

Cross Property Customer 1 Line

Listing ID	S	St# St Name	City	Area	S/LC	Units	GS1	Cap	L/C Price	\$/Sqft	Soft	YrBuilt	LSoft/Ac	PrvPool	Grp Socs	Date	DOM/CDOM
1	QC24027581	S	4304 W 132nd ST	HAWT	109	STD	2	\$36,996	\$700,000	\$281.92	2483	1951/PUB	8,704/0.1998	N	3	03/15/24	2/2
2	233389933	S	931 S Palos Verdes ST	SP	185	STD	2		\$1,025,000	\$420.43	2438	2005	4,500/0.1			03/15/24	72/72
3	AR24023635	S	3245 Mangum ST	BDPK	608	STD	2	\$0	\$1,317,888	\$413.13	3190	2016/SLR	10,266/0.2357	N	4	03/13/24	11/11
4	GD24023900	S	117 S Myers ST	BBK	610	STD	2	\$120,000	\$1,800,000	\$600.00	3000	1929/PUB	5,000/0.1148	N	0	03/12/24	10/201
5	DW240219144	S	1215 - 121 Avenue 56	LA	632	STD	2	\$0	\$1,030,000	\$548.46	1878	1921/ASR	6,302/0.1447	N	0	03/11/24	49/142
6	PW23204692	S	1264 Avenida Cesar Chavez #1260 &	MP	641	TRUS	2	\$0	\$899,999	\$509.05	1768	1948/ASR	6,058/0.1391	N	2	03/11/24	56/56
7	SR23226013	S	243 Grace DR	SPAS	658	AUC,TRUS	2	\$0	\$1,900,000	\$801.69	2370	1954/ASR	7,456/0.1712	N	2	03/13/24	30/39
8	AR24052094	S	343 S Avenue 20	LA	677	STD	2	\$0	\$680,000	\$579.22	1174	1906/ASR	8,250/0.1894	N	0	03/15/24	0/0
9	23317521	S	122 Thornton PL	VEN	C11	STD	2		\$899,000	\$936.46	960	1956	1,825/0.04			03/12/24	113/114
10	PW23208110	S	2924 Farmdale AVE	LA	C16	STD	2	\$0	\$815,000	\$575.16	1417	1925/ASR	5,851/0.1343	N	2	03/12/24	42/42
11	24344481	S	2334 Silver Ridge AVE	LA	671	STD	2		\$1,234,000	\$471.35	2618/A	1963/ASR	3,200/0.07			03/13/24	35/35
12	PW23209297	S	5183 Inglewood BLVD	CULV	C28	STD	2	\$0	\$1,230,000	\$501.22	2454	1958/ASR	2,391/0.0549	N	2	03/14/24	86/86
13	24346329	S	4274 Dalton AVE	LA	C34	STD	2		\$630,000	\$367.35	1715	1914	6,968/0.16			03/12/24	30/293
14	24348805	S	1257 W 45th ST	LA	C34	PRO	2		\$730,000	\$410.11	1780/A	1915/ASR	7,438/0.17	N		03/15/24	21/21
15	SR24001173	S	8006 Antwerp ST	LA	C34	STD	2	\$24,000	\$754,000	\$376.06	2005	1947/PUB	5,763/0.1323	N	2	03/12/24	27/27
16	24351585	S	3756 4th AVE	LA	PHHT	STD	2		\$1,425,000	\$675.04	2111	2023	4,027/0.09	N		03/12/24	9/63
17	PW24006385	S	9841 Walnut ST	BF	RG	STD	2	\$0	\$630,000	\$734.27	858	1918/ASR	8,511/0.1954	N	2	03/12/24	20/20
18	SB23184847	S	3618 E 1st PL	HNPk	T1	TRUS	2	\$0	\$670,000	\$415.63	1612	1924/ASR	7,112/0.1633	N	0	03/15/24	80/80
19	PW24012996	S	2914 Iowa AVE	SOG	T4	STD	2	\$0	\$830,000	\$536.18	1548	1951/SEE	5,368/0.1232	N	3	03/11/24	12/12
20	PW24025042	S	7311 Saville AVE	HNPk	T5	STD	2	\$1,300	\$865,000	\$424.44	2038	1923/ASR	6,595/0.1514	N	2	03/11/24	0/31
21	SR23208948	S	15556 Satcoy ST	VNS	VN	STD	2	\$0	\$1,130,000	\$509.93	2216	1948/ASR	6,250/0.1435	N	1	03/11/24	88/88
22	2400021975D	S	5126 28 1/2l Segundo Blvd	HAWT			3	\$57,600	\$950,000			1947	5,385/0.12			03/15/24	7/2
23	PV23218415	S	4803 W 121st ST	HAWT	108	NOD	3	\$21,180	\$1,049,000	\$463.13	2265	1957/ASR	5,556/0.1275	N	2	03/11/24	13/13
24	PW24023822	S	1326 W 163rd ST	GR	120	STD	3	\$68,880	\$1,423,000	\$352.40	4038	1987/ASR	6,717/0.1542	N	6	03/15/24	13/13
25	AR24029852	S	581 Stonehurst DR	ALTA	604	STD	3	\$0	\$1,600,000	\$716.20	2234	1928/ASR	6,956/0.1597	N	2	03/12/24	11/11
26	PW24016359	S	1208 BALLISTA AVE	LPUE	633	STD	3	\$6,075	\$1,395,000	\$446.97	3121	1949/ASR	14,167/0.3252	N	6	03/14/24	10/146
27	24347103	S	408 S Spalding DR	BEVH	C01	STD	3		\$3,150,000	\$659.82	4774	1939	6,786/0.15		4	03/13/24	5/5
28	23283459	S	1609 Vineyard AVE	LA	C16	STD	3		\$1,150,000	\$634.66	1812	1917	7,499/0.17	N		03/11/24	236/236
29	QC23215333	S	325 N Normandie AVE	LA	C17	STD	3	\$0	\$799,000	\$303.34	2634	1911/ASR	4,499/0.1033	N	3	03/14/24	94/94
30	24352445	S	6425 S Vermont AVE	LA	C34	STD	3		\$630,000	\$245.14	2570	1922	3,600/0.08			03/11/24	24/24
31	DW24007023	S	235 W 88th ST	LA	C34	STD	3	\$80,040	\$930,000	\$389.12	2390	1993/ASR	5,352/0.1229	N	0	03/15/24	4/4
32	24351895	S	239 E 93rd ST	LA	C37	STD	3		\$540,000	\$355.26	1520/A	1959/ASR	5,123/0.11			03/15/24	10/10
33	DW24023618	S	1222 E 70th ST	LA	C37	STD	3	\$0	\$825,000	\$536.41	1538	1926/ASR	5,835/0.134	N	2	03/15/24	1/1
34	24349003	S	1650 W 2nd ST	LA	C42	STD	3		\$795,000	\$453.77	1752	1953	7,046/0.16			03/15/24	27/27
35	DW23222948	S	2566 Broadway	HNPk	T5	STD	3	\$0	\$750,000	\$385.01	1948	1921/PUB	4,688/0.1076	N	0	03/15/24	44/44
36	DW23130102	S	6321 Miles AVE #3	HNPk	T5	STD,TRUS	3	\$38,400	\$820,000	\$323.60	2534	1923/PUB	5,533/0.127	N	2	03/14/24	176/176
37	CV23215672	S	331 E Puente ST	CVN	614	TRUS	4	\$6,375	\$1,210,000	\$325.36	3719	1925/ASR	9,272/0.2129	N	4	03/14/24	76/76
38	23335617	S	341 N Genesee AVE	LA	C19	STD	4		\$1,901,250	\$340.79	5579	1927	6,377/0.14		5	03/12/24	77/77
39	24342653	S	834 Lagune AVE	LA	671	STD	4		\$1,300,000	\$855.26	1520/A	1925	4,034/0.09	N		03/12/24	14/14
40	SR23179417	S	1648 Cactus DR	LNCR	LAC	STD	4	\$86,400	\$900,000	\$223.05	4035	1990/ASR	15,320/0.3517	N	4	03/13/24	9/9
41	NP24027385	S	5648 Auckland AVE	NHLW	NHO	STD	4	\$176,352	\$2,650,000	\$423.93	6251	2022/BLD	6,253/0.1435	N	4	03/15/24	21/21
42	23318065	S	6612 Jaboneria RD	BG	T3	STD	4		\$1,650,000	\$306.29	5387	1991	11,540/0.26	N	8	03/15/24	110/110
43	PW23206291	S	629 Hardin DR	ING	101	STD	5	\$131,256	\$1,620,000	\$381.36	4248	1956/ASR	8,886/0.204	N	5	03/12/24	42/42
44	24356631	S	1939 Selby AVE	LA	C05	STD	5		\$2,617,600	\$419.62	6238	1966	6,753/0.15	N		03/15/24	27/27
45	23327547	S	404 N Broadway	REDO	157	STD	6		\$4,400,000	\$637.50	6902	1973	10,505/0.24		11	03/15/24	90/90
46	QC23202870	S	21929 Verne AVE	HG	54	STD	6	\$118,920	\$1,580,000	\$382.84	4127	1974/ASR	9,148/0.21	N	7	03/14/24	62/62
47	24348291	S	1134 N Beachwood DR	LA	C20	STD	6		\$1,225,000	\$481.15	2546/A	1922/ASR	6,755/0.15			03/12/24	27/27
48	GD232221470	S	5600 Buchanan ST	LA	632	STD	8	\$90,500	\$1,575,000	\$295.05	5338	1961/PUB	11,141/0.2558	N	6	03/12/24	64/64
49	23334845	S	140 S Camden DR	BEVH	C01	STD	8		\$3,985,000	\$565.09	7052	1931	6,372/0.14			03/15/24	91/91
50	24347205	S	5640 N Gladys AVE	SGAB	654	STD	10		\$2,744,000	\$474.90	5778	1957	10,031/0.23			03/12/24	21/21
51	24348319	S	1554 - 1556 Alexandria AVE	LA	C20	PRO	12		\$4,400,000	\$416.75	10558/A	1955	13,736/0.31			03/11/24	17/17
52	PW23178989	S	13508 Penn ST	WH	670	STD	13	\$354,696	\$3,675,000	\$280.79	13088	1988/ASR	13,546/0.311	N	0	03/13/24	132/132
53	SR23215089	S	18330 Napa ST	NR	NR	STD	14	\$195,203	\$2,775,000	\$221.68	12518	1960/ASR	17,190/0.3946	N	0	03/12/24	57/240
54	23312423	S	2809 W 8th ST	LA	C17	STD	24		\$3,215,000	\$241.91	13290	1923	6,250/0.14			03/11/24	35/437
55	SR23202483	S	571 Fairview AVE	LA	BOYH	STD	38	\$510,578	\$4,995,000	\$416.04	12006	1964/PUB	16,879/0.3875	N	0	03/13/24	63/63

Closed • Duplex

4304 W 132nd St • Hawthorne 90250

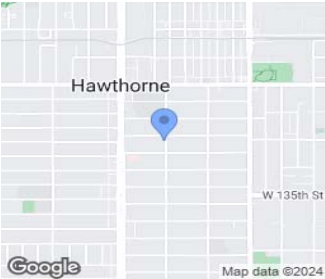
2 units • \$475,000/unit • 2,483 sqft • 8,704 sqft lot • \$281.92/sqft • Built in 1951

Cross Streets: W 132nd St and Hawthorne Blvd

List / Sold: \$950,000/\$700,000

7 days on the market

Listing ID: OC24027581



Huge Equity Opportunity in Hawthorne! Duplex with a vacant unit! Two detached units on a large corner lot. The unit on 132nd is occupied and being sold with the tenant in place, leased through 12/13/2024 for \$3,083/mo. 4bed/2.5 bath with a 2 car garage, approximately 1,613 sq ft, laundry connections, and the unit needs upgrades. The 2nd unit is located at 13221 Washington Ave, and it is vacant! It is a 2bed/1bath with a 1 car garage, laundry connections, approximately 870 sq ft. The unit needs cleaning, new carpet, and repairs before it is rent ready. Purchase this amazing duplex in the City of Hawthorne. The property is conveniently located in the center of the city, with access to the freeways, businesses, Airport, SOFi Stadium, and less than 20 minutes to the beach. Contact your Realtor to schedule a tour and make an offer today! Seller reduced price based on condition.

Facts & Features

- Sold On 03/15/2024
 - Original List Price of \$950,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Heating: Central
 - \$845 (Estimated)
- Laundry: See Remarks
 - \$36996 Gross Scheduled Income
 - \$32241 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,755
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,155
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,100
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$3,083	\$3,083	\$3,083
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 109 - Ramona/Burleigh area
 - Los Angeles County
 - Parcel # 4045004001

Michael Lembeck

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Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: OC24027581

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Closed •

List / Sold: \$999,000/\$1,025,000 ↓

931 S Palos Verdes St • San Pedro 90731

72 days on the market

2 units • \$499,500/unit • 2,438 sqft • 4,500 sqft lot • \$420.43/sqft •

Built in 2005

Listing ID: 23338933

West of Beacon, South of 10th



San Pedro is a hot market and with good reason. Whether it is to live in or invest this is the property for you. Upstairs/Downstairs units that are vacant. Live in one rent other or just buy and hold. This cosmetic fixer is nestled in the up-and-coming area of San Pedro and promises an exciting future. The Plaza neighborhood offers a vibrant community with a variety of amenities, including shopping centers, restaurants, parks, and more. Residents will enjoy the convenience of nearby schools and easy access to major transportation routes. The electrifying West Harbor project is being built nearby with a massive \$500 million private development replacing the famous but dated Ports O Call with 42-acres of retail which far exceeds the outdoor space of the Grove. In addition, the Port of Los Angeles is dropping 1 billion dollars in the redevelopment of San Pedro. Real estate in this area feels reminiscent of Inglewood and its SoFi Stadium project, but perhaps even more remarkable. This development has been ongoing for years and will finally be finished 2025.

Facts & Features

- Sold On 03/15/2024
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: Two
- Heating: Central

Interior

- Appliances: Dishwasher, Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02078273
 - 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	\$3,500
2:	1	3	2		Unfurnished	\$0	\$0	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 185 - Plaza area
 - Los Angeles County
 - Parcel # 7455024031

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Citivest Realty Services, Inc

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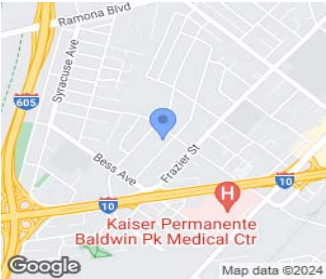
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Closed • Duplex

List / Sold:
\$1,199,000/\$1,317,888
11 days on the market
Listing ID: AR24023635

3245 Mangum St • Baldwin Park 91706
2 units • \$599,500/unit • 3,190 sqft • 10,266 sqft lot • \$413.13/sqft •
Built in 2016
Cross Streets: Bess Ave / Fraizer St



MOVE IN READY. It's rare to find this beautiful, newer rebuilt two separated houses on one lot in 2016. Located in a nice, quiet and excellent neighborhood. Both houses have 10' high crown molding ceilings and recessed lighting. The front house features 4 bedrooms and 3 ½ baths with living area 2,211 sq.ft. The Entranceway opens to the formal living room. Left side is the Jack & Jill bathroom for bedroom 1 & 2. Kitchen has lots of cabinets for storage. Then enter to a huge spacious family room with a dining area. Third bedroom can either be used as a primary suite or Jack & Jill with bedroom 4. Another full bath just next to bedroom 4. Attached 2 car garage. Laundry room with hook up inside the garage. The Back house features 2 bedrooms and 2 bathrooms with a living area of 980 sq.ft. Original Back house had 1 bedroom only. Recently legalized conversion of part of the living room to 1 more bedroom with permit. The primary suite is located at the back. Attached 2 car garages. Indoor laundry area with hook up next to the side door. Freshly painted interior and new laminated wood floors for all the bedrooms. Large and long driveway with RV access which allows plenty of parking spaces. All fence up. Each house has its own separate electrical meter, gas meter and water meter. Conveniently located near shopping malls, schools, parks and restaurants. Easy access to freeway 10 & 605. Don't miss this opportunity. This is a MUST SEE.

Facts & Features

- Sold On 03/13/2024
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,071 (Estimated)
- Laundry: In Garage, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Oven, Water Heater
- Other Interior Features: Crown Molding, High Ceilings, Recessed Lighting

Exterior

- Lot Features: Rectangular Lot
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01950446
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8556012006

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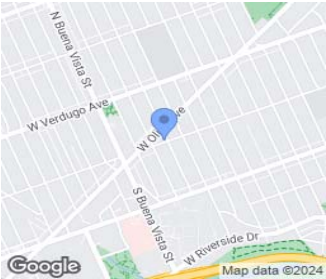
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Closed • Single Family Residence

List / Sold:
\$1,850,000/\$1,800,000 ↓
10 days on the market
Listing ID: GD24023900

117 S Myers St • Burbank 91506
2 units • \$925,000/unit • 3,000 sqft • 5,000 sqft lot • \$600.00/sqft •
Built in 1929
Corner of W. Oak Street and S. Myers St.



Newly remodeled home located in the heart of Burbank. Corner lot with a brand new 1,000 sq.ft. ADU. Live in one, rent the other. Each house has it's own private yard, separate electric and gas meters. Don't miss the opportunity to own two gorgeous properties in the heart of Burbank. Home is conveniently located near fine dining, schools, shops, Disney, Warner Brothers, St. Joseph Providence Hospital and much more.

Facts & Features

- Sold On 03/12/2024
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$215 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$120000 Gross Scheduled Income
- \$1000000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Attic, Kitchen, Living Room, See Remarks

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$4,000
- 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:	2	6	0	0	Unfurnished	\$6,400	\$6,400	\$10,000

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
- Buyer Agency Compensation: 2.5%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2444018008

Michael Lembeck

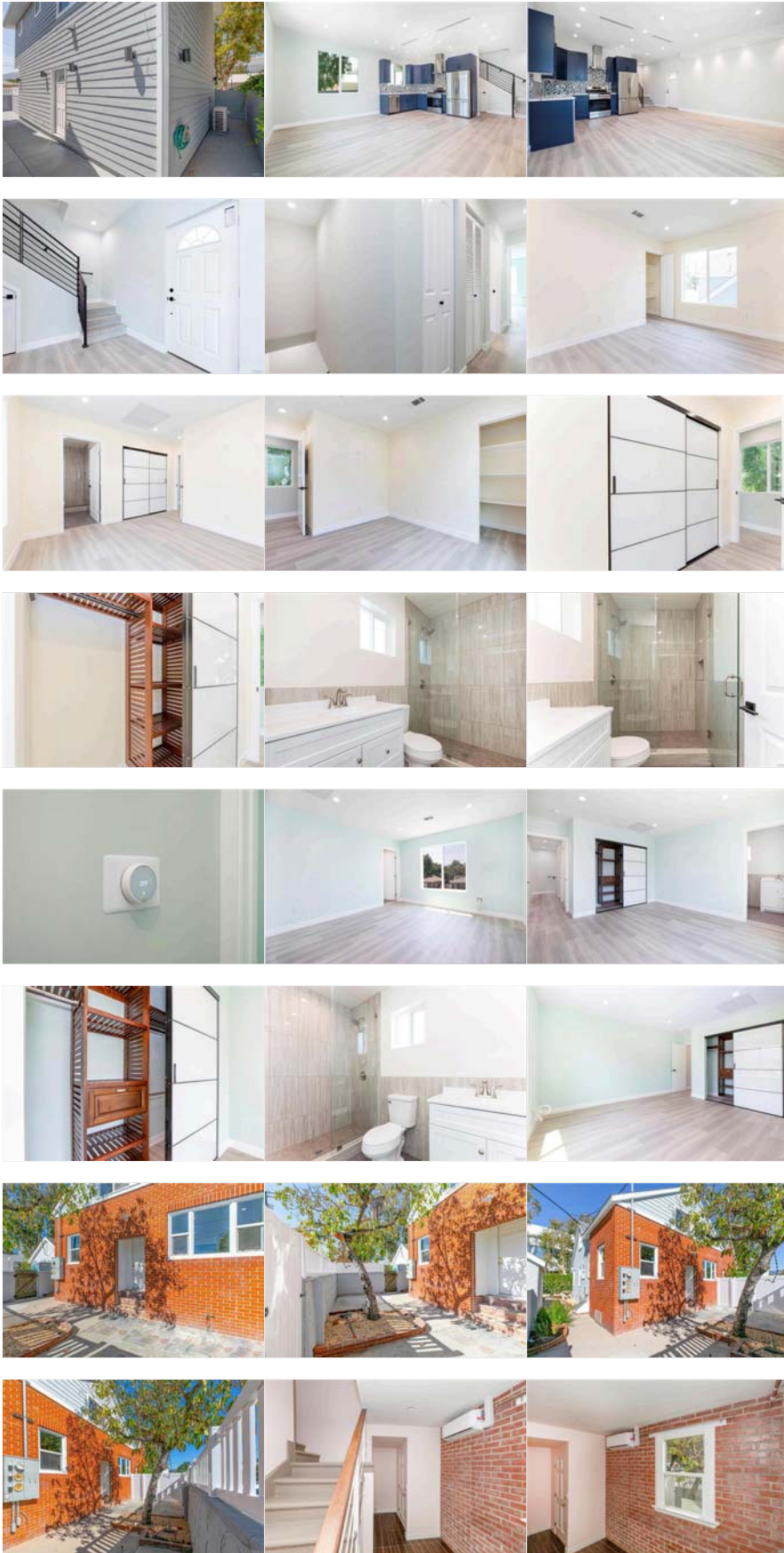
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: GD24023900

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Closed • Duplex

List / Sold:
\$1,039,800/\$1,030,000 
49 days on the market
Listing ID: DW23219144

1215 -1217 N Avenue 56 • Los Angeles 90042
2 units • \$519,900/unit • 1,878 sqft • 6,302 sqft lot • \$548.46/sqft •
Built in 1921
North of Meridian / South of Stratford Rd.



FANTASTIC INVESTMENT PROPERTY IN HIGHLAND PARK! FRONT HOUSE FEATURES A LARGE LIVING ROOM, KITCHEN WITH BREAKFAST COUNTER & GAS RANGE, A MASTER BEDROOM & MASTER BATHROOM AND 2 ADDITIONAL BEDROOMS & AN EXTRA FULL BATH, SEPARATE LAUNDRY ROOM. WOOD LAMINATE FLOORING THROUGHOUT, CENTRAL AIR. THE BACK UNIT INCLUDES A LIVING ROOM, KITCHEN WITH GAS RANGE, 2 BEDROOMS & 1 FULL BATHROOM & INSIDE LAUNDRY. (Title shows property as a Triplex 2 Buildings, 3 Units) BOTH UNITS HAVE A SINGLE CARPORT TO PARK, BUT THERE IS ADDITIONAL PARKING AREA.

Facts & Features

- Sold On 03/11/2024
 - Original List Price of \$999,999
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - 2 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$0 (Unknown)
- Laundry: Individual Room, Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom
 - Floor: Laminate, Tile
- Appliances: Gas Range, Range Hood

Exterior

- Lot Features: Front Yard, Lawn
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01874944
 - 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	\$3,500
2:	1	2	1	0	Partially	\$0	\$0	\$2,000

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
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5485008006

Michael Lembeck

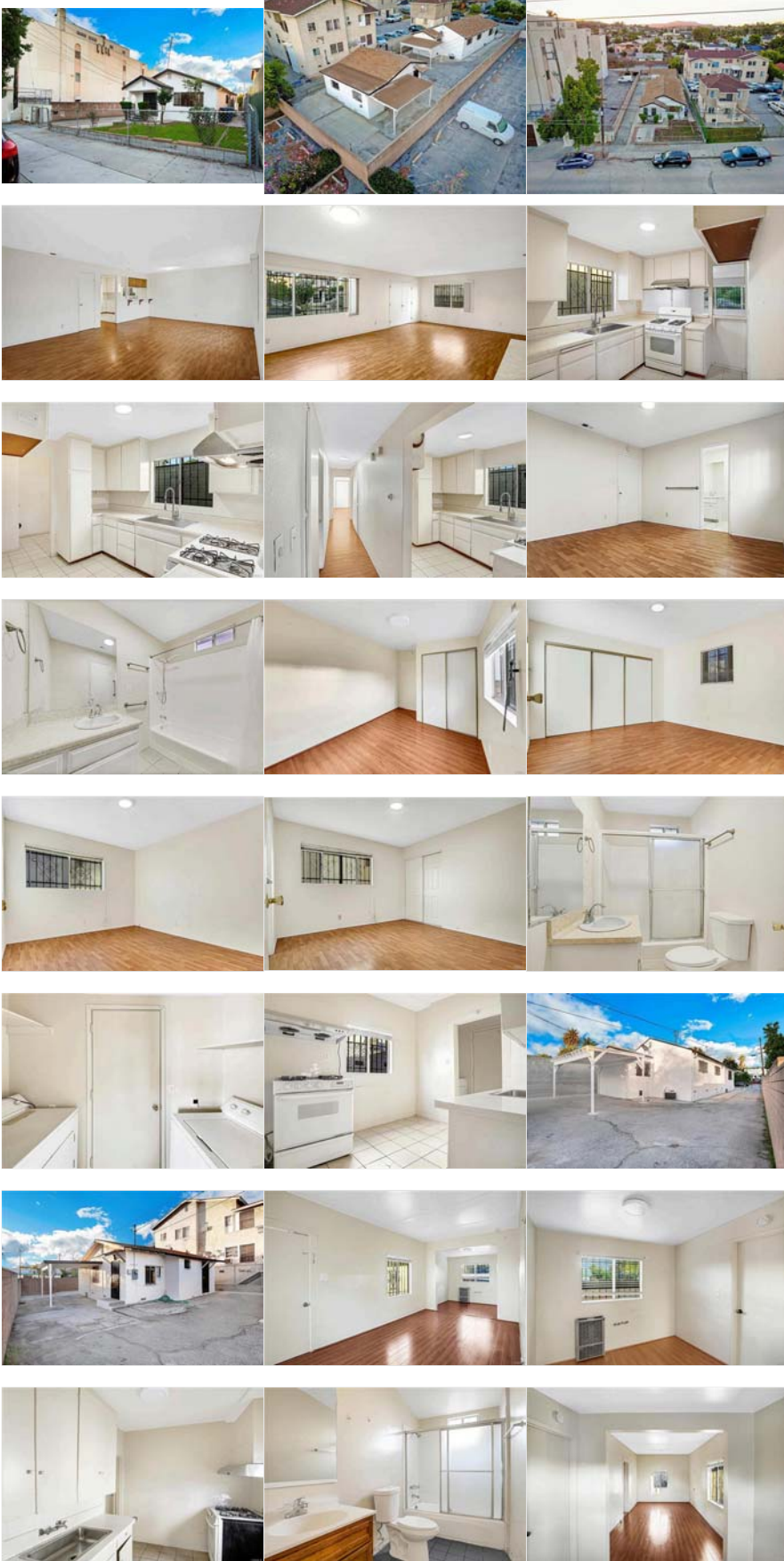
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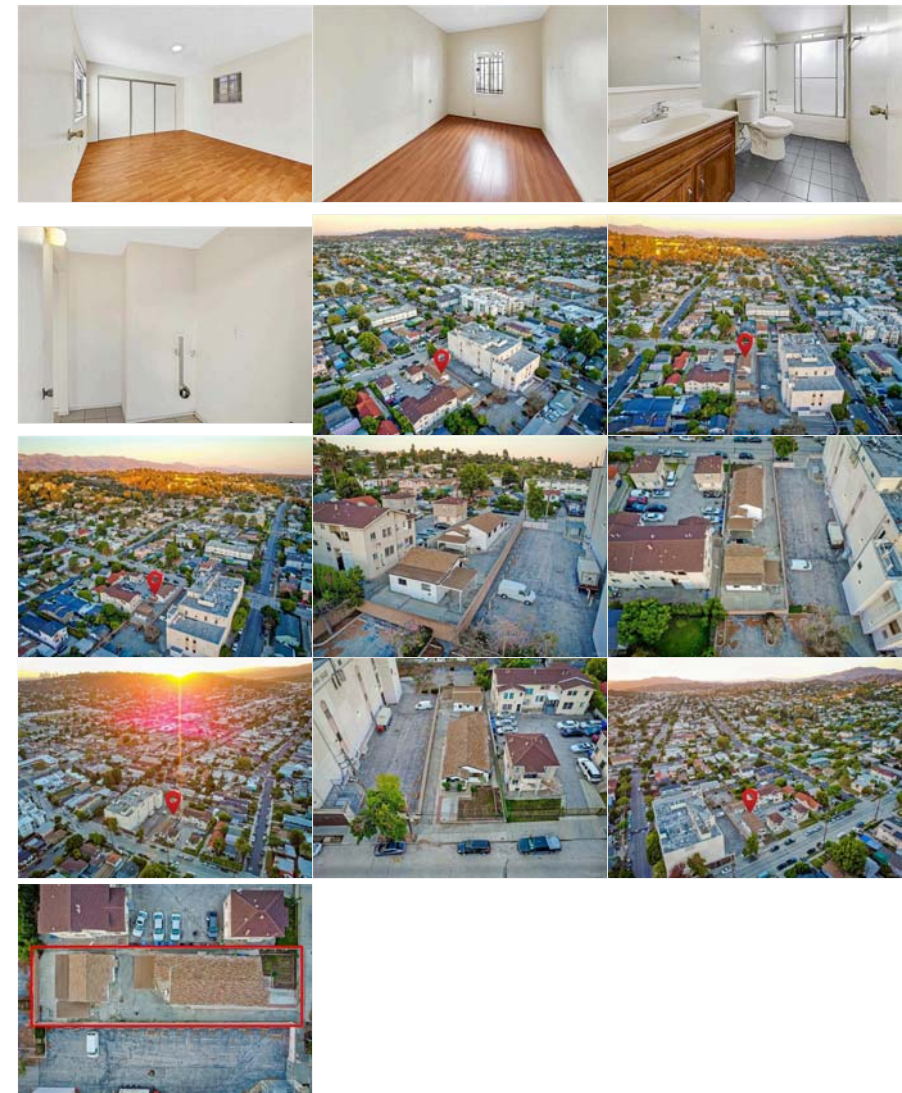
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Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW23219144

Printed: 03/17/2024 8:20:55 AM

Closed

Duplex

List / Sold:

\$899,999/\$899,999

1264 Avenida Cesar Chavez #1260 & 1264

Monterey Park 91754

56 days on the market

2 units

\$450,000/unit

1,768 sqft

6,058 sqft lot

\$509.05/sqft

Built in 1948

Listing ID: PW23204692

60 Freeway exit onto S Atlantic Blvd, Head North Property is across from ELA College



Rare Opportunity to own this Duplex in Monterey Park. Walking distance to ELA College Campus. Live in one and rent the other or both to the highly lucrative student housing market!! The Duplex has (2) Units each with 2 bedrooms and 1 bath. Property is a personal residence and has never been rented for income. Back unit remodeled bathroom this past summer and kitchen was remodeled 3-4 years ago, paint and new flooring too. Back unit has laundry in hallway. New electrical and panels in both units recently with permits, dual pain windows were put in several years ago. Back unit has floor heater. Front unit has central heating and air conditioning. Front unit is all original bathroom and kitchen, laundry is in kitchen, no upgrades in Front unit except for windows and heating and air conditioner in past years. The Front unit is in need of cosmetic repairs. Back unit has been completely redone over the past few years. Property has rear facing 2 car individual/separate garages. Buyer to verify all permits with city. Property utilities/metering are broken out into 2 separate electric meters, 2 separate gas meters and 1 master water meter. Seller will do no repairs. Property sold in as is condition.

Facts & Features

- Sold On 03/11/2024
 - Original List Price of \$899,999
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: See Remarks
 - Heating: See Remarks
 - \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, In Kitchen, Inside, See Remarks
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Lawn, Level
 - Security Features: Smoke Detector(s)
- Fencing: Block, Chain Link, Good Condition, Wood
 - Sewer: Public Sewer, Sewer Paid
 - Other Exterior Features: Rain Gutters, TV Antenna

Annual Expenses

- Total Operating Expense: \$5,040
 - Electric: \$960.00
 - Gas: \$480
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 02003950
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - 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:	2	2	1	1	Unfurnished	\$0	\$0	\$2,750

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 641 - Monterey Park area
 - Los Angeles County
 - Parcel # 5251027005

Michael Lembeck

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Newport Beach, 92660



Closed • Duplex

List / Sold:
\$1,095,000/\$1,900,000
39 days on the market
Listing ID: SR23226013

243 Grace Dr • South Pasadena 91030
2 units • **\$547,500/unit** • **2,370 sqft** • **7,456 sqft lot** • **\$801.69/sqft** •
Built in 1954
NORTH OF ARROYO SECO PKWY. WEST OF FAIR OAKS AVENUE.



FAMILY TRUST AUCTION!!!! RARE OPPORTUNITY TO BUY A DUPLEX ON A BEAUTIFUL SREET IN THE HIGHLY SOUGHT AFTER CITY OF SOUTH PASADENA. THE FRONT 2 BEDROOM UNIT IS COMPRISED OF A LIVING ROOM WITH DINING ROOM & FIREPLACE. KITCHEN WITH BREAKFAST NOOK AND SIDE BY SIDE WASHER/DRYER HOOKUP. THE BACK 2 BEDROOM UNIT FEATURES AN OPEN LIVING ROOM WITH DINING ROOM AND FIREPLACE. KITCHEN WITH BREAKFAST NOOK AND ENCLOSED SUN ROOM. BACK PRIVATE PATIO. 2 CAR ATTACHED GARAGE (NO DIRECT ACCESS) AND SEPARATE GAS & ELECTRIC METERS. NO COURT CONFIRMATION. BUYER TO VERIFY ALL PERMITS.

Facts & Features

- Sold On 03/13/2024
 - Original List Price of \$1,095,000
 - 1 Buildings
 - 2 Total parking spaces
 - \$0 (Unknown)
- Laundry: See Remarks
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Auction, Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 658 - So. Pasadena area
 - Los Angeles County
 - Parcel # 5317017011

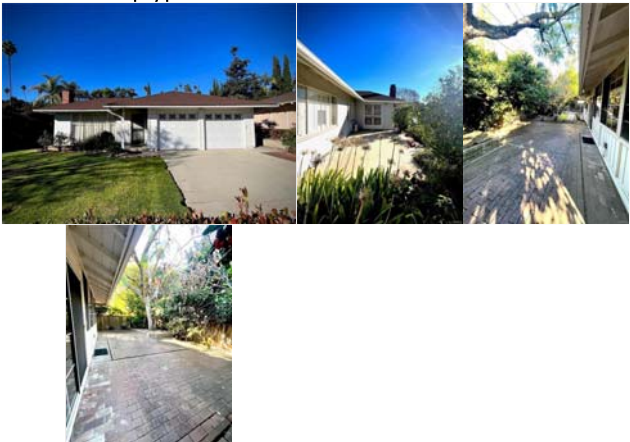
Michael Lembeck

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

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

List / Sold: \$700,000/\$680,000 ↓

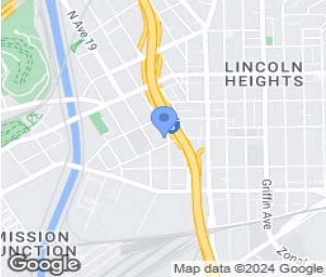
343 S Avenue 20 • Los Angeles 90031

0 days on the market

2 units • \$350,000/unit • 1,174 sqft • 8,250 sqft lot • \$579.22/sqft • Built in 1906

Listing ID: AR24052094

S/Broadway and W/5 fwy



First time on the market located in the Lincoln Heights neighborhood. Duplex with repairs needed. Located near major highways and local schools.

Facts & Features

- Sold On 03/15/2024
- Original List Price of \$700,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- \$374 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01360316
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
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
- Buyer Agency Compensation: 1%
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5447031020

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: AR24052094

Printed: 03/17/2024 8:20:55 AM

Closed •

List / Sold: **\$1,199,000/\$899,000** ↓

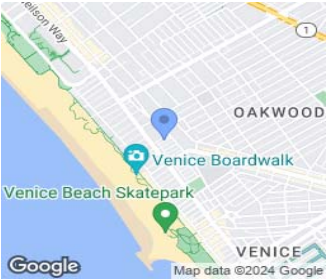
122 Thornton Pl • Venice 90291

114 days on the market

2 units • \$599,500/unit • 960 sqft • 1,825 sqft lot • \$936.46/sqft • Built in 1956

Listing ID: 23317521

From main st turn on Thornton pl



This exceptional duplex is a stone's throw from the beach, presenting an unparalleled opportunity as the most affordable property in Venice. Each unit includes one-car parking for your convenience. Moreover, you'll be conveniently close to some of the city's finest restaurants, coffee shops, and the world-renowned Abbot Kinney Boulevard. Don't pass up the chance to enjoy coastal living with easy access to the best Venice has to offer.

Facts & Features

- Sold On 03/12/2024
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$33691 Net Operating Income

Interior

- Floor: Wood
- Appliances: Oven, Range

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$9,272
- 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	1	1		Unfurnished	\$1,222	\$1,222	\$3,500
2:	2	1	1		Unfurnished	\$1,855	\$1,855	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C11 - Venice area
- Los Angeles County
- Parcel # 4286015009

Michael Lembeck

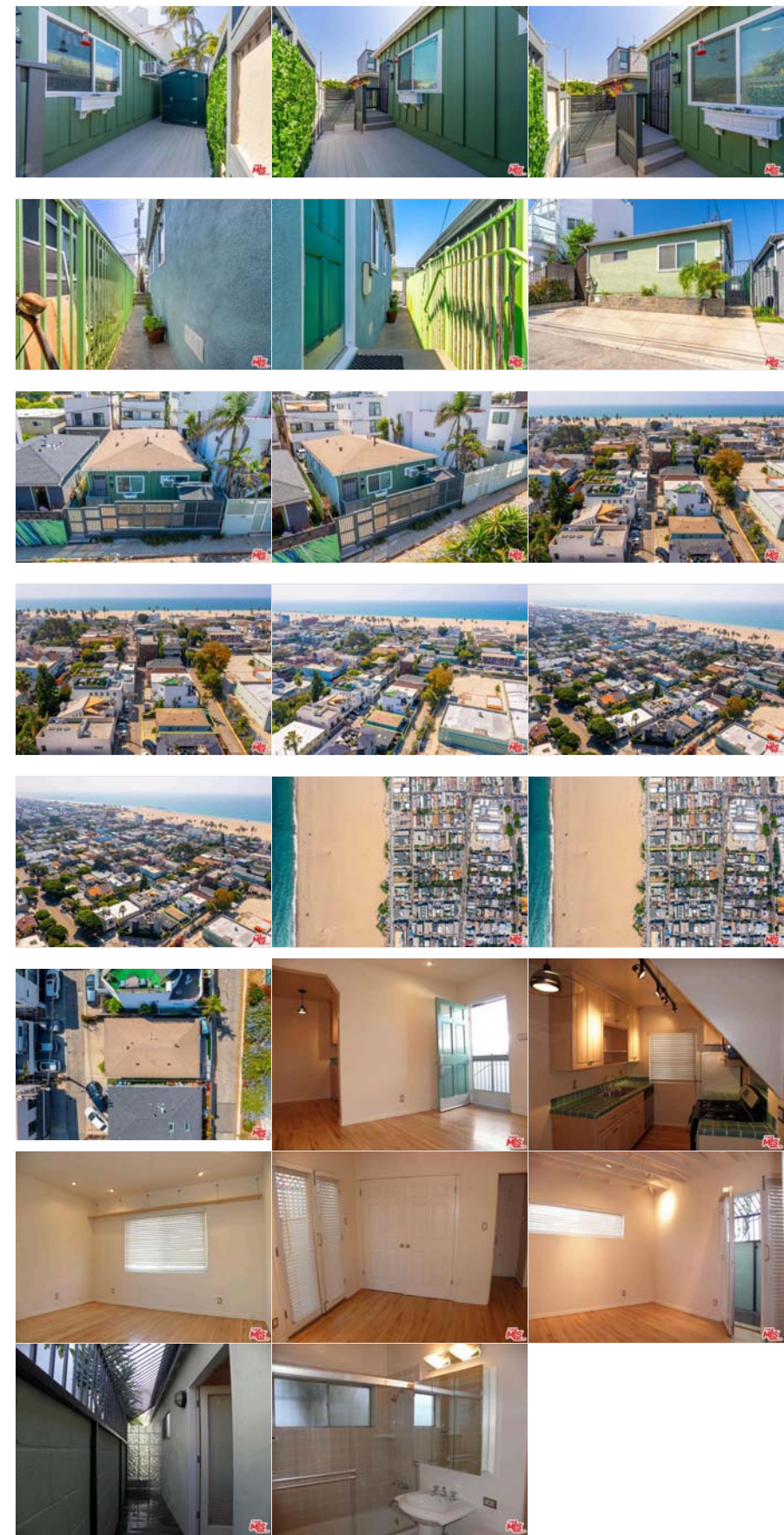
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Citivist Realty Services, Inc

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

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Closed

Duplex

2924 Farmdale Ave

Los Angeles 90016

2 units

\$407,500/unit

1,417 sqft

5,851 sqft lot

\$575.16/sqft

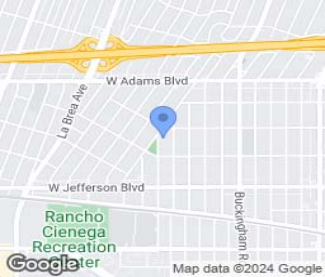
Built in 1925

Vineyard X 30th Street

List / Sold: \$815,000/\$815,000

47 days on the market

Listing ID: PW23208110



First Time on Market in 30 Years. 1,405 sq. ft. Duplex. Desirable Location. Quiet Family Oriented Neighborhood. Great Curb Appeal. Over \$95K Invested in 2022 for New House Roof, All New Windows, Water Softener System and Exterior Paint/Stucco. Property Features ~ Livingroom Bay Window and Fireplace Mantel. Dining Area Skylight. Inside Laundry/Service Porch. Newer Wood Grain Livingroom and Bedroom Flooring. Terracotta Ceramic Tile in Kitchen and Bath. Two Bedroom Closets – One Sliding Door Closet and One Walk-In Closet. Exterior Bedroom Door leads to Tranquil Private Back Yard with Covered Patio Seating Area with Mature Lush Landscaping, Orange, Lemon, and Avocado Trees. Two Car Detached Garage. Long Private Driveway. Side-by-side Duplex Units Each has 1 bedroom and 1 bath. Spacious Lot - 5,851 sq. ft. Property Sold As-Is. Excellent Opportunity. Use as Income Property/ add ADU in backyard for three Rental Units or Convert Entire Structure into 3 Bedroom 2 Bath Single Family Home. Property originally built as SFR w/duplex zoning.

Facts & Features

- Sold On 03/12/2024
 - Original List Price of \$1,030,000
 - 1 Buildings
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: Inside
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01428775
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$1,087	\$1,087	\$1,750

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 3%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5057017011

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed •

2334 Silver Ridge Ave • Los Angeles 90039
2 units • \$674,500/unit • 2,618 sqft • 3,200 sqft lot • \$471.35/sqft •
Built in 1963
Google Maps.

List / Sold:
\$1,349,000/\$1,234,000 ↓
35 days on the market
Listing ID: 24344481



Earn income in Silver Lake with this duplex featuring stylish post-and-beam design circa 1964 by celebrated architect Allyn E. Morris. Side-by-side apartments have three bedrooms + two baths per unit, tastefully updated with improvements that include hard surface flooring, built-in appliances, washer/dryer sets and more. Midcentury heritage resonates in the open-beamed wood ceiling and free-flowing layout connecting living, dining and kitchen areas. Glass sliders open to private decks, and there are gorgeous views of city lights and the San Gabriel Mountains. Each unit enjoys single-vehicle parking in a covered carport plus a convenient storage locker. Wrapped in mature trees and serene hillside vibes, this nicely maintained duplex is situated in LA's trendiest enclave with coffee, dining, nightlife and conveniences nearby at Whole Foods, Silver Lake Wine, Constellation Coffee, Gingergrass, the list goes on. The Reservoir, Dog Park and Meadow are just a few blocks away.

Facts & Features

- Sold On 03/13/2024
- Original List Price of \$1,349,000
- 1 Buildings
- Levels: Multi/Split
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$37902 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$26,141
- 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	\$2,691	\$2,691	\$4,950
2:	1	3	2		Unfurnished	\$2,811	\$2,805	\$4,950
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5440022008

Michael Lembeck

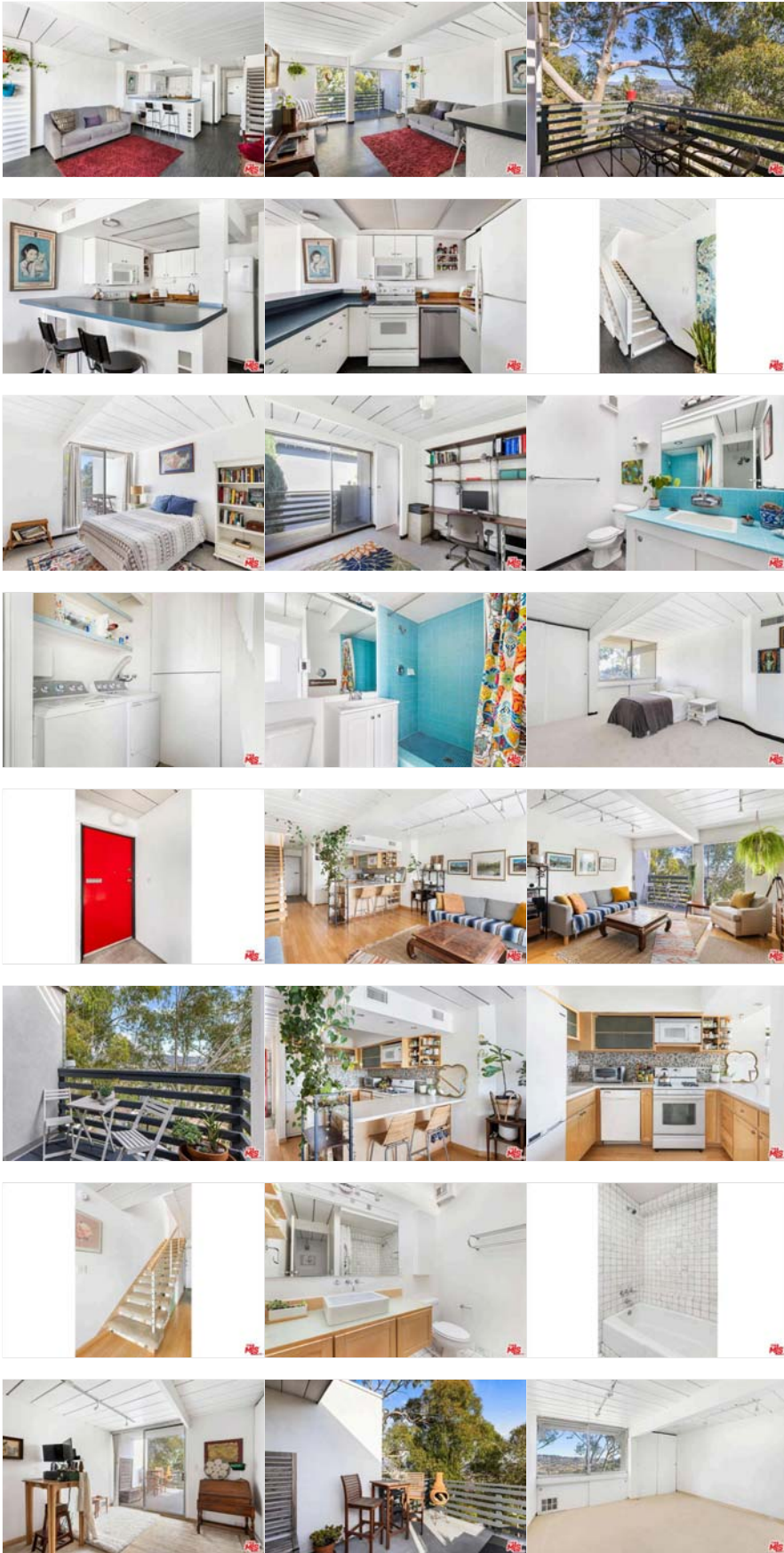
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Cell Phone: 714-742-3700

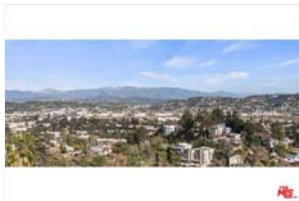
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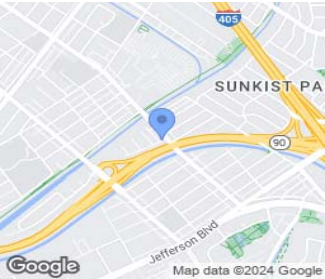
CUSTOMER FULL: Residential Income LISTING ID: 24344481

Printed: 03/17/2024 8:20:55 AM

Closed • Duplex

List / Sold:
\$1,225,000/\$1,230,000 ↓
86 days on the market
Listing ID: PW23209297

5183 Inglewood Blvd • Culver City 90230
2 units • \$612,500/unit • 2,454 sqft • 2,391 sqft lot • \$501.22/sqft •
Built in 1958
Inglewood and Stanford corner



Back on market . Charming duplex recently updated with beautiful hardwood floors, and carpet, paint through out the second floor. Tons of sunlight, high ceilings boasting a two bedroom, two bath, large great room open concept with dining area, gas or wood burning fireplace, open to the kitchen. Upper unit has two patios, one off of the great room area, second one off the master suite. Large master suite with two closets adjacent to a large bathroom, double sinks soaker tub and separate shower stall. First floor unit is a charming older unit with gallery kitchen, bay window in living area, two nice size bedrooms, with 1 1/2 baths and wood floors through out. Large laundry area with washer dryer. Two car garage and parking on the street. Each unit has a separate entrance. Lower unit has direct access to a small garden. This duplex is a great opportunity to live on one floor and rent the other. Close to schools, shopping, eating establishments, Marine Del Rey, and the convenience of living in Culver City and all that has to offer. Don't miss this opportunity!

Facts & Features

- Sold On 03/14/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Dual
- Heating: Central, Forced Air, Natural Gas
- \$290 (Assessor)
- Laundry: Common Area, Dryer Included, In Garage, Inside, Washer Included
- 1 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

- Rooms: Entry, Foyer, Galley Kitchen, Great Room, Laundry, Living Room, Walk-In Closet
- Floor: Laminate, Stone
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas & Electric Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Water Softener
- Other Interior Features: Balcony, Ceiling Fan(s), Ceramic Counters, High Ceilings, Open Floorplan, Pull Down Stairs to Attic, Recessed Lighting, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Front Yard, Near Public Transit, Sprinklers Drip System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01854035
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C28 - Culver City area
- Los Angeles County
- Parcel # 4221025018

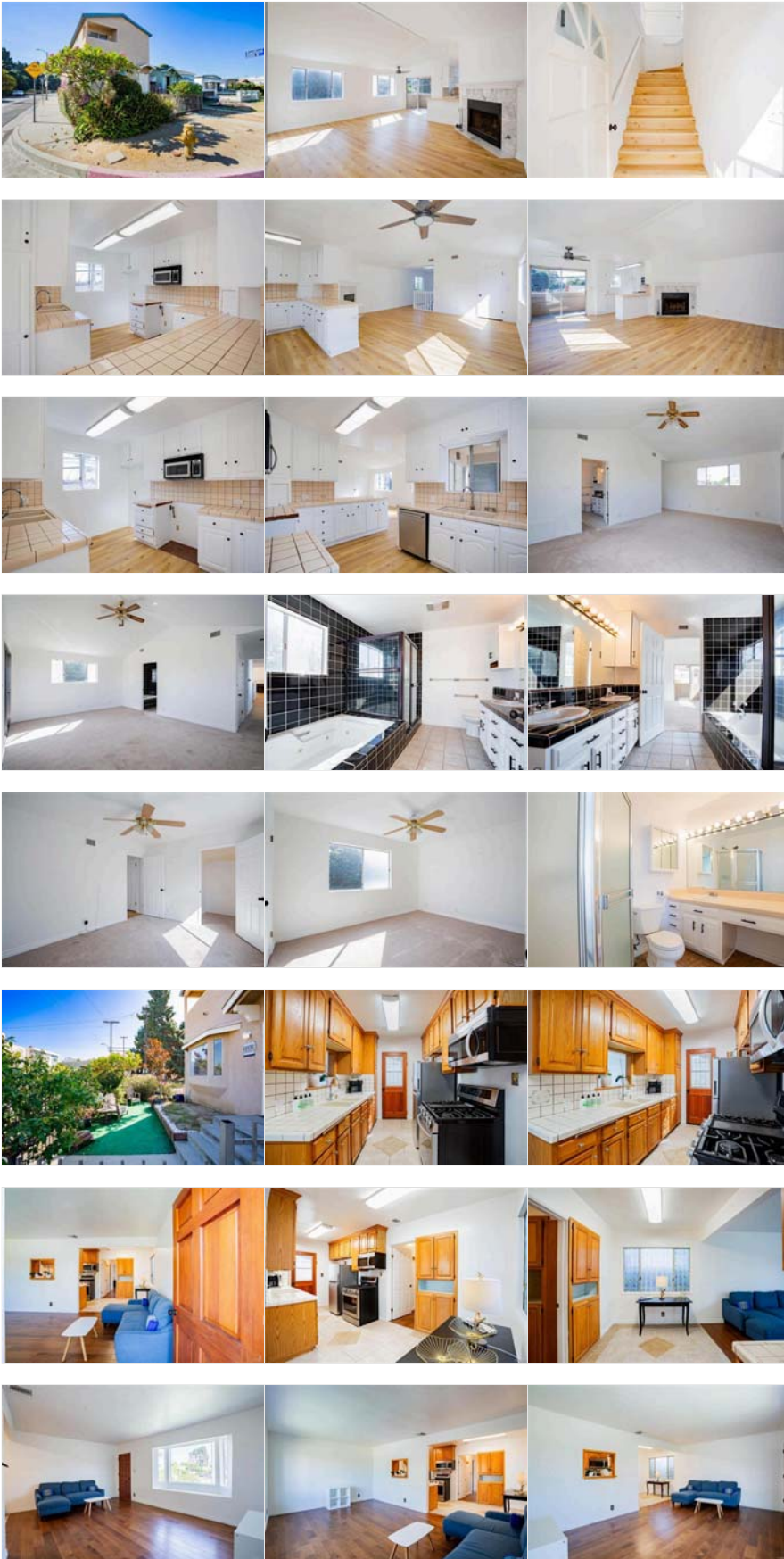
Michael Lembeck

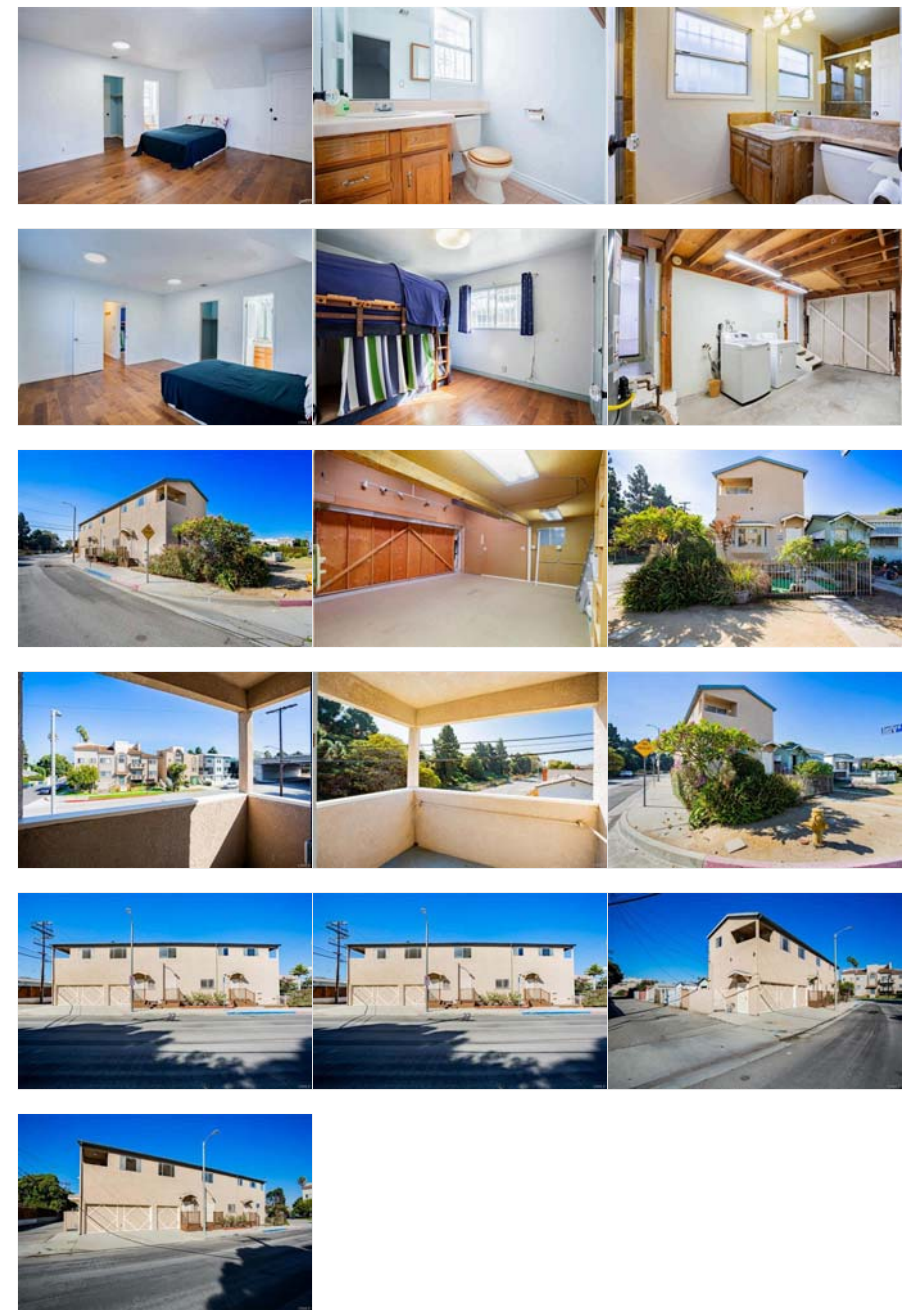
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed

List / Sold: \$639,900/\$630,000

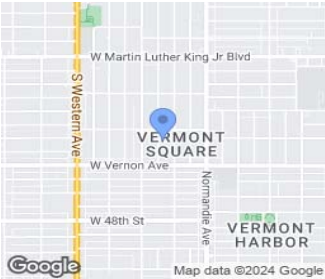
4274 Dalton Ave • Los Angeles 90062

30 days on the market

2 units • \$319,950/unit • 1,715 sqft • 6,968 sqft lot • \$367.35/sqft • Built in 1914

Listing ID: 24346329

W MLK Jr. Blvd to Dalton Ave



Investment Opportunity! Fully occupied duplex featuring a total of 7 bedrooms and 4 bathrooms. Conveniently located to USC, museums and sports stadiums! (Per tax records property is a SFR with 3BR/2BA. Functions as a duplex with 7BR/4BA. Permit status is unknown). Please do not disturb occupants.

Facts & Features

- Sold On 03/12/2024
- Original List Price of \$649,900
- 1 Buildings
- Levels: One

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01332632
 - 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	5	3		Unfurnished	\$2,610	\$2,610	\$0
2:	1	2	1		Unfurnished	\$1,455	\$1,455	\$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
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5021019028

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: 24346329

Printed: 03/17/2024 8:20:55 AM

Closed •

List / Sold: **\$699,000/\$730,000** ⬆

1257 W 45th St • Los Angeles 90037

21 days on the market

2 units • **\$349,500/unit** • **1,780 sqft** • **7,438 sqft lot** • **\$410.11/sqft** • **Built in 1915**

Listing ID: 24348805

South of Vernon, East of Normandie, West of Vermont



Great opportunity just south of USC. This 1,780sq.ft. duplex is situated on a 7,438sq.ft. lot and consists of two 1-bedroom, 1-bathroom units. The property has been renovated with new flooring, updated bathrooms, kitchens and much more. The large lot allows for the exploration of adding an ADU or more parking opportunities. Located near parks, shops and many other staples Los Angeles has to offer, this property is ideal for investors or owner-users alike. Probate sale, court no confirmation required.

Facts & Features

- Sold On 03/15/2024
 - Original List Price of \$699,000
 - 1 Buildings
 - Levels: One
- Laundry: See Remarks

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00418264
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5017016013

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: 24348805

Printed: 03/17/2024 8:20:55 AM

Closed

• Duplex

8006 Antwerp St

• Los Angeles 90001

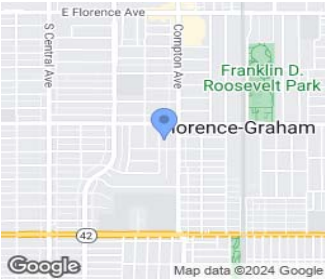
2 units • \$374,500/unit • 2,005 sqft • 5,763 sqft lot • \$376.06/sqft • Built in 1947

COMPTON AND NADEAU

List / Sold: \$749,000/\$754,000

27 days on the market

Listing ID: SR24001173



FAIR CONDITION DUPLEX IN THE LOS ANGELES AREA. ONE UNIT WILL BE DELIVERED VACANT. PERFECT FOR OWNER OCCUPIED OR INVESTORS!! UNIT 1 IS A 3+1 AND UNIT 2 IS A 2+1.

Facts & Features

- Sold On 03/12/2024
 - Original List Price of \$749,000
 - 1 Buildings
 - 2 Total parking spaces
 - \$1,106 (Estimated)
- Laundry: Inside
 - \$24000 Gross Scheduled Income
 - 0 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01368823
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense: \$0
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6028005027

Michael Lembeck

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

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State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: SR24001173

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Closed •

List / Sold:

\$1,425,000/\$1,425,000

9 days on the market

Listing ID: 24351585

3756 4th Ave • Los Angeles 90018

2 units • \$712,500/unit • 2,111 sqft • 4,027 sqft lot • \$675.04/sqft • Built in 2023

East of Crenshaw, Between Obama and Exposition, West of Western



Great New Price! Designer done 2-On-A-Lot in sought-after location at the vibrant hub of Jefferson Park and Leimert Park. The front, fully new construction home is an incredible modern architectural with 3BR, 2.5BA and an expansive private deck. Steeped in natural light, the inviting, open floor plan of the main level is the perfect setting for entertaining, relaxing, and family get-togethers. The custom kitchen sports white lacquer cabinets, stainless-steel appliances, and a generous island, finished in a modern, gray quartz. The spacious living/dining area opens onto a sizable, tree-lined deck, perfect for morning coffee or summer dinner party. Upstairs are 3 cozy bedrooms, the primary with a large walk-in closet and a luxurious, custom bath featuring dual sink vanity. 2 additional bedrooms upstairs share the gorgeous adjacent bath. The rear home is a masterful designer remodel 2BR/2BA with private deck. Dramatic stonework on the impressive kitchen island is the focal point of the light-filled main living space. The custom kitchen boasts natural wood toned cabinetry and stainless-steel appliances that perfectly complement the black and white veined stone island and backsplash. Large sliding doors open onto the inviting private deck. The spacious primary bedroom offers ample living space and a stylish, modern ensuite bath with walk-in rainfall shower. Large second bedroom and sleek full bath adjacent. Small outdoor area in back perfect for garden, dog-run or storage. Each home is separately metered. Front house with 7 solar panels, 220V outlet in driveway for EV charging, smart Navien tankless water heaters. New central air/heat. Close to shopping, restaurants, coffeeshops, and more on both Crenshaw Blvd and Adams Ave. A remarkable new property and an even better investment opportunity!

Facts & Features

- Sold On 03/12/2024
- Original List Price of \$1,425,000
- 2 Buildings
- Levels: Two, One
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, In Closet

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$5,000	\$0
2:	2	2	2		Unfurnished	\$0	\$3,500	\$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
- Buyer Agency Compensation: 2.5%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5042007027

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: 24351585

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Closed

• Duplex

List / Sold:

\$599,900/\$630,000

▲

9841 Walnut St • Bellflower 90706

20 days on the market

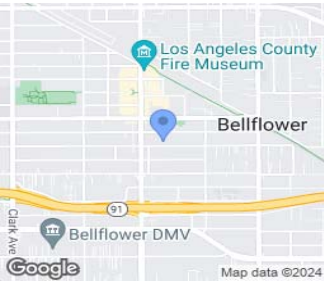
2 units • \$299,950/unit • 858 sqft • 8,511 sqft lot • \$734.27/sqft •

Built in 1918

Listing ID: PW24006385

From where you are right now...

https://www.google.com/maps/dir//9841+Walnut+St,+Bellflower,+CA+90706/@33.8499623,-118.1392498,118.12376612d33.880624913e0?entry=ttu



Unique investment opportunity! This duplex is comprised of two 1-bedroom, 1-bathroom units which total 853 Sq. Ft. This great property is being delivered vacant and awaits your creative touch with extensive remodeling potential. Zoning is BFR1 which allows up to 3 units and yet you would be encouraged to check with the city to have this property rezoned. The property was built in 1918, and boasts an expansive 8,511 sq. ft. lot, complete with a 2-car garage and a detached laundry room. Unlock the full potential of this property and transform it into a lucrative investment or a charming residence with ample outdoor space.

Facts & Features

- Sold On 03/12/2024
 - Original List Price of \$599,900
 - 1 Buildings
 - Levels: One
 - 14 Total parking spaces
 - Heating: Floor Furnace, Wall Furnace
 - \$647 (Estimated)
- Laundry: Gas Dryer Hookup
 - 1 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Laundry
 - Floor: Carpet
- Other Interior Features: Copper Plumbing Full, Formica Counters, Storage, Unfurnished

Exterior

- Lot Features: 6-10 Units/Acre, Front Yard, Level with Street, Rectangular Lot
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Fair Condition, Wood, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$305
 - Electric: \$100.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$45
 - Cable TV: 01340891
 - Gardener:
 - Licenses:
- Insurance: \$200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$60
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- RG - Bellflower North of 91 Frwy, S of Alondra area
 - Los Angeles County
 - Parcel # 7109019015

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

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Newport Beach, 92660

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Closed • Duplex

List / Sold: \$675,000/\$670,000 ↓

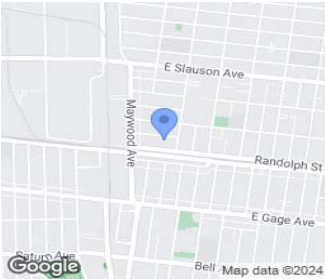
3618 E 61st Pl • Huntington Park 90255

80 days on the market

2 units • \$337,500/unit • 1,612 sqft • 7,112 sqft lot • \$415.63/sqft • Built in 1924

Listing ID: SB23184847

In between Maywood and Loma Vista



Presenting a meticulously crafted Craftsman-style duplex, ideally situated in the coveted enclave of Huntington Park. This property showcases a symmetrical design, with each unit thoughtfully mirroring the other. Each unit encompasses two generously proportioned bedrooms and one appointed full bathroom. The heart of these residences lies in their meticulously renovated kitchens. Recently modernized, these culinary spaces feature brand-new cabinetry, elegant fixtures, state-of-the-art appliances, and opulent granite countertops, catering to the discerning tastes of today's homeowners. The living areas have a welcoming ambiance, perfectly tailored for the comfort and functionality expected within a two-bedroom unit. Furthermore, the inclusion of dedicated laundry rooms within each unit enhances the convenience of daily living, offering easy access to the rear yard patio and the expansive open space beyond. The garage has offers a storage haven, efficiently maximizing the utility of this property. Nestled on an expansive, oversized 7,112 square-foot lot, this duplex resides within the esteemed R3YY zoning district, presenting a myriad of possibilities for prospective buyers, whether through development, adding an ADU or simply embracing the generous outdoor space. This residence harmoniously combines timeless craftsmanship with contemporary amenities, setting the stage for a distinguished lifestyle in Huntington Park.

Facts & Features

- Sold On 03/15/2024
- Original List Price of \$725,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$850 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, See Remarks, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl, Wood

Exterior

- Lot Features: Back Yard
- Fencing: Block
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01896421
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$0
2:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$0

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6318017016

Michael Lembeck

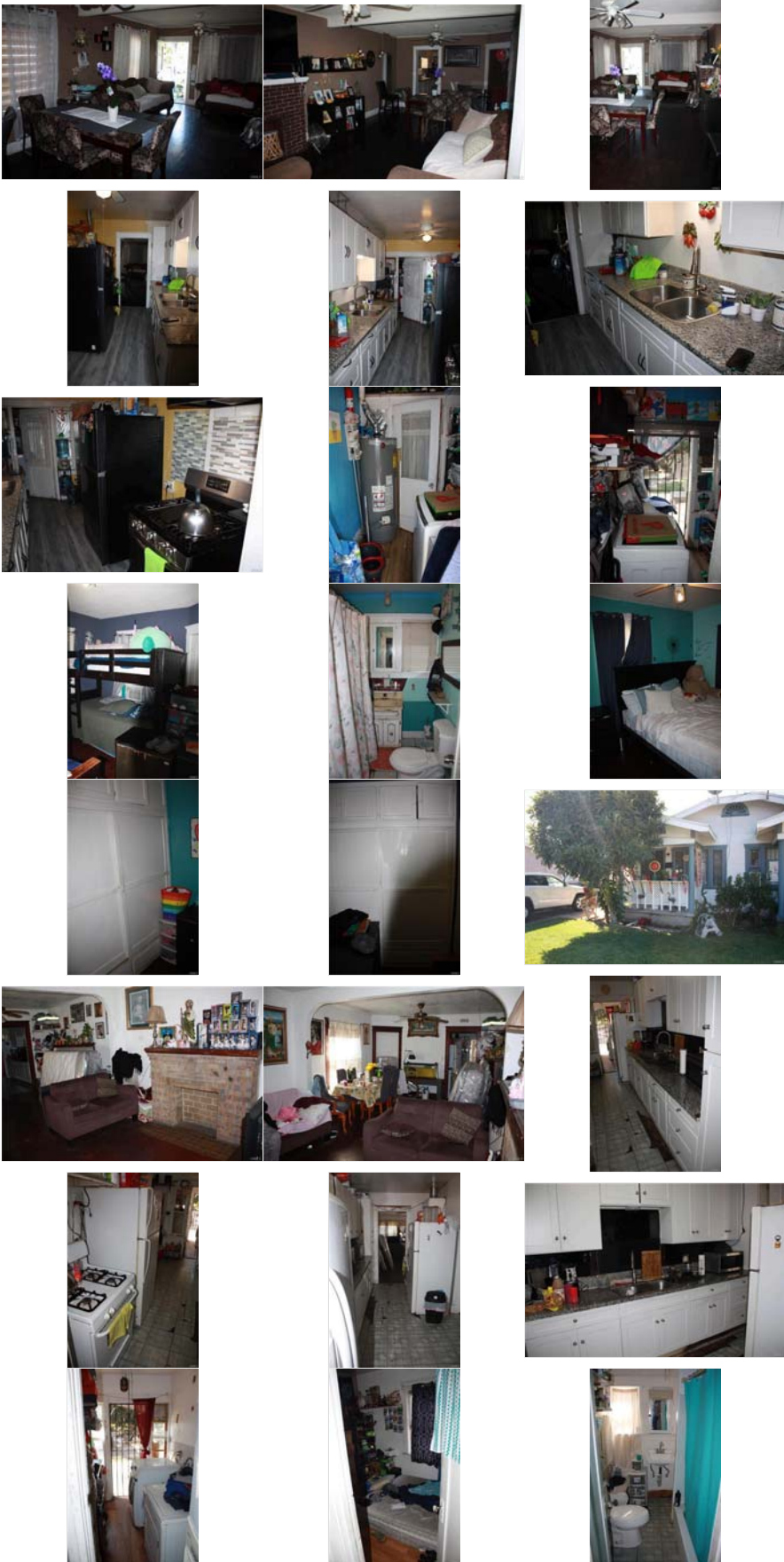
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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SB23184847

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Closed • Duplex

List / Sold: \$850,000/\$830,000 ↗

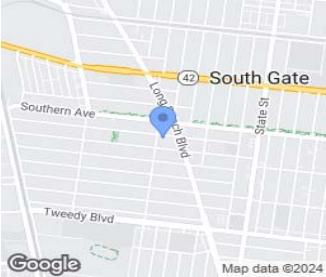
2914 Iowa Ave • South Gate 90280

12 days on the market

2 units • \$425,000/unit • 1,548 sqft • 5,368 sqft lot • \$536.18/sqft • Built in 1951

Listing ID: DW24012996

Between Long beach blvd and Stanford ave



A rare gem in today's market, this amazing duplex in the sought-after area of South Gate presents a fantastic investment opportunity. Boasting two adjoining units, both fully remodeled, this property is a standout choice for savvy investors or families looking for a comfortable and convenient living space. Key Features: Each unit features a cozy gas fireplace, adding warmth and charm to the living spaces. Enjoy the durability and easy maintenance of tile floors throughout both units. Wood shutters provide a touch of elegance and privacy in each room. Convenience at its best with dedicated laundry rooms in both Unit 1 and Unit 2. Unit Configuration: Unit 1: 2 bedrooms, 1 bath, 2 car garage with driveway. Unit 2: 2 bedrooms, 1 bath, 1 car garage with driveway. Versatile Living: This duplex offers a wonderful opportunity for two families to live side by side, creating a sense of community and shared space. Alternatively, lease out one of the units for an additional income stream while enjoying the comfort of the other. ADU Potential: Explore the potential to maximize your investment by considering an Accessory Dwelling Unit (ADU) in the rear detached garage. This additional space could be transformed into a stylish and functional living area, providing even more flexibility and income-generating possibilities. Location Highlights: Situated in a great and quiet neighborhood, this property is centrally located, providing easy access to schools, regional parks, numerous shopping centers, and the 105/710 freeways. Plus, with LAX in close proximity, travel becomes a breeze. Don't Miss Out: Don't let this fantastic opportunity pass you by! Act now to secure your spot in this fully remodeled duplex with all the modern amenities. Schedule a showing today and discover the potential of this income-generating property, including the exciting prospect of an ADU in the rear detached garage.

Facts & Features

- Sold On 03/11/2024
 - Original List Price of \$780,000
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - 2 Total carport spaces
 - Cooling: See Remarks
 - Heating: See Remarks
 - \$0 (Unknown)
- Laundry: Inside
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Yard
- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	2	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
 - Buyer Agency Compensation: 1%
- T4 - South Gate E of 710 area
 - Los Angeles County
 - Parcel # 6206002016

Michael Lembeck

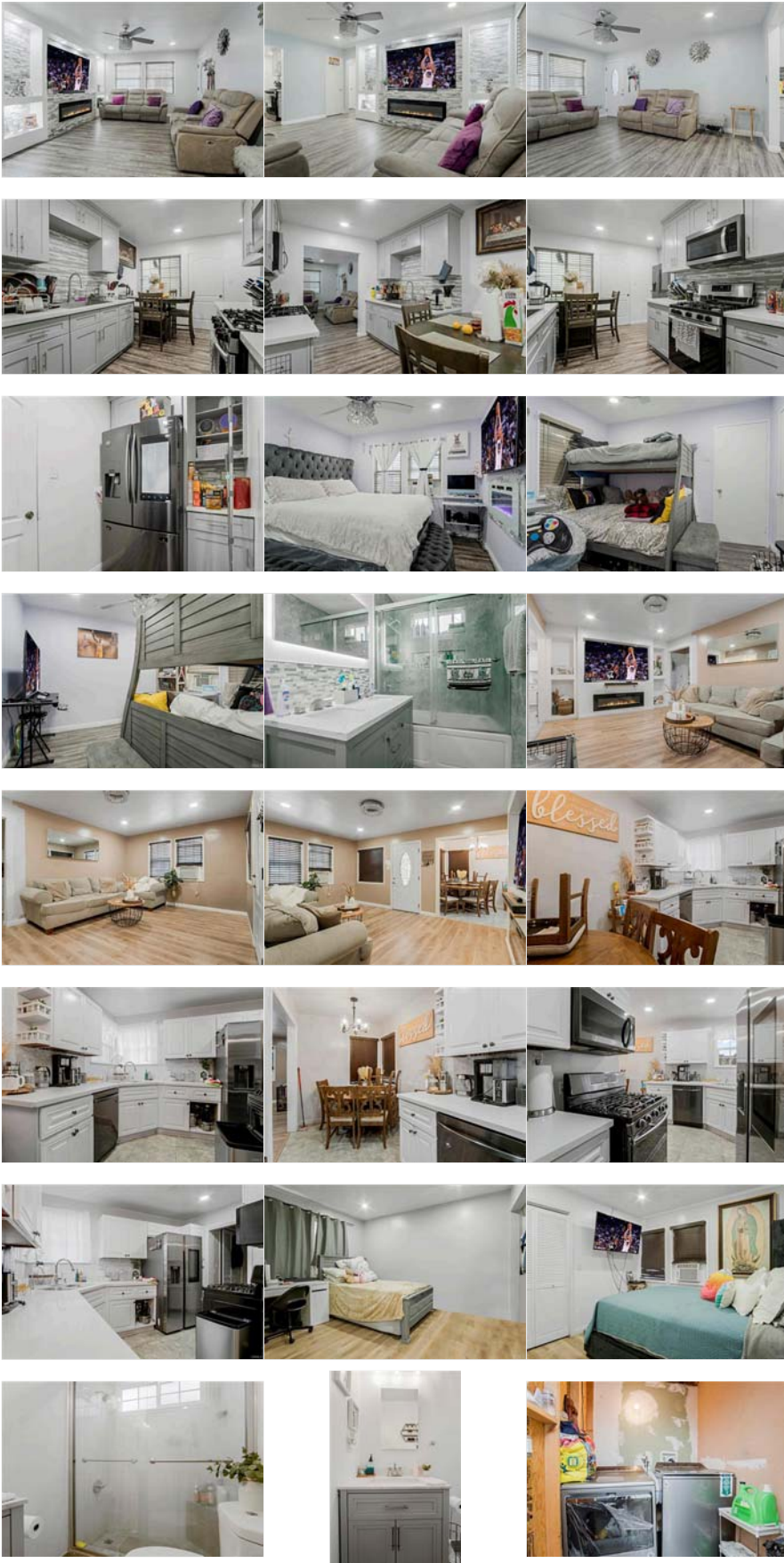
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CUSTOMER FULL: Residential Income LISTING ID: DW24012996

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Closed • Duplex

7311 Seville Ave • Huntington Park 90255

2 units • \$449,950/unit • 2,038 sqft • 6,595 sqft lot • \$424.44/sqft • Built in 1923

Seville and Florence

List / Sold: \$899,900/\$865,000 ↓

0 days on the market

Listing ID: PW24025042



A home and investment rolled into one great Duplex opportunity! Discover the charm of comfortable living in this must see Duplex ideal for an owner occupied front house with a separate unit. Front House used as 3 bedrooms with detached 2 bedroom unit completely independent and private. Each with its own separate garages, yard space and separate meters. The home's address corners to 2674 Walnut St. found in the unincorporated area of Walnut Park. Front home has been recently remodeled and shows very well. Rear unit has fresh interior painting. Direct access to all shopping and transportation this property fills most peoples dreams of a home and investment opportunity. Your Dream Home awaits!

Facts & Features

- Sold On 03/11/2024
 - Original List Price of \$899,900
 - 2 Buildings
 - Levels: Multi/Split
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$1,303 (Public Records)
- Laundry: In Garage
 - \$1300 Gross Scheduled Income
 - \$1100 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Laminate
- Appliances: Dishwasher, Gas Range
 - Other Interior Features: Quartz Counters, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre
 - Security Features: Smoke Detector(s)
- Fencing: Chain Link, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,500
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$900
 - Cable TV: 01841615
 - Gardener:
 - Licenses:
- Insurance: \$1,700
 - 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	3	1	2	Unfurnished	\$0	\$0	\$3,500
2:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$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
 - Buyer Agency Compensation: 2%
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
 - Los Angeles County
 - Parcel # 6201008001

Michael Lembeck

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

Citivist Realty Services, Inc

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

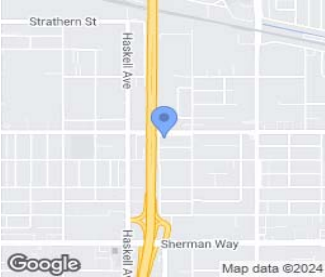
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Closed • Single Family Residence

15556 Saticoy St • Van Nuys 91406
2 units • \$575,000/unit • 2,216 sqft • 6,250 sqft lot • \$509.93/sqft •
Built in 1948
use gps

List / Sold:
\$1,150,000/\$1,130,000 ↓
88 days on the market
Listing ID: SR23205948



Amazing opportunity TWO HOMES on one lot !!Front home 15556 has been remodeled. As you enter this open concept, open floor plan, you will see a fully remodeled kitchen, centered island, and new floors. This home features four bed rooms, four bathrooms, two primary. Private, gated property, with an attached garage and secured pedestrian gate. Copper plumbing and many more upgrades and features to mention. Rear house, 15554 is an amazing new construction, featuring two bedrooms, one bathroom, with an open kitchen and living space, as well as new modern design, with a private yard and storage space, easy freeway access, and a perfect centralized location. Both properties are and will be delivered vacant.

Facts & Features

- Sold On 03/11/2024
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Central
- \$322 (Estimated)
- Laundry: Outside
- 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: 02022092
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Buyer Agency Compensation: 2.5%
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2222016011

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: SR23205948

Printed: 03/17/2024 8:20:55 AM

Closed •

List / Sold: **\$985,000/\$950,000** ↓

5126 28 1/2 W El Segundo Blvd • Hawthorne 90250

7 days on the market

3 units • \$328,333/unit • sqft • 5,385 sqft lot • No \$/Sqft data •
Built in 1947

Listing ID: 240002197SD

405 FWY N, get off at El Segundo Blvd exit. CrossStreet: 405 & W El Segundo Blvd



Fantastic opportunity to purchase and renovate a south bay triplex. This property is ideally located and has amazing value add potential. Strong upside potential in rents with renovations. First time on market in 76 years. The building boasts a strong Unit Mix of (2) 2 Bed/1 Bath Units and (1) 1 Bed/1 Bath unit, all in move-in condition. All (3) Units are separately metered for gas & electricity and each has (1) on-site Parking Space and (1) garage space. Property is strategically located within 2.5 miles of Space-X, 5 miles to SoFi stadium, and 4 miles to Manhattan beach. Property will be delivered in its current condition at the close of escrow. There is plenty of potential in this property since it has the garages, they could be converted to studios if one was advantageous. Bring your creativity and contractors. Seller asks that agents do not walk property without prior notice.

Facts & Features

- Sold On 03/15/2024
 - Original List Price of \$985,000
 - 1 Buildings
 - Levels: Two
 - Heating: Natural Gas, Radiant
- Cap Rate: 5.9
 - \$57600 Gross Scheduled Income
 - \$55400 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01220332
 - 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	1		\$1,500		
2:	2	1	1	1		\$1,650		
3:	2	1	1	1		\$1,650		
4:		0						

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2.5%
- Los Angeles County
 - Parcel # 4144001002

Michael Lembeck

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

Citivist Realty Services, Inc

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

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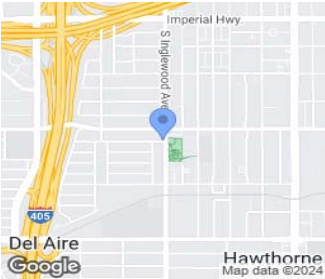
CUSTOMER FULL: Residential Income LISTING ID: 240002197SD

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Closed • Commercial/Residential

List / Sold:
\$1,249,000/\$1,049,000 ↓
11 days on the market
Listing ID: PV23218415

4803 W 121st St • Hawthorne 90250
3 units • \$416,333/unit • 2,265 sqft • 5,556 sqft lot • \$463.13/sqft •
Built in 1957
West of Inglewood Ave, South of 120th St.



Located in the heart of Los Angeles's South Bay, this captivating one-of-a-kind property features two distinct structures surrounding a charming courtyard, a rare opportunity awaiting your vision! This move-in-ready, 4 bedroom, 3 bath residence has a convenient open floorplan with a combined 2,265 SqFt of living space, plenty of natural light shining throughout, and a beautiful galley style kitchen. The separate second structure offers even more usable space with a flexible multi-purpose floorplan and attached garage. Imagine the potential for multi-family living between the two dwellings or seizing the opportunity to transform the second space into a thriving business or perhaps even an ADU! The enchanting yard, framed by a white picket fence, provides an inviting outdoor environment in addition to the peaceful central courtyard. The possibilities are truly endless with this unique home. Just minutes to Manhattan Beach with easy access to the 405 freeway, LAX airport, SpaceX and much more; this property invites you to create your own vision while living the Southern California dream!

Facts & Features

- Sold On 03/11/2024
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Washer Hookup
- \$21180 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Walkstreet
- Sewer: Sewer Assessments

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01854035
- 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	0	Unfurnished	\$0	\$0	\$4,000
2:	2	1	2	2	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Notice Of Default sale
- Buyer Agency Compensation: 2.5%
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4142002062

Michael Lembeck

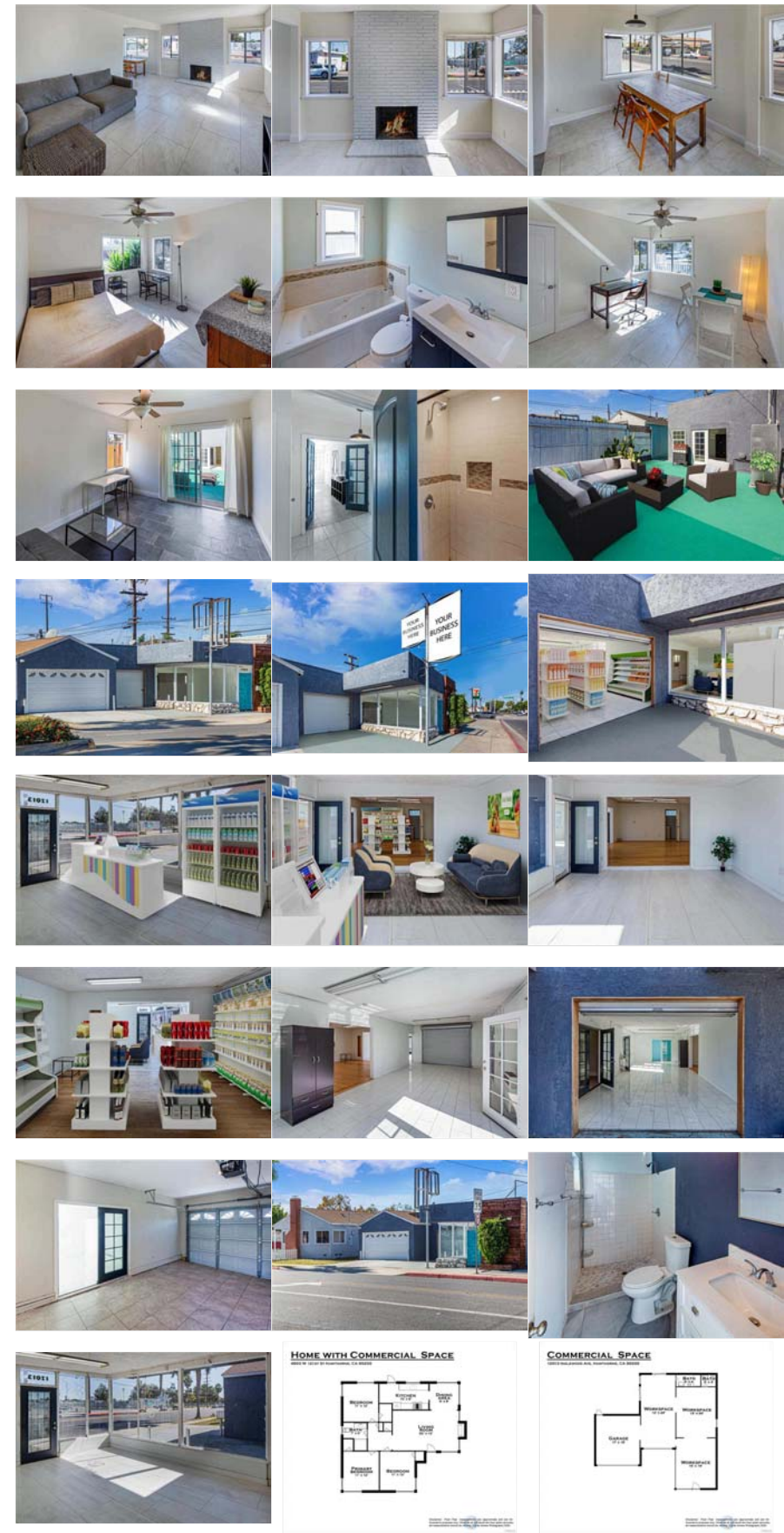
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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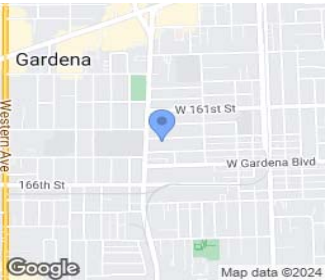




Closed • Triplex

List / Sold:
\$1,388,888/\$1,423,000
13 days on the market
Listing ID: PW24023822

1326 W 163rd St • Gardena 90247
3 units • \$462,963/unit • 4,038 sqft • 6,717 sqft lot • \$352.40/sqft •
Built in 1987
Take the 91 fwy until it ends and turn Right on Normandie. Turn Right on 163rd Street and its on the Right side of the street.



Great opportunity to own this tri-plex in a desirable area of Gardena. Conveniently located near City Hall, shopping, restaurants, banks, schools, and great freeway access. The owner's Unit in front is a 4 bedroom/3 bath with an attached garage and storage area. Unit 2 has a private garage with a washer and dryer hookup in the garage. The rear units have 2 bedrooms and 2 baths. Plenty of room at the back of the property to park an extra car each. Each unit has a private 2-car garage. Clean and well-maintained units and if refurbished can obtain higher rent.

Facts & Features

- Sold On 03/15/2024
- Original List Price of \$1,388,888
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Gas
- Heating: Forced Air, Natural Gas
- \$860 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$68880 Gross Scheduled Income
- \$59851 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom, Primary Bedroom, Primary Suite
- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Electric Oven, Disposal, Range Hood
- Other Interior Features: Open Floorplan, Tile Counters

Exterior

- Lot Features: Front Yard, Level with Street
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,197
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$944
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$2,224
- 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	3	2	Unfurnished	\$2,600	\$2,600	\$3,600
2:	2	2	2	2	Unfurnished	\$1,620	\$3,240	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 120 - South Gardena area
- Los Angeles County
- Parcel # 6113014006

Michael Lembeck

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

Citivist Realty Services, Inc

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24023822

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Closed • Duplex

List / Sold:
\$1,399,000/\$1,600,000
11 days on the market
Listing ID: AR24029852

581 Stonehurst Dr • Altadena 91001
3 units • \$466,333/unit • 2,234 sqft • 6,956 sqft lot • \$716.20/sqft •
Built in 1928
West of Lincoln



THREE incredible units delivered totally vacant! This absolutely dreamy Altadena compound is about to steal your heart and offer endless possibilities! This ultra unique property boasts two distinct and stunning houses on a generous lot, complemented by an ADDITIONAL detached studio w/ ensuite bathroom AND a spacious two-car garage at the end of a long driveway. With a total of 5 beds and 4 full baths, the potential uses for this property are vast! The front home is a spacious & romantic totally restored Spanish-style 3 bed 2 bath with thoughtfully preserved details galore! It's been completely updated without compromising it's classic architectural character! There are too many custom features to list but several include a large covered front porch adorned with Talavera tile, a cozy restored fireplace, cove ceilings, graceful archways and beautiful walnut flooring throughout. Every inch of this property has been painstakingly restored, repurposed or carefully curated from the vintage vanities and hand selected mirrors to the curated lighting from a private designer collection. Notable fixtures include Italian Murano turned Amber Glass pendants, a large antique gilded mirror, a vintage Alabaster chandelier and a Vintage Pegasus black wrought circle sconce to name a few. The primary suite is a sanctuary with direct access to a private lounging deck. The main house kitchen is nothing short of epic with hidden outlets, leathered Absolute Black Granite counters, walnut cabinets and under cabinet lighting! The bright and airy, two story loft-style second house offers endless possibilities for whatever you can dream up! Passive income, in-law setup or a work from home haven! Features included breathtaking mountain views, soaring ceilings and a cheerful open concept kitchen. In addition to all of this there is a charming third studio unit with a lavish bathroom and a private courtyard area adjacent to the double garage. Each unit is detached from the next and feels private and secluded. The yard is totally fenced with an enclosed front gate to allow for awesome use of the expansive lot! The lush landscape and hardscape surrounded by mature greenery allow for multiple spaces for outdoor play, family gatherings, gardens and beyond! All located on a quiet residential street in a fantastic pocket of NW Altadena. This is a truly one of a kind find!

Facts & Features

- Sold On 03/12/2024
- Original List Price of \$1,399,000
- 3 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$922 (Estimated)
- Laundry: In Closet, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

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

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$5,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 604 - Altadena area
- Los Angeles County
- Parcel # 5827001017

Michael Lembeck

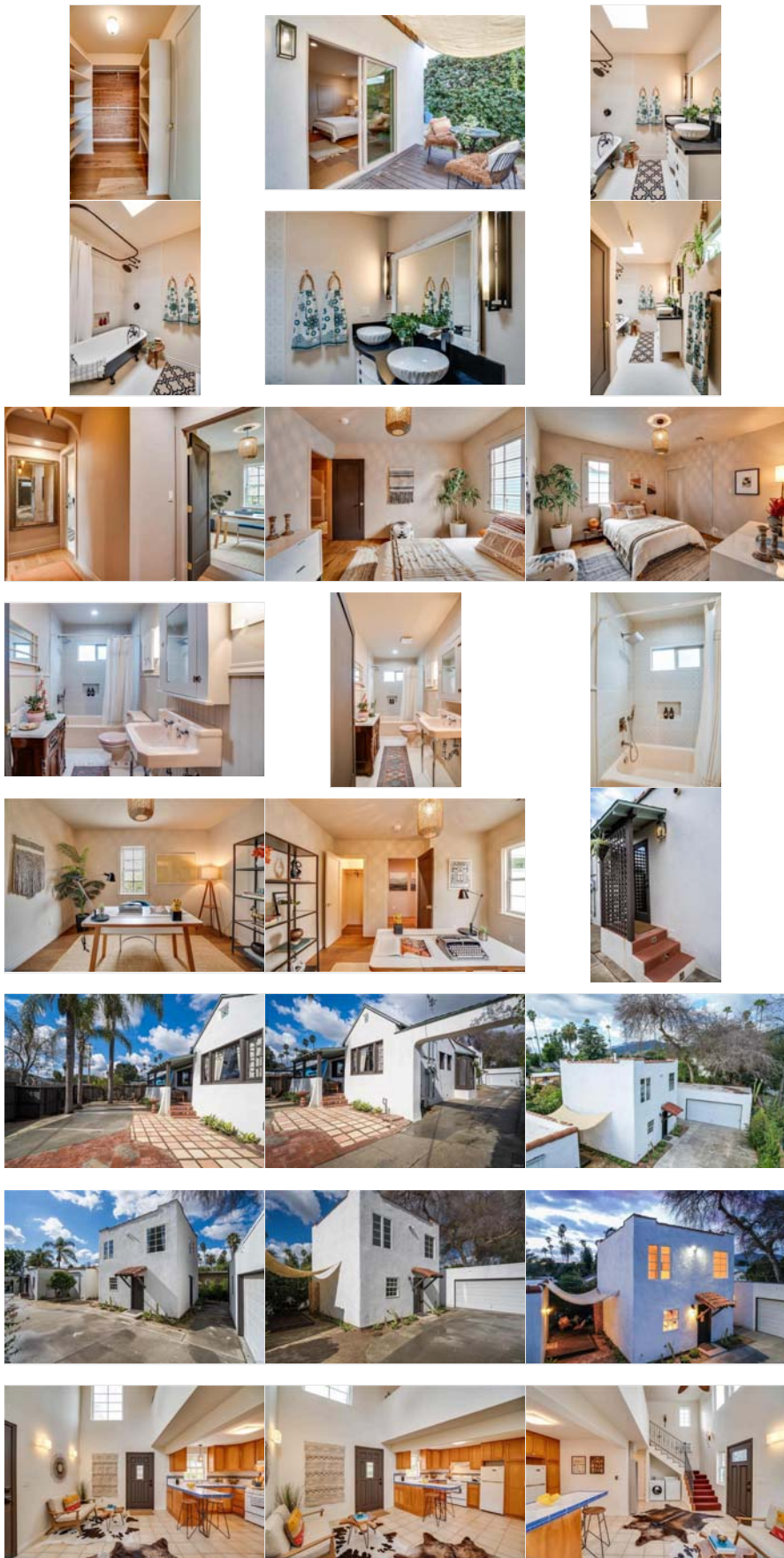
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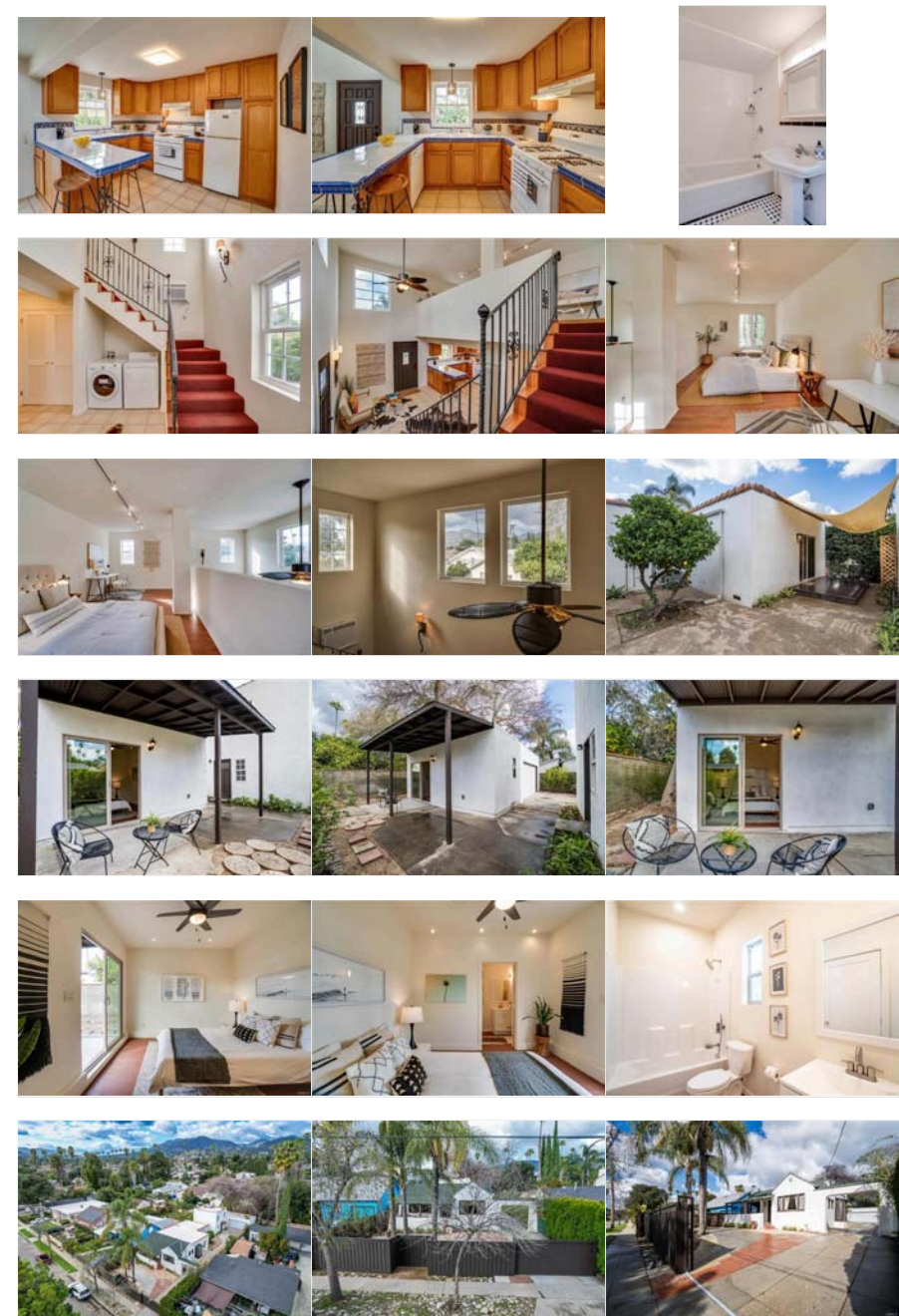
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: AR24029852

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Closed • Triplex

1208 BALLISTA Ave • La Puente 91744
3 units • \$465,000/unit • 3,121 sqft • 14,167 sqft lot • \$446.97/sqft •
Built in 1949
Hacienda blvd/Fairgrove/Ballista

List / Sold:
\$1,395,000/\$1,395,000
10 days on the market
Listing ID: PW24016359



Excellent opportunity to own 3 units on a large lot in the City of La Puente. This property has undergone an extensive remodel with all new windows in all three units, exterior paint throughout and all exterior termite work has been completed. The front home consists of three bedrooms, two baths with a large main bedroom with its own bath and walk in closet. Central air and heat, fireplace and extra large formal dining room. There is a huge bonus room in the main home and lots of oak cabinetry throughout. The two car garage is attached for easy access. Both units in the rear have two bedrooms and one full bath. Each unit has a two car garage plus lots of concrete parking spaces. The 2 units in back were built in 1989. Both back units have newly remodeled kitchens with new cabinets, granite countertops, faucets and new kitchen flooring.

Facts & Features

- Sold On 03/14/2024
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$0 (Unknown)
- Laundry: In Garage, Inside
- \$6075 Gross Scheduled Income
- \$6075 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Bonus Room, Primary Bathroom, Primary Bedroom, Walk-In Closet
- Floor: Carpet, Laminate
- Appliances: Dishwasher
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Sprinkler System
- Security Features: Wired for Alarm System
- Fencing: Block, Vinyl, Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$1,688
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance: \$1,688
- 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	2	Unfurnished	\$2,600	\$2,600	\$3,000
2:	1	2	1	2	Unfurnished	\$1,700	\$1,700	\$2,000
3:	1	2	1	2	Unfurnished	\$1,725	\$1,725	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 633 - Industry/La Puente/Valinda area
- Los Angeles County
- Parcel # 8254016029

Michael Lembeck

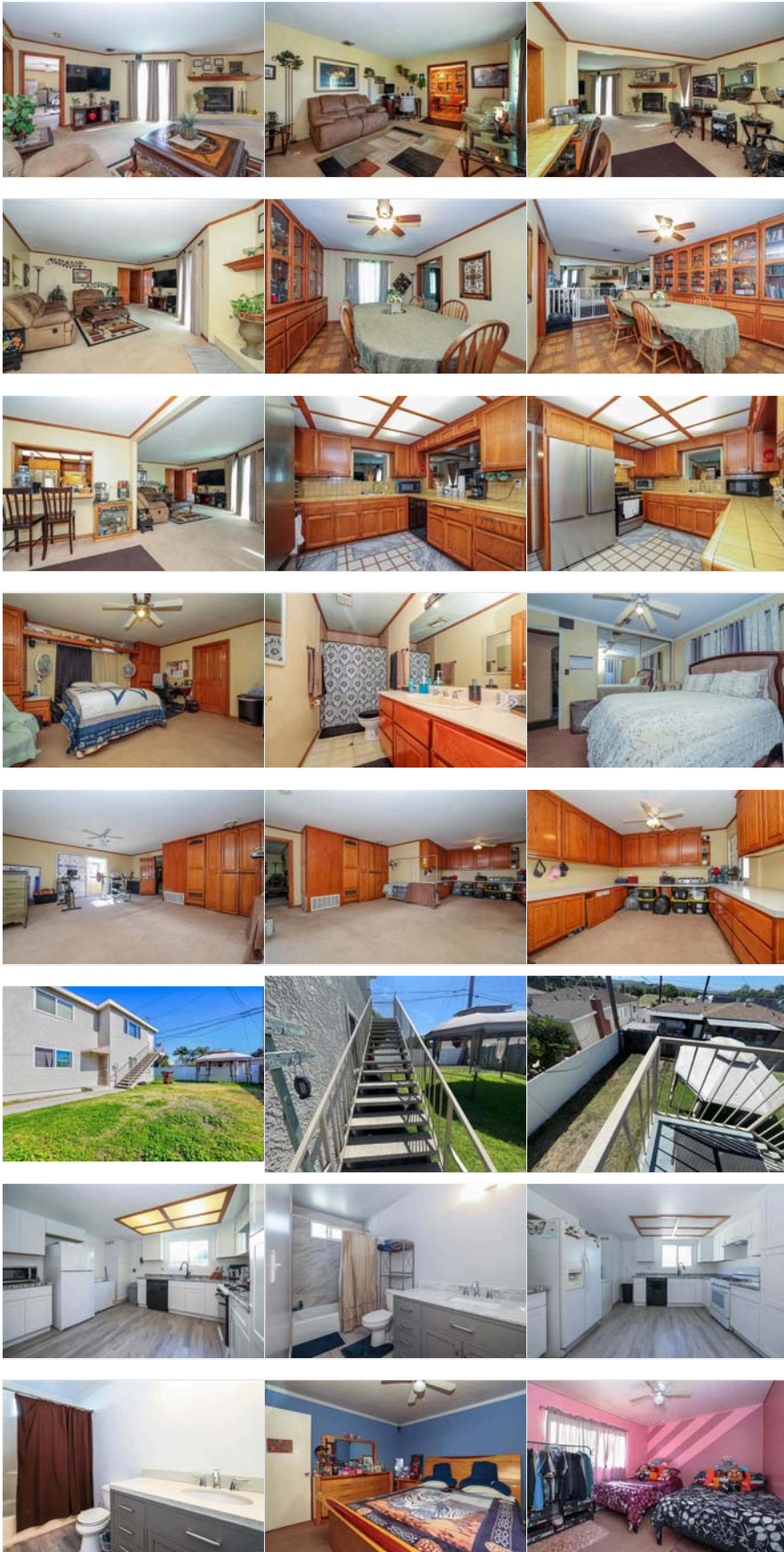
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Cell Phone: 714-742-3700

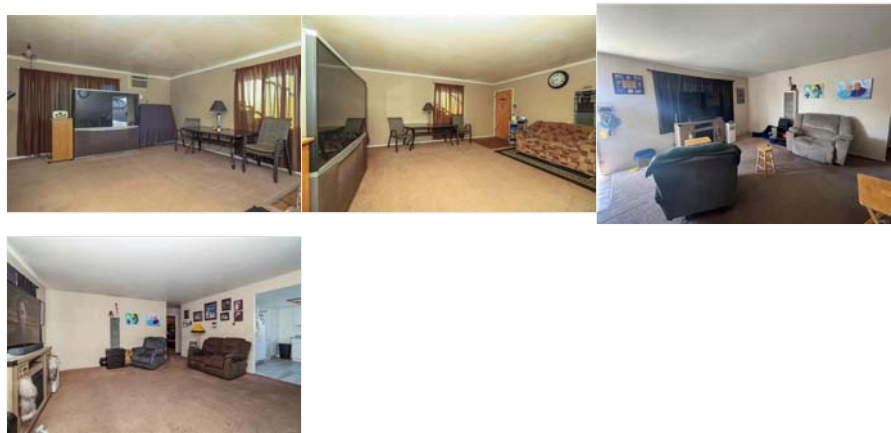
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Closed •

List / Sold:

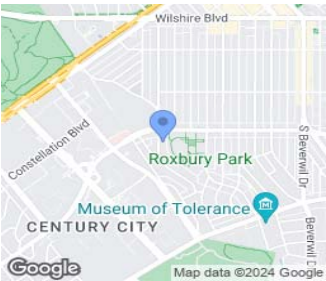
\$3,195,000/\$3,150,000 ↓

5 days on the market

Listing ID: 24347103

408 S Spalding Dr • Beverly Hills 90212
3 units • \$1,065,000/unit • 4,774 sqft • 6,786 sqft lot • \$659.82/sqft •
Built in 1939

Driving east on Olympic make right turn on Spalding. Just west of Roxbury Park



Presenting a rare gem in the heart of Beverly Hills, this distinguished Triplex, now on the market for the first time in approximately 70 years, stands as a testament to timeless elegance. Nestled in a premier location, adjacent to the picturesque Roxbury Park, this trophy property boasts a stunning Traditional-style building that captivates with its architectural grace. Step into each unit, and you'll find generously designed layouts reminiscent of individual full-size homes. The allure of beautifully preserved hardwood floors and an abundance of character defines every space within. The crown jewel of this triplex is the extra-large townhouse unit, spanning over 2,400 square feet with 3 bedrooms and 2.5 baths. Upon entry, a formal foyer leads to a spacious living room adorned with a fireplace and romantic bay windows, bathing the room in natural light. The lower level features a convenient half bath for guests, while the family room, complete with its own fireplace, opens to an exclusive, private fenced backyard, a retreat unique to this unit. The large updated kitchen is a culinary haven, featuring a center island, ample cabinet space, room for a sizable breakfast table, and an adjacent in-unit laundry room. Hosting grand dinner parties is a breeze with the formal dining room conveniently located next to the kitchen. Venture upstairs to discover roomy and bright bedrooms, with two connected by a jack-n-jill full bathroom. The primary suite stands out with its expansive size, ensuite bathroom offering a separate shower and bathtub, and dual vanities a luxurious sanctuary within the home. This triplex presents a rare opportunity, with the two smaller units also radiating charm. One unit features 2 bedrooms, 1.5 baths, a formal living room, and dining room all set in approx. 1,148 sq ft (currently vacant). The second unit, comprising 1 bedroom and 1 bath in approx. 1,160 sq ft, also includes formal living and dining rooms. Accessible via the alley adjacent to Roxbury Park two two-car garages complete the rear of the property. Consider the possibilities in the expansive owner's unit while renting out the other two, or leverage this triplex as a source of investment income. Either way, this property in the coveted Roxbury Park neighborhood is an extraordinary investment opportunity that promises enduring appeal for years to come. Seize the chance to acquire this magnificent triplex and make it your own piece of Beverly Hills luxury. This is a rare offering.

Facts & Features

- Sold On 03/13/2024
- Original List Price of \$3,195,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- \$152000 Net Operating Income

Interior

- Floor: Wood, Carpet

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$10,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014152
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$5,217	\$5,217	\$6,500
2:	1	2	1		Unfurnished	\$0	\$0	\$4,000
3:	1	1	1		Unfurnished	\$2,126	\$2,126	\$3,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4330009015

Michael Lembeck

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

Citivest Realty Services, Inc

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24347103

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Closed •

List / Sold:
\$1,150,000/\$1,150,000 ↓
236 days on the market
Listing ID: 23283459

1609 Vineyard Ave • Los Angeles 90019
3 units • **\$383,333/unit** • **1,812 sqft** • **7,499 sqft lot** • **\$634.66/sqft** •
Built in 1917
South of Venice



An amazing opportunity for a developer to build on this RD1.5 lot with 7500 sq/ft. The subject property has been vacant since 5/2021. This is also a great opportunity to own a remodeled vacant 3 units. These are 3 separate homes on a large lot. There is new paint on the interior and exterior of all 3 units. All new kitchens and most bathrooms are remodeled. Laminate flooring throughout the home. Large lot with many parking areas. You could also buy and may be build 5 units on the lot. Check with the City regarding all rules and restrictions. The property is conveniently located near the shops and restaurants. The rents shown are projected. Hard to find a property in a great location. Set your own rents.

Facts & Features

- Sold On 03/11/2024
- Original List Price of \$1,350,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace

Interior

- Floor: Laminate
- Appliances: None

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02061119
- 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	\$2,000	\$0	\$2,000
2:	1	1	1		Unfurnished	\$2,200	\$0	\$2,200
3:	1	2	2		Unfurnished	\$4,000	\$0	\$4,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5071017025

Michael Lembeck

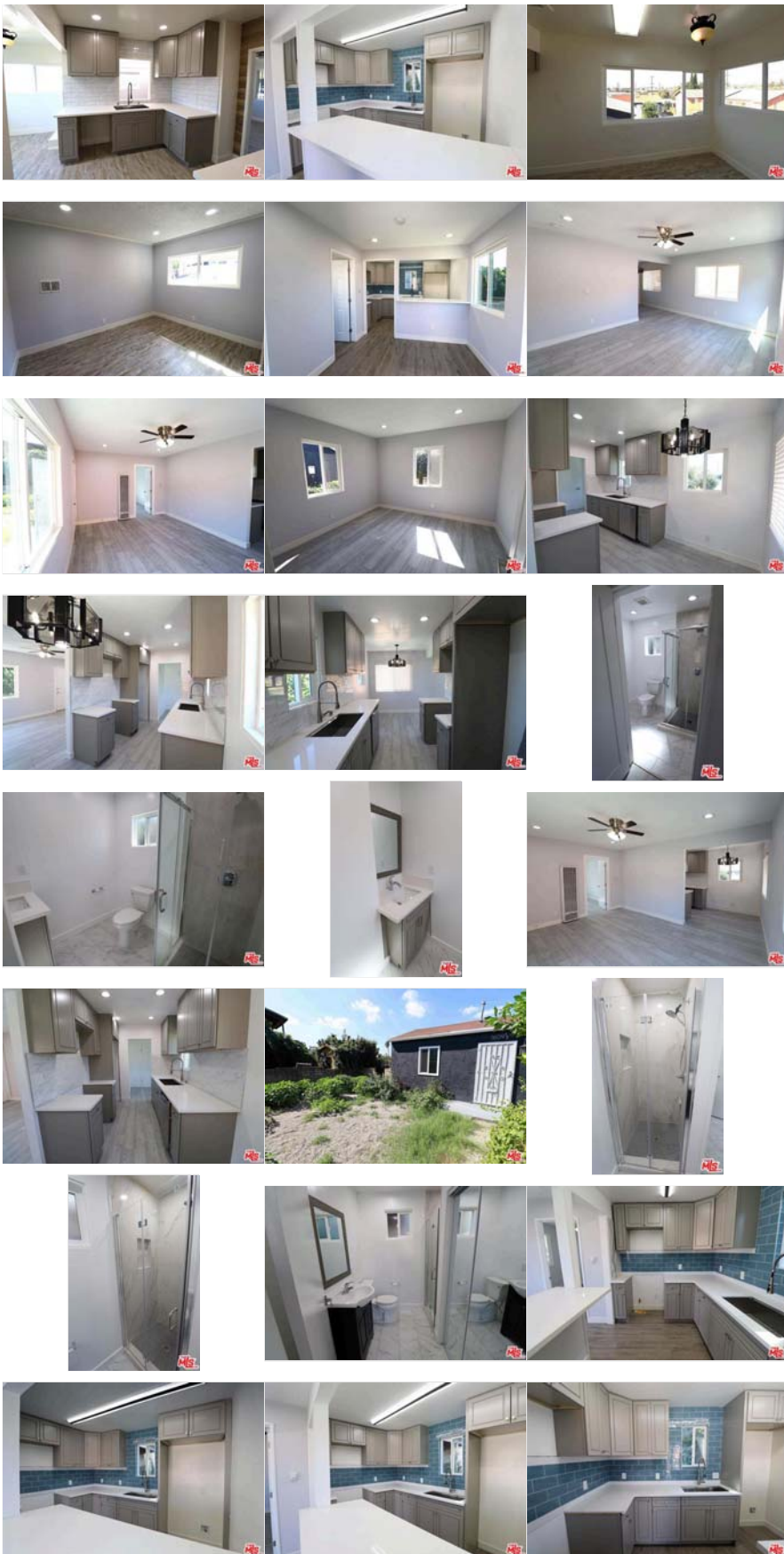
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Cell Phone: 714-742-3700

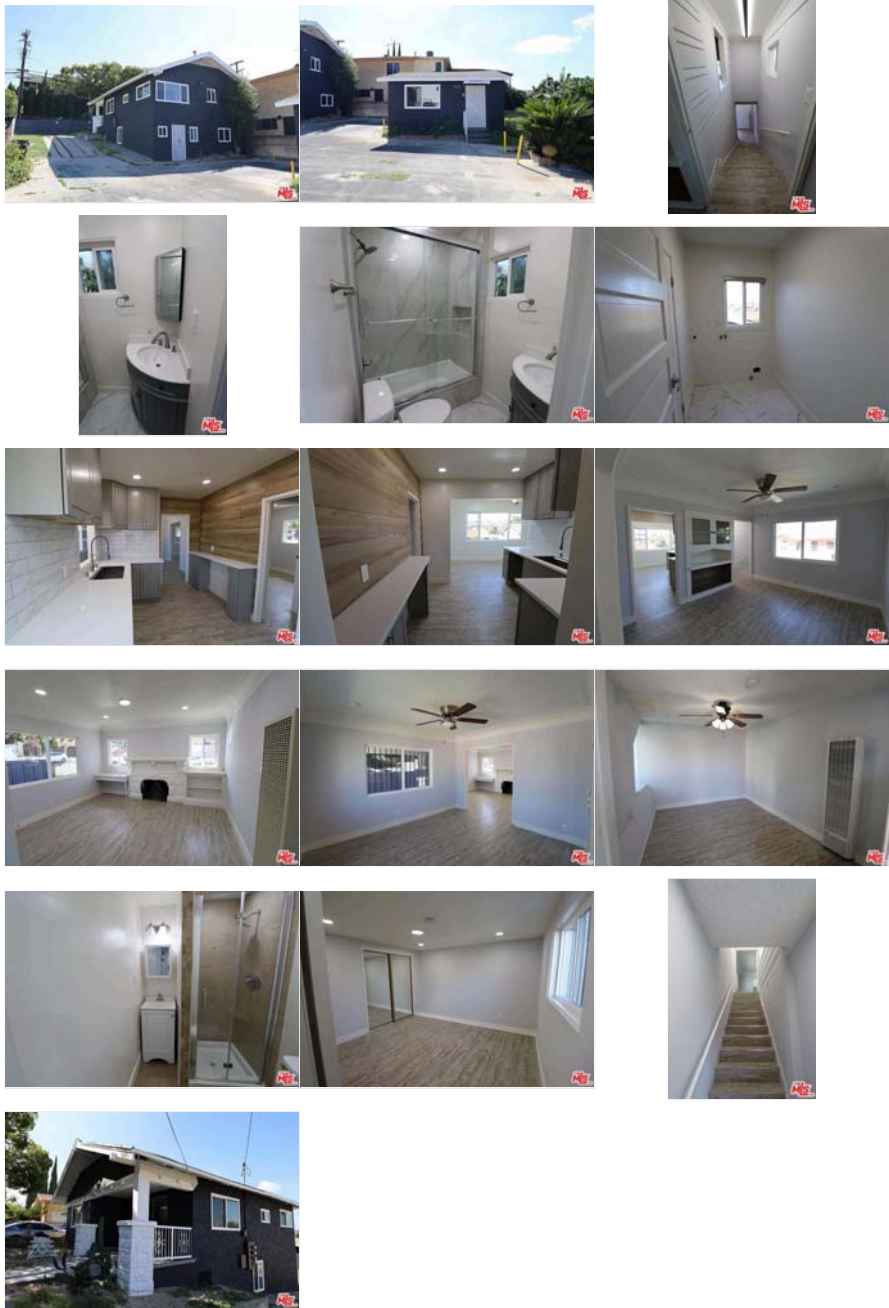
Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
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Closed

• Triplex

325 N Normandie Ave

• Los Angeles 90004

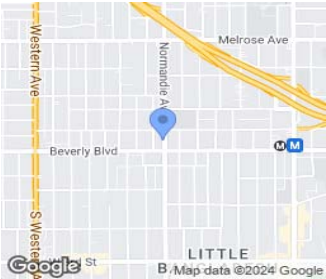
3 units • \$266,333/unit • 2,634 sqft • 4,499 sqft lot • \$303.34/sqft • Built in 1911

On Normandie between Beverly Blvd & Oakwood Ave

List / Sold: \$799,000/\$799,000

94 days on the market

Listing ID: OC23215333



BACK ON THE MARKET!!! Triplex (3 units) per the tax assessors office. FRONT UNIT is a single story with 1 bedroom and 1 bath. BACK UNIT is a 2 story townhome with FRONT UNIT is single story with 1 bedroom and 1 bath. FRONT UPPER UNIT is a single story with 1 bedroom and 1 bath. The property will be delivered vacant at the time of closing of escrow. Buyer's responsibility to verify all information with all city and county agency. No traditional financing. CASH OR PRIVATE/HARD MONEY LOANS ONLY. A contractors dream come true. Being sold AS-IS without any warranty or guarantees.

Facts & Features

- Sold On 03/14/2024
 - Original List Price of \$999,000
 - 1 Buildings
 - Levels: Multi/Split
 - 3 Total parking spaces
 - \$428 (Estimated)
- Laundry: Common Area
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01927637
 - 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	\$0	\$0	\$0
2:	1	2	3	1	Unfurnished	\$0	\$0	\$0
3:	1	1	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5520026010

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660



Closed

List / Sold: \$625,000/\$630,000

6425 S Vermont Ave • Los Angeles 90044

24 days on the market

3 units • \$208,333/unit • 2,570 sqft • 3,600 sqft lot • \$245.14/sqft • Built in 1922

Listing ID: 24352445

Take I-10 E to Normandie Ave in Los Angeles. Take the Western Ave/Normandie Ave exit from I-10 E...Continue on Normandie Ave. Drive to S Vermont Ave



Attention seasoned investors, first time investors, and ambitious owner occupants that want to live in one unit and rent out two others pay attention. This almost vacant (1 unit occupied) 3 unit building is available at a great price, you won't find a 3 unit in the area at this price and are likely to never see one in this area at this price ever again. The top unit consists of 2 bedrooms and 1 bathroom and the bottom units consist of 1 bedroom and 1 bath. There is space for four parking spaces in the back. Additionally this property is zoned C-2 with a 50% density bonus meaning you could potentially demolish this building and build 14 units. This well priced triplex with advantage zoning won't last long!

Facts & Features

- Sold On 03/11/2024
- Original List Price of \$625,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- \$65000 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$11,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,650
2:	1	1	1		Unfurnished	\$0	\$0	\$1,850
3:	1	1	1		Unfurnished	\$700	\$700	\$1,850
4:			0					
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					
12:			0					
13:			0					

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6014004018

Michael Lembeck

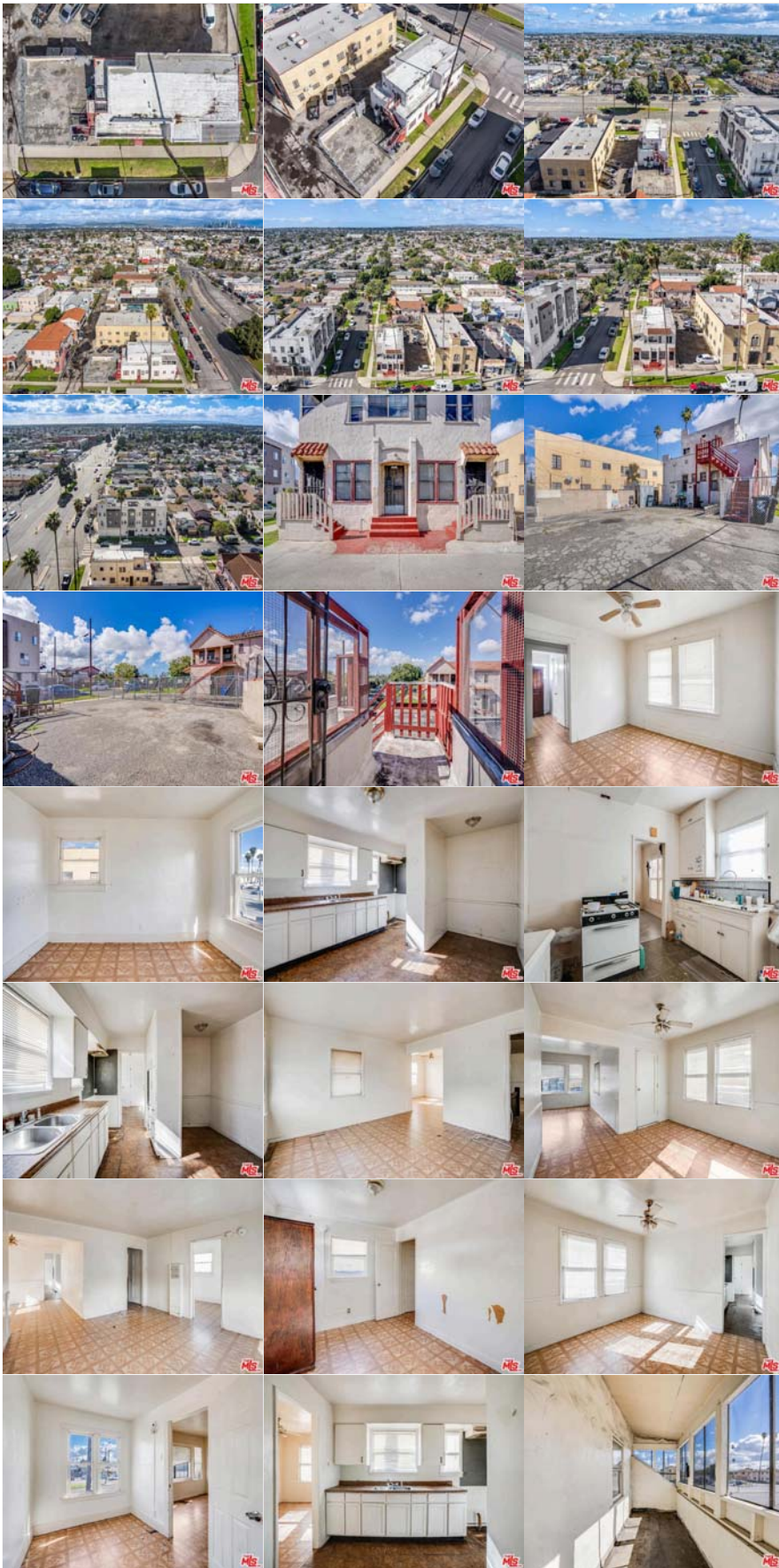
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CUSTOMER FULL: Residential Income LISTING ID: 24352445

Printed: 03/17/2024 8:20:56 AM

Closed • Triplex

List / Sold: \$949,900/\$930,000 ↓

235 W 88th St • Los Angeles 90003

4 days on the market

3 units • \$316,633/unit • 2,390 sqft • 5,352 sqft lot • \$389.12/sqft • Built in 1993

Listing ID: DW24007023

South Manchester East 110 Freeway



***NO RENT CONTROL* AMAZING INVESTMENT OPPORTUNITY!** This triplex was built in 1993 (assessors). There are three units with 3 Bedrooms and 1 Bathroom in each. Long term tenants. Plenty of parking in back of property. There may be space to add an ADU for increased revenue but you must check with the city of Los Angeles. Long term tenants Don't miss out on a rare opportunity to own a property in Los Angeles without rent control!

Facts & Features

- Sold On 03/15/2024
- Original List Price of \$949,900
- 1 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$448 (Estimated)
- \$80040 Gross Scheduled Income
- \$63382 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,658
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01917184
- Gardener:
- Licenses: 204
- Insurance: \$1,819
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,562
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,870	\$1,870	\$3,000
2:	1	3	1	0	Unfurnished	\$2,400	\$2,400	\$3,000
3:	1	3	1	0	Unfurnished	\$2,400	\$2,400	\$3,000

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
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6040020006

Michael Lembeck

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

Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: DW24007023

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Closed

List / Sold: \$519,000/\$540,000

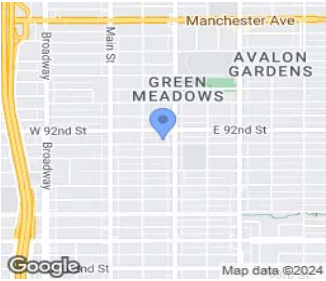
239 E 93rd St • Los Angeles 90003

10 days on the market

3 units • \$173,000/unit • 1,520 sqft • 5,123 sqft lot • \$355.26/sqft • Built in 1959

Listing ID: 24351895

East 93rd Street between San Pedro Street and Main Street.



Great Triplex in Los Angeles! Welcome to this opportunity to own a well-maintained triplex located in the heart of Los Angeles. This property offers a great opportunity for investment potential, making it an ideal choice for savvy investors and astute buyers alike. Each unit is a 1 bedroom 1 bath, single story cottage style unit. There is on-site parking. New fencing and exterior paint. Easy access to major highways and public transportation. Don't miss out on this remarkable investment opportunity in Los Angeles.

Facts & Features

- Sold On 03/15/2024
- Original List Price of \$519,000
- 2 Buildings
- Levels: One
- Heating: Wall Furnace
- \$25694 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$7,186
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01836587
- 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	\$1,004	\$1,004	\$0
2:	1	1	1		Unfurnished	\$777	\$777	\$0
3:	1	1	1		Unfurnished	\$959	\$959	\$0
4:			0					
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					
12:			0					
13:			0					

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6052009022

Michael Lembeck

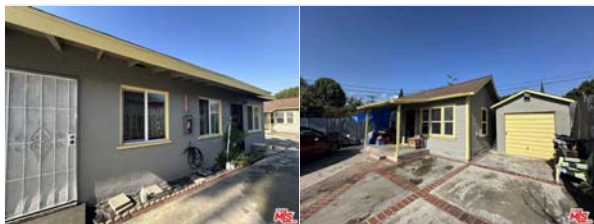
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CUSTOMER FULL: Residential Income LISTING ID: 24351895

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Closed

• Duplex

List / Sold: \$800,000/\$825,000

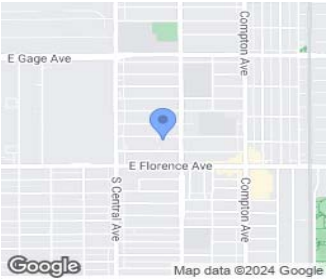
1 days on the market

1222 E 70th St • Los Angeles 90001

3 units • \$266,667/unit • 1,538 sqft • 5,835 sqft lot • \$536.41/sqft • Built in 1926

South Central Ave. Right on E.70th St.

Listing ID: DW24023618



Welcome to these updated units, offering the perfect blend of modern and convenience. Front unit features 3 beds 1 bath, 2nd unit features 2 beds with 1 bath. Both units have modern kitchens and bathrooms with laundry hookups inside the units. Let's talk about the outdoor covered patio with ample parking , great for entertaining or just enjoying the outdoors with friends and family. Property will be DELIVERED COMPLETELY VACANT, primed for immediate cash flow or large families. Property has an additional bonus room that can be used as work space or for a single adult.

Facts & Features

- Sold On 03/15/2024
 - Original List Price of \$750,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - \$1,036 (Estimated)
- Laundry: Inside
 - 2 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: 01525011
 - 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	0	Unfurnished	\$0	\$0	\$2,850
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,250
3:	1	0	1	0	Unfurnished	\$0	\$0	\$600

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
 - Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6010014007

Michael Lembeck

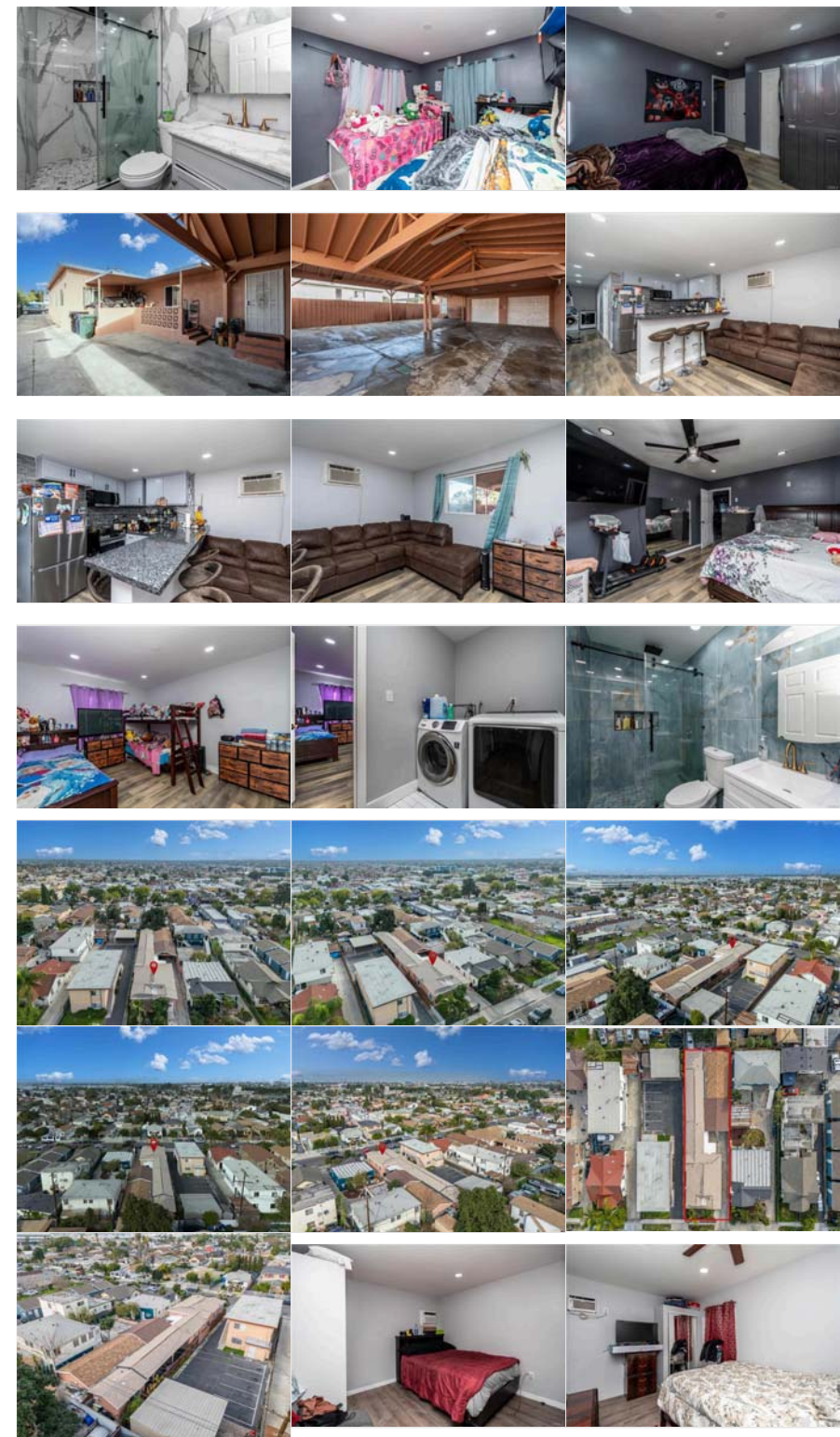
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Closed

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

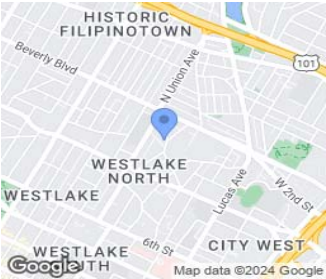
1650 W 2nd St • Los Angeles 90026

27 days on the market

3 units • **\$265,000/unit** • **1,752 sqft** • **7,046 sqft lot** • **\$453.77/sqft** • **Built in 1953**

Listing ID: 24349003

South of Beverly Blvd. Cross street is Union Place.



Three mid-century units in up and coming area just south of Echo park and near DTLA. One 1/bd unit is currently vacant. Large front yard/patio for vacant unit. Gated parking for several cars. Wonderful private and shady backyard with large trees and garden.

Facts & Features

- Sold On 03/15/2024
- Original List Price of \$895,000
- 1 Buildings
- Levels: One
- Heating: Wall Furnace
- \$54000 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$4,080
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01932401
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,628	\$1,693	\$2,750
2:	1	1	1		Unfurnished	\$1,500	\$1,040	\$1,850
3:	1	1	1		Unfurnished	\$0	\$0	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5153011003

Michael Lembeck

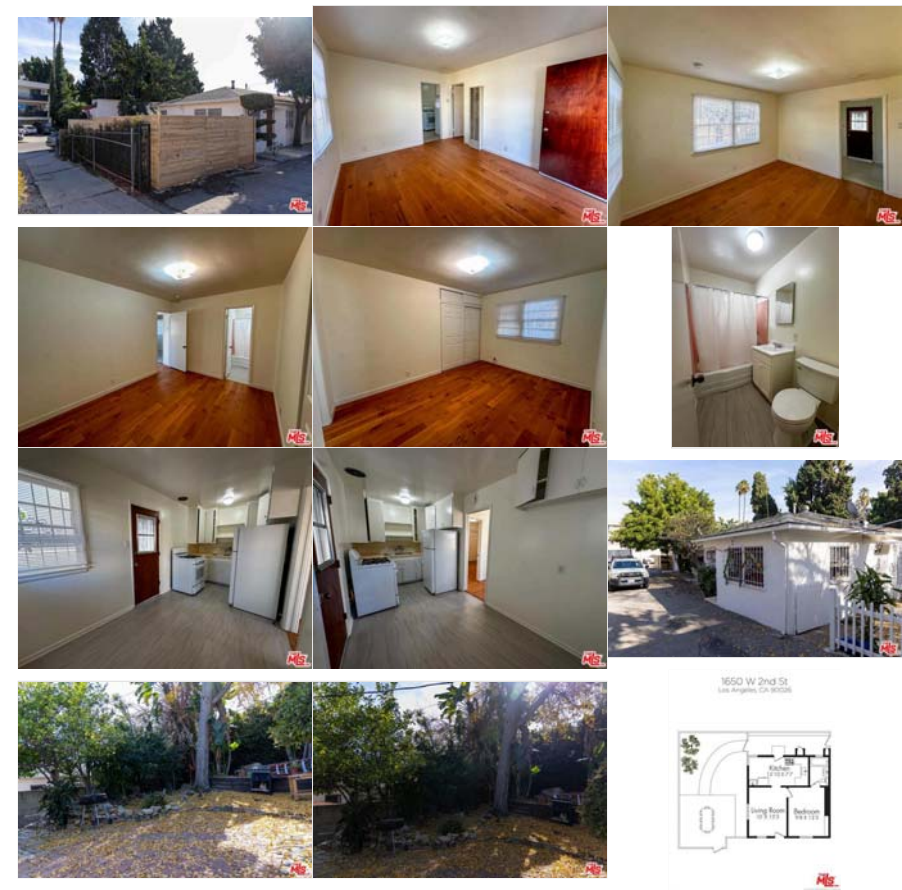
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CUSTOMER FULL: Residential Income LISTING ID: 24349003

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Closed • Triplex

List / Sold: \$850,000/\$750,000 ↓

2566 Broadway • Huntington Park 90255

44 days on the market

3 units • \$283,333/unit • 1,948 sqft • 4,688 sqft lot • \$385.01/sqft • Built in 1921

Listing ID: DW23222948

Cross streets Pacific Blvd and Broadway



This fantastic investment opportunity features 3 units with ample parking space. The front unit is a three bedroom two bathroom house. The back features two apartments that offer one bedroom one bathroom each. The garage has city approved plans to be converted into an ADU.

Facts & Features

- Sold On 03/15/2024
- Original List Price of \$850,000
- 2 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: In Kitchen
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,300
- 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	\$2,600
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,580
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,580

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
- Buyer Agency Compensation: 2%
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6202011001

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed

• Triplex

6321 Miles Ave # 3 • Huntington Park 90255

3 units • \$283,300/unit • 2,534 sqft • 5,533 sqft lot • \$323.60/sqft • Built in 1923

South of E Slauson Ave, North E Gage Ave, East of Pacific Blvd, West of State St

List / Sold: \$849,900/\$820,000

176 days on the market

Listing ID: DW23130102



Price Reduced \$50,000! Welcome to this fantastic triplex located in the heart of Huntington Park, California! This property offers an excellent investment opportunity or a versatile living arrangement for homeowners. With its convenient location and well-designed units, this triplex is sure to impress. Unit 1: This unit features two bedrooms and one bathroom, making it an ideal space for a small family or individuals seeking a comfortable living environment. The bedrooms provide ample space for relaxation and privacy, while the shared bathroom offers convenience for all residents. The functional kitchen is equipped with essential appliances, making meal preparation a breeze. The cozy living area creates a welcoming atmosphere for gathering with friends and family. Unit 2: This unit in this triplex features one bedroom and one bathroom, making it an excellent option for individuals or couples seeking a comfortable and low-maintenance living space. The bedroom provides a private sanctuary, while the bathroom offers convenience and functionality. The kitchen is designed to maximize space and efficiency, and the living area provides a cozy space to unwind after a long day. Unit 3: This charming unit also offers two bedrooms and one bathroom, providing a cozy and practical living space. Each bedroom offers a comfortable retreat, and the shared bathroom ensures convenience for all occupants. The kitchen is designed with functionality in mind, allowing for easy meal preparation and cooking. The living area is perfect for relaxation or entertaining guests, creating a warm and inviting ambiance. ***Just added photos of the ample parking the property poses. Key thing to point out since non of the occupants would need to park on the street. Nestled in Huntington Park, this triplex enjoys a prime location with easy access to local amenities, schools, parks, and transportation options. With its proximity to vibrant city life, residents can explore the array of dining, shopping, and entertainment opportunities available in the area. Whether you're an investor looking for a lucrative opportunity or a homeowner seeking a versatile living arrangement, this triplex in Huntington Park is a must-see. Don't miss out on the chance to own this property. Schedule a viewing today and discover the potential this triplex holds for you!

Facts & Features

- Sold On 03/14/2024
 - Original List Price of \$899,999
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$1,188 (Estimated)
- Laundry: Gas Dryer Hookup
 - \$38400 Gross Scheduled Income
 - \$35158 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,242
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,150
 - Cable TV: 01812614
 - Gardener:
 - Licenses:
- Insurance: \$736
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,356
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2		\$1,500		\$4,600
2:	1	1	1			\$1,875		\$1,900

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Buyer Agency Compensation: 2%
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
 - Los Angeles County
 - Parcel # 6320026017

Michael Lembeck

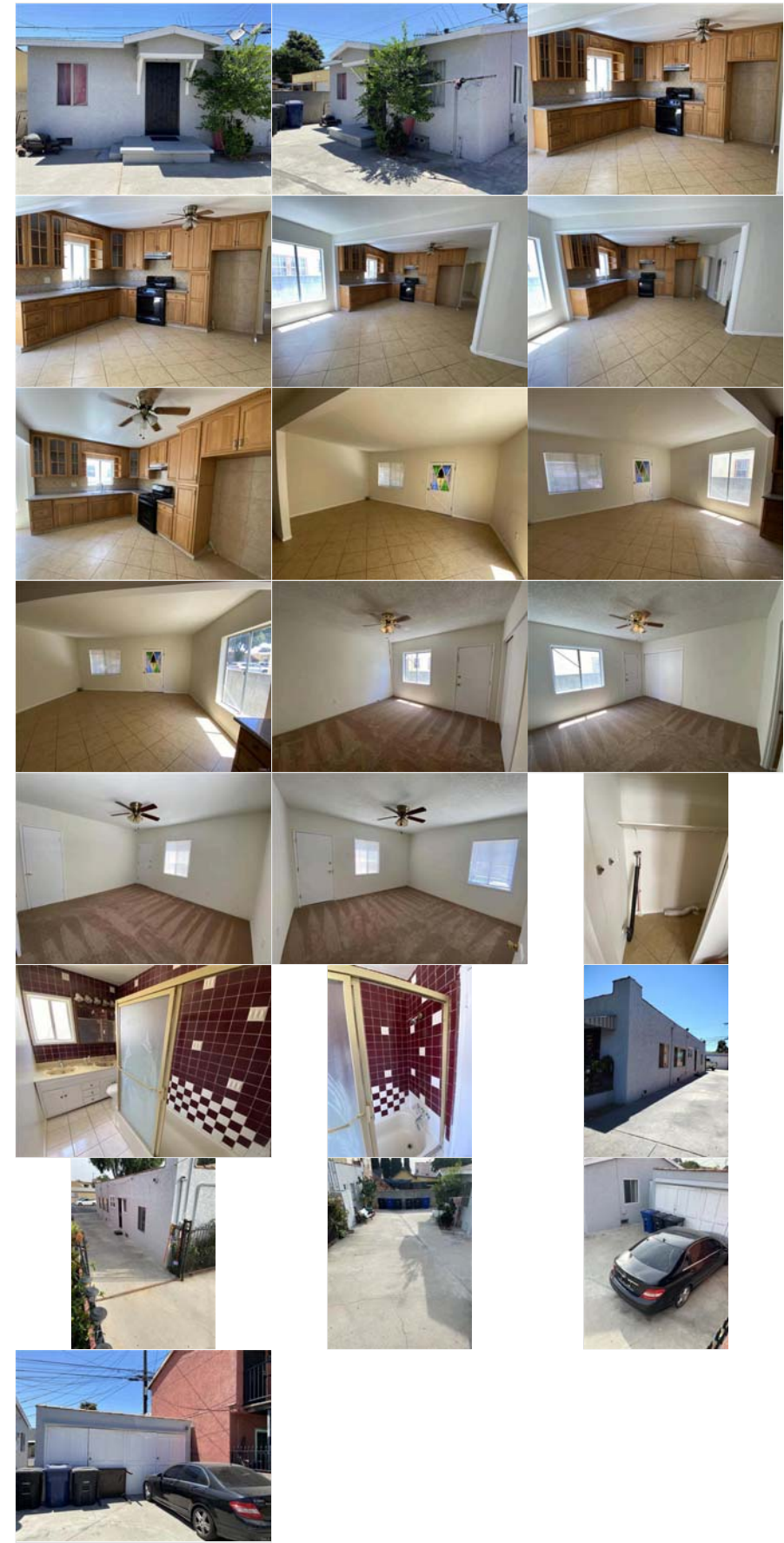
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed • Quadruplex

List / Sold:
\$1,298,800/\$1,210,000 ↓
76 days on the market
Listing ID: CV23215672

331 E Puente St • Covina 91723
4 units • \$324,700/unit • 3,719 sqft • 9,272 sqft lot • \$325.36/sqft •
Built in 1925
W. of Barranca



Welcome to this unique 4-unit property nestled near vibrant downtown Covina. Discover the front Spanish-style house built in 1925, spanning 1044 sq ft with a private driveway, garage, and yard, perfect for owner occupancy. The other three units were constructed in 1964 and boast of approx. 892 sqft with 2 spacious bedrooms, 1 full bath, and individual washer hookups, offering comfort and convenience. All units have access to carports and pre-assigned additional garages. This well-maintained, charming property is a stone's throw away from some of the city's best amenities. Don't miss this chance to own a piece of Covina charm with an incredible upside!

Facts & Features

- Sold On 03/14/2024
 - Original List Price of \$1,388,800
 - 2 Buildings
 - Levels: Two
 - 7 Total parking spaces
 - 3 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$1,478 (Estimated)
- Laundry: Washer Hookup
 - \$6375 Gross Scheduled Income
 - \$5722 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$7,839
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$2,964
 - Cable TV: 00848848
 - Gardener:
 - Licenses:
- Insurance: \$2,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$875
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	4	Unfurnished	\$6,375	\$6,375	\$9,850

Of Units With:

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

Additional Information

- Trust sale
 - Buyer Agency Compensation: 2%
- 614 - Covina area
 - Los Angeles County
 - Parcel # 8445016026

Michael Lembeck

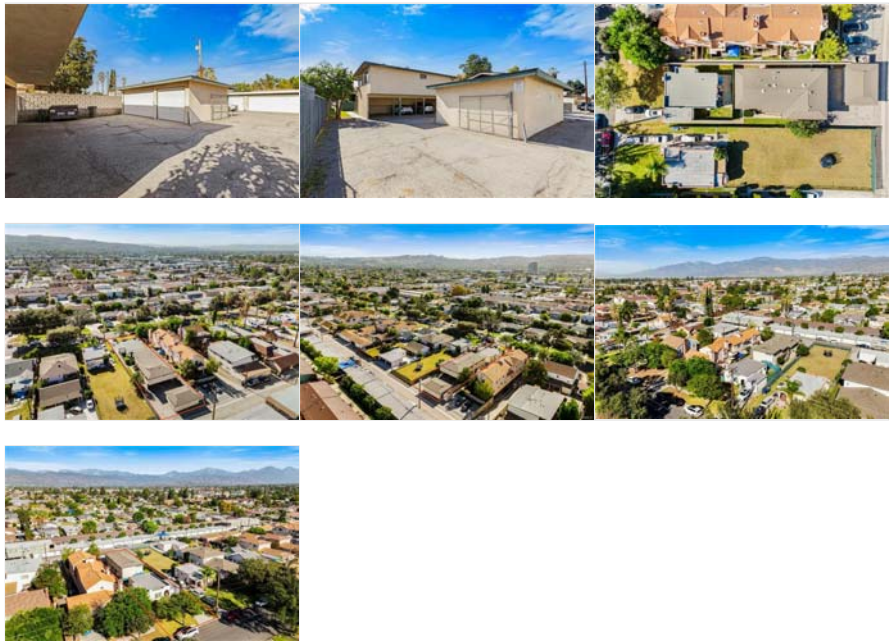
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CUSTOMER FULL: Residential Income LISTING ID: CV23215672

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Closed •

341 N Genesee Ave • Los Angeles 90036
4 units • \$537,500/unit • 5,579 sqft • 6,377 sqft lot • \$340.79/sqft •
Built in 1927
Google Maps. Just North of Beverly.

List / Sold:
\$2,150,000/\$1,901,250 ↓
77 days on the market
Listing ID: 23335617



Offered for sale for the first time in over 50 years, 341 N Genesee Avenue is a four-unit investment property located in the Fairfax District/Beverly Grove neighborhood, a densely populated rental submarket known for excellent rental growth and low vacancy rates. Two units will be delivered vacant at the close of escrow providing a great opportunity for an owner-user or investor. 341 N Genesee Avenue consists of Four (4) large 2 bedroom/1 bath units. Each unit is separately metered for gas and electricity. There are five 1-car garages and the garages are vacant making them perfect for an ADU (buyer to verify). The property has a WALKSCORE OF 91 and is within proximity to The Grove and Farmer's Market, La Brea Avenue and Melrose Avenue, all considered some LA's most popular destinations for numerous retail and restaurant venues.

Facts & Features

- Sold On 03/12/2024
- Original List Price of \$2,350,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 5.2
- \$111256 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$51,820
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02137471
- 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	\$4,500
2:	1	2	1		Unfurnished	\$0	\$0	\$4,500
3:	1	2	1		Unfurnished	\$2,400	\$2,400	\$4,500
4:	1	2	1		Unfurnished	\$2,470	\$2,470	\$4,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5527039013

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 23335617

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Closed •

List / Sold:

\$1,299,000/\$1,300,000 ⬆

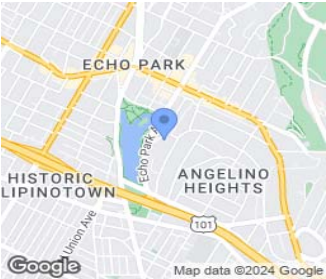
14 days on the market

Listing ID: 24342653

834 Laguna Ave • Los Angeles 90026

4 units • \$324,750/unit • 1,520 sqft • 4,034 sqft lot • \$855.26/sqft • Built in 1925

Off of Echo Park Avenue



Echo Park Four Units With Consistent Market Rent Income! 5.5 Cap Rate on Current Rents. High Demand Studios and One Bedrooms with views from the Upper units. Two duplexes on one lot perched off the street, offering privacy for its tenants. Each unit has its own private outdoor space. Remodeled kitchens and baths with updated plumbing, hardwood floors and modern countertops. Great first time investment property or 1031 exchange upleg for the seasoned investor, seeking a good return on investment. Great location with all that Echo Park has to offer. Laundry on Premises. Apartments are unfurnished and furnished photos shown in listing are archival. Interior inspection of units with accepted offer. Top one bedroom unit (with City and Hollywood Sign Views) will be vacant at COE Please do not disturb tenants or walk on property.

Facts & Features

- Sold On 03/12/2024
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: Two
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 5.54
- \$65484 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Card/Code Access, Smoke Detector(s) • Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$28,890
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- 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	\$1,864	\$1,864	\$1,900
2:	1	1	1		Unfurnished	\$2,448	\$2,448	\$2,475
3:	1	0	1		Unfurnished	\$1,800	\$1,800	\$1,850
4:	1	1	1		Unfurnished	\$2,400	\$2,400	\$2,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5404022023

Michael Lembeck

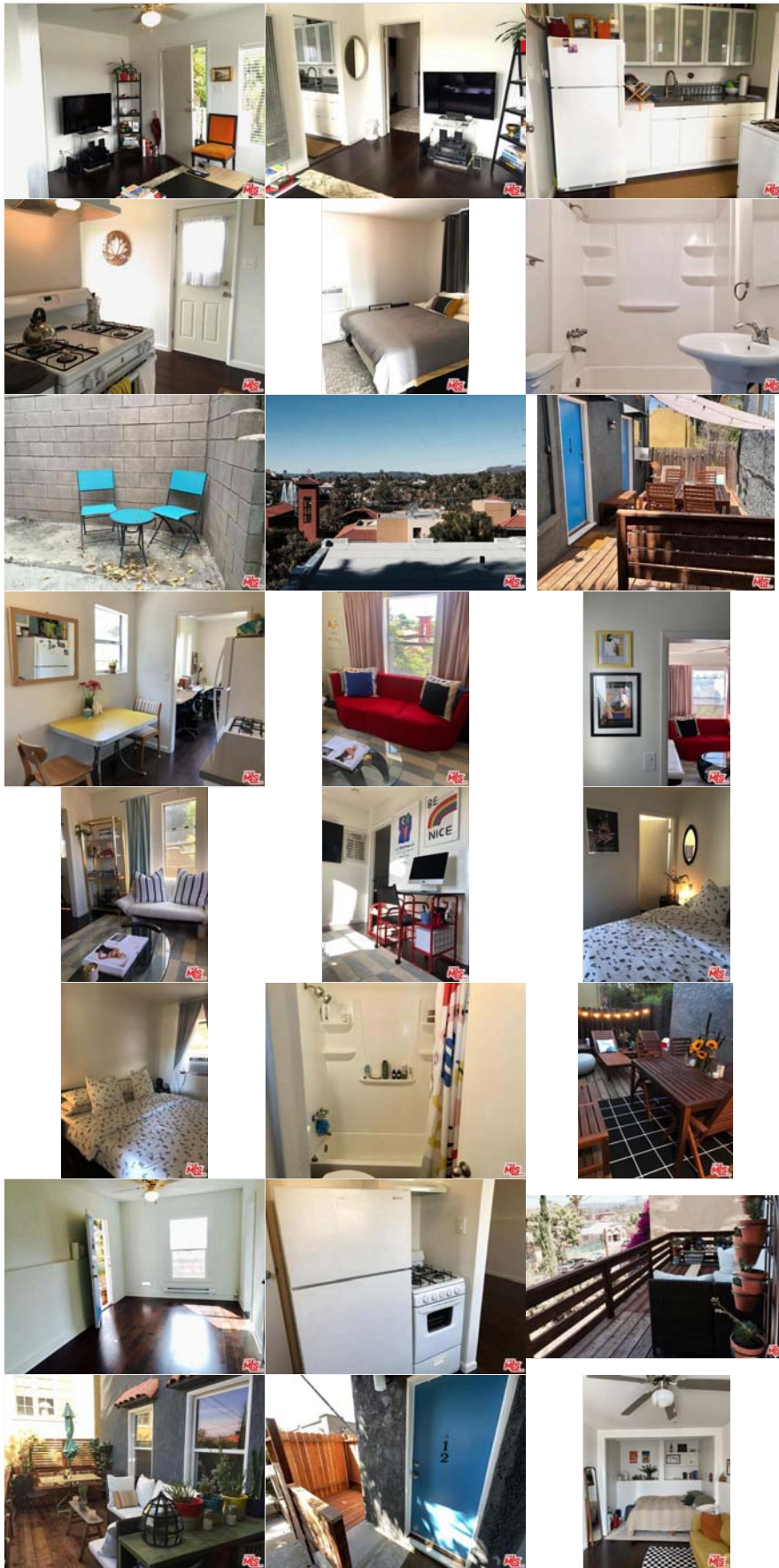
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CUSTOMER FULL: Residential Income LISTING ID: 24342653

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Closed

• Quadruplex

1648 Cactus Dr

• Lancaster 93535

4 units • \$211,250/unit • 4,035 sqft • 15,320 sqft lot • \$223.05/sqft • Built in 1990

exit 14FWY right on avenue J to 17th st left to Cactus

List / Sold: \$845,000/\$900,000

9 days on the market

Listing ID: SR23179417



MUST SEE. Great opportunities for investors or first-time home buyers. 4 plex investment in a good area. Property built in 1990, Great CASH flow from stable tenants. The units are in good condition. There are 2 units 3 bedrooms 2 1.1/2 bathrooms each. 2 are 2 bedrooms 1 1/2 bathrooms. Each unit has its washer and drier hoop up. Nice Porch to set a table and enjoy your day. Why rent? when you can own your property and live in one rent-free. The property is close to everything, including school, and Walmart within walking distance. school, Park, and much more.

Facts & Features

- Sold On 03/13/2024
 - Original List Price of \$845,000
 - 1 Buildings
 - 4 Total parking spaces
 - \$8,998 (Assessor)
- Laundry: Inside
 - \$86400 Gross Scheduled Income
 - \$7920 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$8,220
 - Electric: \$3,600.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$720
 - Cable TV: 00808075
 - Gardener:
 - Licenses:
- Insurance: \$3,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - 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	3	2	Unfurnished	\$2,000	\$24,000	\$2,900
2:	1	3	3	2	Unfurnished	\$2,000	\$24,000	\$2,900
3:	1	2	2	2	Unfurnished	\$1,600	\$19,200	\$2,500
4:	1	2	2	2	Unfurnished	\$1,600	\$19,200	\$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
 - Buyer Agency Compensation: 2.5%
- LAC - Lancaster area
 - Los Angeles County
 - Parcel # 3147038024

Michael Lembeck

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

Citivest Realty Services, Inc

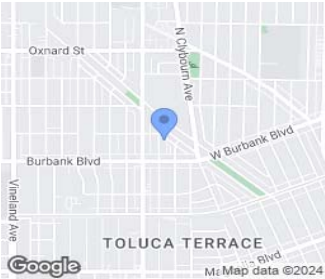
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4340 Von Karman Ave, #200
Newport Beach, 92660



Closed • Apartment

List / Sold:
\$2,800,000/\$2,650,000 ↓
21 days on the market
Listing ID: NP24027385

5648 Auckland Ave • North Hollywood 91601
4 units • \$700,000/unit • 6,251 sqft • 6,253 sqft lot • \$423.93/sqft •
Built in 2022
CLA



Introducing an exceptional investment opportunity in the vibrant heart of NoHo, just minutes away from the bustling hubs of Burbank, Hollywood, and Downtown LA. This newly constructed property comprises four luxurious townhouse-style units, each meticulously designed for modern living. Boasting a prime location and an enticing unit mix, all residences feature 3 bedrooms with balconies, providing a perfect blend of indoor and outdoor living. 2 units are 3 bedrooms 3 baths with one of the bedrooms being on the main level. In-unit laundry facilities and private garages offer convenience and comfort. The units are thoughtfully crafted with contemporary features throughout. From smooth coat stucco exteriors to spacious living areas adorned with luxury laminate flooring and high ceilings. The kitchens are equipped with stainless steel appliances, custom cabinets, and quartz countertops, ensuring both style and functionality. Recessed LED lighting, energy-efficient windows, and NEST Thermostats contribute to sustainability and cost savings for tenants and landlords alike. With ultra-low maintenance requirements and individually metered utilities, the property offers a hassle-free ownership experience. Security fencing and RING doorbells & attractive curb appeal and modern amenities make these units highly desirable for tenants seeking urban living. Whether you're a seasoned investor or a first-time buyer, this property presents an opportunity to capitalize on the growing demand for premium rental accommodations in one of LA's most sought-after neighborhoods.

Facts & Features

- Sold On 03/15/2024
- Original List Price of \$2,900,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$223 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$176352 Gross Scheduled Income
- \$168352 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Main Floor Bedroom
- Floor: Laminate
- Appliances: Dishwasher, Water Heater
- Other Interior Features: Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Level with Street
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$3,649	\$3,649	\$4,000
2:	1	3	3	1	Unfurnished	\$3,599	\$3,599	\$4,000
3:	1	3	3	1	Unfurnished	\$3,899	\$3,899	\$4,250
4:	1	3	3	1	Unfurnished	\$3,549	\$3,549	\$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
- Buyer Agency Compensation: 2%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2415026012

Michael Lembeck

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

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Closed •

List / Sold:
\$1,700,000/\$1,650,000 ↓
110 days on the market
Listing ID: 23318065

6612 Jaboneria Rd • Bell Gardens 90201
4 units • \$425,000/unit • 5,387 sqft • 11,540 sqft lot • \$306.29/sqft •
Built in 1991
Jaboneria Rd between Gage Ave & Florence Ave.



Unique opportunity to acquire a 100% vacant quadruplex. This four-unit multifamily property, constructed in 1991, offers a rare mix of all large two-bedroom, three-bedroom, and four-bedroom units, each averaging 1,347 square feet. Originally a single-family home on a spacious lot, the property was expanded to four units in total in the 90s and has been under the same ownership for over 30 years. There is currently 1 vacancy, and the remaining below-market tenants have all signed cash-for-keys tenant buyout agreements. The property is expected to be completely vacant by 1/31/24 at the latest, presenting a fantastic value-add investment opportunity. Each unit features a private two-car garage with washer/dryer inside, as well as a private outdoor patio. The back unit's patio (#C) wraps around into a large, grassy backyard.

Facts & Features

- Sold On 03/15/2024
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, In Garage
- Cap Rate: 6.67
- \$113380 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$33,284
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,400	\$0	\$3,400
2:	1	2	1		Unfurnished	\$1,522	\$1,522	\$2,600
3:	1	2	1		Unfurnished	\$1,522	\$1,522	\$2,600
4:	1	4	2		Unfurnished	\$1,705	\$1,705	\$3,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6329012043

Michael Lembeck

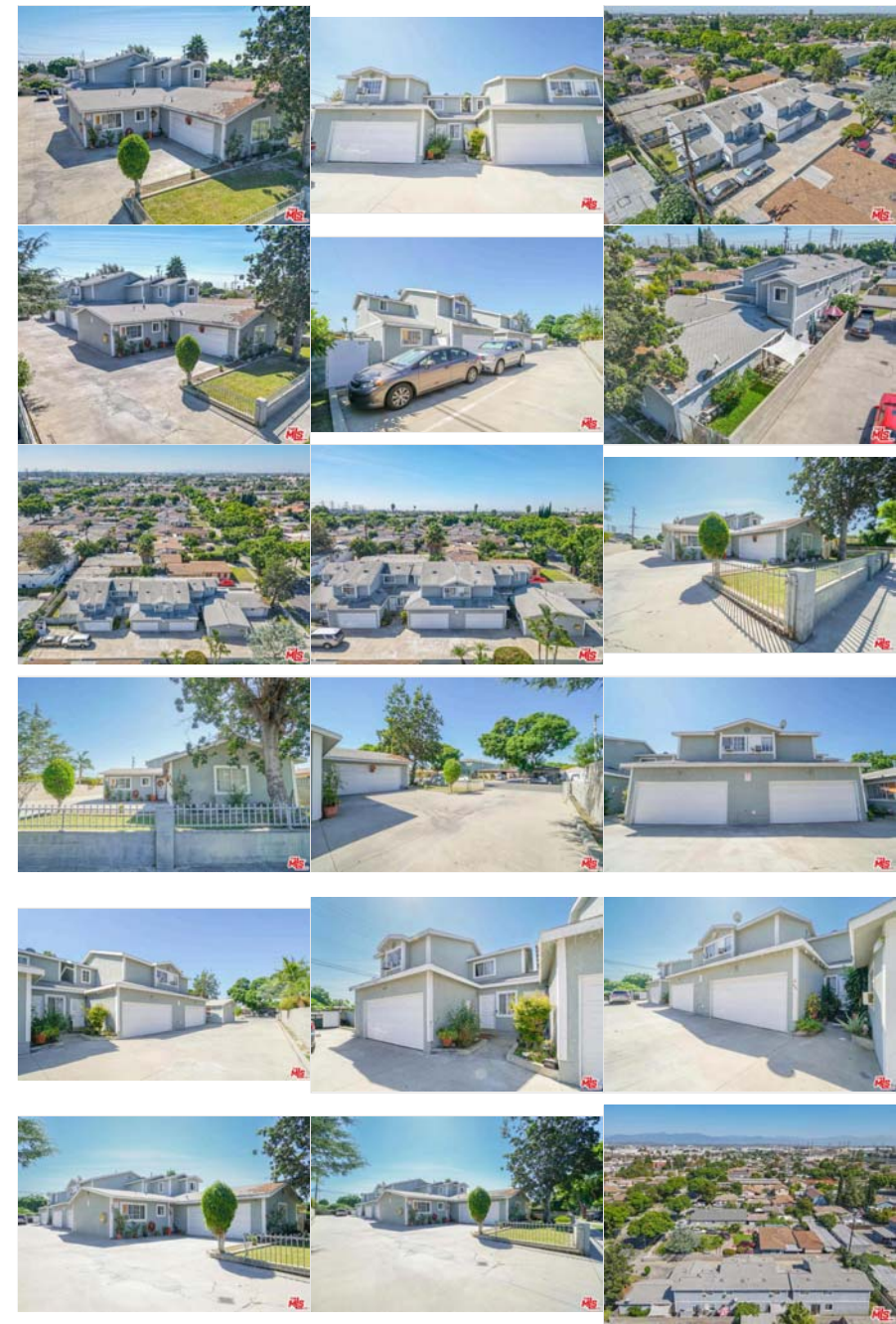
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State License #: 01875823
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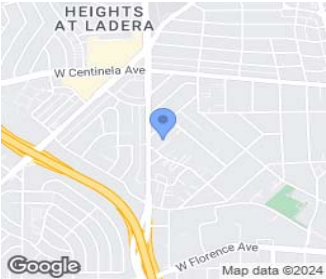
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Closed • Commercial/Residential

List / Sold:
\$1,650,000/\$1,620,000 ↓
47 days on the market
Listing ID: PW23206291

629 Hardin Dr • Inglewood 90302
5 units • \$330,000/unit • 4,248 sqft • 8,886 sqft lot • \$381.36/sqft •
Built in 1956
East of La Cienega Blvd



Substantially improved 5 unit apartment building in Northwest Inglewood with the ability to construct a 3 bed 2 bath ADU in the tuck under garages. Soft story retrofit work has already been completed. Phenomenal unit mix consisting of (5) 2 bed 1 bath units, two with large gated yards. 5 garage spaces with 5 additional uncovered spaces. Three units have been completed gutted and feature interior W/D units, new vinyl windows, plumbing and electrical upgrades, quartz counters, and new appliances. 5.35% CAP rate on actual financials adjusting for property taxes. 6.40% pro form CAP rate after renovating the remaining two original units. Potential 7.15%+ CAP rate after constructing an ADU.

Facts & Features

- Sold On 03/12/2024
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- Cap Rate: 5.35
- \$131256 Gross Scheduled Income
- \$86400 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$45,918
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,244
- Cable TV: 02128396
- Gardener:
- Licenses:
- Insurance: \$3,796
- Maintenance:
- Workman's Comp:
- Professional Management: 6013
- Water/Sewer: \$1,953
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,595	\$2,595	\$2,695
2:	1	2	1	1	Unfurnished	\$1,966	\$1,966	\$2,695
3:	1	2	1	1	Unfurnished	\$2,300	\$2,350	\$2,350
4:	1	2	1	1	Unfurnished	\$2,395	\$2,395	\$2,695
5:	1	2	1	1	Unfurnished	\$1,632	\$1,632	\$2,695

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 3

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4017034005

Michael Lembeck

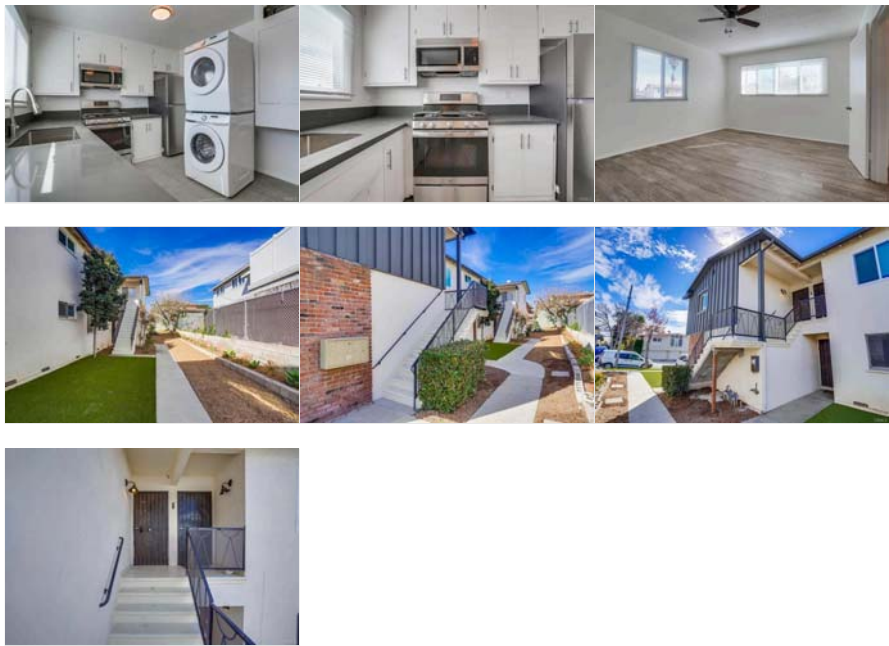
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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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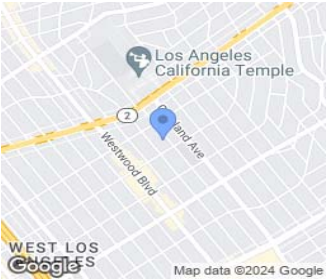
CUSTOMER FULL: Residential Income LISTING ID: PW23206291

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Closed •

1939 Selby Ave • Los Angeles 90025
5 units • \$520,000/unit • 6,238 sqft • 6,753 sqft lot • \$419.62/sqft •
Built in 1966
Cross streets: Selby Ave and La Grange Ave

List / Sold:
\$2,600,000/\$2,617,600 
27 days on the market
Listing ID: 24356631



This rare investment opportunity in prime West LA blends original architecture with contemporary renovations for the best of both worlds. Situated just north of the desirable Santa Monica Blvd corridor, the two-story building comprises five spacious units and spans 6,238 square feet on a sizable 6,751 square foot lot, providing tenants both privacy and community. Recent improvements include a new roof, re-piped copper plumbing, earthquake retrofitting, exterior paint, lighting fixtures, fencing, and laundry facilities. Interiors have been comprehensively updated in units 2-5. Amenities include tandem parking, that accommodates ten cars, secure entry, and on-site laundry. The property has been family-owned for 65 years, all units are very well maintained and 100% occupied by stable tenants. With its prime location, recent renovations, and rare availability, 1939 Selby Ave is an unbeatable opportunity to acquire a fully updated, income-producing asset in coveted West LA.

Facts & Features

- Sold On 03/15/2024
- Original List Price of \$2,600,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 5 Total carport spaces
- Heating: Forced Air
- Laundry: Community
- Cap Rate: 4
- \$104835 Net Operating Income

Interior

- Rooms: Family Room, Living Room
- Floor: Wood, Tile
- Appliances: Oven, Range, Range Hood
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$58,429
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,087	\$2,087	\$3,500
2:	1	2	2		Unfurnished	\$3,432	\$3,432	\$3,500
3:	1	2	2		Unfurnished	\$2,575	\$2,575	\$3,500
4:	1	2	2		Unfurnished	\$2,678	\$2,678	\$3,500
5:	1	2	2		Unfurnished	\$2,678	\$2,678	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4321010020

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed •

404 N Broadway • Redondo Beach 90277
6 units • \$761,667/unit • 6,902 sqft • 10,505 sqft lot • \$637.50/sqft •
Built in 1973
Located on N Broadway & Carnelian Street

List / Sold:

\$4,570,000/\$4,400,000 ↓

90 days on the market

Listing ID: 23327547



We are pleased to present 404 N Broadway, a beautifully upgraded 6-unit apartment in South Redondo Beach, CA. This is an opportunity for an investor to purchase a multifamily property in a prime South Bay location, steps from world-class beaches, parks, restaurants, schools, and boutiques. Located 20 miles from Downtown Los Angeles and 7 miles south of LAX. 404 N Broadway offers residents the best of coastal living with big-city amenities and convenient access to the 405 Freeway. Nearby attractions include Redondo Beach Pier, SEA Lab marine conservation center, South Bay Galleria, Redondo Beach Performing Arts Center, and Hopkins Wilderness Park. The property features townhouse style units comprised of (1) three-bedroom/two-and-a-half-bathroom and (5) two-bedroom/one and a half-bathroom with an average unit size of 1,150 SF. Units offer rooftop decks, balconies, patios or all of the above. The property has had 5 out of the 6 units upgraded with modern two-tone cabinetry and Calacatta-quartz countertops, vinyl plank flooring with modern baseboards, new stainless steel appliance packages with Miele washer/dryers, new shaker doors, soaking tubs with custom tiled showers and new plumbing and lighting hardware. This offering is ideal for an investor looking for a safe investment that will produce long-term cash flow with very little maintenance.

Facts & Features

- Sold On 03/15/2024
- Original List Price of \$4,750,000
- 2 Buildings
- Levels: Multi/Split
- 11 Total parking spaces
- \$205607 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$82,319
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00966034
- 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	\$3,887	\$3,887	\$5,000
2:	4	2	1		Unfurnished	\$4,060	\$16,239	\$17,000
3:	1	2	1		Unfurnished	\$4,004	\$4,004	\$4,150

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 157 - S Redondo Bch W of PCH area
- Los Angeles County
- Parcel # 7503016034

Michael Lembeck

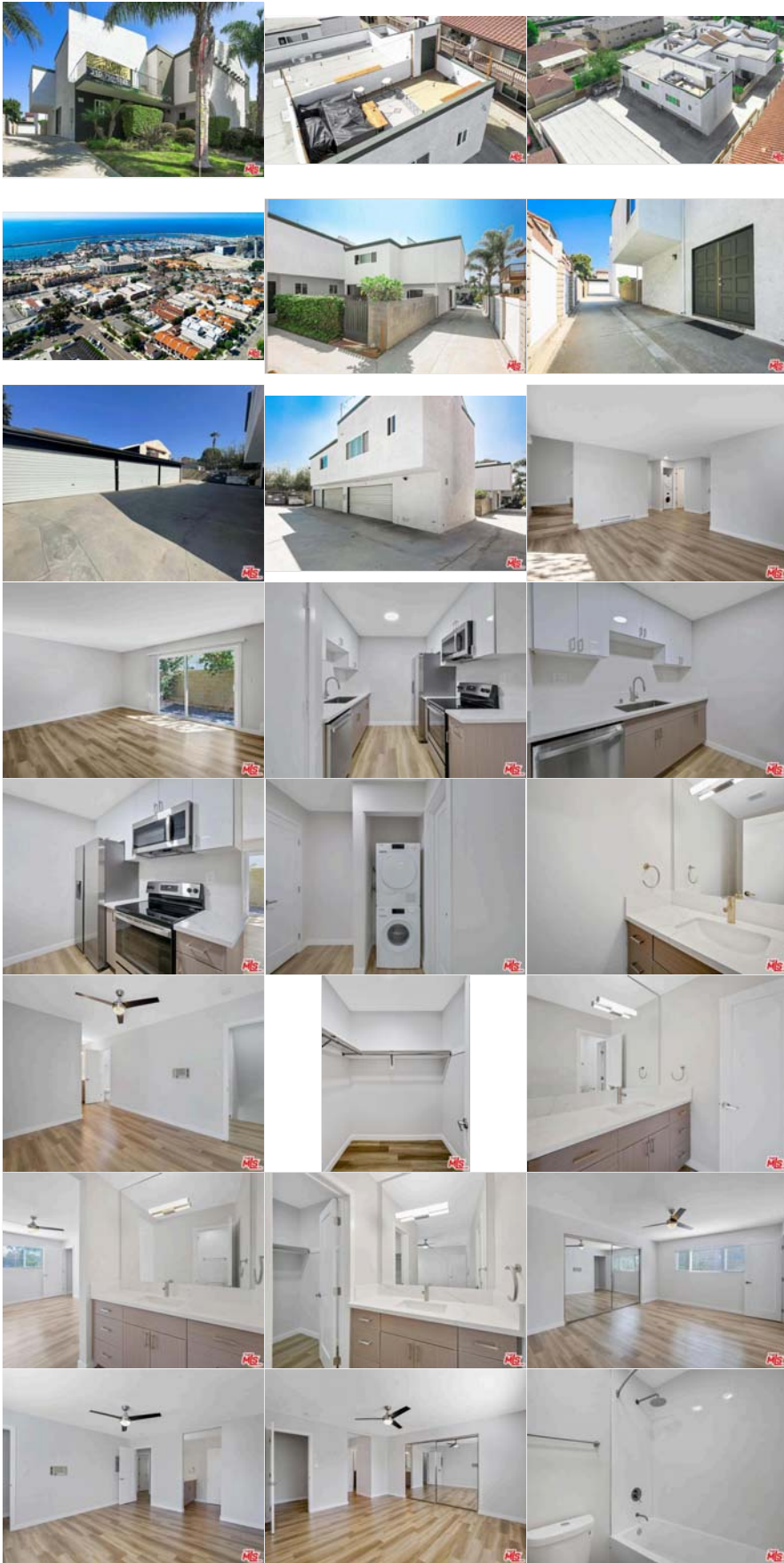
State License #: 01019397
Cell Phone: 714-742-3700

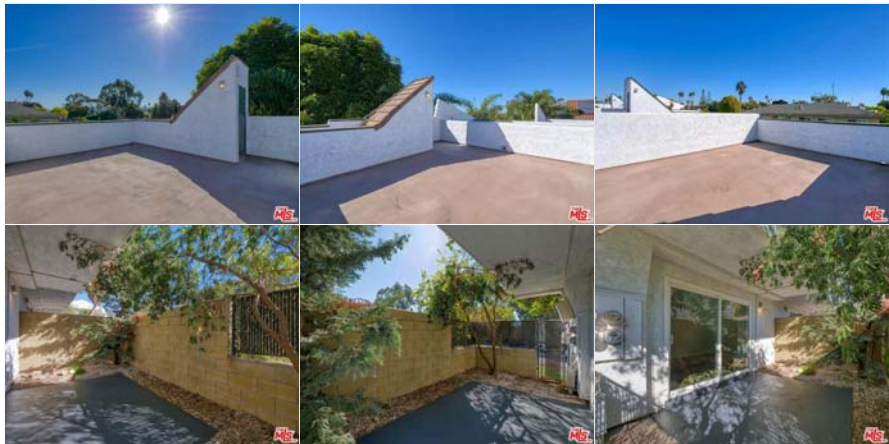
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CUSTOMER FULL: Residential Income LISTING ID: 23327547

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Closed • Apartment

List / Sold:
\$1,635,000/\$1,580,000 ↓
62 days on the market
Listing ID: OC23202870

21929 Verne Ave • Hawaiian Gardens 90716
6 units • \$272,500/unit • 4,127 sqft • .21 acre(s) lot • \$382.84/sqft •
Built in 1974
Cross Streets: Verne Avenue & 221st Street



21929 Verne Avenue is a 6-unit multifamily investment property located in Hawaiian Gardens, CA. Built in 1974, 21929 Verne Avenue features a strong mix of one, one-bedroom unit and five, two-bedroom units, of which one is a townhome. Property amenities include ample surface and garage parking, security doors, and on-site laundry. The property represents a unique opportunity to acquire a property in Hawaiian Gardens, a city which historically has a very low transaction velocity, including no sales of 5 or more units since August of 2021. Additionally, as of October 31st, 2023, 21929 Verne Avenue is the only listing of 5 or more units in Hawaiian Gardens. 21929 Verne Avenue is within a 1-mile radius of a plethora of local, neighborhood, and regional retail centers including Hawaiian Gardens Towne Center, The Gardens, and Long Beach Towne Center. The property is situated in close proximity to The Gardens Casino, the top employer and a major economic driver for the city of Hawaiian Gardens. Additionally, the property is just under 1 mile from Interstate 605, providing residents with convenient access to employment hubs throughout Los Angeles and Orange Counties. As the only multifamily listing in the city of Hawaiian Gardens, 21929 Verne Avenue represents a unique opportunity for an investor to acquire an asset with substantial upside in a market with little to no transaction volume.

Facts & Features

- Sold On 03/14/2024
- Original List Price of \$1,635,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- \$1,790 (Assessor)
- Laundry: Community
- \$118920 Gross Scheduled Income
- \$73829 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$43,323
- Electric: \$2,351.50
- Gas: \$2,352
- Furniture Replacement:
- Trash: \$2,352
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$4,200
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,352
- Other Expense: \$6,890
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,215	\$1,215	\$1,795
2:	4	2	1	5	Unfurnished	\$6,885	\$6,885	\$8,780
3:	1	2	1	1	Unfurnished	\$1,810	\$1,810	\$2,395

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 54 - Hawaiian Gardens area
- Los Angeles County
- Parcel # 7076003011

Michael Lembeck

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Closed •

List / Sold:

\$1,295,000/\$1,225,000 ↓

27 days on the market

Listing ID: 24348291

1134 N Beachwood Dr • Los Angeles 90038

6 units • \$215,833/unit • 2,546 sqft • 6,755 sqft lot • \$481.15/sqft • Built in 1922

North of Santa Monica Boulevard and West of Gordon Street



The Beachwood Drive Residences are six bungalow units in a prime East Hollywood location. Two of the 1 BR + 1 Bath units will be delivered VACANT! The six units are in close proximity to the Sunset Gower Studios, Netflix headquarters and many other major entertainment and media companies offices. 1134-1138 N Beachwood Drive has an excellent unit mix with (5) of the units being 1 BR + 1 Bath and (1) of the units being a 2 BR + 1 Bath. The property was originally built in 1922 and the total rentable sq. ft. is approximately 2,546 sq. ft. The size of the lot is approximately 6,752 sq. ft. and it is zoned LAR3. The Seller's have agreed to CARRY FAVORABLE FINANCING! The exact terms and rates of the Seller carry back are open to negotiation. The property has a beautiful center courtyard and many of the units have their own private back patio. The rents are below market creating a quintessential value-add opportunity for new ownership. The subject property has no onsite parking. Excellent opportunity to purchase a 6 unit multi-family asset in a prime and high rental demand area of Hollywood. Brokers Open will be held Tuesday, January 23rd between the hours of 11:00 a.m. to 1:00 p.m.

Facts & Features

- Sold On 03/12/2024
- Original List Price of \$1,295,000
- 5 Buildings
- Levels: One
- Heating: Wall Furnace
- Cap Rate: 5.29
- \$111540 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01413560
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5534014018

Michael Lembeck

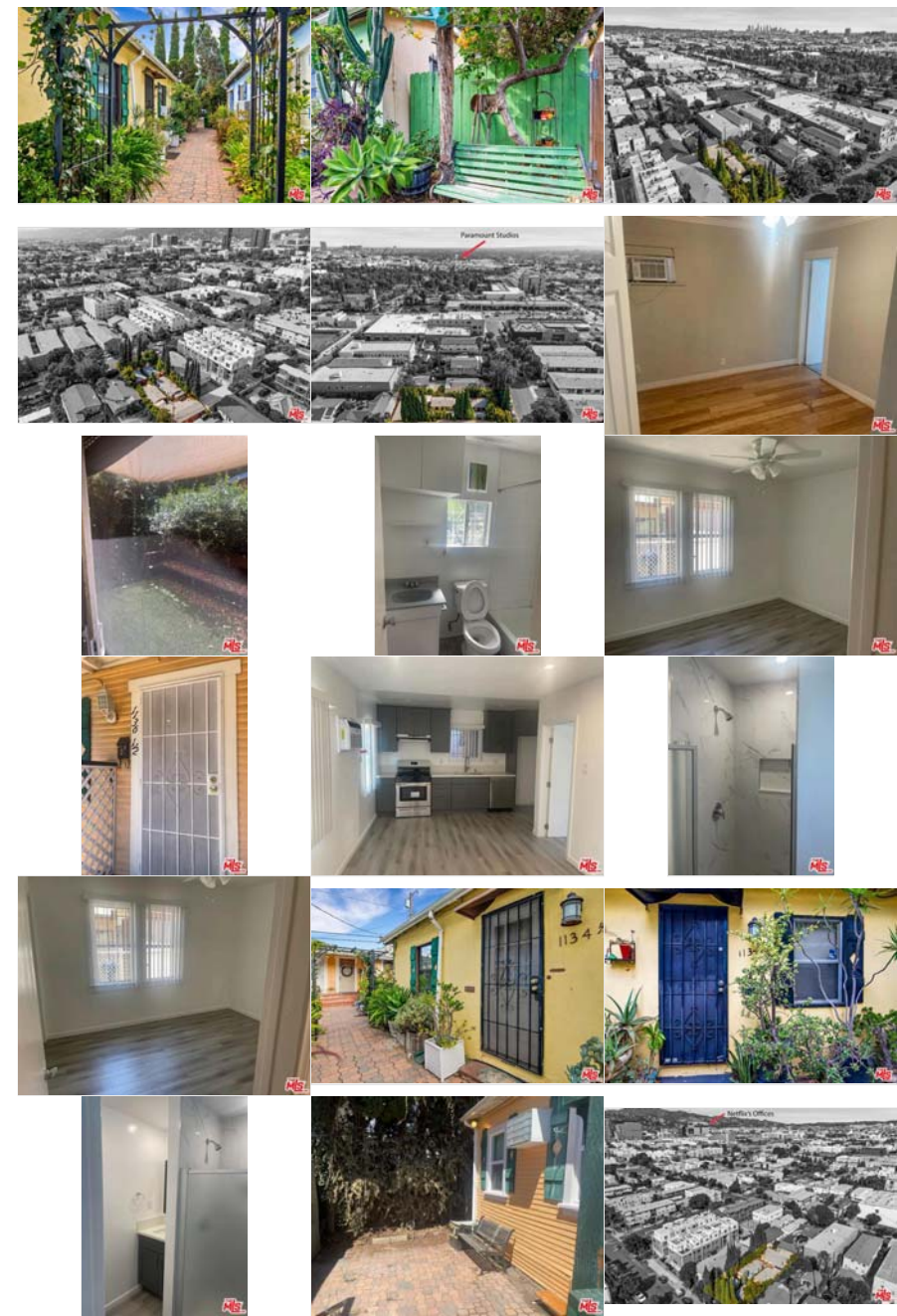
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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Closed • Apartment

List / Sold:
\$1,600,000/\$1,575,000 ↓
64 days on the market
Listing ID: GD23221470

5600 Buchanan St • Los Angeles 90042
8 units • **\$200,000/unit** • **5,338 sqft** • **11,141 sqft lot** • **\$295.05/sqft** •
Built in 1961
From York Blvd, turn right onto N Ave 56, then turn left onto Buchanan St



Excellent opportunity to purchase an apartment building in the heart of Highland Park just off of York Boulevard; the property is eight (8) units with an excellent unit mix: (1) 3+3, (1) 3+2, (1) 2+2, and (5) 1+1; significant upside in rents; the units are separately metered for electricity and gas; two (2) central hot water heaters; laundry machines are owned; six (6) garages.

Facts & Features

- Sold On 03/12/2024
- Original List Price of \$2,050,000
- 1 Buildings
- 6 Total parking spaces
- \$0 (Other)
- Laundry: Community
- \$90500 Gross Scheduled Income
- \$13237 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$77,264
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,525
- Cable TV: 01522651
- Gardener:
- Licenses:
- Insurance: \$4,287
- Maintenance:
- Workman's Comp:
- Professional Management: 4073
- Water/Sewer: \$4,651
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	0	Unfurnished	\$941	\$941	\$3,000
2:	1	3	2	0	Unfurnished	\$704	\$704	\$2,850
3:	1	2	2	0	Unfurnished	\$974	\$974	\$2,450
4:	1	1	1	0	Unfurnished	\$1,872	\$1,872	\$1,850
5:	1	1	1	0	Unfurnished	\$1,517	\$1,517	\$1,850
6:	1	1	1	0	Unfurnished	\$985	\$985	\$1,850
7:	1	1	1	0	Unfurnished	\$1,695	\$1,695	\$1,850
8:	1	1	1	0	Unfurnished	\$0	\$0	\$1,850

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5478028010

Michael Lembeck

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

Citivist Realty Services, Inc

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

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Closed •

List / Sold:

\$4,115,000/\$3,985,000 ↓

91 days on the market

Listing ID: 23334845

140 S Camden Dr • Beverly Hills 90212

8 units • \$514,375/unit • 7,052 sqft • 6,372 sqft lot • \$565.09/sqft • Built in 1931

Next to Rodeo Drive, a few doors south of Wilshire Blvd just west of South Beverly Drive



This is part of "The Six Building Trophy Portfolio" Properties can be sold individually or as a Portfolio. We are pleased to present the exclusive listing of an eight (8) unit charming, well-maintained Mediterranean Style apartment building at 140 S Camden Drive, a world-class location, steps from the renowned Golden Triangle of Beverly Hill. . The offering is enviably situated next to Rodeo Drive, a few doors south of Wilshire Blvd and just West of South Beverly Drive. The building is located only a half block north of multi-million dollar homes. Built in 1931, the South Camden Drive Apartments have been well-maintained by the same ownership for over 50 years. The building features a desirable unit mix consisting of eight (8) large 1 bed / 1 bath units. This Mediterranean style apartment building boasts large French Window Doors, gorgeous wood beamed ceilings, extra wide hallways featuring beautiful wood wainscoting, bright stucco walls & modern amenities like on-site washer / dryer. Each unit comes with its own decorative fireplace, dishwasher, kitchen, refrigerator, some with a private balcony. Tenants also will enjoy the covered parking spaces. The total size of the building is approximately 7,052 square feet and sits on a 6,370 square foot lot that is BHR4YY zoned. The offering is nestled within the heart of Beverly Hills, just south of the famed Rodeo Drive Mall and retail corridor. This is one of the most coveted neighborhoods in the County, being within the Beverly Hills School district and featuring close proximity to the Beverly Hills High School. Everything from luxury five-star hotels, designer brand shopping, and Michelin star dining options, are within a short walking distance from South Camden Drive. WalkScore of 96 out of 100 Easy access to Major Employers, Restaurants, and Lifestyle Amenities. Highly Affluent Sub-Market: Within Minutes to World Class Dining, Shopping and Entertainment. Commuters will appreciate this property's central location in Beverly Hills provides easy access to popular public transit options, like the Expo Line, and major arterial thoroughfares like Wilshire and Olympic Boulevards. The South Camden Drive Apartments provide an experienced investor a once-in-a-century opportunity to capitalize on a world-famous located asset with strong in-place cash flow with added upside.

Facts & Features

- Sold On 03/15/2024
- Original List Price of \$4,395,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Laundry: Community
- Cap Rate: 3.13
- \$128594 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$90,761
- 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:	8	1	1		Unfurnished	\$2,346	\$18,765	\$25,600
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1%
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4328027006

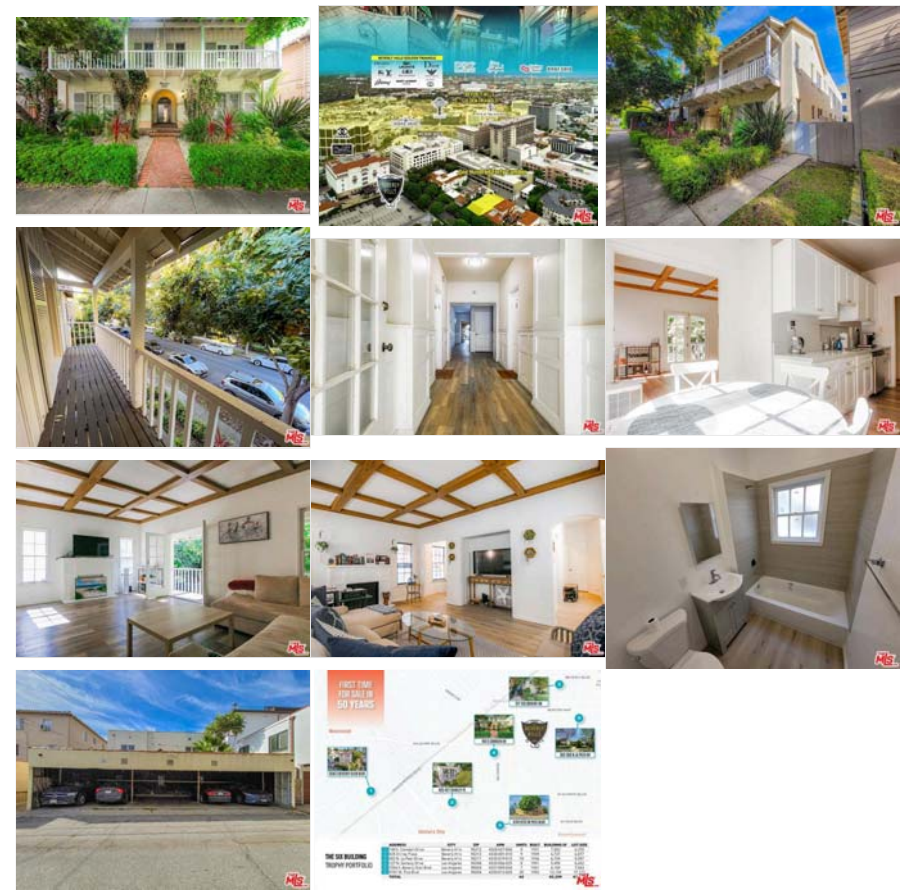
Michael Lembeck

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Closed •

List / Sold:

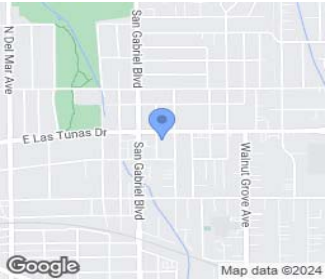
\$3,000,000/\$2,744,000 ↓

21 days on the market

Listing ID: 24347205

5640 N Gladys Ave • San Gabriel 91776
10 units • \$300,000/unit • 5,778 sqft • 10,031 sqft lot • \$474.90/sqft •
Built in 1957

This great investment opportunity is located in a prime area of San Gabriel. It sits on North Gladys Ave, situated between East Las Tunas Dr and East Broadway. The nearest major intersection is South San Gabriel Blvd and East Las Tunas Dr.



We take great pleasure in introducing 5640 North Gladys Avenue, a rare San Gabriel Offering, now available for sale for the first time in 20 years! This easy-to-operate building, with high demand for rental units has a low vacancy history. It is a lovely two-story apartment building, which consists of 10 units and is located within the prime San Gabriel neighborhood where many shops and restaurants are accessible on S San Gabriel Blvd and E Las Tunas Dr. This building has spacious 1 bedroom + 1 bathroom units, was built in 1957 and has 10 on-site parking spaces. All units are separately metered for gas & electricity providing a minimal landlord maintenance need. The investment characteristics provide a strong rental income with some rental upside potential of +/- 20%. This property is two blocks from the San Gabriel Country Club and a short drive to the Elm Center Shopping Mall. The benefits of its location allows it to be bordered by nearby cities such as Temple City, San Marino and Alhambra which gives an impressive Walk Score of 83, denoting it as 'Very Walkable'. Please note, these units are located in Unincorporated San Gabriel (a 4% maximum annual rent increase is in effect as of 01/01/2024). PLEASE DO NOT WALK ON PROPERTY.

Facts & Features

- Sold On 03/12/2024
- Original List Price of \$3,000,000
- 1 Buildings
- Levels: Two
- \$1 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01132438
- 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	\$1	\$1
2:	1	1	1		Unfurnished	\$1,560	\$1,560	\$1,775
3:	1	1	1		Unfurnished	\$1,560	\$1,560	\$1,775
4:	1	1	1		Unfurnished	\$1,716	\$1,716	\$1,775
5:	1	1	1		Unfurnished	\$1,508	\$1,508	\$1,775
6:	1	1	1		Unfurnished	\$1,456	\$1,456	\$1,775
7:	1	1	1		Unfurnished	\$1,248	\$1,248	\$1,775
8:	1	1	1		Unfurnished	\$1,664	\$1,664	\$1,775
9:	1	1	1		Unfurnished	\$1,378	\$1,378	\$1,775
10:	1	1	1		Unfurnished	\$1,508	\$1,508	\$1,775
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5374028022

Michael Lembeck

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

Citivist Realty Services, Inc

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Closed •

List / Sold:

\$4,500,000/\$4,400,000 ↓

17 days on the market

Listing ID: 24348319

1554 -1556 N Alexandria Ave • Los Angeles 90027
12 units • \$375,000/unit • 10,558 sqft • 13,736 sqft lot • \$416.75/sqft •
Built in 1955
North of Sunset Blvd. West of Vermont Ave.



Introducing, for the first time in over 50 years, an incredible opportunity to acquire this prime Income/Development Opportunity of two (2) contiguous lots! Excellent location in the heart of Los Angeles just North of Sunset Blvd and South of the Griffith Observatory. 12 Mid-Century units on Alexandria Avenue exude old Hollywood charm. In a rapidly gentrifying area adjacent to Los Feliz, 1554 and 1556 are remarkable Value-Add properties at 50% occupancy. Rarely are two contiguous lots with 101 foot street frontage and prime 2-parcel assemblage available at this price! Centrally sited only minutes from Hollywood, the Silverlake Reservoir, the Greek Theatre, exceptional hiking, retail, and dining. Each unit, either 1 or 2 bedrooms, can be found in identical, side-by-side properties. Two 5,279 sqft. buildings combine for 10,558 sqft. of living. One 6,834 sqft. lot (1554) and another 6,902 sqft. lot (1556) combine for a lot size of 13,736 sqft. With 6-units in each building, this 1955 product is great for 1031 Exchange Buyers, developers or investors.

Facts & Features

- Sold On 03/11/2024
- Original List Price of \$4,500,000
- 2 Buildings
- Levels: One, Two
- Heating: Wall Furnace
- Cap Rate: 5.05
- \$227167 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$89,632
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01160681
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1		Unfurnished	\$1,300	\$3,900	\$14,400
2:	6	1	1		Unfurnished	\$2,000	\$5,345	\$12,000
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

- Probate Listing sale
- Buyer Agency Compensation: 2.5%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5543006002

Michael Lembeck

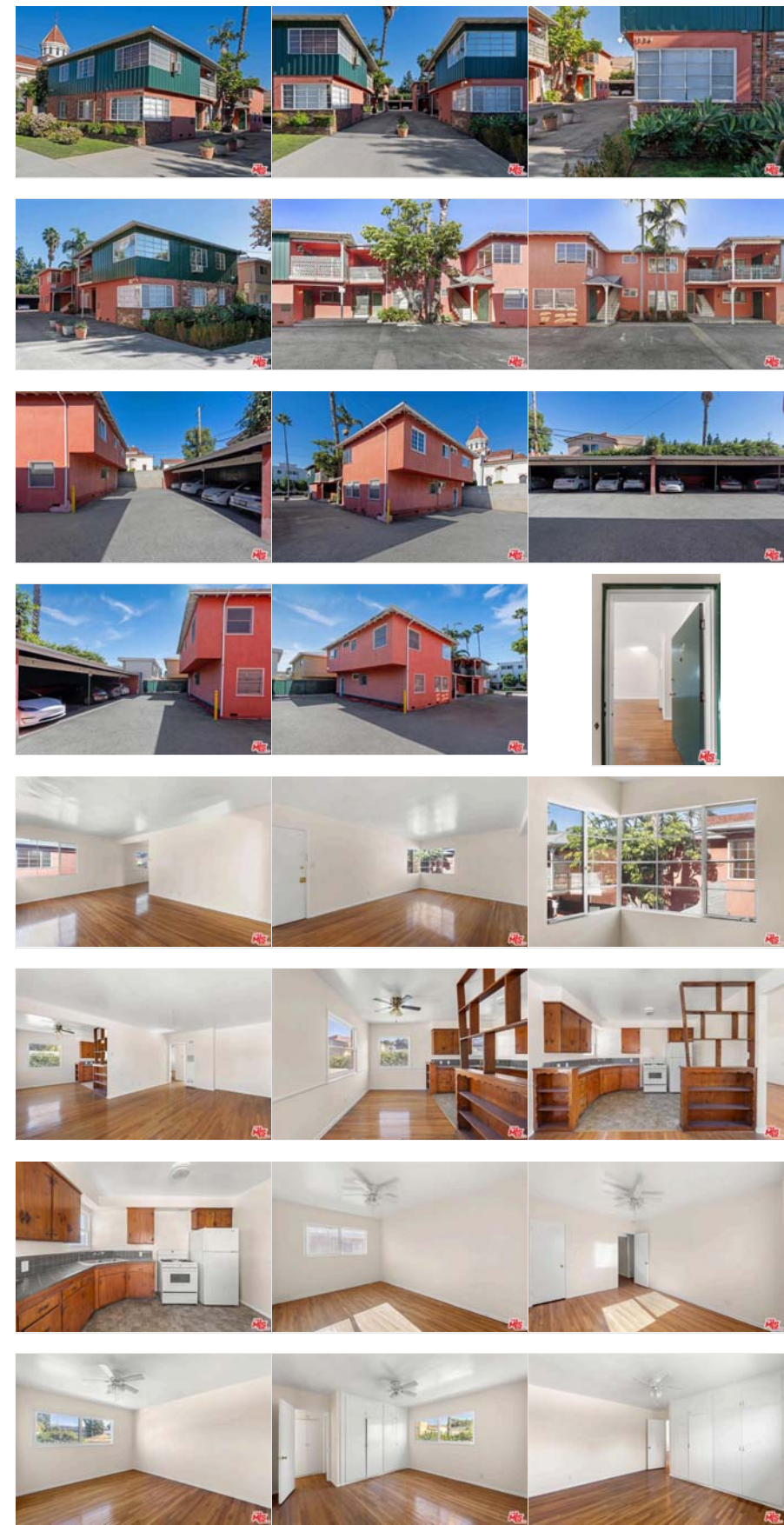
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CUSTOMER FULL: Residential Income LISTING ID: 24348319

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Closed • Apartment

List / Sold:
\$3,750,000/\$3,675,000 ↓
132 days on the market
Listing ID: PW23178989

13508 Penn St • Whittier 90602
13 units • \$288,462/unit • 13,088 sqft • 13,546 sqft lot • \$280.79/sqft •
Built in 1988
Off of Penn St and Painter Ave



We are pleased to present 13508 Penn Street in Whittier, California. This property is in the highly desirable neighborhood of Uptown Whittier just walking distance to Greenleaf Avenue, Whittier College, Penn Park and numerous hiking trails. This property was built in 1988 and consists of one 13 unit building. The building is constructed on a raised foundation, has pitched roofs and is on one spacious lot. The property offers ample on site gated parking with a total of 22 parking spaces underneath the building. 13508 Penn Street consists of an excellent unit mix of five 2 bedroom 1.5 bathroom units and eight 2 bedroom 1 bathroom units. The property is secured with gated entry for all access points. There is one on site laundry room which consists of 2 washers and 2 dryers which are owned, as well as dedicated storage for each unit to make their laundry items easily accessible. 13508 Penn St also offers a built in owners office, equipment storage room and a common area patio.

Facts & Features

- Sold On 03/13/2024
- Original List Price of \$3,900,000
- 1 Buildings
- 0 Total parking spaces
- \$3,956 (Estimated)
- Laundry: Common Area
- Cap Rate: 6.32
- \$354696 Gross Scheduled Income
- \$237113 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$110,134
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02164683
- 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:	8	2	1	0	Unfurnished	\$2,171	\$2,171	\$2,450
2:	5	2	2	0	Unfurnished	\$2,438	\$2,438	\$2,700

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8142003051

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CUSTOMER FULL: Residential Income LISTING ID: PW23178989

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Closed • Commercial/Residential

List / Sold:
\$2,995,000/\$2,775,000 ↓
57 days on the market
Listing ID: SR23215089

18330 Napa St • Northridge 91325
14 units • **\$213,929/unit** • **12,518 sqft** • **17,190 sqft lot** • **\$221.68/sqft** •
Built in 1960
Property is near Reseda Blvd. and Parthenia St.



We are proud to present a 14 unit multifamily at 18330 Napa Street, Northridge, CA. 91325. Subject property has an excellent unit mix. There are Seven (1+1), Three (2+1), and Four (2+2). Total living area square footage is 12,518 Situated on 17,184 square footages of lot.Subject property has swimming pool, Wall AC, and laundry facilities. This is a value-add property, especially with rents being as low as they are. New owner will benefit from up to 70% rent increase.Potential for up-to (2) 2 Bedroom ADU's in rear of the building above the carport parking. (Buyer to do own Due Diligence).

Facts & Features

- Sold On 03/12/2024
- Original List Price of \$2,995,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$2,400 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.11
- \$195203 Gross Scheduled Income
- \$123067 Net Operating Income
- 14 electric meters available
- 14 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$68,340
- Electric: \$6,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,548
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$6,385
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,018
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	1	1	7	Unfurnished	\$1,022	\$7,152	\$1,700
2:	3	2	1	3	Unfurnished	\$1,500	\$4,501	\$2,000
3:	4	2	2	4	Unfurnished	\$1,041	\$4,164	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- NR - Northridge area
- Los Angeles County
- Parcel # 2786024042

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CUSTOMER FULL: Residential Income LISTING ID: SR23215089

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Closed •

List / Sold:
\$3,250,000/\$3,215,000 ↓
35 days on the market
Listing ID: 23312423

2809 W 8th St • Los Angeles 90005
24 units • \$135,417/unit • 13,290 sqft • 6,250 sqft lot • \$241.91/sqft •
Built in 1923
Off 8th St and East of Vermont Ave



The units are large in size and extremely clean with upgrades. Please do not disturb the tenants. All showings will be subject to an accepted offer.

Facts & Features

- Sold On 03/11/2024
- Original List Price of \$3,250,000
- 1 Buildings
- Levels: Multi/Split
- Cap Rate: 5.21
- \$169394 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$104,438
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00965994
- 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:	24	0	1		Unfurnished	\$980	\$23,525	\$1,650
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
- Buyer Agency Compensation: 1.75%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5077019010

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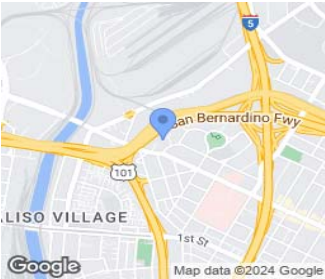
CUSTOMER FULL: Residential Income LISTING ID: 23312423

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Closed • Apartment

List / Sold:
\$6,000,000/\$4,995,000 ↓
63 days on the market
Listing ID: SR23202483

571 Fairview Ave • Los Angeles 90033
38 units • **\$157,895/unit** • **12,006 sqft** • **16,879 sqft lot** • **\$416.04/sqft** •
Built in 1964
571 Fairview Ave. Los Angeles, CA 90033



Presenting a rare investment opportunity to acquire Fairview Heights, a stunning 38-unit multifamily investment property offering incredible views of Los Angeles. Centrally located at 571 Fairview Ave. in the historic neighborhood of Boyle Heights, in East L.A., this special property has been under the same caring ownership for nearly a half century. Fairview Heights features beautiful mid-century modern architecture. Positioned on a corner lot cul-de-sac off Fairview Ave. and perched regally atop a bluff. The property offers 16 parking spaces, a laundry room, swimming pool, and a charming community garden area that also offers space to add a BBQ area with tables & chairs. The apartment building totals 38 cozy units comprised of 37 singles and 1 one-bedroom / one-bathroom plus office unit. Unit amenities include wall A/C units, plenty of closet space and kitchens outfitted with a stove and refrigerator. The construction is of a wood frame, flat roof, and painted stucco exterior. Built in 1964 totaling +/- 12,006 square feet on a +/- 16,874 square foot lot currently zoned R3 and located in an Opportunity Zone. The units are master-metered for gas and electricity. This unique value-added investment offers significant income upside potential of +/- 47% and represents an attractive price per unit and pro-forma Cap Rate of +/- 9.01%! All units are currently eligible for annual rental increases at a maximum of +/- 6% in February 2024, allowing for an investor to quickly realize a significant portion of the rental upside potential. In addition, an investor could benefit greatly from leasing parking spaces (currently on first come first serve and not included in lease agreements), implementing a ratio utility billing system (RUBS), and consider how the new valuable vouchers being offered by the Housing Authority of City of Los Angeles (HACLA) could further positively impact income potential. Boyle Heights is ideally located near major highways public transportation options that ensure smooth travel to neighboring cities and attractions. Overall, Fairview Heights offers an inviting and comfortable living environment in the Latin American-inspired area of Boyle Heights. With its peaceful setting, friendly neighborhood, and convenient location, this property provides the perfect place for tenants to call home and represents an ideal investment for multifamily investors.

Facts & Features

- Sold On 03/13/2024
- Original List Price of \$6,000,000
- 1 Buildings
- 16 Total parking spaces
- 0 Total carport spaces
- \$0 (Public Records)
- Laundry: Common Area
- Cap Rate: 4.91
- \$510578 Gross Scheduled Income
- \$294492 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Cul-De-Sac, Lot 10000-19999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,769
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$6,600
- Cable TV: 01872625
- Gardener:
- Licenses:
- Insurance: \$10,789
- 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:	37	0	1	0	Unfurnished	\$1,039	\$38,445	\$1,595
2:	1	1	1	0	Unfurnished	\$1,850	\$1,850	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5174011022

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