



**Closed** • Duplex

List / Sold: **\$674,913/\$680,000** ↑

**8502 Rose St** • Bellflower 90706

**30 days on the market**

**2 units** • \$337,457/unit • **1,272 sqft** • **5,667 sqft lot** • **\$534.59/sqft** • **Built in 1951**

**Listing ID: PW20256031**

**Downey Rd to Rose St**



\*\*\*\*\* ROOM TO ROAM or RENT ONE and LIVE in the other !! This Clean Corner TWO ON A LOT with Common Yard Space, Block Wall Privacy, a Single Car Garage and ample Off Street Parking . FRONT HOUSE features 2 Bdrms 1 Bath , HARDWOOD Flooring, Breakfast Bar, Step Saver Kitchen with "Shaker Type" cabinetry and Stainless Steel Sink. REAR HOUSE Features 2 Bdrms 1 Bath, Private Entry , Expansive breakfast bar and Stainless Steel sink in Kitchen, Laminated "Wood Style" flooring in Living Room with a Bonus Room for additional living space. Great "Owner User" as well as "Investor" possibilities. This one's ah' Moover and ah' Shaaker, and Someone's Gunna Taaker !!

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$674,913
- 2 Buildings
- 1 Total parking spaces
- Laundry: Individual Room
- \$44952 Gross Scheduled Income
- \$32086.4 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Corner Lot
- Sewer: Sewer Paid

**Annual Expenses**

- Total Operating Expense: \$11,517
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$278
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$562
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,951	\$1,951	\$2,100
2:	1	2	1	0	Unfurnished	\$1,795	\$1,795	\$1,950

**# 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
- RF - Bellflower South of 91 Frwy area
- Los Angeles County
- Parcel # 7162022026

**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: **\$750,888/\$760,000** ↑

**8633 Park St** • Bellflower 90706

**19 days on the market**

**2 units** • **\$375,444/unit** • **1,887 sqft** • **14,882 sqft lot** • **\$402.76/sqft** • **Built in 1947**

**Listing ID: SR20264220**

**Lakewood and Flower**



RARE 14,881 Square Foot Lot with R3\* zoning! has so many possibilities. Huge upside with OPTIONS TO Re-develop the property OR KEEP AS RENTAL HOUSING, OR LIVE IN ONE AND RENT THE OTHER. A true investment opportunity. Currently it's a 2 separate houses on one lot and garages. The Front House is 2 bedrooms & 1 Bath and will be vacant at close of escrow. Back House is a very spacious unit, with large living room, kitchen, 1 Bedroom & 1 Bath. Sprawling flat lot, clean and well kept property/grounds. Must see to really appreciate. Central location, close to everything. Trust Sale, MUST SELL AND VERY MOTIVATED, SOLD in AS-IS & Where Is Condition. PLEASE DO NOT DISTURB THE OCCUPANTS.

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$750,888
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: See Remarks
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01958643
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard, Trust sale
- Rent Controlled
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7107004031

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,095,000/\$1,145,000** ↑

4 days on the market

Listing ID: BB21031202

**Closed** • Duplex

**152 N Florence St** • Burbank 91505

2 units • \$547,500/unit • 1,591 sqft • 6,593 sqft lot • \$719.67/sqft • Built in 1944

Olive to Florence head North



**Facts & Features**

- Sold On 03/05/2021
- Original List Price of \$1,095,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s), Whole House Fan
- Laundry: Gas Dryer Hookup, Inside, See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$16,000
- Electric: \$550.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$800
- 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	2	2	Unfurnished	\$0	\$0	\$3,800
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 610 - Burbank area
- Los Angeles County
- Parcel # 2484017003

**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: **\$499,500/\$485,000** ↓

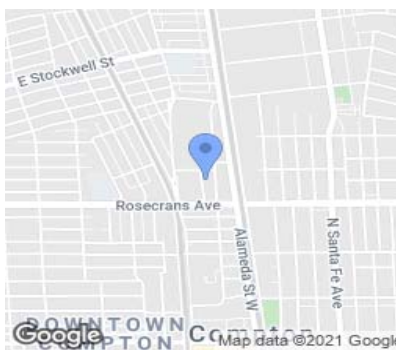
**1216 1218 N Mulberry Ave • Compton 90222**

**94 days on the market**

**2 units • \$249,750/unit • 1,446 sqft • 4,076 sqft lot • \$335.41/sqft • Built in 1929**

**Listing ID: SB20146417**

**North from Rosecrans Ave, just West of Alameda St.**



READY FOR QUICK SALE NOW!!! This is an outstanding investment opportunity for anyone, whether it be a seasoned investor, or someone looking to live in one of the units while deriving the rental income from the other. This property is situated in a strong rental area and ideally located near Public Transportation, Shopping, and City Services. This Duplex has undergone some recent improvements, including new roofs, newer windows, updated bath (one unit). Residences have laminate and/or tile flooring throughout (no carpeting), making it easier to maintain. Exterior features include a long driveway for off-street parking that leads to a detached double garage in the rear with a storage room. One tenant has exclusive use of the garage, and the other tenant uses the private storage room. While the current owner has made improvements, there is still additional upside (value-add) potential with some remaining TLC needed. THIS PROPERTY IS ZONED RESIDENTIAL-HIGH DENSITY; Please confirm with the City of Compton for possible uses, development, or ADU addition/garage conversion, IF permissible.

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$499,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- Laundry: Inside
- \$32400 Gross Scheduled Income
- \$21603 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Appliances: Gas Range, Gas Water Heater, Range Hood
- Other Interior Features: Ceiling Fan(s), Unfurnished

**Exterior**

- Lot Features: Back Yard, Front Yard, Level with Street, Near Public Transit
- Fencing: Chain Link, Needs Repair, Wood, Wrought Iron
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$10,797
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$1,243
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,020
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,400	\$1,400	\$1,650
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,600

**# Of Units With:**

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

**Additional Information**

- Standard sale
- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6167003015

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed**

List / Sold: **\$650,000/\$615,000** ↓

**7310 Dinwiddie St** • Downey 90241

92 days on the market

**2 units** • **\$325,000/unit** • **1,300 sqft** • **14,539 sqft lot** • **\$473.08/sqft** • **Built in 1939**

Listing ID: DW20219307

**WEST OF OLD RIVER SCHOOL RD, NORTH OF FIRESTONE**



2 SMALL HOUSES ON A HUGE LOT. EACH HOUSE IS A 1 BEDROOM 1 BATH HOME. ONE IS BIGGER THAN THE OTHER. PLEASE CALL THE CITY OF DOWNEY PLANNING DEPARTMENT AND ASK ABOUT ADDING AN ADU. THE LOT NEX DOOR OF THE SAME SIZE IS FOR SALE AS WELL. 7314 DINWIDDIE. BOTH HOUSES ARE IN NEED OF SOME WORK. DO NOT DISTURB TENANT AND DO NOT WALK ONTO PROPERTY WITHOUT AN APPOINTMENT. BEFORE SCHEDULING AN APPOINTMENT TO VIEW YOU MUST TALK WITH THE CITYPLANNING DEPT FIRST THEN PROVIDE PROOF OF FUNDS.

**Facts & Features**

- Sold On 03/04/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$9900 Gross Scheduled Income
- \$8700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$2,420
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$700
- 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	1	1	0	Unfurnished	\$825	\$825	\$1,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700

**# Of Units With:**

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

**Additional Information**

- Standard sale
- D3 - Southwest Downey, S of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6229020014

**Michael Lembeck**

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Cell Phone: 714-742-3700

**Re/Max Property Connection**

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

**Closed**

List / Sold: **\$909,000/\$885,000** ↓

68 days on the market

**1225 1227 Colorado Blvd** • Eagle Rock 90041  
**2 units** • \$454,500/unit • 1,410 sqft • 6,208 sqft lot • \$627.66/sqft •  
 Built in 1948

Listing ID: 320004327

From Figueroa Street right on Monte Bonito, Left onto Eagle Vista Dr., right left on Kipling, Left on Wiota.  
 From Colorado left on Eagle Vista Drive, right on Kipling Avenue, right onto Wiota St.



Two houses on a lot in a prime location in Eagle Rock. Thoughtfully updated with stunning amenities. Separate step up entry which provides privacy to each unit. Open kitchen with many cabinets. Tiled and Granite bathrooms. Both houses have AC/Heat, newer shingle roof. Fabulous backyard with long driveway also provides easy access & plenty of off-street parking. The zoning of this property is LC4; possible to add two more units with the approval of LA city building department. Both houses will be deliver vacant at the close of escrow

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$945,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Natural Gas, Central
- Laundry: Inside, Gas Dryer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: Main Floor Bedroom, Living Room
- Floor: Laminate, Tile, Wood
- Appliances: Electric Range, Dishwasher
- Other Interior Features: Granite Counters, Recessed Lighting, Tile Counters

**Exterior**

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

**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	1	1		Unfurnished	\$0	\$875	\$0
3:	0	0	0			\$0	\$0	\$0
4:	0	0	0			\$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: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio: 2
- Ranges: 1
- Refrigerator: 0
- Wall AC: 0

**Additional Information**

- Standard sale
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5691012022

3/7/2021

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: 320004327

Printed: 03/07/2021 7:12:39 PM



**Closed**

List / Sold: **\$599,900/\$580,000** ↓

**3416 Folsom St • East Los Angeles 90063**

**9 days on the market**

**2 units • \$299,950/unit • 1,536 sqft • 6,752 sqft lot • \$377.60/sqft • Built in 1924**

**Listing ID: DW20221355**

**Folsom/ Cesar Chavez**



Great 2 Units in East Los Angeles. This property shows front house as 3 bedrooms 2 bath house with tile floors through out the house. The back unit shows as 2 bedroom 1 bath house. This property has a bonus unit with great rental income which consist of 2 bedroom 1 bath. Great for extra income. Property has great curb appeal with palm tree landscaping and a big back yard with alley access. This property has great views. This property is centrally located near schools, parks, shopping centers and freeways. Hurry this property will not last long in the market.

**Facts & Features**

- Sold On 03/04/2021
- Original List Price of \$599,900
- 1 Buildings
- 0 Total parking spaces
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Yard
- Sewer: Public Sewer

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$2,400
2:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5231026015

**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: **\$717,000/\$718,000** ↑

**420 E Lemon Ave • Glendora 91741**

4 days on the market

**2 units • \$358,500/unit • 1,618 sqft • 7,232 sqft lot • \$443.76/sqft • Built in 1955**

Listing ID: CV21010959

**From Route 66 and Pasadena in Glendora: go north one street to Lemon Avenue. This property is on the south west corner (to the left if looking north).**



Reliable income. Full occupancy. Two identical units of 2 Bedrooms and 1 Bathroom. 4 bedrooms and 2 bathrooms in all. The units are connected at the garages and the dining rooms. Each unit has a large yard next to it. The interior pictures show one entire unit.

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$717,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$39000 Gross Scheduled Income
- \$35868.9 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$3,131
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$893
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,147
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$792
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 6

**Additional Information**

- Standard sale
- 629 - Glendora area
- Los Angeles County
- Parcel # 8639011010

**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: **\$735,000/\$725,000** ↓

**6336 Benson St # 1-2 • Huntington Park 90255**

**73 days on the market**

**2 units • \$367,500/unit • 1,990 sqft • 5,280 sqft lot • \$364.32/sqft • Built in 1927**

**Listing ID: CV20189165**

**East of State North of Gage**



Absolute one of a kind opportunity. First time this property has been offered For Sale in decades. Located in a prime access area within minutes to Cal State LA, USC Keck Hospital, Staples Center, LA Live, Dodger Stadium, Historic San Antonio Winery, Ahmanson Theatre and Walt Disney Concert Hall. This duplex (Front Unit) features 3 bedrooms, 1 Full Bathroom plus office room, livingroom w fireplace, Formal Dining room kitchen and 2 Bedroom ,1 Bathroom (Back Unit )features extra large kitchen with dining area, living room and common laundry area downstairs. (Studio) features sitting room and separate Full Bathroom. Upgrades include newer carpeting and flooring, newer kitchens with oven range tops, newly installed dual pane windows, Professionally customized painted inside and outside. Secured parking accomodates 3 Garage spaces and 3 car parking outside in common driveway. PLEASE DO NOT DISTURB TENANTS.

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$735,000
- 2 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Laundry: Common Area, In Garage, Individual Room, Inside
- \$23700 Gross Scheduled Income
- \$19683 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$1,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01835647
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6319011005

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed • Duplex**

List / Sold: **\$899,999/\$915,000** ↑

**14820 Avis Ave • Lawndale 90260**

**11 days on the market**

**2 units • \$450,000/unit • 2,769 sqft • 6,005 sqft lot • \$330.44/sqft • Built in 1972**

**Listing ID: DW20257356**

**Cross Streets Prairie Ave and 149th St.**



Duplex in Lawndale, live in one and rent the 2nd unit. Property sits on a 6,005 square foot parcel with 2,769 square feet of living and rentable space. The gas and electricity are both individually metered. Each unit offers 3 bedrooms and two bath. Each unit has indoor washer and dryer area. Roof is less than 10 years old, front unit has newer central/heating unit. Front unit has a den that can be used as a 4th bedroom.

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$899,999
- 1 Buildings
- 3 Total parking spaces
- Heating: Central
- Laundry: Inside
- Cap Rate: 5.06
- \$62400 Gross Scheduled Income
- \$45464 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: Living Room

**Exterior**

- Lot Features: 0-1 Unit/Acre
- Fencing: Brick
- Sewer: None

**Annual Expenses**

- Total Operating Expense: \$14,650
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01854412
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance: \$2,286
- 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	3	2	2	Unfurnished	\$1,500	\$1,500	\$2,600
2:	1	3	2	1	Unfurnished	\$1,200	\$1,200	\$2,600

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4077016012

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold: **\$1,200,000/\$1,200,000**

**Closed** •

**2237 2239 Brier Ave** • Los Angeles 90039  
**2 units** • **\$600,000/unit** • **1,702 sqft** • **7,492 sqft lot** • **\$705.05/sqft** •  
**Built in 1922**  
**Heart of silverlake**

**79 days on the market**

**Listing ID: 320004134**



Silverlake Spanish Duplex. Amazing location. First time on market in over 20 years. Many new improvements. Front house is 2 Bedroom and 1 Bath the rear home is 1 Bedroom and 1 Bath. Walking distance to Whole Foods and many restaurants. Super close to the reservoir.

**Facts & Features**

- Sold On 03/01/2021
- Original List Price of \$1,200,000
- 2 Buildings
- 0 Total parking spaces
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Floor: Wood

**Exterior**

**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	\$1,175	\$0
2:	0	1	1		Unfurnished	\$0	\$900	\$0
3:	0	0	0			\$0	\$0	\$0
4:	0	0	0			\$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: 1
- Gas Meters: 1
- Water Meters: 1
- 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 # 5440010004

**Michael Lembeck**

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

**Re/Max Property Connection**

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





List / Sold:

**\$1,895,000/\$1,890,000** ↓

41 days on the market

Listing ID: 21677666

**Closed** •

**2215 Electric St • Los Angeles 90039**

**2 units • \$947,500/unit • 3,360 sqft • 6,402 sqft lot • \$562.50/sqft • Built in 1982**

**Google Maps.**



This stylish Silver Lake duplex is the complete package, offering two large and beautifully remodeled units delivered vacant. The side-by-side dwellings are a showcase of tasteful design with vaulted ceilings, hard surface flooring and abundant natural light throughout. Identical layouts are finished with different color palettes, each providing three bedrooms, two full baths, a powder room, laundry, private outdoor space and two-vehicle carport parking per unit. Kitchens are airy and open with center islands and stainless appliances. In the terraced side yard, each occupant can enjoy their own serene, sustainably-landscaped environment for outdoor relaxation. Amenities include central air conditioning and handy basement storage. Ideal for an owner-user or investor seeking income, this rare and special duplex makes foraging easy at nearby Whole Foods 365, Silver Lake Wine, Gingergrass, Burgers Never Say Die and more. The Silver Lake Reservoir is just a few blocks away.

**Facts & Features**

- Sold On 03/04/2021
- Original List Price of \$1,895,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$116203 Net Operating Income

**Interior**

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

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$23,477
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5440012041

**Michael Lembeck**  
State License #: 01019397

**Re/Max Property Connection**  
State License #: 01891031

3/7/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21677666

Printed: 03/07/2021 7:12:39 PM

**Closed** •

List / Sold: **\$645,000/\$625,000** ↓

**156 S Pecan St** • Los Angeles 90033

126 days on the market

**2 units** • **\$322,500/unit** • **1,665 sqft** • **3,399 sqft lot** • **\$375.38/sqft** •  
**Built in 1905**

Listing ID: 20621720

Heading west on 4th street, passing the intersection of Boyle. On the first street, Pecan, make a right. Coming off the Santa Ana Fwy, exit fourth st and make a right on the first street off the fwy.



Investment opportunity at its finest! Do not miss out on this centrally located two-unit property! The up and coming neighborhood of Boyle Heights, minutes away from Downtown Los Angeles and Arts District. Surrounded by other thriving neighborhoods, multiple opportunities are possible. Main house has three bedrooms and 1.5 bathroom and a large bonus area that can be made a laundry area or extra storage, while the second unit has three sizeable rooms! Both units have a spacious basement that can possibly be made into more living space! Long term tenants, Easy access to the freeway, and located across the street from Dolores Missions School/park!

**Facts & Features**

- Sold On 03/01/2021
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- \$23663 Net Operating Income

**Interior**

**Exterior**

- Sewer: Other

**Annual Expenses**

- Total Operating Expense: \$11,137
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01942714
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,700	\$1,700	\$1,750
2:	2	2	1		Unfurnished	\$1,200	\$1,200	\$1,236
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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5172001006

**Michael Lembeck**

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

**Re/Max Property Connection**

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





**Closed • Duplex**

List / Sold: **\$949,000/\$925,000** ↓

**209 N Mathews St • Los Angeles 90033**

**91 days on the market**

**2 units • \$474,500/unit • 1,658 sqft • 8,846 sqft lot • \$557.90/sqft • Built in 1908**

**Listing ID: SW20216681**

**Located on N. Mathews between Michigan and Pennsylvania**



Introducing this excellent investment opportunity near USC Medical Center to redevelop this duplex and build up, up, up! This property is zoned Tier2 R3 Transit Oriented Communities (TOC) and falls within the new economic opportunity zone. With this lot being over 8800sf, under the new TOC regulations, a developer may be able to build up to 16 units which would make it just under \$60k per door!! The updated TOC guidelines also provide for reduced parking and setback requirements. Located just minutes from the LA USC Medical center and USC Health Sciences Campus makes this a prime location for investors to capture high rents and competitive demand from both healthcare workers and students wanting to live nearby! (Buyer and buyer's agent to do their due diligence and verify all zoning and TOC rules and regulations with the Los Angeles department of Building and Safety).

**Facts & Features**

- Sold On 03/01/2021
- Original List Price of \$949,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: See Remarks
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02031487
- 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	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

**# Of Units With:**

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

**Additional Information**

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5180002005

**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: **\$995,000/\$995,000**

**419 S Lorena St** • Los Angeles 90063

**11 days on the market**

**2 units** • \$497,500/unit • **3,095 sqft** • **4,596 sqft lot** • **\$321.49/sqft** • **Built in 2017**

**Listing ID: 21678098**

**North of the 60 Fwy, South of 4th Street**



Welcome to 419 Lorena St, a newly constructed duplex in the heart of Boyle Heights. Each unit contains 4 bedrooms and 2 bathrooms equipped with master bedrooms, open concept kitchens, laundry, parking, and much more! Both units are rented creating the opportunity for cash flow and a great addition to any portfolio. Actual income of \$6,590 month and separately metered so tenants pay all utilities. Conveniently located to the 60 fwy, Cal State LA, and Downtown Los Angeles. Close distance to the Metro Gold Line. A Must See!

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$995,000
- 1 Buildings

**Interior**

- Appliances: Dishwasher, Disposal, Refrigerator

**Exterior**

- Security Features: Gated Community

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01523891
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$3,395	\$3,395	\$3,395
2:	1	4	2		Unfurnished	\$3,195	\$3,195	\$3,195
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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5186009005

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$1,650,000/\$3,000,000** ↑

**Closed** •

0 days on the market

**823 N Ogden Dr • Los Angeles 90046**  
**2 units • \$825,000/unit • 1,872 sqft • 6,499 sqft lot • \$1602.56/sqft •**  
**Built in 1923**

Listing ID: 21675816

**Take 10 FWY East to Fairfax Ave, Head North Fairfax Avenue. Turn right onto Waring Ave, then Turn left at the 2nd cross street onto N Ogden Drive.**



823 - 825 N Ogden Drive, Los Angeles, CA 90046, consist of a duplex on the 6,498 SF lot zoned LARD 2. The property is located in the well-established submarket of Los Angeles known as The Melrose District and neighbors Fairfax, West Hollywood, and Beverly Grove. Behind the busy shopping district are streets of modest, attractive bungalows mostly built in the early 1920s many of which are being torn-down, remodeled or restored to their original glory. Great walkability is a hallmark of The Melrose District. With a Walk Score of 96, the property is a short walk to Melrose Ave, Fairfax Ave, and Santa Monica Blvd. it features (2) one-bedroom / one-bath units, within 1,872 gross sqft on a 0.15-acre lot. Ownership renovated bathrooms with new flooring, built-in shelves, new faucets & mirror. Landlord pays for the water utilities. This is a great opportunity for an investor interested in the property as an investment, or for land value for construction of a single-family home.

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$1,650,000
- 1 Buildings
- Heating: Central
- \$15834 Net Operating Income

**Interior**

**Exterior**

- Security Features: Carbon Monoxide Detector(s)

**Annual Expenses**

- Total Operating Expense: \$28,952
- 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	\$1,492	\$1,492	\$2,295
2:	1	1	1		Unfurnished	\$2,295	\$1,492	\$2,295
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5527003019

Michael Lembeck

Re/Max Property Connection

3/7/2021

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: 21675816

Printed: 03/07/2021 7:12:40 PM



**Closed**

List / Sold: **\$719,000/\$730,000** ↑

**1642 S Berendo St** • Los Angeles 90006  
**2 units** • \$359,500/unit • 1,489 sqft • 4,520 sqft lot • \$490.26/sqft •  
 Built in 1903  
 South of Venice Bl, Between Normandie and Vermont

1 days on the market  
 Listing ID: 21679154



Great investment opportunity! Property to be sold in its AS-IS condition. Close to Korea Town, Downtown, 110 FWY, 10, FWY. All unit will be delivered at the close of escrow.

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$719,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Outside

**Interior**

- Appliances: Dishwasher, Microwave

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01503134
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$1,500
2:	2	2	1		Unfurnished	\$1,500	\$1,500	\$1,500
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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5075018014

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,188,880/\$1,170,000** ↓

55 days on the market

Listing ID: 20655078

**Closed** •

**2614 S Victoria Ave** • Los Angeles 90016

**2 units** • **\$594,440/unit** • **2,931 sqft** • **6,750 sqft lot** • **\$399.18/sqft** • **Built in 2002**

**West of Crenshaw / South of Adams**



\*\*\*C2-1 Zoning\*\*\* 2002 Built Beautiful Duplex is situated in West Adams - Baldwin Hills - Leimert. This Property features 7 beds, 5 baths. Downstairs consists of 3 beds, 2 baths and upstairs consists of 4 beds, 3 baths. Upstairs recently upgraded laminate flooring and kitchen with Quartz Countertop. Huge attic space for multi purpose use. Fenced with automated gate. Separately metered Gas and Electricity. Upstairs will be delivered vacant but lower unit needs to stay upto two months at \$2,200/month. Available to convert garage to living area ( check with City). Close to Culver City, Gove, LACMA, USC, DTLA. Over 10 parking plus spaces. \*\*DRIVE BY ONLY\*\* SUBJECT TO INSPECTION.

**Facts & Features**

- Sold On 03/04/2021
- Original List Price of \$1,188,880
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace

**Interior**

- Rooms: Attic, Family Room, Master Bathroom, Walk-In Closet
- Appliances: Dishwasher, Disposal, Range, Oven
- Other Interior Features: Pull Down Stairs to Attic, Storage
- Floor: Tile, Wood, Laminate, Carpet

**Exterior**

- Lot Features: Back Yard, Front Yard
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Window Bars

**Annual Expenses**

- Total Operating Expense: \$0
- Insurance:
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash:
- Water/Sewer:
- Cable TV: 01256714
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

**Unit Details**

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

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5050001002

3/7/2021

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: 20655078

Printed: 03/07/2021 7:12:40 PM

List / Sold:

**\$1,265,000/\$1,312,000** ↑

14 days on the market

Listing ID: 21679774

**Closed** •

**1507 Carmona Ave** • Los Angeles 90019

**2 units** • \$632,500/unit • 2,143 sqft • 5,306 sqft lot • \$612.23/sqft • Built in 1925

**In Prime Picfair Village. South of Pico Blvd, West of Hauser Blvd**



Two Beautiful Spanish Homes On One Lot In Popular Picfair Village! This RARE 2-On-a-lot opportunity has been lovingly remodeled and is not to be missed. Two completely separate "California Dreamin'" Spanish bungalows, EACH WITH OWN PRIVATE YARD! Highly desirable Spanish architecture w/ great curb appeal and stunning details throughout. Each home features large remodeled kitchen, 2 large bedrooms, & luxury bathroom. They both enjoy having their own privately-gated, drought resistant backyard - perfect little oasis! Other highlights: hardwood floors throughout + Carrara marble counters + central AC + laundry rooms in each home + copper plumbing + updated electrical + large open rooms w/ light and bright windows. Prime central location to Culver City, Miracle Mile, West Adams, Beverly Hills, 10 freeway & The Expo Line. Back unit being delivered vacant. Perfect for an owner-occupant or perfect "in-demand" stand-alone rental units. Welcome Home!

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$1,265,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$52000 Net Operating Income

**Interior**

- Floor: Wood
- Appliances: Dishwasher

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$21,080
- 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	\$2,690	\$2,690	\$2,690
2:	1	2	1		Unfurnished	\$0	\$0	\$3,400
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5069025015

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031

3/7/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21679774

Printed: 03/07/2021 7:12:40 PM

**Closed** •

List / Sold: **\$1,100,000/\$910,000** ↓

**5112 Packard St** • Los Angeles 90019

17 days on the market

2 units • \$550,000/unit • 2,892 sqft • 2,907 sqft lot • \$314.66/sqft • Built in 1929

Listing ID: 20670422

North of Pico Blvd one block and West of La Brea Ave three blocks



This duplex has one apartment up and one downstairs each with two bedrooms and one bath. Original 1929 details include raised and curved living room ceiling upstairs, front balconies on each, tile bathrooms with stall showers. Each apartment is approx 1400 Square feet. This is suitable for owner/user, and investor. Bring your decorator

**Facts & Features**

- Sold On 03/04/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Heating: Natural Gas
- \$42000 Net Operating Income

**Interior**

- Rooms: Entry, Living Room
- Floor: Wood
- Appliances: None
- Other Interior Features: Cathedral Ceiling(s)

**Exterior**

- Sewer: Other

**Annual Expenses**

- Total Operating Expense: \$25,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00326487
- 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	\$1,800	\$1,800	\$2,800
2:	1	2	1		Unfurnished	\$0	\$0	\$2,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5070006015

**Michael Lembeck**

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

**Re/Max Property Connection**

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





List / Sold:

**\$1,659,000/\$1,600,000** ↓

172 days on the market

Listing ID: 20604922

**Closed** •

**7924 W 4Th St** • Los Angeles 90048

**2 units** • **\$829,500/unit** • **3,784 sqft** • **6,250 sqft lot** • **\$422.83/sqft** • **Built in 1928**

South of 3rd Street, north of Wilshire, west of Fairfax, east of Crescent Heights



BEAUTIFUL AND SPACIOUS SPANISH DUPLEX IN BEVERLY GROVE. This character-rich duplex ideally located on Fourth Street features expansive living rooms with fireplaces and picture windows, kitchens with breakfast areas and separate laundry rooms with convenient side entries, large formal dining rooms, and center hall floor plans with three generous bedrooms including one ensuite bedroom. Each unit offers period details such as built-ins, archways, French windows, hardwood floors and period tile work. The upper unit features a large side balcony off the dining room and the kitchen, breakfast room and dining room have been opened to create a more contemporary space. There is a private shared yard and three single garages. Ideally located just a stone's throw from Third Street, The Grove, Farmer's Market and in the Hancock Park Elementary school district, this property is excellent for an owner/user or investor. Upper unit will be delivered vacant.

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$1,950,000
- 1 Buildings

**Interior**

- Appliances: Dishwasher, Refrigerator

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- 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	3	2		Unfurnished	\$3,300	\$3,300	\$0
2:	1	3	2		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**

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5511039026

**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: **\$559,000/\$480,000** ↓

**918 E 76th St** • Los Angeles 90001

**43 days on the market**

**2 units** • \$279,500/unit • **5,103 sqft** • **5,103 sqft lot** • **\$94.06/sqft** • **Built in 1948**

**Listing ID: DW20207260**

**Off of S. Central Ave.**



GREAT OPPORTUNITY TWO ON THE LOT !!!!! This is a great investment opportunity for Dual family .Or simply live in one and rent the other . With extra room in each unit to make this your own .well-sized bedrooms, contemporary bathrooms, washer and dryer hookups, and plenty of driveway parking. There is also a private backyard where you can host guests or simply kick back and relax in the sun. This central duplex is close to shopping, schools, public transportation and is an exciting investment opportunity to take advantage of . Don't let this opportunity pass you by . PLease do not go with out an appointment thank you .

**Facts & Features**

- Sold On 03/04/2021
- Original List Price of \$559,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Laundry: In Kitchen
- \$1600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01206776
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$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
- C23 - Metropolitan area
- Los Angeles County
- Parcel # 6023020012

**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: **\$759,000/\$675,000** ↓

**3607 Adair St • Los Angeles 90011**

**32 days on the market**

**2 units • \$379,500/unit • 2,744 sqft • 5,418 sqft lot • \$245.99/sqft • Built in 2000**

**Listing ID: CV20242838**

**Jefferson/ Avalon**



Well kept duplex in the City of Los Angeles, close to shopping, downtown Los Angeles, garage is converted to ADU, buyer to verify with city regarding permits if any, Live in one unit and rent the other.

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$759,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$7600 Gross Scheduled Income
- \$6600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

**Interior**

- Floor: Laminate, Tile

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$20,335
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,560
- Cable TV: 02081451
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,200
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$5,000	\$5,000	\$5,000
2:	1	3	2	0	Unfurnished	\$2,600	\$2,600	\$2,600

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5121014002

**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: **\$669,000/\$655,000** ↓

**410 E 118Th St** • Los Angeles 90061

**37 days on the market**

**2 units** • **\$334,500/unit** • **2,712 sqft** • **5,560 sqft lot** • **\$241.52/sqft** • **Built in 1969**

**Listing ID: 20660424**

**In between San Pedro Street and Avalon Blvd**



ONE UNIT TO BE VACANT BY THE CLOSE OF ESCROW! New improvements made to this large Duplex! Fully occupied, upside in rents! Each unit is two stories and consists of four bedrooms, two bathroom units with a private gate, long driveway, and plenty of parking. Each unit has washer/dryer. Scheduled monthly rent is \$3,398 gross (\$1,738 and \$1,660). Seller pays water, sewer and exterior electricity. Tenants pay their gas, electricity and trash. The exterior has newer paint, landscaping, and perimeter fencing plus the driveway has just been resurfaced. The property is conveniently located close to the 105 and 110 freeways making it less than 10 miles to LAX and downtown LA and only 7 miles from SoFi Stadium. The nearest metro stop, the Avalon Station on the Green Line, is less than 2 blocks away, making it convenient access to public transportation.. ALL VISISTORS must sign a PEAD form prior to entering the property. Everyone must follow LA City CDC guidelines

**Facts & Features**

- Sold On 03/04/2021
- Original List Price of \$669,000
- 1 Buildings

**Interior**

**Exterior**

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$1,739	\$1,739	\$1,739
2:	1	4	2		Unfurnished	\$1,660	\$1,660	\$1,660
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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6083021010

**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: **\$637,200/\$624,000** ↓

**300 E 25th St** • Los Angeles 90011

**2 units** • **\$318,600/unit** • **2,023 sqft** • **7,303 sqft lot** • **\$308.45/sqft** • **Built in 1908**

**Xst Maple Ave, North of Adams**

**5 days on the market**

**Listing ID: DW21010398**



Prime location, in a qualified opportunity zone, Multi-family units have already been built on this very street. Has gate to the long driveway, two separate units, Front has 4 bd 1.5 baths, rear unit has 1 bd 1 bath. Easy access to freeways, DTLA, USC, LA Coliseum, Banc of California Stadium, Staple Center, LA Convention Center, Strong rental area.

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$637,200
- 2 Buildings
- 7 Total parking spaces
- \$34752 Gross Scheduled Income
- \$29080 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$11,846
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$524
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,364
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	3	Unfurnished	\$1,856	\$1,856	\$2,800
2:	1	1	1	2	Unfurnished	\$1,040	\$1,040	\$1,600

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5127036017

**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: **\$639,000/\$625,000** ↑

**217 E 59th Pl • Los Angeles 90003**

**12 days on the market**

**2 units • \$319,500/unit • 1,816 sqft • 5,353 sqft lot • \$344.16/sqft • Built in 1925**

**Listing ID: RS20237117**

**San Pedro & S. Main St.**



**\*\*\* LOCATION \*\*\* LOCATION \*\*\* LOCATION \*\*\*** Come on by, This home WILL NOT LAST !!! LIVE IN ONE RENT THE OTHER!!! , This is a multi-family home located in the City of Los Angeles. This Duplex consist in a 2 Bedroom 1 bath and back unit 2 is 3 bedroom 1 bath, sits on a 5,353 Sq. Ft. lot. Bathrooms has been remodeled in each of the units. Zoning LAR3 great potential. Home is centrally located near schools, shops, restaurants, parks. recreational centers, grocery stores and easy access to 110 freeway

**Facts & Features**

- Sold On 03/04/2021
- Original List Price of \$620,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup
- \$40800 Gross Scheduled Income
- \$33856 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Floor: Laminate, Tile

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$6,844
- Electric: \$1,200.00
- Gas:
- Furniture Replacement:
- Trash: \$144
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,100
- 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	3	1	0	Unfurnished	\$2,000	\$2,000	\$2,200
2:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,700

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6006003006

**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: **\$675,000/\$675,000** ↓

**2230 E 120th St** • Los Angeles 90059

175 days on the market

2 units • \$337,500/unit • 2,441 sqft • 10,084 sqft lot • \$276.53/sqft • Built in 1941

Listing ID: SW20148100

Mona St. / 120th St.



Great property for investors or owners use 1- 4 bedrooms 2 Bath 1- 2 Bedrooms 1 Bath, Closed to Plaza Mexico, Martin Luther King Hospital, Shopping centers, Stores, Restaurants, Banks Etc. lot size is 10,084.

**Facts & Features**

- Sold On 03/05/2021
- Original List Price of \$695,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Inside
- \$35400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Lawn
- 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	\$1,500	\$1,500	\$1,650
2:	1	4	2	0	Unfurnished	\$1,450	\$1,450	\$2,600

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6150024030

**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: **\$750,000/\$780,000** ↑

**1038 W 97th St • Los Angeles 90044**

**1 days on the market**

**2 units • \$375,000/unit • 2,380 sqft • 6,504 sqft lot • \$327.73/sqft • Built in 1921**

**Listing ID: SB21004709**

**West of S Vermont Ave**



Nicely updated units just blocks away from the new SoFi stadium! These turn key units are perfect for owner-user or investors looking for great income. This private and gated street to alley duplex located in Los Angeles features 2 homes on a lot, each unit has 4 bedrooms and 2 full bathrooms, laundry plus a 1 car attached garage. Extensively remodeled in 2017- new kitchens, bathrooms, flooring, and paint. Just minutes from LAX, SoFi Stadium, SpaceX, and the 105/110 freeways. Won't last around 6%+ cap rate!

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- Laundry: In Closet
- Cap Rate: 6
- \$66600 Gross Scheduled Income
- \$44850 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: Family Room, Kitchen
- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Range, Refrigerator
- Other Interior Features: Open Floorplan, Recessed Lighting

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$21,570
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,742
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,907
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$2,700	\$2,700	\$2,700
2:	1	4	2	1	Unfurnished	\$2,850	\$2,850	\$2,850

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6056015031

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,850,000/\$2,055,000** ↑

32 days on the market

Listing ID: P1-3030

**Closed** • **Single Family Residence**

**651 S Mentor Ave** • Pasadena 91106

**2 units** • **\$925,000/unit** • **sqft** • **8,400 sqft lot** • **No \$/Sqft data** • **Built in 1906**

**South of California, East of Lake.**



Updated character 1906 Craftsman style 4 bedroom/2 bath home with a 2 bedroom/ 1 bath guest house located near South Lake, Caltech and Polytechnic School. The light-filled living room showcases beautiful coffered ceilings, gas fireplace with clinker brick surround and adjoining inglenook with built-in bench seat and bookcase. The dining room features an original built-in buffet and side door to the wide wrap-around covered porch. Updated for modern living, the kitchen features Carrara marble counters with tile backsplash, custom walnut cabinets, a Sub Zero built-in refrigerator, and a 6-burner Viking range with double ovens and griddle, recessed lighting, and built-in banquette. A charming rear patio with built-in gas barbecue is the perfect place to dine under a new pergola, rebuilt in 2019. The updated downstairs bath features marble counter and floor, beautiful subway tile and handsome chrome sconces. Upstairs was renovated in 2020. There are 2 bedrooms, including an updated spacious master suite with walk-in closet and updated bath with oversized shower with bench seat and a separate toilet room. Additional features include: hardwood floors throughout the main house, wide concrete driveway with additional parking.

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

**Interior**

- Rooms: Kitchen, Living Room
- Floor: Wood

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

3/7/2021

- Standard sale

Matrix

- 647 - Pasadena (SW) area
- Los Angeles County
- Parcel # 5327020003

**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: P1-3030

Printed: 03/07/2021 7:12:40 PM



**Closed** • **Single Family Residence**

List / Sold: **\$878,000/\$840,000** ↓

**7539 Vanalden Ave** • Reseda 91335

**10 days on the market**

**2 units** • **\$439,000/unit** • **2,160 sqft** • **6,763 sqft lot** • **\$388.89/sqft** • **Built in 1941**

**Listing ID: SR21002939**

**East of Tampa, South of Satcoy**



Great income potential with 2 new;y remodeled units. Main house is a 3 bedroom, 2 bath 1460 sq ft with new kitchen and new bathrooms. All new quality appliances. Second unit is a 2 bedroom 2 bath fully permitted ADU with a separate address and electric meter. Both units have laundry hook ups and private back yards. Freshly painted inside and out and a 30 year roof.

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$878,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment
- Heating: Central, Electric, High Efficiency
- Laundry: Inside
- \$5400 Gross Scheduled Income
- \$5400 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Galley Kitchen, Main Floor Bedroom
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Free-Standing Range, High Efficiency Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Water Line to Refrigerator
- Other Interior Features: Copper Plumbing Full, Granite Counters

**Exterior**

- Lot Features: Front Yard, Lawn, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Block, Wood
- Sewer: Public Sewer

**Annual Expenses**

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

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- RES - Reseda area
- Los Angeles County
- Parcel # 2104017012

**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: **\$850,000/\$825,000** ↓

**850 W 29th St • San Pedro 90731**

**21 days on the market**

**2 units • \$425,000/unit • 2,508 sqft • 6,514 sqft lot • \$328.95/sqft • Built in 1951**

**Listing ID: SB21004501**

**Palisades**



This is currently and legally a single-family home. However, there is an upstairs master-suite that could easily be used as a separate living area. Has a family room, fireplace, bedroom, and bath. Great for an "in-law" unit or rent the 2 Bedroom, 2 bathrooms downstairs part of the house and live upstairs. The upstairs comes from the garage and can easily be adjusted to have a separate entrance. Would be great to combine the upstairs with the massive approximately 600 square feet garage (garage has tall ceilings to accommodate an RV approximately 14 feet high). Could possibly make it a legal 2 unit but calling it an ADU Accessory Dwelling Unit.

**Facts & Features**

- Sold On 03/05/2021
- Original List Price of \$875,000
- 1 Buildings
- Levels: One, Two
- 10 Total parking spaces
- Laundry: In Garage
- \$48000 Gross Scheduled Income
- \$33000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Walkstreet
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$16,668
- Electric: \$2,500.00
- Gas: \$730
- Furniture Replacement:
- Trash: \$500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# 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
- 180 - Palisades area
- Los Angeles County
- Parcel # 7469005008

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,149,000/\$1,125,000** ↓

11 days on the market

Listing ID: SR20260579

**Closed** • Duplex

**5651 Kester Ave** • Sherman Oaks 91411

**2 units** • \$574,500/unit • 2,196 sqft • 6,001 sqft lot • \$512.30/sqft • Built in 1951

**Burbank Blvd and Kester Ave Not of Burbank.**



Situated on a tree-lined residential street in prime Sherman Oaks, this light, bright renovated duplex features dual two-bedroom, one-bath residences. A flat, front grassy yard leads to the residences, each with recently updated kitchens, baths and amenities. Sun-filled interiors feature porcelain tile and carpeted floors, granite kitchen and bath countertops, vinyl dual pane windows and stackable laundry in each residence. The rear residence features a two-car garage, carport, and opens through sliding glass doors from the living room and primary bedroom to a spacious lounging and dining patio with a pergola, rose bushes and an orange tree. Features include tankless water heaters, central A/C and heat, updated electrical and copper plumbing. From its quiet yet central location, the duplex is moments from Lake Balboa and close to Ventura Blvd shops and restaurants, the 101 and 405 freeways. Rear unit is owner occupied and will be delivered vacant.

**Facts & Features**

- Sold On 03/01/2021
- Original List Price of \$1,149,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside, Stackable
- \$63180 Gross Scheduled Income
- \$46783 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Family Room, Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Oven, Microwave, Refrigerator, Tankless Water Heater
- Other Interior Features: Copper Plumbing Full, Crown Molding, Granite Counters, Open Floorplan

**Exterior**

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Landscaped, Rectangular Lot, Paved, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$16,397
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01334750
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,265	\$2,265	\$2,265
2:	1	2	1	2	Unfurnished	\$0	\$0	\$3,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2243014022

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$1,950,000/\$1,750,000** ↓

111 days on the market

Listing ID: SR20163252

**Closed** • Duplex

**6119 Temple City Blvd** • Temple City 91780

**2 units** • \$975,000/unit • 2,987 sqft • 14,715 sqft lot • \$585.87/sqft • Built in 1949

**S Michillinda Ave and Sunset Blvd to Temple City Blvd**



Come and see this great investment opportunity in Temple City! Some of the features of this DUPLEX include: Fantastic lot of almost 15,000 square feet, PRIME location, Main house has 3 beds + Loft & 1 bath, Guest house is a 1 bed & 1 bath, Covered patio in backyard, and so much more! You will not want to miss out!

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$1,950,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: See Remarks
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Back Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01198413
- 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	\$0	\$0	\$1,000

**# 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
- 661 - Temple City area
- Los Angeles County
- Parcel # 5385012007

**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: **\$869,000/\$855,000** ↓

**1621 W Del Amo Blvd** • Torrance 90501

163 days on the market

**2 units** • \$434,500/unit • **2,194 sqft** • **6,000 sqft lot** • **\$389.70/sqft** • **Built in 1944**

Listing ID: 20618198

East of Western Ave and North of Del Amo Blvd



Rare opportunity to own this beautiful Duplex located in Torrance. Clean and Well Maintained with Tremendous curb appeal, meticulous landscaping. The front home number is 1623. Unit# 1623 is open, spacious, bright 2 beds and 2 baths! The owner removed one room to use a huge room even though title shows 3 bedrooms. The house has been updated and is very clean and ready to move into! Back unit number is 1621. Unit# 1621 is 2 beds and 1 bath remodeled in 2019. And owner added 214 Sq Ft playground permitted next to garage. For the parking, 2 car garage and open 3 car parking space. The Highly Desirable Area makes these Units Rarely Vacant and Easy to Rent occupied front unit, This property will be sold absolutely As Is . Perfect for Investment and/or Owner Occupant. Dont hesitate!

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$890,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Central
- \$44800 Net Operating Income

**Interior**

- Appliances: Dishwasher, Disposal, Microwave

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$13,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$3,000
2:	1	2	1		Unfurnished	\$1,680	\$1,676	\$2,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7351004010

**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: **\$874,900/\$865,000** ↓

**1017 Milton St • Torrance 90502**

**28 days on the market**

**2 units • \$437,450/unit • 2,045 sqft • 4,096 sqft lot • \$422.98/sqft • Built in 1950**

**Listing ID: PW20263958**

**OFF TORRANCE IN BETWEEN VERMONT AND NORMANDIE**



2 HOMES IN 1 LOT. Welcome Home to this fully remodeled home with a brand new permitted ADU in the back. Both units remodeled and built with permits. The front unit has been completely redone with new flooring, new kitchen and bathrooms, new paint and new roof. The front unit has 2 bedrooms on the first floor and an oversized master suite the entire 2nd floor. The back unit is a brand new 2 bed, 1 bath ADU with everything new top to bottom. There is enough parking space in the drive way for up to 5 vehicles. This home is perfect for 2 families or for someone that wants to live in one and rent the ADU. Tax record shows only 2 Bedrooms 2 baths. Permits and inspection finals will be in supplementals. Buyer(s) and Buyer's Agent responsible for verifying all data as well as any and all permits. Property sold AS IS, no Seller repairs. Submit all offers. This home is a must see! Professional pictures coming soon!

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$874,900
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Central
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# 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
- 123 - County Strip area
- Los Angeles County
- Parcel # 7350018019

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed • Triplex**

List / Sold: **\$828,888/\$828,888**

**325 N Atlantic Blvd • Alhambra 91801**

**7 days on the market**

**3 units • \$276,296/unit • 2,044 sqft • 8,503 sqft lot • \$405.52/sqft • Built in 1922**

**Listing ID: CV20254327**

**Corner of Atlantic & St Charles Terrace**



Triplex in Highly Desirable rental area of Alhambra! First unit is a 3 bed, 1 bath with Hardwood Floors, High Ceilings, Lrg Living Rm, Lrg Dining Rm, Wide Galley Kitchen, Lrg Windows, Walk-In Closets, Indoor Laundry Rm, Lots of Storage & uses the Front Yard! The 2nd unit is a separate Cottage with 1 bed, 1 bath, Hardwood Floors, High Ceilings, Wik-In Closet, Extra Storage, Fireplace, Lots of Windows, 50's Kitchen with Lrg Pantry, Indoor Laundry Room, and has a fenced off Backyard & Patio! 3rd unit is a Studio above main house with Separate Entrance, that has a spacious Living/Dining/Sleeping area, Lrg Walk-In Closet with Extra Storage, 3/4 Bathroom, Cute Kitchen with Lrge Walk-In Pantry & fenced off Backyard! The Property has 2 one-car Garages with a Separate Storage Unit attached. The property needs cosmetic repairs, but has huge rental income potential! Must See!

**Facts & Features**

- Sold On 03/05/2021
- Original List Price of \$828,888
- 2 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- Laundry: See Remarks
- \$49200 Gross Scheduled Income
- \$37740 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Corner Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$11,460
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01406329
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management: 2400
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,050	\$1,050	\$2,100
2:	1	1	1	1	Unfurnished	\$950	\$950	\$1,200
3:	1	0	1	0	Unfurnished	\$485	\$485	\$900

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5338024014

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,150,000/\$1,100,000** ↓

54 days on the market

Listing ID: AR20234223

**Closed** •

**1708 S Sierra Vista Ave** • Alhambra 91801

**3 units** • **\$383,333/unit** • **2,649 sqft** • **8,460 sqft lot** • **\$415.25/sqft** • **Built in 1963**

**S/Valley**



Well maintained 3 unit Rental Income Property. Front Building has 3 bedrooms, 2 bathrooms approximately 1549 square feet. Back building has 2 identical 1 bedroom 1 bathroom units with living room, kitchen and dining area. Each unit has laundry hookup. Three car garages and open parking area. Great Location! Live in one and rent the other two! Rents are below market.

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$54600 Gross Scheduled Income
- \$36675 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Floor: Carpet, Laminate

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$17,925
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01096983
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,550
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,200	\$2,200	\$2,500
2:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,400
3:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,400

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5359021010

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,095,000/\$1,108,888** ↑

7 days on the market

**Closed** •

**15334 Woodruff Pl • Bellflower 90706**

**3 units • \$365,000/unit • 3,150 sqft • 8,737 sqft lot • \$352.03/sqft • Built in 1970**

**Listing ID: OC21004580**

**Exit the 605 off Alondra going west and right on Woodruff Ave, then left on Woodruff Place (on right corner).**



This Triplex is in a prime location in Bellflower, directly across the street from Bellflower High School. Front unit is a 3 bedroom 2 bath, in great shape and very clean, has a white brick fireplace, 2 car garage, private laundry room and 2 side backyards with lots of fruit trees. New water heaters, New 3 year old Roof, New water heater, new water lines and plumbing done. The 2 back upstairs units are large living rooms with 2 bedroom 1 bath. Each has their own private garage and an extra garage. A Unique huge lot with plenty of extra parking. Buyer could check with city to see about adding on another unit over garage. Plenty of room for more parking.

**Facts & Features**

- Sold On 03/01/2021
- Original List Price of \$1,095,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Common Area, Community
- \$61200 Gross Scheduled Income
- \$57840 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$19,060
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$780
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	7	4	4	Unfurnished	\$5,100	\$5,100	\$5,100

**# 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
- RH - Bellflower N of Alondra, E of Bellflower area
- Los Angeles County
- Parcel # 6274034028

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,300,000/\$1,140,000** ↓

36 days on the market

Listing ID: IV20259202

**Closed** •

**1011 Myrtle Ave • Inglewood 90301**

**3 units • \$433,333/unit • 2,646 sqft • 11,713 sqft lot • \$430.84/sqft • Built in 1912**

**Century & Prairie**



\*\*\*LOCATION LOCATION\*\*\* THIS TRIPLEX IS DIRECTLY ACROSS THE CENTINELA HOSPITAL IN WALKING DISTANCE TO THE HOLLYWOOD PARK CASINO AND THE NEW SOFI STADIUM with The RAMS, The CLIPPERS & The CHARGERS also Moving Here to INGLEWOOD CALIFORNIA, An Incorporated City is Under Major Construction & is Being Transformed into the CITY OF THE FUTURE. These Extraordinary Events Have Spurred Businesses to Build Here too. This Property is near Recreation, Shopping, Restaurants, Convenient Access to the 405 & 105 Freeways And Just Minutes from LAX. This Great Neighborhood is Close to Major Streets for Easy Commuting to the Beach or Anywhere in Los Angeles! This Property Sits on a 11,713 Sq Lot with 2,646 in Living Space And a Nice Front and Back Yard. The Front Unit and Center Unit Feature 3 bedrooms and 1 bath. The Back Unit has 2 Bedrooms and 1 Bath. Additionally, the Subject Property has a Separate Three Car Garage and a Spacious Carport with Enough Space to Safely Park 4 Cars. Each Unit has a its Separate Electricity and Gas Meter. \*\*DON'T MISS THIS OPPORTUNITY\*\*in this Great Neighborhood Currently Seeing Several Large-Scale Developments.

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$1,300,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: Gas Dryer Hookup
- \$2600 Gross Scheduled Income
- \$200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$7,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 02004120
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management: 1
- Water/Sewer: \$60
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,300	\$2,600	\$0
2:	1	3	1	1	Unfurnished	\$700	\$2,600	\$0
3:	1	2	1	1	Unfurnished	\$700	\$2,400	\$0

**# Of Units With:**

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

**Additional Information**

- Standard, Trust sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4024016015

**Michael Lembeck**

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

**Re/Max Property Connection**

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





**Closed** • **Triplex**

List / Sold: **\$489,000/\$475,000** ↓

**43551 7th St E** • Lancaster 93535

**39 days on the market**

**3 units** • **\$163,000/unit** • **2,188 sqft** • **20,469 sqft lot** • **\$217.09/sqft** • **Built in 1946**

**Listing ID: OC20184921**

**Avenue K to 7th St. E. turn right first property on the right. On the corner of Avenue K and 7th St. E**



Great opportunity to own a triplex (addresses: 43551, 43545, 43541) on commercial property. This also includes a vacant commercial lot, that fronts Ave K. The property is 3 individual houses, One is a 2 bedroom- 1 Bath, and Two are a One Bedroom- one Bath. Current Rents are \$3,150. per month. Water is \$125. mo. Trash is \$87. mo. Live in one, rent the others, or buy and hold, or develop the vacant lot. It's included!

**Facts & Features**

- Sold On 03/05/2021
- Original List Price of \$489,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- \$37800 Gross Scheduled Income
- \$28061 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$9,739
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,044
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$1,045
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,350	\$1,350	\$1,350
2:	1	1	1	0	Unfurnished	\$850	\$850	\$850
3:	1	1	1	0	Unfurnished	\$950	\$950	\$950

**# Of Units With:**

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

**Additional Information**

- Standard sale
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3126004046

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,599,000/\$1,550,000** ↓

88 days on the market

Listing ID: 20654492

**Closed** •

**2628 Vineyard Ave** • Los Angeles 90016

**3 units** • **\$533,000/unit** • **2,885 sqft** • **8,432 sqft lot** • **\$537.26/sqft** • **Built in 1925**

**South of Adams, West Of Crenshaw, East of La Brea**



A rare find compound in the heart of the city, close to freeways and downtown, sitting on over 8000sq ft lot. This newly renovated 3 separate houses on a lot is a great investment opportunity for an owner user or investor looking for a cash flow. The front building is a 3 bed 2 bath with a nice sized dining area. The middle building is a 2 level home and consists of 4 bed 2 bath with a brand new roof and the rare house is 2 bed 1 bath. All units feature new paint, new flooring, quartz countertops, updated electrical, plumbing, new lighting, new appliances, water heaters and new HVAC. All units are vacant and ready for new tenants. All are separately metered and have laundry in unit. All appliances currently present are included in the sale. New landscaped yard with sprinkler system. All units have separate addresses, gas and electric meters. There is a long driveway enough to fit multiple cars leading to 2 car garage with remote access. Book your appointment today!

**Facts & Features**

- Sold On 03/05/2021
- Original List Price of \$1,799,000
- 3 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- 3 gas meters available

**Interior**

- Rooms: Master Bathroom, Living Room, Family Room, Entry
- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range, Range Hood, Oven, Gas Cooktop

**Exterior**

- Lot Features: Back Yard, Front Yard, Landscaped, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community, Automatic Gate, Fire Sprinkler System

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$3,600
2:	1	4	2		Unfurnished	\$0	\$0	\$3,700
3:	1	2	1		Unfurnished	\$0	\$0	\$2,200
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

3/7/2021

- Standard sale

Matrix

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5057006007

**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: 20654492

Printed: 03/07/2021 7:12:40 PM

List / Sold:

**\$1,250,000/\$1,180,000** ↓

11 days on the market

Listing ID: 21677558

**Closed** •

**314 N Alexandria Ave** • Los Angeles 90004

**3 units** • **\$416,667/unit** • **3,516 sqft** • **6,901 sqft lot** • **\$335.61/sqft** • **Built in 1924**

**North of Beverly Blvd on Alexandria Ave**



Great investment opportunity in the heart of LA!! Two buildings on property. Front building two units, upstairs and downstairs 2 Beds + 2 Baths. Back unit has 2 Beds +1 Bath. Ample parking spaces. Prime location that is close to many freeways, eateries and etc. Don't miss this great opportunity to own and live in one or rent out all the units.

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace

**Interior**

**Exterior**

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,000	\$2,000	\$2,500
2:	2	2	2		Unfurnished	\$0	\$0	\$2,500
3:	3	2	1		Unfurnished	\$1,800	\$1,800	\$2,300
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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5520023006

**Michael Lembeck**

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

**Re/Max Property Connection**

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



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

**Closed** • **Triplex**

**6814 Iris Cir** • Los Angeles 90068

**116 days on the market**

**3 units** • **\$333,333/unit** • **2,603 sqft** • **1,919 sqft lot** • **\$384.17/sqft** • **Built in 1923**

**Listing ID: PW20231669**

**Take Fountain Ave and N Cahuenga Blvd to Iris Dr, then Drive to Iris Circle.**



Investors' dreams come true! Don't miss this rare opportunity this deal won't last! Bring your contractor to finish the work! This 3 level triplex is located in a super convenient location, only a few minutes from the Hollywood bowl. Fix it for great short term/long term rental income or flip it for great gains!

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$1,000,000
- 1 Buildings
- 2 Total parking spaces
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Walkstreet
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02123552
- 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	25	0	Unfurnished	\$3,000	\$3,000	\$3,000
2:	1	2	1	0	Unfurnished	\$3,000	\$3,000	\$3,000
3:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 5576002023

**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: **\$580,000/\$580,000** ↑

**324 W 65th St** • Los Angeles 90003

109 days on the market

**3 units** • \$193,333/unit • 2,168 sqft • 4,560 sqft lot • \$267.53/sqft •  
**Built in 1926**

Listing ID: DW20062945

West of the 110 Fwy and South of Gage Av



Great investment opportunity for those families to live in one unit and rent out the others to keep the family living together. There is alley access, 1 parking per unit, 2 units with laundry hookups, 3 meters, tile, carpet, and laminate floors. Total of 3 Units: UNIT #1 - 3 BEDROOMS 1 BATH, UNIT #2 - 3 BEDROOMS 1 BATH, UNIT #3 - 2 BEDROOMS 1 BATH.

**Facts & Features**

- Sold On 03/01/2021
- Original List Price of \$59,990
- 1 Buildings
- 0 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- \$4800 Gross Scheduled Income
- \$3900 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

**Interior**

**Exterior**

- Lot Features: Paved
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01935934
- Gardener:
- Licenses:
- Insurance: \$0
- 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	3	1	0	Unfurnished	\$1,650	\$1,650	\$2,500
2:	1	3	1	0	Unfurnished	\$1,650	\$1,650	\$2,500
3:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,100

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6012004030

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$1,100,000/\$1,080,000** ↓

22 days on the market

Listing ID: MB20236401

**Closed** • **Triplex**

**1354 W 36th Pl** • Los Angeles 90007

**3 units** • **\$366,667/unit** • **2,222 sqft** • **6,397 sqft lot** • **\$486.05/sqft** • **Built in 1933**

**North of Exposition Blvd. and West of Western ave.**



3 units DELIVERED VACANT upon request Total of 6 Bedrooms 4 Bathrooms with 4 Separate Gas and Electrical meters located in walking distance to University of Southern California (USC) Huge Investor Opportunity WITH A CAP RATE OF 6 % or Owner Occupied Investment. Zoning is RD2 on a 6396 lot. Prime Area Located within Department of Public Safety USC Campus Patrol and Response Area . 4 Bedroom 2 bath Remodeled Front House will be DELIVERED VACANT, live in the front house and rent the rear units. Front House boast approximately 1200 sq ft features a Master Bedroom ,a laundry room ,beautiful laminate flooring and its own Carport .Pro-Forma (Future Rent ) is approximately \$4000 . At Rear a 2 Story Structure with TWO - 1 bedroom 1bath units. Unit at bottom PRESENTLY rents for \$900 and has interior laundry hook ups ,Upstairs unit rents for \$1080 Rents are low and Due for their Increase and willing to stay LONG Driveway ,RV Parking and Detached Garage measuring approximately 340 square ft. with ADU potential hence a 4th structure producing income.. Check out 1354 w. 36th pl ,1354 1/2 36th pl and 1354 1/4 36th pl. and invest today

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Individual Room, Inside
- Cap Rate: 6
- \$87000 Gross Scheduled Income
- \$69056 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: Bonus Room, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Floor: Laminate, Tile

**Exterior**

- Lot Features: Back Yard
- Fencing: Brick
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$17,950
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$780
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,520
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Negotiable	\$0	\$0	\$4,000
2:	1	1	1	0	Unfurnished	\$900	\$900	\$1,650
3:	1	1	1	0	Unfurnished	\$1,080	\$1,080	\$1,600

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5040009013

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed • Triplex**

List / Sold: **\$650,000/\$600,000**

**1194 E 54th St • Los Angeles 90011**

**10 days on the market**

**3 units • \$216,667/unit • 1,788 sqft • 5,134 sqft lot • \$335.57/sqft • Built in 1941**

**Listing ID: DW20257301**

**N. of Slauson Ave, W. of Hooper Ave, E. of Central Ave, S. of Vernon Ave.**



Take your buyers to see this centrally located Los Angeles triplex. The kitchen was upgraded less than 7 years ago with brand new cabinets, granite countertops and ceramic floor that runs in the laundry area. The two bedrooms are carpeted with a ceiling fan and each have their very own bathroom; front bathroom has a Jacuzzi tub. There is also an upstairs bonus area that is currently being used as a 3rd bedroom (Seller is unaware of the permit status for this space, buyers to verify permits on the whole property and satisfy on own). Continuing to the back there is more space for parking and 2 garages. Above the garages are two units 1 bedroom 1 bath each. These units were upgraded 7 years ago with new carpet in living rooms and bedrooms. The bathroom was upgraded with a new vanity, new flooring and the tub tile was reglazed. The kitchens were upgraded with brand new ceramic flooring, new kitchen cabinets and granite countertops. Next to the garage there is a room currently used as storage. This room can optionally be converted as a 4th unit increasing your potential cash flow. "Back on Market Subject to Cancellation of Current Escrow"

**Facts & Features**

- Sold On 03/01/2021
- Original List Price of \$600,000
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$42000 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Floor: Carpet, Tile, Wood
- Other Interior Features: Attic Fan, Coffered Ceiling(s), Granite Counters

**Exterior**

- Lot Features: Front Yard, Lawn, Rectangular Lot, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Wrought Iron
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$7,341
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$850
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$2,500
2:	1	1	1	1	Unfurnished	\$950	\$950	\$1,500
3:	1	1	1	0	Unfurnished	\$850	\$850	\$1,500

**# 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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5104015015

**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: **\$739,000/\$730,000** ↓

**842 W 43rd Pl** • Los Angeles 90037

**37 days on the market**

**3 units** • \$246,333/unit • **2,337 sqft** • **5,000 sqft lot** • **\$312.37/sqft** • **Built in 1905**

**Listing ID: CV20198905**

**Hoover Ave and Vernon Ave**



This beautiful craftsman Triplex can be yours! The property is located in the heart of LA, close to multiple freeways, The historic Coliseum, USC, and the new LA football club stadium. It is also near the Metro link and minutes from Downtown LA. Two separate structures on one lot! Great for owner occupied or an investor looking to collect market rents. The units are comprised of (1) 3 bed/1.75 bath, (2) 1 bed/1 bath. In 2018, units 842 an 844 were completely remodeled. NEW Copper plumbing(Both structures), The electrical system was rewired, NEW 200 Amp Main Breaker, NEW insulation in outside walls and attic, NEW Forced Air Furnace, NEW kitchen cabinets, Quartz countertops and Much More!

**Facts & Features**

- Sold On 03/04/2021
- Original List Price of \$739,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$61200 Gross Scheduled Income
- \$11140 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$13,280
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	5	4	0	Unfurnished	\$2,430	\$2,430	\$2,860

**# 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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5019008023

**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: **\$800,000/\$772,000** ↓

**10954 Pope Ave # 3 • Lynwood 90262**

**33 days on the market**

**3 units • \$266,667/unit • 2,441 sqft • 8,644 sqft lot • \$316.26/sqft • Built in 1958**

**Listing ID: PW21000886**

**W of 710 and S of Imperial Hwy.**



Perfect for investors with upside of premium rents in this great Lynwood location near school, market & freeway. Three single stand buildings and each of which maintains privacy between units. In the last two years, the roofs, the entire building's electrical wires and piping have all been upgraded, and many parts of the house inside have been upgraded. One unit has a 2car garage attached with remote and other 2 units have enough space to park. Each unit has its own individual gas & electric meter. All three units have currently long-time tenants. This is sell with "AS-IS" and its present condition.

**Facts & Features**

- Sold On 03/05/2021
- Original List Price of \$800,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup
- \$57000 Gross Scheduled Income
- \$41455 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$15,545
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01182091
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,700
2:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$1,800
3:	1	2	1	2	Unfurnished	\$1,650	\$1,650	\$2,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- RM - Lynwood area
- Los Angeles County
- Parcel # 6194008006

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed • Triplex**

List / Sold: **\$799,000/\$780,000** ↓

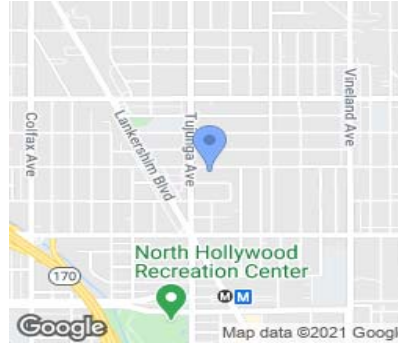
**11332 Hatteras St • North Hollywood 91601**

**34 days on the market**

**3 units • \$266,333/unit • 0 sqft • 6,876 sqft lot • No \$/Sqft data • Built in 1950**

**Listing ID: SR20254792**

**Lankershim, Tujunga, Hatteras**



Welcome to this Triplex in a highly sought out neighborhood in NoHo. Located near the NoHo Arts District, where you'll find the Metro Station, restaurants, shops, and the new NoHo west mall. This property is also conveniently located near the 170, 101, and 134 freeways. Featuring 3 fully occupied units, Plenty of parking as well as several outdoor patios. The property is low maintenance and a possible development opportunity for those savvy developers.

**Facts & Features**

- Sold On 03/01/2021
- Original List Price of \$799,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Community
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Sprinklers In Front, Walkstreet
- Fencing: Good Condition
- 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: 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	\$1,160	\$1,160	\$0
2:	1	1	1	1	Unfurnished	\$1,215	\$1,215	\$0
3:	1	1	1	1	Unfurnished	\$1,103	\$1,103	\$0

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2337036005

**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

**\$1,699,000/\$1,610,000** ↓

**103 Grace Terrace** • Pasadena 91105

**385 days on the market**

**3 units** • **\$566,333/unit** • **2,795 sqft** • **8,600 sqft lot** • **\$576.03/sqft** • **Built in 1924**

**Listing ID: OC20023067**

**Fair Oaks Ave and Glenarm St**



LOOKING FOR A SEPARATE HOME OFFICE SPACE?. 3 Separate spaces, each with it's own address. 103 Grace Terrace, the top and most spacious unit with 3 bedrooms/2 baths includes custom upgrades and mountain and city views. The chef's kitchen is a gourmand's delight featuring Viking appliances, custom cabinetry and designer countertops. The expansive deck is ideal for entertaining guests and dining al fresco. 105 Grace Terrace offers the perfect space for an office/gym, well suited for artists and professionals with its separate entrance and an adjacent patio. 107 Grace Terrace features a 1 bd 2 bth light-filled lower level apartment, optimal for providing extra income. It features top-tier fixtures, finishes, and kitchen appliances. Located in a desirable and tranquil hilltop location, it is just minutes from the world-class dining, retail, and entertainment of downtown Pasadena.

**Facts & Features**

- Sold On 03/04/2021
- Original List Price of \$1,975,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- Cap Rate: 4.8
- \$115200 Gross Scheduled Income
- \$81900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: All Bedrooms Up, Bonus Room, Guest/Maid's Quarters, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Suite
- Floor: Laminate
- Appliances: Built-In Range, Dishwasher, Freezer, Disposal, Gas & Electric Range, Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Vented Exhaust Fan
- Other Interior Features: In-Law Floorplan, Balcony, Granite Counters, High Ceilings, Home Automation System, Living Room Deck Attached, Wired for Data, Wired for Sound

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$33,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$5,000
- 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	3	2	2	Unfurnished	\$0	\$0	\$5,500
2:	1	1	2	0	Unfurnished	\$0	\$0	\$3,250
3:	1	0	0	0	Unfurnished	\$0	\$0	\$850

**# 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
- 647 - Pasadena (SW) area
- Los Angeles County
- Parcel # 5719017001

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed** • **Triplex**

List / Sold: **\$674,000/\$674,000** ↓

**216 N Grand Ave** • San Pedro 90731

95 days on the market

**3 units** • \$224,667/unit • **1,602 sqft** • **4,500 sqft lot** • **\$420.72/sqft** • **Built in 1923**

**Listing ID: SB20198380**

**Between Grand Ave & 2nd street**



This is a great opportunity to own a three bedroom, two bathroom home with a bonus room and collect rent from the two back occupied studios. Now is the time to invest in properties closest to the future San Pedro waterfront development known as the San Pedro Public Market. The front house offers three well sized bedrooms, a combined living room and kitchen area, inside laundry area and two bathrooms. The large master bedroom has a recently remodeled bathroom with a beautiful walk-in shower. The two back studios have all been updated approximately within the past five years. This property is priced to sell and a must see and also has a Solar system.

**Facts & Features**

- Sold On 03/01/2021
- Original List Price of \$689,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- \$20400 Gross Scheduled Income
- \$14668 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Bonus Room, Kitchen, Laundry, Living Room, Master Bathroom
- Appliances: Built-In Range, Water Heater

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$5,731
- Electric: \$305.76
- Gas:
- Furniture Replacement:
- Trash: \$422
- Cable TV: 01430724
- Gardener:
- Licenses:
- Insurance: \$1,477
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,625
- Other Expense: \$900
- Other Expense Description: Solar

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$2,600
2:	1	0	1	0	Unfurnished	\$1,000	\$1,000	\$1,000
3:	1	0	1	0	Unfurnished	\$700	\$700	\$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 sale
- Rent Controlled
- 189 - Barton Hill area
- Los Angeles County
- Parcel # 7448032026

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$2,495,000/\$2,350,000** ↓

183 days on the market

Listing ID: 20601304

**Closed** •

**326 4TH Ave** • Venice 90291

**3 units** • **\$831,667/unit** • **1,660 sqft** • **No lot size data** • **\$1415.66/sqft** • **Built in 1940**

**South on 4th Ave from Rose Ave. East of Main Street.**



A: \$4,500 B: \$4,000 C: \$4,600 ~ Experience the ultimate Venice Beach lifestyle with this newly updated Craftsman Triplex with modern amenities and glass Dutch doors that exemplify the indoor-outdoor style living. Go down the private deck walkway, across the White Diamond Granite Sand flooring, through the secluded yard to the keyless entry door. This light infused open concept home offers brand new appliances that include: washer and dryer in-unit, dishwasher, oven range and refrigerator. Entertain guests at the sit up bar area with a Mahogany butcher block counter and retire to a spacious bedroom with walk-in closet and air conditioning. Additional highlights include individual private yards/garages/storage, Carrara marble shower with rain showerhead, Japanese-style Toto toilet with bidet and Nest camera system. Unbelievable location with incredible proximity to Rose Ave., Abbott Kinney, Gjusta, Groundworks and many other amazing boutique shops and restaurants known only in Venice.

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$2,695,000
- 1 Buildings
- 3 Total parking spaces
- \$130560 Net Operating Income

**Interior**

- Appliances: Dishwasher, Microwave, Refrigerator

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$32,640
- 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		Furnished	\$4,500	\$4,500	\$4,500
2:	1	1	1		Unfurnished	\$4,000	\$4,000	\$4,000
3:	1	1	1		Unfurnished	\$4,600	\$4,600	\$4,600
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
- C11 - Venice area
- Los Angeles County
- Parcel # 4240008029

**Michael Lembeck**  
State License #: 01019397

**Re/Max Property Connection**  
State License #: 01891031

3/7/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 20601304

Printed: 03/07/2021 7:12:41 PM

List / Sold:

**\$1,350,000/\$1,550,000** ↑

6 days on the market

Listing ID: PW21023521

**Closed** • **Quadruplex**

**15530 Ryon Ave** • Bellflower 90706

**4 units** • **\$337,500/unit** • **4,775 sqft** • **20,361 sqft lot** • **\$324.61/sqft** • **Built in 1976**

**Located on Ryon off Bellflower Blvd**



Such an ideal investment opportunity! Located in a quiet residential area, this multi-unit property at 15530 Ryon Ave is the perfect fit for anyone looking to expand into real estate investment and secure extra monthly income. This charming property features four total units, all with stucco exterior. The front unit has 3 bedrooms and 2 full bathrooms, while the other units have 2 bedrooms and 2 bathrooms. Each unit includes an attached two-car garage with laundry hook-ups. The front unit, in addition to an extra bedroom, also boasts a private patio space. Even though each unit offers parking in a private garage, the property includes a larger paved parking area in the back. 15530 Ryon Ave is in a great location - near multiple schools and within minutes of major highways. So much potential in one property!

**Facts & Features**

- Sold On 03/04/2021
- Original List Price of \$1,350,000
- 4 Buildings
- Levels: One
- 16 Total parking spaces
- Heating: Forced Air
- Laundry: Inside
- \$91500 Gross Scheduled Income
- \$75264.74 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen, Living Room
- Floor: Carpet, Tile

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$16,235
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,107
- Cable TV: 01885514
- Gardener:
- Licenses:
- Insurance: \$24
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,091
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,075	\$2,075	\$2,500
2:	1	2	2	2	Unfurnished	\$1,850	\$1,850	\$2,000
3:	1	2	2	2	Unfurnished	\$1,850	\$1,850	\$2,000
4:	1	2	2	2	Unfurnished	\$1,850	\$1,850	\$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
- RF - Bellflower South of 91 Frwy area
- Los Angeles County
- Parcel # 6271032029

**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: **\$869,000/\$830,000** ↓

**15504 S Atlantic Ave** • Compton 90221

**155 days on the market**

**4 units** • \$217,250/unit • **3,134 sqft** • **8,056 sqft lot** • **\$264.84/sqft** • **Built in 1927**

**Listing ID: RS20113367**

**Between Myrrh St and S. Atlantic.**



Great Opportunity Quadruplex !!!Available for first time buyer or Investor Tree units are 2 Bedroom /1 Bathroom each, and one unit is a 1 Bedroom /1 Bathroom This property has enormous parking space behind the units. Units Sold and AS-IS Condition.

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$869,000
- 3 Buildings
- Levels: One
- 9 Total parking spaces
- \$58200 Gross Scheduled Income
- \$38625 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$19,575
- Electric: \$2,100.00
- Gas: \$1,800
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01978339
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,900
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- RO - Compton S of Rosecrans, E of Alameda area
- Los Angeles County
- Parcel # 6181029041

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,375,000/\$1,290,000** ↓

175 days on the market

Listing ID: PW20126851

**Closed**

**4723 W 173rd St** • Lawndale 90260

**4 units** • **\$343,750/unit** • **3,700 sqft** • **5,800 sqft lot** • **\$348.65/sqft** • **Built in 1963**

**1 block north of Artesia & east of Inglewood**



4723 West 173rd Street is a 1963 construction fourplex with four spacious two-bedroom/one-bath units that average 925 square feet and are separately metered for gas and electricity. The units feature in-unit laundry hookups, wall heaters, and tile and carpet flooring. The property also offers four single-car garages. 4723 West 173rd Street is well-located in a desirable area of the inland South Bay just a few blocks from the South Bay Galleria and one mile from the 405 Freeway. The majority of housing units in this area are renter-occupied and have a strong tenant base; the median household income within one mile exceeds \$81,000. This offering presents a great opportunity for an investor to acquire a reliable asset with a desirable unit mix, strong location, and great upside potential.

**Facts & Features**

- Sold On 03/05/2021
- Original List Price of \$1,375,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Electric Dryer Hookup, Washer Hookup
- Cap Rate: 3.9
- \$83340 Gross Scheduled Income
- \$53649 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

**Interior**

**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$27,190
- 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:	4	2	1	4	Unfurnished	\$1,736	\$6,945	\$2,150

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4081007019

**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: **\$780,000/\$742,888** ↓

**621 Leonard Ave** • Los Angeles 90022

14 days on the market

**4 units** • \$195,000/unit • 2,968 sqft • 5,005 sqft lot • \$250.30/sqft •  
**Built in 1974**

Listing ID: 21690038

**Excellent location situated in Prime East Los Angeles Neighborhood. Sitting on Leonard Avenue between East 6th and E Hubbard (across the street from Gascon Elementary). Nearest major cross streets are W Beverly Blvd and Gerhart Ave. Sitting between W Beverly Blvd and Whittier Blvd, South Atlantic Blvd and Garfield Ave.**



We are pleased to present for sale 4 units in Desirable East Los Angeles Location. This is the first time the property has been offered for sale in over 37 years! The units are comprised of spacious easy-to-rent 2 Bedroom + 1 Bathroom units. Rents are currently well below market level and have about +/- 120% in Rental Upside Potential. Property was constructed in 1974 and is Separately Metered for Gas & Electricity. Tenants enjoy the convenience of On-Site Garaged Parking, Walking Distance to Whittier Blvd and the ease for commuting across the street from Joseph Gascon Elementary School. The property is located 2 blocks from Montebello and West of Garfield Avenue, between W. Beverly Blvd and Whittier Blvd.

**Facts & Features**

- Sold On 03/01/2021
- Original List Price of \$780,000
- 1 Buildings
- 6 Total parking spaces
- \$19805 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$17,443
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$850	\$850	\$1,750
2:	1	2	1		Unfurnished	\$775	\$775	\$1,750
3:	1	2	1		Unfurnished	\$800	\$800	\$1,750
4:	1	2	1		Unfurnished	\$775	\$775	\$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
- Los Angeles County
- Parcel # 6342022025

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$1,495,000/\$1,320,000** ↑

185 days on the market

Listing ID: SR20101963

**Closed**

**4244 Gateway Ave** • Los Angeles 90029

4 units • \$373,750/unit • 2,880 sqft • 5,237 sqft lot • \$458.33/sqft • Built in 1923

WEST of Sunset, South of Myra



QUADRUPLEX Located in a highly sought area of Silverlake. High demand area with almost zero vacancy. Close to 101 Frwy, Hospitals, Restaurants and Markets. Seller spent \$1000's for upgrades.Re roof done in 2016. Long driveway to the back of the building w/ 4 parking space and 4 car detached garage. Possible ADU conversion. Will be great for owner user and investor.

**Facts & Features**

- Sold On 03/01/2021
- Original List Price of \$159,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Inside
- \$5901 Gross Scheduled Income
- \$5601 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$22,939
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses: 329
- Insurance: \$1,946
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,204
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$989	\$989	\$2,500
2:	1	1	1	2	Unfurnished	\$1,928	\$1,928	\$2,500
3:	1	1	1	2	Unfurnished	\$1,544	\$1,544	\$2,500
4:	1	1	1	2	Unfurnished	\$1,440	\$1,440	\$2,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5429004016

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,150,000/\$1,075,000** ↓

68 days on the market

Listing ID: 20667086

**Closed**

**446 S St Louis St** • Los Angeles 90033

4 units • \$287,500/unit • 3,433 sqft • 7,526 sqft lot • \$313.14/sqft • Built in 1903

Near the intersection of 4th Street and Soto Street.



Charming Bungalow Style Layout\*\*\*3 Separate Improvements\*\*\*Centrally Located\*\*\*Well Maintained and Operated\*\*\*2 Parking Spots for Every Unit\*\*\*Cashflow Asset\*\*\* PLEASE NOTE: The two back units are separately metered for gas and electricity but owner pays for gas for the duplex in front.

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$1,150,000
- 3 Buildings
- \$51540 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$21,815
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01430290
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,066	\$2,066	\$2,300
2:	1	3	1		Unfurnished	\$2,208	\$2,208	\$2,300
3:	1	1	1		Unfurnished	\$1,082	\$1,082	\$1,400
4:	1	1	1		Unfurnished	\$946	\$946	\$1,400
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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5183018017

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$1,995,000/\$1,775,636** ↓

117 days on the market

Listing ID: 20640354

**Closed** •

**2417 Patricia Ave** • Los Angeles 90064

4 units • \$498,750/unit • 2,604 sqft • 7,150 sqft lot • \$681.89/sqft • Built in 1936

One block west of Beverly Glen Blvd, 100' south of Pico Blvd.



This fourplex has it all; stunning curb appeal, location across the street from the Rancho Park Golf Course, unique floor plans for each unit (three on ground and one upstairs), enclosed patios and parking. The chateau appeal continues inside with hardwood floors, tiled bathrooms and stainless steel appliances. Each unit is a 1BD+1BA. No access to occupied units without accepted offer. Upstairs unit is vacant and has lockbox. Each unit also has second access in rear. Westside appreciation, close proximity to future Google campus on Pico and historically low interest rates combine to make this an incredibly appealing trophy property for the real estate investor.

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Forced Air
- \$50930 Net Operating Income
- 4 electric meters available
- 4 gas meters available

**Interior**

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

**Exterior**

- Sewer: Other

**Annual Expenses**

- Total Operating Expense: \$27,776
- 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	\$2,400	\$0	\$2,500
2:	1	1	1		Unfurnished	\$1,284	\$1,284	\$2,500
3:	1	1	1		Unfurnished	\$2,472	\$2,472	\$2,650
4:	1	1	1		Unfurnished	\$1,234	\$1,234	\$2,650
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Water Meters:
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio: 3
- Ranges: 4
- Refrigerator: 4
- Wall AC: 1

**Additional Information**

- Standard sale
- Rent Controlled
- C08 - Cheviot Hills/Rancho Park area
- Los Angeles County
- Parcel # 4318002026

**Michael Lembeck**

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

**Re/Max Property Connection**

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





List / Sold:

**\$1,300,000/\$1,270,000** ↓

58 days on the market

**Closed** •

**2617 Hillcrest Dr** • Los Angeles 90016

**4 units** • **\$325,000/unit** • **2,629 sqft** • **6,501 sqft lot** • **\$483.07/sqft** • **Built in 1923**

Listing ID: 20653464

The subject property is located north of West Jefferson Boulevard and west of Crenshaw Boulevard.



We are pleased to present a four (4) unit apartment building located at 2617 Hillcrest Drive in Los Angeles, California. The subject property is located in a good West Adams location, north of West Jefferson Boulevard and west of Crenshaw Boulevard. Built in 1923, this offering contains a great unit mix of one (1) studio/one-bathroom unit, one (1) one-bedroom/one-bathroom unit, one (1) two-bedroom/two-bathroom unit, and one (1) two-bedroom/two-bathroom bungalow unit. These units were recently remodeled with new hardwood floors, tile, cabinets, fresh paint, and updated bathrooms and kitchens. Each unit comes fully equipped with a refrigerator, gas range, garbage disposal, wall heaters, wall A/C units, energy efficient fixtures, and separate water heaters. Two (2) of the units have washer/dryers installed, the other two (2) units have washer/dryer hook ups ready for installation.

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$1,475,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Wall Furnace
- \$72771 Net Operating Income

**Interior**

- Floor: Wood
- Appliances: Disposal, Refrigerator, Gas Range, Built-In

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$24,423
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,500	\$1,500	\$1,500
2:	1	1	1		Unfurnished	\$1,850	\$1,850	\$1,850
3:	1	2	2		Unfurnished	\$2,450	\$2,450	\$2,600
4:	1	2	2		Unfurnished	\$2,550	\$2,550	\$2,550
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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5057006012

Michael Lembeck

Re/Max Property Connection

3/7/2021

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: 20653464

Printed: 03/07/2021 7:12:41 PM

List / Sold:

**\$2,250,000/\$2,250,000** ↓

202 days on the market

Listing ID: PW20091672

**Closed** •

**3417 Edgehill Dr** • Los Angeles 90018

**4 units** • \$562,500/unit • **5,504 sqft** • **5,900 sqft lot** • **\$408.79/sqft** • **Built in 2020**

**Slightly South of Jefferson Blvd. / West of Crenshaw Blvd.**



MID CITY NEW CONSTRUCTION OVER 6% CAP RATE!\*!\*! Here's the opportunity you've been searching for! A luxury multi-unit quadplex with above average market cap rate, fully leased cash flowing \$14,000 a month in a great mid-city LA location. This is truly a turn key, rock solid investment in uncertain times. The 2020 luxury units include two duplexes. Front duplex has TWO 3 bedroom & 2 bath units in an up and down configuration. The back duplex boasts TWO 4 bedrooms and 3 bathrooms in a townhouse style side-by-side, 3 story high configuration with attached tandem garages. The modern esthetic is enhanced by clean lines and trendy finishes. Each unit has luxe laminate flooring for easy maintenance and durability. Interior configurations were designed with the way people are sharing spaces today and into the future. Kitchens boast bold backsplash design and soft close white shaker cabinets. Metal finishes and recessed lighting are present throughout the space. The designer color palette of greys and whites and a full suite of appliance in each unit appeal to everyone's taste and make units rent for premiums in the area. Property is located just off of Jefferson Blvd and is adjacent to all local transportation hubs. Only a short 2 miles from USC, this location is ideal to access all of what LA has to offer. Located in one of the hottest markets in LA, you need to see them for yourself.

**Facts & Features**

- Sold On 03/04/2021
- Original List Price of \$2,550,000
- 2 Buildings
- Levels: Two, Three Or More
- 8 Total parking spaces
- Heating: Central
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$168000 Gross Scheduled Income
- \$134400 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Laminate

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$33,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5044007010

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed** • **Quadruplex**

List / Sold: **\$699,900/\$560,000** ↓

**8639 S Hoover St** • Los Angeles 90044

52 days on the market

**4 units** • \$174,975/unit • **2,116 sqft** • **6,046 sqft lot** • **\$264.65/sqft** • **Built in 1928**

Listing ID: **PW20224753**

**South of Manchester/ East of Vermont Ave**



THIS MULTIFAMILY PROPERTY HAS GREAT POTENTIAL, NEAR DOWNTOWN, MINUTES AWAY FROM USC CAMPUS. FRESHLY PAINTED EXTERIOR INCLUDING GARAGE AREA AND FRONT IRON FENCE. EACH UNIT HAS 1 BEDROOM AND 1 BATHROOM AND ALSO ONE CAR GARAGE INCLUDED WITH THE RENT. ONE UNIT IS OWNER OCCUPIED AND CAN BE DELIVERED VACANT AT CLOSE OF ESCROW OR RENTED TO THE SELLER AT TODAY'S MARKET RENT. PLENTY OF PARKING SPACES WHICH IS A PLUS IN THE AREA. DO NOT MISS OUT ON OWNER OCCUPIED OR INVESTMENT PROPERTY

**Facts & Features**

- Sold On 03/05/2021
- Original List Price of \$699,900
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- \$35688 Gross Scheduled Income
- \$33315 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Tile, Vinyl
- Appliances: None

**Exterior**

- Lot Features: Front Yard
- Fencing: Wrought Iron
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$2,373
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 00338699
- Gardener:
- Licenses: 245
- Insurance: \$568
- Maintenance: \$0
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$879	\$879	\$1,300
2:	1	1	1	1	Unfurnished	\$936	\$936	\$1,300
3:	1	1	1	1	Unfurnished	\$979	\$979	\$1,300
4:	1	1	1	1	Unfurnished	\$0	\$0	\$1,300

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 0

**Additional Information**

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6038016030

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$3,450,000/\$3,305,000** ↓

5 days on the market

Listing ID: SB20264464

**Closed** • **Quadruplex**

**224 11th St** • Manhattan Beach 90266

**4 units** • **\$862,500/unit** • **2,952 sqft** • **2,680 sqft lot** • **\$1119.58/sqft** • **Built in 1954**

**1 Blk S. of MB Blvd. Between Highland & Manhattan Ave.**



Location - Location - Location. Prime 4-unit building right in the heart of downtown Manhattan Beach. Below Highland. Walking distance to everywhere. Ocean views from 3 of 4 units. Great unit mix. Two- 2 bedroom / 1 bath and Two- 1 bedroom / 1 bath. 30\*90 lot. Two car garages off 11th Street and 10th Place. Units have always rented over a weekend. Common area laundry room with 3/4 beach bath (approx. 136 sq. ft.) plus Storage room (approx. 230 sq. ft.) plus workshop area (approx. 374 sq. ft.) are not included in the 2,952 square feet of rentable space. Potential buyers are "Strongly Advised" to confirm with the City of Manhattan Beach regarding the future development potential for this property. Please do not disturb tenants. All offers are subject to approval of an interior inspection.

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$3,450,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$127800 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: See Remarks
- Floor: Carpet, Vinyl, Wood
- Appliances: Disposal, Gas Water Heater, Water Heater

**Exterior**

- Lot Features: Up Slope from Street, Utilities - Overhead, Value In Land
- Waterfront Features: Ocean Side Of Highway 1
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: See Remarks
- 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	1	1	1	Unfurnished	\$1,950	\$1,950	\$3,000
2:	1	2	1	1	Unfurnished	\$2,950	\$2,950	\$4,250
3:	1	1	1	1	Unfurnished	\$2,250	\$2,250	\$2,750
4:	1	2	1	1	Unfurnished	\$3,500	\$3,500	\$5,000

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

**Additional Information**

- Standard sale
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4179017014

**Michael Lembeck**

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

**Re/Max Property Connection**

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





List / Sold:

**\$2,550,000/\$2,450,000** ↓

0 days on the market

Listing ID: BB21006326

**Closed** • **Quadruplex**

**6032 Craner Ave** • North Hollywood 91606

4 units • \$637,500/unit • 6,178 sqft • 7,375 sqft lot • \$396.57/sqft • Built in 2020

On Craner, North of Oxnard



6032 Craner Ave is a sleek, beautifully designed new construction fourplex that is made up of two standalone 2-story duplexes. This easy to manage fourplex will provide investors an unbeatable projected cap rate of 5.32%. In addition to the high return, buyers will enjoy other notable perks including: NO RENT CONTROL, a 1 year builder's warranty, brand new EVERYTHING, little to no maintenance, separate meters for gas, water & electric, and extreme desirability amongst renters. Not to mention, 6032 Craner is located 5 minutes from both the heart of the NoHo Arts District and NoHo West. The property is made up of two 4 bedroom, 3 bathroom units with pro forma rents between \$3,900-\$4,000, one 3 bedroom, 3 bathroom unit with a pro forma rent of \$3,600, and one 3 bedroom, 2 bathroom unit with a pro forma rent of \$3,500. The units will feature: washer/dryers in each unit, stainless steel appliances, high quality finishes, custom unique tilework, upscale modern kitchens, stunning bathrooms, and extremely spacious floor plans! There are four garage parking spaces on site as well as four additional exterior parking spaces.

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$2,550,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 5.37
- \$180000 Gross Scheduled Income
- \$136926 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 5 water meters available

**Interior**

- Rooms: Kitchen, Living Room, Master Bathroom, Master Bedroom
- Floor: Laminate, Tile
- Appliances: Dishwasher, Freezer, Disposal, Gas Range, Microwave, Refrigerator
- Other Interior Features: Balcony, Open Floorplan, Recessed Lighting

**Exterior**

- Lot Features: Landscaped, Level with Street, Level, Sprinklers Drip System
- Fencing: New Condition
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$35,874
- Electric: \$300.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$2,471
- Maintenance: \$1,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$0	\$0	\$4,000
2:	1	4	3	2	Unfurnished	\$0	\$0	\$3,900
3:	1	3	3	0	Unfurnished	\$0	\$0	\$3,600
4:	1	3	2	0	Unfurnished	\$0	\$0	\$3,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2414004024

**Michael Lembeck**

**Re/Max Property Connection**

3/7/2021

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: BB21006326

Printed: 03/07/2021 7:12:41 PM

List / Sold:

**\$1,595,000/\$1,500,000** ↓

52 days on the market

Listing ID: AR20255415

**Closed** • **Quadruplex**

**1098 N Los Robles Ave** • Pasadena 91104

**4 units** • **\$398,750/unit** • **2,949 sqft** • **10,058 sqft lot** • **\$508.65/sqft** • **Built in 1938**

**North of Orange Grove Blvd**



INCREDIBLY RARE OPPORTUNITY to purchase a 4-unit property with charm in curb appeal in northern central Pasadena! This property has been recently tastefully upgraded with new kitchen, new bathroom, new floors, fresh interior paint and exterior paint. Renovated kitchen includes modern cabinets, glistening Quartz countertops, and stainless steel appliances. The bathroom also has a new bath-tub and new vanity. 2 building structures house 2 units in each. 3 of the units feature 1 bedroom and 1 bathroom, and one unit includes 2 bedrooms. Each unit has their own private laundry room conveniently located inside. Each unit has a wall A/C with a remote control. 4 single-car garage spaces are available for each of the individual units as well as additional parking spaces in the driveway for guests or additional tenant vehicles. This property is perfect for investors who wish to earn a steady rental income stream. Also, it will be a great idea to live in one unit and collect rent from the other 3 units. Conveniently located in a prime location which is close to PCC and Colorado shops, restaurants, parks and entertainments. Close to Downtown LA, and easy access to Freeway 210, 134 and 110. Don't wait, this property will sell quickly!

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$1,595,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- Laundry: Individual Room
- \$74400 Gross Scheduled Income
- \$69320 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

**Interior**

- Appliances: Gas & Electric Range

**Exterior**

- Lot Features: Corner Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$23,080
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01514230
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$2,100
2:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,900
3:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,900
4:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,900

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5730008002

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$1,374,000/\$1,285,000** ↓

20 days on the market

Listing ID: PW21007366

**Closed** •

**2670 E Wall St** • Signal Hill 90755

**4 units** • **\$343,500/unit** • **4,282 sqft** • **6,500 sqft lot** • **\$300.09/sqft** • **Built in 1968**

**Located on the corner of Wall St & Temple**



Excellent opportunity to own a 4-plex apartment building in the heart of Signal Hill, CA. 15 minutes to the beach, downtown Long Beach, Long Beach State University, the Veteran's Hospital, Memorial Hospital, Long Beach Airport and close to the freeways. A great value complex. Built in 1968; the property offers an excellent unit mix of three 2-bedroom one bath units, and one large 3 bedroom 3 bathroom unit with a fireplace. The property is well maintained and has six garages. The building is separately metered for electric and gas. Partial rehabbed units and new upgraded electrical panel installed. Tremendous upside potential.

**Facts & Features**

- Sold On 03/01/2021
- Original List Price of \$1,374,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Radiant
- Laundry: Community
- Cap Rate: 3.7
- \$76380 Gross Scheduled Income
- \$51189 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- 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	2	1	3	Unfurnished	\$1,515	\$4,545	\$2,350
2:	1	3	2	2	Unfurnished	\$1,820	\$1,820	\$3,300

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 8 - Signal Hill area
- Los Angeles County
- Parcel # 7216023008

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,295,000/\$1,265,000** ↓

16 days on the market

Listing ID: CV20253652

**Closed • Apartment**

**2427 Nina St • West Covina 91792**

**4 units • \$323,750/unit • 4,050 sqft • 11,236 sqft lot • \$312.35/sqft • Built in 1976**

**N/Amar E/ Azusa**



Highly desirable 4-plex, very rarely available! Built in 1976, this apartment building a great unit mix of (1) 3 bedroom, 2 bath, (3) 2 bedroom, 1 bath. Unit #4 has been upgraded in 2019 with Luxury vinyl tile & granite countertops. Remaining three units are in good condition. All units have central air. Each unit has their own garage, laundry hookups & extra parking spaces. Units are spacious & have room to increase rent. Gas & Electric paid by tenant, common meter for water. HOA provides association pool for tenant's enjoyment. High traffic area near by with transportation, shopping & great exposure for any vacancy.

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$1,295,000
- 1 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$77460 Gross Scheduled Income
- \$53330 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$24,129
- Electric: \$141.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,061
- Cable TV: 01901212
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,586
- Other Expense: \$2,160
- Other Expense Description: HOA Dues

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,675	\$1,675	\$2,195
2:	1	2	1	1	Unfurnished	\$1,560	\$1,560	\$1,695
3:	1	2	1	1	Unfurnished	\$1,525	\$1,525	\$1,695
4:	1	2	1	1	Unfurnished	\$1,695	\$1,695	\$1,695

**# Of Units With:**

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

**Additional Information**

- Trust sale
- \$180 HOA dues Monthly
- 669 - West Covina area
- Los Angeles County
- Parcel # 8735006014

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$2,400,000/\$2,362,500** ↓

26 days on the market

Listing ID: SR21003225

**Closed** •

**425 Western Ave** • Glendale 91201

**5 units** • **\$480,000/unit** • **3,761 sqft** • **8,288 sqft lot** • **\$628.16/sqft** • **Built in 1924**

**Located between Victory Blvd and Lake Blvd on Western Ave**



This (5) five units building is comprised of (1) one (3) three-bedroom and (2) two bath unit, (2) two (2) two-bedroom and (2) bath units, and (2) two (1) one-bedroom and (1) one bath units. Located just off the 5 freeway and minutes from downtown Burbank and the Burbank Town Center, a fabulous location! The property was originally built in 1924; however, in 2019, every inch of the property was renovated and was taken down to the studs. The property has new plumbing, roofs, electrical, HVAC, new windows, tankless water heaters, new stucco, pavers driveway, and many more features. Each unit has quartz countertops, central air and heat, comes with stainless steel appliances (including dishwasher, wine fridge, refrigerator, stove, and microwave), in-unit high energy efficient washer and dryers, crown molding, etc. The property is subject to statewide rent control (AB 1482). This would be an excellent investment as it is located in a high demand rental location with no deferred maintenance!

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$2,400,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, Washer Included
- Cap Rate: 3.96
- \$149400 Gross Scheduled Income
- \$95148 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

**Interior**

- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, Gas Oven, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater
- Other Interior Features: Copper Plumbing Full, Crown Molding, Recessed Lighting

**Exterior**

- Lot Features: 2-5 Units/Acre
- Security Features: Fire Sprinkler System, Security System
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$49,770
- Electric: \$2,040.00
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,504
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,040
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,950	\$2,950	\$2,950
2:	1	2	2	1	Unfurnished	\$2,550	\$2,550	\$2,600
3:	1	2	2	1	Unfurnished	\$2,600	\$2,600	\$2,600
4:	1	1	1	1	Unfurnished	\$2,100	\$2,100	\$2,100
5:	1	1	1	1	Unfurnished	\$2,050	\$2,050	\$2,100

**# Of Units With:**

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 0
- Carpet:
- Dishwasher: 5
- Disposal: 5
- Drapes:
- Patio:
- Ranges: 5
- Refrigerator: 5
- Wall AC: 0

**Additional Information**

- Standard sale
- Rent Controlled
- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5626001014

3/7/2021

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](#): SR21003225

Printed: 03/07/2021 7:12:41 PM

List / Sold:

**\$3,795,000/\$3,650,000** ↓

150 days on the market

Listing ID: 20614820

**Closed** •

**14 Mast St** • Venice 90292

**5 units** • **\$759,000/unit** • **4,658 sqft** • **3,151 sqft lot** • **\$783.60/sqft** • **Built in 1973**

**West of Pacific, South of Washington**



Great opportunity to own a rare Silicon Beach 5 unit Building on the Marina Peninsula with many possibilities. Located on a beautiful walk street, steps to the beach, close to all the popular restaurants and shops in Venice and Marina Del Rey. One of the fastest booming area's becoming the new tech capital of California. Cap rate 3.9 and Gross income of \$215,700 annually with great upside potential. 2 Multi level units some with 2 story living rooms with multipurpose loft area. Great mix of units, most with their own private garages. 2 units have large spectacular Ocean view rooftop patios. Many possibilities from short term rentals, or owner user one or a few of the units. Possibilities are endless. Multi-level units have large, bright 2 story living rooms with open kitchen w/ stainless steel appliances with granite counter tops and more. Landscaped garden area located on a beautiful walk street. 4 Units are Luxury exempt. Earthquake retrofit to be completed by 2024 by Buyer.

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$3,995,000
- 1 Buildings
- 7 Total parking spaces
- Laundry: Community, Inside
- \$151162 Net Operating Income

**Interior**

- Appliances: Dishwasher, Refrigerator

**Exterior**

- Sewer: Other

**Annual Expenses**

- Total Operating Expense: \$64,537
- 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	\$4,950	\$4,950	\$5,500
2:	2	1	1		Unfurnished	\$3,200	\$3,200	\$3,400
3:	3	1	1		Unfurnished	\$2,700	\$2,700	\$2,900
4:	4	2	2		Unfurnished	\$4,725	\$4,725	\$5,000
5:	5	1	1		Unfurnished	\$2,400	\$2,400	\$2,600
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
- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4294003002

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031

3/7/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 20614820

Printed: 03/07/2021 7:12:41 PM

List / Sold:

**\$2,400,000/\$2,345,000** ↓

5 days on the market

Listing ID: BB20257383

**Closed** •

**4412 Finley Ave** • Los Angeles 90027

**8 units** • \$300,000/unit • 6,466 sqft • 6,708 sqft lot • \$362.67/sqft • Built in 1964

Major Cross Street Finley and Commonwealth



Soft story retrofit completed. Huge upside potential. Tenant soft story reimbursement pending not included in calculations. Property is located in the highly sought after Los Feliz Neighborhood. Great location close to many local shops and restaurants. The Los Feliz neighborhood borders sprawling Griffith Park, beloved by locals for its hiking, concerts at the Greek Theatre and stargazing at Griffith Observatory.

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$2,400,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, Individual Room, Inside, Washer Included
- Cap Rate: 3.21
- \$139032 Gross Scheduled Income
- \$77240 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$61,792
- Electric: \$950.17
- Gas:
- Furniture Replacement:
- Trash: \$4,276
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance: \$3,403
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$5,511
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,285	\$1,280	\$1,336
2:	1	1	1	0	Unfurnished	\$890	\$885	\$925
3:	1	1	1	0	Unfurnished	\$1,014	\$1,009	\$1,054
4:	1	2	1	0	Unfurnished	\$1,374	\$1,369	\$1,428
5:	1	2	1	0	Unfurnished	\$1,482	\$1,477	\$1,540
6:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$1,750
7:	1	1	1	0	Unfurnished	\$1,398	\$1,393	\$1,453
8:	1	2	1	0	Unfurnished	\$2,394	\$2,382	\$2,492

**# Of Units With:**

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal: 8
- Drapes:
- Patio:
- Ranges: 8
- Refrigerator:
- Wall AC:

**Additional Information**

- Trust sale
- Rent Controlled
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5590010004

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold: **\$1,325,000/\$1,325,000**

**Closed** •

**632 E 82nd St** • Los Angeles 90001  
**8 units** • **\$165,625/unit** • **4,264 sqft** • **10,206 sqft lot** • **\$310.74/sqft** •  
**Built in 1930**  
**North of E Manchester Ave and east of Avalon Blvd on 82nd St.**

**24 days on the market**

**Listing ID: 20664226**



632 E 82nd Street is an 8-unit apartment building located in Southeast Los Angeles. Built-in 1930, the property is comprised of two singles and six one-bedroom, one-bathroom units. The bungalow style property features a central courtyard and six surface parking stalls. The property has been upgraded with copper plumbing and updated electric. All units are separately metered for gas and electric. The property is located east of Avalon Blvd in between E Florence Avenue and Manchester Avenue on 82nd St. This location provides easy access to the 110 Freeway offers offering a quick connection to Downtown Los Angeles as well as the 10, 105 and 5 Freeways. The immediate area is walkable with nearby retail and restaurant options, as well as proximity to Green Meadows Recreation Center, Franklin D. Roosevelt Park, and several schools.

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$1,325,000
- 2 Buildings
- \$72454 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$41,794
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972189
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1		Unfurnished	\$1,044	\$2,087	\$2,500
2:	6	1	1		Unfurnished	\$1,288	\$7,728	\$9,300
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6029016025

**Michael Lembeck**

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

**Re/Max Property Connection**

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





List / Sold:

**\$2,925,000/\$2,040,000** ↓

12 days on the market

Listing ID: CV20184246

**Closed**

**227 N Mountain Ave** • Monrovia 91016

**8 units** • **\$365,625/unit** • **10,824 sqft** • **24,445 sqft lot** • **\$188.47/sqft** • **Built in 1963**

**North of I-210; Near Intersection of N Mountain Ave & Valley View Ave**



We are pleased to exclusively offer for sale this RARE 8 Unit investment opportunity located in the city of Monrovia. Nestled in the far north-east corner of the city, minutes to city of Bradbury, this multi-family investment exhibits nothing less than a pride of ownership. With a unique unit mix of ALL 2 Bedroom / 1.75 Bathroom two-story townhouse style units, each with an average square footage of 1,353 SqFt, each unit offers an additional "bonus" room on the ground floor which could serve as a home office or a 3rd bedroom (offers a wardrobe closet.) Tenant amenities include; a private gated patio on the ground floor, a private balcony on the second floor, central A/C and heat, onsite laundry facility, and assigned onsite garage parking. Lot size equals over a 1/2 Acre and offers plush grounds, walkways, and landscaping. If you are looking for a unique investment, located in a top tier neighborhood, this is the one.

**Facts & Features**

- Sold On 03/01/2021
- Original List Price of \$2,925,000
- 4 Buildings
- Levels: Two
- 13 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Community, Inside
- \$188100 Gross Scheduled Income
- \$128076 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 6-10 Units/Acre, Lot 20000-39999 Sqft
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$54,381
- Electric: \$726.00
- Gas: \$292
- Furniture Replacement:
- Trash: \$2,712
- Cable TV: 01903052
- Gardener:
- Licenses: 295
- Insurance: \$4,330
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,544
- Other Expense: \$1,200
- Other Expense Description: Reserves

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,150	\$2,150	\$2,150
2:	1	2	2	1	Unfurnished	\$2,095	\$2,095	\$2,150
3:	1	2	2	1	Unfurnished	\$1,995	\$1,995	\$2,150
4:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$2,150
5:	1	2	2	1	Unfurnished	\$1,840	\$1,840	\$2,150
6:	1	2	2	1	Unfurnished	\$1,840	\$1,840	\$2,150
7:	1	2	2	1	Unfurnished	\$1,840	\$1,840	\$2,150
8:	1	2	2	1	Unfurnished	\$1,800	\$1,800	\$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
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8518035034

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$2,995,000/\$2,750,000** ↓

73 days on the market

Listing ID: SB20196994

**Closed** •

**3527 Mentone Ave** • Los Angeles 90034

**9 units** • **\$332,778/unit** • **7,162 sqft** • **7,503 sqft lot** • **\$383.97/sqft** • **Built in 1963**

**Off of Palms Blvd.**



JUST REDUCED! 3527 Mentone Avenue is an outstanding 9-unit property is located in the trendy Palms area, close to the growing cultural hub of Culver City, and is also only a few minutes away from the UCLA campus. The property has also recently finished its seismic retrofit work! The building features a unit mix of (1) Three Bed / Two Bath unit, (2) Two Bed / Two Bath units, (5) One Bed / One Bath units, and (1) Studio unit. There is also ample parking available, as well as coin-operated laundry facilities, providing additional income. Current ownership has been very attentive about maintaining the property, and the units are clean and show very well. 3527 Mentone has a very high walk score of 90, meaning that daily errands will not require a car, and tenants will enjoy the luxury of being close to many high-quality amenities, shops, restaurants, and more! The Palms area was even just recently declared the best neighborhood in Los Angeles, and almost half of it's residents have at least a 4-year degree. Just 2 miles away from the property, Google will be moving into their brand new office space, totaling 584,000 square feet! 3527 Mentone presents a terrific opportunity for today's discerning apartment investor to purchase a solid asset in a great market!

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$3,075,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4.38
- \$192648 Gross Scheduled Income
- \$131096 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$58,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description: Contact

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,194	\$2,194	\$2,450
2:	1	1	1	0	Unfurnished	\$1,099	\$1,099	\$1,850
3:	1	1	1	0	Unfurnished	\$1,695	\$1,695	\$1,850
4:	1	1	1	0	Unfurnished	\$1,850	\$1,850	\$1,850
5:	1	2	2	0	Unfurnished	\$2,647	\$2,647	\$2,450
6:	1	1	1	0	Unfurnished	\$1,850	\$1,850	\$1,850
7:	1	1	1	0	Unfurnished	\$1,295	\$1,295	\$1,850
8:	1	3	2	0	Unfurnished	\$1,930	\$1,930	\$3,200
9:	1	0	1	0	Unfurnished	\$1,495	\$1,495	\$1,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4314012006

**Michael Lembeck**

**Re/Max Property Connection**

3/7/2021

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: SB20196994

Printed: 03/07/2021 7:12:42 PM

List / Sold:

**\$2,695,000/\$2,540,000** ↓

42 days on the market

Listing ID: 20671682

**Closed**

**3960 W 8Th St • Los Angeles 90005**

**10 units • \$269,500/unit • 7,728 sqft • 7,195 sqft lot • \$328.67/sqft • Built in 1956**

**South of Wilshire Blvd., East of Wilton Pl., North of Olympic Blvd.**



Terrific 10 unit investment opportunity adjacent to Hancock Park and Koreatown. The property features spacious units with a strong unit mix of 2 (2+2), 6 (1+1) and 2 (Studios). 4 of the units have been extensively renovated with high-end finishes. The property is separately metered for electricity and gas and features on-site laundry facilities. There are 7 individual garages, 3 surface spaces and extra parking spaces in front of 4 of the garages. There is currently one vacant renovated unit. The soft story retrofit work has been completed. The property is conveniently located in a prime location near entertainment, shopping, hotels and restaurants along with local transportation.

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$2,695,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- \$99676 Net Operating Income

**Interior**

- Appliances: Disposal

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$72,687
- 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	\$3,114	\$3,114	\$3,250
2:	1	1	1		Unfurnished	\$968	\$968	\$1,995
3:	1	1	1		Unfurnished	\$954	\$954	\$1,995
4:	1	0	1		Unfurnished	\$707	\$707	\$1,400
5:	1	1	1		Unfurnished	\$892	\$892	\$1,995
6:	1	2	1		Unfurnished	\$2,450	\$2,450	\$3,250
7:	1	1	1		Unfurnished	\$1,995	\$1,995	\$1,995
8:	1	1	1		Unfurnished	\$1,750	\$1,750	\$1,995
9:	1	0	1		Unfurnished	\$738	\$738	\$1,400
10:	1	1	1		Unfurnished	\$856	\$856	\$1,995
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
- HPK - Hancock Park area
- Los Angeles County
- Parcel # 5092026001

**Michael Lembeck**

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

**Re/Max Property Connection**

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





List / Sold:

**\$3,500,000/\$2,800,000** ↓

47 days on the market

Listing ID: WS20251701

**Closed** • Apartment

**1101 S Garfield Ave** • Alhambra 91801

**11 units** • \$318,182/unit • 9,411 sqft • 7,675 sqft lot • \$297.52/sqft • Built in 1938

South Garfield Ave and San Marino Ave



11-units apartment complex located in the neighborhood of Alhambra city Ca, Zoning ALRPD, 3 parcels , 3 buildings wit approximately 23,051 sqft lot. sale includes 3 buildings with approximately 9,411 of rentable living area. Unit mix: 6 - 1bed/1bath; 5 - 2bed/1bath. public transit available on Garfield ave. Drive-by only.

**Facts & Features**

- Sold On 03/05/2021
- Original List Price of \$3,500,000
- 3 Buildings
- Levels: Two
- 11 Total parking spaces
- \$171900 Gross Scheduled Income
- \$147755 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$24,145
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$156
- Cable TV: 01526148
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$156
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	6	Unfurnished	\$7,275	\$87,300	\$5,760
2:	5	2	1	5	Unfurnished	\$7,050	\$84,600	\$6,000

**# Of Units With:**

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5348010028

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$2,500,000/\$2,363,000** ↓

42 days on the market

Listing ID: 21675280

**Closed** •

**350 S Manhattan Pl** • Los Angeles 90020

**11 units** • \$227,273/unit • 8,668 sqft • 8,651 sqft lot • \$272.61/sqft •  
**Built in 1957**

The property is located in the highly desirable Koreatown submarket of Los Angeles, just west of Western Avenue and south of W 3rd Street.



The property is a 2-story, 11-unit value-add multi-family investment w/ +/- 50% rental upside. Built in 1957, the building is comprised of 2 singles, 6 (1+1), 1 (2+1) and 2 (2+2) units that avg. approx. 785+ gross sqft. Select units have undergone upgrades over the years, including 2 units that have been more extensively remodeled since 2018. The 8,668 sqft structure sits on an 8,651 sqft, LAR4-1 zoned lot w/ 13 individual parking spaces, a communal patio/courtyard area, and on-site laundry. The building has a brand-new roof, new main water heater, and the required City of LA seismic retrofitting work was recently completed. The building is separately metered for gas & electric. The central Koreatown/Mid-Wilshire adjacent location offers tenants access to the surrounding DTLA, Hollywood, Mid-City, + revitalized West Adams neighborhoods. The property is close to the 10,101, and 110 Freeways, + the Wilshire/Western Metro purple line station is just 2 blocks away.

**Facts & Features**

- Sold On 03/04/2021
- Original List Price of \$2,500,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- \$97722 Net Operating Income

**Interior**

**Exterior**

- Security Features: Gated Community

**Annual Expenses**

- Total Operating Expense: \$72,343
- 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:	2	0	1		Unfurnished	\$891	\$1,781	\$3,200
2:	6	1	1		Unfurnished	\$1,231	\$7,386	\$11,550
3:	1	2	1		Unfurnished	\$1,232	\$1,232	\$2,450
4:	2	2	2		Unfurnished	\$1,890	\$3,780	\$5,200
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- HPK - Hancock Park area
- Los Angeles County
- Parcel # 5503002011

Michael Lembeck

Re/Max Property Connection

3/7/2021

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: 21675280

Printed: 03/07/2021 7:12:42 PM

List / Sold:

**\$5,350,000/\$5,300,000** ↓

24 days on the market

**Closed** •

**510 Winchester Ave** • Glendale 91201

**17 units** • **\$314,706/unit** • **11,866 sqft** • **21,685 sqft lot** • **\$446.65/sqft** •

**Built in 1960**

**Drive Safely**

**Listing ID: SR20261812**



We are pleased to present for acquisition, the highest in-place cap rate available in Glendale for similar assets. The Win-Lake Apartments is a 17 unit apartment community located in the dynamic and supply constrained pocket adjacent to the Rancho Equestrian. Within a few minutes tenants can bike to the the major animation and movie studios. A well maintained asset, Win Lake offers a modernization opportunity with minor effort and can realize a cap rate of 5.7% at market rents. At the low \$314,706 per unit and primarily 2 bedroom units, and just under half an acre, the offering delivers an affordable footprint in the supply constrained, high barrier to entry rental market of Glendale. Close to Griffith Park, downtown Glendale & downtown Burbank. \*\* email listing agent for complete offering memorandum \*\*

**Facts & Features**

- Sold On 03/02/2021
- Original List Price of \$5,350,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4.4
- \$335964 Gross Scheduled Income
- \$230876 Net Operating Income
- 18 electric meters available
- 18 gas meters available
- 18 water meters available

**Interior**

**Exterior**

- Lot Features: 16-20 Units/Acre
- Sewer: Public Sewer

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	2	1	0	Unfurnished	\$17,820	\$17,820	\$22,000
2:	7	1	1	0	Unfurnished	\$10,100	\$10,100	\$11,900

**# Of Units With:**

- Separate Electric: 18
- Gas Meters: 18
- Water Meters: 18
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5626015022

**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:

**\$5,750,000/\$5,225,000** ↓

31 days on the market

Listing ID: 20654688

**Closed** •

**5440 Carlton Way** • Los Angeles 90027

18 units • \$319,444/unit • 13,488 sqft • 11,111 sqft lot • \$387.38/sqft • Built in 1985

Just East of Western in between Sunset Blvd and Hollywood Blvd.



Carlton Way Apartments is an 18-unit multifamily property featuring two stories above tuck-under parking. The property was constructed in 1985 and offers +/- 13,488 of improvements on a +/- 11,110 square foot lot. Carlton Way Apartments features a strong unit mix of 6 One-Bedroom and 12 Two-Bedroom Units. The property features a center hallway and 17 parking spaces. The units are individually metered for both gas and electric and there is one central water heater. The property has one central water heater. Since the property was constructed in 1985 it is not subject to the earthquake retrofit requirements. New ownership can add value by either renovating unit interiors as they become vacant, or by simply implementing the annual rent increases of 5%+ CPI 8% pre-Coronavirus. Large compounded rent increases will quickly help a new buyer realize close to market rents without the cost of turning units. Can be purchased individually or with 226 S Serrano and 5532 Harold Way.

**Facts & Features**

- Sold On 03/05/2021
- Original List Price of \$5,750,000
- 1 Buildings
- \$245320 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$145,385
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01229985
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	2	2		Unfurnished	\$1,990	\$23,881	\$28,800
2:	6	1	1		Unfurnished	\$1,571	\$10,770	\$9,427
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 # 5544022400

**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:

**\$5,600,000/\$5,400,000** ↓

31 days on the market

Listing ID: 20654730

**Closed** •

**226 S Serrano Ave** • Los Angeles 90004

**21 units** • \$266,667/unit • **17,338 sqft** • **8,940 sqft lot** • **\$311.45/sqft** • **Built in 1987**

**Just east of Western and north of 3rd Street.**



Serrano Apartments is a 21-unit, multifamily property located at 226 S Serrano Ave in the Koreatown neighborhood of Los Angeles. Built-in 1987, in modern architecture, the property offers renters 1 Studio, 12 One- Bedroom, and 8 Two-Bedroom units across +/- 17,388 of improvements on +/- 8,939 square feet of land. Utilities are separately metered for gas and electric, except for unit #107 which is master metered for both. Since the property was built in 1987 it is not subject to the LA RSO, however, it falls under Assembly Bill 1482 which allows for annual rent increases of 5% + CPI. Assuming annual rent increases of 8%, new ownership will have the opportunity to quickly grow rents without the costs of turning/vacating units. New ownership can also push rents by renovating the unit interiors and common areas. Property can be sold with 5532 Harold Way and 5440 Carlton Way.

**Facts & Features**

- Sold On 03/03/2021
- Original List Price of \$5,600,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- \$202487 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$158,152
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01229985
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	2		Unfurnished	\$1,618	\$18,200	\$12,940
2:	12	1	1		Unfurnished	\$1,365	\$21,000	\$16,385
3:	1	0	1		Unfurnished	\$1,400	\$1,400	\$1,450
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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5517013013

**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



