

Cross Property Customer 1 Line

Listing ID	S	St# St Name	City	Area	SLC	Units	GS1	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	PrvPool	Grp Socs	Date	DOM/CDOM	
1	SB24024130	S	1101 19th ST	HMB	150	TRUS	2	\$45,000	2	\$1,262,000	\$1,054.30	1197	1956/ASR	2,512/0.0577	N	2	03/18/24	9/2
2	DW23016607	S	944 W Upland AVE	SP	187	STD	2	\$30,432		\$680,000	\$735.93	924	1924/ASR	4,801/0.1102	N	0	03/21/24	360/360
3	24351922	S	303 S Walker AVE	SP	187	STD	2		8	\$810,000	\$679.53	1192/A	1920	3,001/0.06	N	2	03/18/24	35/106
4	OC24017587	S	3288 Lewis AVE	SIGH	6	STD	2	\$76,800	5	\$1,050,000	\$487.47	2154	1947/ASR	6,352/0.1458	N	2	03/21/24	25/25
5	24351403	S	2018 S 3rd ST	ALH	601	STD	2			\$1,140,000	\$524.14	2175/A	1928/ASR	7,498/0.17	N	2	03/19/24	22/22
6	DW23100134	S	420 W Linda Vista AVE	ALH	601	STD	2	\$22,800		\$1,200,000	\$515.69	2327	1923/ASR	11,105/0.2549	N	5	03/19/24	245/245
7	24371271	S	3464 Garden AVE	LA	606	STD	2			\$820,000	\$792.27	1035	1922	6,757/0.15	N	2	03/19/24	0/0
8	SR23132844	S	7902 Hershey ST	RSMD	651	PRO	2	\$0		\$1,010,000	\$532.42	1897	1925/ASR	8,401/0.1929	N	2	03/18/24	33/33
9	SB24001490	S	6236 Gretina AVE	WH	670	NOD	2			\$720,000	\$794.70	906	1930/ASR	5,123/0.1176	N	0	03/19/24	30/30
10	PW24039950	S	13920 Placid DR	WH	670	STD	2	\$89,000		\$1,320,000	\$393.09	3358	2009/ASR	9,222/0.2117	N	2	03/21/24	6/94
11	PW24005050	S	3323 Darwin AVE	LA	677	STD	2	\$24,000		\$65,000	\$59.52	1092	1954/ASR	6,941/0.1593	N	0	03/18/24	6/6
12	23287529	S	3125 George ST	LA	677	PRO	2			\$500,000	\$389.71	1283	1910	4,305/0.09			03/20/24	83/83
13	DW24005243	S	3327 Darwin AVE	LA	677	STD	2	\$28,800		\$750,000	\$437.83	1713	1941/ASR	7,107/0.1632	N	2	03/18/24	6/29
14	WS23139242	S	942 S Fetterly AVE	LA	699	STD	2	\$0		\$864,000	\$563.23	1534	1925/ASR	6,824/0.1567	N	0	03/20/24	188/188
15	PW23163631	S	720 N Gage AVE	LA	BOYH	STD,TRUS	2	\$34,320		\$670,000	\$348.96	1920	1985/ASR	7,009/0.1609	N	1	03/22/24	161/844
16	23337689	S	145 N Clark DR	BEVH	C01	STD	2			\$2,852,000	\$648.77	4396	1936	5,760/0.13		4	03/19/24	17/17
17	24345589	S	1221 Poinsettia DR	WHO	C10	STD	2			\$1,668,000	\$678.05	2460	1923	5,892/0.13			03/20/24	30/30
18	23328851	S	2478 Louella AVE	VEN	C11	STD	2			\$1,312,500	\$773.88	1696	1922	5,198/0.11			03/21/24	10/10
19	24348019	S	1341 Vienna WAY	VEN	C11	STD	2			\$2,169,375	\$960.33	2259	1955	10,899/0.25			03/19/24	15/15
20	24350389	S	1855 S Cochran AVE	LA	C16	STD	2		4	\$1,488,250	\$525.33	2833	1936	5,808/0.13			03/23/24	12/12
21	24345183	S	116 N Orange DR	LA	HPK	STD	2			\$2,245,000	\$448.82	5002	1926	7,158/0.16			03/22/24	31/31
22	CV23103795	S	841 N Alexandria AVE	LA	C20	STD	2	\$42,000		\$1,175,000	\$317.22	3704	1936/SEE	5,075/0.1165	N	4	03/20/24	243/243
23	PW23218713	S	230 N Hoover ST	LA	671	STD	2	\$0		\$985,000	\$789.26	1248	1948/ASR	5,049/0.1159	N	2	03/21/24	51/51
24	24370321	S	2850 Gleneden ST	LA	671	STD	2			\$1,550,000	\$959.16	1616	1940	15,372/0.3529			03/19/24	0/0
25	SB24007032	S	115 W 119th ST	LA	C34	STD	2	\$0		\$725,000	\$340.54	2129	1952/ASR	6,445/0.148	N	1	03/22/24	21/21
26	MB24006232	S	417 E 27th ST	LA	C37	STD	2	\$0		\$885,000	\$453.15	1953	2024/ASR	5,100/0.1171	N	2	03/22/24	22/22
27	233004881	S	16469 Sierra HWY	CANC	CAN1	STD	2			\$835,000	\$453.15	1953	1944/EST	37,943/0.87			03/21/24	84/84
28	DW24011457	S	4077 Liberty BLVD	SOG	T2	STD	2	\$0		\$600,000	\$380.23	1578	1938/ASR	6,018/0.1382	N	3	03/20/24	34/34
29	DW24055096	S	3419 Flower St	HNPK	T5	STD	2	\$0		\$700,000	\$402.30	1740	1928/ASR	6,466/0.1484	N	2	03/22/24	0/0
30	PW23231774	S	6303 Casitas AVE	BELL	T6	STD	2	\$0		\$650,000	\$465.62	1396	1928/ASR	5,628/0.1292	N	2	03/18/24	18/18
31	SB24029566	S	2224 Andrea AVE	TORR	134	STD	3	\$62,040		\$1,111,000	\$631.25	1760	1923/ASR	5,101/0.1171	N	2	03/21/24	8/8
32	CV23117376	S	11443 Dickv ST	WH	670	STD	3	\$89,400		\$1,210,000	\$458.85	2637	1947/ASR	6,579/0.151	N	1	03/20/24	157/157
33	CV24028755	S	1633 Alameda ST	POM	687	STD	3	\$67,481		\$1,049,000	\$400.99	2616	1939/ASR	10,568/0.2426	N	2	03/20/24	4/4
34	PF24025626	S	218 N Bushnell AVE	ALH	699	STD	3	\$97,800		\$1,820,000	\$645.39	2820	1927/ASR	7,398/0.1698	N	0	03/20/24	17/17
35	23326564	S	6069 Homer ST	LA	C09	STD	3		3	\$2,312,726	\$389.02	5945	2008	5,676/0.13	N	3	03/22/24	80/80
36	PW23209675	S	1449 12th AVE	LA	C16	STD	3	\$0		\$1,066,000	\$386.23	2760	1922/ASR	7,933/0.1821	N	3	03/18/24	77/77
37	23328903	S	6955 Trolleyway	PDLR	C31	STD	3		3	\$4,700,000	\$1,247.35	3768	1957	3,279/0.07	N		03/21/24	99/191
38	BB23219515	S	1019 E 84th PL	LA	C37	STD	3	\$142,800		\$1,600,000	\$436.32	3667	2022/ASR	5,743/0.1318	N	2	03/21/24	2/2
39	AR23229411	S	4204 Missouri AVE	SOG	T4	STD	3	\$48,600		\$770,000	\$422.15	1824	1939/ASR	5,317/0.1221	N	3	03/20/24	37/37
40	DW23164443	S	8512 Santa Fe	HNPK	T5	TRUS	3	\$0		\$575,000	\$204.99	2805	1928/ASR	4,409/0.1012	N	2	03/18/24	129/129
41	SB24030313	S	14506 S Normandie AVE	GR	115	STD	4	\$79,380		\$1,040,000	\$367.23	2832	1957/ASR	6,166/0.1416	N	4	03/22/24	8/8
42	SB24030389	S	1147 N Marine AVE	WILM	195	STD	4	\$48,072		\$785,000	\$327.08	2400	1923/ASR	6,699/0.1538	N	4	03/21/24	8/8
43	DW23219500	S	814 Gulf AVE	WILM	195	STD	4	\$0		\$1,115,000	\$395.11	2822	1931/PUB	6,299/0.1446	N	2	03/22/24	24/60
44	SR24032010	S	1015 W Verdugo AVE	BBK	610	STD	4	\$75,600		\$1,483,000	\$500.34	2964	1957/ASR	6,789/0.1559	N	4	03/20/24	1/1
45	PW24034356	S	1305 E Glenoaks Blvd	GD	624	STD,TRUS	4	\$114,240		\$2,065,000	\$496.63	4158	1950/PUB	6,910/0.1586	N	4	03/19/24	8/8
46	GD23222527	S	2845 2851 Mary ST	LACR	635	STD	4	\$117,744		\$2,500,000	\$644.33	3880	1958/ASR	14,332/0.329	N	4	03/18/24	16/16
47	SR24022721	S	802 W 42nd PL	LA	699	PRO	4	\$42,255		\$730,000	\$297.23	2456	1922/ASR	9,168/0.2105	N	0	03/22/24	0/0
48	24349441	S	1738 Kelton AVE	LA	C05	STD	4		6	\$3,775,000	\$766.50	4925/OTH	1936	6,835/0.15			03/21/24	35/35
49	24348077	S	2866 Exposition BLVD	SM	C14	STD	4		4	\$1,550,000	\$563.64	2750	1955	4,990/0.11		4	03/19/24	41/41
50	24343059	S	1258 Euclid ST	SM	C14	STD	4		4	\$2,298,000	\$720.38	3190	1957	7,504/0.17			03/22/24	9/422
51	23333239	S	3315 W 17th ST	LA	C16	STD	4			\$775,000	\$246.34	3146	1921	2,811/0.06			03/22/24	48/48
52	CV23223522	S	1421 E 108th ST	LA	C37	STD	4	\$0		\$868,680	\$379.34	2290	1938/ASR	7,697/0.1767	N	0	03/19/24	16/16
53	23338185	S	926 E 57th ST	LA	C42	STD	4		8	\$1,575,000	\$411.98	3823		5,444/0.12			03/22/24	91/91
54	BB24057146	S	10717 Addison ST	NHLW	NHO	STD	4	\$225,600		\$3,325,000	\$551.96	6024	2024/BLD	7,912/0.1816	N	8	03/21/24	0/0
55	PI-16383	S	10425 McVine AVE	SUNL	659	TRUS	5	\$75,576		\$3,400,000	\$318.69	4393	1954	17,674/0.4	N	0	03/20/24	7/7
56	23334719	S	2024 2th AVE	LA	C16	STD	5		4	\$850,000	\$247.38	3436	1949	7,500/0.17			03/19/24	16/16
57	24360465	S	3459 Montrose AVE	GD	635	STD	6		5	\$2,900,000	\$396.72	7310	1963	12,483/0.28		2	03/18/24	14/14
58	AR23179304	S	505 N New AVE	MP	641	STD	6	\$119,940		\$1,720,000	\$392.69	4380	1947/ASR	10,742/0.2466	N	0	03/19/24	35/35
59	23308537	S	1427 Euclid ST	SM	C14	STD	6		4	\$2,220,000	\$641.25	3462	1924	7,482/0.17		4	03/18/24	16/16
60	23304545	S	242 S Sycamore AVE	LA	HPK	STD	6		5	\$2,025,000	\$331.75	6104	1927	7,681/0.17			03/22/24	163/163
61	23335529	S	1926 Santa Ynez ST	LA	671	STD	6		5	\$2,330,000	\$504.22	4621/OTH	1927	6,502/0.14			03/21/24	77/77
62	BB24055204	S	1260 Leighton AVE	LA	C34	STD	6	\$252,000		\$3,750,000	\$476.86	7864	2023/BLD	7,814/0.1794	N	0	03/19/24	0/0
63	23331809	S	11457 Venice BLVD	LA	C13	STD	7			\$1,500,000	\$246.59	6083	1956	5,998/0.13			03/22/24	33/33
64	23331951	S	11675 Darlington AVE	LA	C06	STD	9		4	\$4,825,000								

Closed • Duplex

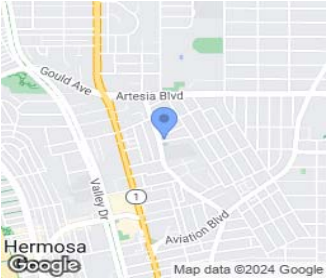
List / Sold:

\$1,288,000/\$1,262,000

9 days on the market

Listing ID: SB24024130

1101 19th St • Hermosa Beach 90254
2 units • \$644,000/unit • 1,197 sqft • 2,512 sqft lot • \$1054.30/sqft •
Built in 1956
South on Prospect Avenue off Artesia Blvd.



Duplex in highly desirable Hermosa Beach. Attention investors and developers. Two 1-bedroom with 1-bathroom units. Units are a mirror of each other. Entry into the family room. Dining area off the kitchen. Laminate flooring throughout. Common area laundry room in the back shared by both units. Washer and dryer owned and included in sale. Each unit has a 1-car garage. Property is across the street from Sea View Park, one block from Hermosa Valley School and couple of blocks from Mira Costa High School.

Facts & Features

- Sold On 03/18/2024
 - Original List Price of \$1,288,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: Common Area, Individual Room, Inside
 - Cap Rate: 2.22
 - \$45000 Gross Scheduled Income
 - \$28277 Net Operating Income
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: Family Room, Kitchen
 - Floor: Vinyl
- Appliances: Refrigerator

Exterior

- Lot Features: Corner Lot, Yard
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,723
 - Electric: \$0.00
 - Gas: \$2,182
 - Furniture Replacement: \$0
 - Trash: \$477
 - Cable TV: 01245744
 - Gardener:
 - Licenses:
- Insurance: \$1,396
 - Maintenance: \$1,164
 - Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$830
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,975	\$1,975	\$2,250
2:	1	1	1	1	Furnished	\$1,775	\$1,775	\$2,250

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 150 - Hermosa Bch East area
 - Los Angeles County
 - Parcel # 4184007027

Michael Lembeck

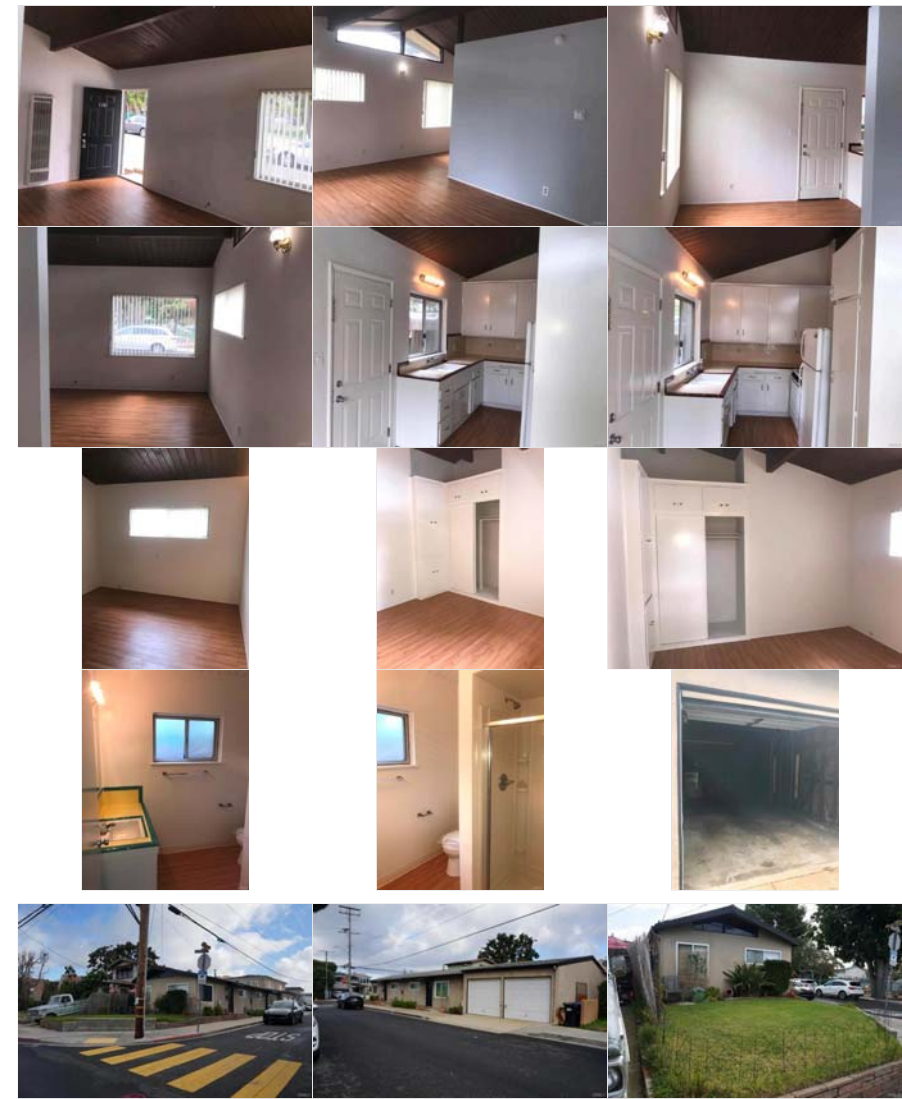
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed

• Duplex

944 W Upland Ave

• San Pedro 90731

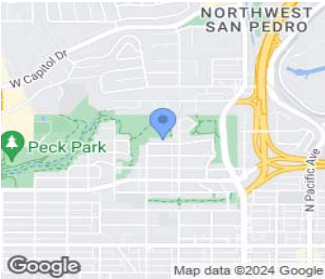
2 units • \$337,500/unit • 924 sqft • 4,801 sqft lot • \$735.93/sqft • Built in 1924

West Gaffey / North Summerland

List / Sold: \$675,000/\$680,000

360 days on the market

Listing ID: DW23016607



PRICE REDUCTION!!!!!! Start the new year 2024 by buying 2 separate units 1 bedroom 1 bath each, back unit has a good size back yard with potential to make the back unit bigger or possibly an ADU live in one and rent the other it has a long driveway close to the beach and Ports O Call

Facts & Features

- Sold On 03/21/2024
 - Original List Price of \$750,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$183 (Estimated)
- Laundry: Outside
 - \$30432 Gross Scheduled Income
 - \$26253 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Gas Range, Gas Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,197
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,800
 - Cable TV: 01182091
 - Gardener:
 - Licenses:
- Insurance: \$939
 - 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	0	Unfurnished	\$1,300	\$1,300	\$1,600
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 187 - Holy Trinity area
 - Los Angeles County
 - Parcel # 7447003008

Michael Lembeck

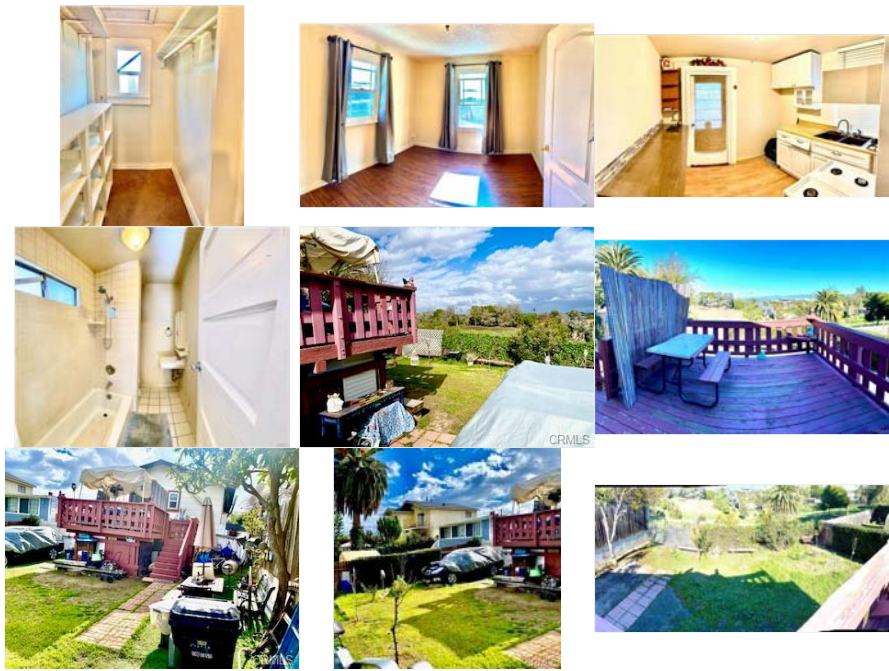
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: DW23016607

Printed: 03/24/2024 9:16:03 AM

Closed •

List / Sold: **\$815,000/\$810,000** ⬆

303 S Walker Ave • San Pedro 90732

35 days on the market

2 units • **\$407,500/unit** • **1,192 sqft** • **3,001 sqft lot** • **\$679.53/sqft** • **Built in 1920**

Listing ID: 24351922

Corner of S Walker Ave/ 3rd St in San Pedro



Great opportunity for all buyers and investors to own a stunning remodeled income property sitting on a CORNER lot with separate entrances in the sought-after San Pedro. The main front house is a spacious 2-bedroom, 1-bathroom and it has been completely remodeled w/ new kitchen, new cabinets, new doors and windows. The plumbing and electrical has been upgraded and the electrical panel, A/C & water heater is also new. The 1-bedroom, 1-bathroom ADU was built in 2019 (Permitted) and it has a separate entrance from the side street on 1307 W 3rd Street. Each residence has been nicely designed to provide a comfortable and relaxing living experience. This property promises an exciting future and is close to a variety of amenities, including shopping centers, restaurants, parks, and more. The West Harbor project is being built nearby with a \$500 million private development which will replace the dated Ports O Call with over 40-acres of outdoor space, shopping and entertainment. Owner has Airbnb licenses for both units making a steady yearly income of approximately \$75K. Come enjoy the ocean breeze and the relaxed lifestyle in San Pedro with endless potential. Both units will be delivered VACANT at the close of escrow.

Facts & Features

- Sold On 03/18/2024
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- Laundry: Washer Included, Outside, Inside
- Cap Rate: 8
- \$68000 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Laminate, Stone
- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$7,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7452028015

Michael Lembeck

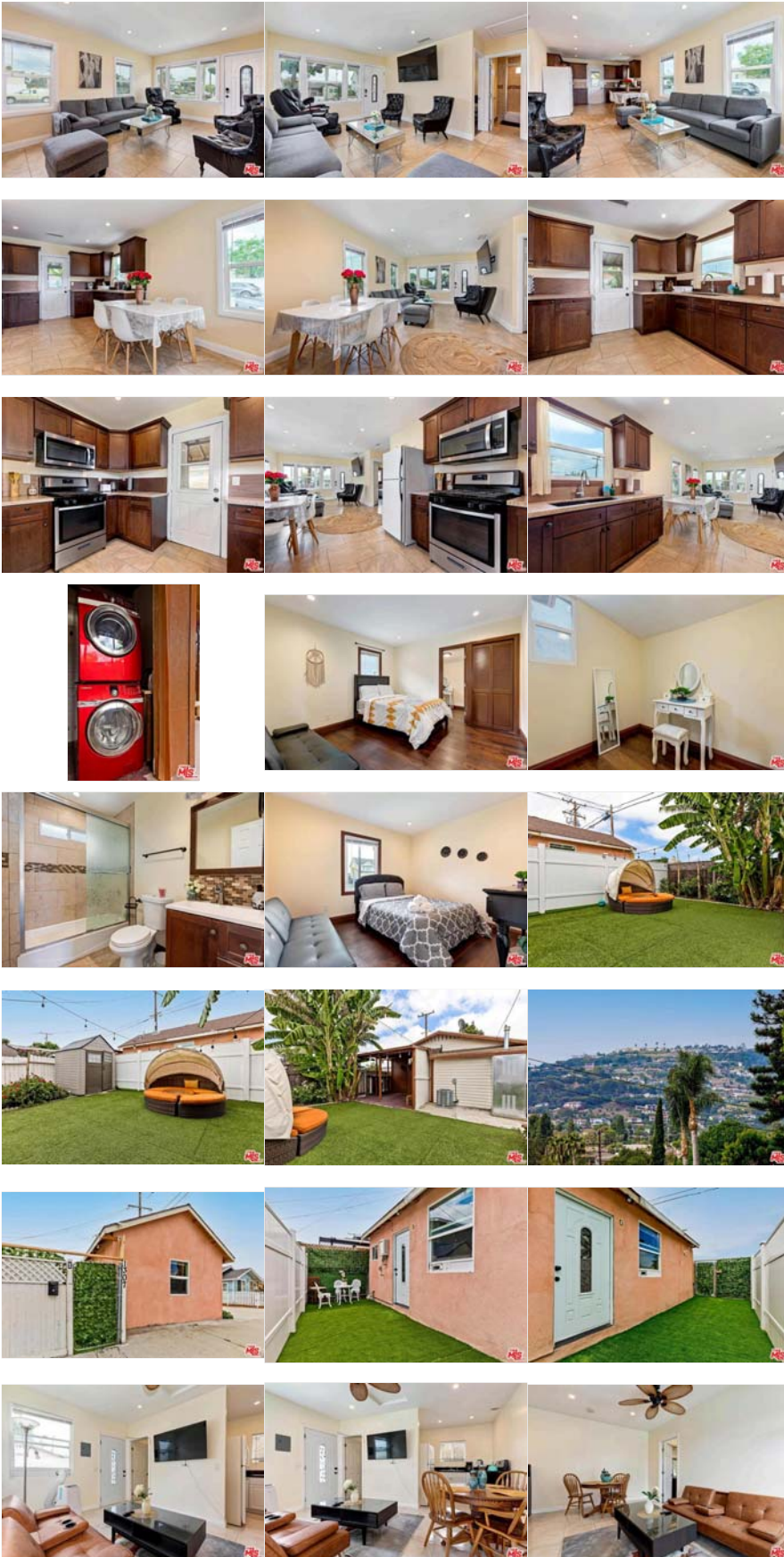
State License #: 01019397
Cell Phone: 714-742-3700

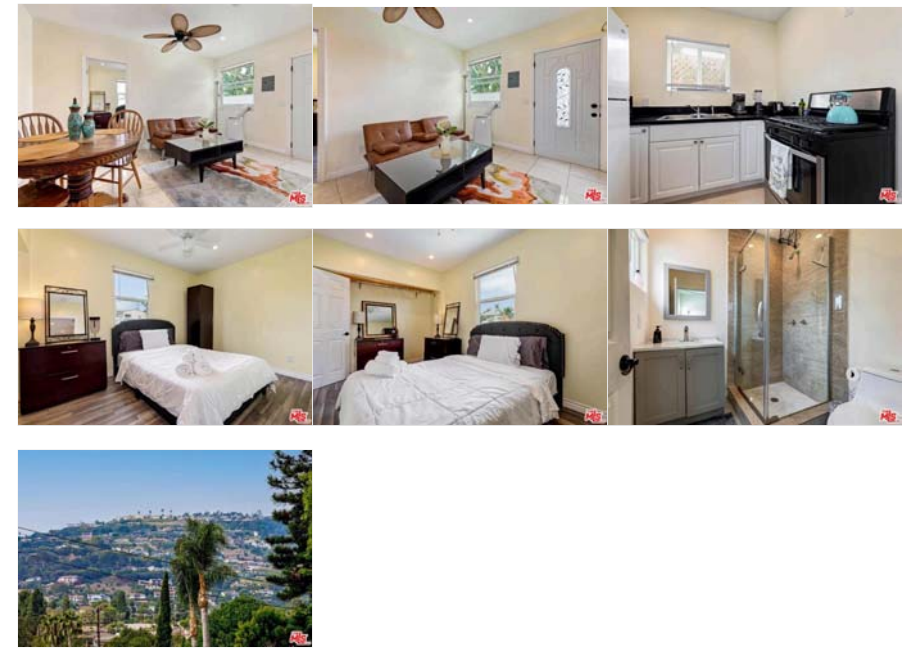
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CUSTOMER FULL: Residential Income LISTING ID: 24351922

Printed: 03/24/2024 9:16:03 AM

Closed • Duplex

3288 Lewis Ave • Signal Hill 90755
2 units • \$549,500/unit • 2,154 sqft • 6,352 sqft lot • \$487.47/sqft •
Built in 1947
Off 405 Fwy Atlantic Ave exit, head North, Right on 33rd, Right on Lewis Ave.

List / Sold:
\$1,099,000/\$1,050,000 ↓
25 days on the market
Listing ID: OC24017587



3288 Lewis Ave is located in Signal Hill within the the highly desirable California Heights ("Cal Heights") neighborhood of Long Beach. This fully vacant duplex consists of a front 3 bedroom house with a front yard, dedicated driveway, and a nice layout with real hardwood flooring throughout, a full sized kitchen and bathroom, nice built in closets in each bedroom, and a its own laundry area with hookups. Built in 1947, the rear 2 bedroom unit is completely separate and very spacious with its own private alley access and covered driveway space. Both units offer tons of potential to remodel, live, or rent. The two car detached garage is ADU ready as it already has washer/dryer hookups, plumbing, drainage, electricity and even a built out bathroom. Prime Location near California Heights walking distance to Target and close to Virginia Country Club, Bixby Knolls, LB Exchange, LB Airport, Memorial Hospital, Freeways, and walking distance to Restaurants & Shops. This one will go fast!

Facts & Features

- Sold On 03/21/2024
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$849 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, See Remarks, Washer Hookup
- Cap Rate: 5
- \$76800 Gross Scheduled Income
- \$54619 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, See Remarks
- Floor: Carpet, Tile, Wood
- Appliances: None
- Other Interior Features: Ceiling Fan(s), Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Lawn, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,646
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01715650
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7148006003

Michael Lembeck

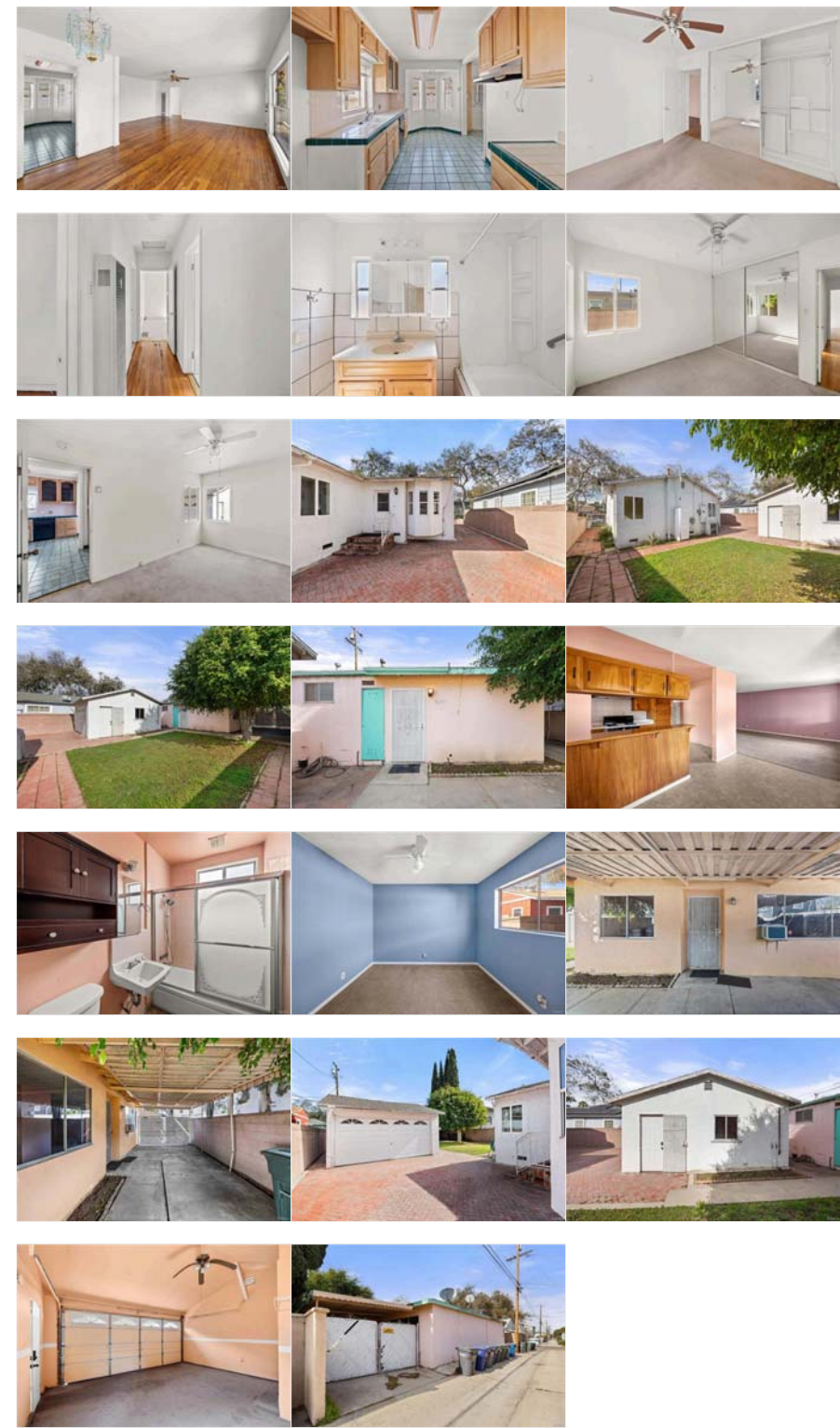
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
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Closed

List / Sold: \$990,000/\$1,140,000

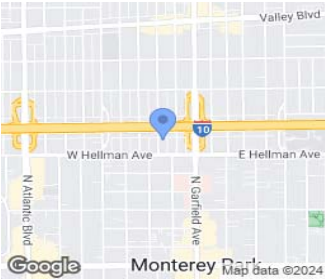
2018 S 3rd St • Alhambra 91803

22 days on the market

2 units • \$495,000/unit • 2,175 sqft • 7,498 sqft lot • \$524.14/sqft • Built in 1928

Listing ID: 24351403

Google maps. Front house is 2016 S 3rd St., Alhambra. Back house is 2018 S 3rd St., Alhambra. Street signs have the street as "Third St".



Explore the potential of this spacious duplex located in Alhambra. Positioned on the border of Alhambra and Monterey Park, this vacant property offers a unique opportunity for the investment savvy first time homebuyer or an investor looking to build their portfolio. Built in 1976, the front home is a generous 3 bedrooms, 2 bathroom spanning 1485 sq ft of living space with its own 2 car attached garage. A separate formal living room with fireplace and a spacious dining room next to the kitchen, bathed in natural light and perfect for gatherings. Down the hallway are the bedrooms, which include a sizable primary suite with en suite bathroom. The back house built in 1928 is a 1 bedroom, 1 bathroom bungalow with a sun room measuring 690 sq ft and is a blank canvas for your creative vision. With its own alleyway access, the private home can be used as a guest house, office, income generating rental, or for generations to live together while still having separate space. The two detached structures sit on an expansive 7498 sq ft lot. This duplex isn't just a property; it's an opportunity to create something extraordinary. Don your visionary cap and explore the potential to make this your dream home. Beyond the house, the neighborhood has endless possibilities of exploring delicious eats and easy access to the 10 freeway.

Facts & Features

- Sold On 03/19/2024
- Original List Price of \$990,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- 2 Total carport spaces
- Heating: Central
- Laundry: Inside

Interior

- Rooms: Primary Bathroom, Family Room, Entry, Sun, Living Room
- Floor: Tile, Laminate
- Appliances: Gas Oven, Gas Cooktop, Gas Range, Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01929736
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5255001007

Michael Lembeck

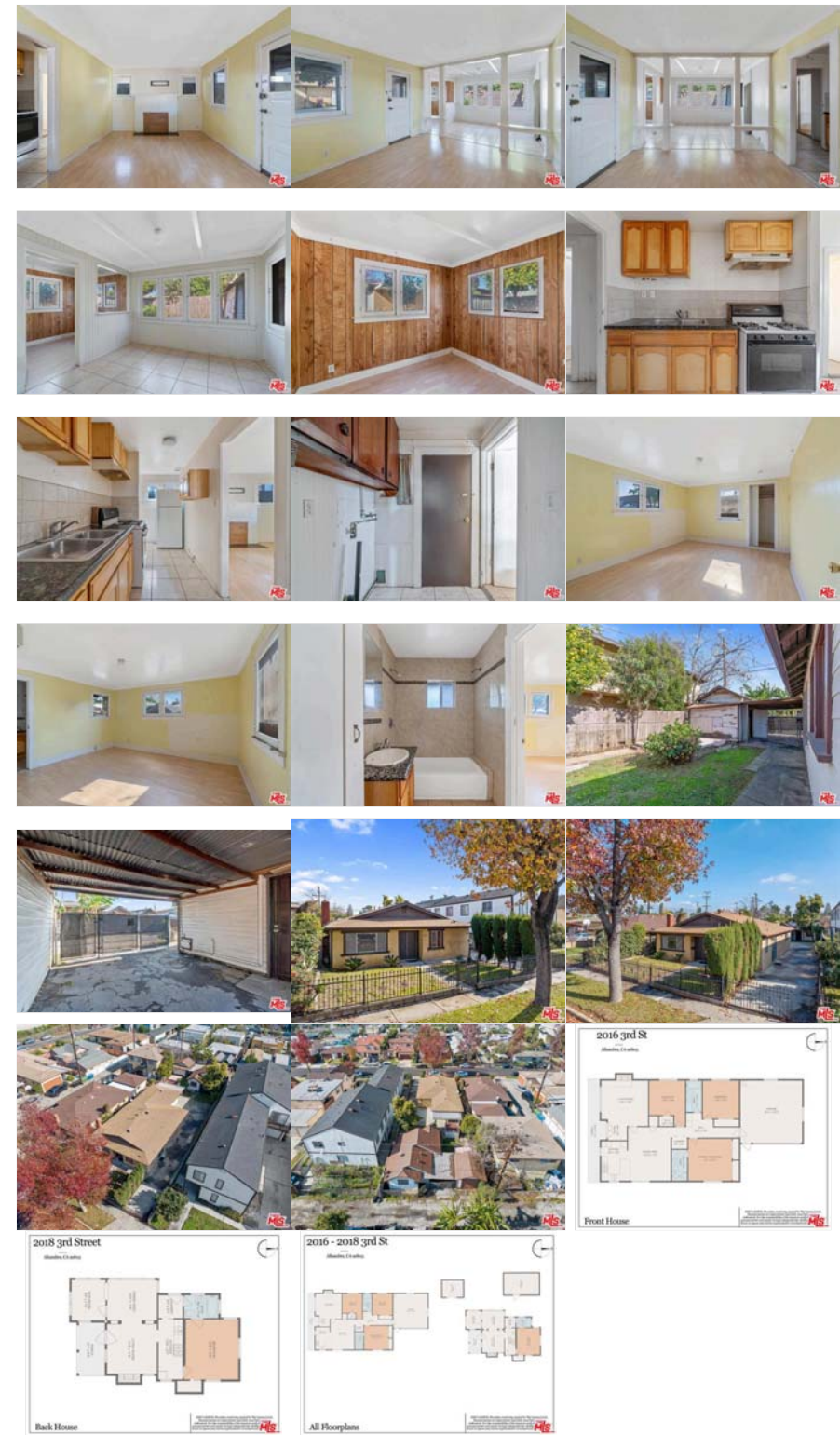
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CUSTOMER FULL: Residential Income LISTING ID: 24351403

Printed: 03/24/2024 9:16:03 AM

Closed • Duplex

List / Sold:
\$1,399,999/\$1,200,000 ↓
245 days on the market
Listing ID: DW23100134

420 W Linda Vista Ave • Alhambra 91801
2 units • \$700,000/unit • 2,327 sqft • 11,105 sqft lot • \$515.69/sqft •
Built in 1923
Linda Vista Ave



Two homes on one lot in the thriving city of Alhambra! Great area, high rents, and the possibility to build an ADU for a potential third unit! This amazing opportunity features a 3 bedroom 2 bathroom front unit and a 2 bedroom 1 bathroom detached back unit. Both units have patio areas and inside laundry. This property sits on a large lot with ample space for parking and development. Located within a 5 min drive to Downtown Alhambra which provides fantastic shopping, dining, and entertainment. Just a 15 min from Downtown LA and 10 min drive to Cal State LA! You will have no problem finding tenants with this property! This is a must see for all investors and developers!

Facts & Features

- Sold On 03/19/2024
- Original List Price of \$1,399,999
- 2 Buildings
- 5 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- \$22800 Gross Scheduled Income
- 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: 02125613
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,400
2:	1	2	1	2	Unfurnished	\$1,900	\$1,900	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5348001007

Michael Lembeck

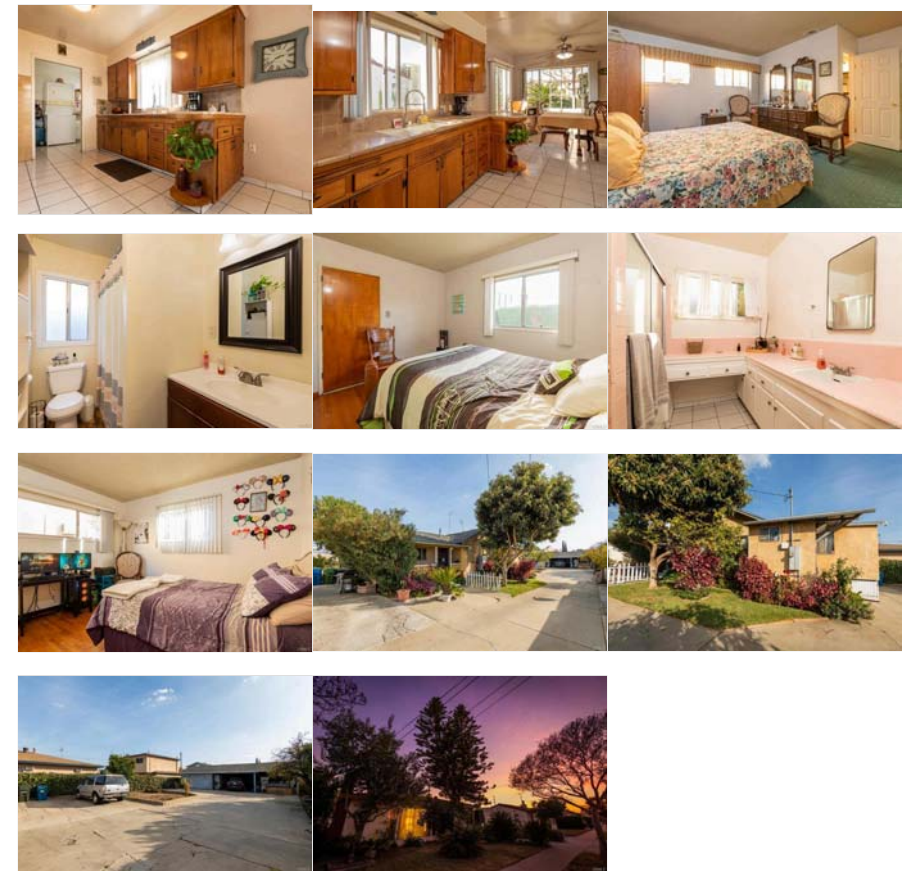
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CUSTOMER FULL: Residential Income LISTING ID: DW23100134

Printed: 03/24/2024 9:16:03 AM

Closed •

List / Sold: **\$820,000/\$820,000**
0 days on the market
Listing ID: 24371271

3464 Garden Ave • Los Angeles 90039
2 units • \$410,000/unit • 1,035 sqft • 6,757 sqft lot • \$792.27/sqft •
Built in 1922
Between Glendale Blvd & Tyburn



Facts & Features

- Sold On 03/19/2024
- Original List Price of \$820,000
- 1 Buildings
- Levels: One
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02204002
 - 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	\$2,000
2:	2	1	1		Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 606 - Atwater area
 - Los Angeles County
 - Parcel # 5437007009

Michael Lembeck
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CUSTOMER FULL: Residential Income LISTING ID: 24371271

Printed: 03/24/2024 9:16:03 AM

Closed

• Duplex

7902 Hershey St

• Rosemead 91770

2 units

• \$349,500/unit

• 1,897 sqft

• 8,401 sqft lot

• \$532.42/sqft

• Built in 1925

SOUTH OF 10 FREEWAY. EAST OF DELMAR AVENUE.

List / Sold:

\$699,000/\$1,010,000

⬆

33 days on the market

Listing ID: SR23132844



PROBATE AUCTION!!! GATED DUPLEX IN THE VERY DESIRABLE CITY OF ROSEMEAD, CALIFORNIA. FRONT UNIT (7902) HAS 3 BEDROOMS, 1¾ BATHS, LIVING ROOM, DINING AREA AND KITCHEN (BUYER TO VERIFY ALL PERMITS). WALL HEATER. REAR UNIT (7900) HAS 2 BEDROOMS, 1 BATH, LIVING ROOM AND KITCHEN (NOT VERIFIED). 2 CAR GARAGE WITH ELECTRIC ROLLUP DOOR. OUTDOOR WASHER/DRYER HOOKUP. COVERED BACK PATIO. SEPARATE GAS & ELECTRIC METERS.

Facts & Features

- Sold On 03/18/2024
 - Original List Price of \$699,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$0 (Unknown)
- Laundry: See Remarks
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

- Probate Listing sale
 - Rent Controlled
 - Buyer Agency Compensation: 1.5%
- 651 - Rosemead/S. San Gabriel area
 - Los Angeles County
 - Parcel # 5287019037

Michael Lembeck

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

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Newport Beach, 92660



Closed • Duplex

List / Sold: \$725,000/\$720,000 ↓

6236 Gretna Ave • Whittier 90601

30 days on the market

2 units • \$362,500/unit • 906 sqft • 5,123 sqft lot • \$794.70/sqft • Built in 1930

Listing ID: SB24001490

605 North exit Gretna Ave



Facts & Features

- Sold On 03/19/2024
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$728 (Estimated)
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01787685
- 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: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Notice Of Default sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8140005005

Michael Lembeck

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Cell Phone: 714-742-3700

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

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Closed • Duplex

List / Sold:

\$1,350,000/\$1,320,000 ↓

6 days on the market

Listing ID: PW24039950

13920 Placid Dr • Whittier 90604
2 units • \$675,000/unit • 3,358 sqft • 9,222 sqft lot • \$393.09/sqft •
Built in 2009
Imperial and valley View



Step into the future with this exceptional duplex, boasting modern conveniences and comfort in every corner. Built-in 2009, these homes offer the perfect blend of contemporary style and functionality, presenting an incredible opportunity for both homeowners and investors alike. The front home welcomes you with stunning Brazilian mahogany wood floors that flow seamlessly throughout the downstairs living space. Entertain with ease in the large kitchen, featuring rich wood cabinets, elegant granite countertops, and high-end stainless-steel appliances. Soaring ceilings in the living room flood the space with natural light, creating a bright and inviting atmosphere. A cozy family room with a fireplace and a formal dining room offers a sophisticated space for gatherings. On the main level, you'll find a generously sized bedroom and bathroom, perfect for guests or multi-generational living. Ascend the stairs to discover the expansive primary bedroom retreat, featuring a walk-in closet and a luxurious bathroom complete with a spa tub for two. Two additional bedrooms share a well-appointed bathroom, and convenient laundry facilities with ample storage complete the upstairs level. Outside, the fenced-in front yard and driveway area provide added privacy and convenience. The back home boasts an open kitchen with rich wood cabinets, a convenient laundry area, and a spacious living room with French doors that open to the backyard oasis. Two bedrooms, each with their own bathroom. Average rents in the area are \$2750 for this back unit. In total, these homes offer a combined square footage of 3358 square feet, situated on an oversized lot spanning 9920 square feet. Ample parking is available on the long driveway and front driveway, ensuring plenty of space for vehicles and guests. Additional features include central air and heat, crown molding, tankless water heaters, and separate utilities for each unit, providing added convenience and efficiency. Located near the prestigious Candlewood Country Club golf course and Zimmerman Park, this property offers a prime location with access to a variety of amenities and recreational opportunities.

Facts & Features

- Sold On 03/21/2024
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$961 (Estimated)
- Laundry: Inside
- \$89000 Gross Scheduled Income
- \$87800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite, Separate Family Room, Walk-In Closet
- Appliances: Dishwasher, Disposal, Gas Oven, Range Hood
- Other Interior Features: Cathedral Ceiling(s), Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01933726
- 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	2	2	0	Furnished	\$0	\$0	\$2,700
2:	1	4	3	2	Unfurnished	\$0	\$0	\$4,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8031010015

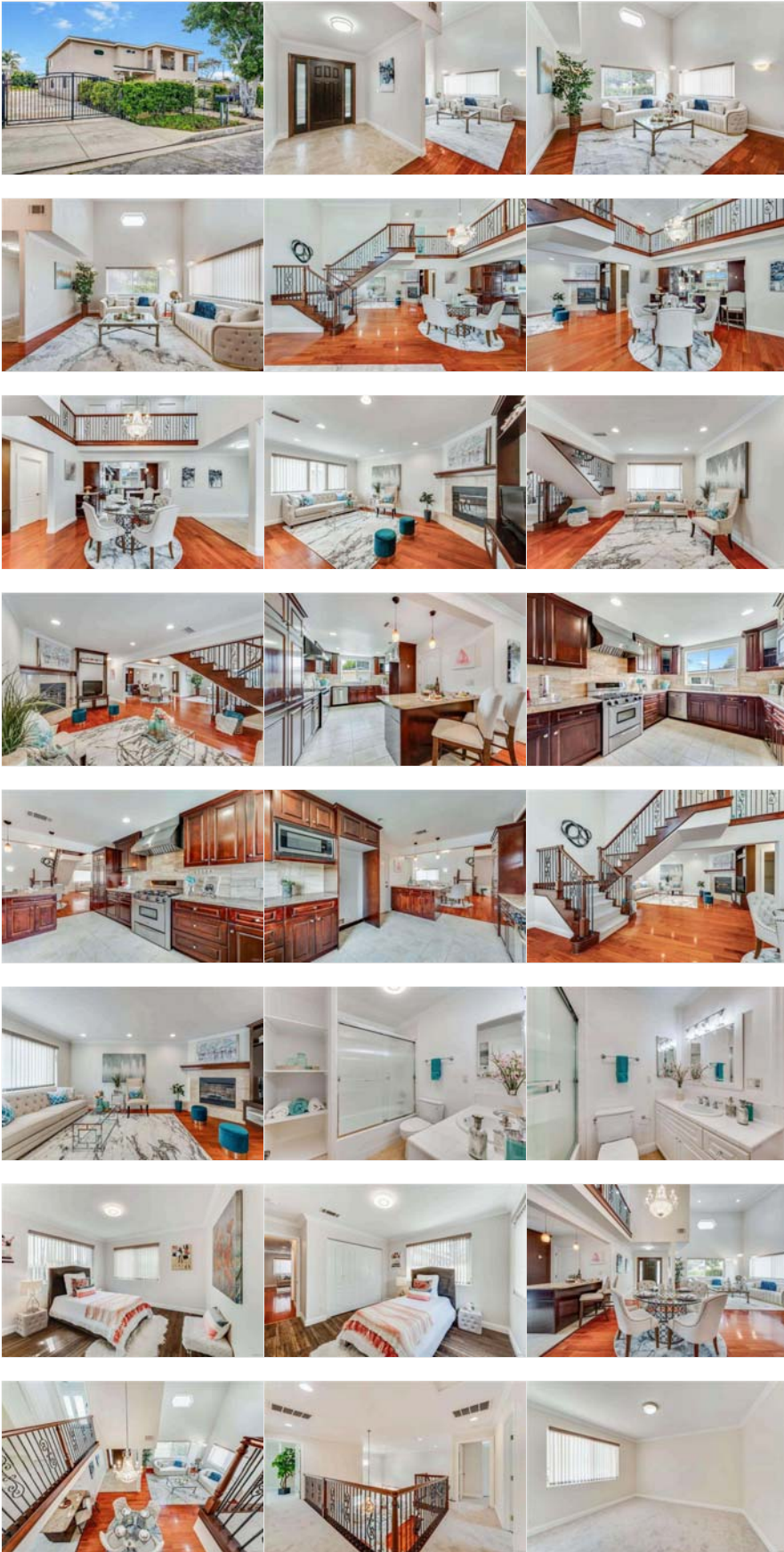
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Cell Phone: 714-742-3700

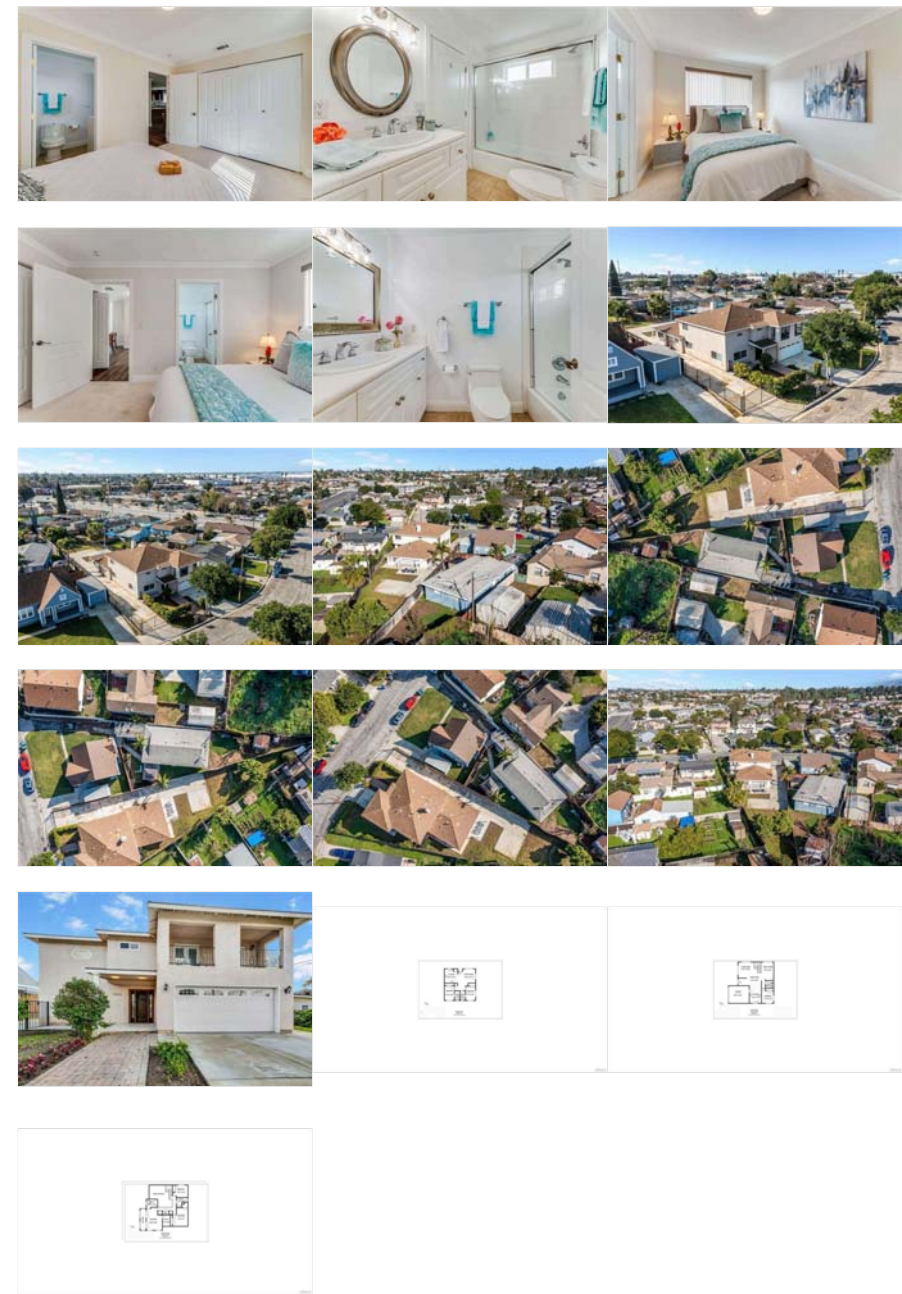
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Closed

• Duplex

3323 Darwin Ave

• Los Angeles 90031

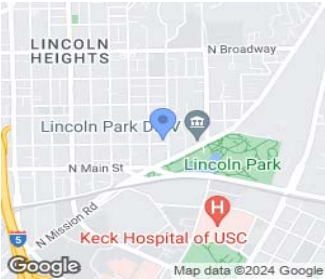
2 units • \$310,000/unit • 1,092 sqft • 6,941 sqft lot • \$59.52/sqft • Built in 1954

NW Corner of Darwin Ave & Thomas St.

List / Sold: \$620,000/\$65,000

6 days on the market

Listing ID: DW24005050



Don't miss this amazing opportunity to own in a highly desired area of Los Angeles. Minutes away from USC Keck Medicine Queen Anne Recreation Center Brewery Art Walk University of Southern California (USC) San Antonio Winery Dodger Stadium Property is being sold AS-IS. City allows up to 3 dwellings per parcel (with additional 3 ADU's) per parcel Call city for further info. All units (1 bed/1 bath) all currently occupied. Buyer/Buyer's Agent to conduct their due diligence in verifying any/all info prior to submission of offer included but not limited to all figures and info provided via listing. Please submit package with proof of funds, Pre-qual letter, FICO Score & will be cross qualified by our preferred lender. Current owner expenses - Gardener, Water/Sewer (DWP) ** Please DO NOT DISTURB TENANTS/OCCUPANTS **

Facts & Features

- Sold On 03/18/2024
 - Original List Price of \$620,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$2,808 (Assessor)
- Laundry: In Kitchen
 - \$24000 Gross Scheduled Income
 - \$23400 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
 - Floor: Carpet, Vinyl
- Appliances: None, Range Hood, Water Heater
 - Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Yard
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,680
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01933326
 - Gardener:
 - Licenses:
- Insurance: \$1,680
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,400
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 677 - Lincoln Hts area
 - Los Angeles County
 - Parcel # 5211003026

Michael Lembeck

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

Citivist Realty Services, Inc

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Closed •

List / Sold: **\$525,500/\$500,000** ⬆

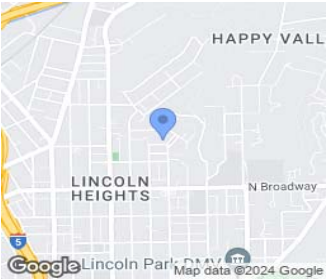
3125 George St • Los Angeles 90031

83 days on the market

2 units • **\$262,750/unit** • **1,283 sqft** • **4,305 sqft lot** • **\$389.71/sqft** • **Built in 1910**

Listing ID: 23287529

North of Broadway



Probate Sale! Estate of Miriam Martinez. This 3 bed; 2 bath Multi-Family features +/-1,283 Sq Ft of living space, +/-4,305 Sq Ft lot, APN: 5208-001-036. The property is in an area with a Historical Preservation Overlay Zone(HPOZ). The property is occupied by family members of the estate (no rent being collected by the estate and occupants do not have a lease). The property will be occupied at the close of escrow. PLEASE DO NOT DISTURB OCCUPANTS. This Property is offered together with improvements thereon as is, where is, with no warranty expressed or implied.

Facts & Features

- Sold On 03/20/2024
- Original List Price of \$399,000
- 2 Buildings
- Levels: One

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
 - Buyer Agency Compensation: 2%
- 677 - Lincoln Hts area
 - Los Angeles County
 - Parcel # 5208001036

Michael Lembeck

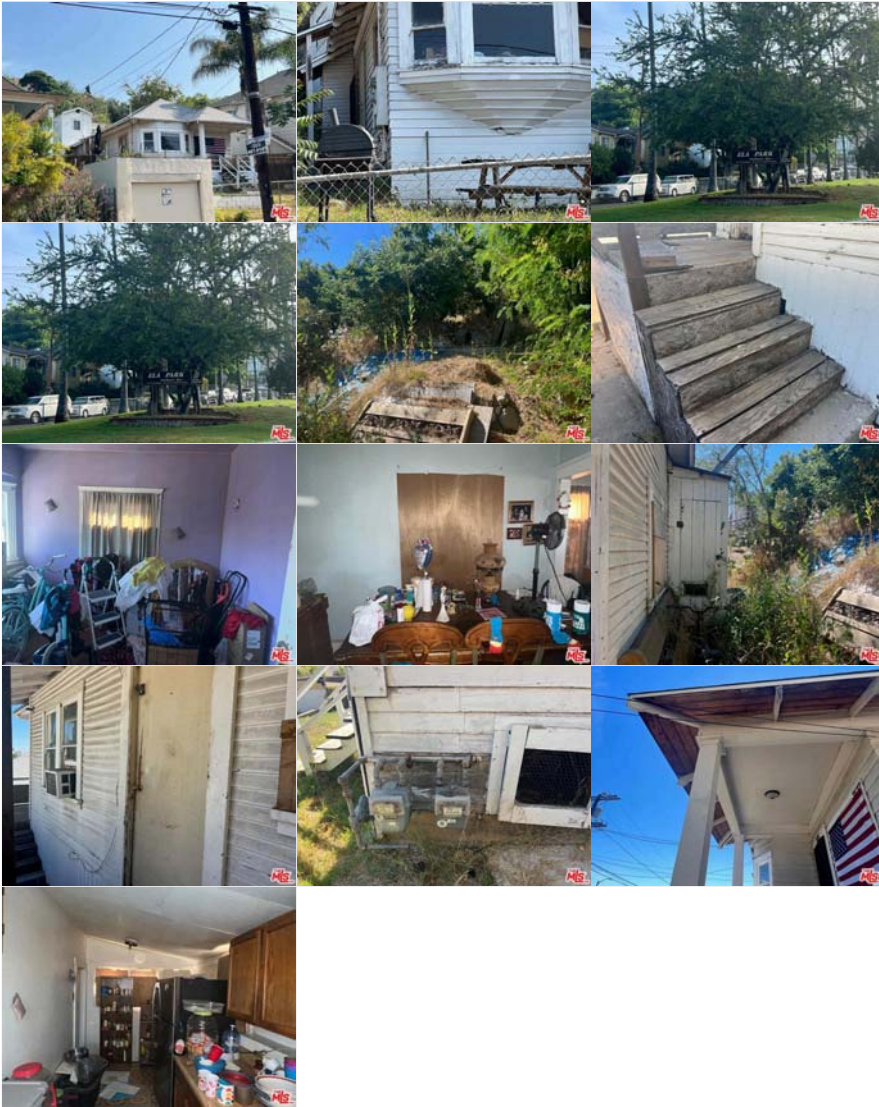
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CUSTOMER FULL: Residential Income LISTING ID: 23287529

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Closed

• Duplex

3327 Darwin Ave

• Los Angeles 90031

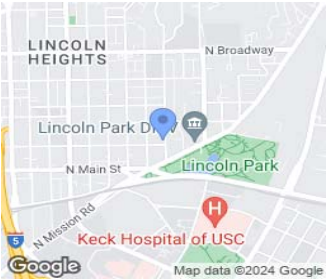
2 units • \$375,000/unit • 1,713 sqft • 7,107 sqft lot • \$437.83/sqft • Built in 1941

NW Corner of Darwin Ave & Thomas St.

List / Sold: \$750,000/\$750,000

6 days on the market

Listing ID: DW24005243



Don't miss this amazing opportunity to own a prime corner lot in a highly desired area of Los Angeles. Minutes away from USC Keck Medicine Queen Anne Recreation Center Brewery Art Walk University of Southern California (USC) San Antonio Winery Dodger Stadium Corner Lot. Property is being sold AS-IS.City allows up to 3 dwellings per parcel (with additional 3 ADU's) per parcel Call city for further info. All units (1 bed/1 bath) with side patios. All are currently occupied. Buyer/Buyer's Agent to conduct their due diligence in verifying any/all info prior to submission of offer included but not limited to all figures and info provided via listing. Please submit package with proof of funds, Pre-qual letter, FiCO Score & will be cross qualified by our preferred lender. Current owner expenses - Gardener, Water/Sewer (DWP) ** Please DO NOT DISTURB TENANTS/OCCUPANTS

Facts & Features

- Sold On 03/18/2024
 - Original List Price of \$750,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$4,555 (Assessor)
- Laundry: Individual Room
 - \$28800 Gross Scheduled Income
 - \$25120 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

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

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Corner Lot, Front Yard, Park Nearby
- Fencing: Chain Link
 - Sewer: Public Sewer
 - Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$3,680
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01933326
 - Gardener:
 - Licenses:
- Insurance: \$1,680
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$1,200	\$2,400	\$4,400

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
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 677 - Lincoln Hts area
 - Los Angeles County
 - Parcel # 5211003027

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Click arrow to display photos



Closed

Duplex

List / Sold:

\$863,500/\$864,000

942 S Fetterly Ave

Los Angeles 90022

2 units

\$431,750/unit

1,534 sqft

6,824 sqft lot

\$563.23/sqft

Built in 1925

188 days on the market

S of whittier blvd

Listing ID: WS23139242



Remodel 2 homes on a lot located on an up a going hearth of East LA, property consist of front house 3 bedrooms 2 bathrooms back house consist of 1 bedroom, 1 bathroom. long driveway, parking space for up to 5 cars, near Whittier Ave an Atlantic, property has a long driveway to park up to 5 cars, an a outside room as a laundry room, kitchens & bathrooms have been remodeled a new d/pane window have been replaced on both homes, laminate hardwood floor through. out both homes, fresh interior/exterior paint, iron works front fence has been installed, great location near Whittier Blvd. & Atlantic Ave, schools and shopping stores, large lot, show and sell it!!

Facts & Features

- Sold On 03/20/2024
 - Original List Price of \$923,500
 - 2 Buildings
 - 0 Total parking spaces
 - \$0 (Assessor)
- Laundry: Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$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
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5246027021

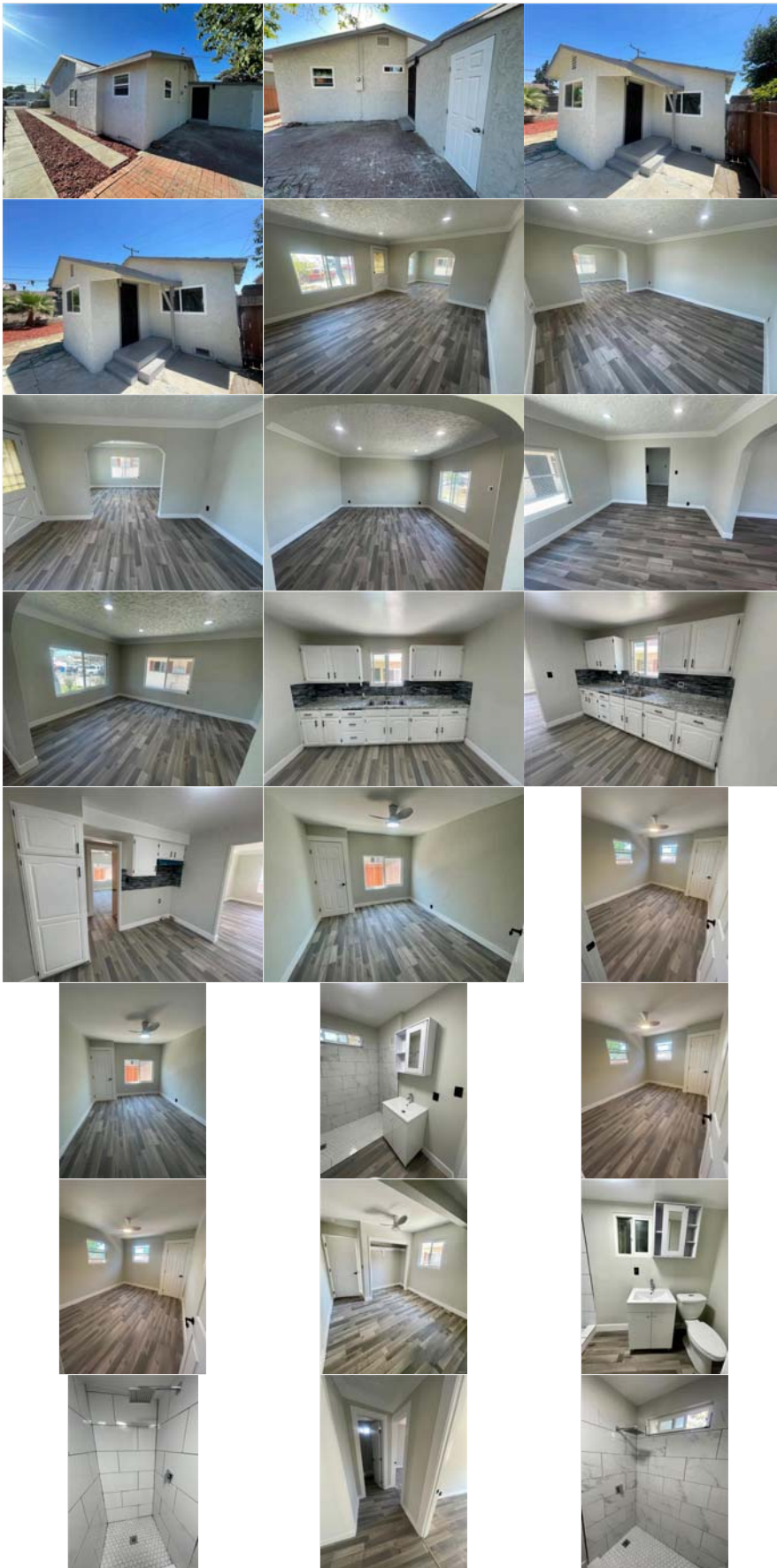
Michael Lembeck

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

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Newport Beach, 92660







CUSTOMER FULL: Residential Income LISTING ID: WS23139242

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Closed

Duplex

List / Sold:

\$699,000/\$670,000

161 days on the market

Listing ID: PW23163631

720 N Gage Ave

Los Angeles 90063

2 units

\$349,500/unit

1,920 sqft

7,009 sqft lot

\$348.96/sqft

Built in 1985

Built in 1985 this 2 story duplex includes 2 townhouse style units with 2 bedrooms and 2 baths each. Quiet location set back from the street. Open floor plan living space and large bedrooms. Laundry hookups inside the units. All utilities are metered separately, including water! Plenty of parking and with a one car garage, 2 carports and 3 open spaces. View balconies off the primary bedrooms. Low maintenance grounds. Quick freeway access and close to public transportation.

Facts & Features

- Sold On 03/22/2024
- Original List Price of \$699,900
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$831 (Assessor)

- Laundry: Inside
- \$34320 Gross Scheduled Income
- \$29675 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Flag Lot

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,645
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01523187
- Gardener:
- Licenses:

- Insurance: \$514
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,400	\$1,680	\$2,700
2:	1	2	2	1	Unfurnished	\$1,460	\$1,752	\$2,800

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5230019009

Michael Lembeck

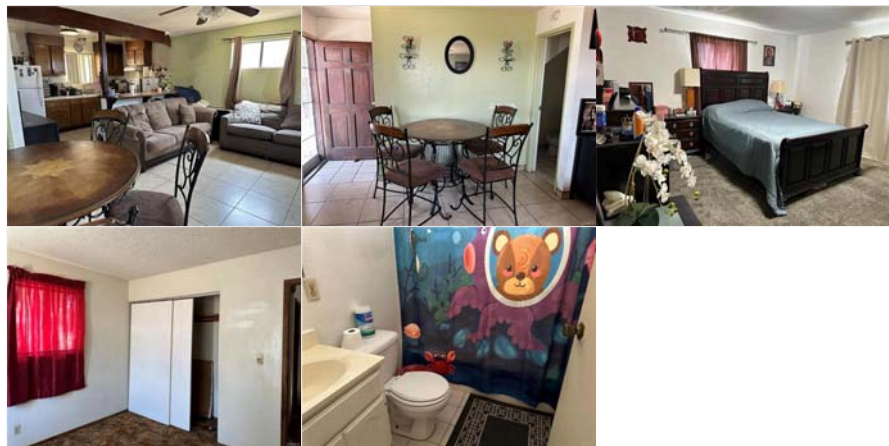
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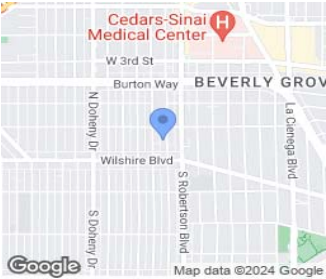
CUSTOMER FULL: Residential Income LISTING ID: PW23163631

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Closed •

145 N Clark Dr • Beverly Hills 90211
2 units • \$1,397,500/unit • 4,396 sqft • 5,760 sqft lot • \$648.77/sqft •
Built in 1936
N. of Wilshire Blvd / W. of Robertson Blvd

List / Sold:
\$2,795,000/\$2,852,000 ⬆
17 days on the market
Listing ID: 23337689



Offer deadline set for Thursday January 18th at 7PM. Email to request the mandatory offer submission package beginning on Tuesday January 16th. 1st time available in 64 years, this rare 2sty 1936 Deco-era VACANT duplex of grand scale on a quiet road just north of Wilshire Blvd in prime Beverly Hills west of Robertson Blvd warrants your attention. Each one-level immaculate older "home-like" unit showcases a perfect floor plan and contains 3 generous bedrooms plus a separate family room which opens to a patio/garden downstairs and a private balcony upstairs. Sunlit rooms with wood floors, high ceilings, stained/leaded glass. Separate laundry rooms. Central AC in the downstairs unit. Lovely courtyard entry for dramatic effect. 4 car garage off of the alleyway behind. Coupled with extreme curb appeal, a strong "Walk Score", and an R4 lot, this is a spectacular opportunity with endless possibilities.

Facts & Features

- Sold On 03/19/2024
- Original List Price of \$2,795,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- Laundry: Inside, Individual Room

Interior

- Rooms: Family Room, Living Room
- Floor: Wood
- Other Interior Features: High Ceilings, Beamed Ceilings

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4335029048

Michael Lembeck

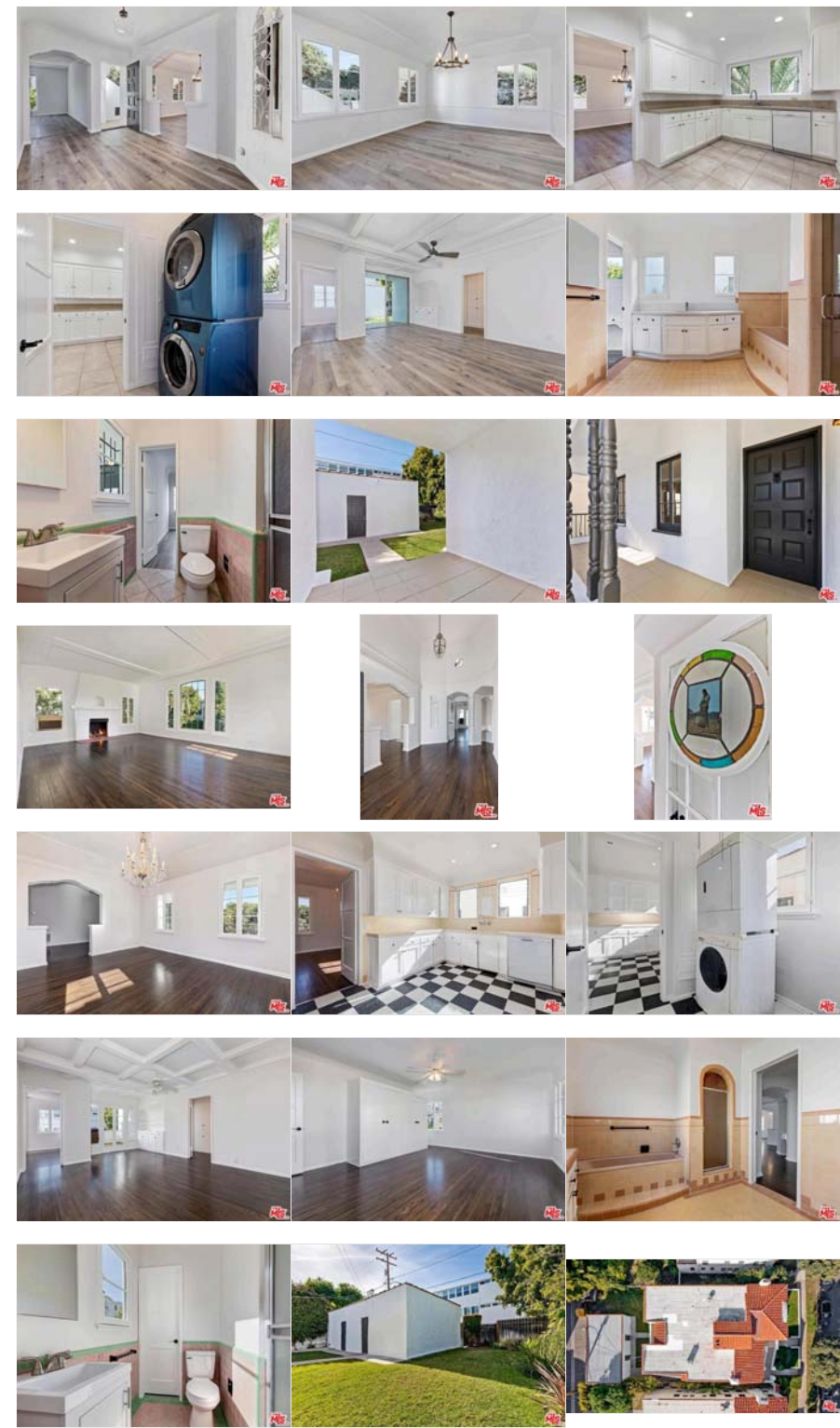
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:
\$1,683,000/\$1,668,000 ↓
30 days on the market
Listing ID: 24345589

1221 Poinsettia Dr • West Hollywood 90046
2 units • \$841,500/unit • 2,460 sqft • 5,892 sqft lot • \$678.05/sqft •
Built in 1923
Poinsettia Drive between Fountain Ave. and Santa Monica Blvd.



Property will be delivered vacant at closing! Excellent opportunity to purchase the least expensive multi family in West Hollywood WITHOUT low income rental restrictions. This well maintained Spanish duplex plus additional unit/structure is in a high demand location on a quiet, tree lined street. All units plus additional unit/structure will delivered VACANT at closing. This property is perfect for an owner user plus income, convert to a single family, income property or for development on an almost 6,000sf WDR1B lot. Unit 1 (1,100 sq ft +/-) is vacant and currently configured with 1 bedroom 1 bathroom plus office and has been freshly painted and the oak floors have just been sanded/refinished. Unit 1 can be converted for use as a 2 bedroom. Unit 2 (960 sq ft +/-) is currently configured with 1 bedroom 1 bathroom. Unit 2 can be easily converted for use as a 2 bedroom. Both units have large living rooms and dining rooms, wood floors and in unit washers/dryers. Additional unit/structure (400 sq ft +/-) with bathroom can be used as additional bedroom suite, work/office/flex space or potentially as an additional unit. Broker does not guarantee the accuracy of the information provided, including square footage, lot size, school boundary lines or eligibility, permitted or un-permitted spaces, and/or bedroom/bathroom count. Buyer is advised to independently verify the accuracy of this information through personal inspection, building permits and/or with appropriate professionals (i.e. attorney, appraiser, architect, contractor, etc.). Adherence to any mandatory government showing requirements is required.

Facts & Features

- Sold On 03/20/2024
- Original List Price of \$1,683,000
- 2 Buildings
- Levels: One
- Heating: Radiant, Natural Gas
- Laundry: Washer Included, Dryer Included

Interior

- Floor: Wood, Carpet
- Appliances: Dishwasher

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5531005012

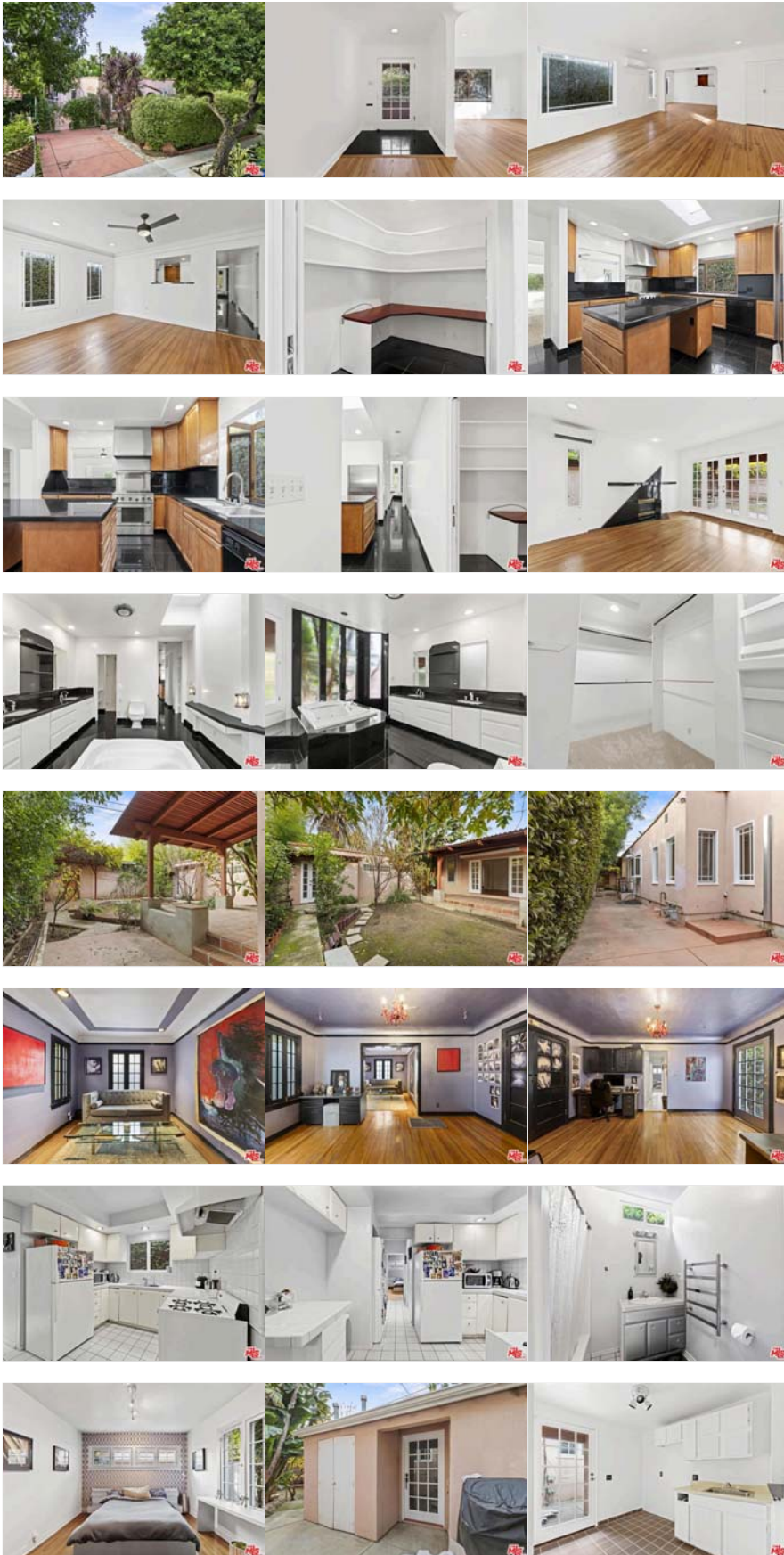
Michael Lembeck

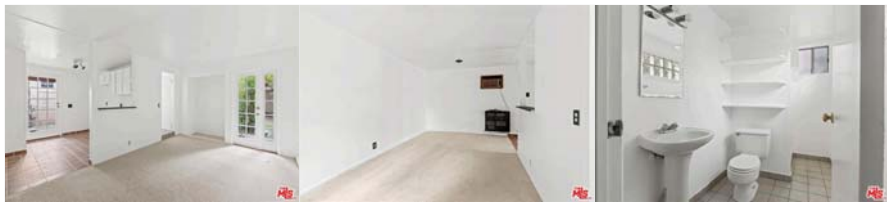
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Closed •

2478 Louella Ave • Venice 90291
2 units • \$649,500/unit • 1,696 sqft • 5,198 sqft lot • \$773.88/sqft •
Built in 1922
North of Washington, East of Lincoln Blvd.

List / Sold:
\$1,299,000/\$1,312,500 ⬆
10 days on the market
Listing ID: 23328851



Imagine the possibilities! Situated in one of the most desirable pockets of Venice is this 1922 Duplex awaiting the new owner who will transform the property into its ultimate best! Within close proximity to shops, restaurants, studios, schools, parks and much more! Convenient to nearby Culver City, Santa Monica, Marina del Rey and surrounding metros. There is currently a 3 Br 1Ba house in the front, 1 Br 1Ba house in the back, with garage in between & there is an alley behind the property. Check out the photos and surrounding area & make this your best project ever.

Facts & Features

- Sold On 03/21/2024
- Original List Price of \$1,299,000
- 3 Buildings
- Levels: One
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C11 - Venice area
- Los Angeles County
- Parcel # 4236008031

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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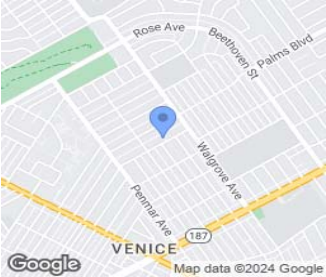
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Closed •

List / Sold:
\$2,195,000/\$2,169,375 ↓
15 days on the market
Listing ID: 24348019

1341 Vienna Way • Venice 90291
2 units • \$1,097,500/unit • 2,259 sqft • 10,899 sqft lot • \$960.33/sqft •
Built in 1955
Walgrove Ave to Vienna Way



Fantastic opportunity to acquire a duplex situated on an extra large .25 acre lot in a prime Venice location. Main house is vacant, and has 3 bedrooms and a gorgeous focal brick fireplace in the living room, mirrored walls, chandelier near dining area, wall to wall windows through out the living area. Main bedroom contains a unique fireplace, carpet and sliding mirrored closet doors. Rear 1 bedroom unit is rented. Large front yard and back yard. Additional to the garage parking there is ample driveway space. Property is surrounded by multi-million dollar newer construction and is close to world class beaches, restaurants and shopping.

Facts & Features

- Sold On 03/19/2024
- Original List Price of \$2,195,000
- 2 Buildings
- Levels: One
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$7000 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$1,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C11 - Venice area
- Los Angeles County
- Parcel # 4242014008

Michael Lembeck

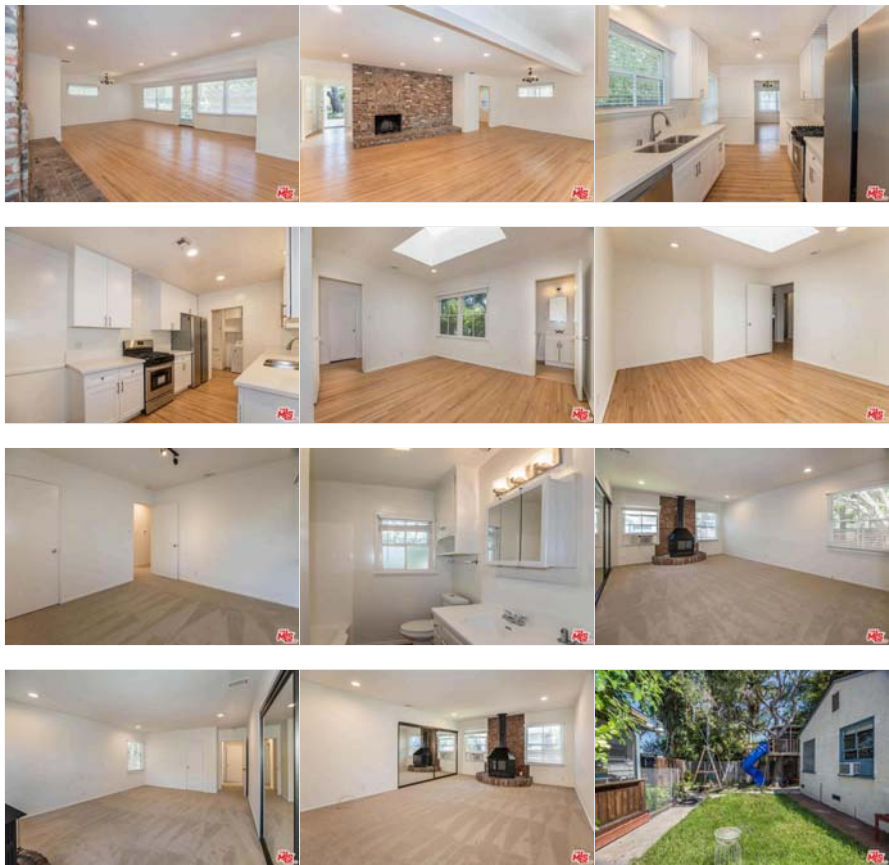
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Closed •

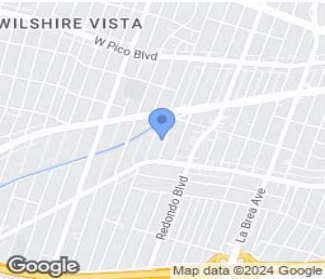
List / Sold:

\$1,425,000/\$1,488,250 ➡

12 days on the market

Listing ID: 24350389

1855 S Cochran Ave • Los Angeles 90019
2 units • \$712,500/unit • 2,833 sqft • 5,808 sqft lot • \$525.33/sqft •
Built in 1936
In Mid-City. Between Venice and Washington Blvd, just west of La Brea



A Rare Opportunity to own a Graciously Restored & Uniquely Authentic Spanish Duplex in Mid-City. Lovingly cared for with excellent tenants in place in both units. Proudly perched on the highest hill (of the street and neighborhood!) - with beautiful San Gabriel Mountain Views from upstairs.This is THE ONE you've waited for. Classic 1930's original character throughout, fresh updated art-deco kitchen, and great natural light from every room. The property offers 2-units (upstairs unit / downstairs unit configuration), and each unit has 3 Bedrooms. Located on a beautiful tree-lined street with easy access to Miracle Mile, Culver City Arts District, The Grove, Cedar Sinal, and I-10. There's a true romance in original Cal-Spanish architecture, and this property certainly doesn't disappoint: From the patina of the original courtyard fountain to the authentic grid pattern in the living room windows, character abounds. Original bronzed hardware, door handles, and oak hardwood floors. The kitchens were updated respectfully (around 2002) with tasteful white/black art-deco tiling, a classic Wedgwood stove, and period-appropriate linoleum flooring. Newer appliances include BOSCH dishwasher, fridge and new washer & dryers. System upgrades from 2002 include furnace, bolted foundation, main copper line, electrical upgrade (again, all circa 2002). Newer hot water heater on Feb 2024.The native gardens have been meticulously curated and provide an incredibly lush, yet intimate atmosphere. The Spanish architecture and curb appeal are framed perfectly by verdant mature plants (including a proudly fruitful key lime tree in the front). The backyard experience is breathtaking, with custom garden boxes, built-in seating, 90-year old pine tree, and a custom lattice trellis for your future wine grapes or star jasmine. The private gardener's "potting" room is adjacent to the 2 single car garages. Mid-City is a close-knit, well-known historic Angeleno community in prime location between Downtown LA and the Westside. Many restaurants, cafes, and shops all around near Pico Blvd, West Adams, Culver City, Miracle Mile and West 3rd too. This is the one you hoped would hit the market - an incredibly well-preserved, lovingly cared for architectural property with charm, character, and great style.

Facts & Features

- Sold On 03/23/2024
- Original List Price of \$1,425,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Dryer Included
- Cap Rate: 3.8
- \$54205 Net Operating Income

Interior

- Rooms: Bonus Room
- Floor: Wood
- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$26,612
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$3,501	\$3,501	\$4,000
2:	1	3	2		Unfurnished	\$3,442	\$3,442	\$4,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5064001009

Michael Lembeck

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

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State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: 24350389

Printed: 03/24/2024 9:16:03 AM

Closed •

List / Sold:

\$2,250,000/\$2,245,000 

31 days on the market

Listing ID: 24345183

116 N Orange Dr • Los Angeles 90036
2 units • **\$1,125,000/unit** • **5,002 sqft** • **7,158 sqft lot** • **\$448.82/sqft** •
Built in 1926

South of Beverly Blvd, East of La Brea Ave, West of Highland Ave, & North of W 1st St.



Beautiful Spanish-style duplex, spanning just over 5,000 square feet on a large 7,155 square feet lot. Located in the charming neighborhood of Hancock Park, this stunning property showcases its original floor plan, with each unit offering three spacious bedrooms and two full baths. Each unit also provides a large dining room area. The subject property also features a separate two-car garage structure that can be converted to an ADU for additional income (buyer to verify).

Facts & Features

- Sold On 03/22/2024
 - Original List Price of \$1,999,998
 - 1 Buildings
 - Levels: Two
 - Cooling: Central Air
 - Heating: Central
- Laundry: Dryer Included

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01946490
 - 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	\$4,810	\$4,810	\$6,500
2:	1	3	2		Unfurnished	\$4,070	\$4,070	\$6,250
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C18 - Hancock Park-Wilshire area
 - Los Angeles County
 - Parcel # 5513005014

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: 24345183

Printed: 03/24/2024 9:16:03 AM

Closed • Duplex

List / Sold:
\$1,199,000/\$1,175,000 ↓
243 days on the market
Listing ID: CV23103795

841 N Alexandria Ave • Los Angeles 90029
2 units • **\$599,500/unit** • **3,704 sqft** • **5,075 sqft lot** • **\$317.22/sqft** •
Built in 1936
101 to normandie



This is a wonderful opportunity to own a duplex, centrally located near paramount studios, Raleigh Studios as well as Silverlake, Echo Park, and Los Feliz. Minutes to downtown, Hollywood and some of the most sought after eateries LA has to offer. This home offers 2 units, each with 2 bedrooms, 2 full baths and 1 half bath. The upstairs has two over-sized bedrooms and one full bathroom. Downstairs you will find (in each unit) a welcoming and cozy living room complete with a fireplace and beautiful staircase. Each unit has a formal dining room and a functional room that can either be used as a bedroom OR in one unit is currently being used as a laundry room. Home also has a detached garage with additional off street parking. Also has a quaint yard space perfect for entertaining on those warm summer evenings. Would be ideal for the person looking to live in one and rent the other. Each unit has a detached garage which may be possible to convert to ADU's. (Buyer to verify with city regarding possibilities). Photos are not recent photos, however they give a good idea of the layout.

Facts & Features

- Sold On 03/20/2024
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$420 (Estimated)
- Laundry: Individual Room
- \$42000 Gross Scheduled Income
- \$36200 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: \$5,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,100
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5538006027

Michael Lembeck

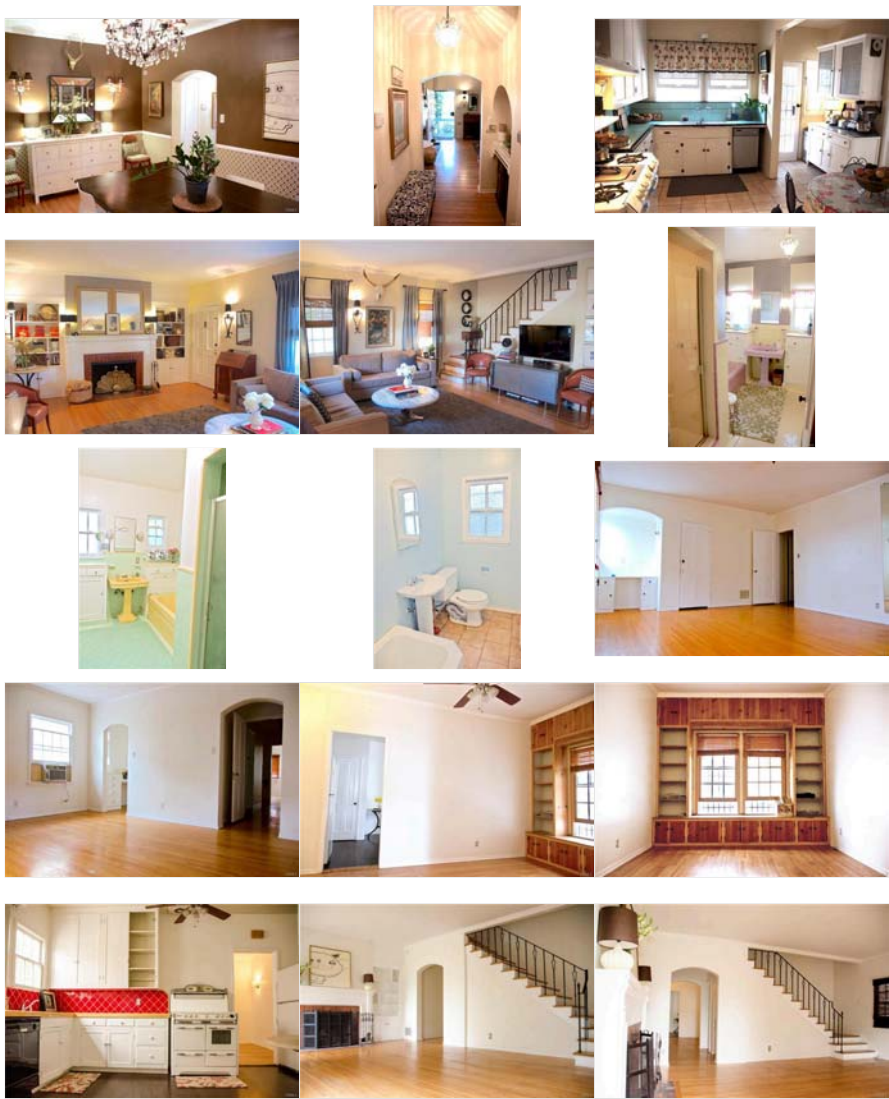
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Closed

• Single Family Residence

230 N Hoover St

• Los Angeles 90004

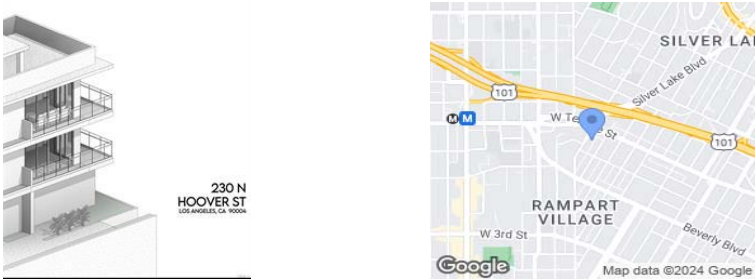
2 units • \$534,000/unit • 1,248 sqft • 5,049 sqft lot • \$789.26/sqft • Built in 1948

101 exit Silver Lake / N Temple / E Robinson

List / Sold: \$1,068,000/\$985,000

51 days on the market

Listing ID: PW23218713



Prime Silver Lake Duplex with Hollywood Sign and Downtown LA Views! Investor's Dream Opportunity! Welcome to your investment dream in the heart of Silver Lake! This beautiful duplex offers not only a stunning view of the iconic Hollywood Sign from the front yard but also a breathtaking panorama of the downtown Los Angeles skyline from the backyard. Boasting an R3 zoning, this property presents an incredible opportunity for investors and developers alike. It already has plans in the pipeline and on the brink of approval for 2 luxury units and 2 more units by converting garage to ADUs, this adds up to a total of 6 units. Don't miss out on this golden opportunity to own a piece of Silver Lake's finest! Contact us today for more information or to schedule a viewing.

Facts & Features

- Sold On 03/21/2024
 - Original List Price of \$1,068,000
 - 1 Buildings
 - 2 Total parking spaces
 - Cooling: ENERGY STAR Qualified Equipment
 - Heating: ENERGY STAR Qualified Equipment
 - \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,900
 - Electric: \$1,200.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,500
 - Cable TV: 01391478
 - Gardener:
 - Licenses:
- Insurance: \$2,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 3%
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5156003028

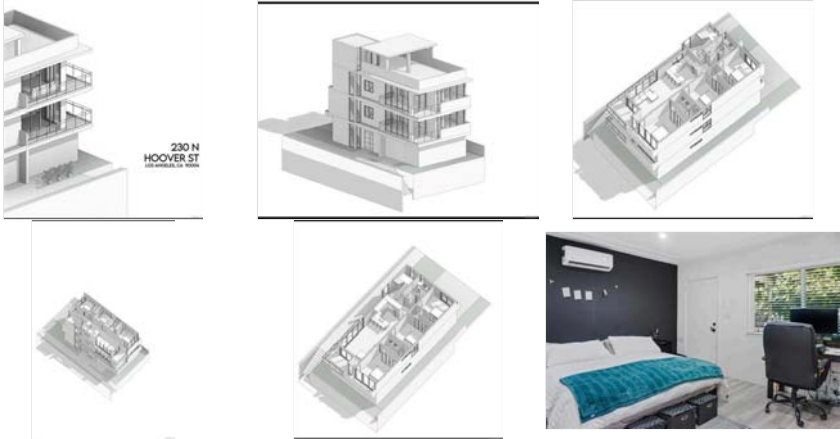
Michael Lembeck

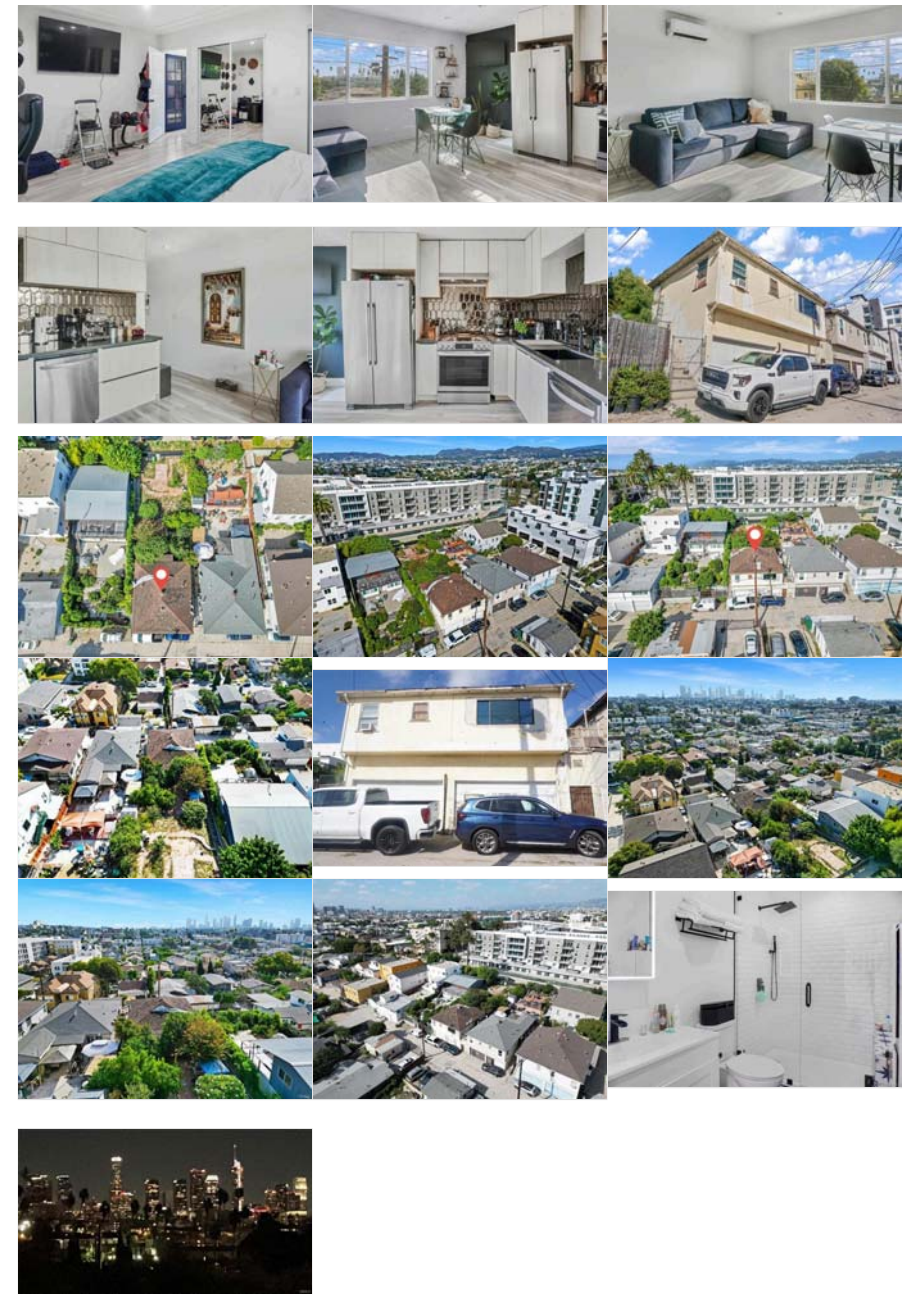
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Cell Phone: 714-742-3700

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

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Closed •

List / Sold:
\$1,249,000/\$1,550,000
0 days on the market
Listing ID: 24370321

2850 Gleneden St • Los Angeles 90039
2 units • **\$624,500/unit** • **1,616 sqft** • **15,372 sqft lot** • **\$959.16/sqft** •
Built in 1940
South of Fletcher/East of Riverside



Sold before processing

Facts & Features

- Sold On 03/19/2024
- Original List Price of \$1,249,000
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00656371
 - 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	0		Unfurnished	\$0	\$0	\$0
2:	2	1	0		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5442031035

Michael Lembeck

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

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State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: 24370321

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Closed

• Duplex

115 W 119th St

• Los Angeles 90061

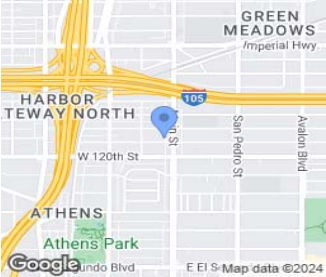
2 units • \$349,950/unit • 2,129 sqft • 6,445 sqft lot • \$340.54/sqft • Built in 1952

Main/119th

List / Sold: \$699,900/\$725,000

21 days on the market

Listing ID: SB24007032



The property will be delivered VACANT! Bring your hammer, nails, and paint for this house. Duplex: The Front Unit is a 2 bedroom, 1 bath, and the back unit is a 3 bedroom 1 bath it comes with an additional 1 bedroom, 1 bath that was added but it's not permitted. 1 car garage in the back with additional space for 4 cars to be parked in the driveway. The house needs love but has great potential and will be sold "AS IS".

Facts & Features

- Sold On 03/22/2024
 - Original List Price of \$699,900
 - 1 Buildings
 - Levels: One
 - 6 Total parking spaces
 - 5 Total carport spaces
 - \$639 (Estimated)
- Laundry: In Closet
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02188471
 - 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	1	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,400

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
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6087017020

Michael Lembeck

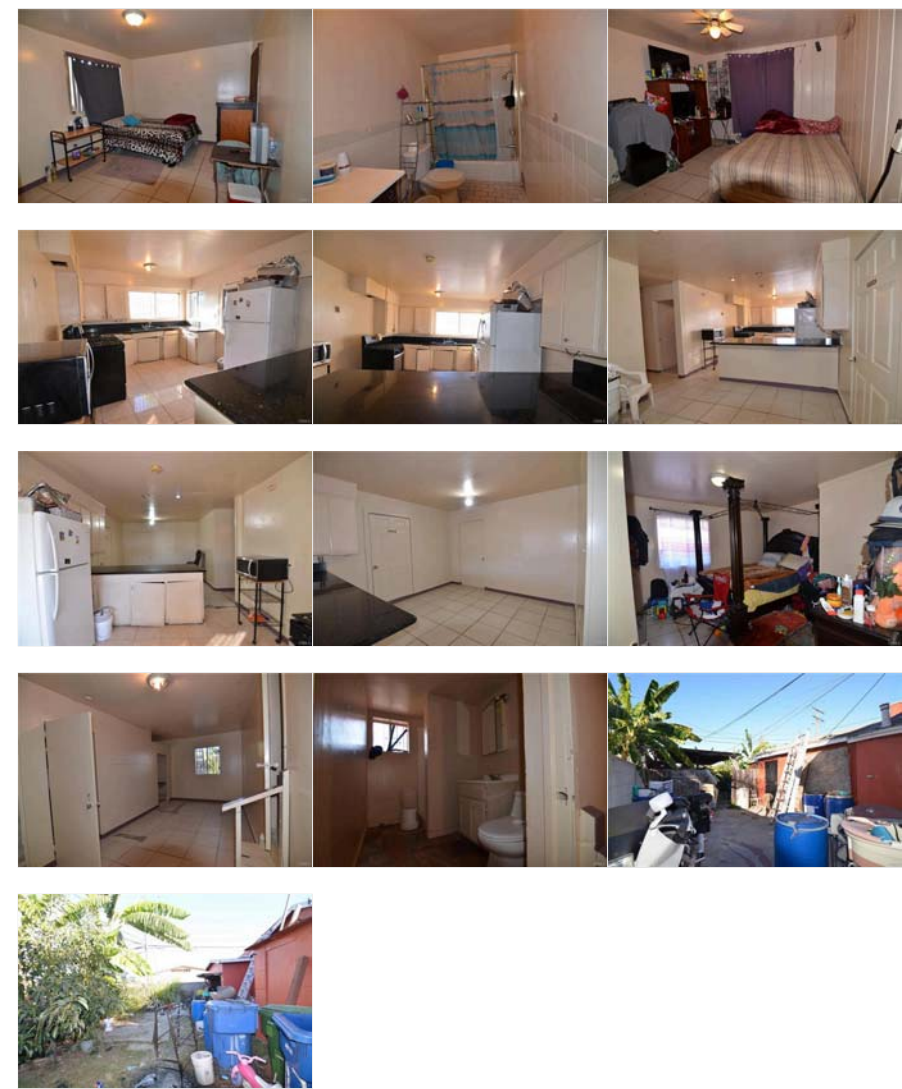
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Cell Phone: 714-742-3700

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

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Closed • Duplex

List / Sold: \$874,000/\$885,000 ↗

417 E 97th St • Los Angeles 90003

27 days on the market

2 units • \$437,000/unit • 1,953 sqft • 5,100 sqft lot • \$453.15/sqft • Built in 2024

Listing ID: MB24006252

Between Avalon and San Pedro



LIKE NO OTHER: NEW CONSTRUCTION* *LIVE SMART...RENT 1 & LIVE IN 1* Opportunity knocks in the heart of Los Angeles under \$449.00 per square foot- THIS IS THE ONE. Move in ready and just a short distance for it all. Front Unit is a newly built Single-Family Residence-1,073 Sq Ft with an attached 2 car garage (374 Sq Ft) and paid off solar panel system- The floor plan offers 3 bedrooms 2 full bathrooms and the 1/2 bathroom. The open floor is ideal for a multi-generational family. This Unit also has its own individual laundry room with a rear exit door that leads to the rear yard. Rear unit is a permitted ADU-880 Sq Ft 2-bedroom 1-bathroom -with its own address & gas/electric meter. Units are detached with individual yards for summertime family gatherings. The kitchens were carefully designed with customized cabinetry and quartz countertops, remodeled bathrooms w/modern cabinetry and modern tile. This area is quiet, with green lawns to your left & right, pride of ownership neighborhood. New Central AC/HVAC. This is a must-see property, all major freeways and public transportation within close proximity including several popular new developments like the Freedom Plaza providing all the popular stores, restaurants, coffee shops and of course the new Blink Fitness Center. Book your private tour today. Let's celebrate the New Year in your new income producing property!

Facts & Features

- Sold On 03/22/2024
- Original List Price of \$874,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$442 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,860
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$360
- Cable TV: 02094258
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	3	3	2	Unfurnished	\$0	\$0	\$3,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,650

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6052029016

Michael Lembeck

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

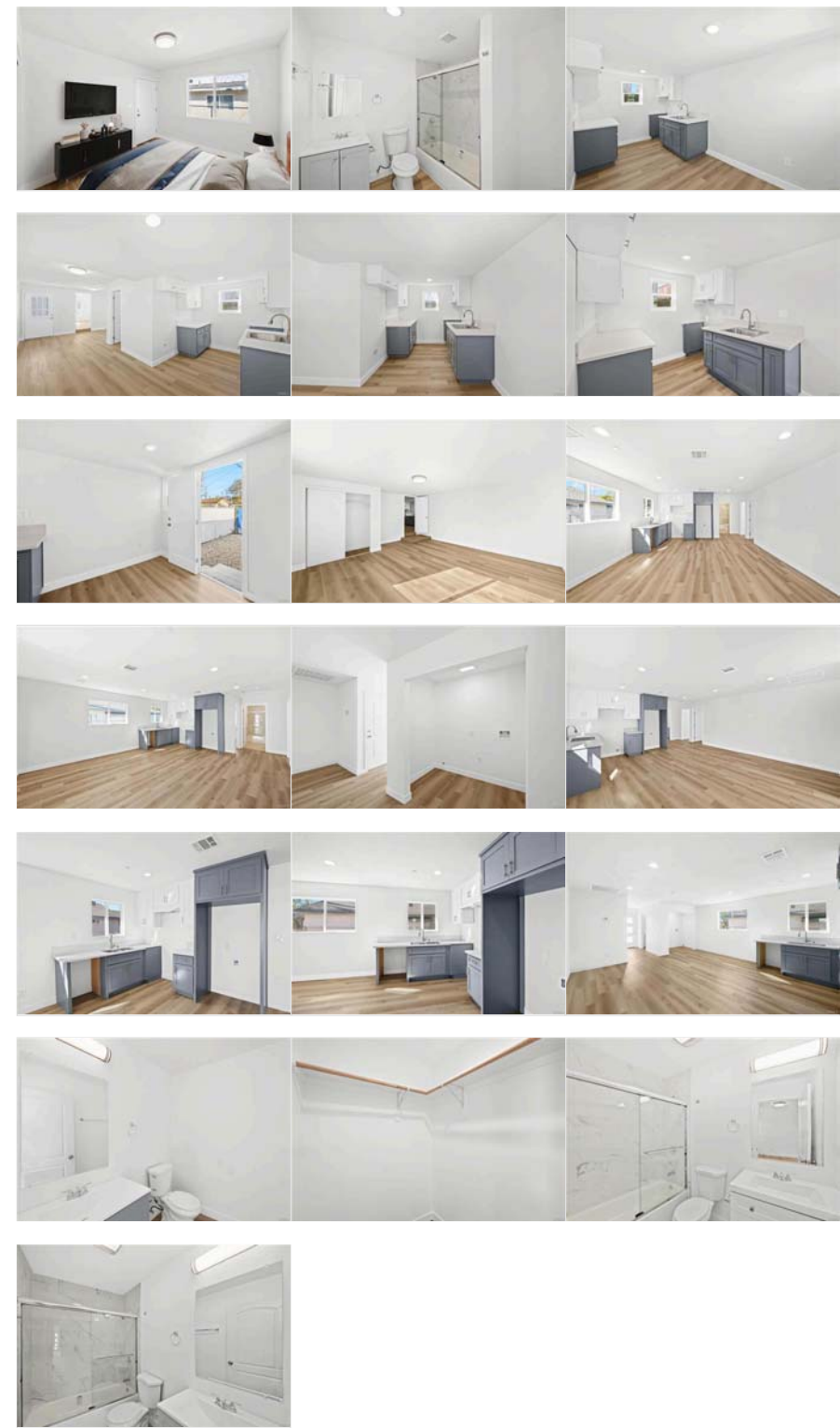
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Newport Beach, 92660

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Closed •

16469 Sierra Hwy • Canyon Country 91351
2 units • \$474,950/unit • sqft • 37,943 sqft lot • No \$/Sqft data •
Built in 1944

Where sand cyn meets Sierra Cyn rd.

List / Sold: \$949,900/\$835,000 ↓
84 days on the market
Listing ID: 223004881



Great investment opportunity!This Lot is located right where Sand Canyon road and Sierra Canyon roads meet. Near interstate 5 and the 14 freeway. Also, near Skyline Ranch RD and the new Pardee Homes development. Frontage road on the busy Sierra Canyon Road. Almost 1 acre with two homes, in need of remodeling. Check zoning LCC3 2 duplex, or if commercial building suitable for the area. Many businesses opportunities to consider.

Facts & Features

- Sold On 03/21/2024
- Original List Price of \$949,900
- 0 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: None

Exterior

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

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- CAN1 - Canyon Country 1 area
- Los Angeles County
- Parcel # 3231013003

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: 223004881

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Closed • Duplex

List / Sold: \$649,900/\$600,000 ↓

4077 Liberty Blvd • South Gate 90280

34 days on the market

2 units • \$324,950/unit • 1,578 sqft • 6,018 sqft lot • \$380.23/sqft • Built in 1938

Listing ID: DW24011457

West of Otis South of Santa Ana



Great duplex on corner lot. Spacious 1 bedroom, 1 bath each with 3 1 car garages. The rear unit has a back yard. Great property for a family that wants help with the mortgage. close to schools, shopping and more!

Facts & Features

- Sold On 03/20/2024
- Original List Price of \$720,000
- 1 Buildings
- 3 Total parking spaces
- \$715 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$2,100	\$4,200	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6215008003

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: DW24011457

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Closed • Duplex

List / Sold: \$570,000/\$700,000 ↑

3419 Flower St. • Huntington Park 90255

0 days on the market

2 units • \$285,000/unit • 1,740 sqft • 6,466 sqft lot • \$402.30/sqft • Built in 1928

Listing ID: DW24055096

Use Gps



Facts & Features

- Sold On 03/22/2024
- Original List Price of \$570,000
- 2 Buildings
- 2 Total parking spaces
- \$870 (Assessor)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 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:	2	4	2	2	Unfurnished	\$0	\$0	\$0
# Of Units With:								
• Separate Electric: 2					• Drapes:			
• Gas Meters: 2					• Patio:			
• Water Meters: 2					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6213012005

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: DW24055096

Printed: 03/24/2024 9:16:04 AM

Closed • Duplex

List / Sold: \$699,000/\$650,000 ↓

6303 Casitas Ave • Bell 90201

18 days on the market

2 units • \$349,500/unit • 1,396 sqft • 5,628 sqft lot • \$465.62/sqft • Built in 1928

Listing ID: PW23231774

Gage Blvd and casitas



Property has 2 units 2 bedrooms 1 bath each, plus and additional extra room, they have a good contains.

Facts & Features

- Sold On 03/18/2024
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$722 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$850
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6315024014

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23231774

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Closed • Duplex

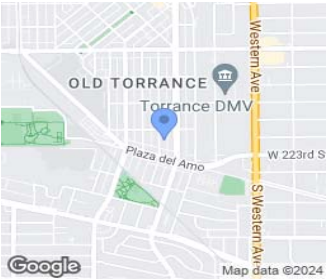
List / Sold:

\$1,090,000/\$1,111,000

8 days on the market

Listing ID: SB24029566

2224 Andreo Ave • Torrance 90501
3 units • \$363,333/unit • 1,760 sqft • 5,101 sqft lot • \$631.25/sqft •
Built in 1923
West of Western, South of 223rd St.



Investment opportunity with long term tenants. 2 bedroom, 1 bathroom craftsman in the front. 3 bedroom, 2 bath unit in the back, above a 2 car garage and studio unit. First time on the market in nearly 40 years with potential to upgrade! Property is currently occupied. Please do not disturb occupants!

Facts & Features

- Sold On 03/21/2024
 - Original List Price of \$1,090,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - 2 Total carport spaces
 - \$460 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
 - \$62040 Gross Scheduled Income
 - \$59040 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$400
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$400
 - Cable TV: 00527439
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,890	\$1,890	\$2,100
2:	1	3	2	2	Unfurnished	\$2,380	\$2,380	\$2,750
3:	1	0	1	0	Unfurnished	\$900	\$900	\$900

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 134 - Old Torrance area
 - Los Angeles County
 - Parcel # 7357020022

Michael Lembeck

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

Citivist Realty Services, Inc

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

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Closed • Commercial/Residential

List / Sold:
\$1,275,000/\$1,210,000 ↓
157 days on the market
Listing ID: CV23117376

11443 Dicky St • Whittier 90606
3 units • \$425,000/unit • 2,637 sqft • 6,579 sqft lot • \$458.85/sqft •
Built in 1947
Major cross streets Mines & Broadway



****Back on Market. Buyer failed to perform**** Introducing your dream income property! With meticulous attention to detail and all-new construction, this property eliminates the need for repairs, ensuring both landlords and tenants are delighted. Here's what this incredible income property offers: - Completely renovated front house with 3 bedrooms, 2 baths, and a garage. - Additional permitted bedroom and bath, offering flexibility for a combined front house of 4 bedrooms and 3 baths or a 3 bedroom, 2 bath house and a 1 bedroom, 1bathJR ADU. - Beautifully crafted 2-bedroom, 2-bath ADU spanning 1,000 square feet, complementing the front house seamlessly. - Centrally located with high rental demand and convenient access to amenities, making it attractive to potential tenants. Everywhere you look is brand new construction = attract great tenants, top of the market rents , and less repairs issues being delivered vacant. All the work was done with permits, so rest assured it was done properly. Solar panels insure low electric bill for tenants. Inside, you'll find exquisitely renovated interiors with an open-concept layout that maximizes space and welcomes natural light. The modern and sleek kitchen boasts brand-new stainless steel appliances, elegant countertops, and ample storage space, making it perfect for entertaining. Top of line materials and finishes throughout the property.

Facts & Features

- Sold On 03/20/2024
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$640 (Estimated)
- Laundry: Electric Dryer Hookup
- \$89400 Gross Scheduled Income
- \$71400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Living Room, Primary Suite, Walk-In Closet
- Floor: Laminate
- Appliances: Tankless Water Heater
- Other Interior Features: Copper Plumbing Full, Quartz Counters, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000
2:	1	2	2	0	Unfurnished	\$0	\$0	\$3,350
3:	1	3	2	1	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8173017025

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: CV23117376

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Closed • Triplex

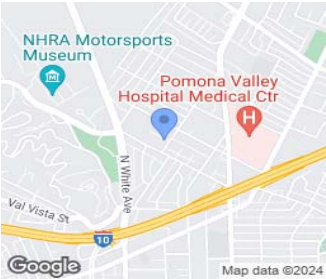
List / Sold:

\$1,049,000/\$1,049,000

4 days on the market

Listing ID: CV24028755

1633 Alameda St • Pomona 91768
3 units • \$349,667/unit • 2,616 sqft • 10,568 sqft lot • \$400.99/sqft •
Built in 1939
NORTH OF THE 10 FWY/EAST OF WHITE



Great investment opportunity! This wonderful Pomona triplex is what you are looking for whether you are an investor looking for a great opportunity or a first time buyer looking to live in a home and have an additional 2 units to help you generate income which can be put towards your mortgage payment. This property consist of a stand alone 2 bedroom, 1 bath home which is completely separate from the other 2 units. The home was built in 1931 has a fireplace, its own porch, front yard, fenced off backyard and 2 car detached garage. This home is truly charming and has an address of 1633 Alameda St. The other 2 units with a separate address of 412 Anderwood (Built in 1961) each also offer 2 bedrooms 1 bath The property is well maintained and is in a highly desired neighborhood of Pomona It is priced to sell and seller is motivated!

Facts & Features

- Sold On 03/20/2024
- Original List Price of \$1,049,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$836 (Estimated)
- Laundry: Individual Room
- \$67481 Gross Scheduled Income
- \$63255 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,226
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 02112152
- Gardener:
- Licenses:
- Insurance: \$1,346
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,580
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,984	\$1,984	\$2,600
2:	1	2	1	0	Unfurnished	\$2,025	\$2,025	\$2,350
3:	1	2	1	0	Unfurnished	\$1,501	\$1,501	\$2,350

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8359017029

Michael Lembeck

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

Citivest Realty Services, Inc

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





CUSTOMER FULL: Residential Income LISTING ID: CV24028755

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Closed • Triplex

List / Sold:
\$1,749,000/\$1,820,000
17 days on the market
Listing ID: PF24025626

218 N Bushnell Ave • Alhambra 91801
3 units • **\$583,000/unit** • **2,820 sqft** • **7,398 sqft lot** • **\$645.39/sqft** •
Built in 1927
Norh of Main St.



Triplex located in North Alhambra. The exterior with paint and recessed lighting, while the landscaping enhances the property. Unit one, a two-bed, one-bath.Three-bed one bath on the bottom floor. Upstairs unit, a two-bed, two-bath unit.

Facts & Features

- Sold On 03/20/2024
 - Original List Price of \$1,749,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - 2 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$1,043 (Estimated)
- Laundry: Community
 - \$97800 Gross Scheduled Income
 - \$72676 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: See Remarks
- Floor: See Remarks

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,918
 - Electric: \$45.05
 - Gas:
 - Furniture Replacement:
 - Trash: \$928
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$2,340
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,605
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,300	\$2,300	\$2,300
2:	1	3	1	0	Unfurnished	\$0	\$0	\$2,850
3:	1	2	2	0	Unfurnished	\$3,000	\$3,000	\$3,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5338006020

Michael Lembeck

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

Citivest Realty Services, Inc

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

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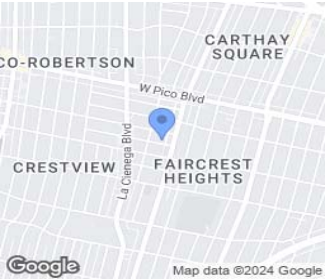
CUSTOMER FULL: Residential Income LISTING ID: PF24025626

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Closed •

6069 Horner St • Los Angeles 90035
3 units • \$780,000/unit • 5,945 sqft • 5,676 sqft lot • \$389.02/sqft •
Built in 2008
East of La Cienega and a few blocks South of W Pico.

List / Sold:
\$2,340,000/\$2,312,726 ↓
80 days on the market
Listing ID: 23326564



We are pleased to present a unique owner user or investment opportunity at 6069 Horner St in the highly coveted Pico Robertson submarket, a premier Los Angeles neighborhood that attracts high-end renters with a consistently low vacancy rate and steady rent growth. The property totals 5,945 SF with three spacious units, one three-bedroom two- bathroom unit (approximately 1,650 SF) and two three- bedroom three-bathroom units (approximately 1,900 & 1,950 SF) that have been meticulously maintained since the property was constructed. All units have secure, Ring security entrances and feature luxury interiors with 10-foot ceilings throughout, custom wood cabinetry, stainless steel appliances, recessed, LED retrofitted lighting, hardwood flooring, spacious living rooms, ample storage space and in-unit washer and dryer; the three-bedroom two-bathroom unit has a long balcony with access from the living room and master bedroom, and the two three-bedroom three- bathroom units have a shared, approximate 600 SF patio at the rear of the property. Each unit has a two-car garage located at the front of the property; one unit utilizes half of the garage as storage space and another unit uses half of the garage as a home office. Limited landlord responsibilities as tenants are responsible for all utilities including waste removal. The property benefits from a significant affordability gap between renting and home ownership inthe neighborhood; within two miles of the subject property, the median home value is over \$1MM; the average household income within two miles of the property is \$117,622.

Facts & Features

- Sold On 03/22/2024
- Original List Price of \$2,600,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: Washer Included, Dryer Included
- Cap Rate: 2.5
- \$68026 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$47,969
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01222983
- Gardener:
- Licenses:
- Insurance: \$5,945
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management: 5800
- Water/Sewer:
- Other Expense: \$698
- 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	\$4,250
2:	2	3	3		Unfurnished	\$3,213	\$6,425	\$5,650
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 5068005031

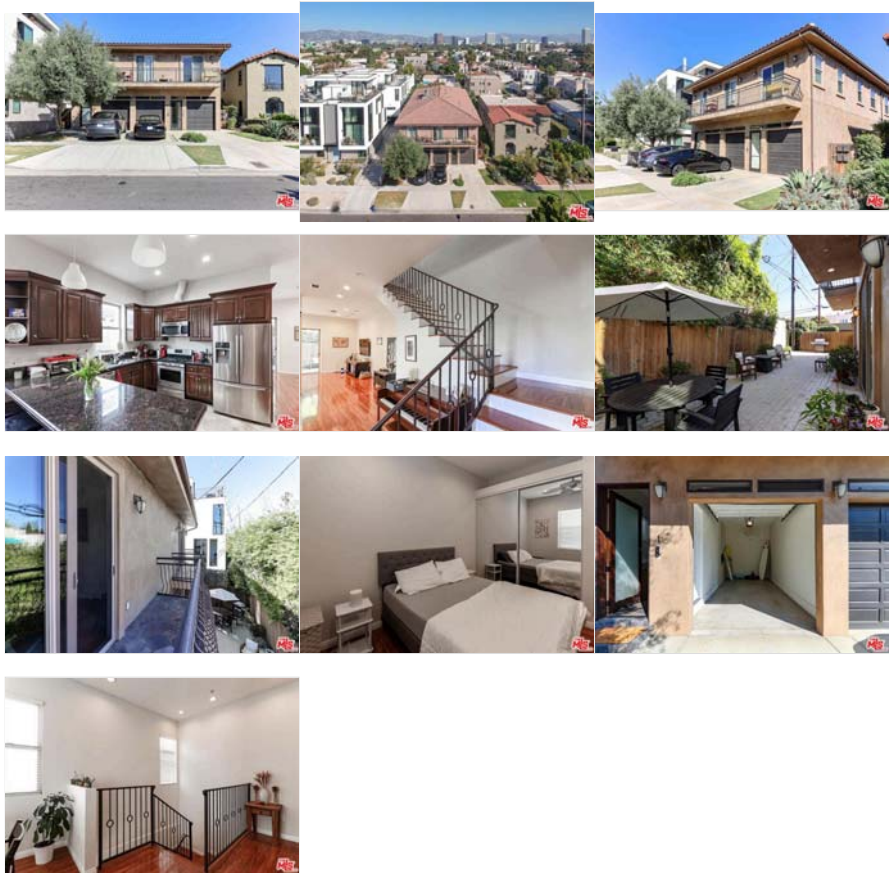
Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed • Triplex

List / Sold:
\$1,150,000/\$1,066,000 ↓
77 days on the market
Listing ID: PW23209675

1449 12th Ave • Los Angeles 90019
3 units • **\$383,333/unit** • **2,760 sqft** • **7,933 sqft lot** • **\$386.23/sqft** •
Built in 1922
East of Crenshaw between Venice Blvd. and Pico Blvd on 12th Avenue



Lovely well maintained Spanish style triplex. With 2 units in the front 1449 & 1451, Feature formal dining rooms, granite kitchen counters, laminate and hardwood flooring, spacious 2 bedrooms /1 bath. Interior washer/dryer hook ups. The rear unit 1451 1/2 is a studio unit with its own entrance. This property has plenty of driveway and front parking. Updates were completed in 2016 included complete stucco and exterior paint, newer roof of front two units, rear studio unit and garage areas, front awnings, all new windows; front yard block wall and wrought/iron gate, remote access/sliding driveway gate, front yard and driveway Angelus Interlocking Pavers. Don't miss out on this great opportunity to call this property yours as you can rent out all three units or Live in ONE. All units will be delivered vacant at closing. This property is minutes away from the 10 and 110 Freeways, shopping centers and USC.

Facts & Features

- Sold On 03/18/2024
- Original List Price of \$1,150,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Other Interior Features: Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01877688
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,300
2:	2	2	1	0	Unfurnished	\$2,050	\$2,050	\$2,300
3:	3	0	1	0	Unfurnished	\$1,050	\$1,050	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5072007015

Michael Lembeck

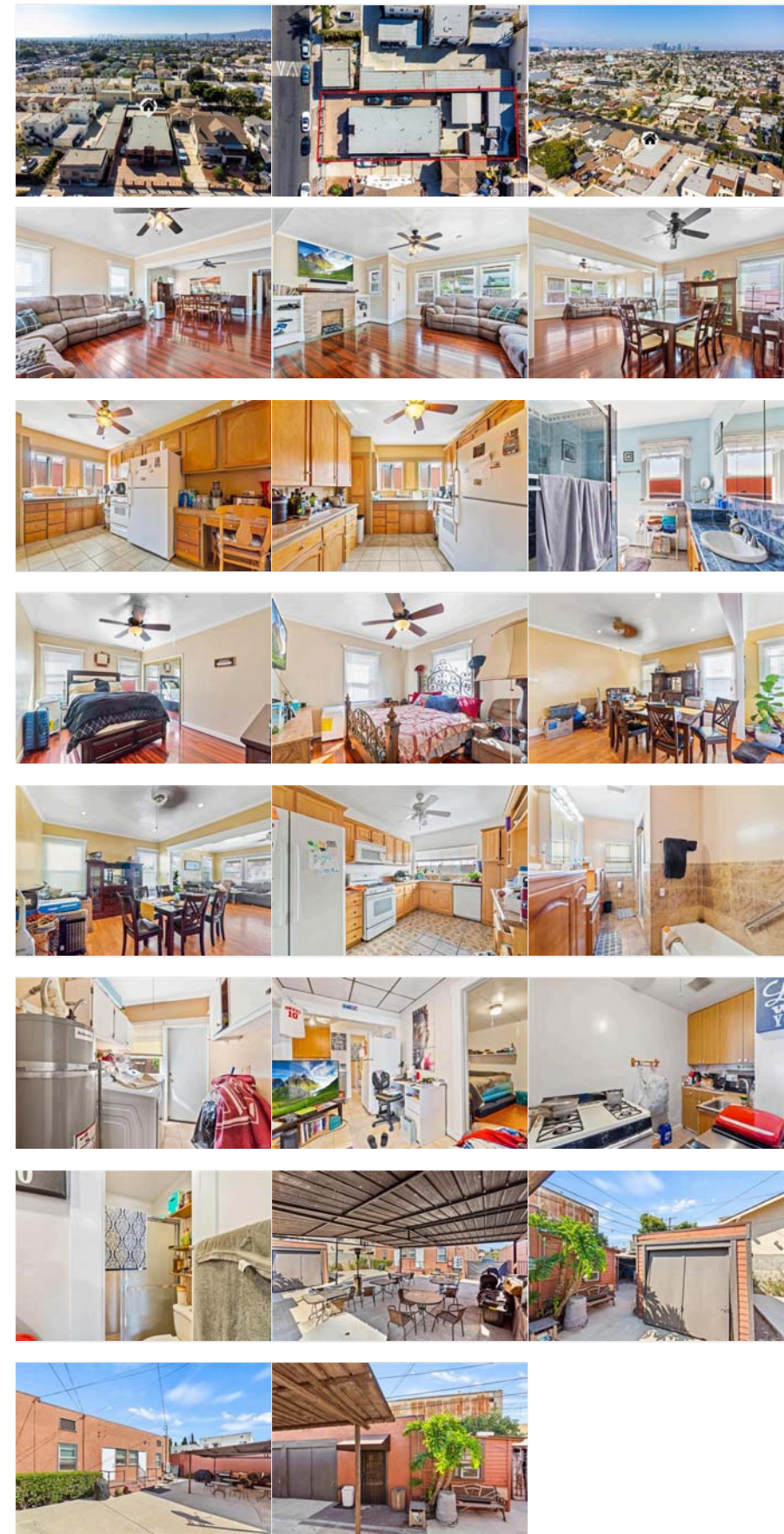
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

\$5,095,000/\$4,700,000 ↓

99 days on the market

Listing ID: 23328903

6955 Trolleyway • Playa del Rey 90293
3 units • **\$1,698,333/unit** • **3,768 sqft** • **3,279 sqft lot** • **\$1247.35/sqft** •
Built in 1957
West of Lincoln, Culver Blvd - Culver Blvd turns left and becomes Trolleyway



You can have it all!! Owner/user or prime oceanfront income property. Low inventory, excellent condition, makes this Exceptional beachfront triplex, with views from Catalina, to Queens necklace leading to Malibu. An incredible buy. This architectural property has 8 bedrooms, 7 baths, 3,768 sq ft. and each unit has unobstructed ocean views. All units have direct access to the sand. Walk to all the restaurants and shops in Playa del Rey village, and close proximity to freeway, and Westside locations.

Facts & Features

- Sold On 03/21/2024
- Original List Price of \$5,095,000
- 1 Buildings
- Levels: One
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- Cap Rate: 3
- \$231672 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

- Waterfront Features: Ocean Front

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870534
- 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	\$8,000	\$8,000	\$8,000
2:	1	2	2		Unfurnished	\$5,376	\$5,376	\$5,376
3:	1	3	2		Unfurnished	\$5,798	\$5,798	\$5,798
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C31 - Playa Del Rey area
- Los Angeles County
- Parcel # 4116032037

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 23328903

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Closed • Triplex

List / Sold:

\$1,649,000/\$1,600,000 ↓

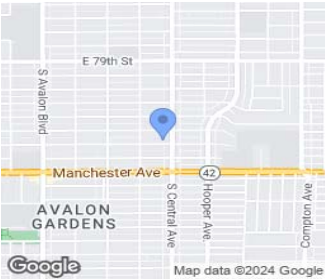
2 days on the market

1019 E 84th Pl • Los Angeles 90001

3 units • \$549,667/unit • 3,667 sqft • 5,743 sqft lot • \$436.32/sqft • Built in 2022

Listing ID: BB23219515

Heading North on S Central Ave take a left on to 84th Place, property will be on your right.



A brand new 2023 construction NON RENT CONTROLLED triplex in Green Meadows, South Los Angeles. This property is made up of two huge 5 bed/3.5 bath units & one 3 bed/2.5 bath unit. With ALL UNITS rented now, it boasts a stabilized 6.72% cap rate! Step into income on day one!

Facts & Features

- Sold On 03/21/2024
- Original List Price of \$1,649,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$279 (Estimated)
- Laundry: Electric Dryer Hookup, Washer Hookup
- Cap Rate: 6.64
- \$142800 Gross Scheduled Income
- \$112591 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Vinyl

Exterior

- Lot Features: Front Yard
- Fencing: New Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,497
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance: \$1,467
- Maintenance: \$500
- 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	5	4	0	Unfurnished	\$4,100	\$4,100	\$4,100
2:	1	5	4	0	Unfurnished	\$4,100	\$4,100	\$4,100
3:	1	3	3	0	Unfurnished	\$3,500	\$3,500	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6029021007

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: BB23219515

Printed: 03/24/2024 9:16:04 AM

Closed

• Triplex

4204 Missouri Ave • South Gate 90280

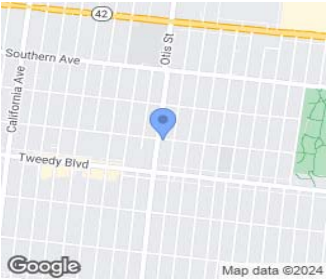
3 units • \$258,333/unit • 1,824 sqft • 5,317 sqft lot • \$422.15/sqft • Built in 1939

ONLY \$258,500 Price Per Unit

List / Sold: \$775,000/\$770,000

37 days on the market

Listing ID: AR23229411



4204-4212 Missouri Ave is a coveted corner lot triplex in South Gate, CA. All three units are 1B+1B, with remodeled bathrooms (4204 has marble) and kitchens. The units have solid wood cabinets and newer floors, with the lack of carpet making upkeep easy. The roof, stucco, and fence were all redone about 4-5 years ago. Each unit has its own garage, with new garage doors. The property features copper plumbing throughout. Moreover, tenants enjoy being walking distance from numerous local eateries, including IHOP, El Pollo Loco, and Little Caesars, and being minutes from the local Walmart Supercenter and South Gate Park, an almost 100-acre park featuring an 18-hole golf course, swim stadium, sports center, senior recreation center, and municipal auditorium. The property is well maintained and offers buyers a true pride-of-ownership investment.

Facts & Features

- Sold On 03/20/2024
 - Original List Price of \$775,000
 - 1 Buildings
 - Levels: One
 - 3 Total parking spaces
 - \$844 (Estimated)
- Laundry: Inside
 - \$48600 Gross Scheduled Income
 - \$31101 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,041
 - Electric: \$320.00
 - Gas: \$600
 - Furniture Replacement:
 - Trash: \$1,190
 - Cable TV: 01886242
 - Gardener:
 - Licenses:
- Insurance: \$1,295
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,325
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,850
2:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,850
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,750

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- T4 - South Gate E of 710 area
 - Los Angeles County
 - Parcel # 6203024001

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: AR23229411

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Closed • Triplex

List / Sold: \$450,000/\$575,000 ↓

8512 Santa Fe • Huntington Park 90255

129 days on the market

3 units • \$150,000/unit • 2,805 sqft • 4,409 sqft lot • \$204.99/sqft • Built in 1928

Listing ID: DW23164443

West of Long Beach Blvd



This is a mix use 3 unit property opportunity located in the unincorporated area of 90255 known as Walnut Park. It's ideal for a business owner who wants to live and work from the same location or strictly use as an investment to rent/lease out. The front building is a business-storefront with a conditional use permit-market with (2) 1 bedroom casita units on the backside. Each 1 bedroom casita has it's own yard, driveway and one car garage. This property is located on a high traffic street which is great for business signage exposure to the public and in a good public transportation area.

Facts & Features

- Sold On 03/18/2024
- Original List Price of \$685,000
- 3 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Front Yard, Irregular Lot, Yard
- Fencing: Chain Link
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01329713
- 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	0	1	0	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,650
3:	1	1	1	1	Unfurnished	\$700	\$700	\$1,650

Of Units With:

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

Additional Information

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

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed • **Quadruplex**

List / Sold:
\$1,050,000/\$1,040,000 ↓
8 days on the market
Listing ID: SB24030313

14506 S Normandie Ave • Gardena 90247
4 units • **\$262,500/unit** • **2,832 sqft** • **6,166 sqft lot** • **\$367.23/sqft** •
Built in 1957
North on Normandie from Redondo Beach Blvd.



Conveniently located apartment complex with great upside potential for an owner / investor!!! Single building 4 unit residential apartment consisting of two 2 bedroom 1 bath units and two 1 bedrooms 1 bath units with a separate enclosed garage providing one parking space per unit. The flexibility of below market month to month rents (3 of 4 tenants) and the opportunity for high impact improvements provides the basis to add significant value. Unit 1 has been recently improved and is now generating a market rent (significantly higher than the other two bedroom one bath unit). Desirable location walking distance to restaurants, entertainment, gyms, shops and parks. Easy access to public transportation. Conveniently located near the 110, 405, 91 and 105 freeways with strong access to the beach, downtown and westside. Don't miss out on this exciting investor opportunity!!! DO NOT WALK ON THE PROPERTY OR DISTURB THE TENANTS. MORE INFORMATION TEXT OR E-MAIL SHERI MESSERLIAN.

Facts & Features

- Sold On 03/22/2024
- Original List Price of \$1,050,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$892 (Estimated)
- \$79380 Gross Scheduled Income
- \$52591 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$26,789
- Electric: \$450.00
- Gas: \$380
- Furniture Replacement:
- Trash: \$1,292
- Cable TV: 02130474
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 2728
- Water/Sewer: \$4,212
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,275	\$27,300	\$27,300
2:	1	1	1	1	Unfurnished	\$1,540	\$18,480	\$22,103
3:	1	2	1	1	Unfurnished	\$1,441	\$17,292	\$24,310
4:	1	1	1	1	Unfurnished	\$1,359	\$14,820	\$22,103

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 115 - North Gardena area
- Los Angeles County
- Parcel # 6114002010

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: SB24030313

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Closed

• Quadruplex

1147 N Marine Ave

• Wilmington 90744

4 units • \$193,750/unit • 2,400 sqft • 6,699 sqft lot • \$327.08/sqft •

Built in 1923

North of Anaheim St

List / Sold: \$775,000/\$785,000

8 days on the market

Listing ID: SB24030389



We are pleased to present this 4 unit apartment community located in the heart of Wilmington. The offering consists of (4) 1 Bed / 1 Bath units. Each apartment unit includes a washer/dryer hookup and brand new water heaters as of Feb 2024. In total, the buildings sit on a 6,697 sq ft lot and feature 4 single car garages. Tenants pay for electricity and gas. There is ONE water meter and 4 electrical panels and 4 gas meters. There is rental upside potential to a 8.71% Pro-Forma Cap Rate & 8.10 Pro-Forma GRM. There is a 648 sq ft garage in the back with RTI plans for (2) ADUs consisting of 1+1. Plans are fully approved and are ready for construction! This could ultimately be converted into a 6 unit apartment building. Property can be financed through a residential loan.

Facts & Features

- Sold On 03/21/2024
 - Original List Price of \$775,000
 - 3 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - \$513 (Estimated)
- Laundry: Inside
 - Cap Rate: 3.51
 - \$48072 Gross Scheduled Income
 - \$24555 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,113
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$200
 - Cable TV: 01238468
 - Gardener:
 - Licenses:
- Insurance: \$2,288
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 2283
 - Water/Sewer: \$200
 - Other Expense: \$0
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$942	\$942	\$1,950
2:	1	1	1	1	Unfurnished	\$977	\$977	\$1,950
3:	1	1	1	1	Unfurnished	\$994	\$994	\$1,950
4:	1	1	1	1	Unfurnished	\$870	\$870	\$1,950

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 195 - West Wilmington area
 - Los Angeles County
 - Parcel # 7420020018

Michael Lembeck

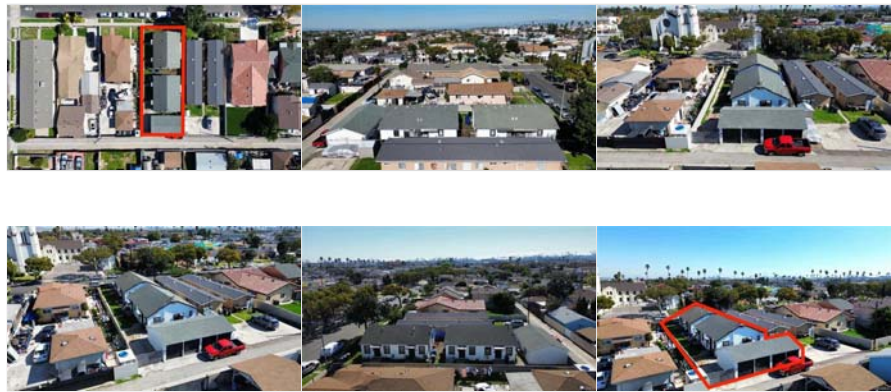
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Cell Phone: 714-742-3700

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State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: SB24030389

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Closed • **Quadruplex**

814 Gulf Ave • Wilmington 90744
4 units • \$275,000/unit • 2,822 sqft • 6,299 sqft lot • \$395.11/sqft •
Built in 1931
Between w Anaheim & West 1st Street

List / Sold:
\$1,099,999/\$1,115,000 
24 days on the market
Listing ID: DW23219500



Investments don't let this opportunity go!! In the heart of Wilmington, look no further than these 4 Units, each as a single house providing privacy and individuality. With 8 Bedrooms and 4 Baths. A Duplex facing Gulf Ave. and 2 units facing Ronan Ave. on a 6,299 SqFt., Street to Street Lot., Separate Meters. These 4 Units Starting with the duplex facing Gulf Ave. Units were remodeled with new kitchen cabinets, new paint, flooring with waterproof tile. Each unit has 2 bedrooms, 1 bath and 1 car garage. Each Unit has their own front and back yard. Facing Ronan is offering a Single home with 2 bedrooms, 1 bath, front and side yard, it's like living in a single-family residence & long driveway. The other unit has 2 bedrooms & 1 bath and was remodeled with new kitchen cabinets, new paint, flooring with waterproof tile, front yard with 1 parking space.

Facts & Features

- Sold On 03/22/2024
- Original List Price of \$1,099,999
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Wall Furnace
- \$555 (Estimated)
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Laminate, Tile
- Appliances: None
- Other Interior Features: Quartz Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Rectangular Lot, Yard
- Fencing: Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02197031
- Gardener:
- Licenses: 250
- Insurance: \$1,224
- Maintenance: \$500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,700
4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,700

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7416015045

Michael Lembeck

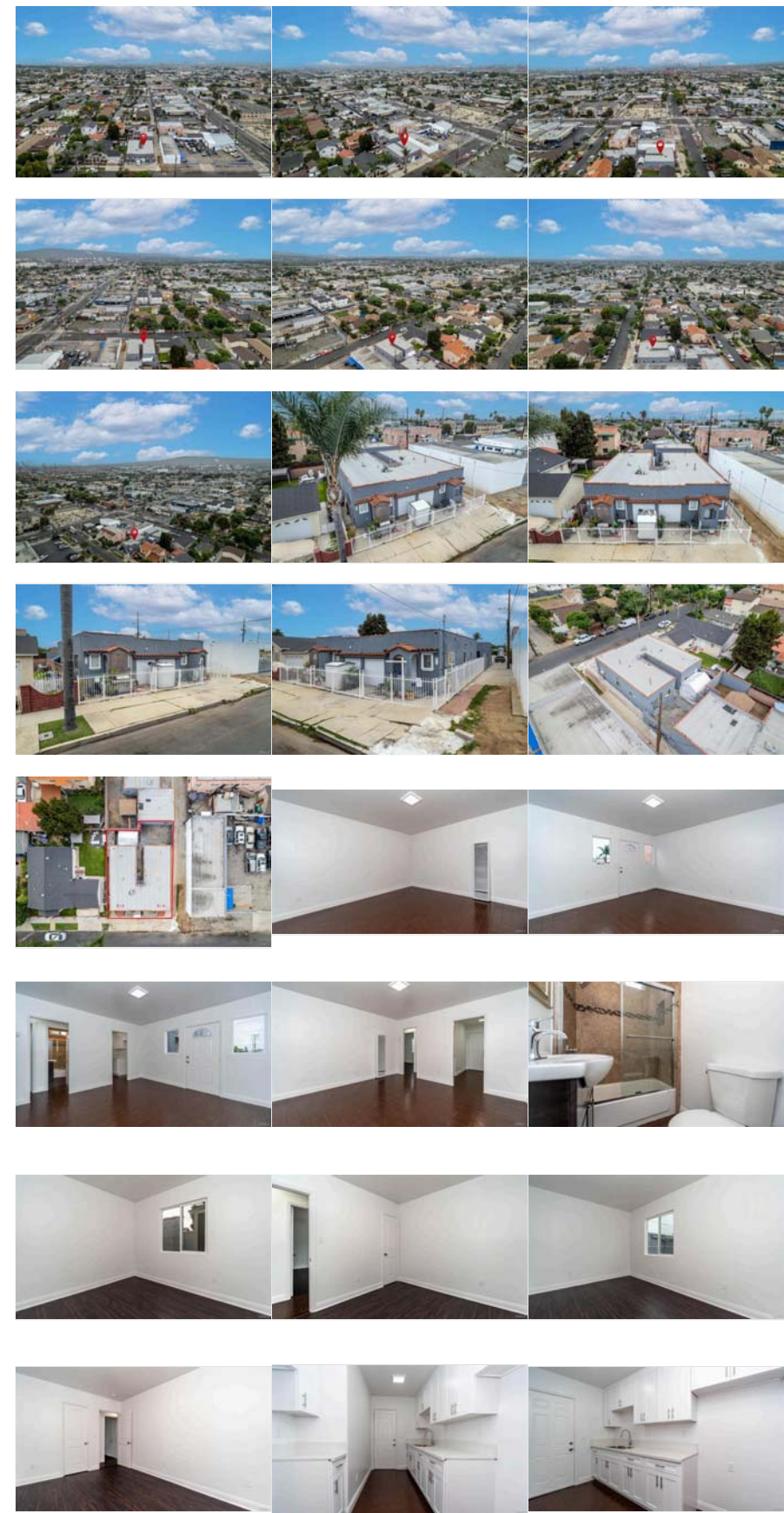
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State License #: 01875823
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Closed • Quadruplex

List / Sold:
\$1,499,000/\$1,483,000 ↓
1 days on the market
Listing ID: SR24032010

1015 W Verdugo Ave • Burbank 91506
4 units • **\$374,750/unit** • **2,964 sqft** • **6,789 sqft lot** • **\$500.34/sqft** •
Built in 1957
Off of Victory and Verdugo



This very clean 4 unit building is located in a great Burbank location. It has (2) 2 Bed / 1 Bath units and (2) 1 Bed / 1 Bath units, 4 garages, and a laundry room (currently not being used). You can't go wrong with Burbank real estate!

Facts & Features

- Sold On 03/20/2024
- Original List Price of \$1,499,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Community, Individual Room
- \$75600 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01519420
- 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	\$1,475	\$1,475	\$1,850
2:	1	1	1	1	Unfurnished	\$1,575	\$1,575	\$1,850
3:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,300
4:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2446029023

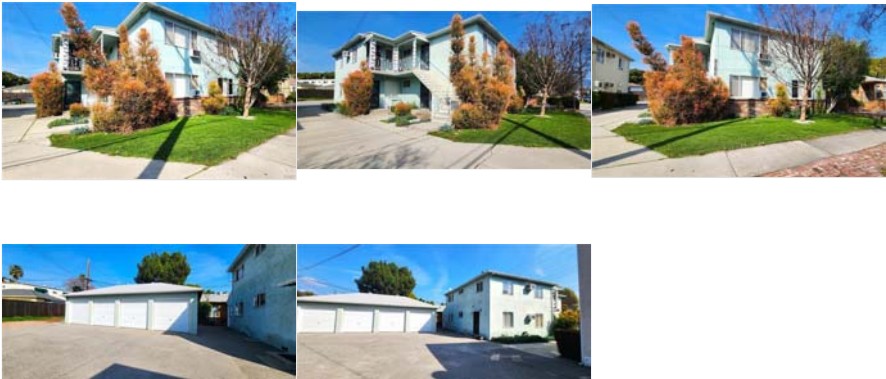
Michael Lembeck

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

Citivist Realty Services, Inc

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

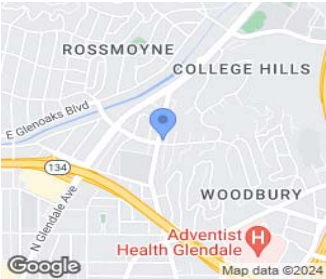
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Closed • **Quadruplex**

List / Sold:
\$1,600,000/\$2,065,000
8 days on the market
Listing ID: PW24034356

1305 E Glenoaks Blvd • Glendale 91206
4 units • **\$400,000/unit** • **4,158 sqft** • **6,910 sqft lot** • **\$496.63/sqft** •
Built in 1950
NE corner of Glenoaks and Verdugo



Introducing a prime investment opportunity between the College Hills and Woodbury neighborhoods of Glendale. This 4-plex is comprised of two 2 bed/1bath units and two 1bed/1bath units. Each apartment is equipped with large closets, built in shelving and in-unit laundry as well as air conditioning, ceiling fans and front and rear doors. Two units have updated kitchens and bathrooms. Each unit has an assigned single car garage. The building was recently painted and has been lovingly maintained by the same family for decades. With its desirable location, well-maintained units and stable tenant base, this investment offers both immediate returns and long-term growth potential.

Facts & Features

- Sold On 03/19/2024
 - Original List Price of \$1,600,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - \$457 (Public Records)
- Laundry: Inside
 - \$114240 Gross Scheduled Income
 - \$81798 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot
- Sewer: Public Sewer
 - Other Exterior Features: Awning(s), Rain Gutters

Annual Expenses

- Total Operating Expense: \$32,442
 - Electric: \$500.00
 - Gas: \$100
 - Furniture Replacement:
 - Trash: \$800
 - Cable TV: 01873088
 - Gardener:
 - Licenses:
- Insurance: \$5,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,500
 - Other Expense: \$19,342
 - Other Expense Description: Repairs

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,670	\$32,040	\$2,800
2:	1	1	1	1	Unfurnished	\$2,070	\$24,840	\$2,200
3:	1	2	1	1	Unfurnished	\$2,380	\$28,560	\$2,600
4:	1	1	1	1	Unfurnished	\$2,400	\$28,800	\$2,400

Of Units With:

- Separate Electric: 5
 - Gas Meters: 5
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC: 2

Additional Information

- Standard, Trust sale
 - Buyer Agency Compensation: 2.5%
- 624 - Glendale-Chevy Chase/E. Glenoaks area
 - Los Angeles County
 - Parcel # 5665003009

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: PW24034356

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Closed • Quadruplex

List / Sold:
\$2,195,000/\$2,500,000
16 days on the market
Listing ID: GD23227527

2845 2851 Mary St • La Crescenta 91214
4 units • **\$548,750/unit** • **3,880 sqft** • **14,332 sqft lot** • **\$644.33/sqft** •
Built in 1958
West of La Crescenta Avenue



A property like this is rarely available in highly desired La Crescenta area. Four individual houses with no common walls on a large lot, consisting of three parcels. Each structure is a two bedroom, one bath with washer and dryer hookups, fireplace, individual one car garage and private yard. Two of the units (2847-2849) were completely remodeled with top quality finishes and have central air and heat. Please do not disturb occupants or walk on the property. Offers are subject to inspection. The pictures are prior to the units being rented. Don't lose this great opportunity.

Facts & Features

- Sold On 03/18/2024
- Original List Price of \$2,195,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$416 (Estimated)
- Laundry: Inside
- \$117744 Gross Scheduled Income
- \$97400 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,344
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4,504
- Cable TV: 01873039
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$10,800
- Other Expense:
- Other Expense Description:

Unit Details

1:	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
	4	2	1	1		\$9,812		\$12,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- 635 - La Crescenta/Glendale Montrose & Annex area
- Los Angeles County
- Parcel # 5801013035

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: GD23227527

Printed: 03/24/2024 9:16:05 AM

Closed

•

Quadruplex

802 W 42nd Pl

•

Los Angeles 90037

4 units

•

\$187,500/unit

•

2,456 sqft

•

9,168 sqft lot

•

\$297.23/sqft

•

Built in 1922

110 south to Harbor Fwy, to artin Luther King Jr.to S.Hoover to 42nd Pl.

List / Sold:

\$750,000/\$730,000

↓

0 days on the market

Listing ID:

SR24022721



Single story, 2 buildings fourplex, fenced; 3 car tandem parking. Great location and great investment.

Facts & Features

- Sold On 03/22/2024
 - Original List Price of \$7,500,000
 - 1 Buildings
 - 3 Total parking spaces
 - \$0 (Assessor)
- \$42255 Gross Scheduled Income
 - \$39755 Net Operating Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,540
 - Electric: \$11,580.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01779860
 - Gardener:
 - Licenses:
- Insurance: \$1,166
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

1:	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
	4	4	6	0	Unfurnished			
# Of Units With:								
• Separate Electric: 0 • Gas Meters: 0 • Water Meters: 0 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Probate Listing sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5019006001

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

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

\$3,995,000/\$3,775,000 ↓

35 days on the market

Listing ID: 24349441

1738 Kelton Ave • Los Angeles 90024

4 units • \$998,750/unit • 4,925 sqft • 6,835 sqft lot • \$766.50/sqft • Built in 1936

1738 Kelton Avenue is located just off of Massachusetts Ave between Santa Monica Blvd and Wilshire Blvd



Rare Student Housing Investment Opportunity in Westwood 1.5 Miles from UCLA. Four Units, 16 Bedrooms, Fully Furnished. Turnkey, Stabilized Asset at a 6.07% CAP Rate on Current Income. Rare student housing investment opportunity in a prime Westwood location Recently renovated duplex and two newly built ADU's with in unit washers and dryers.16 fully furnished and fully occupied bedrooms. Units are rented by the bedspace. Opportunity for higher rents in the peak summer quarter. Strong in-place cash flow 6.07% CAP rate and 12.00 GRM. Walking distance to Westwood Village, UCLA campus, and local amenities. Amenities include Bristol Farms, 99 Ranch Market, Equinox Westwood, Whole Foods, and Sprouts Farmers Market. Unique opportunity student housing investments rarely come available in Westwood.

Facts & Features

- Sold On 03/21/2024
- Original List Price of \$3,995,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- Cap Rate: 6.07
- \$242621 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$80,215
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	3		Unfurnished	\$10,860	\$10,860	\$11,100
2:	2	5	3		Unfurnished	\$16,875	\$16,875	\$17,500
3:			0					
4:			0					
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					
12:			0					
13:			0					

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4324028005

Michael Lembeck

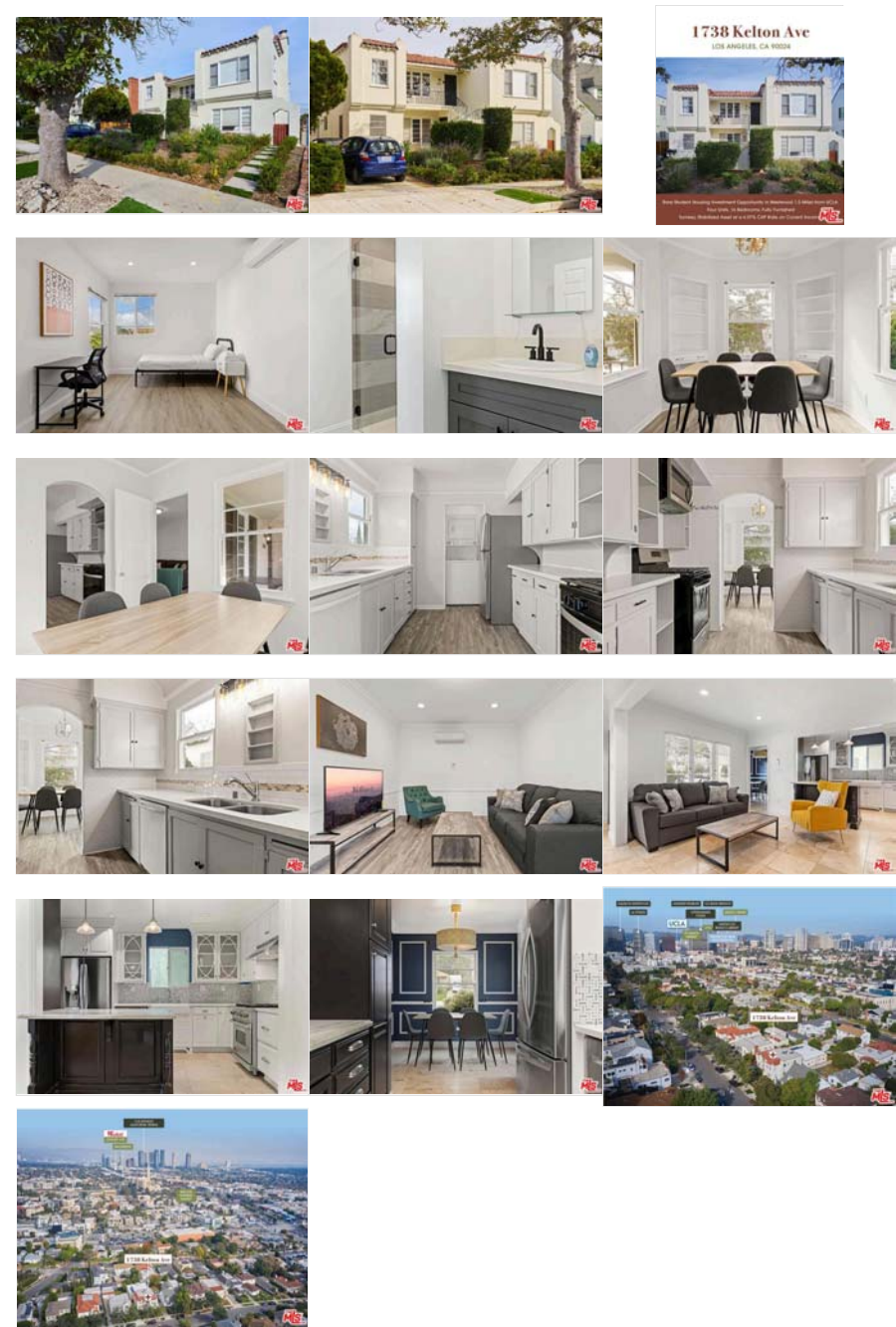
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State License #: 01875823
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Closed •

List / Sold:

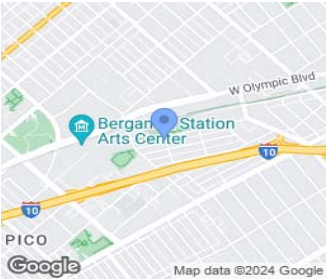
\$1,495,000/\$1,550,000 ⬆

41 days on the market

Listing ID: 24348077

2866 Exposition Blvd • Santa Monica 90404
4 units • \$373,750/unit • 2,750 sqft • 4,990 sqft lot • \$563.64/sqft •
Built in 1955

Situated in a quiet neighborhood near Ishihara & Gandara Parks, with easy access to beaches, Santa Monica Pier, shopping and dining. Minutes from Bergamot Train Station and 10 freeway. Santa Monica is a sought after investment market with a history of stable growth and appreciation.



****UPDATE - BACK ON THE MARKET FOR SHORT PERIOD OF TIME! THOSE WHO HAVE SUBMITTED OFFERS WILL BE INVITED TO AN OPENING OF ALL OF THE UNITS NEXT WEEK. THERE WILL BE NO SHOWINGS WITHOUT OFFERS! **** Desirable mid century fourplex on a corner lot includes four 1 bd + 1 ba units and detached garages with alley access. Investment and/or development opportunities range from upside rent potential and possible ADU addition (buyer to verify). Cash flows as-is or can be a true value added investment opportunity!

Facts & Features

- Sold On 03/19/2024
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Natural Gas
- Cap Rate: 3.55
- \$53021 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

- Lot Features: Front Yard, Lawn

Annual Expenses

- Total Operating Expense: \$32,463
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01187022
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,175	\$2,175	\$2,650
2:	1	1	1		Unfurnished	\$1,713	\$1,713	\$2,650
3:	1	1	1		Unfurnished	\$1,646	\$1,646	\$2,650
4:	1	1	1		Unfurnished	\$1,810	\$1,810	\$2,650
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4268019030

Michael Lembeck

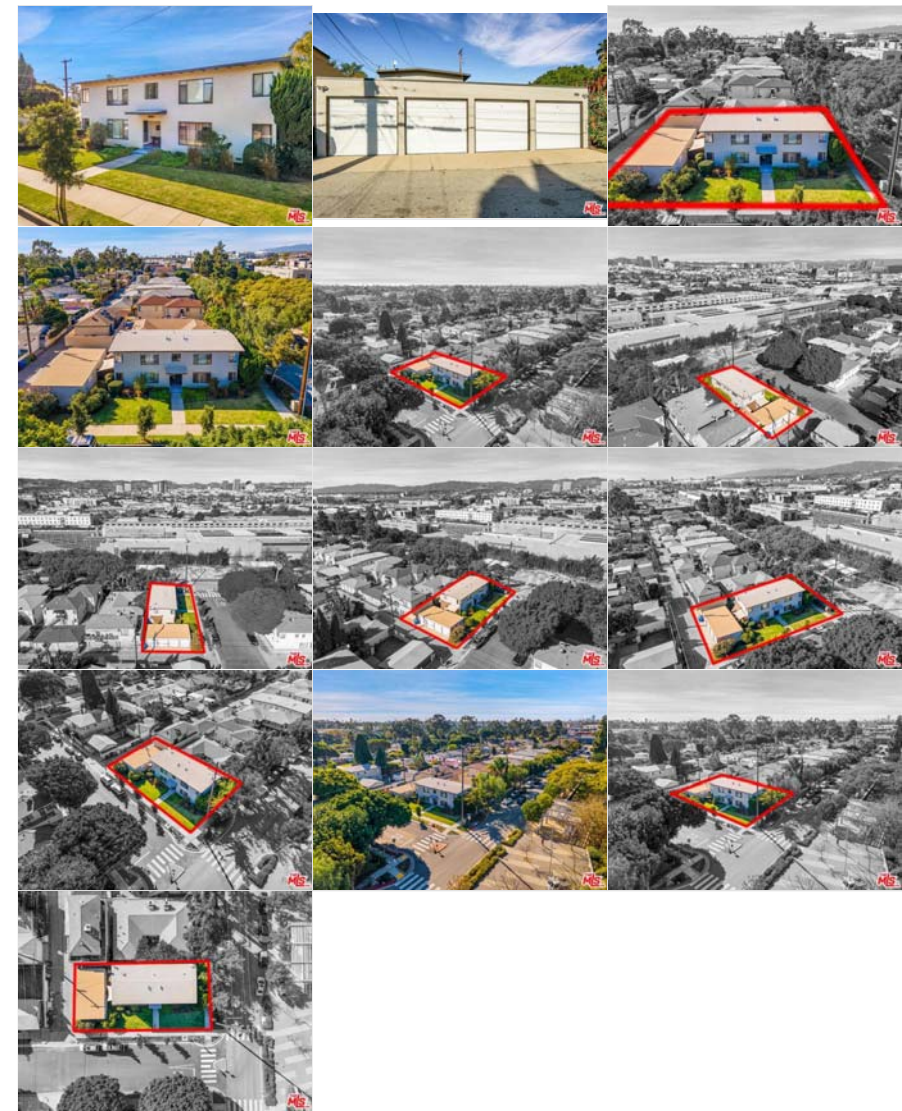
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Closed •

List / Sold:

\$2,348,000/\$2,298,000 ↓

9 days on the market

Listing ID: 24343059

1258 Euclid St • Santa Monica 90404

4 units • \$587,000/unit • 3,190 sqft • 7,504 sqft lot • \$720.38/sqft •

Built in 1957

South of Wilshire. North of Santa Monica Blvd. Corner of Euclid St. and Arizona Ave.



Welcome to 1258 Euclid Street, a unique investment opportunity in the heart of Santa Monica. This property showcases a beautifully remodeled 2-bedroom front house adorned with a classic white picket fence and an inviting front garden, setting the stage for a serene and stylish living experience. Additionally, this property boasts three independent 1-bedroom units, each a cozy retreat complete with its washer/dryer. These charming cottages offer privacy and comfort, embodying the essence of snug and quaint living. This multi-unit sits on a generous 7,502 SF lot under versatile and rare SMR3 zoning. It presents redevelopment potential and opportunities for accessory dwelling units (ADUs). It's an investor's canvas, ideal for maximizing residential space and potential income. One of the units, 1 bed/1 bath plus small den, will be delivered vacant. It is excellent for an owner/user to live in one of the units to offset the mortgage payments or get passive income. This property is ripe with possibilities. It is an excellent option for 1031 exchange clients looking to park and grow their money. Residents enjoy swift access to the sun-kissed beaches, the bustling 3rd Street Promenade, and the vibrant amenities in downtown Santa Monica. The proximity to the World's Largest V3 Tesla Supercharging Station, UCLA Health Center, trendy restaurants, cafes, and shopping makes this an ideal location for future value growth. Easy access to the freeway and metro station encapsulates the best of convenience. Each unit has separate gas meters. Nearby a dynamic hub for high-tech startups and creative industries, this property is just a stone's throw away from some of the world's leading companies, including Hulu, Cornerstone on Demand, Lionsgate Entertainment, Oracle, Snap Inc., Universal Music Group, Amazon, Microsoft, Sony, HBO, and CBS. The presence of these top employers in close proximity attracts a large pool of employees and ensures the area is in high demand. This property also qualifies for residential financing. 1258 Euclid Street is a beacon of opportunity, offering immediate value and long-term growth potential. The earthquake soft story retrofit has been completed. This property has eight parking spaces. Truly not to be missed.

Facts & Features

- Sold On 03/22/2024
 - Original List Price of \$2,348,000
 - 4 Buildings
 - Levels: Two
 - Heating: Central
- Laundry: Washer Included, Dryer Included
 - Cap Rate: 4.1
 - \$96968 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$28,341
 - 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	2	2		Unfurnished	\$3,762	\$3,762	\$4,500
2:	2	1	1		Unfurnished	\$1,589	\$1,589	\$3,000
3:	3	1	1		Unfurnished	\$2,092	\$2,093	\$3,000
4:	4	1	1		Unfurnished	\$0	\$0	\$3,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C14 - Santa Monica area
 - Los Angeles County
 - Parcel # 4282005011

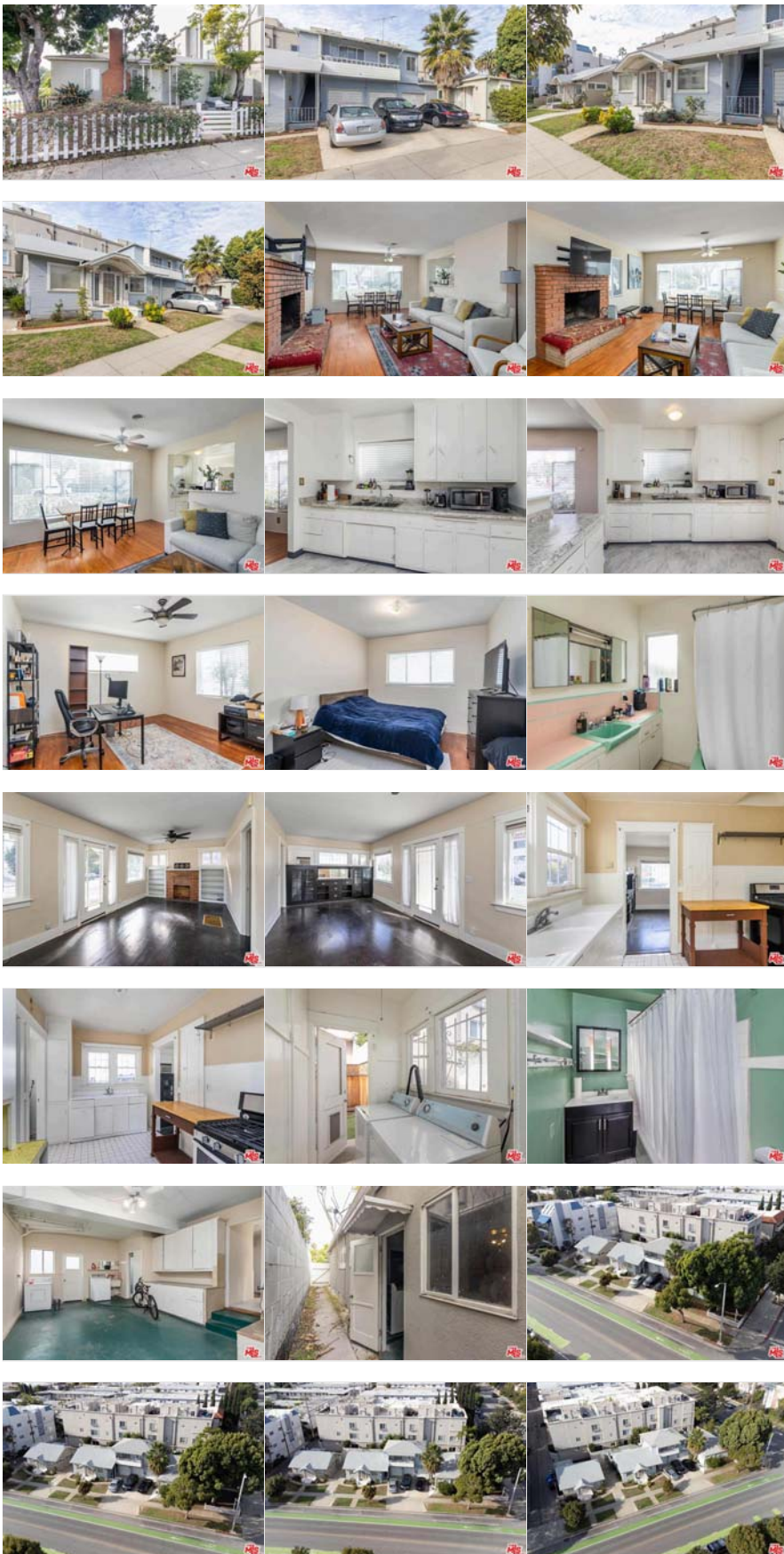
Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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Closed •

3315 W 17th St • Los Angeles 90019

4 units • \$212,500/unit • 3,146 sqft • 2,811 sqft lot • \$246.34/sqft • Built in 1921

See Map

List / Sold: \$850,000/\$775,000 ↓

48 days on the market

Listing ID: 23333239



One unit can be delivered vacant!! LOCATION LOCATION LOCATION, The Best priced Investment Koreatown adjacent Fourplex Property to add to your portfolio!! You've really hit the jackpot with this rare, highly sought-after, and amazingly valued investment opportunity that's simply too good to miss. Located in Arlington Heights, very close to Koreatown and all the amazing shops and restaurants, & on a tree-lined street, this is a well-established fourplex that, based on past experience, you can expect to provide an excellent outlook in terms of long-term profit potential. A definite bonus in terms of location and convenience, all units have their own meters, which means that tenants will be paying for their own electricity & gas. Among the many desirable features that are offered are 4 separate addresses. Outside, you'll have abundant parking space available. A fabulous location is sure to attract the attention of future occupants with schools as well as popular shopping and dining destinations nearby. As a premium perk, the fourplex is just a few blocks from easy access to I-10. This incredible property really does have it all, so send an offer before it is gone! Interior showings/inspections upon accepted offer. One unit can be delivered vacant. Thank you.

Facts & Features

- Sold On 03/22/2024
- Original List Price of \$899,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$56400 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02163228
- 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	\$984	\$984	\$3,000
2:	1	1	1		Unfurnished	\$1,400	\$1,400	\$3,000
3:	1	1	1		Unfurnished	\$1,310	\$1,310	\$3,000
4:	1	1	1		Unfurnished	\$895	\$895	\$3,000

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5072028013

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: 23333239

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Closed • **Quadruplex**

List / Sold: **\$869,000/\$868,680** ⬆

1421 E 108th St • Los Angeles 90059

16 days on the market

4 units • **\$217,250/unit** • **2,290 sqft** • **7,697 sqft lot** • **\$379.34/sqft** • **Built in 1938**

Listing ID: CV23223522

Cross Streets: B/t Compton Ave & S. Central Ave



Wonderful 4-Plex for Sale in Los Angeles. Great opportunity to own a Quadruplex in Los Angeles, CA! This Property features 2,290 Sq. Ft. Total, 7,697 Sq. Ft. Lot, All Units are 1 Bedroom, 1 Bathroom, approx.. 572 Sq. Ft. each, abundance of windows that let lots of natural light in, ample Parking Spaces in back. Near all amenities, including schools, colleges, shopping, banks, restaurants, and entertainment. Easy access to LAX Airport & 405, 105, 110, 710 Freeways.

Facts & Features

- Sold On 03/19/2024
 - Original List Price of \$849,000
 - 1 Buildings
 - 0 Total parking spaces
 - Heating: Central
 - \$955 (Estimated)
- Laundry: See Remarks
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01131002
 - 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	\$1,798	\$1,798	\$1,798
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,798
3:	1	1	1	0	Unfurnished	\$1,798	\$1,798	\$1,798
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,798

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6065013020

Michael Lembeck

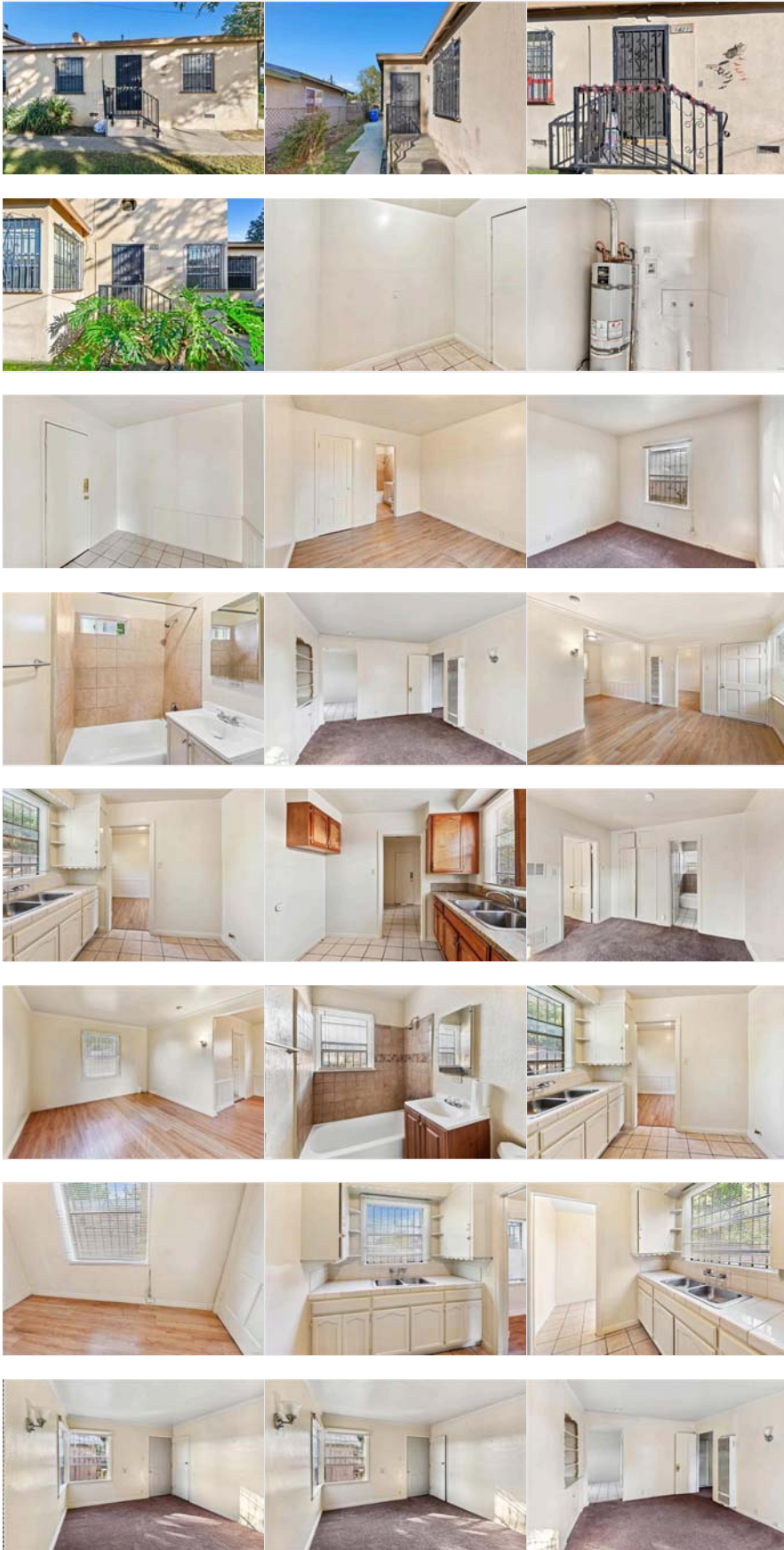
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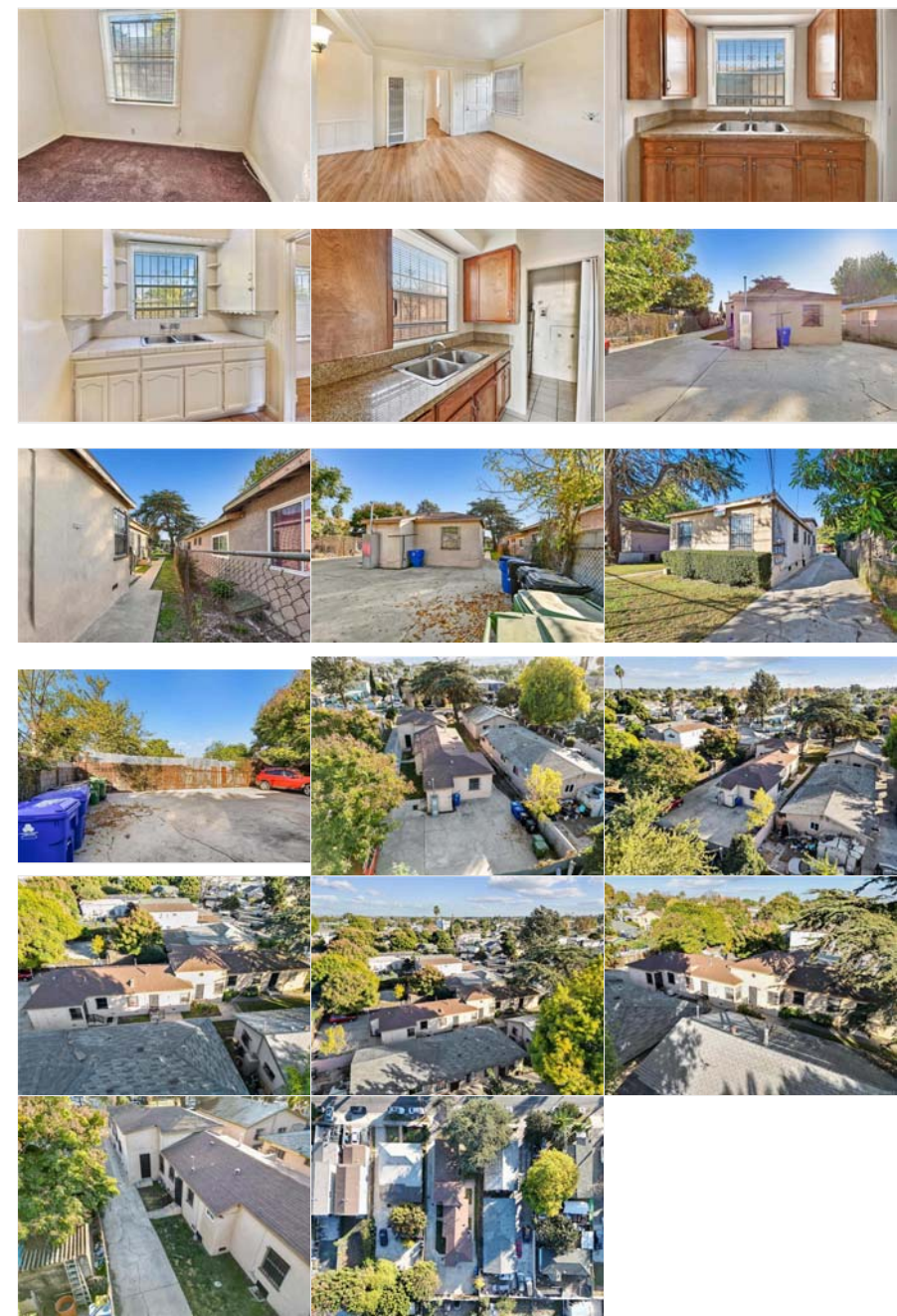
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CUSTOMER FULL: Residential Income LISTING ID: CV23223522

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Closed •

List / Sold:

\$1,595,000/\$1,575,000 ↓

91 days on the market

Listing ID: 23338185

926 E 57th St • Los Angeles 90011

4 units • \$398,750/unit • 3,823 sqft • 5,444 sqft lot • \$411.98/sqft •

Built in

Google maps



CAP RATE 7.74%. Welcome to a unique investment opportunity near DTLA! Embrace the potential of this multifamily income property boasting 11 beds and 6 baths. Recently renovated, this multifamily property features a total of 11 bedrooms and 6 bathrooms, offering ample space for tenants or potential residents. Each unit exudes a perfect blend of contemporary luxury and comfort, ensuring a high-quality living experience for all. Inside the property, you'll find modern and state-of-the-art appliances in the kitchens, a true delight for any aspiring chef. The upgraded flooring adds a touch of sophistication to each unit. Additionally, the property includes five gated parking spaces, ensuring convenience and security for tenants and their vehicles. Situated near DTLA, this multifamily income property offers easy access to a wide array of shopping, dining, and entertainment options. Commuting is a breeze with the convenience of major highways and public transportation in close proximity. Whether you're an experienced investor or just starting your investment journey, this multifamily income property presents an incredible opportunity to diversify your portfolio and enjoy the benefits of owning an income-generating property in a prime location. Don't miss out on this chance to seize your financial future with this beautifully remodeled and strategically positioned multifamily income property!

Facts & Features

- Sold On 03/22/2024
 - Original List Price of \$1,595,000
 - 2 Buildings
 - Levels: Multi/Split
 - Cooling: Central Air
 - Heating: Central
- Laundry: Washer Included, Dryer Included
 - Cap Rate: 7.74
 - \$119200 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$21,200
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02063235
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$3,050	\$3,050	\$3,100
2:	1	3	1		Unfurnished	\$3,100	\$0	\$3,100
3:	1	3	3		Unfurnished	\$3,300	\$3,300	\$3,300
4:	1	2	1		Unfurnished	\$2,600	\$0	\$2,600
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5103015012

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

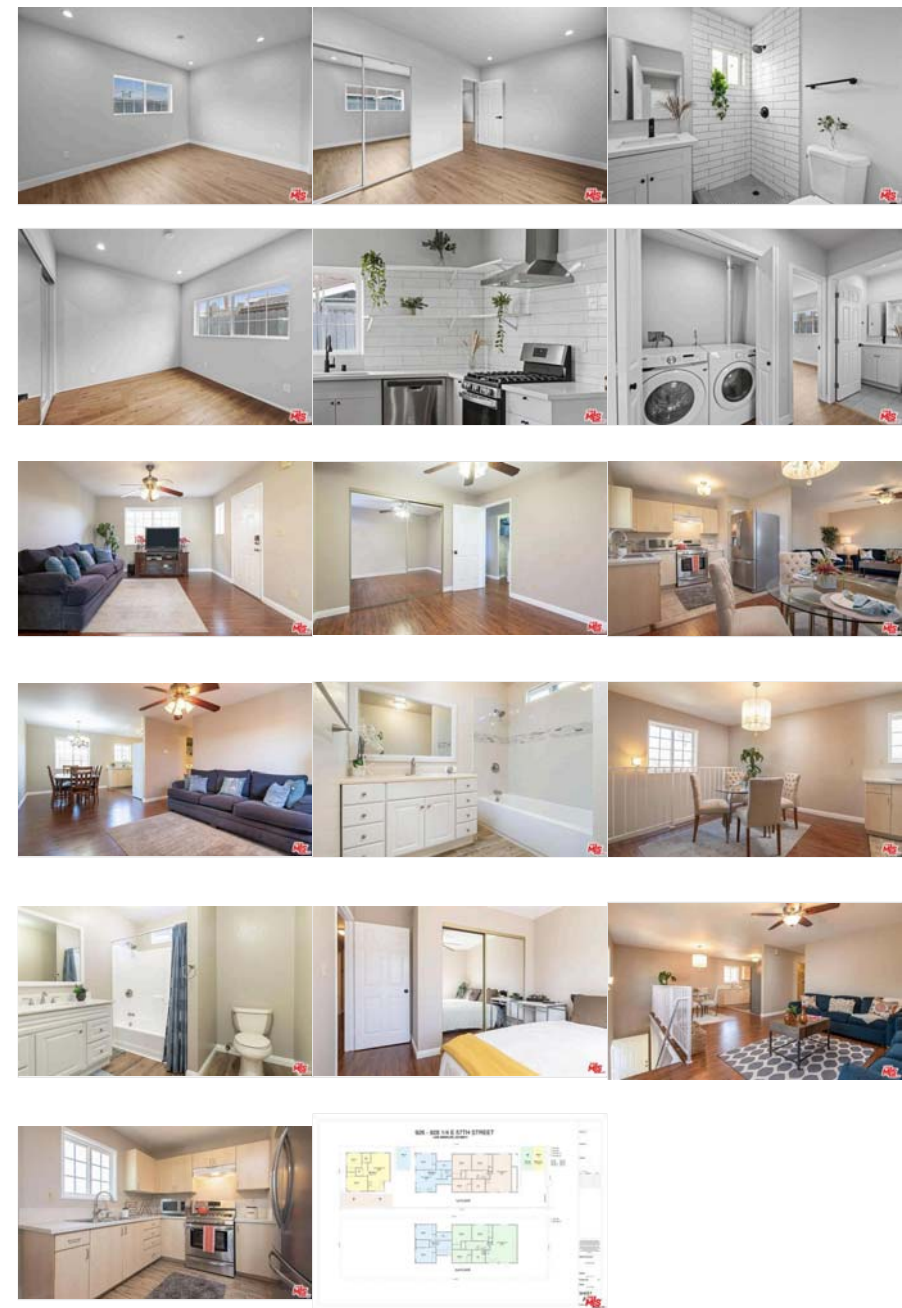
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4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed • **Quadruplex**

List / Sold:
\$3,325,000/\$3,325,000
0 days on the market
Listing ID: BB24057146

10717 Addison St • North Hollywood 91601
4 units • \$831,250/unit • 6,024 sqft • 7,912 sqft lot • \$551.96/sqft •
Built in 2024
Located on Addison St between Cartwright and Denny Ave



Sold before processing.

Facts & Features

- Sold On 03/21/2024
 - Original List Price of \$3,325,000
 - 2 Buildings
 - Levels: Three Or More
 - 8 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$240 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
 - Cap Rate: 5.17
 - \$225600 Gross Scheduled Income
 - \$172013 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$44,563
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01921425
 - Gardener:
 - Licenses:
- Insurance: \$2,410
 - Maintenance: \$1,600
 - 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	\$4,700
2:	1	4	3	2	Unfurnished	\$0	\$0	\$4,700
3:	1	4	3	2	Unfurnished	\$0	\$0	\$4,700
4:	1	4	3	2	Unfurnished	\$0	\$0	\$4,700

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- NHO - North Hollywood area
 - Los Angeles County
 - Parcel # 2419011018

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: BB24057146

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Closed •

List / Sold:

\$1,200,000/\$1,400,000

7 days on the market

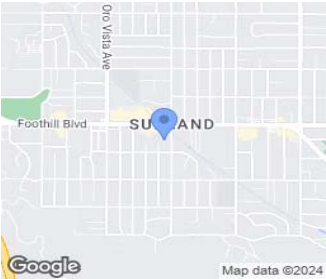
Listing ID: P1-16383

10425 Mcvine Ave • Sunland 91040

5 units • \$240,000/unit • 4,393 sqft • 17,674 sqft lot • \$318.69/sqft •

Built in 1954

Going East on Foothill, go South on McVine



Welcome to an outstanding value-add, development, and investment opportunity in a prime location! This 5-unit single-story complex near Foothill Blvd. provides convenience and proximity to retail amenities and holds significant potential for Accessory Dwelling Units (ADUs). The expansive lot offers the prospect of adding extra units, promising enhanced rental income for savvy investors. With LAR3 zoning, the property presents a remarkable development opportunity, allowing for a 22-unit apartment complex by right and up to 35 units with density bonuses. This unique flexibility positions the property as an ideal investment for those looking to capitalize on the ever-growing demand for housing in Los Angeles.

Facts & Features

- Sold On 03/20/2024
 - Original List Price of \$1,200,000
 - 2 Buildings
 - 0 Total parking spaces
 - 0 Total carport spaces
- Cap Rate: 2.71
 - \$75576 Gross Scheduled Income
 - \$32504 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

- Rooms: Living Room, Kitchen
- Appliances: None

Exterior

- Fencing: Block, Wood, Vinyl, Chain Link
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$43,072
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02093838
 - Gardener:
 - Licenses:
- Insurance: \$4,736
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 3638
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$1,477	\$1,477	\$2,350
2:	2	2	1		Unfurnished	\$1,418	\$1,418	\$2,350
3:	2	2	1		Unfurnished	\$978	\$978	\$2,350
4:	2	2	1		Unfurnished	\$1,269	\$1,269	\$2,350
5:	1	1	1		Unfurnished	\$1,156	\$1,156	\$1,850

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 659 - Sunland/Tujunga area
 - Los Angeles County
 - Parcel # 2560009047

Michael Lembeck

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

Citivist Realty Services, Inc

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

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Closed •

List / Sold: **\$800,000/\$850,000** ⬆

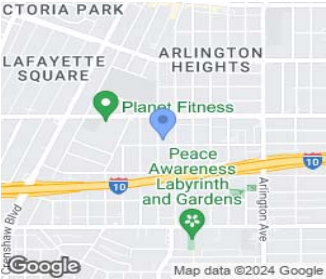
2024 7th Ave • Los Angeles 90018

16 days on the market

5 units • \$160,000/unit • 3,436 sqft • 7,500 sqft lot • \$247.38/sqft • Built in 1949

Listing ID: 23334719

2024 7th Ave. Los Angeles, CA 90018



2024 7th Avenue, a 5-unit multifamily investment opportunity located in the supply constrained 90018 zip code of Los Angeles. The property features 3,436 square feet of rentable area and is situated on a 7,500-squarefoot lot. The 5 - unit building is composed of 5 one-bedroom/one- one bathroom units. The building is well-maintained and offers on-site parking for tenants. The property is situated in one of the trendiest locations in Los Angeles, sitting just South of Washington, sandwiched between Crenshaw and Arlington. This prime location offers a tremendous amount of dining, shopping, and entertainment destinations in walking distance of the property, while being a short commute to major employment centers such as Century City, Beverly Hills, Hollywood, and Downtown Los Angeles. 2024 7th Ave offers tenants excellent proximity to some of Los Angeles' finest amenities such as Mid-Town Crossing, Target, Little Ethiopia, the World renowned shopping center, The Grove, LA County Museum of Art (LACMA) and others. Nearby grocers include Ralph's, Whole Foods Market and Sprouts. Local dining options include N/Soto, El Cholo, Roscoe's Chicken and Waffles, Katana LA and more

Facts & Features

- Sold On 03/19/2024
 - Original List Price of \$800,000
 - 1 Buildings
 - Levels: One
- Cap Rate: 4.49
 - \$35905 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$23,777
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01874204
 - 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:	5	1	1		Unfurnished	\$1,020	\$5,101	\$9,475
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5060022014

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 23334719

Printed: 03/24/2024 9:16:05 AM

Closed •

List / Sold:
\$2,600,000/\$2,900,000 ⬆

14 days on the market

Listing ID: 24360465

3459 Montrose Ave • Glendale 91214
6 units • \$433,333/unit • 7,310 sqft • 12,483 sqft lot • \$396.72/sqft •
Built in 1963

Head west on Honolulu Avenue and turn right on Frederick Avenue, the subject property is located on the corner of Montrose Avenue and Frederick Avenue.



Pleased to present 3549 Montrose Avenue, a six-unit multifamily property located in the Crescenta Highlands neighborhood of Glendale, adjacent to both La Crescenta and Montrose. Offered for sale for the first time in 57 years, this property represents a rare, stabilized investment opportunity in north Glendale where multifamily properties rarely transact. Constructed in 1964, this property is comprised of one 4-bedroom/2-bathroom unit, one 3-bedroom/2-bathroom unit, and four 2-bedroom/1 - bathroom townhouse units. The average unit size is 1,200 square feet, offering spacious floorplans suitable for family living, and all units have been renovated at different dates over the last six years. Each unit is also equipped with in-unit washers and dryers, central or split-system HVAC, individual water heaters, and separate meters for gas and electricity. Multiple units have private patios, and all units can enjoy the common area outdoor seating. Most of the units have had their electrical panels upgraded. 3549 Montrose Avenue is an ideal choice for investors seeking a well-maintained, stabilized property with the opportunity to capture over 20% rental upside through interior and exterior renovations. The property's value is further solidified by its R3050 zoning, which only allows for a future development of 4 units on this 12,479 square foot lot. The property includes a third structure which provides tenants with four covered car ports, a single private garage, and storage cabinets. The 4-bedroom unit has its own two-car private garage and there is ample street parking for multiple vehicles. There are also four 240-volt outlets and two 120-volt outlets provided for tenants to install their own EV charging units. The sewer line has been replaced, the property has been replumbed to copper piping, and one of the structures has a newer roof. Situated north of Honolulu Avenue and west of New York Avenue, 3549 Montrose Avenue is conveniently located a couple blocks from the Pennsylvania Avenue exit off the 210 Freeway, offering commuters ease of access to the freeway. Moreover, the property is within a short distance from Montrose Village Square along Honolulu Blvd. and is Montrose's historic Main St. with over 200 independently owned local businesses that offer shoppers high quality gifts, retail merchandise, casual and fine dining, and much more. The property's proximity to this area ensures a high demand for rental units in one of Glendale's most sought-after neighborhoods.

Facts & Features

- Sold On 03/18/2024
 - Original List Price of \$2,600,000
 - 2 Buildings
 - Levels: Two
 - 9 Total parking spaces
 - 4 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
- Cap Rate: 5.26
 - \$136686 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$56,038
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01927955
 - 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:	4	2	1		Unfurnished	\$2,522	\$10,086	\$12,400
2:	1	3	2		Unfurnished	\$3,395	\$3,395	\$3,700
3:	1	4	2		Unfurnished	\$3,076	\$3,076	\$4,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 635 - La Crescenta/Glendale Montrose & Annex area
 - Los Angeles County
 - Parcel # 5607004042

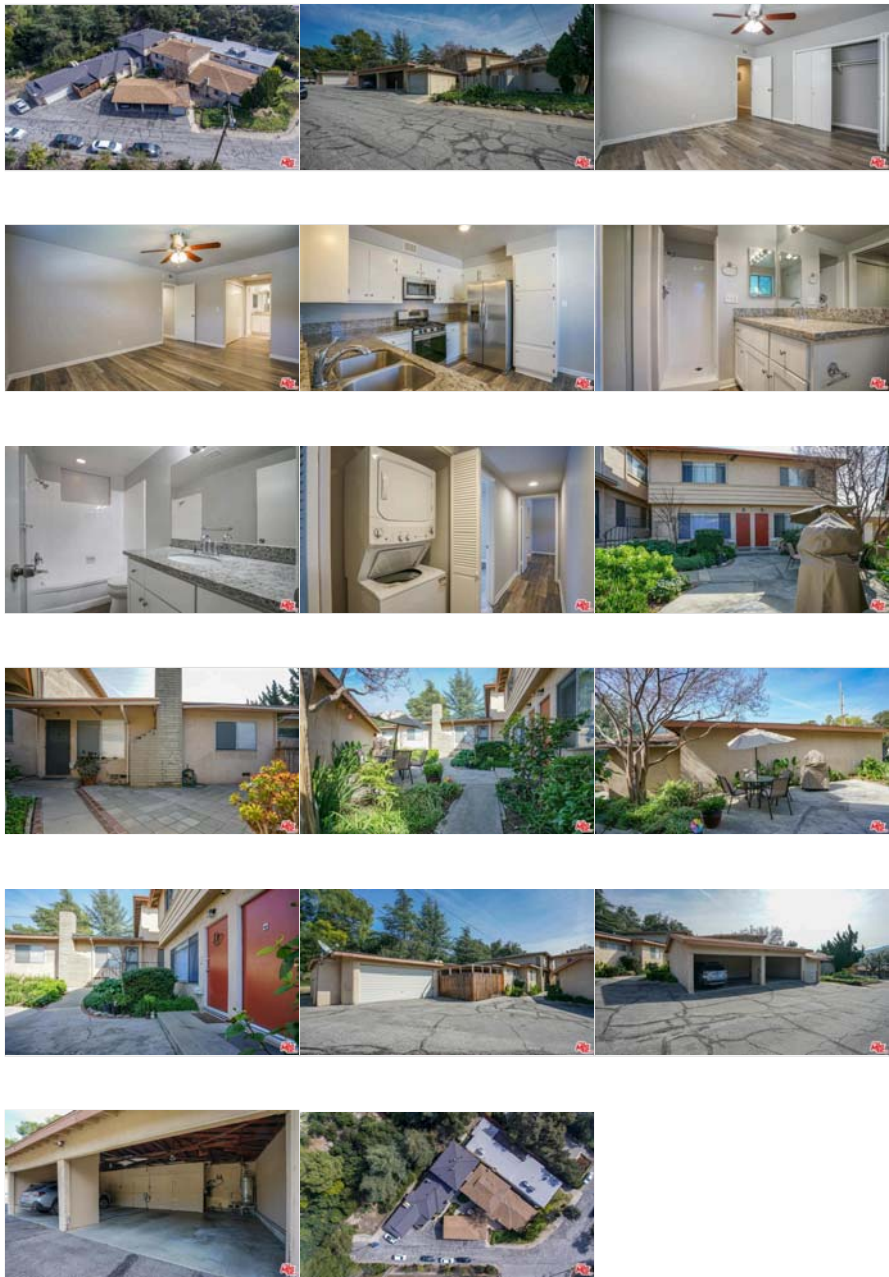
Michael Lembeck

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

Citivist Realty Services, Inc

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

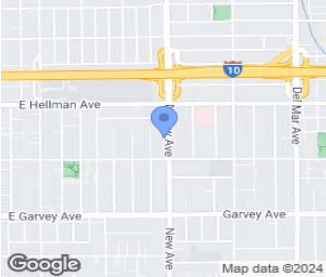
Click arrow to display photos



Closed • Apartment

List / Sold:
\$1,900,000/\$1,720,000 ↓
35 days on the market
Listing ID: AR23179304

505 N New Ave • Monterey Park 91755
6 units • \$316,667/unit • 4,380 sqft • 10,742 sqft lot • \$392.69/sqft •
Built in 1947
New Ave / North of Garvey Ave



AMAZING INVESTOR OPPORTUNITY IN A SUPERB LOCATION IN MONTEREY PARK! This is a well maintained hard to find 6-unit property located in the heart of Monterey Park, close to everything! Property has been managed by a professional management company and consists of one unit with 1 bedroom & 1 bathroom, four units with 2 bedrooms & 1 bathroom, and one unit with 3 bedrooms & 2 bathrooms. The property consists of two buildings, with 4 units in the front building and 2 units in the single story rear building(five units downstairs and one unit upstairs). Paved drive-way and assigned parking space for each unit. This is a rare opportunity for an investor seeking a steady flow of rental income. Close to Atlantic Square and Monterey Park downtown. Convenient to Schools, supermarket, 99-Ranch store, Hong Kong market, gym, restaurants, banks, and transportation. Property to be "sold as is". Drive-by only. Offer subject to interior inspection. Don't miss this incredible opportunity!

Facts & Features

- Sold On 03/19/2024
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- Cap Rate: 3.5
- \$119940 Gross Scheduled Income
- \$66452 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$50,578
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,722
- Cable TV: 01804524
- Gardener:
- Licenses: 510
- Insurance: \$3,624
- Maintenance: \$8,727
- Workman's Comp:
- Professional Management: 5853
- Water/Sewer: \$2,238
- Other Expense: \$1,000
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$1,477	\$1,477	\$1,550
2:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$2,000
3:	1	2	1	0	Unfurnished	\$1,995	\$1,995	\$2,100
4:	1	2	1	0	Unfurnished	\$1,995	\$1,995	\$2,100
5:	1	1	1	0	Unfurnished	\$1,624	\$1,624	\$1,750
6:	1	3	2	0	Unfurnished	\$2,010	\$2,010	\$2,350

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5258012023

Michael Lembeck

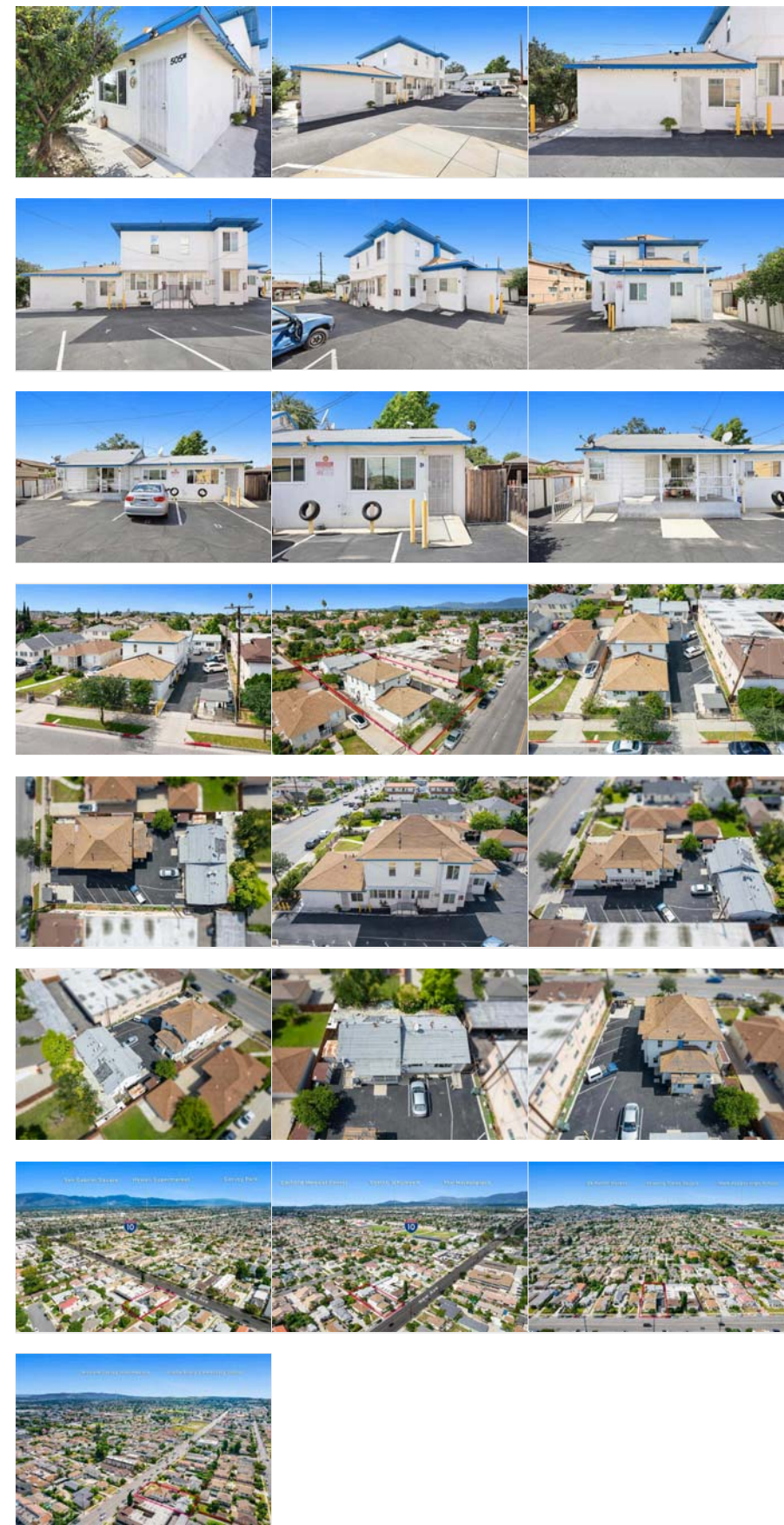
State License #: 01019397
Cell Phone: 714-742-3700

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

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Closed •

List / Sold:

\$2,350,000/\$2,220,000 ↓

16 days on the market

Listing ID: 23308537

1427 Euclid St • Santa Monica 90404
6 units • \$391,667/unit • 3,462 sqft • 7,482 sqft lot • \$641.25/sqft •
Built in 1924
East on Santa Monica Blvd, South on Euclid St



WE LOVE BUNGALOWS!! Introducing 1427 Euclid St, a rare 6-unit multifamily property in Santa Monica, priced at an attractive \$391K per unit in the low \$2M range. The property features mainly individual bungalows within five separate structures, affording residents unmatched privacy due to minimal shared walls. A notable addition to this asset is its four single-car garages. The bungalows' roofs were recently serviced in 2022 with a renowned sealer, initiated on a five-year maintenance cycle. This long-held family asset, first on the market in decades, offers investors a significant value-add potential, underscored by a striking 30% upside in rents. Additionally, its Walk Score of 90 signifies a "Walker's Paradise," giving tenants unparalleled access to amenities in Downtown Santa Monica. The property's prime location enhances its appeal, located just blocks from Downtown Santa Monica. For those looking for a diversified investment strategy, With its distinctive architectural layout, compelling per-unit pricing, and remarkable potential for rent growth and additional revenue, 1427 Euclid St stands as an exceptional investment opportunity in a high-demand market.

Facts & Features

- Sold On 03/18/2024
- Original List Price of \$2,350,000
- 5 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 4.37
- \$102593 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$55,124
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063191
- 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:	4	1	1		Unfurnished	\$1,553	\$6,212	\$11,580
2:	1	2	1		Unfurnished	\$3,300	\$3,300	\$3,300
3:	1	2	2		Unfurnished	\$3,288	\$3,288	\$3,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4282022020

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 23308537

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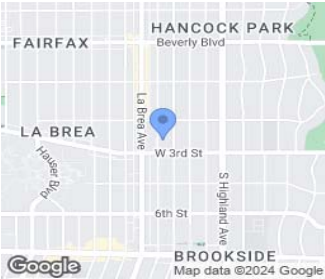
List / Sold:

\$2,225,000/\$2,025,000 ↓

163 days on the market

Listing ID: 23304545

242 S Sycamore Ave • Los Angeles 90036
6 units • \$370,833/unit • 6,104 sqft • 7,681 sqft lot • \$331.75/sqft •
Built in 1927
Near cross streets S Sycamore Ave and W 3rd St.



We proudly present 242 S Sycamore Ave, a six-unit apartment building nestled in the heart of Miracle Mile. This property offers an extensive range of unit types, thoughtfully designed to cater to a diverse array of tenant preferences and needs. This strategic approach holds distinct advantages for perceptive investors, reducing dependency on any specific tenant demographic, thus spreading risk and ensuring a steady and dependable cash flow even amidst the ever-changing dynamics of the market. This property presents an exclusive opportunity to own a residence that has been absent from the market for over two decades. The appeal of this chance is heightened in a highly coveted submarket characterized by its affluent demographics and close proximity to a plethora of dining and entertainment options. Truly, an opportunity that should not be overlooked. Positioned just north of Wilshire Boulevard, 242 S Sycamore finds itself at the heart of Miracle Mile, celebrated for its cultural, culinary, and shopping attractions. With an impressive Walkscore of 86, this neighborhood offers abundant conveniences and a premium quality of life. Adding to its allure across various demographic segments, the property stands a short distance from an upcoming metro station, ensuring exceptional transit access for all types of commuters. Securing parking spaces within apartment complexes in Los Angeles can often be challenging. However, this property stands out by providing its residents with coveted parking and storage spaces within individual garages. These garages enhance convenience and instill peace of mind, setting this property apart from its neighboring structures. In a city where long-term tenants are prevalent, this building deviates from the norm, with no extended-stay occupants. The lowest rent within the building applies to a single unit, with the current tenant paying a reasonable rate of \$1,617. Nestled within a historically significant enclave of Los Angeles, this property, constructed in the 1920s, exudes timeless charm through its captivating Spanish architectural design. The intricate stucco embellishments, arched doorways, and vibrant tile work showcase a rich cultural heritage and offer a rare glimpse into an era of architectural craftsmanship.

Facts & Features

- Sold On 03/22/2024
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- Cap Rate: 5.03
- \$111825 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$61,266
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,617	\$1,617	\$1,800
2:	2	1	1		Unfurnished	\$1,924	\$1,924	\$2,500
3:	3	1	1		Unfurnished	\$2,480	\$2,480	\$2,500
4:	4	1	1		Unfurnished	\$2,170	\$2,170	\$2,500
5:	5	3	2		Unfurnished	\$4,704	\$4,704	\$4,750
6:	6	1	1		Unfurnished	\$1,975	\$1,975	\$2,200
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5513024006

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed •

List / Sold:
\$2,395,000/\$2,330,000 ↓
77 days on the market
Listing ID: 23335529

1926 Santa Ynez St • Los Angeles 90026
6 units • **\$399,167/unit** • **4,621 sqft** • **6,502 sqft lot** • **\$504.22/sqft** •
Built in 1927

The property is located two blocks west of Glendale Blvd and two blocks south of Sunset Blvd.



Listing Update - Just reduced by \$100,000 & 2 NEW market-rate leases in the last 60 days 1926 Santa Ynez is a 6-unit Spanish-style property located two blocks west of Echo Park Lake and two blocks south of Sunset Blvd. This largely-renovated turnkey property is located within walking distance of a revitalized urban oasis serving as a neighborhood hub, and a wide array of popular retailers, cafes, and restaurants along Sunset Blvd. Four of these units are extensively renovated and blend Spanish charm with luxurious amenities that appeal to high-income young professionals and families. These units feature stone countertops, stainless-steel appliances, designer tile backsplash, wood-vinyl flooring, custom cabinets, recessed lighting, mini-split A/Cs, and an in-unit stackable washer and dryer. 1926 Santa Ynez is offered at a 5.29% CAP and 12.76 GRM on current rents and offers approx. 31% rental upside. 2 of the renovated units at the subject property received market-rate leases in the last 60 days, proving the units' quality and design can achieve market rents. At projected market rents, the CAP is 7.64%, and the GRM IS 9.75. Additionally, the property features seven surface parking spaces that generate additional income; and two storage units that generate additional income, and may be converted into ADUs (buyer to verify). ***Please do not disturb occupants - tours are available with an accepted offer***

Facts & Features

- Sold On 03/21/2024
- Original List Price of \$2,495,000
- 3 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- Cap Rate: 5.33
- \$127600 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$56,514
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02128396
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,695	\$3,695	\$3,695
2:	1	2	2		Unfurnished	\$2,795	\$0	\$2,795
3:	4	1	1		Unfurnished	\$1,915	\$5,746	\$13,180
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

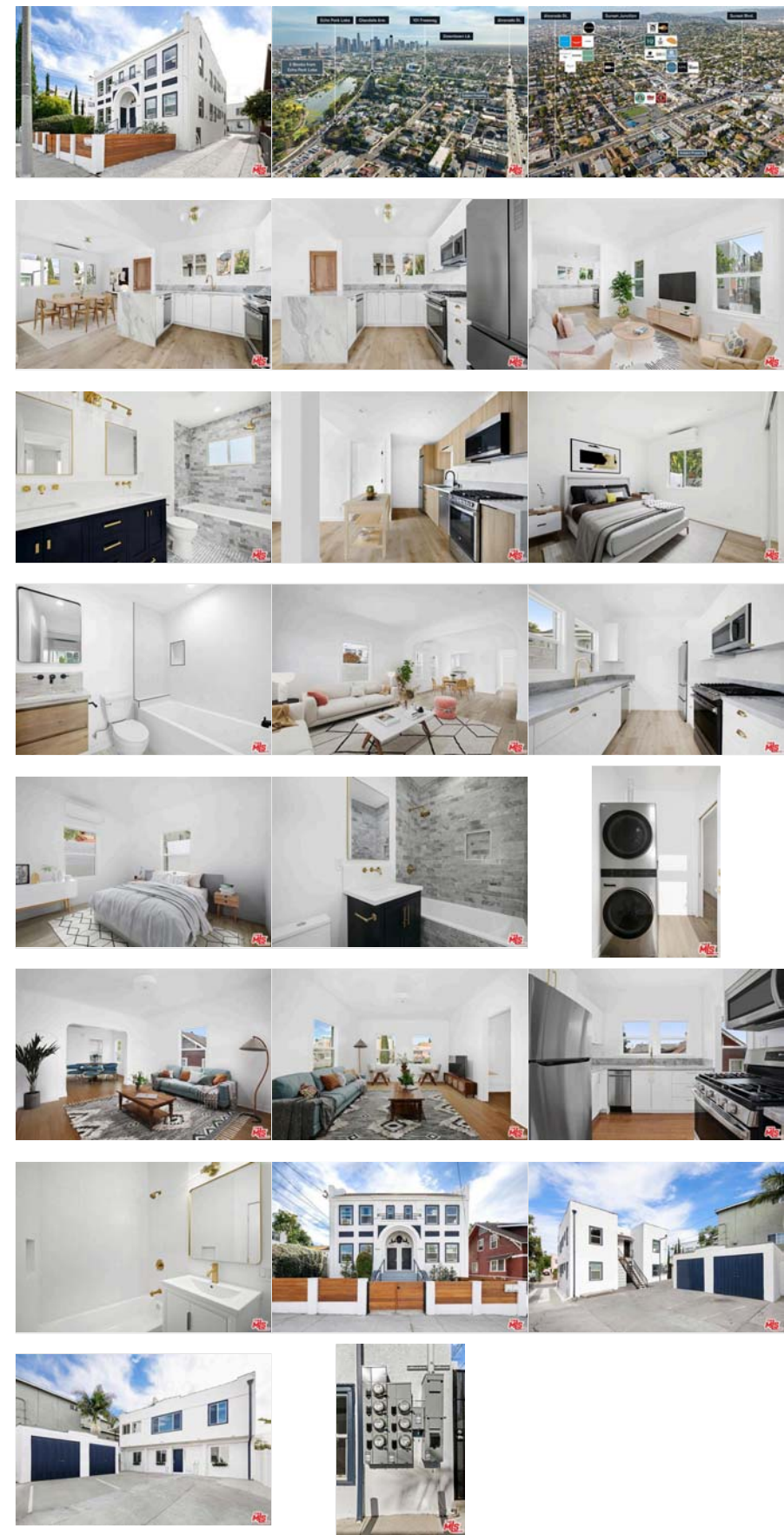
Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5404007003

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

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Quadruplex**

List / Sold:
\$3,750,000/\$3,750,000
0 days on the market
Listing ID: BB24055204

1260 Leighton Ave • Los Angeles 90037
6 units • \$625,000/unit • 7,864 sqft • 7,814 sqft lot • \$476.86/sqft •
Built in 2023
Located on Leighton, North of MLK jr. dr.



Sold before processing.

Facts & Features

- Sold On 03/19/2024
- Original List Price of \$3,750,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$166 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 5.07
- \$252000 Gross Scheduled Income
- \$190212 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$51,708
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522423
- Gardener:
- Licenses:
- Insurance: \$3,146
- Maintenance: \$2,400
- 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:	5	3	4	0	Unfurnished	\$0	\$0	\$3,900
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5037003007

Michael Lembeck

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

Citivist Realty Services, Inc

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

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Closed •

List / Sold:

\$1,795,000/\$1,500,000 ↓

33 days on the market

Listing ID: 23331809

11457 Venice Blvd • Los Angeles 90066
7 units • \$256,429/unit • 6,083 sqft • 5,998 sqft lot • \$246.59/sqft •
Built in 1956
1 block west of Sawtelle



7 - units in Mar Vista. The property consists of 2 - 1 bedroom + 1 bath and 5- 2 bedroom + 1 bath. The building is 6,083square feet and sits on a 5,998 square foot lot. It was built in 1956. It is individually metered for gas and electricity. The rents are below market and there is over 50% upside in the rents. There is on site laundry. It is located in the high demand area of Mar Vista adjacent to Culver City - one of the most desirable locations in Los Angeles. The area is undergoing an enormous transformation with the construction of many new apartment buildings as well as major entertaining companies such as Amazon, Apple and HBO opening offices nearby. Close to the future Google campus. Minutes to Culver City's popular restaurants, bars, fitness centers and theaters. Close to the Expo Line and the 405 and 10 freeways. The earthquake soft story retrofit work has been completed. There is an assumable loan with an approximate balance of \$626,000, 4.68% fixed until 8/18/25, due in 2045. PLEASE DO NOT DISTURB THE TENANTS.

Facts & Features

- Sold On 03/22/2024
- Original List Price of \$1,795,000
- 1 Buildings
- Levels: One
- \$53580 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$44,040
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,202	\$1,202	\$1,950
2:	1	2	1		Unfurnished	\$1,216	\$1,216	\$1,950
3:	1	1	1		Unfurnished	\$1,239	\$1,239	\$1,750
4:	1	2	1		Unfurnished	\$1,287	\$1,287	\$1,950
5:	1	2	1		Unfurnished	\$1,040	\$1,040	\$1,950
6:	1	2	1		Unfurnished	\$965	\$965	\$1,950
7:	1	1	1		Unfurnished	\$1,082	\$1,082	\$1,750
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4234009011

Michael Lembeck

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

Citivist Realty Services, Inc

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

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Closed •

List / Sold:

\$5,200,000/\$4,825,000 ↓

27 days on the market

Listing ID: 23331951

11675 Darlington Ave • Los Angeles 90049
9 units • **\$577,778/unit** • **8,901 sqft** • **6,689 sqft lot** • **\$542.07/sqft** •
Built in 1986
just off of S Barrington Ave and steps to San Vicente Blvd



A nine-unit investment opportunity in a premier Brentwood location at 11675 Darlington Ave, just off of S Barrington Ave and steps to San Vicente Blvd; a location that attracts high-end renters with nearby amenities in a submarket with consistent rental growth and appreciation. The subject property was built in 1986 and is not subject to the Los Angeles Rent Stabilization Ordinance; the building features all two-bedroom units with spacious layouts (approximately 1,100 SF); there is gated parking in the rear with two spaces per unit; one third-floor unit will be delivered vacant at the close of escrow. 11675 Darlington Ave has been well-maintained throughout the years with minimal deferred maintenance required for the systems and exterior, although significant rental upside can be achieved through in-unit renovations such as stainless steel appliances, custom bathrooms and kitchens, and the addition of laundry (buyer to verify); the majority of the units have been lightly renovated and currently feature recessed lighting, hardwood floors, vaulted ceilings for two of the third floor units, and balconies for six of the units. There is a secure entrance with intercom access and professional landscaping at the front of the building; gas and electric are separately metered; there is one washer and one dryer leased with Wash. Ideal location for renters to commute to major employment locations such as Santa Monica, Westwood, Century City, Beverly Hills, Culver City and West Los Angeles; less than two miles from the West LA VA Medical Center. Rare opportunity to purchase an A+ Brentwood location that is not subject to the LA RSO with immediate rental upside and long-term appreciation potential

Facts & Features

- Sold On 03/21/2024
 - Original List Price of \$5,200,000
 - 1 Buildings
 - Levels: Three Or More
 - Heating: Natural Gas
- Cap Rate: 3.9
 - \$202602 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$115,203
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00530854
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	2	2		Unfurnished	\$3,088	\$27,796	\$31,500
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1.75%
- C06 - Brentwood area
 - Los Angeles County
 - Parcel # 4265006001

Michael Lembeck

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

Citivist Realty Services, Inc

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

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Closed • Commercial/Residential

List / Sold:
\$1,950,000/\$1,700,000 ↓
33 days on the market
Listing ID: PW24014978

2400 -2404 Santa Ana St • Huntington Park 90255
12 units • **\$162,500/unit** • **6,472 sqft** • **10,177 sqft lot** • **\$262.67/sqft** •
Built in 1939
So. of Florence/East of Santa Fe/West of Pacific Bl.



Discover a lucrative investment opportunity with this 12-unit multi-family property in the heart of Huntington Park. Consisting of 3 structures, this property has 7 one-bedroom units and 5 studios with one bathroom each (2 of the 5 are bonus studios). The sale includes two parcels which are 2400 Santa Ana Street (Parcel 6202-021-018) and 2404 Santa Ana Street (Parcel 6202-021-017). This income-generating property ensures a reliable tenant base. The units are in great condition and 9 of them are individually metered. This is an investor's dream in a highly sought after rental location. The property also has 6 garage spaces which are currently used for property management. This property is located in a family neighborhood close to schools, shopping centers, and the 710, 110, and 105 freeways. Don't miss out on the chance to add this asset to your real estate portfolio.

Facts & Features

- Sold On 03/21/2024
 - Original List Price of \$2,310,000
 - 3 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - \$3,034 (Estimated)
- Laundry: Common Area
 - \$167161 Gross Scheduled Income
 - \$88618 Net Operating Income
 - 10 electric meters available
 - 10 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$78,543
 - Electric: \$3,993.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$100
 - Cable TV: 01947727
 - Gardener:
 - Licenses:
- Insurance: \$12,144
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 9600
 - Water/Sewer: \$3,993
 - Other Expense: \$48,713
 - Other Expense Description: other

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$925	\$925	\$1,295
2:	1	0	1	0	Unfurnished	\$750	\$750	\$1,295
3:	1	1	1	0	Unfurnished	\$1,236	\$1,236	\$1,700
4:	1	0	1	0	Unfurnished	\$824	\$824	\$1,295
5:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,700
6:	1	0	1	0	Unfurnished	\$875	\$875	\$1,295
7:	1	1	1	0	Unfurnished	\$1,184	\$1,184	\$1,700
8:	1	1	1	0	Unfurnished	\$1,184	\$1,184	\$1,700
9:	1	1	1	0	Unfurnished	\$1,442	\$1,442	\$1,700
10:	1	0	1	0	Unfurnished	\$875	\$875	\$1,295
11:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,700
12:	1	1	1	0	Unfurnished	\$1,236	\$1,236	\$1,700

Of Units With:

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

Additional Information

- Trust sale
 - Buyer Agency Compensation: 2%
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
 - Los Angeles County
 - Parcel # 6202021018

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed • Commercial/Residential

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

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



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

Facts & Features

- Sold On 03/18/2024
- Original List Price of \$2,995,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$2,400 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.11
- \$195203 Gross Scheduled Income
- \$123067 Net Operating Income
- 14 electric meters available
- 14 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

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

Michael Lembeck

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

Citivist Realty Services, Inc

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

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Closed •

1423 Euclid St • Santa Monica 90404
17 units • **\$352,941/unit** • **15,621 sqft** • **14,993 sqft lot** • **\$334.17/sqft** •
Built in 1974
East on Santa Monica Blvd, South on Euclid St



List / Sold:

\$6,000,000/\$5,220,000 ↗

86 days on the market

Listing ID: 23308519

HUGE \$950K PRICE REDUCTION!!!! Introducing 1423 Euclid St & 1427 Euclid St, side by side, combined 17-unit multifamily properties in prime Santa Monica. Each with their own separate APN (4282-022-021 & 4282-022-020) for the first time on the market in decades, this 1974-built, 3-story property, and 1920's, 6 unit bungalows together stands as an outstanding investment opportunity. Priced competitively at a combined \$353k per unit and \$384 per square foot, they feature large, spacious units, two townhouse style units, balconies, locked gated entry, abundant parking with 8 individual spaces in a gated semi-subterranean garage plus 9 individual garages off the back alley. These present future ADU possibilities. Currently there is one vacancy. The properties offer attractive upside in rents, highlighting its significant value-add potential. This is further amplified by recent upgrades including a 2023-installed hot water boiler, a 5-year-old roof, and partial sewer and electrical improvements. Pedestrian walkways on each floor were also resealed about five years ago. Boasting an incredible Walk Score of 89 of 100, the building is a "Very Walkable," strategically located mere blocks from Downtown Santa Monica. This location provides tenants virtually unlimited shopping, dining, and entertainment options. Both 1423 & 1427 Euclid properties must be sold together. With its unique blend of immediate income potential, future value upside, and a competitive price point, 1423 & 1427 Euclid St stands as an exceptional investment opportunity. Offering Memorandum is available upon request.

Facts & Features

- Sold On 03/18/2024
 - Original List Price of \$4,600,000
 - 6 Buildings
 - Levels: Three Or More
 - 13 Total parking spaces
 - Heating: Wall Furnace
- Cap Rate: 5.1
 - \$305826 Net Operating Income

Interior

Exterior

- Lot Features: Landscaped

Annual Expenses

- Total Operating Expense: \$139,661
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02063191
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1		Unfurnished	\$1,905	\$15,243	\$15,243
2:	2	0	1		Unfurnished	\$1,939	\$3,879	\$3,879
3:	5	2	2		Unfurnished	\$2,407	\$12,038	\$12,038
4:	2	2	1		Unfurnished	\$3,294	\$6,588	\$6,588
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
 - Los Angeles County
 - Parcel # 4282022021

Michael Lembeck

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

Citivest Realty Services, Inc

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

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