



**Closed** • DuplexList / Sold: **\$799,999/\$830,000** ↑**3126 W 134TH PL PI** • Hawthorne 90250**11 days on the market****2 units** • **\$400,000/unit** • **1,748 sqft** • **5,601 sqft lot** • **\$474.83/sqft** • **Built in 1940****Listing ID: DW21020718****East of S Aviation Blvd**

Welcome to 3126 W 134th PL, located in the Wonderful and Thriving City of Hawthorne, Ca! Centrally located between the 110, 405, and 105 FHYS, just minutes from Downtown Los Angeles, Inglewood, Downtown Long Beach, Redondo, Hermosa, and Manhattan beach! Around the corner from Space X, Tesla Design Center, and the Hawthorne Municipal Airport. Can you say "Location, Location, Location!" As you arrive to 3126 W 134th Pl, your fully gated and private supper property, you'll be greeted by an abundance of front yard, back yard, back-back yard, drive way, and garage space. This just shy of 6000 SqFt lot is a show stopper! As you enter your first unit you'll walk into your main large living space, that will open up to your dining and kitchen areas. Circle back, and you'll enter your two generous sized bedrooms, and main living restroom. As you exit your first unit, and approach your second unit, you'll be greeted by a secluded stair case, just above the 4-car garage. As you enter your second unit, you'll immediately experience, true light, bright, and airy open concept living at its finest! As you continue down to the back of the unit, you'll find two large and generous sized bedrooms, and a main living restroom. Directly behind this unit you'll discover your completely private outdoor oasis! Talk about convince at its finest. 1326 W 134th PL, will be delivered vacant. With tremendous opportunity for upside, and growth...this property is truly ONE of A KIND! See you in Escrow :)

### Facts & Features

- Sold On 03/17/2021
- Original List Price of \$799,999
- 2 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage, In Kitchen
- \$22800 Gross Scheduled Income
- \$22800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Kitchen, Living Room
- Floor: Tile, Vinyl, Wood
- Appliances: Gas Oven, Gas Range, Range Hood, Refrigerator, Vented Exhaust Fan, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Granite Counters, Recessed Lighting, Storage

### Exterior

- Lot Features: Back Yard, Front Yard, Garden, Near Public Transit, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private

### Annual Expenses

- Total Operating Expense: \$10,572
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$252
- Cable TV: 01914184
- Gardener:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- Other Expense:
- Other Expense Description:

3/21/2021

Matrix

**Michael Lembeck**

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

**Re/Max Property Connection**

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

CUSTOMER FULL: Residential Income LISTING ID: DW21020718

Printed: 03/21/2021 7:03:08 PM

**Closed**

List / Sold: **\$799,000/\$860,000** ↑

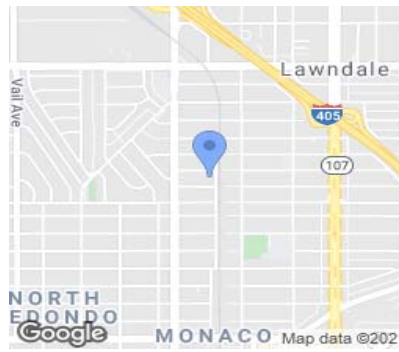
**4708 W 164th St • Lawndale 90260**

6 days on the market

**2 units • \$399,500/unit • 1,865 sqft • 5,201 sqft lot • \$461.13/sqft • Built in 1948**

Listing ID: SB21021370

**Inglewood Blvd to 164th**



Welcome to this wonderful duplex on one of the best streets in Lawndale! Located one block from Redondo Beach each unit has a one car garage with a washer and dryer in each. The front unit has 2 bedrooms and 2 bathrooms with a private yard in the back. The back unit is 3 bedrooms and 1 bathroom with one extra covered parking space. The back unit was completed in 2006. The address is 4706.

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: In Garage
- \$43800 Gross Scheduled Income
- \$39900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

- Lot Features: Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$2,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$2,200
2:	1	3	1	1	Unfurnished	\$1,800	\$1,800	\$2,200

**# Of Units With:**

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

**Additional Information**



List / Sold:

**\$4,600,000/\$4,465,000** ↓

99 days on the market

Listing ID: SB20202863

**Closed**

**120 35th St • Manhattan Beach 90266**

**2 units • \$2,300,000/unit • 2,554 sqft • 2,707 sqft lot • \$1748.24/sqft • Built in 1939**

**Southbound on Manhattan Ave the property is on the right on 35th St.**



We are proud to present this extremely rare opportunity to purchase a full lot on a walk street in the 100 block of Manhattan Beach. This property is a developer's dream to be able to build on a north-facing lot just up from the strand. Currently, the existing building is a 2,554 sqft duplex situated on a 2,707 sqft lot. The front unit located on the walk street side was built in 1939 and consists of a 2-bed/1.5-bath unit. The second unit located on top of the 4-car garage was built in 1989 and consists of a 2-bed/2-bath unit. Both units are currently vacant. Do not let this opportunity pass by, as it won't last for long!

**Facts & Features**

- Sold On 03/16/2021
- Original List Price of \$4,600,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$122400 Gross Scheduled Income
- \$52638 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$66,090
- Electric: \$1,600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$894
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$4,800	\$4,800	\$4,800
2:	1	2	2	2	Unfurnished	\$5,400	\$5,400	\$5,400

**# Of Units With:**

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

List / Sold:

**\$2,150,000/\$2,175,000 ↑**

5 days on the market

Listing ID: SB21001222

**Closed • Duplex**

**931 17th St • Hermosa Beach 90254**

**2 units • \$1,075,000/unit • 2,010 sqft • 5,606 sqft lot • \$1082.09/sqft • Built in 1961**

**17th Street, between Prospect & Pacific Coast Highway**



Super sharp & well-maintained ocean view duplex on a quiet street in East Hermosa Beach! Huge lot with a wonderful 3-bed/2-bath owner's unit, featuring a spacious deck that offers beautiful views of the Pacific Ocean and Catalina Island. Lower 2-bed/2-bath unit rents between \$2900 and \$3300 a month and comes with a small front yard. Duplex has two attached 1-car garages with laundry hook-ups. Presently, half of the lot is used as a paved parking area adjacent to a grassy backyard (Please see aerial pictures). Lot size is 5606 square feet and is zoned R-2B. With the current zoning, the new owner can: 1. Use as existing or... 2. Add an ADU. 3. Develop 2 large townhomes. Similar lots on the street have newer 2800 to 3000 square foot townhomes. 4. Develop 2 units or 2 condominiums. 5. Please confirm with the city for the requirement for options 2, 3, and 4 above. See R-2B development standards attached as supplement.

**Facts & Features**

- Sold On 03/18/2021
- Original List Price of \$2,150,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$93540 Gross Scheduled Income
- \$63040 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Appliances: Gas Oven, Gas Cooktop, Range Hood, Water Heater
- Floor: Laminate, Tile
- Other Interior Features: Granite Counters, Living Room Deck Attached, Unfurnished, Wired for Data

**Exterior**

- Lot Features: Back Yard, Front Yard, Gentle Sloping, Near Public Transit, Sprinkler System
- Fencing: None
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$30,500
- Insurance: \$2,200
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$2,400
- Water/Sewer: \$2,400
- Cable TV: 01385864
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

**Unit Details**

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

3/21/2021

Matrix

CUSTOMER FULL: Residential Income LISTING ID: SB21001222

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**Closed** • **Triplex**

List / Sold: **\$899,000/\$815,000** ↓

**624 W 38th St** • San Pedro 90731

**21 days on the market**

**2 units** • **\$449,500/unit** • **1,944 sqft** • **6,502 sqft lot** • **\$419.24/sqft** • **Built in 1918**

**Listing ID: SB21019441**

**Gaffey to 38th St.**



Ring the Bell! Here's the investor play you've been waiting for. Prime Point Fermin location on a substantial corner lot (approx. 6,502 sf). Property zoned as multi-family (triplex) but was converted to a duplex and most recently served as an SFR. The current structure offers 5 beds (4 up/1 down) and 4 baths with two kitchens. With some vision, this two-level home can be turned into something special. Triplex? Duplex? Single-Family dream home? It's your call with many options. Detached 2 car garage may also provide ADU possibilities. Plenty of room on this lot for expansion. Big views of the LA Harbor, break wall, and Catalina from the upper level of the lot and 2nd story. Just minutes from Point Fermin Park, Korean Friendship Bell, Cabrillo Beach, Cabrillo Marina and the exciting new LA Waterfront development. CASH OFFERS ONLY. PROPERTY WILL NOT QUALIFY FOR FINANCING. NOTE: Public records list subject as 3 beds/3 baths. Buyer to verify all characteristics and is encouraged to check with the LADBS & LA County Assessor for property use options. Also listed as residential (ID#SB21019440).

**Facts & Features**

- Sold On 03/18/2021
- Original List Price of \$899,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen, Living Room, Multi-Level Bedroom
- Floor: Tile, Wood
- Appliances: Dishwasher
- Other Interior Features: Balcony

**Exterior**

- Lot Features: 0-1 Unit/Acre, Corner Lot, Front Yard, Near Public Transit, Pasture, Yard
- Waterfront Features: Marina in Community
- Fencing: Wood
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01501084
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

3/21/2021

Matrix

CUSTOMER FULL: Residential Income LISTING ID: SB21019441

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**Closed**

List / Sold: **\$580,000/\$580,000**

**1330 Sanford Ave • Wilmington 90744**

**25 days on the market**

**2 units • \$290,000/unit • 1,633 sqft • 5,329 sqft lot • \$355.17/sqft • Built in 1932**

**Listing ID: CV20201944**

**CORNER COLON AND SANFORD**



This duplex lives like two single family homes. This duplex is a rare find. the houses are side by side as opposed to a tandem properties. With separate addresses on corner lot. House 1330 is Green with dark brown trim right on corner this 3 bedroom 1 bath has refinished hardwood floors, new euro 12x24 modern tile floors in dining area and kitchen. Kitchen also has new subway tile backsplash. Lots of cabinet space. Kitchen lead to full laundry room with wash and dryer hook ups lots of shelve space and rear entrance. Living room is large and open to dinning area and great to entertain guest. Bathroom was remodeld in 2015. New tub to ceiling wood look tile also same tile on floor. House also has lot of yard space around house. Large drive way that can fit up to 3 vehicles. House 1332 is Brown with light green trim with a large pine tree which give them home a cool temperature even in the middle of a hot summer. This is the smaller of the two homes with 1 bed, 1 bathroom. Garage is converted to a second bedroom. Wood floors throughout have also been refinished with dark stain. Both bathroom and kitchen where completely remodeled in 2015 with modern high end tile. Kitchen has new kitchen cabinets. Garage floor is refinished with metallic bronze epoxy for a cool industrial look. Small back yard gated from parking area. Parking is tandem for two cars. Both homes have wood fences remodeled in 2015 and are currently occupied. PLEASE, DO NOT BOTHER TENANTS!!!

**Facts & Features**

- Sold On 03/15/2021
- Original List Price of \$580,000
- 2 Buildings
- 0 Total parking spaces
- \$41400 Gross Scheduled Income
- \$36040 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

- Lot Features: 2-5 Units/Acre
- Sewer: None

**Annual Expenses**

- Total Operating Expense: \$4,360
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525791
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	3	Furnished	\$1,800	\$1,800	\$13
2:	1	1	1	2	Furnished	\$1,650	\$1,650	\$13

**# Of Units With:**

- Separate Electric: 2
- Drapes:



**Closed** • DuplexList / Sold: **\$825,000/\$900,000** ↑**205 N Bushnell Ave** • Alhambra 91801**8 days on the market****2 units** • **\$412,500/unit** • **1,692 sqft** • **7,991 sqft lot** • **\$531.91/sqft** •  
**Built in 1930****Listing ID: WS21033291****North of Main St and West of Atlantic**

This Craftsman style Two Homes on a Lot property is Chock-Full of Charm! The Baseboards, Crown Molding, Doors and Built-In Bookcases/Cabinets of the Front House are Natural Wood; the Hardwood Floors throughout will be Gorgeous once Refinished; just look at that Fireplace with a stone hearth and Batchelder (?) Tile flanked by Bookcases; the large Formal Dining Room boasts yet another Built-In, this one a Buffet with a Beveled Mirror; both Bedrooms are Spacious and the Full Bath has the Shower over Tub. The Kitchen and Laundry Room are both quite large and the Breakfast Nook has even more natural wood cabinets on two walls. There are also Plantation Shutters throughout this Outstanding Home! A small fenced Patio and Yard are out the laundry room door. You will also be Enamored with the Back House which has one Bedroom and one Bath; Hardwood Floors; Living Room; Dining or Sitting area; room for a Breakfast Table in the Kitchen and a Laundry Room. This Back Home also has a Private, Fenced Back Yard! So Sweet! The Double Garage and Driveway Parking services both Houses. In addition to all of this, the Homes sit on an R-3 lot if you are inclined to build an ADU and/or build four new units (confirm with the City, please!) This is a Fantastic Opportunity with Several Options: Live in One with the Rent from the Other helping pay the Mortgage; Rent Both Houses; Have Extended Family in Both Homes; Convert Garage to ADU or Develop the Entire Property Anew. Choices, Choices, Choices!

### Facts & Features

- Sold On 03/15/2021
- Original List Price of \$825,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- Laundry: Individual Room
- \$18000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Range
- Other Interior Features: Built-in Features, Crown Molding

### Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Near Public Transit, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Chain Link, Wood
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00630929
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

3/21/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: WS21033291

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List / Sold:

**\$1,175,000/\$1,135,375** ↓

1 days on the market

Listing ID: AR21019904

**Closed** •

**1108 S 10th Ave** • Arcadia 91006

**2 units** • **\$587,500/unit** • **1,644 sqft** • **15,980 sqft lot** • **\$690.62/sqft** • **Built in 1957**

**Duarte Rd. & 10th St.**



Coldwell Banker is pleased to present two identical 2 bedroom + 1 bathroom houses (822 sq./ft. each) on a huge 15,980 sq./ft. lot in the beautiful city of Arcadia. Both private houses are fully rehabbed with all new updated kitchen and baths with dual pane windows and central air. Property is located in the Arcadia school district. Driveway is a share easement driveway.

**Facts & Features**

- Sold On 03/16/2021
- Original List Price of \$1,175,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup, In Garage
- \$61200 Gross Scheduled Income
- \$43124 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$18,076
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,184
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,474
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

**Closed**

List / Sold: **\$726,000/\$726,000**

**3731 Randolph Ave** • Los Angeles 90032

**13 days on the market**

**2 units** • **\$363,000/unit** • **2,216 sqft** • **7,627 sqft lot** • **\$327.62/sqft** • **Built in 1920**

**Listing ID: 320004795**



Location Location! Great Investor Opportunity. Close to schools and easy access to Freeway. Property located in the up and coming El Sereno right next to South Pasadena. Well maintained 2216 sq ft duplex. 3731 has 2 spacious bedrooms upstairs, 2 bath, Kitchen, living area. 3733 offers a 2 bedroom 1 bathroom, living area and kitchen, Separate Gas and Electric meters, indoor laundry hookups in 1 unit, patio in the other, large back yard totaling over 7,000 sq ft. Long Driveway for parking. Beautiful city views. Please do not disturb occupants. Large dog in the backyard. Please Note , PICS from unit 3733 were taken before it got rented

**Facts & Features**

- Sold On 03/17/2021
- Original List Price of \$726,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Floor: Laminate
- Other Interior Features: Balcony

**Exterior**

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	2	1		Unfurnished	\$0	\$1,792	\$0
2:	0	2	1		Unfurnished	\$0	\$1,405	\$0
3:	0	0	0			\$0	\$0	\$0
4:	0	0	0			\$0	\$0	\$0
5:	0	0	0			\$0	\$0	\$0
6:	0	0	0			\$0	\$0	\$0
7:	0	0	0			\$0	\$0	\$0
8:	0	0	0			\$0	\$0	\$0
9:	0	0	0			\$0	\$0	\$0
10:	0	0	0			\$0	\$0	\$0
11:	0	0	0			\$0	\$0	\$0
12:	0	0	0			\$0	\$0	\$0

3/21/2021

Matrix

CUSTOMER FULL: Residential Income LISTING ID: 320004795

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List / Sold:

**\$1,250,000/\$10,500,000** ↑

8 days on the market

Listing ID: CV21016615

**Closed** • Duplex

**1631 N Verdugo Rd** • Glendale 91208

**2 units** • \$625,000/unit • **2,429 sqft** • **5,336 sqft lot** • \$4322.77/sqft • **Built in 1937**

close to Glendale community college



Beautiful duplex apartment, townhouse style in the nice Glendale area. 2 bedrooms and 1 full & 1/2 bath on each unit. Master bedroom has Balcony. Laundry room in each unit. Each unit has a one car garage with car port outside each garage, off alley behind. Current rent is below market rental rate, Projected rental income indicates potential of high market rent income. Just down the street from Glendale Community College.

**Facts & Features**

- Sold On 03/18/2021
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Fireplace(s)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$47760 Gross Scheduled Income
- \$45360 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Up, Kitchen, Laundry, Living Room
- Other Interior Features: Balcony
- Floor: Tile, Wood

**Exterior**

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$18,825
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,550
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,990	\$1,990	\$2,500
2:	1	2	2	1	Unfurnished	\$1,990	\$1,990	\$2,500

**# Of Units With:**

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





3/21/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: P1-2103

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3/21/2021

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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: P1-3108

Printed: 03/21/2021 7:03:08 PM

**Closed** • Duplex

List / Sold: **\$950,000/\$975,000** ↑

**3005 Paloma St** • Pasadena 91107

**1 days on the market**

**2 units** • \$475,000/unit • 2,311 sqft • 14,087 sqft lot • \$421.90/sqft • Built in 1948

**Listing ID: WS21037339**

**From 210 Exit Sierra Madre Blvd and make Right on Paloma St.**



Good Location with mountain views, 3 bedrooms 2 1/2 baths front house and one bedroom one bath back house. Central A/C and heat in both units. Needs some TLC , good for investors or first time buyers to live in one and rent the second. Plenty of parking spaces. Must see to appreciate!

**Facts & Features**

- Sold On 03/17/2021
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: In Kitchen
- \$74400 Gross Scheduled Income
- \$60000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$15,880
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV: 02011408
- Gardener:
- Licenses:
- Insurance: \$1,120
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# 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
- 646 - Pasadena (NE) area

**Closed**List / Sold: **\$888,000/\$855,000** ↓**236 days on the market****2021 Brighton St • San Gabriel 91776****2 units • \$444,000/unit • 1,996 sqft • 9,878 sqft lot • \$428.36/sqft • Built in 2019****Listing ID: CV20098717****Exit the 10 Freeway at Del Mar, 2 quick right hand turns, GPS if needed**

Newly rebuilt from the ground up! DUPLEX priced to sell! Live in one unit, RENT out the other! Beautiful two-unit homes on one large lot ALL NEWLY REBUILT, possibility to build more!!!! Front home city inspection was just complete May 2020!! Back Unit complete Dec 2019!! ALL NEW! Custom made homes, with no details overlooked... Front home 3/1 & back home 2/1. Both units built with granite, custom molding, recessed lights, self-closing cabinets, and list goes on and on. Located in a very desirable and established area of San Gabriel. The sellers have spent more than \$200,000 to upgrade the whole house. Both houses have their own laundry room. AC included~~~Perfect place to call home with rental income or maybe have family close by! Almost 10,000 sq ft of land to enjoy! Close to everything; 10, 605, and 710 Freeway BUT NO NOISE FROM THE FREEWAY DUE TO NEW SOUND REDUCING WINDOWS!! Rosemead Place Shopping Center right around the corner! Highly rated school district! Don't miss out on this NEW DUPLEX! CALL THE CITY PLANING DEPT TO FIND OUT WHAT CAN BE ADDED TO THE PROPERETY IE ADU, JUNIOR ADU ETC Cameras & Alarm on site, please make appointment

**Facts & Features**

- Sold On 03/16/2021
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment
- Heating: Central, Zoned, ENERGY STAR Qualified Equipment
- Laundry: Individual Room, Inside
- \$55200 Gross Scheduled Income
- \$55200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Laminate, Wood
- Appliances: ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Microwave, Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), Copper Plumbing Full, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Wired for Sound

**Exterior**

- Lot Features: 2-5 Units/Acre, Back Yard, Cul-De-Sac, Front Yard, Lawn, Level, Near Public Transit
- Security Features: Security Lights, Security System, Smoke Detector(s)
- Fencing: Block, Chain Link, Wood
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$8,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01908329
- Gardener:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:



3/21/2021

Matrix

**Michael Lembeck**

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

**Re/Max Property Connection**

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

CUSTOMER FULL: Residential Income LISTING ID: CV20098717

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**Closed** • Duplex

List / Sold: **\$895,000/\$902,000** ↑

**7038 Pierce Ave** • Whittier 90602

**8 days on the market**

**2 units** • \$447,500/unit • 2,513 sqft • 7,701 sqft lot • \$358.93/sqft • **Built in 2012**

**Listing ID: WS21009679**

**East on Whittier Blvd, take Philadelphia St and make a right on Pierce Ave.**



Calling all investors! Don't miss out on the opportunity to own income property in Whittier!. Built in 2012, this well maintained duplex offers 3 bedrooms 2 baths each. Along with central air and heat, 2 of the 3 bedrooms are upstairs and each unit has a laundry room. Spacious lot is approximately 7,700 square feet with two detached garages and avocado trees. Close to 605 freeway, Uptown Whittier, eateries, supermarkets and Whittier College, own in the heart of Whittier.

**Facts & Features**

- Sold On 03/16/2021
- Original List Price of \$895,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$49200 Gross Scheduled Income
- \$33813 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$15,387
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01958643
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

List / Sold:

**\$1,359,000/\$1,390,000** ↓

59 days on the market

Listing ID: MB20256338

**Closed** • Duplex

**12619 Mulberry Dr • Whittier 90602**

**2 units • \$679,500/unit • 4,185 sqft • 9,890 sqft lot • \$332.14/sqft • Built in 2020**

**Slauson Blvd., Mulberry Drive and Santa Fe Springs Rd**



Newer Units "Two On A Lot"- Great Opportunity to own this Investment Property whether to live in one and rent the other. This property has been completely rehabbed from the ground up. Both Units feature Solid Wood Kitchen Cabinetry with Quartz Counter Tops. Lots Cabinet Storage Space, New Double Pane Windows, Recessed Lighting throughout the entire House, Beautiful New Luxury Plank Waterproof Flooring throughout gives a rich and modern look to this house. New HVAC System and Tankless H2O Heater. Each Unit features 4 bedrooms including its own Private bathroom - total of 5 bathrooms in each unit. Each Unit has its own attached 2 Car Garage with remote. Also there are 2 Driveways - Front Unit entrance on 12620 Shreve Rd and the 2nd Unit entrance from 12619 Mulberry Drive. Bonus 1 Car Garage for guest parking. So many energy conservation features to mention and surveillance camera system included. Separate meters for electricity, gas and water. Definitely a must see!!!!

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Floor: Laminate

**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	5	2	Unfurnished	\$0	\$0	\$4,900
2:	1	4	5	2	Unfurnished	\$0	\$0	\$4,900

**# Of Units With:**

- Separate Electricity
- Driveway



**Closed • Duplex**List / Sold: **\$999,000/\$950,000** ↓**2251 Meadowvale Ave • Los Angeles 90031****101 days on the market****2 units • \$499,500/unit • 1,485 sqft • 4,995 sqft lot • \$639.73/sqft • Built in 1950****Listing ID: PW20212283****Take Riverside Dr. to Meadowvale, house is on the left before cross street Blake Ave**

LOOKING FOR AN INCOME PRODUCING PROPERTY? Here is a great Opportunity to own a duplex in one of the hottest up & coming neighborhoods in LA Elysian Valley - AKA "Frogtown". The front house is like new and tastefully designed, offering an open floor plan with new kitchen cabinets, new appliances, granite countertops, laminate flooring throughout, 2 new bathrooms, one with tub and one with walk-in shower, travertine tile. Everything in the front house is new: Roof, A/C - Heating System, Plumbing/Electrical Wiring, External Stucco, Double Pane Windows, Fully Insulated, Water Heater, etc. The front house is move-in ready, the back unit upstairs is rented on a month to month lease. Contractors or developers could turn the back unit into something with a huge upside since the property is zoned as a duplex and has separate house numbers -2251 & 2253. May be even add a new ADU as a third living space?. Either way it is a valuable investment!! Come and see for yourself.

**Facts & Features**

- Sold On 03/18/2021
- Original List Price of \$999,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air, Electric, ENERGY STAR Qualified Equipment
- Heating: See Remarks
- Laundry: Gas & Electric Dryer Hookup, In Closet, Stackable, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: Basement, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Range
- Floor: Laminate, Tile

**Exterior**

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Lawn, Sprinklers In Front
- Sewer: Public Sewer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01760736
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

3/21/2021

Cell Phone: 714-742-3700

Matrix

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW20212283

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**Closed** • Duplex

List / Sold: **\$729,000/\$725,000** ↓

**3613 Via Campo** • Montebello 90640

**18 days on the market**

**2 units** • \$364,500/unit • 1,540 sqft • 7,020 sqft lot • \$470.78/sqft • Built in 1944

**Listing ID: PW21013130**

**S of 60 FWY West of Findlay**



Great opportunity to own an income producing property in a desirable area of Montebello. This duplex is located in a Single Family Neighborhood. Each unit has an individual address. Both units include individual gas and electric meters and both units have been upgraded and feature hardwood floors throughout. Each unit is 2 Bedrooms, 1 Bathroom. Each as Laundry hookups. Located on a nice corner lot. Security Screen Doors. 2 Car detached garage. Fenced yard. Automatic Sprinklers. Close to public transportation, shopping, etc.

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$729,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Inside
- \$43200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Corner Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00471619
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,950	\$1,950	\$2,100
2:	1	2	1	0	Unfurnished	\$1,650	\$1,650	\$1,800

**# Of Units With:**

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

**Additional Information**



3/21/2021

Cell Phone: 714-742-3700

Matrix

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21682150

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List / Sold: **\$1,975,000/\$1,975,000**

**Closed** •

**1002 California Ave** • Santa Monica 90403  
**2 units** • **\$987,500/unit** • **2,052 sqft** • **5,007 sqft lot** • **\$962.48/sqft** •  
**Built in 1914**  
**Southeast Corner of California Ave. and 10th Street**

**7 days on the market**

**Listing ID: 21675408**



We are pleased to offer this beautiful duplex North of Wilshire Blvd. in Santa Monica. Property is in a prime location for an owner-user with great access to the Westside; just minutes from the beach, Third Street Promenade, Venice Boardwalk, and so much more. Great unit mix consisting of the 2 bedroom/1 bathroom front unit and 1 bedroom/1bathroom rear unit.

**Facts & Features**

- Sold On 03/16/2021
- Original List Price of \$1,975,000
- 1 Buildings
- Heating: Forced Air, Floor Furnace
- \$42221 Net Operating Income

**Interior**

**Exterior**

- Security Features: 24 Hour Security

**Annual Expenses**

- Total Operating Expense: \$32,379
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00467438
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$4,000
2:	1	1	1		Unfurnished	\$2,409	\$2,409	\$2,409
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

3/21/2021

CUSTOMER FULL: Residential Income LISTING ID: 21675408

Matrix

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**Closed**

List / Sold: **\$599,999/\$525,000** ↓

**4545 E 2nd** • Los Angeles 90022

**38 days on the market**

**2 units** • **\$300,000/unit** • **2,224 sqft** • **5,380 sqft lot** • **\$236.06/sqft** • **Built in 1922**

**Listing ID: SR20237217**

**Take 3rd St to McDonnell go North one block then left Cross Street: W Atlantic**



BACK ON THE MARKET, this means is your opportunity, extremely motivated salesperson two houses with great potential, plenty of parking, excellent location, very quiet neighborhood, close to shops, restaurants, schools, and freeways. live in one unit, rent the other, rent both, the option is all yours The two units are 2bedrooms 1bath

**Facts & Features**

- Sold On 03/15/2021
- Original List Price of \$599,999
- 2 Buildings
- 2 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- \$30600 Gross Scheduled Income
- \$25100 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Paved
- Sewer: Public Sewer

**Annual Expenses**

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

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County



3/21/2021

Cell Phone: 714-742-3700

Matrix

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21686564

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**Closed** • Duplex

List / Sold: **\$930,000/\$960,000** ↑

**1260 E 55th St** • Los Angeles 90011

**16 days on the market**

**2 units** • \$465,000/unit • **3,600 sqft** • **5,412 sqft lot** • **\$266.67/sqft** • **Built in 2016**

**Listing ID: CV21000285**

**Cross street is Hooper Ave and 55th**



This amazing contemporary duplex is a must see home with NO RENT CONTROL and a property you want to grab ASAP!! Front unit and back unit both just finish new paint and has new vinyl floor install on the stairs and second floor. There are 5 bedrooms and 3.5 baths in each units with Dual master bedroom. One of the master bedroom is downstairs and another one on the second floor. Upstairs have 3 more bedroom and additional bathroom. The kitchen has granite counter tops , nice wood cabinets, and tile files on the first floor. There is laundry unit within the house for each unit. Two unit each have separate meters. There are three parking space for the front unit and 2 car garage and 3 additional parking for the back units. Each unit have their own separate entrance and exist.

**Facts & Features**

- Sold On 03/16/2021
- Original List Price of \$888,000
- 2 Buildings
- Levels: One, Two
- 7 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Individual Room, Upper Level, Washer Hookup
- \$74868 Gross Scheduled Income
- \$68868 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: Kitchen, Laundry, Living Room, Two Masters, Walk-In Closet
- Floor: Tile, Vinyl
- Appliances: None

**Exterior**

- Lot Features: Front Yard
- Security Features: Fire and Smoke Detection System, Fire Sprinkler System, Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$17,441
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 5241
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

3/21/2021

CUSTOMER FULL: Residential Income LISTING ID: CV21000285

Matrix

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List / Sold:

**\$1,145,000/\$1,033,213** ↓

9 days on the market

Listing ID: 21700456

**Closed**

**1215 Browning Blvd** • Los Angeles 90037

**2 units** • \$572,500/unit • 2,839 sqft • 7,813 sqft lot • \$363.94/sqft • Built in 1921

Between Normandie Ave and Budlong Ave, North of Martin Luther King Jr Blvd



**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$1,145,000
- 2 Buildings

**Interior**

- Floor: Laminate
- Appliances: Disposal

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01869619
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,300
2:	1	2	2		Unfurnished	\$1,236	\$2,600	\$1,236
3:	1	2	1		Unfurnished	\$0	\$0	\$1,500
4:	1	2	1		Unfurnished	\$982	\$982	\$1,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Closed • Duplex**

List / Sold: **\$450,000/\$450,000**

**793 E 47 St • Los Angeles 90011**

**3 days on the market**

**2 units • \$225,000/unit • 1,767 sqft • 6,742 sqft lot • \$254.67/sqft • Built in 1922**

**Listing ID: MB20244686**

[Google map](#)



Attention investors!!! The deal you have been waiting for. Two houses on a lot in the heart of Los Angeles. It consists of a three bedroom and a 1 bedroom separate homes. This property has a substandard notice from the city of Los Angeles due to unpermitted repairs. Sellers will only consider cash buyers. Property to be sold in its present physical condition. Tenants will stay.

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$450,000
- 2 Buildings
- 0 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

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

**Closed** •

List / Sold: **\$530,750/\$600,000** ↑

**8308 Hooper Ave** • Los Angeles 90001

**18 days on the market**

**2 units** • **\$265,375/unit** • **2,616 sqft** • **4,344 sqft lot** • **\$229.36/sqft** • **Built in 1971**

**Listing ID: 20666730**

**East of S Central Avenue, North of Firestone Blvd.**



Court is set. The list price is the minimum acceptable bid price. Agents please see private remarks for additional information. Attention Investors! Great opportunity to buy a large duplex. Each unit is two stories and consists of 4 bedrooms and 2 baths. Probate sale, court confirmation required.

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$425,000
- 2 Buildings
- \$12756 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$25,848
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$1,507	\$1,507	\$1,507
2:	1	4	2		Unfurnished	\$1,710	\$1,710	\$1,710
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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





**Closed • Duplex**

List / Sold: **\$530,000/\$535,000** ↑

**139 W 42nd St • Los Angeles 90037**

**44 days on the market**

**2 units • \$265,000/unit • 1,804 sqft • 4,840 sqft lot • \$296.56/sqft • Built in 1906**

**Listing ID: CV20249503**

**East of 110 FWY Between Main Street and S Broadway, South of Martin Luther King Jr Blvd.**



Perfect opportunity to own a Duplex in Los Angeles. Front unit has 3 bedrooms, 2 bath's (1 full & 1/4), open floor plan, living room, dinning room, nice size kitchen, enclosed front porch and laundry room. Back unit has 1 Bedroom and 1 bath. Property has a 1 car detached garage and driveway for parking, it's also gated. The location allows easy access to Downtown LA, Exposition Park, USC, Staples Center and LA live.

**Facts & Features**

- Sold On 03/17/2021
- Original List Price of \$499,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Individual Room
- \$890 Gross Scheduled Income
- 0 electric meters available
- 2 gas meters available
- 0 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927637
- 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	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$890	\$890	\$0

**# Of Units With:**

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

**Additional Information**



**Closed**

List / Sold: **\$609,900/\$630,000** ↑

**328 -330 E 70th St** • Los Angeles 90003

7 days on the market

2 units • \$304,950/unit • 1,256 sqft • 4,494 sqft lot • \$501.59/sqft • Built in 1924

Listing ID: DW21012625

San Pedro St / Florence Ave



Recently Remodeled 2 Units ~ 2Bed/2Bath each unit + Bonus room next to the garage. Beautiful kitchens with granite countertops, updated bathrooms, Tile flooring in Living Rooms, Kitchens, Hallway's and Baths, New Carpet in Bedrooms. Freshly painted interior and exterior. Uncovered parking can accommodate up to 4 compact cars and 1 Car Detached Garage in rear. On Title subject is 6 Bed/4 Bath. This is a must see!

**Facts & Features**

- Sold On 03/17/2021
- Original List Price of \$609,900
- 1 Buildings
- 5 Total parking spaces
- Heating: See Remarks
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

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

**Exterior**

- Lot Features: No Landscaping
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$2,109
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01963125
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Closed • Duplex**

List / Sold: **\$930,000/\$915,000** ↓

**3030 W 12th Pl • Los Angeles 90006**

**5 days on the market**

**2 units • \$465,000/unit • 1,936 sqft • 7,011 sqft lot • \$472.62/sqft • Built in 1922**

**Listing ID: WS21004313**

**South of 12th Street and located between Western Ave and S Serrano Ave**



Investment opportunity!!! Duplex side-by-side units located in Koreatown area in the heart of Los Angeles. Parking in the rear. One of the units was recently upgraded. Close to restaurants, shops and just minutes from Staple Center, LA Convention Center, USC and DTLA.

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$930,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- \$18000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Wood
- Appliances: Water Heater

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01894712
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Closed**

List / Sold: **\$345,000/\$345,000**

**323 E Lancaster Blvd** • Lancaster 93535

**1 days on the market**

**2 units** • \$172,500/unit • 2,332 sqft • 7,468 sqft lot • \$147.94/sqft •  
**Built in 1978**

**Listing ID: SB21030031**

**East of Sierra Hwy**



Don't miss this great opportunity! These are 2 large units consist of 2 bedrooms each with their own bathroom. Each unit has its own private yard and attached 2 car garage. Close to Desert Winds High School.

**Facts & Features**

- Sold On 03/15/2021
- Original List Price of \$345,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Gas
- Heating: Central
- Laundry: In Garage
- \$23340 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$985	\$985	\$1,200
2:	1	2	2	2	Unfurnished	\$960	\$960	\$1,200

**# Of Units With:**

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

**Additional Information**

- Standard sale
- LAC - Lancaster area



3/21/2021

Matrix

**Michael Lembeck**

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

**Re/Max Property Connection**

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

CUSTOMER FULL: Residential Income LISTING ID: 21677196

Printed: 03/21/2021 7:03:09 PM

**Closed** • Duplex

List / Sold: **\$530,000/\$530,000** ↓

**4332 Santa Ana St** • Cudahy 90201

**327 days on the market**

**2 units** • **\$265,000/unit** • **1,587 sqft** • **7,414 sqft lot** • **\$333.96/sqft** • **Built in 1926**

**Listing ID: DW20034682**

**Between Salt Lake Avenue & Atlantic Boulevard**



DUPLEX FOR SALE WITH TENANTS; PRICED TO SELL; SELLER FIRM ON LISTING PRICE; SOLD AS IS; WILL NOT MAKE ANY REPAIRS. Fantastic Opportunity for Investors and Homeowners! Perfect investment opportunity for someone looking to live in one unit and rent out the other or add to Your Properties Investment Portfolio! Front House features 2 bedrooms, 1 bath, living room, dining room, and large kitchen, and back door leads to large backyard with washer hookup laundry area. Unit No. 2 is a 1 bedroom, 1 bath with good size living room, bedroom, and kitchen. Duplex has 2 detached garages with plenty of parking space with room for 14 cars. PLEASE DO NOT WALK THE PREMISE NOR DISTURB TENANTS. IT IS RECOMMENDED THAT BUYERS DRIVE BY TO VIEW PROPERTY PRIOR TO A SHOWING. Thank you!!!

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$540,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Outside, Washer Hookup
- \$33000 Gross Scheduled Income
- \$32000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Attic, Kitchen, Laundry, Living Room, Master Bedroom
- Floor: Laminate, Wood

**Exterior**

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Garden, Level with Street, Lot 6500-9999, Rectangular Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$7,920
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01003715
- Gardener:
- Licenses:
- Insurance: \$480
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$480
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,450	\$17,400	\$14,190
2:	1	1	1	1	Unfurnished	\$1,300	\$15,600	\$10,590

**# Of Units With:**

- Separate Electric: 1
- Drapes:

**Closed**

List / Sold: **\$549,000/\$450,000** ↓

**9215 Anzac Ave** • Los Angeles 90002

29 days on the market

**2 units** • **\$274,500/unit** • **1,907 sqft** • **6,748 sqft lot** • **\$235.97/sqft** • **Built in 1992**

Listing ID: PW21013677

92 st between Compton ave and Alameda st



Great rental income property located in the south central area. , NO RENT CONTROL. It's a DUPLEX property each unit is 2 bed/1 bath, Please do not disturb tenants. Excellent investment for a first time buyer or INVESTORS. Detached 2 car garage at the back of the property.

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$549,000
- 1 Buildings
- 2 Total parking spaces
- \$1600 Gross Scheduled Income
- \$19200 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$1,985
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$10
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$450
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$25
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- WATT - Watts area
- Los Angeles County



**Closed** • Duplex

List / Sold: **\$699,900/\$707,000** ↑

**3677 3rd Ave** • Los Angeles 90018

4 days on the market

**2 units** • \$349,950/unit • 1,355 sqft • 5,799 sqft lot • \$521.77/sqft • Built in 1923

Listing ID: SR21016696

South of Jefferson Blvd, West of Arlington



Excellent duplex located in the historically designated Jefferson Street Park tract. The two units are detached and free standing units. The front house is a 2 bedroom + 1 bath home full of charm and potential. The back detached home is a 1 bedroom + 1 bath home. There is a 3rd detached structure on the property that has potential to be permitted as an ADU (buyer to verify with city). Close to the expo line, public transportation, freeways, and shopping.

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$699,900
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- \$32388 Gross Scheduled Income
- \$18163 Net Operating Income
- 2 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard
- Sewer: Sewer Applied for Permit

**Annual Expenses**

- Total Operating Expense: \$14,225
- Electric: \$1,240.00
- Gas: \$60
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01385866
- Gardener:
- Licenses: 140
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,436
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,524	\$1,524	\$2,400
2:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,600

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 699 - Not Defined area



**Closed**

List / Sold: **\$930,000/\$900,000** ↓

**118 W 61st St** • Los Angeles 90003

**52 days on the market**

**2 units** • \$465,000/unit • **3,708 sqft** • **5,121 sqft lot** • **\$242.72/sqft** • **Built in 2017**

**Listing ID: IV20243859**

**North W Gage Ave, West S Main St.**



Great newer investment property! Built in 2017, this duplex features 5 bedrooms and 3 bathrooms for each unit. One-car garage for front unit and two car garage for back unit. Back alley provide easy access to back unit. Artificial grass requires minimum garden maintenance. Current monthly rent is \$6000. Good tenant, always pay on time!

**Facts & Features**

- Sold On 03/15/2021
- Original List Price of \$930,000
- 1 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$72000 Gross Scheduled Income
- \$57100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$14,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 4000
- Water/Sewer: \$7,300
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	3	3	Unfurnished	\$5,950	\$5,950	\$6,400

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 699 - Not Defined area
- Los Angeles County





**Closed**

List / Sold: **\$779,000/\$796,000** ↑

**2649 S Pacific Ave** • San Pedro 90731

**15 days on the market**

**3 units** • \$259,667/unit • 2,565 sqft • 4,999 sqft lot • \$310.33/sqft •  
**Built in 1958**

**Listing ID: SB21014592**

**Pacific Ave and 26th St**



Wonderful investment opportunity to own a 3-unit rental in the Point Fermin area of San Pedro. Two units are 2 bedroom, 1 bath and the front unit is a 1 bedroom, 1 bath. All units have been recently painted, feature laminate flooring throughout, tiled kitchen and bath, and dual pane windows in most areas. Additionally, each tenant has its own detached garage, parking space, and laundry hook-up in each unit! The property is located several blocks from the beach, LA Waterfront, shopping, restaurants, freeway, and much more! This is the investment property you've been waiting for!

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$779,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Inside
- Cap Rate: 4.3
- \$43669 Gross Scheduled Income
- \$33722 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

**Interior**

- Rooms: Kitchen, Laundry
- Floor: Laminate, Tile
- Appliances: Electric Oven, Refrigerator, Water Heater
- Other Interior Features: Copper Plumbing Partial, Tile Counters

**Exterior**

- Lot Features: 2-5 Units/Acre, Park Nearby
- Fencing: None
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$12,047
- Insurance: \$2,500
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$2,100
- Cable TV: 01879720
- Other Expense: \$9,947
- Gardener:
- Other Expense Description:
- Licenses:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,795	\$1,795	\$2,100
2:	1	2	1	1	Unfurnished	\$875	\$875	\$2,100
3:	1	1	1	1	Unfurnished	\$969	\$969	\$1,200

**# Of Units With:**

- Separate Electric: 3
- Drapes:
- Gas Meters: 3
- Bathes:





**Closed** •

List / Sold: **\$820,000/\$789,000** ↓

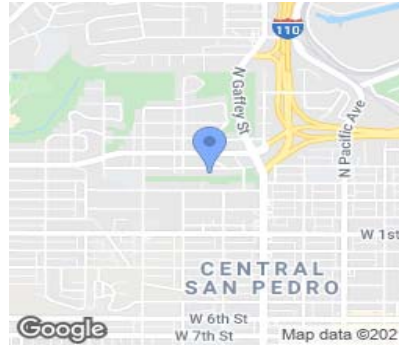
**843 W Oliver St # 2 • San Pedro 90731**

**0 days on the market**

**3 units • \$273,333/unit • 2,606 sqft • 4,800 sqft lot • \$302.76/sqft • Built in 1926**

**Listing ID: SB20243958**

**SOUTH OF SUMMERLAND**



PLEASE DO NOT DISTURB TENANTS

**Facts & Features**

- Sold On 03/17/2021
- Original List Price of \$820,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: In Garage
- \$50400 Gross Scheduled Income
- \$43649 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$5,640
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$845
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,007
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,017
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	4	Unfurnished	\$50,400	\$50,400	\$0

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 193 - San Pedro - North area
- Los Angeles County
- Parcel # 7447013010

List / Sold:

**\$1,175,000/\$1,200,000** ↑

8 days on the market

Listing ID: DW21009654

**Closed** •

**5336 Huddart Ave** • Arcadia 91006

**3 units** • \$391,667/unit • **2,876 sqft** • **6,826 sqft lot** • **\$417.25/sqft** • **Built in 1950**

**wildflower rd & Huddart Ave**



Welcome, to this amazing opportunity to own 3 units in the city of Arcadia! This project is in its final stages of completion and is expected to be 100% done by the end of February. Two of the units are brand new construction and one unit has additional square footage added and has been completely rehabbed! All three units have their own separate addresses, gas meters, and electric meters. The first unit features 1,253 sq ft of living space, 3 bedrooms 2 bathrooms, master suite, inside laundry. The second unit features 489 sq ft of living space, 1 bedroom 1 bathroom, full kitchen and inside laundry! The third unit which is completely detached features 1,134 sq ft of living space, 3 bedrooms 2 bathrooms, master suite, inside laundry. All units feature brand new plumbing, electrical, roof, flooring, interior/exterior paint, kitchens, bathrooms, and windows. On top of all that, there is a detached 2 car garage which has been finished with drywall, insulation, and electrical. Walking distance to schools and the Arcadia par 3 golf course this is a MUST SEE!

**Facts & Features**

- Sold On 03/16/2021
- Original List Price of \$1,175,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Inside
- \$82800 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Lawn
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01333814
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	2	Unfurnished	\$0	\$0	\$2,800
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,300

**# Of Units With:**

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:



List / Sold:

**Closed** •

**\$1,735,000/\$1,715,000** ↓

**3155 Estara Ave** • Los Angeles 90065

4 days on the market

**3 units** • \$578,333/unit • 3,590 sqft • 5,999 sqft lot • \$477.72/sqft •  
**Built in 2017**

Listing ID: 21691122

**Fletcher Dr. to Estara Ave. // Located on the corner of (3305 N) Andrita St. & (3155-3157) Estara Ave.**



Built in 2017, well-maintained single family home and detached duplex in trendy Glassell Park. This is the perfect opportunity for an owner-user to live in one unit and rent the others, or an investor looking to buy a high-income property in LA's competitive east side market. The bright and airy 3BD/2BA main home opens to a spacious and beautifully designed kitchen and dining area, with vaulted ceilings and skylights, and an inviting living room. Master suite with walk-in closet, luxe bathroom, and sliding doors open to an enclosed deck, ready for relaxing and entertaining. Each 3BD/2BA unit in the duplex is smartly designed with an open layout and choice finishes. Amenities include stainless steel appliances, washer/dryer in-unit, tankless water heater, HVAC, 2 designated parking spots and shared outdoor space. Units have individual utility meter for gas, water, and electric. Main unit to be delivered vacant with a projected rent of \$3750, the other two units collect \$2800 and \$2950 in rent. Projected rent for all three units is \$9800/month. Minutes away from cafes, restaurants, shopping, and freeways. Silver Lake, Atwater Village, Glendale, Downtown adjacent.

**Facts & Features**

- Sold On 03/15/2021
- Original List Price of \$1,735,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- \$92347 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

**Interior**

- Rooms: Living Room, Master Bathroom
- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Cooktop, Oven
- Other Interior Features: High Ceilings, Recessed Lighting

**Exterior**

- Security Features: Smoke Detector(s), Fire Sprinkler System, Fire and Smoke Detection System

**Annual Expenses**

- Total Operating Expense: \$21,725
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,750	\$3,750	\$3,750
2:	1	2	2		Unfurnished	\$2,800	\$2,800	\$2,800
3:	1	2	2		Unfurnished	\$2,950	\$2,950	\$2,950

3/21/2021

Matrix

- Los Angeles County
- Parcel # 5458025018

**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: 21691122

Printed: 03/21/2021 7:03:10 PM





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

**Closed** •

**154 N Parkwood Ave • Pasadena 91107**

**115 days on the market**

**3 units • \$441,667/unit • 2,462 sqft • 8,413 sqft lot • \$538.18/sqft • Built in 1911**

**Listing ID: MB20201745**

**1 West of Allen Ave, 1 North of Colorado Blvd, South of Walnut St**



Great opportunity to acquire 3 units for sale in desirable south east Pasadena; a tree lined street just a few blocks south of the 210 freeway at Allen exit and four short blocks from the Metro station on Allen Ave. Front single family house enjoys the tranquil yard and tree shades, has 2 bedrooms, 1.5 baths, a garage, and a relaxing front porch. The back duplex consists of: 2 bedrooms, 1.5 baths with one car garage, and 2 bedrooms, 1.5 baths with direct access to the 2 car attached garage. All units have their own inside laundry hookups, separate water heaters, gas and electric meters. Located near world renown California Institute Of Technology (CALTECH), Pasadena Community College (PCC), Huntington Library, Rose Bowl, public transportation, shops, restaurants and schools. Current rents are below market rates with long term tenants.

**Facts & Features**

- Sold On 03/16/2021
- Original List Price of \$1,325,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Inside
- Cap Rate: 4.2
- \$79200 Gross Scheduled Income
- \$56470 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Appliances: Water Heater

**Exterior**

- Lot Features: Front Yard, Rectangular Lot
- Fencing: Wood
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$21,146
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$1,584
- 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	2	1	Unfurnished	\$2,100	\$2,100	\$2,800
2:	1	2	2	1	Unfurnished	\$2,000	\$2,000	\$2,600
3:	1	2	2	2	Unfurnished	\$2,500	\$2,000	\$2,800

**# Of Units With:**

- Separate Electric: 2
- Drapery:





3/21/2021

Cell Phone: 714-742-3700

Matrix

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

[CUSTOMER FULL](#): Residential Income [LISTING ID](#): 20549758

Printed: 03/21/2021 7:03:10 PM



**Closed**

List / Sold: **\$609,000/\$595,000** ↓

**730 W 79th St** • Los Angeles 90044

**68 days on the market**

**3 units** • **\$203,000/unit** • **1,816 sqft** • **7,700 sqft lot** • **\$327.64/sqft** • **Built in 1921**

**Listing ID: DW20205080**

**S Hooper St/ Right on 79th St**



3 Units with plenty of parking.. All tenants are on a month to month. This property is close to 7-10 ten minutes from Inglewood and 10-15 from Staple Center. Great Rental Income Opportunity - Triplex 3 units... Front Unit pays \$1,450 with 3 bedroom 1 bathroom, middle unit pays \$1,000 with 2 bedrooms and one bath, the back unit pays \$1,100 with 2 bedrooms and 1 bath. This property square footage is 1,816 SF of living space with a lot size of 7,700 enough space to park 6 cars. Property location.. Seller is very motivate!!

**Facts & Features**

- Sold On 03/17/2021
- Original List Price of \$619,000
- 2 Buildings
- 0 Total parking spaces
- \$42600 Gross Scheduled Income
- \$33062 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$7,738
- 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:	2	2	1	0	Unfurnished	\$2,100	\$2,100	\$3,200
2:	1	3	1	0	Unfurnished	\$1,450	\$1,450	\$1,900

**# Of Units With:**

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

**Additional Information**

**Closed**

List / Sold: **\$619,000/\$617,500** ↓

**1743 W 69th St** • Los Angeles 90047

**47 days on the market**

**3 units** • \$206,333/unit • 2,912 sqft • 5,520 sqft lot • \$212.05/sqft •  
**Built in 1925**

**Listing ID: IN20223194**

**69th St and Western**



Gated triplex with great unit mix. The property is a 2 story building with a 2 bedroom, 1 bathroom unit upstairs and two 1 bedroom, 1 bathroom units downstairs. The downstairs units were updated a few years ago. Nice front lawn area and open space behind the property as well. Easy access to local transportation and freeways.

**Facts & Features**

- Sold On 03/15/2021
- Original List Price of \$649,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01221486
- 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	0	Unfurnished	\$1,133	\$1,133	\$0
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$0
3:	1	2	1	0	Unfurnished	\$1,238	\$1,238	\$0

**# Of Units With:**

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

**Additional Information**

**Closed** • **Triplex**

List / Sold: **\$659,000/\$652,026** ↑

**1548 E 33rd St** • Los Angeles 90011

**121 days on the market**

**3 units** • **\$219,667/unit** • **1,865 sqft** • **6,513 sqft lot** • **\$349.61/sqft** • **Built in 1888**

**Listing ID: CV20210250**

**EXIT 10 FREWAY BETWEEN S ALAMEDA CENTRAL AVE**



\*\*\*TRIPLEX\*\*\* LOCATED IN LOS ANGELES. 2 BUILDINGS WITH 3 UNITS TOTAL. MAIN BUILDING HAS 2 UNITS WITH 2 BEDROOM 1 BATH. 3RD DETACHED UNIT FEATURES 1 BEDROOM 1 BATHROOM. \*\*\*ALL UNITS HAVE OWN KITCHEN LIVING ROOM AREA AND LAUNDRY HOOKUPS WITHIN UNIT!!! THERE ARE 3 STORAGE SHEDS OUTSIDE OF BUILDING WITH PLENTY SPACE FOR PARKING. ALL 3 UNITS RENTS ARE CURRENT AND TENANT OCCUPIED. \*\* TRIPLEX RENOVATED IN 2017. CONVENIENTLY LOCATED MINUTES AWAY FROM DTLA, STAPLES, USC, DODGERS STADIUM. A GREAT INVESTMENT OPPORTUNITY WITH ENDLESS OPTIONS.

**Facts & Features**

- Sold On 03/16/2021
- Original List Price of \$649,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, Inside, Stackable, Washer Hookup
- \$52464 Gross Scheduled Income
- \$32000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Laundry, Living Room
- Appliances: Gas Range, Refrigerator, Water Heater
- Floor: Tile

**Exterior**

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Chain Link, Wrought Iron
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$8,630
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01933167
- Gardener:
- Licenses:
- Insurance: \$930
- 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	\$1,565	\$1,565	\$1,665
2:	1	2	1	0	Unfurnished	\$1,695	\$1,695	\$1,695
3:	1	1	1	0	Unfurnished	\$1,112	\$1,112	\$1,112

**# Of Units With:**

- Separate Electric: 2
- Drapes:





3/21/2021

Cell Phone: 714-742-3700

Matrix

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

[CUSTOMER FULL](#): Residential Income [LISTING ID](#): P1-2336

Printed: 03/21/2021 7:03:10 PM

List / Sold:

**\$1,398,000/\$1,388,000** ↓

27 days on the market

Listing ID: OC21002940

**Closed** • **Quadruplex**

**16903 S Dalton Ave** • Gardena 90247

**4 units** • **\$349,500/unit** • **5,479 sqft** • **6,500 sqft lot** • **\$253.33/sqft** • **Built in 1969**

**Artesia - North Dalton ave - property located between 169th & 170th st**



Well kept 4plex and long term tenant. These income properties are rare in Gardena area's market Nice area - well kept building 1 unit: 3 beds & 2 baths - 2 units : 2 beds & 1 bath - 1 unit 2bed & 1.5baths ( 2 stories)

**Facts & Features**

- Sold On 03/16/2021
- Original List Price of \$1,398,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$79800 Gross Scheduled Income
- \$58794 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$20,826
- Electric: \$5,345.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,100	\$2,100	\$2,600
2:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,800
3:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,800
4:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,800

**# Of Units With:**

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

**Additional Information**

**Closed**

List / Sold: **\$709,000/\$670,000** ↓

**335 W 13th St • San Pedro 90731**

**63 days on the market**

**4 units • \$177,250/unit • 2,340 sqft • 5,000 sqft lot • \$286.32/sqft • Built in 1924**

**Listing ID: PV20253039**

**110 Freeway south to Gaffey Blvd south, left on 13th street**



Fantastic opportunity to own a 4-unit property in up-and-coming San Pedro, California. Each unit features one bedroom, one bathroom, a laundry area, porch, and generously-sized parking space. The many updates include a new electrical system throughout, upgraded water heaters, and high-efficiency wall heaters. Each unit is separately metered, and tenants pay for gas, electricity, and trash removal services. The entire building is set up for owner and tenant convenience alike. With over 50% in upside rent potential, this building is an ideal value-add opportunity for any investor. The property also qualifies for a Federal grant with up to tens of thousands of dollars in improvements for new paint, windows, and efficiency upgrades that can also be passed on to a future buyer. All of this value is highlighted further given the property's ideal location between the LA Waterfront's newly developed West Harbor and bustling downtown San Pedro. Blocks from shopping, restaurants, the USS Iowa, freeway access, public transportation, and much more, an investor could not ask for a better market and location for a rental property!

**Facts & Features**

- Sold On 03/18/2021
- Original List Price of \$709,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- \$42660 Gross Scheduled Income
- \$25958 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$17,267
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01385864
- Gardener:
- Licenses: 275
- Insurance: \$1,496
- Maintenance: \$2,133
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,300
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$841	\$841	\$1,450
2:	1	1	1	1	Unfurnished	\$852	\$852	\$1,450
3:	1	1	1	0	Unfurnished	\$857	\$857	\$1,450
4:	1	1	1	1	Unfurnished	\$1,003	\$1,003	\$1,450

**# Of Units With:**

- Separate Electric: 4
- Drapes:





List / Sold:

**\$1,580,000/\$1,480,000** ↓

4 days on the market

Listing ID: DW21016694

**Closed** • **Quadruplex**

**2201 N Frederic St** • Burbank 91504

**4 units** • **\$395,000/unit** • **4,320 sqft** • **6,296 sqft lot** • **\$342.59/sqft** • **Built in 1966**

**Thornton Ave & North Frederick St**



Beautiful, well maintained 4-unit property awaits it's lucky investor! This non-rent controlled quadruplex consists of 4,320 sq ft, 12 bedrooms 8 baths with 100% occupancy and zoned R3 and it is two story. Each unit has 3 bedrooms 2 baths and comes with a parking space. Seller estimates all units to have identical, if not similar size square footage and it has central cooling and heat. Property is centrally located to freeways, transportation, shopping, entertainment and restaurants. Walking distance to Robert E. Lundigan Park and minutes to Hollywood Burbank Airport. It's must have investment opportunity!

**Facts & Features**

- Sold On 03/17/2021
- Original List Price of \$1,580,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- Cap Rate: 3.7
- \$79500 Gross Scheduled Income
- \$62160 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

**Interior**

**Exterior**

- Lot Features: Yard
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$17,340
- Electric: \$17.00
- Gas:
- Furniture Replacement:
- Trash: \$155
- Cable TV: 01797917
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$590
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,675	\$1,675	\$2,000
2:	1	3	2	1	Unfurnished	\$1,675	\$1,675	\$2,000
3:	1	3	2	1	Unfurnished	\$1,800	\$1,800	\$2,000
4:	1	3	2	1	Unfurnished	\$1,475	\$1,475	\$2,000

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

List / Sold:

**\$1,499,000/\$1,500,000** ↓

202 days on the market

Listing ID: CV20148284

**Closed** •

**5719 Noel Dr** • Temple City 91780

**4 units** • **\$374,750/unit** • **3,328 sqft** • **7,558 sqft lot** • **\$450.72/sqft** • **Built in 1954**

**Noel Dr and Duffy St**



SELLER VERY MOTIVATED MAJOR PRICE REDUCTION !!SUBMIT OFFER !! Very nice 4 plex located in Temple City, tenants unaware of sale , do not disturb tenants

**Facts & Features**

- Sold On 03/15/2021
- Original List Price of \$1,898,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Laundry: Common Area
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Sewer: Public Sewer, Unknown

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01255135
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,600	\$0	\$1,800
2:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,900
3:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$1,900
4:	1	2	1	1	Unfurnished	\$1,600	\$0	\$1,800

**# Of Units With:**

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

**Additional Information**

List / Sold:

**\$1,225,000/\$1,170,000** ↓

33 days on the market

Listing ID: CV20248702

**Closed** • **Quadruplex**

**8330 Sargent Ave** • Whittier 90605

**4 units** • **\$306,250/unit** • **3,621 sqft** • **6,894 sqft lot** • **\$323.12/sqft** • **Built in 1954**

Major cross streets are Michigan and College



GREAT location in Whittier, MICHIGAN PARK! Close to Whittier College, East Whittier JR High and Ocean View - GREAT SCHOOLS! Easy access to TONS of shopping - STARBUCKS, THE QUAD SHOPPING CENTER, JERSEY MIKES, OFF THE HOOK FISH GRILL, GRUB BURGER, CHILIS, OLIVE GARDEN, YOGURT LAND and TONS MORE! Huge LA Fitness center is a short walk! The entire building has been painted and updated with TONS of new features including all BRAND NEW HIGH EFFICIENCY DUAL PANE WINDOWS. Building also features an owner operated community laundry room that produces EXTRA INCOME. Assigned carports are located at the back of the building for tenants easy access. Beautiful lawn on both the front and back are perfect for residents to enjoy with family. HUGE potential for increased rents! All units are beautifully maintained. This building has been WELL MAINTAINED!

**Facts & Features**

- Sold On 03/15/2021
- Original List Price of \$1,225,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- Laundry: Common Area, Community, Dryer Included, Washer Included
- \$72700 Gross Scheduled Income
- \$54927 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 0-1 Unit/Acre, Landscaped, Lawn, Sprinkler
- Sewer: Public Sewer System, Sprinklers In Front, Sprinklers In Rear

**Annual Expenses**

- Total Operating Expense: \$17,773
- Electric: \$392.00
- Gas: \$160
- Furniture Replacement:
- Trash: \$2,160
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,651
- 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	\$1,450	\$1,450	\$1,950
2:	1	2	1	1	Unfurnished	\$1,575	\$1,575	\$1,950
3:	1	1	1	1	Unfurnished	\$1,625	\$1,625	\$1,650
4:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,650

# Of Units With:

3/21/2021

CUSTOMER FULL: Residential Income LISTING ID: CV20248702

Matrix

Printed: 03/21/2021 7:03:10 PM

List / Sold:

**\$1,600,000/\$1,525,000** ↓

267 days on the market

Listing ID: RS20031509

**Closed** •

**3361 Hamilton Way** • Los Angeles 90026

**4 units** • \$400,000/unit • 2,930 sqft • 6,178 sqft lot • \$520.48/sqft •

Built in 1933

Sunset Blvd & Silver Lake Blvd



Great Opportunity to Own this Silver Lake Multi-Family 4-unit / Quadruplex in Very Desirable Neighborhood. Want Financial Security? Perfect for owner-occupant investors. You can get rich gradually with steady monthly income while living in one of these beautiful Spanish stucco homes with soaring windows. Property has 2 separate free standing buildings with extra room to play in the 2 private courtyards / patio areas, perfect for those summer meals and barbecue. The front building consists of two units: both are 2 bed/1 bath units. And the rear building also has two units: both are 1 bed/1 bath. There are 4 separate electric meters and 4 separate gas meters. Good sought-after area attendance schools - Micheltorena Street Elementary, Thomas Starr King Middle School Magnet, and John Marshall Senior High Gifted Magnet. Great location literally just minutes away from Downtown Los Angeles, Hollywood, contemporary theaters, art galleries, cafes, shops, restaurants, & shopping. Informal Probate.

**Facts & Features**

- Sold On 03/18/2021
- Original List Price of \$1,600,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Up
- Floor: Carpet
- Appliances: Gas Range

**Exterior**

- Lot Features: Irregular Lot, Rolling Slope, Up Slope from Street
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$26,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- 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	\$3,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,000
3:	1	1	1	1	Unfurnished	\$0	\$0	\$2,800
4:	1	1	1	1	Unfurnished	\$0	\$0	\$2,800

3/21/2021

Matrix

CUSTOMER FULL: Residential Income LISTING ID: RS20031509

Printed: 03/21/2021 7:03:10 PM

**Closed** •

List / Sold: **\$895,000/\$860,000** ↓

**709 Via Altamira** • Montebello 90640

21 days on the market

4 units • \$223,750/unit • 2,656 sqft • 5,352 sqft lot • \$323.80/sqft •  
 Built in 1954

Listing ID: TR21021799

From 60 Fwy. go S. on Garfield L on Via Altamira



Investors special. Or, live in one and rent the other 3 units. Great for a 1031 exchange. Tenants are long time residents. The total living space is 2696 sq. feet with (3) one bedroom one bathroom units and (1) Two bedroom 1 bath unit. There are (4) one car garages- one for each tenant. There are separate gas and electric meters. The property is located near major shopping, transportation, banks and markets.

**Facts & Features**

- Sold On 03/17/2021
- Original List Price of \$895,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Community
- \$43200 Gross Scheduled Income
- \$39434 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Landscaped
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$14,953
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$826
- 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	1	1	1	Unfurnished	\$850	\$850	\$1,200
2:	1	1	1	1	Unfurnished	\$900	\$900	\$1,200
3:	1	1	1	1	Unfurnished	\$900	\$900	\$1,200
4:	1	2	1	1	Unfurnished	\$950	\$950	\$1,500

**# Of Units With:**

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



**Closed** • **Quadruplex**

List / Sold: **\$960,000/\$960,000**

**501 N Via Val Verde** • Montebello 90640

**9 days on the market**

**4 units** • **\$240,000/unit** • **3,080 sqft** • **5,669 sqft lot** • **\$311.69/sqft** • **Built in 1957**

**Listing ID: CV21026477**

**Northwest corner of Beverly Boulevard and Via Val Verde**



It's hard to find a great unit mix in an equally impressive rental market. 501 North Via Val Verde in Montebello is just that find. Located on the corner of Beverly Boulevard and Via Val Verde this 4 unit property consists of two, two bedroom and one bathroom units. In addition there are two units that are one bedroom and one bathroom each. Each of the units has their own laundry room as well. In addition to a fantastic unit mix this property has more than ample parking with a total of six garages PLUS parking in the driveway. With a wonderful unit mix, more than ample parking, and a GREAT location it's worth taking a look at 501 North Via Val Verde and all it has to offer you.

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$960,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Floor Furnace
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$59280 Gross Scheduled Income
- \$49680 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

- Rooms: Living Room
- Floor: Carpet, Laminate

**Exterior**

- Lot Features: Corner Lot, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Good Condition, Wood
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$19,080
- Electric: \$480.00
- Gas: \$960
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 01425093
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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:	2	2	1	4	Unfurnished	\$1,325	\$2,650	\$3,600
2:	2	1	1	2	Unfurnished	\$1,145	\$2,290	\$3,400

**# Of Units With:**

- Separate Electric: 5
- Drapes:

**Closed** •

List / Sold: **\$575,000/\$550,000** ↓

**432 Laconia Blvd** • Los Angeles 90061

7 days on the market

4 units • \$143,750/unit • 1,656 sqft • 6,544 sqft lot • \$332.13/sqft •  
 Built in 1953

Listing ID: 21691982

I-105 E toward Norwalk; Take exit 7A for Vermont Ave; Turn right onto S Vermont Ave; Turn left toward W 120th St; Turn left onto W 120th St; Turn right onto S Figueroa St; Turn left onto Laconia Blvd; 432 Laconia Blvd, Los Angeles, CA 90061



Large 4-plex with amazing potential. Investment property. Permitted studio addition. 2 vacant units (1bed+1bath and studio unit). Walking distance to Athens Park. Close to the freeway entrance. Please do not disturb current residents.

**Facts & Features**

- Sold On 03/16/2021
- Original List Price of \$575,000
- 1 Buildings
- Heating: Baseboard

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$3,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01906189
- 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	\$724	\$724	\$1,200
2:	2	1	1		Unfurnished	\$875	\$875	\$1,200
3:	3	1	1		Unfurnished	\$0	\$0	\$1,200
4:	4	1	1		Unfurnished	\$0	\$0	\$1,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

- Separate Electric:
- Drapes:





3/21/2021

Cell Phone: 714-742-3700

Matrix

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21692246

Printed: 03/21/2021 7:03:10 PM

List / Sold:

**Closed** •**\$2,650,000/\$2,700,000** ↑**0 days on the market****10908 Hesby St • North Hollywood 91601****4 units • \$662,500/unit • sqft • 5,805 sqft lot • No \$/Sqft data • Built in 2021****Listing ID: 221001431**

BEAUTIFUL BRAND NEW Fourplex in Noho Arts District! Four 3-story townhome-style units. This property provides brand new everything! 3 units have 2 tandem car garage parking, while the other unit has 2 outdoor tandem parking spaces. Separate water, gas, and electrical utilities. A+ location, walking distance to Noho arts district restaurants, shops, Toluca Lake Adj, and much more.

### Facts & Features

- Sold On 03/19/2021
- Original List Price of \$2,650,000
- Levels: Multi/Split
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas, Central
- Laundry: In Closet
- 5 electric meters available
- 4 gas meters available
- 4 water meters available

### Interior

- Rooms: Family Room, Living Room, Master Bedroom, Walk-In Closet
- Floor: Laminate
- Appliances: Dishwasher, Refrigerator, Microwave, Range
- Other Interior Features: Living Room Balcony, Open Floorplan, Recessed Lighting

### Exterior

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

### Annual Expenses

- Total Operating Expense:
- 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

#### # Of Units With:

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

**Closed** • **Quadruplex**

List / Sold: **\$829,900/\$829,000** ↓

**7254 Vineland Ave** • Sun Valley 91352

**17 days on the market**

**4 units** • **\$207,475/unit** • **2,674 sqft** • **6,360 sqft lot** • **\$310.02/sqft** • **Built in 1952**

**Listing ID: SR21015290**

**Between Vineland and Sherman way**



Amazing opportunity !!! 4 units in San Fernando Valley, Excellent for Investor or First time home buyer to live in One unit and have an extra income. This units are in the heart of SFV, close to Arleta, North Hollywood, Universal Studios, Downton LA, etc. It is close to shopping centers, school, bus stations. 3 units are rented, One is ready to move in. Please don't disturb the tenants!. Don't miss this chance!!!

**Facts & Features**

- Sold On 03/15/2021
- Original List Price of \$829,900
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Individual Room, Outside, Washer Hookup
- \$49320 Gross Scheduled Income
- \$37320 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Up, Kitchen, Laundry, Living Room
- Floor: Carpet, Laminate
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Water Heater
- Other Interior Features: 2 Staircases, Pantry, Storage

**Exterior**

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Stucco Wall, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

**Annual Expenses**

- Total Operating Expense: \$12,000
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$5,000
- Cable TV: 00607194
- Gardener:
- Licenses:
- Insurance: \$984
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,000
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$960	\$960	\$1,800
2:	1	1	1	1	Unfurnished	\$850	\$850	\$1,450
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,450
4:	1	1	1	1	Unfurnished	\$850	\$850	\$1,450

**# Of Units With:**

- Separate Electric: 4
- Drapes:





**Closed**

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

**4201 Santa Ana St • Huntington Park 90255**

**94 days on the market**

**4 units • \$224,750/unit • 2,831 sqft • 7,491 sqft lot • \$317.56/sqft • Built in 1952**

**Listing ID: PW20228238**

**710 N - exit Firestone W - Right onto Atlantic - left onto Salt Lake - left onto Santa Ana**



OPPORTUNITY KNOCKS! This is an amazing opportunity to own a 4plex in a prime location. 2 units in back, above garages that show as studios on tax records but function as 1 bedrooms. Front house is a "side by side" duplex with large driveway area and laundry room in very back of the property. Rents are actual on 2 back units. Rents are proforma on front 2 units currently vacant. 1 front unit was owner-user, now vacant, needs updating. "Interior" front unit closer to driveway recently vacated by tenant. Opportunity to obtain market rents on front home with steady tenants existing in back. Sale shall be AS-IS. Please do not disturb tenants. Sale is 50% probate sale.

**Facts & Features**

- Sold On 03/17/2021
- Original List Price of \$899,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Common Area, Community, Individual Room, See Remarks
- \$64092 Gross Scheduled Income
- \$51531 Net Operating Income
- 1 electric meters available
- 5 gas meters available
- 5 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$12,561
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02085723
- 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	\$720	\$720	\$720
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,500
3:	1	1	1	1	Unfurnished	\$825	\$825	\$825
4:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$1,900

**# Of Units With:**

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

List / Sold:

**\$1,389,000/\$1,397,399 ↑**

58 days on the market

Listing ID: RS20215394

**Closed • Quadruplex**

**1110 Magnolia Ave • Gardena 90247**

**4 units • \$347,250/unit • 4,647 sqft • 7,412 sqft lot • \$300.71/sqft • Built in 1978**

**W/Vermont, S/Redondo Beach Blvd**



Property is a 4-plex. Owners unit #1 occupant will move before close. It is a 2 story townhouse style with 3 bedrooms 2.5 baths, central heat and laundry hookups in 3 car garage. Unit #2 and #3 are 2 bedroom 1 bath with wall heaters. They are upstairs over garages between unit #1 and #4. Unit #4 is a 2 story townhouse style with 2 bedrooms and 1.5 baths. Community laundry room and garage parking for #2, #3 and #4. Total of 2 3 car garages. One tenant is on a lease and the others are on a month to month. Close to all amenities and easy access to the 110 fwy. The termite inspection and work have been completed. Completion report is available.

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$1,389,000
- 1 Buildings
- 6 Total parking spaces
- Heating: Central, Wall Furnace
- Laundry: Community, Gas Dryer Hookup, In Garage, Individual Room, Washer Hookup, Washer Included
- \$50280 Gross Scheduled Income
- \$41957 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Floor: Carpet, Tile
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Oven, Gas Range, Range Hood, Water Heater
- Other Interior Features: Block Walls, Ceramic Counters

**Exterior**

- Lot Features: Front Yard, Sprinklers In Front, Sprinklers Manual
- Fencing: Block, Chain Link
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$8,323
- Electric: \$276.00
- Gas: \$1,440
- Furniture Replacement:
- Trash: \$1,080
- Cable TV: 204501321
- Gardener:
- Licenses:
- Insurance: \$2,047
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,480
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	3	Unfurnished	\$0	\$0	\$2,695
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,795
3:	1	2	1	1	Unfurnished	\$1,190	\$1,190	\$1,795
4:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$1,895

3/21/2021

Matrix

CUSTOMER FULL: Residential Income LISTING ID: RS20215394

Printed: 03/21/2021 7:03:10 PM

List / Sold:

**\$1,395,000/\$1,350,000** ↓

13 days on the market

Listing ID: SB21017015

**Closed** •

**11300 Acacia Ave** • Hawthorne 90304

**5 units** • \$279,000/unit • **5,204 sqft** • **6,757 sqft lot** • **\$259.42/sqft** • **Built in 1961**

**Last parcel on the right at the end of Acacia Ave.**



11300 Acacia Ave is a 5-unit located steps from the Hawthorne / Lennox light rail station. The five total units consist of 5,204 SF in living space situated on a 6,757 SF parcel of land. 11300 Acacia Ave offers a great unit mix consisting of (1) 3-Bed/2-Bath, (3) 2-Bed/1-Bath & (1) 1-Bed.1-Bath Unit. The property was built in 1961 and features (2) two-car garages & (1) one-car garage plus additional driveway space. Given the property's ideal location, strong unit mix, and significant upside rent potential, 11300 Acacia Ave is an excellent investment opportunity for any investor seeking growth, stability, and a hedge against inflation.

**Facts & Features**

- Sold On 03/17/2021
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cap Rate: 3.85
- \$93516 Gross Scheduled Income
- \$53739 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Landscaped
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$35,101
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$2,082
- Maintenance: \$2,805
- Workman's Comp:
- Professional Management: 4676
- Water/Sewer: \$0
- Other Expense: \$4,000
- Other Expense Description: Utility

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,999	\$1,999	\$2,750
2:	1	2	1	1	Unfurnished	\$1,640	\$1,640	\$1,895
3:	1	2	1	1	Unfurnished	\$1,254	\$1,254	\$1,895
4:	1	2	1	1	Unfurnished	\$1,590	\$1,590	\$1,895
5:	1	1	1	1	Unfurnished	\$1,310	\$1,310	\$1,450

**# Of Units With:**

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

List / Sold:

**\$1,149,000/\$1,175,000** ↑

11 days on the market

Listing ID: SB20253601

**Closed**

**4543 W 173rd St** • Lawndale 90260

**5 units** • \$229,800/unit • **3,596 sqft** • **5,815 sqft lot** • **\$326.75/sqft** • **Built in 1974**

**NORTH OF ARTESIA/WEST OF HAWTHORNE-NEAR SB GALLERIA**



Great opportunity to own a great 2 story unit close to the South Bay Galleria. Total of 5 Units, 1 unit is 2 bed/1bth, 4 units are 1 bed/1bath each. Good parking available with 2 Double garages + 4 car carport. Close to fwy's, shopping and schools. The South Bay Galleria, recently approved for a \$900M renovation with outdoor retail, office and entertainment, is right around the corner. Just three miles from the Pacific Ocean and less than a mile from the 405 freeway, tenants enjoy the convenience to both work and play. PLEASE DO NOT DISTURB TENANTS

**Facts & Features**

- Sold On 03/16/2021
- Original List Price of \$1,149,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Community
- \$55650 Gross Scheduled Income
- \$45594 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Level
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$10,056
- Electric: \$240.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,296
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$2,388
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,544
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,150	\$13,800	\$2,200
2:	1	1	1	1	Unfurnished	\$900	\$10,800	\$1,000
3:	1	1	1	1	Unfurnished	\$900	\$10,800	\$1,000
4:	1	1	1	1	Unfurnished	\$900	\$10,800	\$1,000
5:	1	1	1	1	Unfurnished	\$850	\$10,200	\$1,000

**# Of Units With:**

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

List / Sold:

**\$2,700,000/\$2,700,000** ↓

91 days on the market

Listing ID: SR20197038

**Closed** •

**1818 19th St • Santa Monica 90404**

**6 units • \$450,000/unit • 5,624 sqft • 8,008 sqft lot • \$480.09/sqft • Built in 1957 Olympic Blvd**



NONE RENT CONTROL Building. Units are current with rents, no deferred rents due to COVID. Building was constructed in 1957 and was placed in this location on 1988. (Santa Monica city records shows as non rent control, buyer and agent to verify the information with city) Great area of Santa Monica, close to Santa Monica Collage. Two story building with 6 units. Building and units have been remodeled. There are Two 3B/2B and four 1B/1B. There are eight parking spots in the back of the units. Separate laundry room, double pane windows, tile roof, raised foundation. There are seven electric meters, seven gas meters and one water meter. Low vacancy and low maintenance! Close to Freeway 10, shopping, beach, restaurants.

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$3,280,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area
- Cap Rate: 5.3
- \$192000 Gross Scheduled Income
- \$142980 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

**Interior**

- Floor: Laminate, Tile, Vinyl
- Appliances: Gas Oven, Gas Range, Gas Water Heater
- Other Interior Features: Granite Counters

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$54,636
- Electric: \$432.00
- Gas: \$900
- Furniture Replacement:
- Trash: \$2,784
- Cable TV: 01897136
- Gardener:
- Licenses: 200
- Insurance: \$1,740
- Maintenance: \$2,440
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,400
- Other Expense: \$135
- Other Expense Description: Fire Dep

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,400	\$3,400	\$3,600
2:	1	3	2	2	Unfurnished	\$3,400	\$3,400	\$3,600
3:	1	1	1	1	Unfurnished	\$1,895	\$1,895	\$2,200
4:	1	1	1	1	Unfurnished	\$2,000	\$2,000	\$2,200
5:	1	1	1	1	Unfurnished	\$2,100	\$2,100	\$2,200

3/21/2021

Matrix

CUSTOMER FULL: Residential Income LISTING ID: SR20197038

Printed: 03/21/2021 7:03:10 PM





3/21/2021

Matrix

CUSTOMER FULL: Residential Income LISTING ID: 20668156

Printed: 03/21/2021 7:03:10 PM

List / Sold:

**\$1,195,000/\$1,351,000** ↑

11 days on the market

Listing ID: 320005011

**Closed** •

**1215 S Ardmore Ave** • Los Angeles 90006

6 units • \$199,167/unit • 4,076 sqft • 5,907 sqft lot • \$331.45/sqft • Built in 1960



Originally constructed as 5 units plus a guest room (registered with Los Angeles RSO as 6 units). (5) 2 bedroom/1 bath units & (1) 1 bedroom/1 bath unit. Strong rental market with easy access to grocery stores, public transportation, & more. Good upside potential with some low rents. Please see attached marketing brochure for income and expense information.

**Facts & Features**

- Sold On 03/17/2021
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cap Rate: 0
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

**Interior**

- Floor: See Remarks

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 00707696
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

**Unit Details**

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

# Of Units With:

3/21/2021

CUSTOMER FULL: Residential Income LISTING ID: 320005011

Matrix

Printed: 03/21/2021 7:03:11 PM

List / Sold:

**\$1,200,000/\$1,150,000** ↓

14 days on the market

Listing ID: SB20230919

**Closed** •

**1433 S New Hampshire Ave** • Los Angeles 90006

6 units • \$200,000/unit • 4,277 sqft • 6,289 sqft lot • \$268.88/sqft • Built in 1959

North of Venice Blvd. West of Vermont



6 unit value-add building in the Pico-Union area of Los Angeles. This property has a fantastic unit mix consisting of (1) 3-Bed/2-Bath unit, (1) 2-Bed/1-Bath unit, and (4) 1-Bed/1-Bath units. The property has 6 parking garages that are conveniently located for tenants. The mandatory retrofit has been completed on the garages. The property is being delivered at a 4.19% Cap and a 13.89 GRM on current rents with upside potential of a Market 8.46% Cap and 8.62 GRM. This property is surrounded by new development and is the perfect asset for a value-add investor.

**Facts & Features**

- Sold On 03/15/2021
- Original List Price of \$1,200,000
- 1 Buildings
- 6 Total parking spaces
- Laundry: Community
- \$86412 Gross Scheduled Income
- \$50281 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$33,538
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,500	\$2,500	\$3,100
2:	1	2	1	1	Unfurnished	\$1,005	\$1,005	\$2,100
3:	1	1	1	1	Unfurnished	\$778	\$778	\$1,600
4:	1	1	1	1	Unfurnished	\$1,039	\$1,039	\$1,600
5:	1	1	1	1	Unfurnished	\$1,098	\$1,098	\$1,600
6:	1	1	1	1	Unfurnished	\$778	\$778	\$1,600

**# Of Units With:**

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

**Closed**

List / Sold: **\$900,000/\$850,000** ↓

**2607 W 4Th St** • Los Angeles 90057

11 days on the market

7 units • \$128,571/unit • 2,673 sqft • 6,944 sqft lot • \$317.99/sqft •  
 Built in 1911

Listing ID: 21678112

Located in the rapidly gentrifying location of Westlake, the subject property is minutes away from Downtown Los Angeles. The subject property is located within walking distance to Dominos, McDonalds, and Hoho Chicken. A savvy investor can take advantage of the potential upside by capitalizing on the high demand for housing in the immediate area.



\*\*\*Gated On-Site Parking\*\*\*Approximately 58% in Upside Potential\*\*\*Centrally Located \*\*\*Large 6,944 Square Foot R4 Lot\*\*\* Minutes from Downtown Los Angeles

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$900,000
- 1 Buildings
- \$29495 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$29,495
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947193
- 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:	7	0	1		Unfurnished	\$696	\$4,872	\$7,700
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

- Separate Electric:
- Drapes:



List / Sold:

**\$2,699,000/\$2,800,000** ↑

10 days on the market

Listing ID: SB21007774

**Closed** •

**14601 Firmona Ave** • Lawndale 90260

**8 units** • \$337,375/unit • **9,600 sqft** • **30,018 sqft lot** • \$291.67/sqft • **Built in 1962**

going east on Marine turn left on Firmona



8 duplex style houses all with 1 car garages. Large private L-shape lot - back from the street. Long term tenants!!!

**Facts & Features**

- Sold On 03/18/2021
- Original List Price of \$2,699,000
- 4 Buildings
- 8 Total parking spaces
- Heating: Central
- Laundry: In Garage
- Cap Rate: 4.18
- \$191940 Gross Scheduled Income
- \$112903 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$79,037
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 01929798
- Gardener:
- Licenses:
- Insurance: \$3,700
- Maintenance:
- Workman's Comp:
- Professional Management: 10443
- Water/Sewer: \$6,006
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,850	\$1,850	\$2,400
2:	3	3	2	1	Unfurnished	\$1,925	\$5,775	\$2,400
3:	2	3	2	1	Unfurnished	\$2,000	\$4,000	\$2,400
4:	1	3	2	1	Unfurnished	\$2,175	\$2,175	\$2,400
5:	1	3	2	1	Unfurnished	\$2,195	\$2,195	\$2,400

**# Of Units With:**

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

List / Sold:

**Closed** •**\$2,000,000/\$2,020,000** ↑

5 days on the market

**26200 President Ave** • Harbor City 90710**8 units** • **\$250,000/unit** • **7,680 sqft** • **7,005 sqft lot** • **\$263.02/sqft** •  
Built in 1991

Listing ID: SB21044675

Anaheim St just east of Western



The Casa Te-Amo Apartment Complex is an 8 unit multifamily building constructed in 1991, and well maintained by the present owner who has held the property for 11 years. The building exterior was painted a little over a year ago, and a new roof was installed with permits in late 2016. The property has a controlled access parking garage and entrance on the first floor (15 parking spaces) with 2 levels of apartment units above the garage. The unit mix consists of all 2 bed 1 bath units with spacious floorplans and a stacked washer/dryer in each apartment. The historical collections of rents has been 100%, including all of 2020 to present. The rent rates have 33% upside upon unit turnover as they are below market. This property is not subject to City of Los Angeles rent control, but rather the more landlord friendly State Rent Control Ordinance which allows for 5%+ CPI increases annually (there is presently a statewide moratorium on rent increases). Casa Te-Amo has great curb appeal and is a stable turn-key investment in a strong sub-market for apartment rentals with ease of management. The apartment complex at the foot of the Harbor Pines residential neighborhood in Harbor City just north of Palos Verdes Drive North, and minutes from the 110 Freeway. Just a 6 minute drive to Albertsons and a 10 minute drive to Ralphs, In-N-Out Burger, and the Trader Joe's Grocery Store in the Terraces Shopping Center all located on Western Avenue in Rancho Palos Verdes/San Pedro.

### Facts & Features

- Sold On 03/19/2021
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Three Or More
- 15 Total parking spaces
- Laundry: Dryer Included, In Closet, Stackable, Washer Included
- Cap Rate: 4.2
- \$143580 Gross Scheduled Income
- \$83903 Net Operating Income
- 9 electric meters available
- 8 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Corner Lot, Landscaped, Lot 6500-9999
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Closed Circuit Camera(s), Smoke Detector(s)
- Fencing: Good Condition
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$56,805
- Electric: \$2,535.00
- Gas: \$2,535
- Furniture Replacement:
- Trash: \$2,535
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,199
- Maintenance: \$6,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,535
- Other Expense:
- Other Expense Description:



3/21/2021

- Rent Controlled

**Michael Lembeck**

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

Matrix

- Los Angeles County
- Parcel # 7411018044

**Re/Max Property Connection**

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

CUSTOMER FULL: Residential Income LISTING ID: SB21044675

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List / Sold:

**\$2,050,000/\$1,950,000** ↓

11 days on the market

Listing ID: PV20256816

**Closed** •

**1835 S Grand Ave** • San Pedro 90731

**8 units** • \$256,250/unit • **6,864 sqft** • **9,002 sqft lot** • **\$284.09/sqft** • **Built in 1962**

**Corner of 19th and Grand, between Gaffey and Pacific**



Calling All Investors! Two parcels each zoned LAR2 being offered together, 1835 and 1845 S. Grand Avenue, each with four spacious 2-bedroom units, containing 16 bedrooms and 8 bathrooms, in 6,864 square feet, combined. The properties are well-maintained, and the upper rear unit of each building has an enormous private patio. The upper front unit of 1835 is currently being made ready to rent, or owner-occupy, and the other three units are leased, with two at or near current market values. 1845, the corner building, is fully rented with long-term tenants at below market rates, with lots of room to grow. Each unit has its own laundry room with washer and dryer hookups, and each building has two 2-car garages, shared by tenants with one garage space for each. Each building has one water heater for 4 units. These units are conveniently located close to the Port's new waterfront development, convenient to downtown San Pedro, parks, beaches, public transportation and the 110 Freeway. These two parcels offer great upside potential for significantly increased future rents. Offered subject to inspection... Drive by only... please do not walk through or bother current tenants. One unit is currently being prepared to rent, and may be available to preview soon, by appointment.

**Facts & Features**

- Sold On 03/16/2021
- Original List Price of \$2,050,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Individual Room, Inside, See Remarks, Washer Hookup
- \$127968 Gross Scheduled Income
- \$83843 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

**Interior**

- Appliances: Gas Oven, Gas Cooktop, Range Hood

**Exterior**

- Lot Features: Corner Lot, Front Yard, Lawn, Level with Street, Rectangular Lot, Level
- Sewer: Private Sewer

**Annual Expenses**

- Total Operating Expense: \$44,125
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01348711
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$11,400
- Other Expense: \$600
- Other Expense Description:

**Unit Details**

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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3/21/2021

Matrix

**Michael Lembeck**

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

**Re/Max Property Connection**

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

CUSTOMER FULL: Residential Income LISTING ID: PV20256816

Printed: 03/21/2021 7:03:11 PM



3/21/2021

Matrix

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 20644682

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Matrix

CUSTOMER FULL: Residential Income LISTING ID: 20652146

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List / Sold:

**\$3,250,000/\$3,220,000** ↓

10 days on the market

Listing ID: AR21011386

**Closed** • Apartment

**517 E Washington Blvd** • Pasadena 91104

10 units • \$325,000/unit • 8,340 sqft • 20,911 sqft lot • \$386.09/sqft • Built in 1949

north east of Los Robles Ave and Washington Blvd



MONTANO VILLAS – 517 E Washington Blvd., a 10-unit garden style apartment investment opportunity located in the City of Pasadena, CA. Built in 1949 by the owner’s family, this is the first time this property has ever been offered for sale. Long time owned for 72 years; the ownership has completed many significant capital improvements recently. Some of the major improvements are new roof, new Central A/C and heating in each unit, new double pane windows throughout (2008-2009). VILLA MONTANO is a pride-of-ownership attractive two-story garden style gated community that was built in 1949. It has a total of 8,340 SF building size and situated on a ±20,911 SF lot size. It offers an excellent curb appeal with manicured landscaping. The property has 4 patio homes with a semi-private porch and side yard. The 4 patio homes are all 2bedroom+1bathroom units complete with laundry hookups. Each patio home’s bathroom has tiled shower + bathtub. The remaining 6 units consist of four (4) 2bedroom+1bathroom, and two (2) 1bedroom+1bathroom units. Each unit has central A/C and heating (installed in 2009), double pane windows, original hardwood flooring, stove, and refrigerator. Each of the 4 patio homes have a dishwasher. Each unit has an individual water heater and separately metered for electricity and gas.

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$3,250,000
- 5 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- \$201720 Gross Scheduled Income
- \$136638 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

**Interior**

- Floor: See Remarks

**Exterior**

- Lot Features: Level with Street, Rectangular Lot, Near Public Transit
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$59,031
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 02021933
- Gardener:
- Licenses: 0
- Insurance: \$4,016
- Maintenance: \$0
- Workman’s Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$725
- Other Expense Description: Cleaning

**Unit Details**

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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3/21/2021

Matrix

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: AR21011386

Printed: 03/21/2021 7:03:11 PM

List / Sold:

**\$1,950,000/\$1,750,000** ↓

8 days on the market

Listing ID: 20672364

**Closed** •

**11421 S Normandie Ave** • Los Angeles 90044

**10 units** • \$195,000/unit • 6,420 sqft • 12,808 sqft lot • \$272.59/sqft •  
**Built in 1961**

**Just South of Imperial Hwy on Normandie Avenue; Approximately 1.2 miles West of the 110 Freeway and 0.2 miles North of the Century Freeway.**



Attention Serious Investors, Investment Contractors and Those in Need of a Replacement Property. Well maintained, secured, 10 Unit Multi Family 6420 sqft 2 story Building, comprised of 8-1bd/1ba Units and 2-3bd/2ba Units; 12,737 sqft lot, privacy-secure and gated, includes 10 car space covered parking structure with an attached laundry facility capacity. Located, just South of Imperial Hwy on So. Normandie Ave.; approximately 1.2 mi West of 110 Fwy, 0.2 mi. North of 105 Fwy; easy access to freeway connections to all areas of Los Angeles and nearby cities. Close to transportation (bus and train), shopping centers, schools, quick service restaurants and religious organizations. In the heart of on-going development. Excellent investment opportunities in this density bonus plus community of Los Angeles County's South West Athens area. Zoned LCCHYY. Sold "As Is." Buyer's responsibility for due diligence/verification. Please Do Not Disturb Tenants or walk the property. Appointment Only

**Facts & Features**

- Sold On 03/15/2021
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- Laundry: Outside
- \$76991 Net Operating Income

**Interior**

**Exterior**

- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Gated Community, Window Bars

**Annual Expenses**

- Total Operating Expense: \$31,621
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$1,030	\$2,060	\$2,060
2:	2	1	1		Unfurnished	\$1,040	\$2,080	\$2,080
3:	1	1	1		Unfurnished	\$1,004	\$1,004	\$1,004
4:	1	1	1		Unfurnished	\$1,076	\$1,076	\$1,076

3/21/2021

Matrix

**Michael Lembeck**

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

**Re/Max Property Connection**

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

CUSTOMER FULL: Residential Income LISTING ID: 20672364

Printed: 03/21/2021 7:03:11 PM

List / Sold:

**\$3,500,000/\$3,400,000** ↓

16 days on the market

Listing ID: SB21001287

**Closed** •

**5236 Kester Avenue** • Sherman Oaks 91411

10 units • \$350,000/unit • 9,409 sqft • 12,608 sqft lot • \$361.36/sqft •  
 Built in 1964

Take 405N to Burbank Blvd, take Burbank Blvd to Kester Ave



Rare opportunity for investors to purchase PRIME real estate in PRIME Sherman Oaks location. Half-Block from famous shopping and dining on Magnolia Blvd, these large townhouse units are located in one of the most desirable rental areas of Sherman Oaks. Tenants enjoy central air, hardwood floors, fireplaces and private patios. Ample on site, tuck-under parking and additional income from shared laundry make this gated secure building a hidden gem in a sought-after neighborhood. Building has a new roof, new copper plumbing, and new A/C units. Low maintenance with strong income, plus over 30% potential upside in rent. It is a reposition opportunity with strong upside in rents. Excellent unit mix with historically strong occupancy. Safe residential neighborhood in prime Sherman Oaks location.

**Facts & Features**

- Sold On 03/18/2021
- Original List Price of \$3,500,000
- 1 Buildings
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area
- Cap Rate: 4.06
- \$214704 Gross Scheduled Income
- \$139630 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

**Interior**

- Floor: Wood

**Exterior**

- Lot Features: Front Yard, Landscaped, Lawn, Level with Street, Park Nearby
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$68,633
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,947
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$3,400
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$8,118
- Other Expense Description: Utility

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	2	1	Unfurnished	\$1,804	\$14,432	\$2,600
2:	2	1	1	1	Unfurnished	\$1,332	\$2,664	\$1,900

**# Of Units With:**

- Separate Electric: 11
- Drapes:

List / Sold:

**Closed** •

**\$6,150,000/\$5,955,000** ↓

143 days on the market

**5420 W HAROLD Way** • Los Angeles 90027

**11 units** • **\$559,091/unit** • **16,336 sqft** • **No lot size data** • **\$364.53/sqft** •  
**Built in 2008**

Listing ID: 20639728

**5420 Harold Way is an 11-unit, 5-story art deco-style Hollywood condo building located north of Sunset Blvd, east of Western Ave, and adjacent to Los Feliz and Thai Town.**



**\$100,000 PRICE REDUCTION!** We are proud to present 5420 Harold Way, an 11-unit, 5-story condo building located on a quiet street in a rapidly transforming pocket of Hollywood, adjacent to Los Feliz and Thai Town. Built in 2008, this impressive architectural Deco style asset offers an investor the opportunity/flexibility to continue to operate the property as an apartment building, or sell-off the condo units individually. The property features a secured intercom entry into a light-filled lobby with polished concrete floors leading to the elevator for access to the units above. There are 2 levels of parking-one subterranean and one ground level, for a total of 25 spaces. There is a well-landscaped side/rear yard which can be converted into a dog run or outdoor common area space, as well as a top floor outdoor community deck with amazing south-facing city views.

**Facts & Features**

- Sold On 03/17/2021
- Original List Price of \$6,250,000
- 1 Buildings
- Levels: Multi/Split
- 25 Total parking spaces
- Heating: Central
- \$258563 Net Operating Income

**Interior**

- Floor: Wood, Tile, Carpet
- Appliances: Dishwasher, Microwave, Refrigerator, Oven, Range
- Other Interior Features: Living Room Balcony

**Exterior**

- Lot Features: Back Yard, Landscaped
- Security Features: Fire Sprinkler System, Card/Code Access, Fire and Smoke Detection System, Smoke Detector(s)

**Annual Expenses**

- Total Operating Expense: \$146,276
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01430290
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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3/21/2021

- Standard sale

**Michael Lembeck**

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

Matrix

- C20 - Hollywood area
- Los Angeles County
- Parcel # 5544022067

**Re/Max Property Connection**

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

CUSTOMER FULL: Residential Income LISTING ID: 20639728

Printed: 03/21/2021 7:03:11 PM

List / Sold:

**\$3,250,000/\$2,850,000** ↓

166 days on the market

Listing ID: EV20178025

**Closed**

**200 N Oxford Ave** • Los Angeles 90004

**12 units** • \$270,833/unit • **9,732 sqft** • **6,230 sqft lot** • **\$292.85/sqft** • **Built in 1969**

**Western and Beverly off the 101**



PRICE REDUCED \$450,000 !! Well maintained, 12 units located in and high-rental demand area of Korea Town, just below Beverly.? Two 2-bedroom, 1-bath units; ten 1-bedroom 1-bath.? Great commuter location.? 14 parking places, security gate and on-site laundry.? This property is also offered as part of seven building portfolio (see attached Offering Memorandum).? Shown on accepted offers only.? Please do not disturb the tenants.?

**Facts & Features**

- Sold On 03/19/2021
- Original List Price of \$3,699,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Radiant
- Laundry: Common Area
- Cap Rate: 5
- \$251081 Gross Scheduled Income
- \$160013 Net Operating Income
- 13 electric meters available
- 13 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$83,535
- Electric: \$9,229.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,150
- Cable TV: 01787829
- Gardener:
- Licenses: 678
- Insurance: \$11,645
- Maintenance: \$25,239
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$400
- Other Expense Description: Laundry

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	1	1	0	Unfurnished	\$118,002	\$198,882	\$210,000
2:	2	2	1	0	Unfurnished	\$51,686	\$51,686	\$55,200

**# Of Units With:**

- Separate Electric: 13
- Gas Meters: 13
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

List / Sold:

**\$6,299,000/\$5,745,000** ↓

23 days on the market

Listing ID: SB20246031

**Closed** •

**1933 S Bedford St** • Los Angeles 90034

**16 units** • **\$393,688/unit** • **16,280 sqft** • **12,611 sqft lot** • **\$352.89/sqft** • **Built in 1965**

**Off of Robertson Blvd. and Cadillac Ave.**



Right in the middle of the booming Downtown Culver City and Pico-Robertson, 1933 S. Bedford is an ideal 16-unit asset with "A" location. Located in one of the LA's strongest rental markets, this is an ideal pickup for any exchange buyer or investor looking to own a unique asset with tons of upside. The Bedford St. Asset offers an ideal unit mix comprised of (2) 3-Bd/2-Ba, (10) 2-Bd/2-Ba, (2) 2-Bd/1-Ba, (2) 1-Bd/1-Ba units. Three of the 2-Bed/2-Ba units will be delivered ready for market rents. All units are in great condition, and feature Hardwood flooring, Quartz Countertops, Dishwashers, A/C, new paint, and spacious master bathrooms. Units also come with their own private balconies. There is ample parking for all tenants, and the retrofitting has already been completed by the current owner. A massive property, Bedford St. comes with a beautiful courtyard and lobby. With proforma rents in place, the property will operate just under a 6% Cap and above a 12 GRM. Only minutes away from Millions of \$ in development, this beautiful 16-unit is an ideal pickup for any exchange buyer or investor looking to own in one of Los Angeles's top rental markets.

**Facts & Features**

- Sold On 03/16/2021
- Original List Price of \$6,500,000
- 1 Buildings
- Levels: Three Or More
- 21 Total parking spaces
- Heating: Radiant
- Laundry: Individual Room
- Cap Rate: 3.9
- \$399624 Gross Scheduled Income
- \$245357 Net Operating Income
- 16 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: \$142,278
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- 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:	2	1	1	0	Unfurnished	\$1,600	\$3,200	\$2,095
2:	2	2	1	0	Unfurnished	\$1,850	\$3,700	\$2,750
3:	6	2	2	0	Unfurnished	\$1,992	\$11,952	\$2,850
4:	2	3	2	0	Unfurnished	\$2,575	\$5,150	\$3,495





List / Sold:

**Closed** •

**\$3,600,000/\$3,515,000** ↓

**1632 W 218th St** • Torrance 90501

**110 days on the market**

**17 units** • **\$211,765/unit** • **11,746 sqft** • **18,002 sqft lot** • **\$299.25/sqft** • **Built in 1982**

**Listing ID: SB20158086**

**Off Western Ave. & South of Carson St.**



Excellent value-up & well maintained asset with the current CAP of 3.8%, and the higher profit potential if renovated. Updated detailed Setup Sheet & Rent Roll upon request by email.

**Facts & Features**

- Sold On 03/15/2021
- Original List Price of \$3,600,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Common Area
- Cap Rate: 3.95
- \$245292 Gross Scheduled Income
- \$142142 Net Operating Income
- 17 electric meters available
- 17 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$103,150
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$8,344
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management: 11603
- Water/Sewer: \$6,379
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	11	1	1	0	Unfurnished	\$1,146	\$12,602	\$1,200
2:	5	2	1	0	Unfurnished	\$1,236	\$6,182	\$1,295
3:	1	2	2	0	Unfurnished	\$1,469	\$1,469	\$1,540

**# Of Units With:**

- Separate Electric: 17
- Gas Meters: 17
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: