$2,150
3:	1	3	1	1	Partially	\$725	\$725	\$2,150
4:	1	3	1	1	Partially	\$1,050	\$1,050	\$2,150
5:	1	3	1	1	Partially	\$775	\$775	\$2,150

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- WATT - Watts area
- Los Angeles County
- Parcel # 6137006039

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •

\$4,175,000/\$4,250,000 ↑

19 days on the market

123 & 125 N Myrtle Ave • Monrovia 91016
14 units • \$298,214/unit • 15,540 sqft • 21,224 sqft lot • \$273.49/sqft •
Built in 1962

Listing ID: CV20242177

North of I-210 & West of I-605; Near Intersection of N Myrtle Ave & E Foothill Blvd



Rare 14 Unit multi-family asset available for purchase in north Monrovia with an irreplaceable location less than 1 block to Old Town Monrovia! Owned and meticulously maintained by the same family for over 30+ years, the subject property offers a desirable unit mix, significant upside in rental income, and a Grade A location steps to dining, shopping, and city services. The unit mix is comprised of two (2-Bedroom/1-½ Bathroom) two-story townhouse-style units, and twelve (2-Bedroom/1-Bathroom) units. Most units offer either a private patio on the ground floor or a private balcony off the second floor. Total rentable square footage is 15,540 situated on 3 separate lots for a grand total of 21,224 sqft of land. Tenants enjoy onsite car-port parking, onsite laundry facility, and wall A/C & Heat. Priced at 15 GRM and 4.5% CAP Rate (on actual current rents) this investment opportunity is poised for a new buyer looking for a pride of ownership location, that offers a promising future of further rent growth and appreciation, and that warrants further capital improvement to increase the overall quality and value of the asset.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$4,175,000
- 2 Buildings
- Levels: Two
- 14 Total parking spaces
- Laundry: Community, Inside
- Cap Rate: 4.51
- \$278040 Gross Scheduled Income
- \$188383 Net Operating Income
- 14 electric meters available
- 14 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$81,316
- Electric: \$517.00
- Gas: \$280
- Furniture Replacement:
- Trash: \$4,866
- Cable TV: 01903052
- Gardener:
- Licenses:
- Insurance: \$6,216
- Maintenance: \$10,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,737
- Other Expense: \$2,100
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	2	2	0	Unfurnished	\$1,550	\$1,550	\$2,100
3:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$1,850
4:	1	2	1	0	Unfurnished	\$1,650	\$1,650	\$1,850
5:	2	2	1	0	Unfurnished	\$1,560	\$3,120	\$1,850
6:	2	2	1	0	Unfurnished	\$1,540	\$3,080	\$1,850
7:	2	2	1	0	Unfurnished	\$1,525	\$3,050	\$1,850
8:	1	2	1	0	Unfurnished	\$1,480	\$1,480	\$1,850
9:	1	2	1	0	Unfurnished	\$1,405	\$1,405	\$1,850
10:	1	2	1	0	Unfurnished	\$1,325	\$1,325	\$1,850
11:	1	2	1	0	Unfurnished	\$1,280	\$1,280	\$1,850

Of Units With:

- Separate Electric: 14
- Gas Meters: 14
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8519023016

2/14/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: CV20242177

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List / Sold:

Closed •**\$10,500,000/\$10,250,000** ↓**0 days on the market****Listing ID: 20670188****412 N Oakhurst Dr • Beverly Hills 90210****15 units • \$700,000/unit • 24,294 sqft • 15,397 sqft lot • \$421.91/sqft • Built in 1974****W. of Doheny Dr / S. of Beverly Blvd**

One-owner 15-unit 3 story building set on a huge lot with over 100 feet of frontage on a coveted quiet Beverly Hills road moments from the finest business districts in the world. 30 gated subterranean parking spaces. Central HVAC, a fireplace, washer, and dryer in each unit. Interior courtyard affords ample natural light to the units and provides a garden setting for certain first floor apartments. A choice of three spacious floor plans (diagrams under Doc(s) above). Three 1 BD + Den + 1.5BA units. Three 2BD + Den + 2BA units. Nine 2BD 2BA units. Maintained with tremendous pride of ownership since 1974, this is the epitome of a trophy property. Property includes two separate APN's: 4335-006-044 (City of Los Angeles) and 4335-006-043 (City of Beverly Hills). Police and fire services are provided by Beverly Hills. LADWP supplies the electric service. City of Beverly Hills supplies the water service.

Facts & Features

- Sold On 02/11/2021
- Original List Price of \$10,500,000
- 1 Buildings
- 30 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$419169 Net Operating Income

Interior

- Rooms: Walk-In Closet, Living Room, Master Bathroom
- Floor: Carpet

Exterior**Annual Expenses**

- Total Operating Expense: \$62,187
- 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:	3	1	1		Unfurnished	\$2,340	\$7,020	\$9,000
2:	9	2	2		Unfurnished	\$2,744	\$24,700	\$31,500
3:	3	2	2		Unfurnished	\$2,798	\$8,393	\$12,000
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
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4335006044

2/14/2021

Matrix

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

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 20670188

Printed: 02/14/2021 7:30:56 PM

List / Sold:

Closed •**\$3,780,500/\$3,600,000** ↑

14 days on the market

Listing ID: 20639384

4800 August St • Los Angeles 90008**20 units** • **\$189,025/unit** • **18,838 sqft** • **16,173 sqft lot** • **\$191.10/sqft** •**Built in 1957****East of S La Brea Ave, S of Coliseum Street**

Court is set. The list price is the minimum acceptable bid price. Agents please see private remarks for additional information. 20-units apartment building with soft story retrofit completed. Unit mix is 12 - 2 bedrooms, 6 1 bedrooms and 2 singles. Building square footage is 18,838 situated on a 16,173 square foot lot. Located in the Baldwin Village neighborhood of South Los Angeles. Probate sale, court confirmation is required.

Facts & Features

- Sold On 02/10/2021
- Original List Price of \$2,995,000
- 1 Buildings
- \$144612 Net Operating Income

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

- Total Operating Expense: \$119,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	11	2	1		Unfurnished	\$14,762	\$14,762	\$14,762
2:	6	1	1		Unfurnished	\$5,389	\$5,389	\$5,389
3:	2	0	1		Unfurnished	\$1,457	\$1,457	\$1,475
4:	1	2	1		Unfurnished	\$0	\$0	\$1,950
5:	1	1	1		Unfurnished	\$0	\$0	\$1,475
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5030005010

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$6,250,000/\$5,900,000** ↓

70 days on the market

Listing ID: 20639874

4848 Lexington Ave • Los Angeles 90029**30 units** • **\$208,333/unit** • **20,874 sqft** • **7,796 sqft lot** • **\$282.65/sqft** •
Built in 1927**Located in prime East Hollywood, between Fountain Ave & Santa Monica Blvd**

Built in 1927, this 30-unit property totals 20,874 SF located in East Hollywood, between Fountain Ave & Santa Monica Blvd providing easy access to Hollywood and Silverlake. This offering presents an investor the opportunity to acquire a well maintained building with a stable income, a 15% loss-to-lease, that can achieve a pro forma CAP rate of 5.73% through further renovations when the units turn. The building features a unit mix of 22 singles and 8 one-bedrooms. The property is being offered at a 13.63 GRM on current income and a low price per unit of \$208,333. The property is located within a newly established Qualified Opportunity Zone for investment, established by the Tax Cuts and Jobs Act, Section 1400Z. Five units are currently vacant, allowing an investor to achieve market rents immediately. Ease of management as gas and electric are separately metered. Community laundry...

Facts & Features

- Sold On 02/09/2021
- Original List Price of \$6,450,000
- 1 Buildings
- Laundry: Community
- \$292711 Net Operating Income

Interior

- Floor: Wood
- Appliances: Gas Oven
- Other Interior Features: Cathedral Ceiling(s)

Exterior**Annual Expenses**

- Total Operating Expense: \$165,230
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	23	0	1		Unfurnished	\$1,230	\$28,286	\$1,450
2:	7	1	1		Unfurnished	\$1,540	\$10,781	\$1,700
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
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5540023001

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 20639874

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