

Cross Property Customer 1 Line

	<u>Listing ID</u>	<u>S</u>	<u>St# St Name</u>	<u>City</u>	<u>Area</u>	<u>SLC</u>	<u>Units</u>	<u>GSI</u>	<u>Cap</u>	<u>L/C Price</u>	<u>\$/Sqft</u>	<u>Sqft</u>	<u>YrBuilt</u>	<u>LSqft/Ac</u>
1	23238531	S	3149 W 139th ST	HAWT	110	STD	2			\$740,000	\$439.17	1685	1949	6,401/0.14
2	SB22215005	S	15203 Osage AVE	LAWN	112	STD	2	\$44,400		\$881,000	\$453.19	1944	1958/ASR	9,188/0.2109
3	SB22252776	S	17303 -17 Van Ness AVE	TORR	133	STD	2	\$70,000		\$1,250,000	\$755.74	1654	1956/PUB	5,171/0.1187
4	SB22227243	S	671 Longfellow AVE	HMB	149	STD,TRUS	2	\$35,000		\$1,825,000	\$1,357.89	1344	1955/PUB	2,500/0.0574
5	PW23022197	S	2405 Mathews AVE	REDO	151	STD,TRUS	2	\$0		\$1,437,000	\$621.81	2311	1954/ASR	7,986/0.1833
6	DW23023070	S	1079 W Summerland AVE #2	SP	187	STD	2	\$0		\$760,000	\$517.01	1470	1923/ASR	6,444/0.1479
7	22153667	S	25 ALICE ST	ARCD	605	STD	2			\$1,350,000	\$436.75	3091	1988	6,769/0.15
8	DW23014318	S	4210 Portola AVE	ESER	621	STD	2	\$36,000		\$700,000	\$777.78	900	1924/ASR	4,131/0.0948
9	PW22200734	S	2628 Iowa AVE	SOG	699	STD	2	\$6,000		\$820,000	\$439.91	1864	1927/ASR	5,675/0.1303
10	23232273	S	2580 Ganahl ST	LA	BOYH	STD	2			\$710,000	\$516.74	1374	1920	7,499/0.17
11	TR23019707	S	2429 Folsom ST	LA	BOYH	STD	2	\$0		\$822,000	\$470.25	1748	1920/ASR	7,001/0.1607
12	SR22242274	S	610 N Soto ST	LA	BOYH	STD	2	\$47,000		\$835,000	\$355.32	2350	1922/PUB	6,987/0.1604
13	22219919	S	2612 Naples AVE	VEN	C11	STD	2			\$1,875,000	\$833.33	2250/D	1924	6,219/0.14
14	22162347	S	2550 3RD AVE	LA	C16	STD	2			\$865,000	\$269.30	3212	1921/ASR	7,501/0.17
15	23234623	S	715 Lorraine BLVD	LA	HPK	STD	2			\$1,525,000	\$468.94	3252	1923	5,272/0.12
16	WS22073250	S	1922 Whitmore AVE	LA	671	STD	2	\$49,200	4	\$850,000	\$904.26	940	1928/PUB	4,902/0.1125
17	23242125	S	1538 Mohawk ST	LA	671	STD	2			\$940,000	\$824.56	1140	1922	1,521/0.03
18	23240067	S	2634 Waverly DR	LA	671	STD	2			\$1,300,000	\$737.80	1762/A	1948/ASR	6,005/0.13
19	23242477	S	629 Rosemont AVE	LA	671	STD	2			\$1,350,000	\$897.61	1504/T	1900/ASR	5,590/0.12
20	DW22251962	S	262 E 50th ST	LA	C34	STD	2	\$0		\$730,000	\$353.34	2066	1930/ASR	6,289/0.1444
21	DW23002812	S	1227 E 47th PL	LA	C42	STD	2	\$40,800		\$515,000	\$482.21	1068	1940/PUB	2,884/0.0662
22	22224895	S	10681 El Dorado AVE	PAC	PAC	STD	2			\$750,000	\$458.16	1637	1937	7,211/0.16
23	22219323	S	3520 Norton AVE	LNWD	RM	STD	2			\$747,000	\$366.36	2039	1936	8,266/0.18
24	SR23005610	S	609 Pico ST #2	SF	SF	STD	2	\$42,000		\$610,000	\$471.04	1295	1950/PUB	5,004/0.1149
25	SB22206648	S	3464 Liberty BLVD	SOG	T2	STD	2	\$0		\$699,000	\$412.63	1694	1924/ASR	5,176/0.1188
26	SR23022041	S	22004 Celes ST	WHLL	WHLL	STD	2	\$51,924		\$875,000	\$538.79	1624	1950/APP	6,253/0.1435
27	SB23017024	S	1078 W 21st ST	SP	183	STD	3	\$31,980		\$677,600	\$379.40	1786	1931/ASR	5,001/0.1148
28	23236667	S	2900 Griffith Park BLVD	LA	637	STD	3		3	\$1,400,000	\$664.77	2106	1932	8,444/0.19
29	PW22238636	S	3260 Alanreed AVE	RSMD	651	STD	3	\$76,800	5	\$1,140,000	\$545.98	2088	1961/ASR	8,701/0.1997
30	DW23016348	S	6133 Danby AVE	WH	670	STD	3	\$0		\$1,200,000	\$483.87	2480	1928/ASR	5,372/0.1233
31	23230199	S	12326 Greene AVE	LA	C12	STD	3			\$1,015,000	\$287.05	3536/A	1950	6,562/0.15
32	23241153	S	7273 Birdview AVE	MLBU	C32	STD	3			\$5,125,000		/OTH	1964	10,968/0.25
33	PW22260637	S	213 215 E 67th ST	LA	C42	STD	3	\$52,140		\$650,000	\$465.62	1396	1920/ASR	5,402/0.124
34	SB23011859	S	21103 Wood AVE	TORR	131	STD	4	\$62,880		\$1,769,625	\$474.18	3732	1962/PUB	6,901/0.1584
35	22227995	S	3636 Redondo Beach BLVD	TORR	132	NOD	4		4	\$1,600,000	\$342.47	4672	1963	5,335/0.12
36	22213823	S	634 Sheldon ST	ES	141	STD	4			\$1,505,000	\$770.61	1953/E	1943/EST	7,378/0.16
37	22212497	S	2823 S Corning ST	LA	C09	STD	4		6	\$1,450,000	\$348.06	4166	1928	4,802/0.11
38	GD22196623	S	1836 Arlington AVE	LA	C16	STD	4	\$123,540		\$1,725,000	\$413.17	4175	1910/ASR	8,559/0.1965
39	22219347	S	428 N GENESEE AVE	LA	C19	STD	4		4	\$1,725,000	\$419.40	4113	1938	6,150/0.14
40	22195769	S	3833 Sawtelle BLVD	CULV	C28	STD	4			\$1,545,000	\$544.40	2838/A	1952/ASR	6,292/0.14
41	22227837	S	11625 Friar ST	NHLW	NHO	STD	4			\$820,000	\$262.65	3122	1944	7,471/0.17
42	PW22030203	S	11304 Tiara ST	NHLW	NHO	STD	4	\$7,000		\$1,600,000	\$388.63	4117	1964/ASR	7,001/0.1607
43	RS22220902	S	6604 California AVE	BELL	T6	STD	4	\$70,740		\$1,000,000	\$430.29	2324	1953/ASR	4,739/0.1088
44	NDP2300853	S	1587 W 46Th ST	LA		STD	5	\$57,284	7	\$700,000	\$256.88	2725	1931/ASR	5,997/0.13
45	SB23013483	S	678 W 16th ST	SP	185	STD	5	\$91,116	5	\$1,200,000	\$308.32	3892	1959/APP	5,003/0.1149
46	PW23002878	S	830 N Euclid AVE	PAS	645	STD	5	\$128,100	9	\$1,150,000	\$533.89	2154	1949/ASR	6,997/0.1606
47	WS22116897	S	321 N New AVE	MP	641	STD	7	\$143,100	4	\$2,220,000	\$359.22	6180	1963/PUB	8,492/0.1949
48	AR22249785	S	1107 S Marquerita AVE	ALH	601	STD	9	\$147,240		\$27,000,000	\$4,310.34	6264	1961/ASR	8,877/0.2038
49	23232055	S	11738 117 Mayfield	LA	C06	STD	18		3	\$12,500,000	\$589.46	21206/A	1986/ASR	14,744/0.33
50	22209493	S	12221 San Vicente BLVD	LA	C06	STD	50		3	\$31,000,000	\$480.04	64578/A	1961/ASR	52,468/1.2

Closed •

3149 W 139th St • Hawthorne 90250

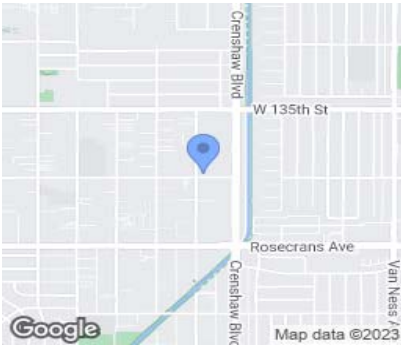
2 units • \$395,000/unit • 1,685 sqft • 6,401 sqft lot • \$439.17/sqft •
Built in 1949

Crenshaw Blvd to W 139th St

List / Sold: \$790,000/\$740,000 ↓

20 days on the market

Listing ID: 23238531



Are you looking for a new investment opportunity? Now is your chance to purchase a detached duplex in the City of Hawthorne. Unit 3149 functions with 3BR/2BA and unit 3151 functions with 2BR/1BA (per tax records the property is 4BR/2BA, permit status unknown). 2-car carport and driveway parking. Conveniently located to shopping and public transportation. *Do not disturb occupants.

Facts & Features

- Sold On 03/17/2023
- Original List Price of \$790,000
- 2 Buildings
- 4 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,949	\$2,949	\$0
2:	1	2	1		Unfurnished	\$2,249	\$2,249	\$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
- 110 - East Hawthorne area
 - Los Angeles County
 - Parcel # 4052014011

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23238531

Printed: 03/19/2023 4:48:53 AM

Closed •

List / Sold: **\$899,999/\$881,000** ↓

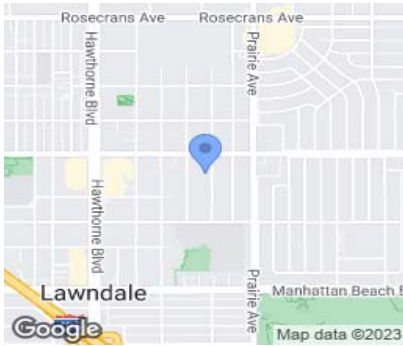
15203 Osage Ave • Lawndale 90260

110 days on the market

2 units • \$450,000/unit • 1,944 sqft • 9,188 sqft lot • \$453.19/sqft • Built in 1958

Listing ID: SB22215005

Take MarineAve, E of Hawthorne Blvd, Turn S on Osage Ave.



Two houses on large (9,188) sq ft lot. Per tax rolls-2 bdr 1 bath 582 sq ft front house built in 1930. Rear 1362 sq ft 4 bedroom 2 bath house built in 1958.The back house has a really nice floor plan. It is divided out into 2 areas-each area has 2 bedrooms and baths. The closets are good size. It has a living room and eating area off the kitchen. Nice enclosed front yard. The front house has a living room, eat-in kitchen, 3 bedrooms, and 1 bath. It is definitely a fixer. Owner will carry a small first at market rate.

Facts & Features

- Sold On 03/17/2023
 - Original List Price of \$979,000
 - 2 Buildings
 - 4 Total parking spaces
 - \$889 (Estimated)
- Laundry: See Remarks
 - \$44400 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Unknown

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,575	\$1,575	\$0
2:	1	4	2	0	Unfurnished	\$2,100	\$2,100	\$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
 - Rent Controlled
- 112 - North Lawndale area
 - Los Angeles County
 - Parcel # 4076005020

Michael Lembeck

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

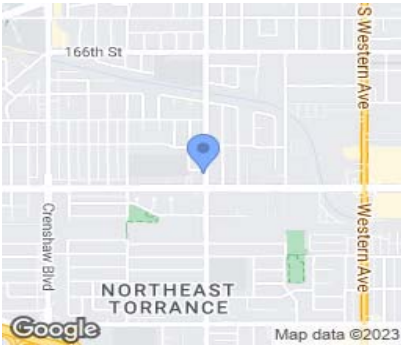
Re/Max Property Connection

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

Closed • Duplex

17303 -17305 Van Ness Ave • Torrance 90504
2 units • \$645,000/unit • 1,654 sqft • 5,171 sqft lot • \$755.74/sqft •
Built in 1956
405-N Fwy, Exit Crenshaw and go Right on 182nd, then left onto Van Ness Ave

List / Sold:
\$1,290,000/\$1,250,000 ↓
68 days on the market
Listing ID: SB22252776



Extraordinarily STUNNING REMODEL corner lot in desirable North Torrance neighborhood with ADU. The Front house is a 1,166 Sqft, 3 Bed 3 Bath plus a 1 Bed 1 Bath, 488 Sqft ADU with shared pool patio. A gated cobblestone front porch design welcomes you to a modern farm house style exterior, lined with serene meadow brush inspired landscaping and automated dusk to dawn path lighting. The large open layout family rooms flows into the dining area and kitchen through the interplay of abundant natural light across the beautiful acacia hardwood floor and ceiling beam accents. The kitchen features a caviar black island over waterfall quartz countertops , beach sand shaker cabinets, a spacious pantry, elegant herringbone white tile backsplash, finished in stainless steel appliances, stylish bronze fixtures and custom builtins. Fully remodeled, Inside & Out, with a multitude of upgrades ~ New Copper Plumbing, New Roof, New Central HVAC, New Paint Interior + Exterior, New Electric outlets with ethernet prewired throughout, New Windows, New Tankless Water Heater, New Pool Equipment & New LED Recessed Lighting. Other features include guest master en suite, washer/ dryer closet, high efficiency insulation, full guest bathroom, master and guest bedroom include glass slider access to the backyard pool patio with built in water features. Large DETACHED cabana style ADU with HVAC, pristine kitchen, living and dining areas. Separate washer/dryer to supplement a 1 full bedroom and modern full bath finished immaculately in Italian marble. ADU has income potential, as separately metered and addressed. Both properties share long cobblestone paver driveway which is gated with a New EV Charging Station. Wonderful location just minutes from freeways, accredited schools, local shopping and parks.

Facts & Features

- Sold On 03/15/2023
- Original List Price of \$1,290,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$383 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Closet, Washer Hookup
- \$70000 Gross Scheduled Income
- \$59925 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Master Suite
- Floor: Wood

Exterior

- Lot Features: Landscaped
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$10,075
- Electric: \$1,200.00
- Gas: \$600
- Furniture Replacement: \$0
- Trash: \$500
- Cable TV: 01878277
- Gardener:
- Licenses: 0
- Insurance: \$1,200
- Maintenance: \$1,000
- Workman's Comp: \$0
- Professional Management: 1500
- Water/Sewer: \$1,750
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 133 - N Torrance - East area
- Los Angeles County
- Parcel # 4093028001

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

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

CUSTOMER FULL: Residential Income LISTING ID: SB22252776

Printed: 03/19/2023 4:48:53 AM

Closed • Duplex

671 Longfellow Ave • Hermosa Beach 90254
2 units • \$1,049,500/unit • 1,344 sqft • 2,500 sqft lot • \$1357.89/sqft •
Built in 1955
West of Sepulveda

List / Sold:
\$2,099,000/\$1,825,000 ↓

101 days on the market

Listing ID: SB22227243



First time on the market, on a coveted Hermosa Beach Street, west of Sepulveda, is this rare investment opportunity. Situated on a 2500 square foot lot, this 1344 square foot duplex features two separate units with ocean views. Both units mirror each other with one bedroom and one bathroom, a kitchen and spacious family room. The upstairs unit has a private rooftop deck to enjoy the glorious coastal days and warm summer nights. Both units share a two car garage, laundry in the garage and a driveway suitable for at least two cars. With breathtaking views from both units, this property faces south towards Palos Verdes, enjoying the sight up the coast to Hermosa Beach. It is minutes to the Greenbelt, shopping, world class beaches and downtown Hermosa Beach and Manhattan Beach. Whether for personal use, income or new construction, this property is an incredible opportunity.

Facts & Features

- Sold On 03/16/2023
- Original List Price of \$2,200,000
- 1 Buildings
- 6 Total parking spaces
- \$574 (Estimated)
- Laundry: In Garage
- \$35000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- 149 - Hermosa Bch Valley area
- Los Angeles County
- Parcel # 4169027004

Michael Lembeck

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

Re/Max Property Connection

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

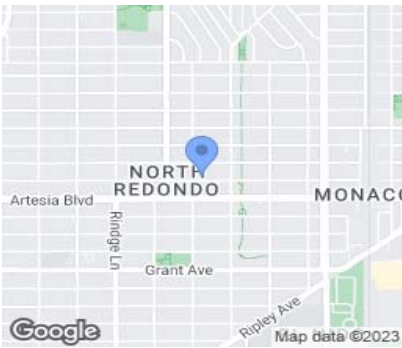
Closed • Duplex

2405 Mathews Ave • Redondo Beach 90278
2 units • \$775,000/unit • 2,311 sqft • 7,986 sqft lot • \$621.81/sqft •
Built in 1954
North of Artesia

List / Sold:
\$1,550,000/\$1,437,000 ↓

2 days on the market

Listing ID: PW23022197



Excellent opportunity to own income property or build in a prime location in North Redondo Beach! Two spacious units totaling approx. 2,300sqft on a 7,986sqft lot. First unit comprised of 3 Bedrooms, 1 Bathroom (approx 939sqft) and second unit 4 bedrooms, 2 bath (approx 1,372sqft) both with large driveways to allow for ample parking. Centrally located near schools, shops, and transportation etc. ***PLEASE DO NOT DISTURB OCCUPANTS***

Facts & Features

- Sold On 03/13/2023
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,000	\$1,000	\$2,250
2:	1	4	2	0	Unfurnished	\$1,500	\$1,500	\$3,200

Of Units With:

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

Additional Information

- Standard, Trust sale
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4153006015

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$725,000/\$760,000 ↑

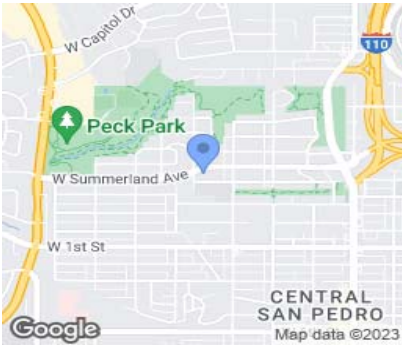
1079 W Summerland Ave # 2 • San Pedro 90732

11 days on the market

2 units • \$362,500/unit • 1,470 sqft • 6,444 sqft lot • \$517.01/sqft • Built in 1923

Listing ID: DW23023070

Between N Leland Ave & N Bandini Street



Great opportunity to own this charming duplex in the Holy Trinity neighborhood of San Pedro. An oversized lot across the street from Rena Park with a convenient location. These completely detached units have each with their own attached garage and long driveway, plus each with their own private backyard. The FRONT UNIT has two bedrooms and one bathroom. Upon entering the front home has a lot of dual paned windows. Adjacent to the living room is the formal dining room and a kitchen with a gas stove. The laundry room is off the kitchen and provides easy access to the back yard. 2 bedrooms and a bathroom complete this cozy home. The private backyard is perfect for relaxing and entertaining with a deck. The BACK UNIT features one bedroom and one bathroom, a small bonus room, living room, kitchen with gas stove and laundry room area, plus a private backyard. A rare opportunity to purchase a duplex in the heart of thriving San Pedro!

Facts & Features

- Sold On 03/17/2023
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$231 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Kitchen, Laundry, Living Room
- Floor: Wood
- Appliances: Gas Range, Microwave
- Other Interior Features: Granite Counters, Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Level with Street, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Partial, See Remarks
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00848848
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$2,700
2:	1	1	1	1	Unfurnished	\$1,296	\$1,296	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7446020019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW23023070

Printed: 03/19/2023 4:48:53 AM

Closed •

25 ALICE St • Arcadia 91006
2 units • \$787,500/unit • 3,091 sqft • 6,769 sqft lot • \$436.75/sqft •
Built in 1988

List / Sold:
\$1,575,000/\$1,350,000 ↓

254 days on the market

Listing ID: 22153667

From 210 freeway get off and head south on Santa Anita. In 1/4 of a mile make a left on Alice And its the first house on your left.



25 Alice St is a duplex that is currently configured as 4 separate units. The front house A is about 1,400 SF with the rear house B being approximately 1,700 sf. The same lot, same title with condo map. Each formal dwelling has 3 bedrooms and 2 bathrooms. The previous owner appears to have nicely converted 2 of the garages into small studio apartments with .75 baths for additional income, which are non-permitted. There is also an additional garage and large storage room. Laundry room is located upstairs in each unit. The property is 2 doors over from the golf course, walking distance to the local schools, park, and bus station. The premises is fully gated with private backyard areas, and ample vehicle parking on a long driveway.

Facts & Features

- Sold On 03/16/2023
- Original List Price of \$1,600,000
- 2 Buildings
- Heating: Central

Interior

- Appliances: Microwave

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$3,500
2:	1	3	2		Unfurnished	\$0	\$0	\$3,200
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
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5779013046

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

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

CUSTOMER FULL: Residential Income LISTING ID: 22153667

Printed: 03/19/2023 4:48:53 AM

Closed • Duplex

List / Sold: **\$789,000/\$700,000** ↓

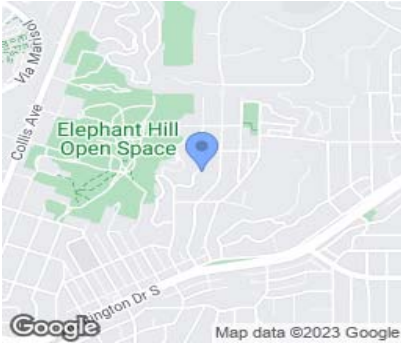
4210 Portola Ave • El Sereno 90032

18 days on the market

2 units • \$394,500/unit • 900 sqft • 4,131 sqft lot • \$777.78/sqft • Built in 1924

Listing ID: DW23014318

North of Huntington Drive on Portola



It's your chance to build wealth and assets by acquiring these bread and butter units in the beautiful hills of El Sereno. This well maintained duplex sits on a private street and parking is a non issue. This sale comes with a bonus as well! The sale includes a second adjacent lot to either expand the yard or build more units.

Facts & Features

- Sold On 03/17/2023
 - Original List Price of \$789,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$946 (Estimated)
- Laundry: Upper Level
 - \$36000 Gross Scheduled Income
 - \$33300 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,700
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01873088
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$2,200
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 621 - El Sereno area
 - Los Angeles County
 - Parcel # 5307019038

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$829,000/\$820,000** ↓

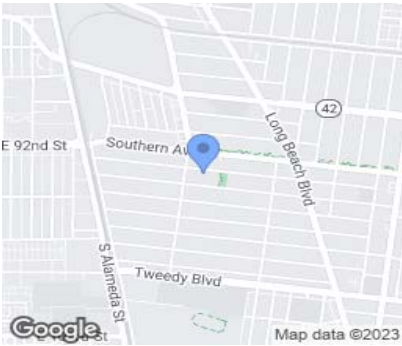
2628 Iowa Ave • South Gate 90280

144 days on the market

2 units • \$414,500/unit • 1,864 sqft • 5,675 sqft lot • \$439.91/sqft • Built in 1927

Listing ID: PW22200734

TRUBA AND IOWA



Great Investment Property!! 2 craftsman style detached units, Live in one and collect rental income from the other!! Both units are 2 bedrooms 1 bathroom, each with their own private yards and parking area. The spacious driveway allows for plenty of on-site parking. The property has a clean curb appeal with a low maintenance yard. Both units are in move-in condition, centrally located near shopping, public transportation, and walking distance from Stanford Avenue Park. Do not miss out on this passive income opportunity!

Facts & Features

- Sold On 03/12/2023
 - Original List Price of \$849,999
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$720 (Estimated)
- Laundry: See Remarks
 - \$6000 Gross Scheduled Income
 - \$5000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,400
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01420462
 - Gardener:
 - Licenses:
- Insurance: \$1,000
 - 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	0	Unfurnished	\$0	\$0	\$3,200
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6205003005

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$699,000/\$710,000** ↓

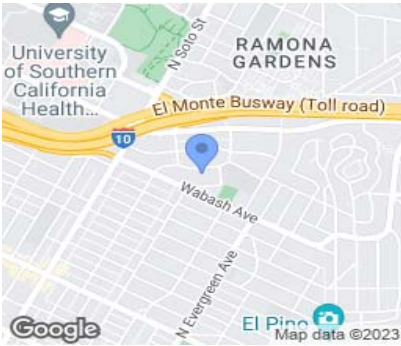
2580 Ganahl St • Los Angeles 90033

31 days on the market

2 units • \$349,500/unit • 1,374 sqft • 7,499 sqft lot • \$516.74/sqft • Built in 1920

Listing ID: 23232273

Soto exit off the 10 freeway, off Cesar Chavez



LOCATION, LOCATION, LOCATION!! In the heart of Boyle Heights! Rare opportunity to own 2 houses on a lot in the highly anticipated Boyle Heights neighborhood. With 2 separate dwellings on 7,499sf. lot, each house has it's own privacy and yard space. Craftsman Duplex. Front home is a gorgeous 2bd/2ba with a upgraded kitchen, newer appliances. central air, fireplace, hardwoods, porch in front and patio deck in back. Set on a hill over the street, affords views of the hills in the distance. Back house is a 1 bed/1bath wall heater and A/C, with own private deck and patio. Gated with a one car garage and storage shed. Located near all major freeways and LAC-USC Hospital, CAL STATE LA, Just minutes to Downtown LA. Well landscaped yard with many fruit trees. ****TENANT OCCUPIED **DO NOT DISTURB TENANTS**DRIVE BY ONLY**** Front unit rent is \$2,750 and the back unit rent is \$1,750 Month to Month. Property will be delivered with both tenants in place.

Facts & Features

- Sold On 03/15/2023
- Original List Price of \$769,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,750	\$2,750	\$2,750
2:	2	1	1		Unfurnished	\$1,750	\$1,750	\$1,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5177011006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23232273

Printed: 03/19/2023 4:48:53 AM

Closed • Duplex

List / Sold: \$849,000/\$822,000 ↑

2429 Folsom St • Los Angeles 90033
2 units • \$424,500/unit • 1,748 sqft • 7,001 sqft lot • \$470.25/sqft •
Built in 1920
North of Cesar Chavez, East of Soto

6 days on the market

Listing ID: TR23019707



Live in one and rent the other!! Great rental area, investors are also welcomed. 2 separate houses, each with their own yard. Front house is a large 3 bedroom and 1.5 bathrooms, it has a large kitchen with lots of cabinet space, large formal dining room and great living room with a nice picture window, it also has inside laundry with plumbing connections available to install a sink. Rear house is a 1 bedroom, 1 bathroom house with its own laundry hookups outside. Large R3 lot with excellent possibility of building additional units and plenty of parking space for up to 7 cars. Call me for an appointment to see it.

Facts & Features

- Sold On 03/17/2023
- Original List Price of \$749,000
- 2 Buildings
- 7 Total parking spaces
- 2 Total carport spaces
- \$372 (Assessor)
- Laundry: Inside, Outside, See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Level
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$124
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$44
- Cable TV: 01775979
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$80
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5177027019

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$885,000/\$835,000** ↓**23 days on the market****610 N Soto St • Los Angeles 90033****2 units • \$442,500/unit • 2,350 sqft • 6,987 sqft lot • \$355.32/sqft • Built in 1922****Listing ID: SR22242274****Cesar Chavez to Soto street**

great investment in Boyle heights, can be good for owner user or a developer. 2 units, each unit has 2bed and one bath, one unit recently was partially renovated and is tenant occupied, and the other tenant is moving out by end of November , each unit have nice size kitchen and laundry area inside , there is a 2 car garage with alley access and a driveway that can accommodate several cars, the property is secured and gated , The building is centrally located close to public transportation and other necessities and stores, the property is zoned R3 with endless possibilities to add or build multi-units, seller have soils and survey done recently. please contact Listing agent or management for any questions or access. see private remarks for additional information

Facts & Features

- Sold On 03/15/2023
- Original List Price of \$885,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$467 (Estimated)
- \$47000 Gross Scheduled Income
- \$35000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$16,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,000
- 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	\$1,950
2:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5177022014

Michael Lembeck

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

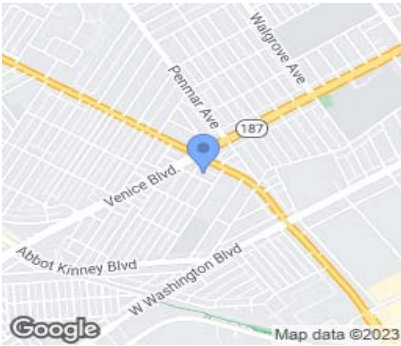
Re/Max Property Connection

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

Closed •

2612 Naples Ave • Venice 90291
2 units • \$997,500/unit • 2,250 sqft • 6,219 sqft lot • \$833.33/sqft •
Built in 1924
East on Venice Blvd, Right on Naples, property is on Left

List / Sold:
\$1,995,000/\$1,875,000 ↓
37 days on the market
Listing ID: 22219919



Situated on a quiet, tree-lined street in Venice, west of Lincoln Blvd & close to Abbot Kinney, this charming duplex, with two separate residences on an ample 6,219 sqft lot, is light & bright with big arched windows and skylights. The front unit is a charming 1124 sqft, 2 bedroom, 1 bath remodeled home in 2018, with updated flooring, kitchen, bathroom, and roof. The upstairs, back unit, which was built in 1989, is situated above the 4-car garage. It is a spacious 1126 sqft, 2 bedroom, 1 bath unit with its own laundry and additional private storage room. Each unit has its own designated and separate 2-car garage. There is a huge persimmon tree providing beauty to the yard. Each residence has its own private yard area. This duplex is perfect as an investment as each unit is currently rented to wonderful, long-time occupants who would like to remain on.

Facts & Features

- Sold On 03/16/2023
- Original List Price of \$1,995,000
- 2 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Individual Room
- \$85180 Net Operating Income

Interior

- Rooms: Living Room, Master Bathroom
- Floor: Carpet, Laminate
- Appliances: Dishwasher

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$9,500
- 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	\$4,495	\$4,495	\$5,620
2:	1	2	1		Unfurnished	\$3,395	\$3,395	\$5,630
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C11 - Venice area
- Los Angeles County
- Parcel # 4237017013

Michael Lembeck

Re/Max Property Connection

Closed •

List / Sold: **\$865,000/\$865,000** ↓

2550 3RD Ave • Los Angeles 90018

241 days on the market

2 units • **\$432,500/unit** • **3,212 sqft** • **7,501 sqft lot** • **\$269.30/sqft** • **Built in 1921**

Listing ID: 22162347

From the 10 freeway head south on Arlington and turn right onto Adams, property will be on your right at the corner of Adams and 3rd. 3rd St is East of Crenshaw and just West of Arlington



Spacious townhouse style units, with large dining areas and central air conditioning. One unit faces W. Adams Blvd and the other faces 3rd Ave. Each unit has 2 bedrooms upstairs along with an additional sun room/ office adjacent to one of the bedrooms. Both units have direct access to a lovely walled in patio area. In addition, there is a large seperate walled in yard area to the north of the driveway and garage which you enter from 3rd Ave, perhaps this is the spot for an ADU to be built. Please note zoning is LAR3. Buyer to confirm any building plans with City of Los Angeles. This property provides unique opportunities for owner occupants and investors alike.

Facts & Features

- Sold On 03/15/2023
- Original List Price of \$1,025,800
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: Individual Room
- \$25159 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Disposal

Exterior

- Lot Features: Front Yard, Back Yard, Lawn, Yard
- Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$20,443
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$1,860	\$1,860	\$2,800
2:	1	2	2		Unfurnished	\$1,675	\$1,675	\$2,575
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5059027008

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

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

CUSTOMER FULL: Residential Income LISTING ID: 22162347

Printed: 03/19/2023 4:48:53 AM

Closed •

715 Lorraine Blvd • Los Angeles 90005
2 units • \$799,500/unit • 3,252 sqft • 5,272 sqft lot • \$468.94/sqft •
Built in 1923
S.of Wilshire and W. of Crenshaw

List / Sold:
\$1,599,000/\$1,525,000 ↓
21 days on the market
Listing ID: 23234623



FIXER!!FIXER!! FIXER!! The prime location of spacious 2Unit Duplex is located in the heart of Hancock Park. Built in 1923 & LAR3 Zoning, this duplex features a Spanish exterior & 5,272 sf of vacancy which allows a perfect opportunity for an owner-user to occupy or for a pure investor to enhance income through leasing in a low vacancy area. Only a short walking distance to the New Metro Purple Line stop, the Harold A Henry Park, and 1.1 miles to Larchmont Village! Each unit has 2 bedrooms & 2 bathrooms & den, Total of 4 Beds & 4 baths. Two parking garages The property is located in an HPOZ. The property has great potential but needs TLC. The seller will not warrant nor repair. This Unit is conveniently located near familiar restaurants and shops along with markets for groceries. Close to 10 freeway and LACMA & The Grove & Beverly Hills.

Facts & Features

- Sold On 03/15/2023
- Original List Price of \$1,599,000
- 1 Buildings
- Heating: Gravity
- Laundry: Dryer Included

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5090031016

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23234623

Printed: 03/19/2023 4:48:53 AM

Closed •

List / Sold: **\$859,000/\$850,000** ↓

1922 Whitmore Ave • Los Angeles 90039

300 days on the market

2 units • \$429,500/unit • 940 sqft • 4,902 sqft lot • \$904.26/sqft • Built in 1928

Listing ID: WS22073250

Closest cross street Alessandro and Whitmore



Silver Lake Area- 2 On a lot! Great opportunity to own 2 detached homes on a lot and a potential a 3rd unit as an ADU. (Buyer to Verify). The front unit has 2 bedrooms, 1 Bath, laundry and yard. The rear unit has 1 bedroom, 1 Bath, laundry and yard. This unit has hardwood floors, updated kitchen and bath. It also has a downstairs finished storage area with separate entrance has a bathroom, (ADU Potential). The rent is \$2200 for the Rear Unit and the front will be delivered open for an owner user! Sold as is.

Facts & Features

- Sold On 03/17/2023
 - Original List Price of \$985,000
 - 2 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - \$141 (Estimated)
- Laundry: Common Area
 - Cap Rate: 3.9
 - \$49200 Gross Scheduled Income
 - \$34780 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Garden, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,420
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,500
 - Cable TV: 01443822
 - Gardener:
 - Licenses:
- Insurance: \$800
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,900	\$2,700	\$2,700
2:	1	1	1	0	Unfurnished	\$2,200	\$2,200	\$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
 - Rent Controlled
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5443006009

Michael Lembeck

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

Re/Max Property Connection

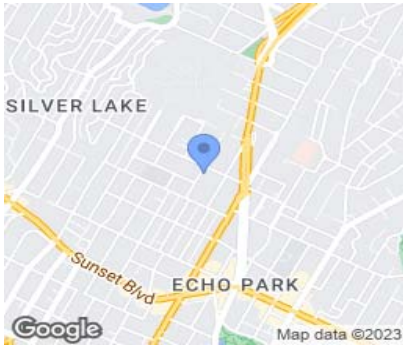
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$869,000/\$940,000** ↑

1538 Mohawk St • Los Angeles 90026
2 units • \$434,500/unit • 1,140 sqft • 1,521 sqft lot • \$824.56/sqft •
Built in 1922
<https://www.google.com/maps>

14 days on the market
Listing ID: 23242125



Gorgeous, fully vacant Spanish duplex located in prime Silver Lake! The recently painted 1,140 sq. ft. building consists of two 1 bed, 1 bath units, each with a spacious living room, kitchen, sizable bedroom, large closet, freestanding laundry area, and plenty of storage. The bright and airy units are flooded with natural light and feature hardwood floors throughout. The stunning duplex with peekaboo views is situated in a quiet residential neighborhood on a wide, tree-lined street. The property features a recently landscaped front yard, offering outdoor lounge space for the residents. Just a short distance from the Silver Lake Dog Park, Canyon Coffee, Bacetti, All Day Baby, The Black Cat and all Sunsets top restaurants, shops and bars! Ideal for an owner-user seeking rental income, or an investor seeking a trophy property in LA's hottest neighborhood, you don't want to miss out on this opportunity!

Facts & Features

- Sold On 03/17/2023
 - Original List Price of \$869,000
 - 1 Buildings
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Refrigerator, Oven

Exterior

- Lot Features: Front Yard
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01885629
 - 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	\$2,500
2:	1	1	1		Unfurnished	\$0	\$0	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5424002012

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

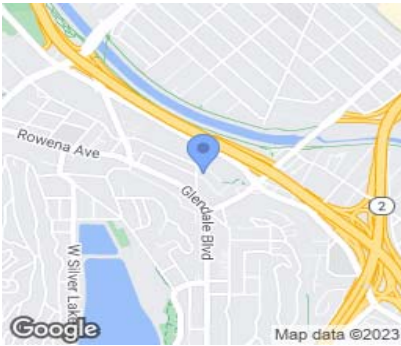
Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180

CUSTOMER FULL: Residential Income LISTING ID: 23242125

Printed: 03/19/2023 4:48:54 AM

Closed •

2634 Waverly Dr • Los Angeles 90039
2 units • \$650,000/unit • 1,762 sqft • 6,005 sqft lot • \$737.80/sqft •
Built in 1948
Glendale Blvd to Farwell to Waverly Drive.



List / Sold:
\$1,300,000/\$1,300,000
3 days on the market
Listing ID: 23240067

Classic, light-filled Silver Lake duplex on a street to street lot. The upper unit (2634 Waverly) has two bedrooms, 1.75 baths with an open living room, separate dining area and an eat-in kitchen with plenty of storage. The primary bedroom is spacious and has its own ensuite bath. This unit also has its own private balcony where you can sit and soak up the gentle hillside views. The lower level (2645 Locksley) is one bedroom, one bath with a bonus office area, perfect for working from home. There's a private patio, ideal for entertaining or enjoying quiet moments. Both units have their own parking and(share laundry facilities. A great value in one of LA's most beloved neighborhoods.

Facts & Features

- Sold On 03/14/2023
- Original List Price of \$1,300,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$54340 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$10,624
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,482	\$3,482	\$4,500
2:	1	1	1		Unfurnished	\$1,931	\$1,931	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5438021002

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23240067

Printed: 03/19/2023 4:48:54 AM

Closed •

629 Rosemont Ave • Los Angeles 90026
2 units • \$629,500/unit • 1,504 sqft • 5,590 sqft lot • \$897.61/sqft •
Built in 1900
Alvarado to Kent to Rosemont

List / Sold:
\$1,259,000/\$1,350,000 ↑
4 days on the market
Listing ID: 23242477



This ideally located, fully renovated Silver Lake property is comprised of two bungalow-style homes separated by a large, open backyard and will be delivered completely vacant. The front house is 820 sq ft and boasts a thoughtful layout with 2 bedrooms and 2 en-suite bathrooms. It features all-new dual pane windows throughout, new roof, plumbing, and electrical. The airy, open, fully remodeled kitchen has direct access to the spacious, drought-tolerant landscaped backyard. Across the ample backyard space is a private, freestanding, completely renovated 684 1 bed/1.5 bath house which features a large, open living room with plenty of room for living, dining, and office areas. Walkable to Sunset with its numerous restaurants, coffee shops, and boutiques. If you have been looking for a vacant duplex where you can live in one and rent out the other this Silver Lake property is the opportunity you have been waiting for! This property qualifies for First Republics Eagle Community Loan Program, with an interest rate of 4.75% available

Facts & Features

- Sold On 03/14/2023
- Original List Price of \$1,259,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Stackable
- 2 electric meters available
- 2 gas meters available

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$4,750
2:	1	1	1		Unfurnished	\$0	\$0	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5402026011

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23242477

Printed: 03/19/2023 4:48:54 AM

Closed • Duplex

List / Sold: \$740,000/\$730,000 ↑

262 E 50th St • Los Angeles 90011
2 units • \$370,000/unit • 2,066 sqft • 6,289 sqft lot • \$353.34/sqft •
Built in 1930
San Pedro St and E 51st st

13 days on the market
Listing ID: DW22251962



Duplex for sale, Unit1 - 3Bedrooms, 1Bath + BONUS ROOM + Laundry room & Unit2 - 2Bedrooms, 1 Bath + Laundry Room. Both units are spacious and clean. Property has Large front yard and large space between units. Property features long driveway with access to both units. Fresh coat of paint recently added to both units inside and outside. Large garage located back-side of property great for storage or additional parking.

Facts & Features

- Sold On 03/17/2023
- Original List Price of \$700,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$348 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$600.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01996783
- 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		Unfurnished			\$2,800
2:	1	2	1		Unfurnished			\$2,100

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5109008034

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$489,900/\$515,000 ↑

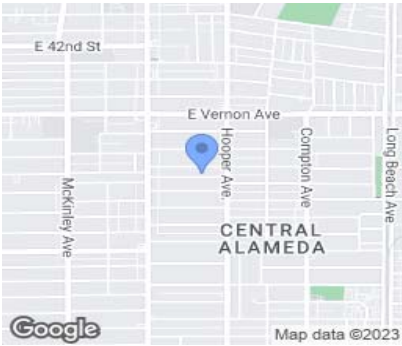
1227 E 47th Pl • Los Angeles 90011

34 days on the market

2 units • \$244,950/unit • 1,068 sqft • 2,884 sqft lot • \$482.21/sqft • Built in 1940

Listing ID: DW23002812

East of Central, North of Vernon



Duplex for sale less than 2 miles from USC and the Coliseum. Two detached units. Front unit is a 2 bedroom and 1 bath unit. Back unit is a 1 bedroom and 1 bath unit. Back unit has been recently painted. Each unit has their own separate entrance.

Facts & Features

- Sold On 03/15/2023
- Original List Price of \$489,900
- 2 Buildings
- 0 Total parking spaces
- \$209 (Estimated)
- \$40800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01160681
- Gardener:
- Licenses:
- Insurance: \$0
- 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	2	1	0	Unfurnished	\$1,650	\$1,650	\$1,900
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5107015029

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$777,000/\$750,000** ↓

10681 El Dorado Ave • Pacoima 91331
2 units • \$388,500/unit • 1,637 sqft • 7,211 sqft lot • \$458.16/sqft •
Built in 1937
Google.

55 days on the market
Listing ID: 22224895



Just west of Hansen Hills is this fully gated 1937-built multi-unit family compound, comprised of three separate dwellings on a large lot with over 7,200 sq ft. The main house is three bed, two bath home with 1,280 sq ft of living space that is rich in character and flooded with natural light. There is also a section of the house consisting of a bedroom and bathroom that has a separate entrance, perfect for family members or guests. The second dwelling is a detached one bedroom, one bathroom unit that is fully permitted. Hosting 505 sq ft of living space, it is currently being rented month-to-month for \$1,750. The tenant has advised that they will be moving out by February. The third dwelling is not permitted and will be delivered vacant at the close of escrow, it features a converted two-story garage with two bedrooms and one bathroom on the ground level. Upstairs consists of a small space with huge potential for an office area, den, or additional bedroom. This third dwelling has the potential to be an ADU, making it three legal units. The main house and 2-story garage (not permitted) conversion will be delivered vacant at the close of escrow. 2nd unit is permitted and on a month-to-month contract, the tenant states they will be moving out sometime in February. This is the perfect place to call home and just in time for the holidays! Does not get any better than this.

Facts & Features

- Sold On 03/13/2023
- Original List Price of \$777,000
- 3 Buildings
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- | | |
|--|---|
| <ul style="list-style-type: none">• Total Operating Expense: \$0• Electric:• Gas:• Furniture Replacement:• Trash:• Cable TV: 01976015• Gardener:• Licenses: | <ul style="list-style-type: none">• Insurance:• Maintenance:• Workman's Comp:• Professional Management:• Water/Sewer:• Other Expense:• Other Expense Description: |
|--|---|

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$3,300
2:	2	1	1		Unfurnished	\$1,750	\$1,750	\$2,250
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• PAC - Pacoima area• Los Angeles County• Parcel # 2620006007 |
|---|---|

Michael Lembeck

Re/Max Property Connection

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

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

CUSTOMER FULL: Residential Income LISTING ID: 22224895

Printed: 03/19/2023 4:48:54 AM

Closed •

List / Sold: **\$755,000/\$747,000** ↓

3520 Norton Ave • Lynwood 90262

64 days on the market

2 units • \$377,500/unit • 2,039 sqft • 8,266 sqft lot • \$366.36/sqft •
Built in 1936

Listing ID: 22219323

North of the 105 Freeway, East of Long Beach Blvd., and South of Martin Luther King Jr Blvd.



Great sizeable 2 unit property close to everything (i.e. transportation, shopping, restaurants, etc.)!!! Unit's consists of one 3 bedroom and 1 bath, & one 2 bedroom, including bonus room and 1 bath. Ideal property for investment as Landlord. Both units are currently rented out. Property also has sizeable lot and plenty of parking. ONE OR BOTH UNITS MAY BE DELIVERED VACANT UP ON BUYERS REQUEST!

Facts & Features

- Sold On 03/15/2023
- Original List Price of \$760,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$39720 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,000	\$2,000	\$2,300
2:	2	2	1		Unfurnished	\$1,500	\$1,500	\$1,750
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
- RM - Lynwood area
- Los Angeles County
- Parcel # 6191014007

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

609 Pico St # 2 • San Fernando 91340

2 units • \$340,000/unit • 1,295 sqft • 5,004 sqft lot • \$471.04/sqft • Built in 1950

Fox St. & Pico St.

List / Sold: \$680,000/\$610,000 ↓

25 days on the market

Listing ID: SR23005610



Investment Opportunity!! Income producing property in the city of San Fernando, Both units are currently tenant-occupied. Rents are received monthly with no issues. Property features a total of 2 units; front unit with 1bedroom and 1bath with 1 unpermitted bonus room. Rear unit features 1 Bedroom 1 bath with 2 unpermitted Bonus rooms. The 2 car garage has been converted to a living space without permits or inspection. Property been sold "As-Is" present condition. Buyers and buyer's agent to do their due diligence in regards to rooms count, permit, city corrections, and other inspections of importance. Property is located near shops, restaurants, public transportation and freeways.

Facts & Features

- Sold On 03/17/2023
 - Original List Price of \$680,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$231 (Estimated)
- Laundry: In Kitchen
 - \$42000 Gross Scheduled Income
 - \$39560 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Bonus Room, Office, See Remarks
- Appliances: None

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Paved
- Fencing: Brick, Partial, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,440
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$540
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$700
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,700
2:	1	3	1	1	Unfurnished	\$2,000	\$2,000	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- SF - San Fernando area
 - Los Angeles County
 - Parcel # 2522032026

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$699,000/\$699,000

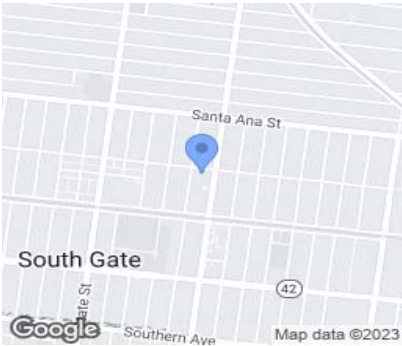
3464 Liberty Blvd • South Gate 90280

16 days on the market

2 units • \$349,500/unit • 1,694 sqft • 5,176 sqft lot • \$412.63/sqft • Built in 1924

Listing ID: SB22206648

California and Liberty



Don't miss this great opportunity to do a 1031 Exchange; or live in one and rent on the other unit. This great duplex is located in the much sought-after area of South Gate. Front unit features 2bedrooms, one bath, in unit laundry area and a detached one car garage. Back unit features 2 bedrooms, 2 baths, in unit laundry room and an a one car garage. Property has a beautiful extra long driveway perfect for RV parking. Units have separate gas and electrical meters. Zoning is SGR3YY. Water/trash is one meter. This property is centrally located to shopping centers, schools, and freeways.

Facts & Features

- Sold On 03/17/2023
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$781 (Estimated)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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	1	Unfurnished	\$0	\$0	\$0
2:	1	2	2	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

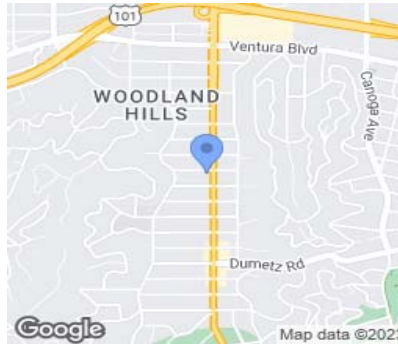
- Standard sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6215022022

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$875,000/\$875,000** ↑**34 days on the market****22004 Celes St • Woodland Hills 91364****2 units • \$437,500/unit • 1,624 sqft • 6,253 sqft lot • \$538.79/sqft • Built in 1950****Listing ID: SR23022041****South of Ventura Blvd corner Topanga Canyon and Celes**

Highly desirable South of the Boulevard Woodland Hills Duplex only minutes from the San Fernando Valley economic hub of Warner Center. Units have their own address (22004 & 22006) LAR2 zoned and have separate utility metering. Each 2 bedroom 1 bath unit boasts it's own private patio/yard. Long term tenants. Updating/upgrades like dual pane windows, mostly copper plumbing, upgraded electrical panels. Units share attached 2-car garage and have separate laundry hookups. Upward potential for rents. Some areas could use some TLC but there are many possibilities. Some appliances are owned by tenants. See multiple virtual tours (each unit has it's own 3D Tour plus an aerial video) for additional physical attributes. Contingent on cancelation of previous escrow.

Facts & Features

- Sold On 03/16/2023
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Natural Gas
- \$376 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$51924 Gross Scheduled Income
- \$43562 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Rectangular Lot, Sprinkler System
- Fencing: Masonry, Vinyl, Wood
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$8,362
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01872271
- Gardener:
- Licenses: 400
- Insurance: \$1,600
- Maintenance: \$725
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,707
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,550
2:	1	2	1	1	Unfurnished	\$2,027	\$2,027	\$2,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- WHLL - Woodland Hills area
- Los Angeles County
- Parcel # 2169010001

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

List / Sold: \$679,000/\$677,600 ↓

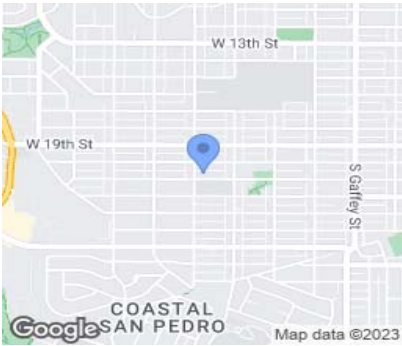
1078 W 21st St • San Pedro 90731

0 days on the market

3 units • \$226,333/unit • 1,786 sqft • 5,001 sqft lot • \$379.40/sqft • Built in 1931

Listing ID: SB23017024

Leland to 21st



This triplex is centrally located in the heart of San Pedro's most desirable Vista Del Oro area. Property is comprised of 3 units. The front is a 2 bedroom 1 bath, the middle unit is a studio 1 bath, the 1 bedroom 1 bath is located over the garages. The property is currently fully occupied. This is the best kept secret in the South Bay - San Pedro !!

Facts & Features

- Sold On 03/17/2023
- Original List Price of \$679,000
- 3 Buildings
- 3 Total parking spaces
- \$297 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$31980 Gross Scheduled Income
- \$22100 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$2,000
2:	1	1	1	1	Unfurnished	\$715	\$715	\$1,100
3:	1	0	1	1	Unfurnished	\$750	\$750	\$900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7462024016

Michael Lembeck

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

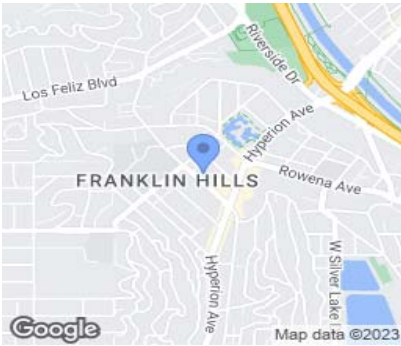
Re/Max Property Connection

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

Closed •

2900 Griffith Park Blvd • Los Angeles 90027
3 units • \$516,667/unit • 2,106 sqft • 8,444 sqft lot • \$664.77/sqft •
Built in 1932
Griffith Park & St George

List / Sold:
\$1,550,000/\$1,400,000 ↓
34 days on the market
Listing ID: 23236667



We are proud to present 2900 Griffith Park Blvd, a 3-unit multifamily property situated in prime Los Feliz, one of the most sought-after neighborhoods of Los Angeles. This is the first time the subject property is being offered for sale in more than 20 years which is consistent with this high barrier to entry neighborhood where there is not a lot of turnover. Built in 1932 and 1945, this 2,106 square foot triplex sits on a large 0.19 acre lot and consists of (3) 1 bed / 1 bath units. All three units are occupied and paying an average rent of \$2,163 per month which is an estimated 30% below market rents in the area. The buyer for this property will be able to get a 30-year fixed residential loan with an interest rate between 5.75% - 6.25%. An investor will need a 25% down payment (\$413k) while an owner-occupying buyer will only need a 20% down payment (\$330k). This offering is an excellent opportunity for an investor looking for a bite-sized property in an excellent location and ideal value add potential. This could be the perfect deal for a first time buyer, an owner-occupying buyer, or an experienced investor looking to add to their portfolio. Los Feliz is a relaxed hillside enclave that draws both established and up-and-coming creative types. There are plenty of old-school watering holes, hip shops and cafes, plus the Vista Theatre, a 1923 movie palace, and a pair of exemplary Frank Lloyd Wright homes. The neighborhood borders sprawling Griffith Park, beloved by locals for its hiking, concerts at the Greek Theatre and stargazing at Griffith Observatory. Although Los Feliz is directly adjacent to the bustling neighborhoods of Hollywood, Silver Lake, and Glendale, the hillside area is generally secluded and has long been considered one of the most desirable locations for some of the most affluent residents of Los Angeles. Demand for rental housing has increased substantially as many locals find themselves priced out of homeownership. Almost every single-family home sale in the past year -- approximately 97% of all transactions -- has surpassed \$1,000,000. In fact, the average sales price during that time period has been nearly \$2,700,000, forcing residents who seek the space and amenities of a private home to instead opt for high-end rentals, such as those offered by 1752 N Kingsley Drive. Tenants at the property enjoy convenient access to Griffith Park, a 4,210-acre urban wilderness area that is home to the Griffith Observatory, the Los Angeles Zoo, the Hollywood Sign, and the Greek Theatre. Los Feliz Village, a trendy shopping area filled with boutiques and restaurants, sits mere blocks from the property. Hollywood is directly west of the property, offering access to world famous clubs, restaurants, and entertainment venues. Transit options are numerous in the area, with the 101 Freeway nearby and the Hollywood/Western metro station within walking distance.

Facts & Features

- Sold On 03/14/2023
- Original List Price of \$1,650,000
- 3 Buildings
- Cap Rate: 3.2
- \$49597 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$28,271
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1		Unfurnished	\$2,163	\$6,489	\$8,400
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5433026008

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

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

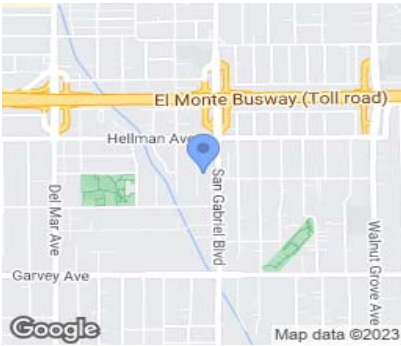
CUSTOMER FULL: Residential Income LISTING ID: 23236667

Printed: 03/19/2023 4:48:54 AM

Closed • Triplex

3260 Alanreed Ave • Rosemead 91770
3 units • \$376,333/unit • 2,088 sqft • 8,701 sqft lot • \$545.98/sqft •
Built in 1961
Corner of Hellman Ave & San Gabriel Blvd

List / Sold:
\$1,129,000/\$1,140,000 ↑
86 days on the market
Listing ID: PW22238636



Back to the market due to buyer can not close of escrow...Very Nice and Clean Triflex in a quiet Neighborhood, This is a perfect for your investment to produce good steady income Or for the first time home buyer to live in one house and to rent out other 2 units to help out your mortgage....Well maintenance ... Clean ... laminated wood floor / tile in all units. - Front Main house has 3 bedroom and 1 bath, other 2 units: 1 bed / 1 full bath. Each unit has their own laundry inside, water heater, split A/C. Nice long driveway with carport parking up to 4 cars and up to 10 cars on driveway...front house with yard and Concrete around all units so no need much maintenance...Owner's Family Are Living in All Units So they Maintain the properties very well clean...

Facts & Features

- Sold On 03/14/2023
- Original List Price of \$1,119,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- 4 Total carport spaces
- Cooling: ENERGY STAR Qualified Equipment
- Heating: ENERGY STAR Qualified Equipment
- \$914 (Estimated)
- Laundry: In Kitchen, Inside
- Cap Rate: 4.69
- \$76800 Gross Scheduled Income
- \$55800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Oven, Gas Range, Gas Water Heater, Range Hood, Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Rectangular Lot, Level, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522426
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance: \$0
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,500
- 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	\$3,000
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,700
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5287028016

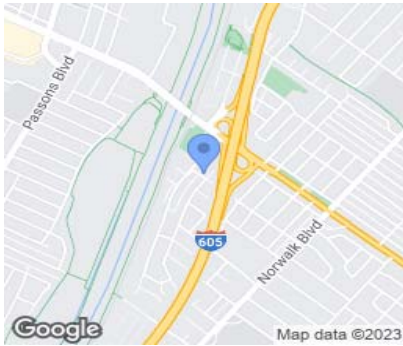
Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Closed • Duplex

6133 Danby Ave • Whittier 90606
3 units • \$399,933/unit • 2,480 sqft • 5,372 sqft lot • \$483.87/sqft •
Built in 1928
605 FWY

List / Sold:
\$1,199,800/\$1,200,000 ↑
16 days on the market
Listing ID: DW23016348



AMAZING REMODELED PROPERTY FEATURES A TOTAL OF 4 UNITS. FIRST UNIT IS A 3 BED 2 BATH WITH A 2 CAR DETACHED GARAGE, SECOND UNIT IS A 2 BED 1 BATH WITH A A ONE CAR GARAGE AND LAUNDRY HOOK-UPS, THIRD UNIT IS A 1 BED I BATH JR ADU. THE FOURTH UNIT IS CONSIDERED A STORAGE UNIT BUT ITS PHYSICALLY A SINGLE WITH SMALL KITCHEN SINK AND BATHROOM. THE PROPERTY HAS NEW ROOF, NEW WINDOWS, NEW STUCCO, NEW KITCHEN CABINETS WITH QUARTZ COUNTER TOPS, NEW FLOORS, NEW TILE IN ALL BATHROOMS, NEW TILE ON FRONT PATIO, NEW VINYL FENCING THROUGHOUT THE WHOLE PROPERTY FOR EXTRA PRIVACY, NEW PLUMBING THROUGHOUT. PROPERTY IS CENTRALLY LOCATED TO SHOPPING CETERS, SCHOOLS, AND EASY FREEWAY ACCESS TO THE 605,60,10,AND 5 FREEWAYS.

Facts & Features

- Sold On 03/14/2023
- Original List Price of \$1,099,800
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$870 (Estimated)
- Laundry: In Garage, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 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	3	2	2	Unfurnished	\$0	\$0	\$3,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,600
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
- 670 - Whittier area
- Los Angeles County
- Parcel # 8174015010

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,300,000/\$1,015,000 ↓

29 days on the market

Listing ID: 23230199

12326 Greene Ave • Los Angeles 90066
3 units • \$433,333/unit • 3,536 sqft • 6,562 sqft lot • \$287.05/sqft •
Built in 1950

North of Culver Blvd and East of Centinela Ave @ Greene Avenue, Los Angeles, CA 90066



Great opportunity to rehab a mid-century constructed residential income property in a good neighborhood of mostly single family homes. 2 units operated as 3 that will require rehab work to occupy. Building is currently vacant. Located a short distance from Marina Del Rey and Silicon Beach.

Facts & Features

- Sold On 03/14/2023
- Original List Price of \$1,300,000
- 2 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$0	\$0	\$1
2:	1	2	1		Unfurnished	\$0	\$0	\$1
3:	1	2	1		Unfurnished	\$0	\$0	\$1
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
- C12 - Marina Del Rey area
 - Los Angeles County
 - Parcel # 4232026009

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$5,450,000/\$5,125,000 ↓

7 days on the market

Listing ID: 23241153

7273 Birdview Ave • Malibu 90265
3 units • \$1,816,667/unit • 0 sqft • 10,968 sqft lot • No \$/Sqft data •
Built in 1964

PCH (Pacific Coast Hwy) to Heathercliff Road, to Dume Drive make left, to Sea Lion Place make right, straight to 7273 Birdview Avenue.



Location! Location! Location! This diamond-in-the-rough is sold "AS IS" & situated in a highly SOUGHT-AFTER location in coveted Point Dume! It is surrounded by eight-figure homes & is the best-priced property in the area! Just a few feet away from majestic trails at nearby bluffs w/ panoramic ocean views, & trails to sandy Westward Beach! This OCEAN-VIEW, classic, beachy triplex offers an investment opportunity by improving the current rental income to market rates, potentially maximizing w/ short-term rentals, or by possibly renovating it into a single-family of your dreams! The property has a classic Malibu-beach-style motif, emphasizing indoor/outdoor & open-concept living. Oversized windows, beamed ceilings & ceiling fans maximize their sunlit and airy rooms. Each unit is separately metered. UNIT #1: 1 bd/1 bath. The ocean-view living room which opens onto a view deck is everything! There's an abundance of space for relaxing & dining indoors/outdoors. An in-unit washer/dryer is in the kitchen (in addition to the building's laundry room) & an enclosed garage has plenty of storage. BBQ anyone? Enjoy the add'l downstairs covered patio space! UNIT #2: 2 bd/2 bath. Another great ocean-view unit w/ a large, semi-covered deck, enclosed garage, & lots of storage space. Return from the beach to the open living-family room drenched with sunlight via the wraparound windows. UNIT #3: 2 bd/2 bath. Take in the ocean-view, open-concept living room-kitchen-sunroom & a spacious private patio for dining &/or reading w/ lovely treetop & ocean views. A bonus storage area can fit beach equipment, surfboards, etc! Embark on classic stunning Malibu beach days & sunset nights at this memory-making special property w/ its easy beach/hiking access, gentle, cool, ocean breezes & off-street parking. This is prime Point Dume location and investment opportunity.

Facts & Features

- Sold On 03/17/2023
- Original List Price of \$5,450,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Dishwasher, Disposal
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01525787
- 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	2	2		Unfurnished	\$0	\$0	\$0
3:	1	2	2		Unfurnished	\$0	\$0	\$0
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
- C32 - Malibu Beach area
 - Los Angeles County
 - Parcel # 4468020022

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23241153

Printed: 03/19/2023 4:48:54 AM

Closed • Triplex

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

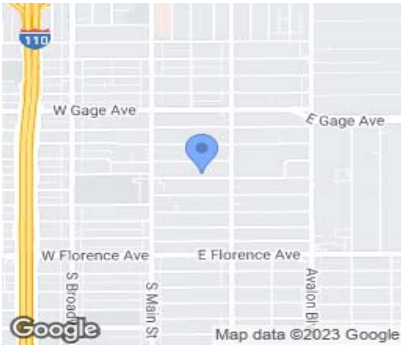
213 215 E 67th St • Los Angeles 90003

13 days on the market

3 units • \$216,667/unit • 1,396 sqft • 5,402 sqft lot • \$465.62/sqft • Built in 1920

Listing ID: PW22260637

E Florence Ave & E 67th St



213-215 E. 67th Street is a 3-unit property located in South Los Angeles with (1) Studio unit, (1) 1 BD/1 BA unit and (1) 2 BD/1 BA unit. There is ample parking for tenants in the front of property and side yard in a parking impacted area. The large detached garage has approved plans for an ADU Garage Conversion. The property is in close proximity to major employment centers, located 10 minutes to Exposition Park and USC, 4 miles to Downtown Los Angeles and 4 miles to Inglewood's Sofi Stadium and Hollywood Park.

Facts & Features

- Sold On 03/14/2023
 - Original List Price of \$650,000
 - 2 Buildings
 - 6 Total parking spaces
 - \$335 (Estimated)
- \$52140 Gross Scheduled Income
 - \$29263 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,312
 - Electric: \$1,250.00
 - Gas: \$1,250
 - Furniture Replacement:
 - Trash: \$1,250
 - Cable TV: 01993359
 - Gardener:
 - Licenses: 700
- Insurance: \$768
 - Maintenance: \$2,000
 - Workman's Comp:
 - Professional Management: 2529
 - Water/Sewer: \$1,250
 - Other Expense: \$400
 - Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$1,095	\$1,095	\$1,100
2:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,400
3:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 6011002043

Michael Lembeck

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

Re/Max Property Connection

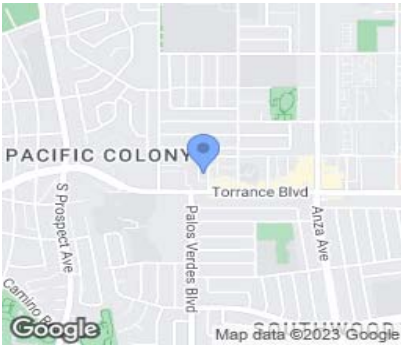
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Quadruplex

21103 Wood Ave • Torrance 90503

4 units • \$461,250/unit • 3,732 sqft • 6,901 sqft lot • \$474.18/sqft • Built in 1962

Torrance Blvd. to Wood Ave



List / Sold:
\$1,845,000/\$1,769,625 ↓

25 days on the market

Listing ID: SB23011859

Rare opportunity to purchase a 4-unit property in the highly coveted West Torrance location on a quiet cul-de-sac. This well-maintained property features a spacious 3 bedroom owner's unit in the front with 3 other units directly behind. The building has a newer roof, installed in 2010. The rents are currently low but units have always been fully occupied and are all month-to-month. These units offer excellent proximity to West High, prime retail shopping, restaurants, parks, hospital and the beach.

Facts & Features

- Sold On 03/13/2023
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$0 (Assessor)
- Laundry: Community
- \$62880 Gross Scheduled Income
- \$27021 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$35,859
- Electric: \$1,045.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$6,892
- Cable TV: 00672435
- Gardener:
- Licenses: 108
- Insurance: \$1,957
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,033
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,560	\$1,560	\$3,200
2:	1	2	2	1	Unfurnished	\$1,280	\$1,280	\$2,300
3:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,900
4:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- 131 - West Torrance area
- Los Angeles County
- Parcel # 7519001053

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

3636 Redondo Beach Blvd • Torrance 90504
4 units • \$449,750/unit • 4,672 sqft • 5,335 sqft lot • \$342.47/sqft •
Built in 1963
On Redondo Beach Blvd.

List / Sold:
\$1,799,000/\$1,600,000 ↓
57 days on the market
Listing ID: 22227995



A unique investment opportunity in Northern Torrance. 3636 Redondo Beach Blvd consists of (3) three 2+2 units and (1) one 3+2 unit, offering an attractive unit mix for an owner occupier or investor. The property sits on a 5,335 SF lot and is directly across the street from the Alondra Community Park, which features a golf course, skate park, swimming, basketball courts, baseball fields, and much more. Over \$100K in recent renovations and slightly under market rents give any investor the opportunity to capitalize on upside rental potential. Agents and brokers do not make any guarantees or representations to the accuracy of any of the information provided herein.

Facts & Features

- Sold On 03/14/2023
- Original List Price of \$1,999,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cap Rate: 3.63
- \$65255 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$33,149
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02126177
- 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	\$2,500	\$2,500	\$3,500
2:	1	2	2		Unfurnished	\$2,002	\$2,002	\$2,400
3:	1	2	2		Unfurnished	\$2,000	\$2,000	\$2,400
4:	1	2	2		Unfurnished	\$1,700	\$1,700	\$2,400
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Notice Of Default sale
- 132 - N Torrance - West area
- Los Angeles County
- Parcel # 4087001028

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

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

CUSTOMER FULL: Residential Income LISTING ID: 22227995

Printed: 03/19/2023 4:48:54 AM

Closed •

List / Sold:
\$1,725,000/\$1,505,000 ↓

634 Sheldon St • El Segundo 90245

89 days on the market

4 units • \$431,250/unit • 1,953 sqft • 7,378 sqft lot • \$770.61/sqft • Built in 1943

Listing ID: 22213823

South of Maple Avenue, East of Main Street, West of Penn Street, North of Mariposa Avenue



Price Reduced! | Outstanding Location - Approximately 1 Mile to Dockweiler Beach & the Pacific Ocean | Walking Distance to Main Street | Desirable Owner-User Opportunity | One Unit Delivered Vacant | No Local Rent Control - Defaults to AB 1482 | Large 7,378-Square Foot Lot | 2-Bedroom Unit Includes Office | Garage Parking Spaces | Approximately 18% in Rental Upside - 4.90% Pro-Forma Cap Rate | Minimal Utility and Common Area Expenses | Qualifies for Residential Financing

Facts & Features

- Sold On 03/17/2023
- Original List Price of \$1,845,000
- 1 Buildings
- 3 Total parking spaces
- \$66631 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$30,737
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- 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	\$2,095	\$2,095	\$2,450
2:	1	1	1		Unfurnished	\$2,450	\$2,450	\$2,450
3:	1	2	1		Unfurnished	\$2,925	\$2,925	\$3,400
4:	1	0	1		Unfurnished	\$895	\$895	\$1,600
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4133008010

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,550,000/\$1,450,000 ↓

95 days on the market

Listing ID: 22212497

2823 S Corning St • Los Angeles 90034
4 units • \$387,500/unit • 4,166 sqft • 4,802 sqft lot • \$348.06/sqft •
Built in 1928

From the 10 Freeway, Exit La Cienega Ave South To Venice Blvd South. Go West on Olin St until S Corning St. turn left. Unit is on the West side of the road.



Come see this great investment opportunity centrally located near Culver City and the Arts District with easy access to the 10 freeway. This fully occupied 4 unit building is close to shops and dining and has lots of upside potential. Showings will be available with accepted offer.

Facts & Features

- Sold On 03/16/2023
- Original List Price of \$1,850,000
- 1 Buildings
- 3 Total parking spaces
- Cap Rate: 5.8
- \$107496 Net Operating Income

Interior

- Appliances: Refrigerator, Oven

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$21,562
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01803629
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$946	\$946	\$1,200
2:	1	3	2		Unfurnished	\$3,500	\$3,500	\$3,500
3:	1	3	2		Unfurnished	\$2,256	\$2,256	\$3,200
4:	1	3	2		Unfurnished	\$2,100	\$2,100	\$3,200
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4312003030

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • **Quadruplex****\$1,750,000/\$1,725,000** ↓**154 days on the market****Listing ID: GD22196623****1836 Arlington Ave** • Los Angeles 90019**4 units** • **\$437,500/unit** • **4,175 sqft** • **8,559 sqft lot** • **\$413.17/sqft** •**Built in 1910****Washington Blvd**

Amazing opportunity available in Los Angeles. This fourplex has been completely updated in 2017 and currently generates over \$10,000 per month in rent! The property consists of the following units 2bed / 2.5 bath / 1039 Sqft, 2Bed / 2 Bath / 780 Sqft, 2Bed / 2 Bath / 1153 sqft, 3Bed / 2 Bath / 974 sqft. The property also offers open parking in the rear with up to 10 spots for tenants use. Conveniently located near freeways, lots of shops and restaurants!

Facts & Features

- Sold On 03/13/2023
- Original List Price of \$2,000,000
- 1 Buildings
- 9 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- \$708 (Estimated)
- Laundry: Inside
- \$123540 Gross Scheduled Income
- \$89450 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Laminate
- Appliances: Gas Range, Tankless Water Heater

Exterior

- Lot Features: Lot 6500-9999
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,090
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01848425
- Gardener:
- Licenses:
- Insurance: \$1,650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3	0	Unfurnished	\$2,400	\$2,400	\$2,400
2:	1	2	2	0	Unfurnished	\$2,500	\$2,500	\$2,500
3:	1	2	2	0	Unfurnished	\$2,500	\$2,500	\$2,500
4:	1	3	2	0	Unfurnished	\$2,895	\$2,895	\$2,895

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5073024004

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

428 N GENESEE Ave • Los Angeles 90036
4 units • \$462,250/unit • 4,113 sqft • 6,150 sqft lot • \$419.40/sqft •
Built in 1938
Near cross streets Oakwood Ave & N Genesee Ave.

List / Sold:
\$1,849,000/\$1,725,000 ↓
61 days on the market
Listing ID: 22219347



We are pleased to present 428 North Genesee Avenue, a true pride of ownership 4-unit apartment building located in one of the most sought-after and trendy neighborhoods Miracle Mile, California. This is an excellent owner/user opportunity as 1 unit will be delivered vacant at the close of escrow. Built in 1938, this property consists of two (2) one-bedroom/one-bathroom units and two (2) two-bedroom/one-bathroom units. This property provides an investor a tremendous value add opportunity as current rents are approximately 15% below market. The building is 4,113 square feet and sits on a 6,150 square foot lot that is LARD1.5 zoned. The property features four (4) separate enclosed garage parking spaces for its residents. 428 North Genesee Avenue has a Walk Score of 93 as it is just a few blocks from trendy boutique retail, restaurants, and cafes along Melrose Avenue. The property is also a short walk from The Grove shopping center which famously features high-end retail and world-class dining options. Centrally located, the property is just a short drive from dining, retail, and entertainment options nearby Beverly Hills, West Hollywood, and Hollywood Boulevard. 428 North Genesee Avenue is conveniently located near the 10 and 101 freeways providing easy access to the Westside/Beach Cities, San Fernando Valley, Downtown LA, and beyond.

Facts & Features

- Sold On 03/15/2023
- Original List Price of \$1,849,000
- 3 Buildings
- Cap Rate: 4.34
- \$80220 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$31,164
- 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:	2	1	1		Unfurnished	\$2,063	\$4,126	\$4,400
2:	2	2	1		Unfurnished	\$2,722	\$5,443	\$6,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5527027025

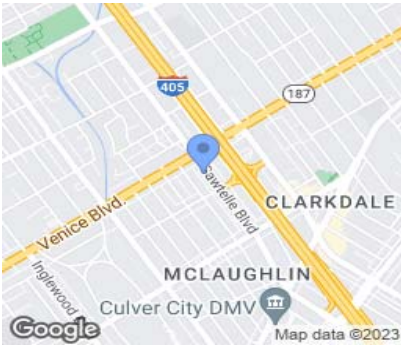
Michael Lembeck

Re/Max Property Connection

Closed •

3833 Sawtelle Blvd • Culver City 90066
4 units • **\$436,250/unit** • **2,838 sqft** • **6,292 sqft lot** • **\$544.40/sqft** •
Built in 1952
Between Venice Blvd and the 405 Freeway on-ramp on Sawtelle Blvd.

List / Sold:
\$1,745,000/\$1,545,000 ↓
160 days on the market
Listing ID: 22195769



Significant Price Improvement! Seller is motivated! We are pleased to offer this 4-unit apartment complex in Culver City. Great unit mix with large units: mixture of hardwood, carpet and tile! Laundry room onsite and large common backyard. Minutes from Santa Monica, Venice Boardwalk, and much more. Large upside rent potentials at this four-plex and the potential opportunity for ADU's above the garages. Great owner-user investment opportunity! No Soft-Story retrofit required!

Facts & Features

- Sold On 03/15/2023
- Original List Price of \$1,950,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Floor Furnace
- \$50129 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$40,067
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,795	\$1,795	\$2,145
2:	1	1	1		Unfurnished	\$2,145	\$2,145	\$2,145
3:	1	2	1		Unfurnished	\$1,714	\$1,714	\$2,700
4:	1	2	1		Unfurnished	\$2,095	\$2,095	\$2,700
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
- C28 - Culver City area
- Los Angeles County
- Parcel # 4214004021

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

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

Closed •

List / Sold: **\$895,000/\$820,000** ↓

11625 Friar St • North Hollywood 91606

1 days on the market

4 units • \$223,750/unit • 3,122 sqft • 7,471 sqft lot • \$262.65/sqft •
Built in 1944

Listing ID: 22227837

Located off Victory Blvd and Beck Avenue



Facts & Features

- Sold On 03/14/2023
- Original List Price of \$895,000
- 1 Buildings
- \$21540 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$24,965
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972189
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$908	\$908	\$2,100
2:	1	2	1		Unfurnished	\$908	\$908	\$2,100
3:	1	2	1		Unfurnished	\$1,171	\$1,171	\$2,100
4:	1	2	1		Unfurnished	\$958	\$958	\$2,100
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
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2335026019

Michael Lembeck

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

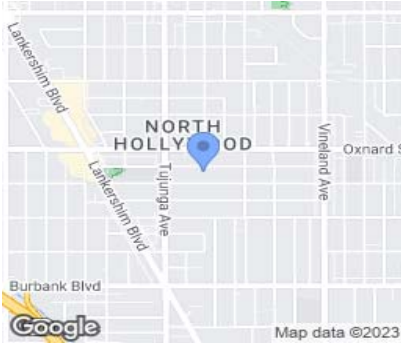
Re/Max Property Connection

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

Closed •

11304 Tiara St • North Hollywood 91601
4 units • \$425,000/unit • 4,117 sqft • 7,001 sqft lot • \$388.63/sqft •
Built in 1964
Burbank and Tujunga

List / Sold:
\$1,700,000/\$1,600,000 ↑
11 days on the market
Listing ID: PW22030203



Facts & Features

- Sold On 03/14/2023
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$513 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$7000 Gross Scheduled Income
- \$4300 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Private Sewer

Annual Expenses

- Total Operating Expense: \$1,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01069301
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	0	Unfurnished	\$2,800	\$2,800	\$3,000
2:	1	2	2	0	Unfurnished	\$2,200	\$2,200	\$2,500
3:	1	3	2	0	Unfurnished	\$1,800	\$1,800	\$2,500

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
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2337012014

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • **Quadruplex****\$1,095,000/\$1,000,000** ↓**91 days on the market****Listing ID: RS22220902****6604 California Ave** • Bell 90201**4 units** • **\$273,750/unit** • **2,324 sqft** • **4,739 sqft lot** • **\$430.29/sqft** •**Built in 1953****Cross Street: Salt Lake Ave & Bell Ave**

Great investment opportunity in the heart of Bell! This property features 4 units total: two 2-bedroom and two 1 bath units. Three of the units are fully remodeled with modern features that today's tenants are looking for. The spacious living rooms with new large replacement windows are filled with natural light. The remodeled kitchens are fully equipped with custom, modern white cabinetry and granite countertops. The three remodeled units have fully upgraded baths and new flooring throughout. Fresh interior and exterior paint. New exterior stucco. Onsite laundry and storage. There are 4 parking spaces in the covered carport. Don't miss out on this great opportunity.

Facts & Features

- Sold On 03/15/2023
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- \$0 (Estimated)
- Laundry: Outside
- \$70740 Gross Scheduled Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Value In Land, Walkstreet
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01079034
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$2,200
2:	1	2	1	0	Unfurnished	\$1,430	\$1,430	\$2,200
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,750
4:	1	1	1	0	Unfurnished	\$1,715	\$1,715	\$1,715

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6324009021

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$699,000/\$700,000** ↑

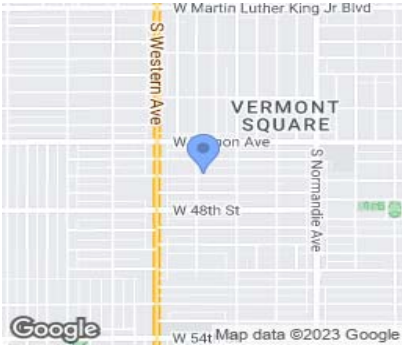
1587 W 46Th St • Los Angeles 90062

29 days on the market

5 units • \$139,800/unit • 2,725 sqft • 5,997 sqft lot • \$256.88/sqft • Built in 1931

Listing ID: NDP2300853

GPS



AUCTION!! Starting bidding price of \$699K. Introducing a rare and unique investment/development opportunity with this multi-unit commercial/residential income property with 5 units and 2 buildings on one lot. This property offers a versatile investment with endless potential featuring 5 well-maintained units. The front building offers two 1-bed, 1-bath units. The back building boasts 3 units, including two studio units on the first floor and a 1-bed unit on the second floor. Take advantage of this sophisticated opportunity and start bidding today. Act fast, this one won't last! Nestled in a quiet neighborhood in the heart of Los Angeles, this stunning property is a must-see for investors seeking a prime location within 7 miles of USC and several parks, offering residents a peaceful neighborhood from the bustling city. Each unit is equipped with washer/dryer hookup, a common laundry room, upgraded kitchens and bathrooms with new paint and natural light, separate electric meter, and plenty of street parking. Located in close proximity to the Natural History Museum, South Central Park, and with easy access to the 10 and 110 freeways, this property offers unbeatable convenience. The CVS, Super mall, and Santa Monica Beach are just a short drive, and the Los Angeles International Airport and Hollywood Park Casino are within short driving distance, respectively. Don't miss out on this incredible investment opportunity! Send your offers now!

Facts & Features

- Sold On 03/15/2023
- Original List Price of \$699,000
- 21 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (See Remarks)
- Laundry: Common Area, Community, Outside
- Cap Rate: 6.7
- \$57284 Gross Scheduled Income
- \$47213 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street

Annual Expenses

- Total Operating Expense: \$7,276
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$38
- Cable TV: 02106133
- Gardener:
- Licenses:
- Insurance: \$1,666
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,291
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0		\$1,144	\$1,144	\$1,144
2:	1	1	1	0		\$1,100	\$1,100	\$1,100
3:	1	0	1	0		\$798	\$798	\$798
4:	1	0	1	0		\$1,000	\$1,000	\$1,000
5:	1	1	1	0		\$731	\$731	\$731

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Los Angeles County
- Parcel # 5016008015

Michael Lembeck

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

Re/Max Property Connection

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

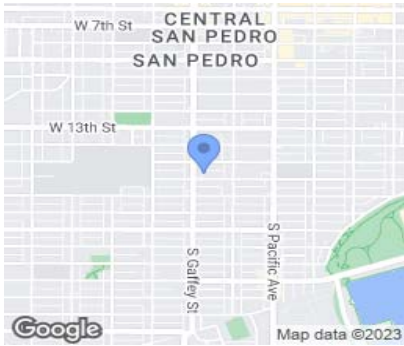
CUSTOMER FULL: Residential Income LISTING ID: NDP2300853

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Closed • Apartment

678 W 16th St • San Pedro 90731
5 units • \$260,000/unit • 3,892 sqft • 5,003 sqft lot • \$308.32/sqft •
Built in 1959
Take South on S Guffey St then make left on 16th St

List / Sold:
\$1,300,000/\$1,200,000 ↓
18 days on the market
Listing ID: SB23013483



Pride of Ownership 5-unit apartment complex with highly desirable unit mix of all 2 bedroom units. Two Section 8 Tenants provide for guaranteed income. All tenants are paying and never missed a payment. There is Onsite Laundry Room for Additional Income (No Equipment Included).** Property is subject to Soft Story Retrofit and there is a Potential to Convert Owner 2-Car Garage into an ADU While Completing Soft Story Retrofit which has to be completed AFTER close of escrow by Buyer. Building has All copper plumbing. Some Units have been Recently Upgraded. Total monthly rental income is \$7,593

Facts & Features

- Sold On 03/16/2023
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area
- Cap Rate: 4.72
- \$91116 Gross Scheduled Income
- \$61388 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,995
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished		\$1,600	\$1,995
2:	1	2	1		Unfurnished		\$1,680	\$1,995
3:	1	2	1		Unfurnished		\$1,245	\$1,995
4:	1	2	1		Unfurnished		\$1,523	\$1,995
5:	1	2	1		Unfurnished		\$1,545	\$1,995

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 185 - Plaza area
- Los Angeles County
- Parcel # 7454031021

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

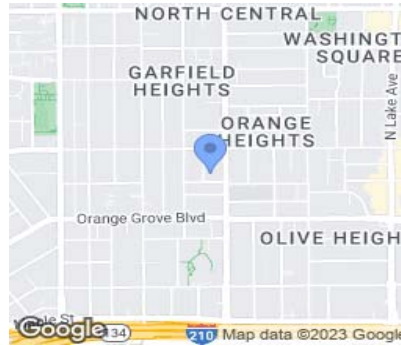
Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed • **Single Family Residence****\$1,100,000/\$1,150,000** ↑

26 days on the market

Listing ID: PW23002878

830 N Euclid Ave • Pasadena 91104**5 units** • **\$220,000/unit** • **2,154 sqft** • **6,997 sqft lot** • **\$533.89/sqft** •
Built in 1949**Two Blocks North of Los Robles Ave and Orange Grove Blvd**

A Five Unit Investment Property located in a very quiet neighborhood near the 210/134/110/2FWY and 20 minutes north of Downtown LA. The five-unit property, you can live in one unit and rent out the others or hold it as a great investment property. Five units – one 2bd/2bath, four 1bd/1bath. There are four separate garages and an onsite washer/dryer area. Currently, 100% tenant occupied that are month to month. The NOI and Cap Rate are Proforma based using actual local rents. Based on Current Rents, NOI is \$54,290, and the Cap Rate is 5%, so there is great potential for increased income and added value.

Facts & Features

- Sold On 03/15/2023
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- \$1,081 (Estimated)
- Laundry: Community
- Cap Rate: 9.11
- \$128100 Gross Scheduled Income
- \$100185 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior**Exterior**

- Lot Features: 0-1 Unit/Acre, Front Yard, Lot 6500-9999, Rectangular Lot, Park Nearby, Paved, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078334
- 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	2	2	1	Unfurnished	\$1,650	\$19,800	\$2,550
2:	1	1	1	1	Unfurnished	\$1,350	\$16,200	\$2,000
3:	1	1	1	1	Unfurnished	\$1,300	\$15,600	\$2,000
4:	1	1	1	0	Unfurnished	\$1,200	\$14,400	\$2,000
5:	1	1	1	0	Unfurnished	\$1,150	\$13,800	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5725026004

Michael Lembeck

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

Re/Max Property Connection

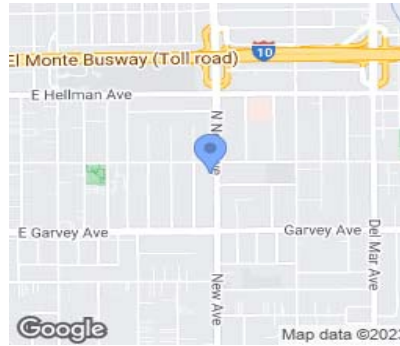
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed**\$2,300,000/\$2,220,000** ↓

229 days on the market

Listing ID: WS22116897

321 N New Ave • Monterey Park 91755**7 units • \$328,571/unit • 6,180 sqft • 8,492 sqft lot • \$359.22/sqft • Built in 1963****321 N New Avenue, Monterey Park**

Rare opportunity! First time on the market since 1984! 321 New Ave is a 7 unit multifamily building with 2 x (3 Bed + 1.5 Bath units) and 5 x (2 Bed + 1 Bath units) all separately metered for electric and gas. This property sits on a flat 8,492 SF lot and has 9 parking spaces (4 covered + 5 open). Laundry onsite and each unit has their individual storage units. Easy access to 10 FWY and 60 FWY. Money Magazine (Time Money) ranks Monterey Park #3 "Best Places to Live" in the entire United States. Money Magazine used scoring based on the cities' economy, cost of living, education, housing, crime, amenities and ease of living.

Facts & Features

- Sold On 03/17/2023
- Original List Price of \$2,300,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$2,025 (Estimated)
- Laundry: Outside
- Cap Rate: 4.36
- \$143100 Gross Scheduled Income
- \$100167 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Floor: Carpet

Exterior

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

Annual Expenses

- Total Operating Expense: \$42,933
- Electric: \$490.00
- Gas: \$1,725
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01910881
- Gardener:
- Licenses:
- Insurance: \$1,752
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,624
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	0	Unfurnished	\$2,425	\$2,425	\$5,200
2:	5	2	1	0	Unfurnished	\$9,500	\$9,500	\$11,000

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5258007066

Michael Lembeck

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

Re/Max Property Connection

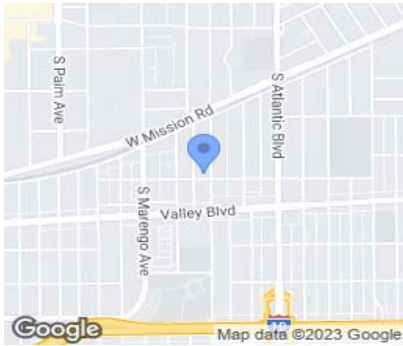
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Apartment

List / Sold:
\$2,950,000/\$27,000,000 ↑

1107 S Marguerita Ave • Alhambra 91803
9 units • \$327,778/unit • 6,264 sqft • 8,877 sqft lot • \$4310.34/sqft •
Built in 1961
North of Shorb, East of Electric

85 days on the market
Listing ID: AR22249785



This fantastic property is located in the beautiful City of Alhambra, in the western San Gabriel Valley region of LA County, also known as the Gateway to the San Gabriel Valley. Being approximately only 8 miles from downtown Los Angeles, makes this property attractive to prospective tenants not only locally but also those working in the LA metro area. It features 9 units composed of 7 one bedroom and 2 two bedrooms with one bath each and a covered carport for each unit. It is 100% leased most at below average market rents. Please do not walk the property or disturb the residents. Information contained herein has been obtained from sources deemed to be reliable but have not been verified. No warranties can be assumed for its accuracy. Buyers to do their own due diligence and verification.

Facts & Features

- Sold On 03/18/2023
- Original List Price of \$2,950,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- 9 Total carport spaces
- \$3,032 (Estimated)
- Laundry: Common Area
- \$147240 Gross Scheduled Income
- \$92761 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$51,534
- Electric: \$1,182.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,541
- Cable TV: 01514230
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,523
- Other Expense: \$43,288
- Other Expense Description: estimate

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,285	\$1,285	\$1,700
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,700
3:	1	1	1	0	Unfurnished	\$1,395	\$1,395	\$1,500
4:	1	1	1	0	Unfurnished	\$1,450	\$1,450	\$1,500
5:	1	1	1	0	Unfurnished	\$1,450	\$1,450	\$1,500
6:	1	1	1	0	Unfurnished	\$1,120	\$1,120	\$1,500
7:	1	1	1	0	Unfurnished	\$1,495	\$1,495	\$1,500
8:	1	1	1	0	Unfurnished	\$1,345	\$1,345	\$1,500
9:	1	1	1	0	Unfurnished	\$1,430	\$1,430	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5350026026

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: AR22249785

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Closed •

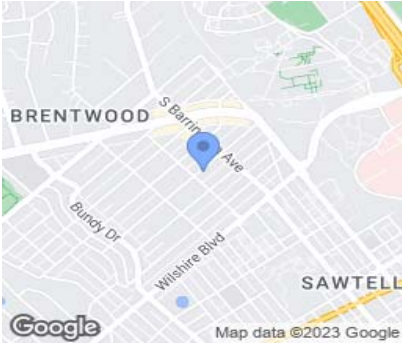
List / Sold:

\$12,400,000/\$12,500,000 ↑

14 days on the market

Listing ID: 23232055

11738 11742 Mayfield • Los Angeles 90049
18 units • \$688,889/unit • **21,206 sqft** • **14,744 sqft lot** • **\$589.46/sqft** •
Built in 1986
North Of Wilshire Blvd., West of Barrington Avenue, South of San Vicente Blvd.



Beautifully maintained 18-unit building constructed in 1986 in the most desirable area of Brentwood. This townhome-style building was built as condos and has 18 separate APN #'s. 16 (sixteen) Spacious 2 bedroom + 2.5 bathroom units and 2 (two) 1 bedroom + 1.5 bathroom units, situated in the heart of Brentwood. Featuring an awesome open floor plan, custom flooring throughout, extravagant closets, a patio/balcony, and spacious bathrooms. Gourmet kitchens feature the most luxurious countertops. Top-of-the-line appliances, and sleek modern cabinetry. On-site laundry facility! In close proximity to the 405 and 10 Freeways, Westwood, Century City, Santa Monica, and Olympic Blvd Tech corridor. Public transportation is readily accessible. Each unit comes with 2 assigned parking in a gated community garage.

Facts & Features

- Sold On 03/15/2023
- Original List Price of \$12,400,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central, Fireplace(s)
- Cap Rate: 3.29
- \$407343 Net Operating Income

Interior

- Appliances: Microwave, Range, Oven

Exterior

Annual Expenses

- Total Operating Expense: \$273,210
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$2,873	\$52,470	\$6,800
2:	16	2	2		Unfurnished	\$3,275	\$5,795	\$68,500
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
- C06 - Brentwood area
- Los Angeles County
- Parcel # UNAVAILABLE

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23232055

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Closed •

List / Sold:

\$32,000,000/\$31,000,000 ↓

12221 San Vicente Blvd • Los Angeles 90049

57 days on the market

50 units • \$640,000/unit • 64,578 sqft • 52,468 sqft lot • \$480.04/sqft •
Built in 1961

Listing ID: 22209493

Just West of Bundy Drive, on the Northwest corner of Gretna Green Way and San Vicente Blvd.



This investment offering represents a generational opportunity to purchase an incredible multi-family asset located at 12221 and 12225 San Vicente Blvd. in the heart of LA's famed Westside enclave of Brentwood. Seldom are properties as prestigious as the San Vicente Residences available to be purchased. In fact, ownership has owned the land for nearly a century. With just over 400 feet of frontage on the beautiful tree lined street of San Vicente and a total lot size of 52,490 square feet, the buildings have an undeniable grandeur and presence to them. Originally built in 1961, the buildings boast an ideal unit mix consisting of all large 1, 2 and 3-bedroom floor plans. Each of these units are spacious, have a terrific layout, and offer an abundance of natural light. Perfect for long-term investors looking to add a gem to their portfolio, the properties offer an investor incredible rental upside, ample on-site parking (55 spaces) and all soft story seismic retrofit work has been completed, a sparkling pool that was completely refurbished in 2016, a large sundeck area, and two onsite laundry facilities. The unit mix includes (17) 1-bed, 1-bath units, (24) 2-bed, 2-bath units, and (9) 3-bed, 2-bath units. This is the quintessential value add opportunity and a fantastic trophy asset in an undeniably attractive location that will surely pay long-term dividends to a savvy investor. The properties are located in a very unique North of San Vicente location and lie within the popular Kenter School District. A quick walk to fine dining, and directly across the street from Sunday's famous Farmer's Market and Brentwood Country Clubs golf course, this rare offering presents an astute investor with the unique opportunity to capitalize on higher market rents and to acquire one of the most prestigious assets in all of Los Angeles.

Facts & Features

- Sold On 03/15/2023
 - Original List Price of \$32,000,000
 - 2 Buildings
 - Cooling: Wall/Window Unit(s)
 - Heating: Central
- Laundry: Community
 - Cap Rate: 3.01
 - \$961884 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$637,281
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01508014
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	17	1	1		Unfurnished	\$2,402	\$40,838	\$57,715
2:	24	2	2		Unfurnished	\$2,584	\$62,005	\$105,480
3:	9	3	2		Unfurnished	\$3,782	\$34,040	\$44,955
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

- C06 - Brentwood area
- Los Angeles County
- Parcel # 4404006011

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

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

CUSTOMER FULL: Residential Income LISTING ID: 22209493

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