

Cross Property Customer 1 Line

	Listing_ID	S	St# St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L/Sqft/Ac
1	PF23002651	S	11601 Crenshaw BLVD	ING	102	SPAY	2	\$0		\$877,900	\$361.87	2426	1947/ASR	7,064/0.1622
2	SB23021906	S	11985 York AVE	HAWT	108	STD	2	\$0		\$850,000	\$598.59	1420	1925/ASR	4,348/0.0998
3	23236647	S	542 8th ST	HMB	148	PRO	2		3	\$1,400,000	\$1,215.28	1152/A	1953/ASR	3,774/0.08
4	SR23021366	S	606 W 84th ST	LA	699	PRO	2	\$0		\$642,500	\$440.67	1458	1923/ASR	6,508/0.1494
5	23231245	S	1850 San Jacinto ST	LA	671	STD	2			\$2,420,000	\$752.02	3218	1948	9,118/0.2
6	IV23018125	S	4205 Lincoln AVE #2	CULV	C28	TRUS	2	\$0		\$1,530,000		0	1922/PUB	6,751/0.155
7	22225008	S	10730 -32 Northgate ST	CULV	C28	STD	2			\$1,580,000	\$959.32	1647	1948	6,836/0.15
8	23233760	S	4136 Tilden AVE	CULV	C28	STD	2		0	\$1,770,000	\$947.03	1869	1955	5,689/0.13
9	PW23019498	S	6906 S Van Ness AVE	LA	C34	STD	2	\$40,584		\$622,000	\$500.00	1244	1931/ASR	2,501/0.0574
10	SR22140260	S	4337 Van Buren PL	LA	C34	STD	2	\$26,880		\$695,000	\$464.57	1496	1919/PUB	5,280/0.1212
11	DW23020968	S	901 E 42nd ST	LA	C34	STD	2	\$72,000		\$799,000	\$363.18	2200	1910/ASR	4,955/0.1138
12	23233899	S	9508 Compton AVE	LA	C37	STD	2			\$677,000	\$324.23	2088	1938	6,098/0.14
13	SR22163713	S	4208 Dozier ST #1 & 2	ELA	ELA	STD	2	\$0		\$625,000	\$428.08	1460	1922/ASR	5,464/0.1254
14	RS22227831	S	753 Saybrook AVE	ELA	ELA	TRUS	2	\$3,000		\$680,000	\$518.29	1312	1947/ASR	5,065/0.1163
15	WS23005876	S	5436 Via San Delarrio ST	ELA	ELA	STD	2	\$60,000		\$877,000	\$647.71	1354	1941/ASR	6,084/0.1397
16	22212785	S	7325 8th AVE	LA	PHHT	PRO	2			\$725,000	\$336.90	2152	1945	6,075/0.13
17	RS23011333	S	6820 Motz ST	PAR	RK	STD	2	\$6,500		\$1,100,000	\$450.82	2440	1940/ASR	7,352/0.1688
18	DW23015069	S	13131 S Willowbrook AVE	CMP	RN	STD	2	\$0		\$689,900	\$531.51	1298	1950/ASR	3,626/0.0832
19	DW23018216	S	5856 Cecilia ST	BG	T3	STD,TRUS	2	\$46,200		\$900,000	\$394.74	2280	1959/ASR	11,701/0.2686
20	SB22203299	S	2701 Ruhland AVE	REDO	151	PRO	3	\$77,340		\$1,650,000	\$616.13	2678	1961/ASR	7,500/0.1722
21	CV23025331	S	190 W 9th ST	CLAR	683	STD	3	\$1		\$1,315,000	\$465.65	2824	1922/PUB	7,613/0.1748
22	PW22228590	S	929 N Rowan AVE	LA	BOYH	STD	3	\$85,200		\$845,000	\$338.54	2496	1914/ASR	8,437/0.1937
23	CV23007751	S	5866 S Olive ST	LA	C36	TRUS	3	\$0		\$585,000	\$273.36	2140	1924/ASR	5,079/0.1166
24	SB23024833	S	15352 Paramount BLVD	PAR	RK	STD	3	\$90,840		\$1,235,000	\$521.54	2368	1908/PUB	7,501/0.1722
25	SR22255814	S	12227 Moorpark ST	STUD	STUD	STD,TRUS	3	\$15,600		\$1,501,000	\$461.00	3256	1946/PUB	6,744/0.1548
26	SB22228927	S	1612 W 218th ST	TORR	122	STD	4	\$75,240		\$1,100,000	\$353.58	3111	1963/ASR	9,001/0.2066
27	23233627	S	1431 Verd Oaks DR	GD	628	STD	4			\$1,370,000	\$580.02	2362	1942	7,872/0.18
28	P1-12452	S	95 N San Marino AVE	PAS	646	STD	4	\$85,860		\$1,500,000	\$446.43	3360	1964	5,989/0.13
29	QC23006589	S	2248 20th ST	SM	C14	STD	4	\$106,248		\$1,850,000	\$743.57	2488	1928/PUB	7,189/0.165
30	BB23045805	S	3811 Exposition BLVD	LA	C16	STD	4	\$214,200		\$3,225,000	\$574.87	5610	2023/BLD	5,371/0.1233
31	22218357	S	6511 Orange ST	LA	C19	PRO	4		5	\$2,128,000	\$407.98	5216	1929	6,250/0.14
32	MB23020769	S	6203 S Harvard BLVD	LA	C36	STD	4	\$64,248		\$900,000	\$256.78	3505	1940/ASR	5,869/0.1347
33	21114365	S	329 S BONNIE BRAE ST	LA	C42	STD	4			\$3,100,000	\$687.67	4508	1911	7,513/0.17
34	CV23031198	S	8337 College AVE	WH	670	STD	5	\$106,832		\$1,575,000	\$362.57	4344	1954/ASR	9,810/0.2252
35	SR23000365	S	979 981 Manzanita ST	SVL	671	STD	6	\$170,223		\$1,450,000	\$313.92	4619	1962/PUB	7,441/0.1708
36	23241157	S	925 1/2 Del Valle AVE	LPUE	633	STD	8			\$2,500,000	\$434.40	5755/E	1981	17,347/0.39
37	22224163	S	3611 Cahuenga BLVD	LA	C03	STD	8		6	\$2,900,000	\$437.08	6635/A	1960/ASR	8,308/0.19
38	SB22259531	S	3421 W 63rd ST	LA	PHHT	STD	8	\$125,664		\$1,550,000	\$329.79	4700	1938/ASR	11,368/0.261
39	SB23027472	S	2118 - 2120 Manhattan Beach BLVD	REDO	151	STD	10	\$336,072		\$6,100,000	\$724.47	8420	1958/PUB	11,227/0.2577
40	SR22205815	S	1243 Wellesley AVE #6	LA	WATT	STD,TRUS	11	\$263,400		\$41,000,000	\$4,165.82	9842	1968/ASR	8,413/0.1931
41	SB22069017	S	2200 Toberman ST	LA	C42	STD	12	\$207,852		\$2,000,000	\$284.66	7026	1909/ASR	5,481/0.1258
42	22222361	S	1016 Tiverton AVE	LA	C05	STD	13		3	\$6,825,000	\$543.09	12567	1959	11,746/0.26
43	22223088	S	12425 Texas AVE	LA	WLA	STD	19		4	\$6,900,000	\$351.41	19635	1960	20,840/0.47
44	22134443	S	1922 MONTROSE ST	LA	671	STD	20		5	\$5,285,000	\$473.06	11172/A	1927/ASR	7,501/0.17
45	SR22245141	S	6825 De Soto AVE	CNGA	CP	STD	24	\$473,916		\$5,535,000	\$239.25	23135	1963/OTH	27,500/0.6313
46	WS23030485	S	15746 Vanowen ST	VNS	VN	STD	24	\$422,324		\$5,950,000	\$259.85	22898	1986/ASR	18,880/0.4334
47	22223625	S	1352 S Carmelina AVE	LA	WLA	STD	26		4	\$10,350,000	\$318.76	32470	1972	21,794/0.5
48	22222615	S	4225 Inglewood BLVD	LA	C13	STD	31			\$15,875,000	\$442.80	35851/A	1987	25,543/0.58

Closed • **Duplex**
11601 Crenshaw Blvd • **Inglewood 90303**
2 units • **\$400,000/unit** • **2,426 sqft** • **7,064 sqft lot** • **\$361.87/sqft** •
Built in 1947
From The 105 FWY, Crenshaw Blvd South, LFT Turn on 116th Street

List / Sold: **\$800,000/\$877,900** ↑
6 days on the market
Listing ID: PF23002651



We are proud to present an exclusive Inglewood listing. Great opportunity for owner user, or investor to purchase a great value added property in the heart Inglewood. Amazing Duplex which offers one unit as an 2 Bedroom, 2 Bath, plus a Large Den with a fireplace, and the second unit 2 Bedroom 1 Bathroom, residential area. All units have washer/dryer hook-up inside, and are in well cared for condition, 2 Car Garage carport Great location close to the new Ram Stadium, Forum, LAX, Elon Musk, SpaceX, beach cities.

Facts & Features

- Sold On 03/22/2023
- Original List Price of \$800,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central, Floor Furnace
- \$771 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,120
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$3,750
2:	1	2	1	1	Unfurnished	\$3,300	\$3,300	\$3,000

Of Units With:

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

Additional Information

- Short Sale sale
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4055029026

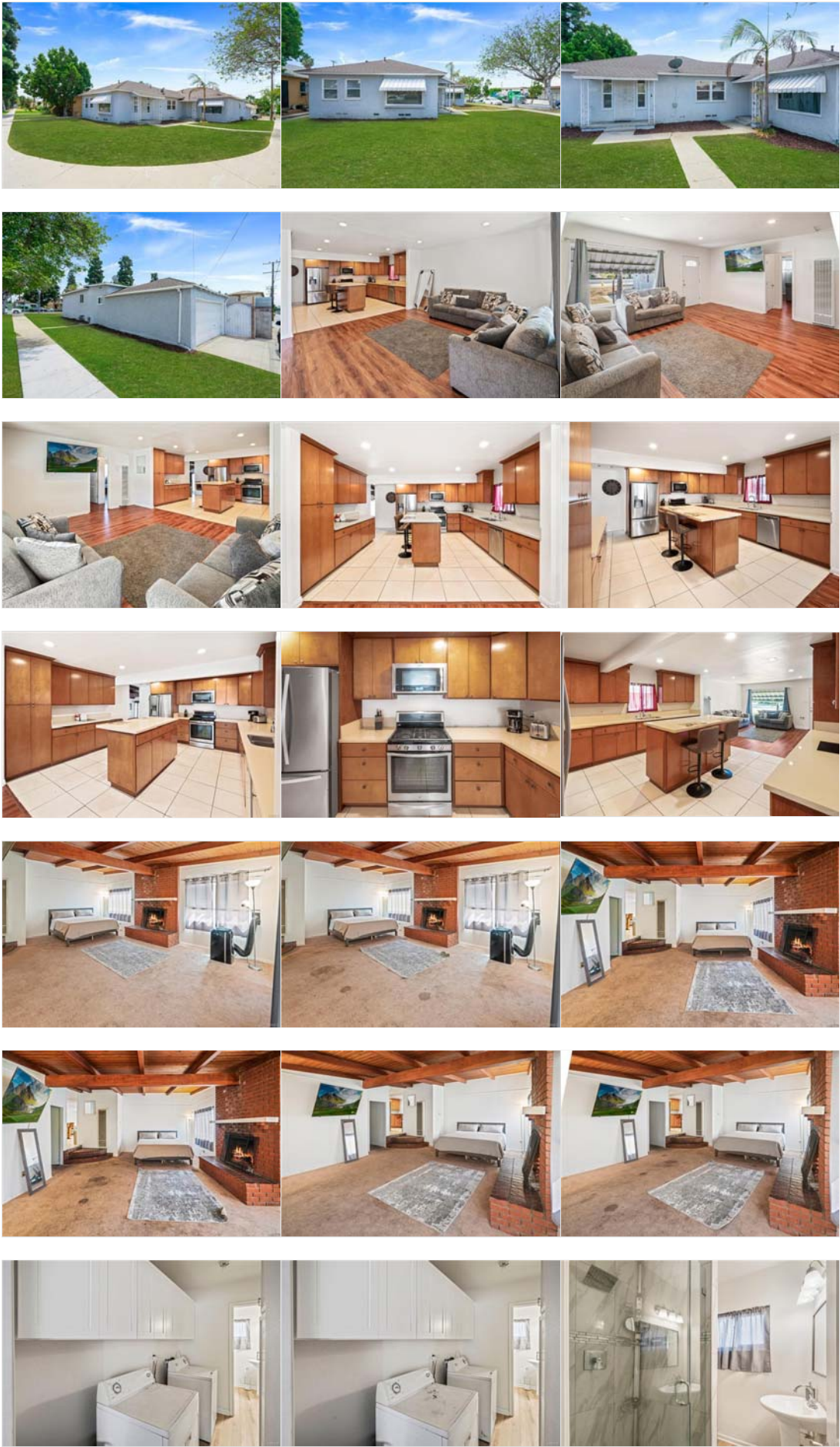
Michael Lembeck

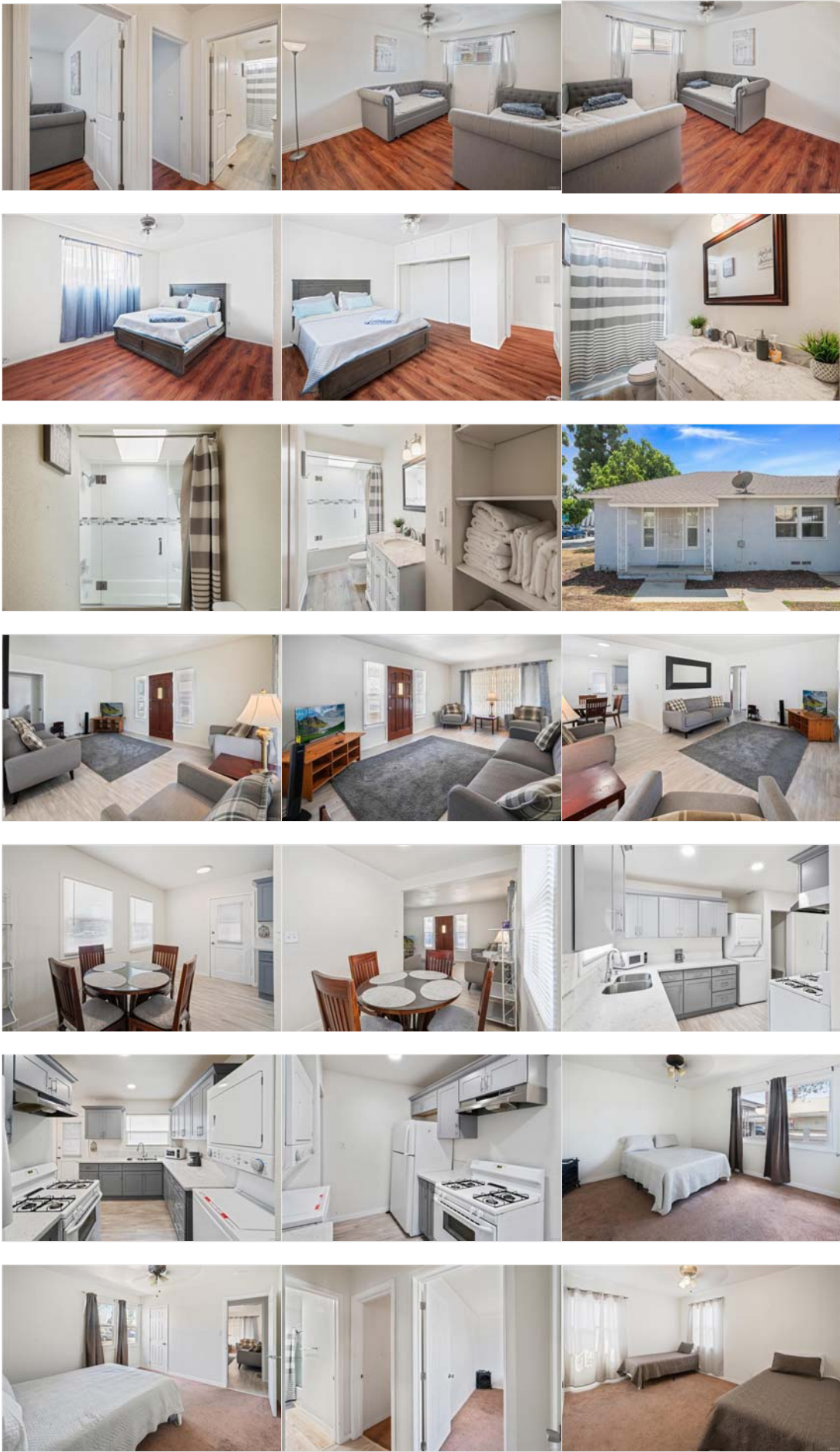
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PF23002651

Printed: 03/26/2023 9:14:23 AM

Closed • **Single Family Residence**

List / Sold: **\$799,000/\$850,000** ↑

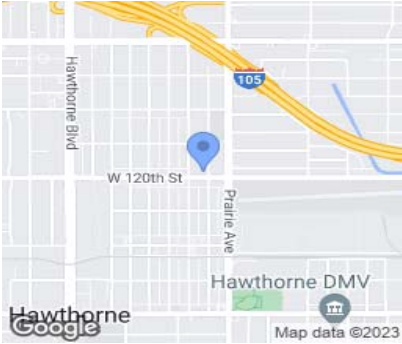
11985 York Ave • Hawthorne 90250

8 days on the market

2 units • **\$399,500/unit** • **1,420 sqft** • **4,348 sqft lot** • **\$598.59/sqft** • **Built in 1925**

Listing ID: SB23021906

Nearest major cross streets: Prairie Ave and 120th St



Two houses!!! Front house is a 2 bed /2 bath, back house is a brand new detached 2 bed /2 bath ADU. The property is minutes from SpaceX and near the newly built SoFi Stadium, the future Intuit Dome (home to the LA Clippers), The Forum, Hollywood Park Casino, 105/405 freeway entrances, Los Angeles International Airport, and the Green Light Rail. Convenient location close to shopping, local schools, and restaurants. Approximately 12-15 minutes from El Segundo/Dockweiler beaches and tech hub Silicon Beach. The city of Hawthorne is part of a seventeen-city region commonly referred to as the South Bay.

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- \$432 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile, Wood
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator, Tankless Water Heater
- Other Interior Features: Quartz Counters

Exterior

- Lot Features: Near Public Transit
- Fencing: Chain Link, Wood
- Sewer: Sewer Paid
- Other Exterior Features: Rain Gutters

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4047023036

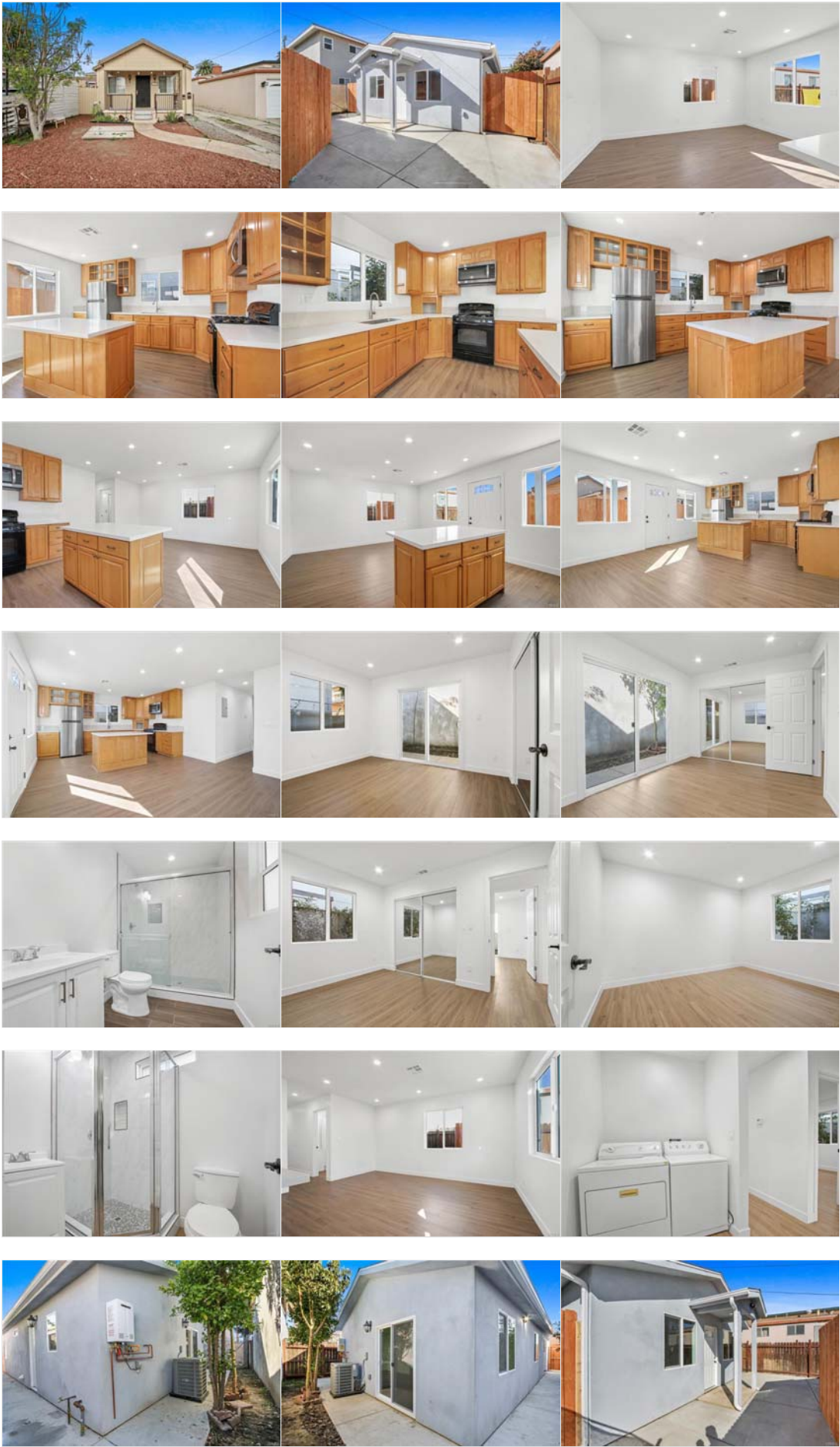
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SB23021906

Printed: 03/26/2023 9:14:23 AM

Closed •

542 8th St • Hermosa Beach 90254
2 units • \$774,500/unit • 1,152 sqft • 3,774 sqft lot • \$1215.28/sqft •
Built in 1953
South of Pier Ave. and west of Valey Dr.

List / Sold:
\$1,549,000/\$1,400,000 ↓
20 days on the market
Listing ID: 23236647



LET'S WALK TO THE BEACH! Located in the Sand Section of Hermosa Beach steps away from Clark Field, the Greenbelt Jogging Path and walking distance to The Strand. Both units feature 1 bedroom 1 bath with a large rear yard, ample side yard and a 2-car attached garage. This property has much to offer the owner-user, the investor, and developer. Probate Sale that does not require court confirmation.

Facts & Features

- Sold On 03/24/2023
- Original List Price of \$1,549,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 3.1
- \$48078 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$21,763
- 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:	542	1	1		Unfurnished	\$0	\$0	\$3,000
2:	544	1	1		Unfurnished	\$2,500	\$2,500	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4187031006

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 23236647

Printed: 03/26/2023 9:14:23 AM

Closed

• Duplex

606 W 84th St • Los Angeles 90044

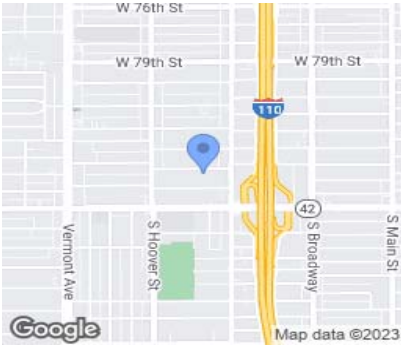
2 units • \$347,500/unit • 1,458 sqft • 6,508 sqft lot • \$440.67/sqft • Built in 1923

North of Manchester, West of Figueroa

List / Sold: \$695,000/\$642,500 ↓

14 days on the market

Listing ID: SR23021366



HUGE PRICE REDUCTION!!! CALLING ALL INVESTORS!!! Great opportunity to own this property centrally located in Los Angeles. So many possibilities! Currently it is a duplex, live in one side and rent out the other, rent out both sides, or reimagine it to be one beautiful home. Large backyard with fruit trees. There is an additional space in the backyard, perfect for a home office or workout studio. Amazing investment potential. 1,456 sf on a gated lot which is 6,508 sf. Zoned LAR3!! Sold as is. MAKE AN OFFER!!

Facts & Features

- Sold On 03/24/2023
 - Original List Price of \$749,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Heating: Wall Furnace
 - \$332 (Estimated)
- Laundry: Inside
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Value In Land, Yard
- Fencing: Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01872176
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	1	Unfurnished	\$0	\$0	\$0
# Of Units With:								
• Separate Electric: 1 • Gas Meters: 1 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Probate Listing sale
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6032017035

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

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SR23021366

Printed: 03/26/2023 9:14:23 AM

Closed •

List / Sold:

\$2,399,000/\$2,420,000 ↑

20 days on the market

1850 San Jacinto St • Los Angeles 90026
2 units • \$1,199,500/unit • 3,218 sqft • 9,118 sqft lot • \$752.02/sqft •
Built in 1948

Listing ID: 23231245

From Silver Lake Blvd and Berkeley Ave, go west on Berkeley Ave, right on Redcliff, right on Effie Pl, Left on Dillon, right on Swan, and left on San Jacinto.



Located in the hot LA cultural mecca of Silver Lake, this sensational duplex offers breathtaking lake views, a vacant well-appointed owner's unit, and 2 separate finished lower levels. Lush plant courtyard greets you as you approach the front doors to units. With interiors saturated with sunlight from the many northeast facing windows, both 1848 and 1850 San Jacinto have a 2-story floor plan with 3+3, hardwood floors, newly upgraded balconies, decorative fireplaces, and 2-car garages. Perfect as owner's unit, 1850 San Jacinto is vacant and recently freshened with newly painted interiors, new light fixtures, and new dishwasher. 1848 is rented for \$4295 - a great supplement to your mortgage. Tax info shows total 3218 SF for duplex. The two lower levels add an additional 2571 SF - this is an incredible amount of space to utilize! Middle lower-level one is permitted as a "community recreation room" with game room, kitchenette, 2 offices, powder room, wine cellar, and generous storage. Currently staged as an art studio, the lower-level two is permitted as "storage" with 3 rooms, and 3 storage closets. Entertain, enjoy, and meditate on enormous wooden deck, relaxing lower terrace, and serene balconies on all levels. Savor views of orange sunsets, snow topped San Gabriel mountains, and the downtown LA skyline. Residence is near all the Silver Lake happenings L and E Oyster Bar, Botanica, The Silver Lake House, Itzakaya Osen, Rubbish Interiors, Velvet Poppy, Lake Boutique, and Silver Lake Dog Park.

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$2,399,000
- 2 Buildings
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Floor: Laminate
- Appliances: Dishwasher, Disposal

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$0	\$0	\$6,500
2:	1	3	3		Unfurnished	\$4,295	\$4,295	\$6,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

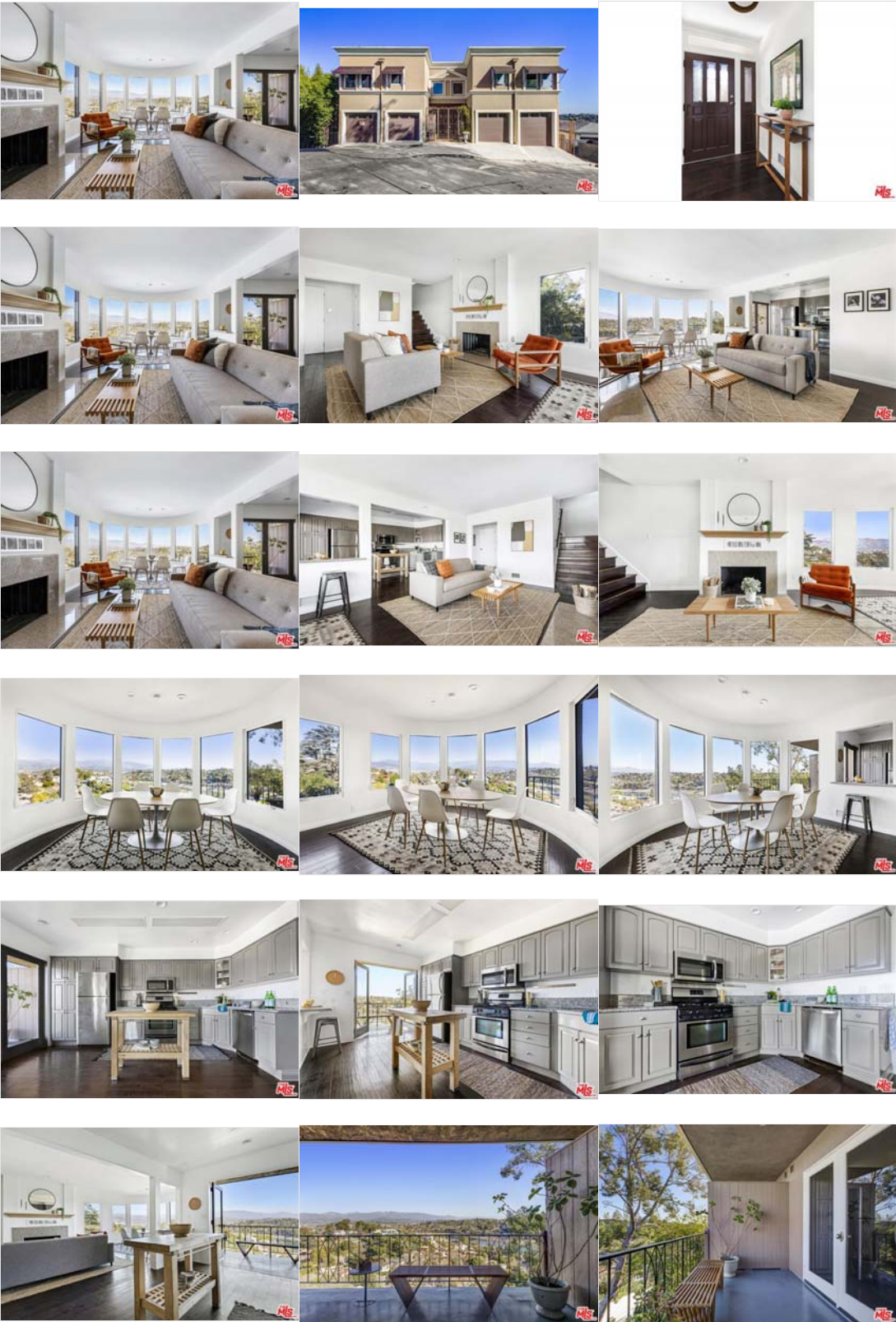
- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County

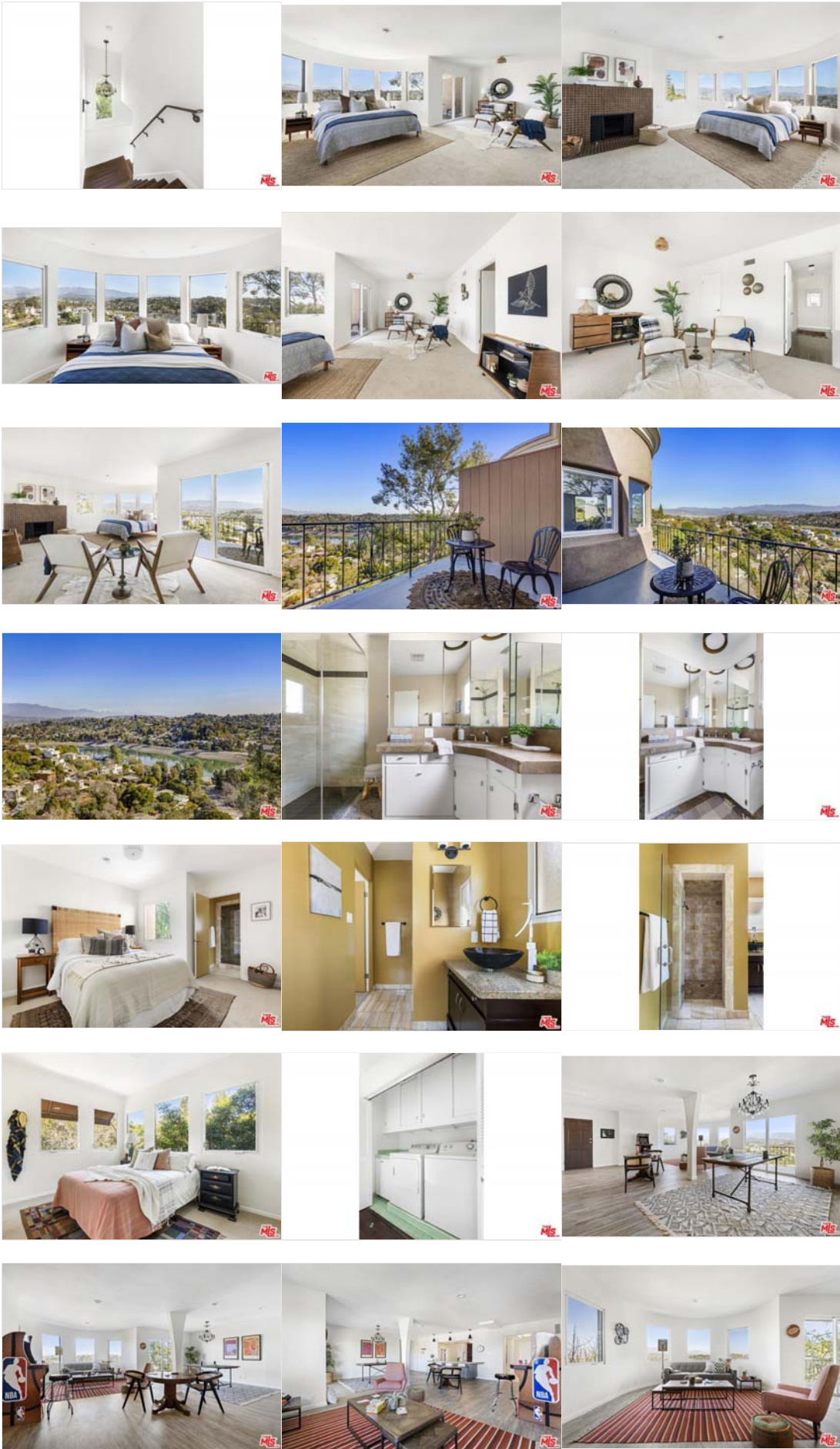
• Parcel # 5431032010

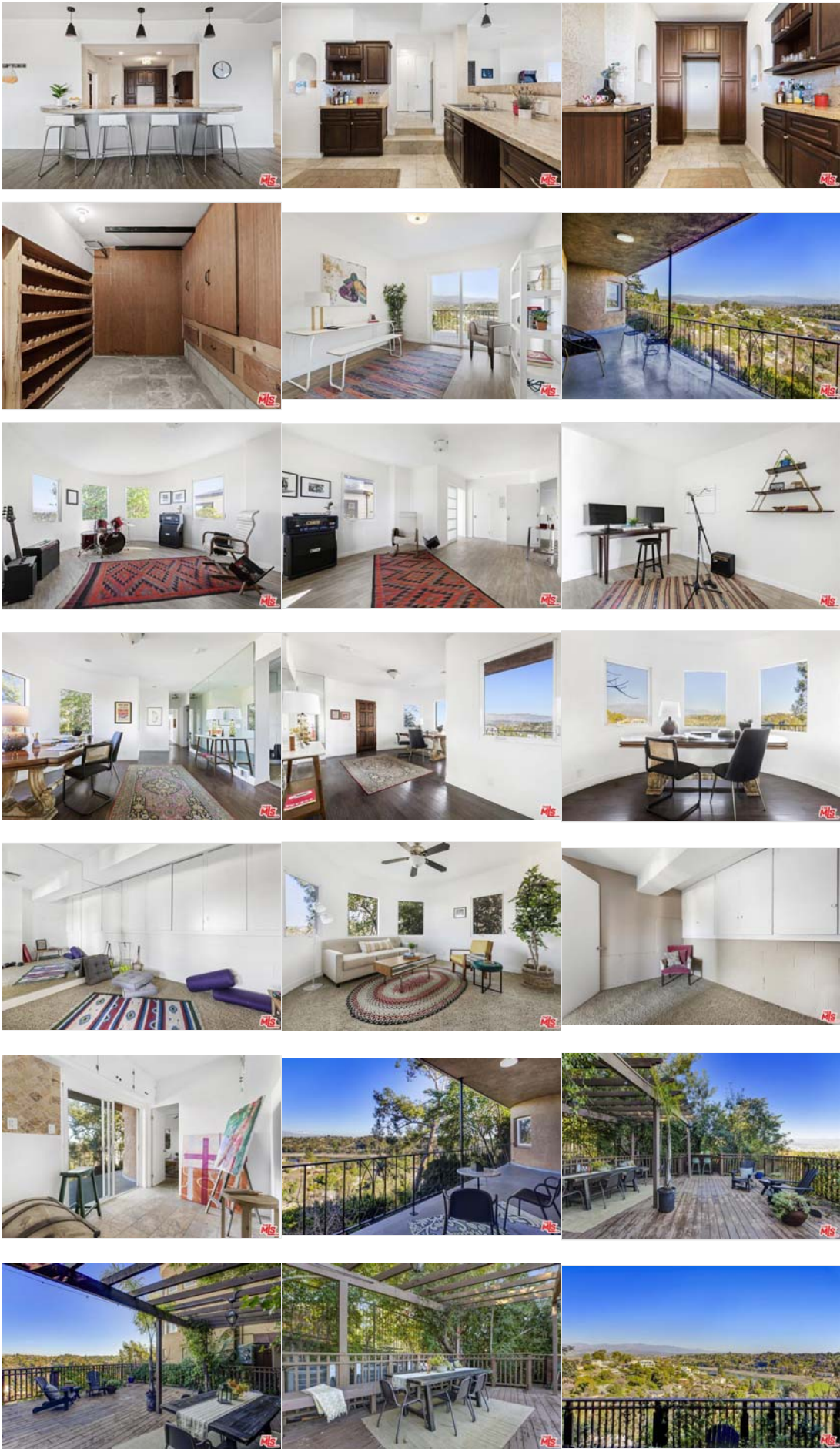
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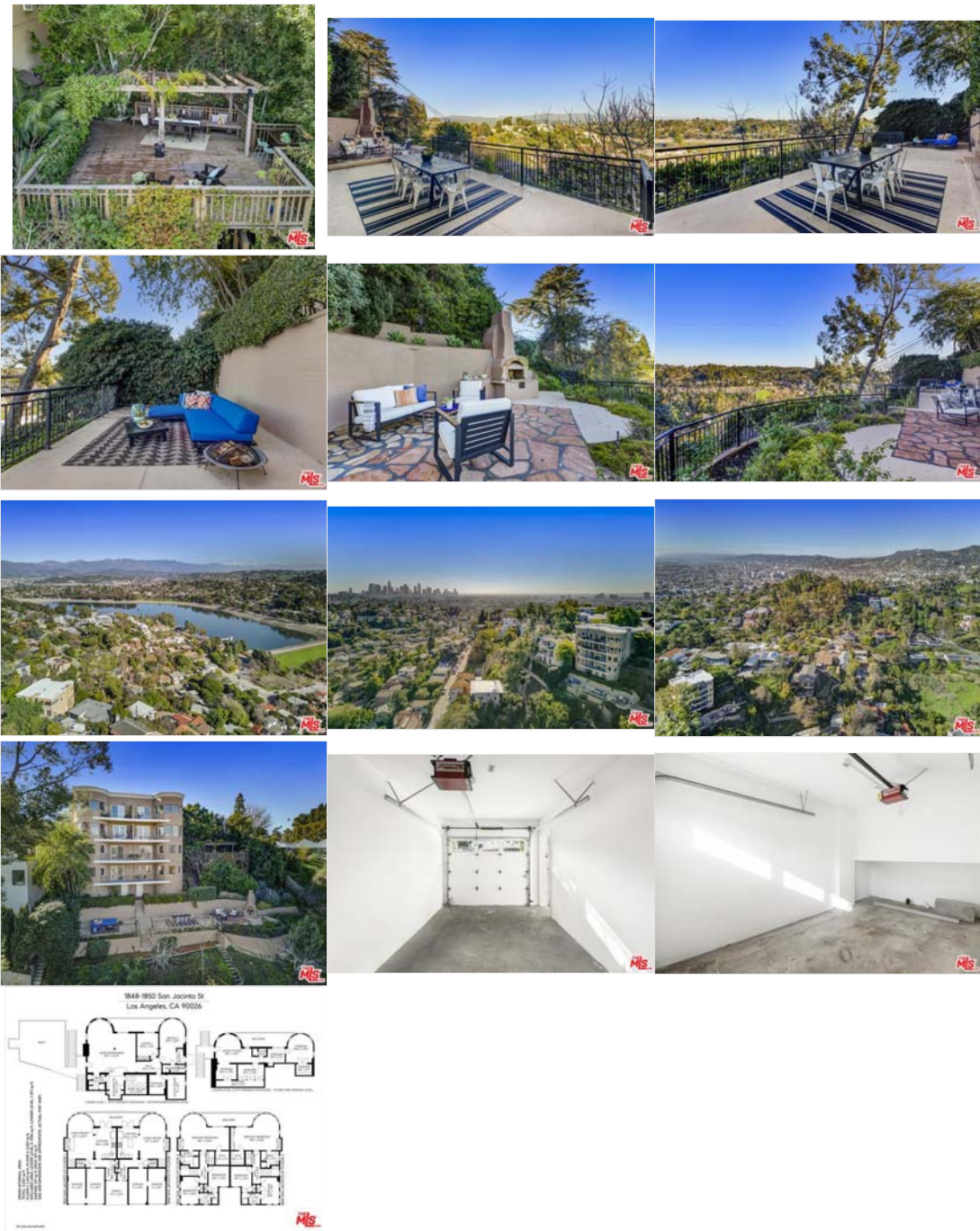
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State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 23231245

Printed: 03/26/2023 9:14:23 AM

Closed • Duplex

4205 Lincoln Ave # 2 • Culver City 90232
2 units • \$700,000/unit • 0 sqft • 6,751 sqft lot • No \$/Sqft data •
Built in 1922
Lincoln And Farragut

List / Sold:
\$1,400,000/\$1,530,000 ↑
46 days on the market
Listing ID: IV23018125



Are you looking for a rental investment opportunity? This traditional duplex on Lincoln Street in Culver City is now available for purchase. The 5 bedrooms and 3 baths have a total of 2010 sqft, including the 2-car garage. The current tenants have been there for 13 years and are month to month. We're ready when you are!

Facts & Features

- Sold On 03/24/2023
- Original List Price of \$1,400,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C28 - Culver City area
- Los Angeles County
- Parcel # 4207023001

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: IV23018125

Printed: 03/26/2023 9:14:23 AM

Closed •

10730 -32 Northgate St • Culver City 90230
2 units • \$797,500/unit • 1,647 sqft • 6,836 sqft lot • \$959.32/sqft •
Built in 1948
South of Jefferson & East of Overland

List / Sold:
\$1,595,000/\$1,580,000 ↓
53 days on the market
Listing ID: 22225008



This charming duplex located on a corner lot on one of Culver City's most coveted tree lined streets is nestled at the base of Culver Crest and features two units, both of which will be delivered vacant at the close of escrow. Each unit has a separate front entrance & features 2 BR + 1 BA, hardwood floors, laundry rooms and central heat/air conditioning. Relax at the end of the day on the custom front porch or in the privacy of your shared backyard with deck. Located in the excellent Culver City school district with close proximity to El Rincon Elementary School. Easy access to shopping at the Fox Hills Mall, biking along the Ballona Creek bike path or stopping at the neighborhood grocery store after a busy work day. There is separate two car detached garage. Perfect for an owner/user looking for additional income or the savvy investor.

Facts & Features

- Sold On 03/23/2023
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central

Interior

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

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C28 - Culver City area
- Los Angeles County
- Parcel # 4203001063

Michael Lembeck

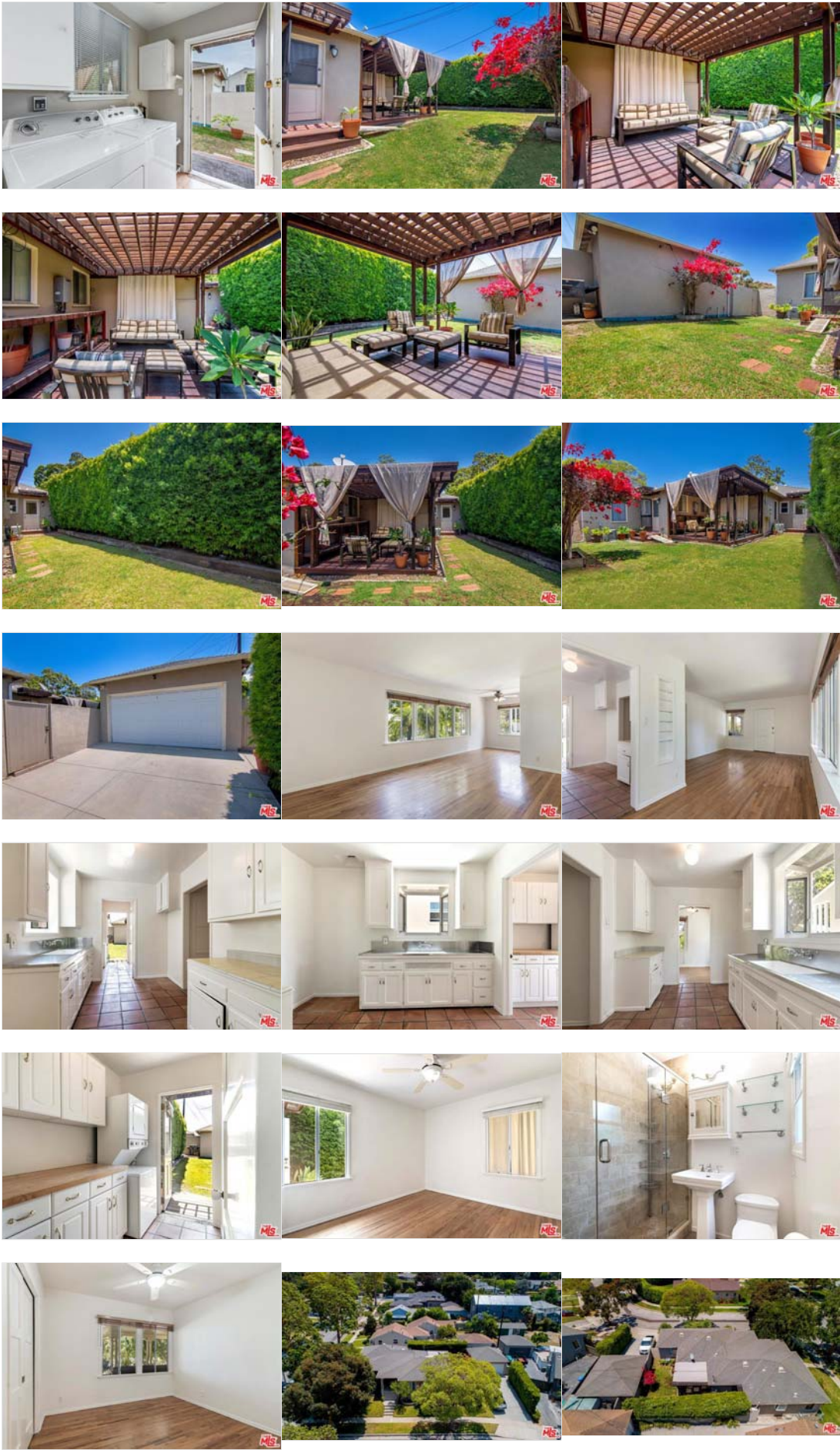
Re/Max Property Connection

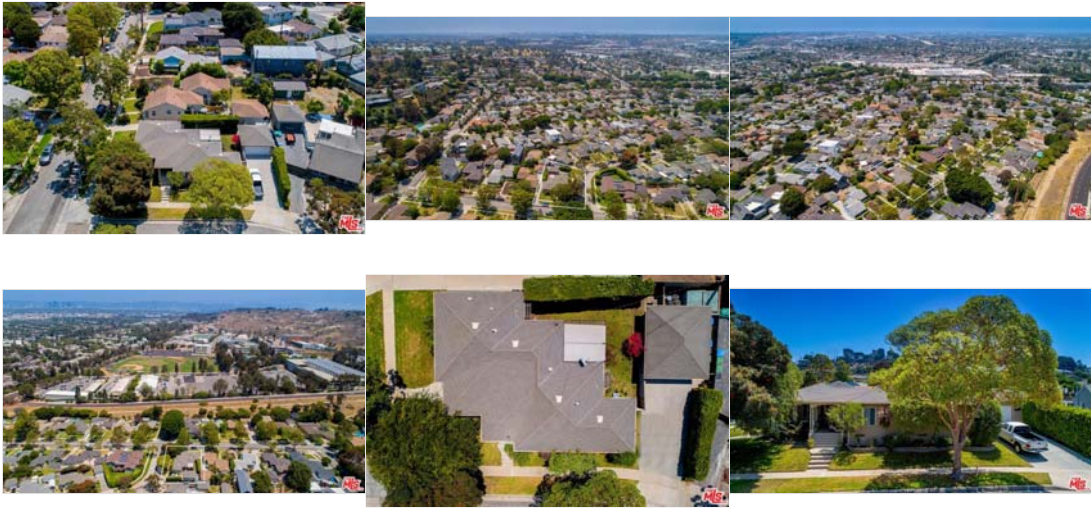
State License #: 01019397
Cell Phone: 714-742-3700

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 22225008

Printed: 03/26/2023 9:14:23 AM

Closed •

4136 Tilden Ave • Culver City 90232
2 units • \$924,975/unit • 1,869 sqft • 5,689 sqft lot • \$947.03/sqft •
Built in 1955
South of Washington Blvd; East of Sepulveda; North of little Culver Blvd.

List / Sold:
\$1,849,950/\$1,770,000 ↓
21 days on the market
Listing ID: 23233760



Rare and beautifully remodeled detached duplex. Whether you live in one unit or rent out both, this is a fantastic opportunity just moments away from all Culver City has to offer. This turn-key duplex features a 3 bedroom, 1.5 bath unit in the front and a 1 bedroom, 1 bath unit in the rear, each with a private patio. With a remodel that left no detail unnoticed, enjoy welcoming and well appointed living spaces in both the front and back units. The kitchens boast updated appliances, quartz countertops and custom cabinetry with glide out shelves. Each unit is fit with bamboo flooring, ample parking, and private laundry areas. On a quiet street, this home is conveniently located just blocks from award winning schools, Veterans Park, and all of the trendy shops and restaurants in Downtown Culver City. This is legally a duplex and rent control laws may apply. Property will be delivered vacant.

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$1,849,950
- 2 Buildings
- Levels: One
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room, Outside
- Cap Rate: 0

Interior

- Floor: Bamboo, Tile
- Appliances: Dishwasher, Microwave, Refrigerator, Oven
- Other Interior Features: Open Floorplan, Recessed Lighting

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$4,950	\$0	\$4,950
2:	1	1	1		Unfurnished	\$3,200	\$3,200	\$3,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C28 - Culver City area
- Los Angeles County
- Parcel # 4213008042

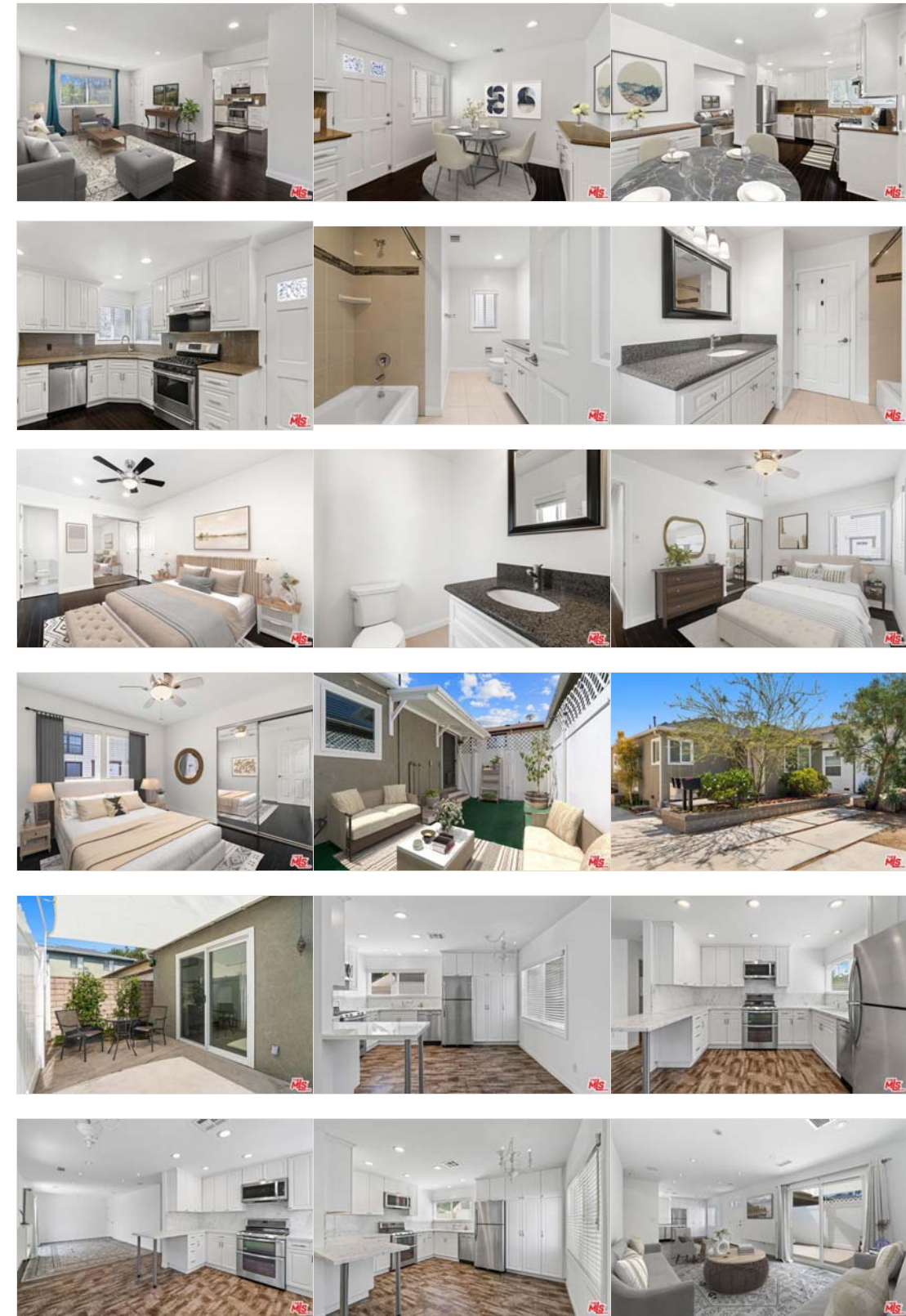
Michael Lembeck

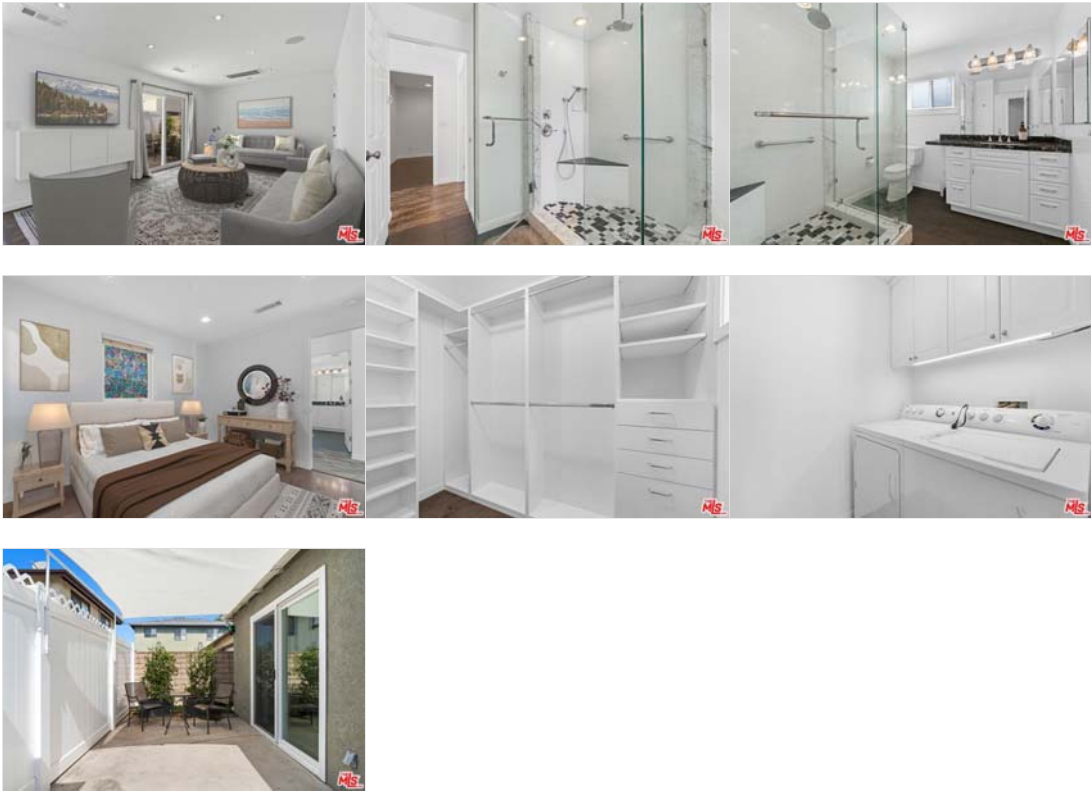
Re/Max Property Connection

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 23233760

Printed: 03/26/2023 9:14:23 AM

Closed • Duplex

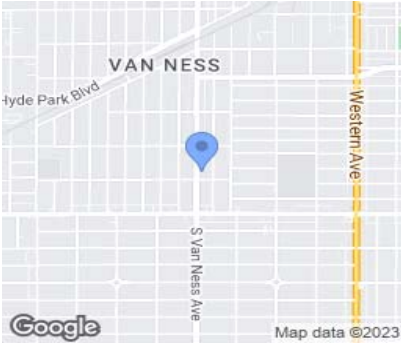
List / Sold: \$609,999/\$622,000 ↑

6906 S Van Ness Ave • Los Angeles 90047
2 units • \$305,000/unit • 1,244 sqft • 2,501 sqft lot • \$500.00/sqft •
Built in 1931

17 days on the market

Listing ID: PW23019498

From the 110 S exit Gage Ave. make a right, make a left on Van Ness



Welcome to 6906 S. Van Ness, a charming duplex in South Los Angeles centrally located to all the stadiums (SOFI, Banc of California, Great Western, future Clippers Stadium) Inglewood Forum, 15 mins to USC, Grocery Shopping, Downtown LA, and 110 Freeway. This is a great opportunity for someone to get their foot in the door to an area that is on the come up. The new Crenshaw Line that will take you to LAX is less than 5 miles. This one is worth taking a look at! This duplex has a spacious back yard with a blank canvas ready for you to bring your vision to life. The downstairs unit is 2 bedrooms 1 bath and has laundry hookups. The upstairs unit is a studio/1 bath & features an oversized patio with beautiful city views. Both units have newer laminate floors, interior paint, updated kitchens, bathrooms, new roof and more that was completed in 2021! This duplex is the perfect starter home or could be a great investment opportunity with a 5% cap rate!! There is also an option to convert the garage to an ADU for more living space, confirm with the City of LA. The lot is zoned as LAR3. Welcome HOME!!

Facts & Features

- Sold On 03/23/2023
- Original List Price of \$609,999
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 0 Total carport spaces
- \$225 (Estimated)
- Laundry: In Kitchen, Inside
- \$40584 Gross Scheduled Income
- \$39234 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen
- Floor: Laminate
- Appliances: Microwave, Refrigerator

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard
- Fencing: See Remarks
- Sewer: Public Sewer, Unknown

Annual Expenses

- Total Operating Expense: \$10,075
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,350
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6016031005

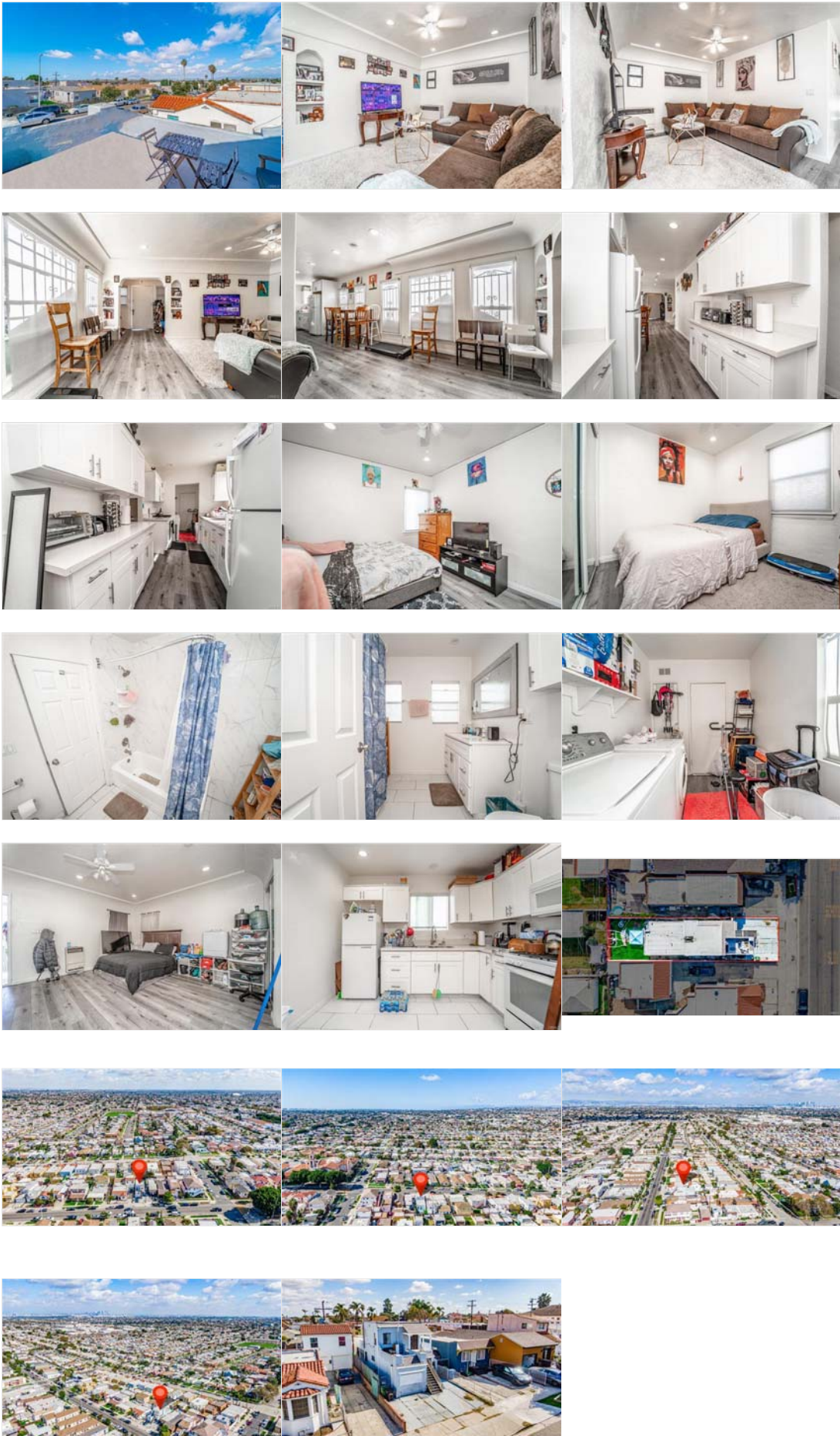
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed •

List / Sold: **\$695,000/\$695,000**

4337 Van Buren Pl • Los Angeles 90037
2 units • \$347,500/unit • 1,496 sqft • 5,280 sqft lot • \$464.57/sqft •
Built in 1919
Van Buren Pl. between W. Vernon Ave and W. 43rd Street

81 days on the market
Listing ID: SR22140260



Duplex-two small homes on one lot near USC. Each has 2 Bedrooms +1 Bathroom. Tenants pay their own utilities. Low maintenance. Detached garage perfect for possible ADU conversion. Great owner/user or investment. Units will NOT be delivered vacant. Tenants are aware of sale and are possibly open for buyer to compensate tenant for relocation. Seller may consider carrying loan with qualified buyer. SHOWING WITH ACCEPTED OFFER ONLY. DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$695,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$306 (Estimated)
- \$26880 Gross Scheduled Income
- \$23307 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,100
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01975532
- Gardener:
- Licenses: 200
- Insurance: \$900
- 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	2	Unfurnished	\$1,170	\$1,170	\$2,000
2:	1	2	1	2	Unfurnished	\$1,070	\$1,070	\$2,000

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5020009026

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR22140260

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Closed • Duplex

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

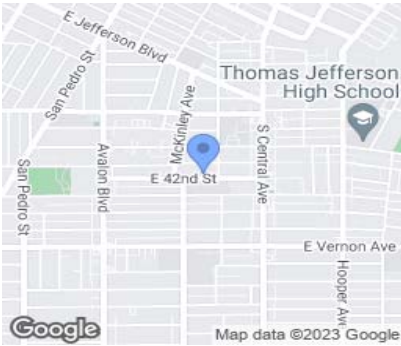
901 E 42nd St • Los Angeles 90011

4 days on the market

2 units • \$399,500/unit • 2,200 sqft • 4,955 sqft lot • \$363.18/sqft • Built in 1910

Listing ID: DW23020968

south of martin luther king jr and west of central on 42nd



Ready to move in. Live in one and rent the other. Good Size 3 bedroom 2 bath each. remolded to be Turn KEY and move in ready. Just bring your clothes and start relaxing, No need to by a fixer. Plenty of parking. The pictures say it all. EACH UNIT has a LARGE 3rd Bedroom with private entrance from the back of building. Perfect for Adult kids looking for privacy.

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- \$72000 Gross Scheduled Income
- \$50400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	6	0	0	Unfurnished	\$0	\$0	\$6,000

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5115021006

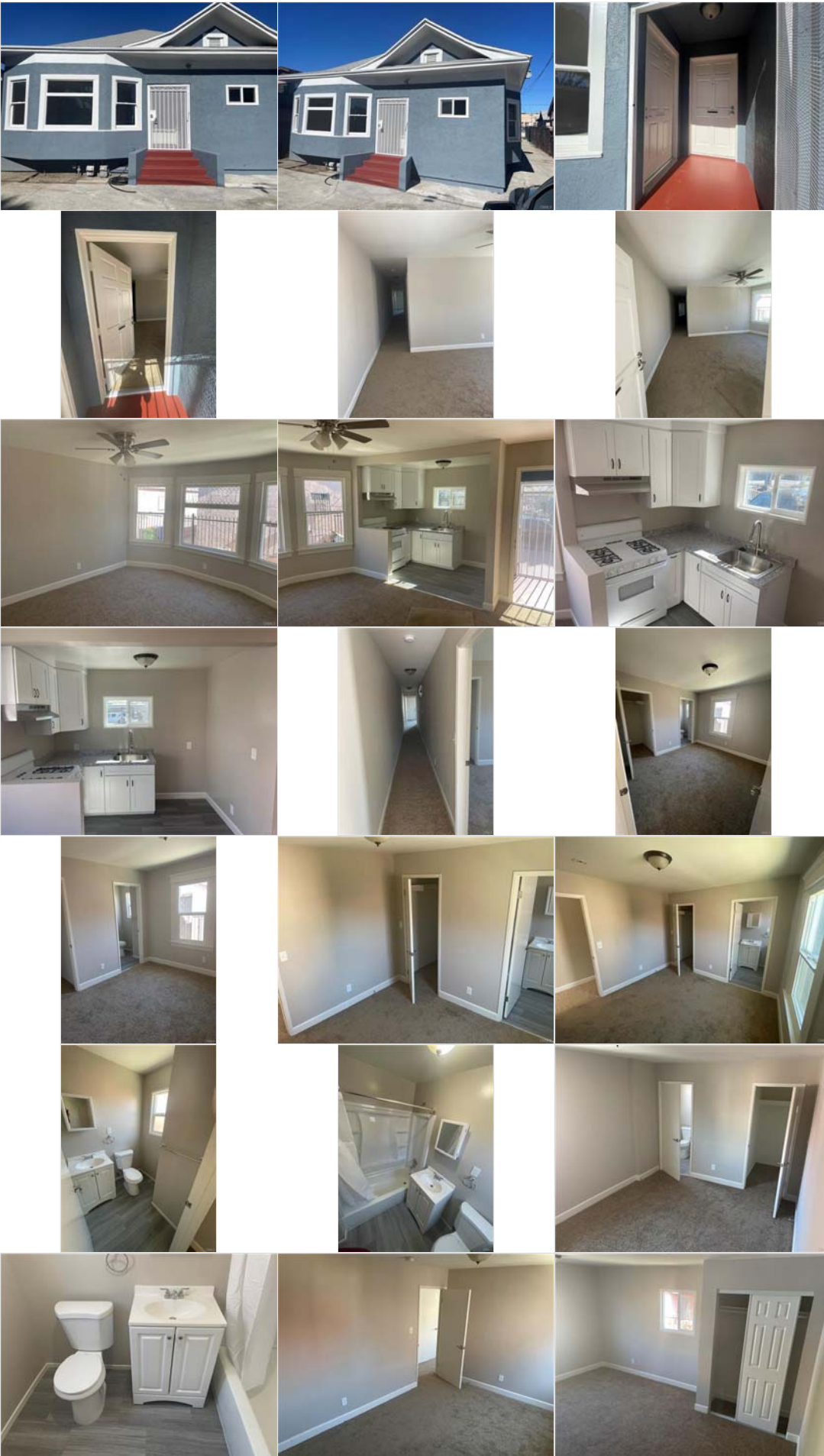
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW23020968

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Closed •

List / Sold: **\$649,000/\$677,000** ↑

9508 Compton Ave • Los Angeles 90002
2 units • **\$324,500/unit** • **2,088 sqft** • **6,098 sqft lot** • **\$324.23/sqft** •
Built in 1938
On Compton Ave. / 95th St.

15 days on the market
Listing ID: 23233899



Why rent when you can own? This duplex is a lovely starter property whether you are looking to live-in or start investing. It is simple and gracious. Spacious living rooms and bedrooms. Dining areas. Each unit has its own single detached garage. Fenced backyard and front yard. The seller recently put a new roof on the property and upgraded one unit. Only one unit is occupied. The building can possibly be delivered vacant. Property is sold "as is".

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$649,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: See Remarks
- \$25800 Net Operating Income

Interior

- Appliances: Disposal
- Other Interior Features: Storage

Exterior

- Lot Features: Front Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$2,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00764532
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,150	\$2,150	\$2,150
2:	2	2	1		Unfurnished	\$0	\$0	\$2,150
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

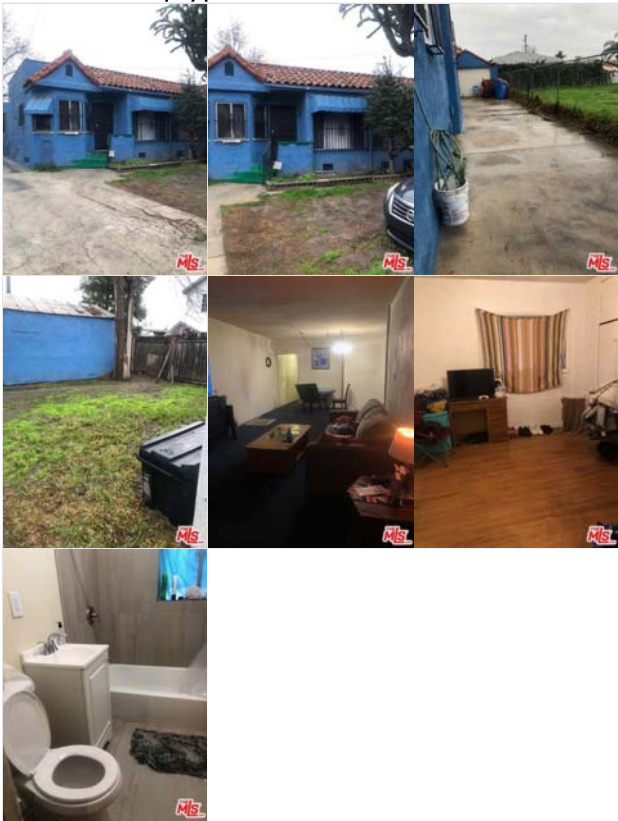
Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6048021018

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 23233899

Printed: 03/26/2023 9:14:24 AM

Closed • Duplex

List / Sold: \$650,000/\$625,000 ↓

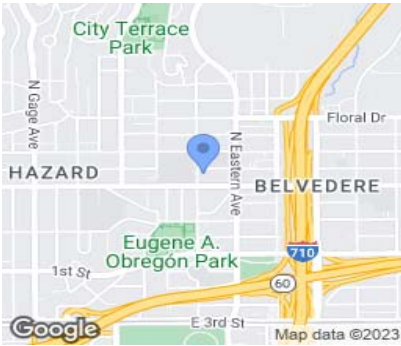
4208 Dozier St # 1 & 2 • East Los Angeles 90063

148 days on the market

2 units • \$325,000/unit • 1,460 sqft • 5,464 sqft lot • \$428.08/sqft • Built in 1922

Listing ID: SR22163713

N Eastern Ave to Dozier St



Investors Don't Miss this Property! Here is an opportunity to purchase a Duplex in East Los Angeles. This income property has lots of potential. The front house per assessor's records has 2 bedrooms and 1 bathroom but over time other rooms have been added, the front unit is a fixer and will need work. However, the back unit, which is a 2-bedroom, 1 bathroom home has just been newly renovated! Also included on the property is a detached 2 Car Garage. There is a long driveway for 2-3 cars for off street parking. The property is fenced. This income property is conveniently located to several freeway systems as well as parks, schools and Keck School of Medicine of USC and Keck/USC Hospital which are less than 5 miles. All Buyers to do their own due diligence with regards to all investigations and inquiries regarding additions and permits for current and future additions/renovations.

Facts & Features

- Sold On 03/24/2023
- Original List Price of \$745,500
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Space Heater
- \$1,064 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Concrete, Laminate, Tile
- Appliances: Gas Range

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Block, Chain Link, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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	2	Unfurnished	\$1,650	\$0	\$2,700
2:	2	2	1	0	Unfurnished	\$2,250		

Of Units With:

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

Additional Information

- Standard sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5234003016

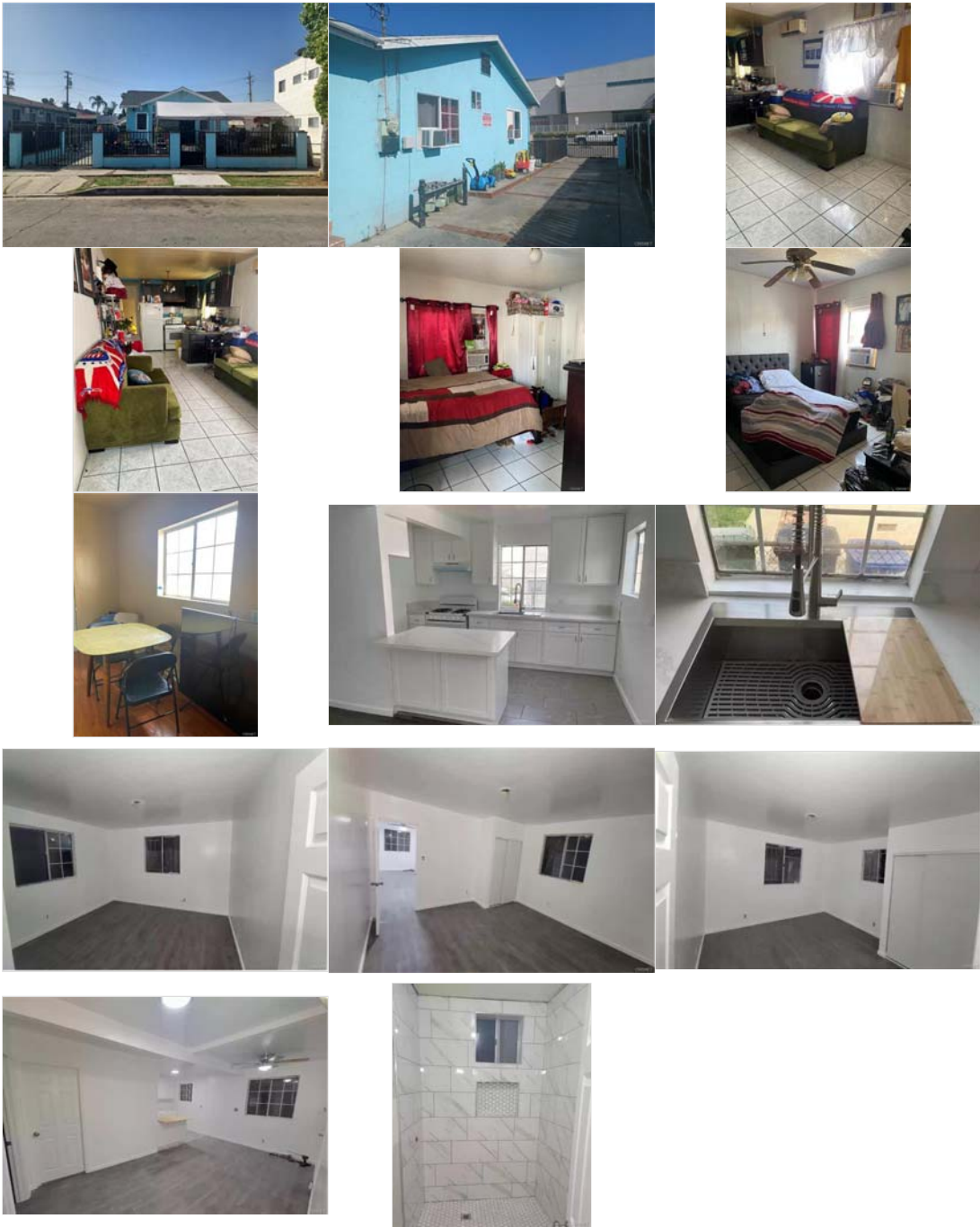
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • Duplex

List / Sold: \$750,000/\$680,000 ↓

753 Saybrook Ave • East Los Angeles 90022
2 units • \$375,000/unit • 1,312 sqft • 5,065 sqft lot • \$518.29/sqft •
Built in 1947
North of Whittier Blvd. West of Garfield Ave.

111 days on the market
Listing ID: RS22227831



Duplex units - Front unit : Remodeled Kitchen with Oak Cabinets and Granite counter top. Under mount double kitchen sink. Laminate Wood Floor, Crown molding. Shown by appointment only.

Facts & Features

- Sold On 03/22/2023
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$1,084 (Assessor)
- \$3000 Gross Scheduled Income
- \$2700 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: None
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,800
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6343003030

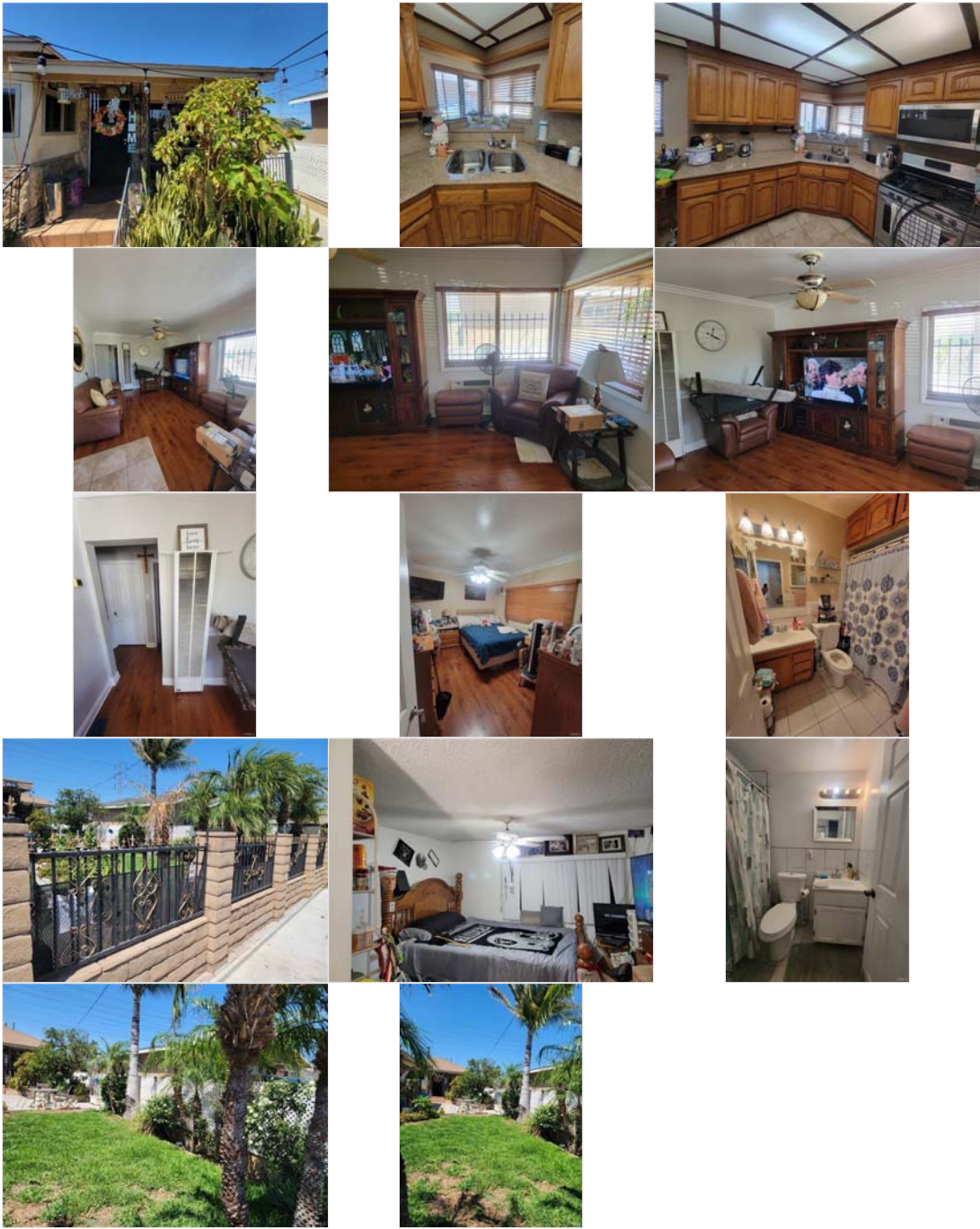
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: RS22227831

Printed: 03/26/2023 9:14:24 AM

Closed • Duplex

List / Sold: \$879,000/\$877,000 ↓

5436 Via San Delarro St • East Los Angeles 90022

15 days on the market

2 units • \$439,500/unit • 1,354 sqft • 6,084 sqft lot • \$647.71/sqft • Built in 1941

Listing ID: WS23005876

West or East of Beverly Blvd, North on Margaret Ave, right on Via San Delarro St.



Excellent opportunity to purchase two units that feature 2 bedrooms 1 full bath and 1 bedroom 1 bath that borders the City of Montebello. These units have been fully remodeled ready for any first-time home buyer to move in as a buyer user and rent the other to assist in paying the mortgage. Investors may also want to look at these two units because both units will be delivered vacant giving you the opportunity to rent out at fair market rents that the new owner can set. This Sale will include submitted and final approved plans to build a 2-bedroom 1 full bath garage conversion ADU giving the property an extra unit and additional value. In Addition, both units will be delivered vacant at the close of escrow. What a great opportunity, don't miss out on this desirable area!

Facts & Features

- Sold On 03/24/2023
- Original List Price of \$879,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,076 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$60000 Gross Scheduled Income
- \$38400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Master Bathroom
- Other Interior Features: Quartz Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5249022007

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: WS23005876

Printed: 03/26/2023 9:14:24 AM

Closed •

List / Sold: **\$795,000/\$725,000** ↓

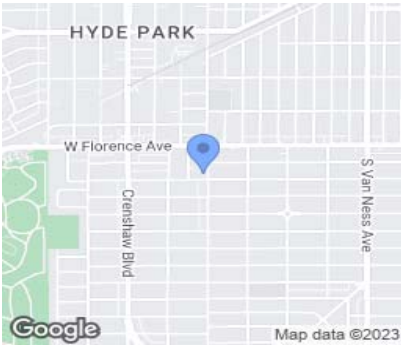
7325 8th Ave • Los Angeles 90043

99 days on the market

2 units • \$397,500/unit • 2,152 sqft • 6,075 sqft lot • \$336.90/sqft • Built in 1945

Listing ID: 22212785

East of Crenshaw and South of Florence



New Reduced Price! Motivated Seller. Located in wonderful Park Hills Heights/Morningside Park adjacent. This recently renovated property consist of an updated 4 bedroom 2 bath single family home, plus a lovely 1 bedroom 1 bath permitted ADU. The single family home has 4 bedrooms with a spacious Open floor plan and provides a warm and inviting space ideal for entertaining. All with an updated gourmet kitchen, stainless steel appliances, granite counters, tile flooring & recessed lighting. Formal dining room with glass sliding doors opening out to a private back yard. Formal living room with recessed lighting, huge private master suite with a jetted tub, separate stone shower, dual vanities & all modern amenities, and guess bath with all new modern amenities. Long driveway for 5 car parking, and a large back yard. Custom paint in/out, central a/c & central heating. The dedicated laundry room can accommodate the demands of a growing family. The separate rear dwelling is a modern ADU consisting of 1 bedroom 1 bath with its own private entrance. This is a wonderful property in a great neighborhood conveniently located near shopping, freeways, and entertainment, including the Kia Forum and SoFi Stadium, home of the Super Bowl Champion Los Angeles Rams!

Facts & Features

- Sold On 03/24/2023
 - Original List Price of \$875,000
 - 2 Buildings
 - Cooling: Central Air
 - Heating: Central
- \$38400 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

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

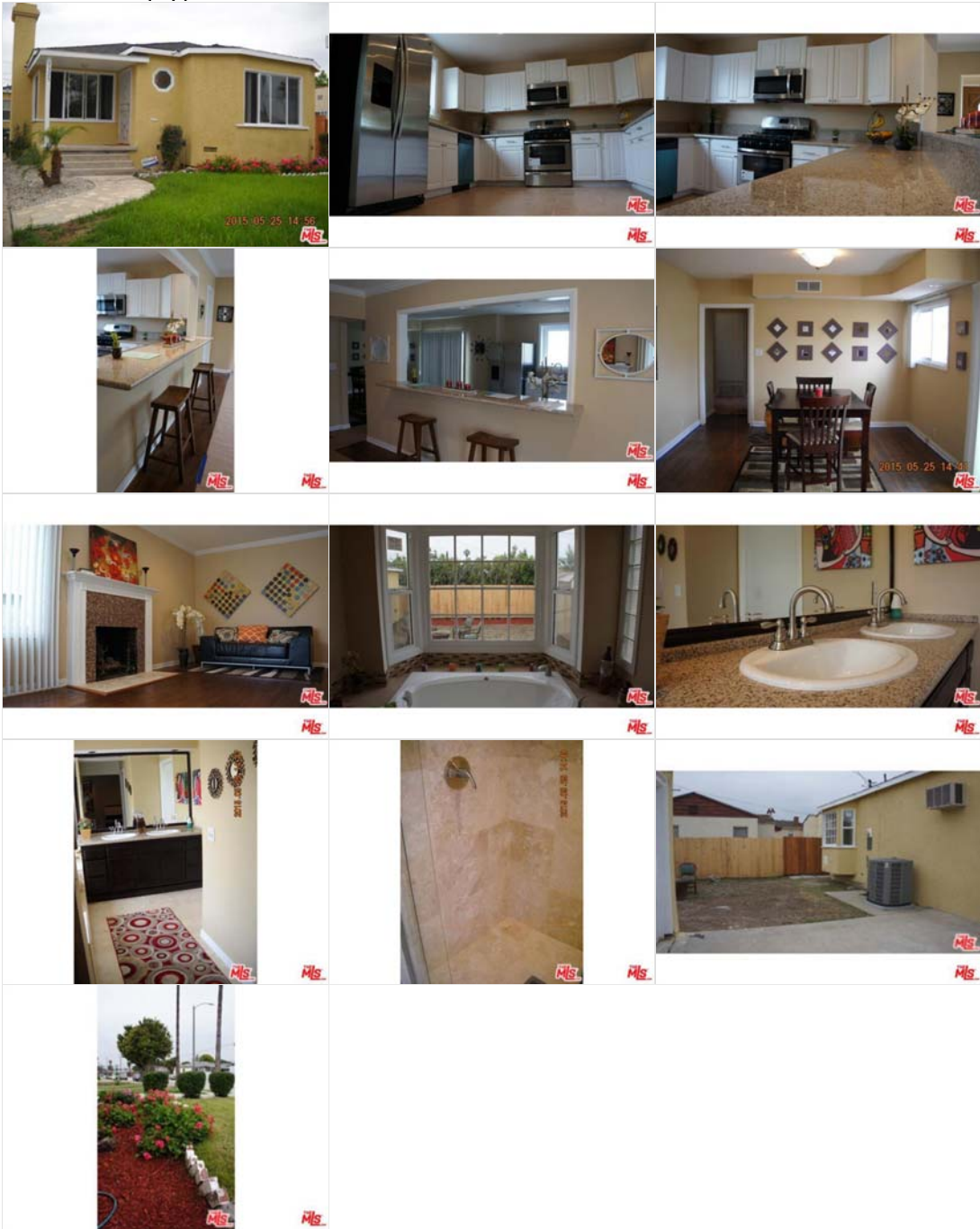
Additional Information

- Probate Listing sale
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 4012001011

Michael Lembeck

Re/Max Property Connection

Click arrow to display photos



Closed • Single Family Residence

6820 Motz St • Paramount 90723
2 units • \$550,000/unit • 2,440 sqft • 7,352 sqft lot • \$450.82/sqft •
Built in 1940
Major cross streets Orange and Alondra

List / Sold:
\$1,100,000/\$1,100,000 ↓
37 days on the market
Listing ID: RS23011333



NEWLY RENOVATED WITH NEW CONSTRUCTION ADU! Charming 3 bedroom, 2 bathroom main home offers 1454sf including a bonus room/game room. The cozy living room consists of an abundance of natural light. Lovely open floor plan. The remodeled kitchen includes new white shaker cabinets, quartz countertops and stainless steel appliances. Off the kitchen there is a spacious dining area and new laundry room. Newly renovated bathroom contains new vanity with quartz countertop, brand new bathtub, newly tiled shower and glass shower door. The primary bedroom offers a large walk in closet and newly upgraded bathroom with a double sink vanity. Numerous upgrades include vinyl laminate floor throughout, brand new roof, copper plumbing, new electrical with 200 amp panel, new windows & doors, interior/exterior paint, tankless water heater, brand new HVAC with ducting and more! Attached two car garage has newly drywalled walls and paint. The bonus room/game room is attached to the garage and contains a wood burning fireplace with new vinyl laminate flooring. The brand new construction detached 2 bedroom, 2 bathroom ADU offers 986sf. Roomy open floor plan consists of a cozy living room and kitchen with a laundry area just off the kitchen. Upgraded kitchen includes white shaker cabinets, quartz countertops and stainless steel appliances. The guest bathroom is fully upgraded. Primary bedroom offers a spacious walk in closet and renovated bathroom with a double sink vanity. Other upgrades include, copper plumbing, electrical with 200 amp panel, tankless water heater, roof, HVAC and more. New concrete driveway offers an abundance of parking with potential for RV parking. The home is conveniently located near freeways, shopping centers and more. This extensively remodeled home with new construction ADU is a must see!

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- \$6500 Gross Scheduled Income
- \$6386 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Master Suite
- Floor: Laminate, Vinyl
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator
- Other Interior Features: Copper Plumbing Full, Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,360
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01961892
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$360
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

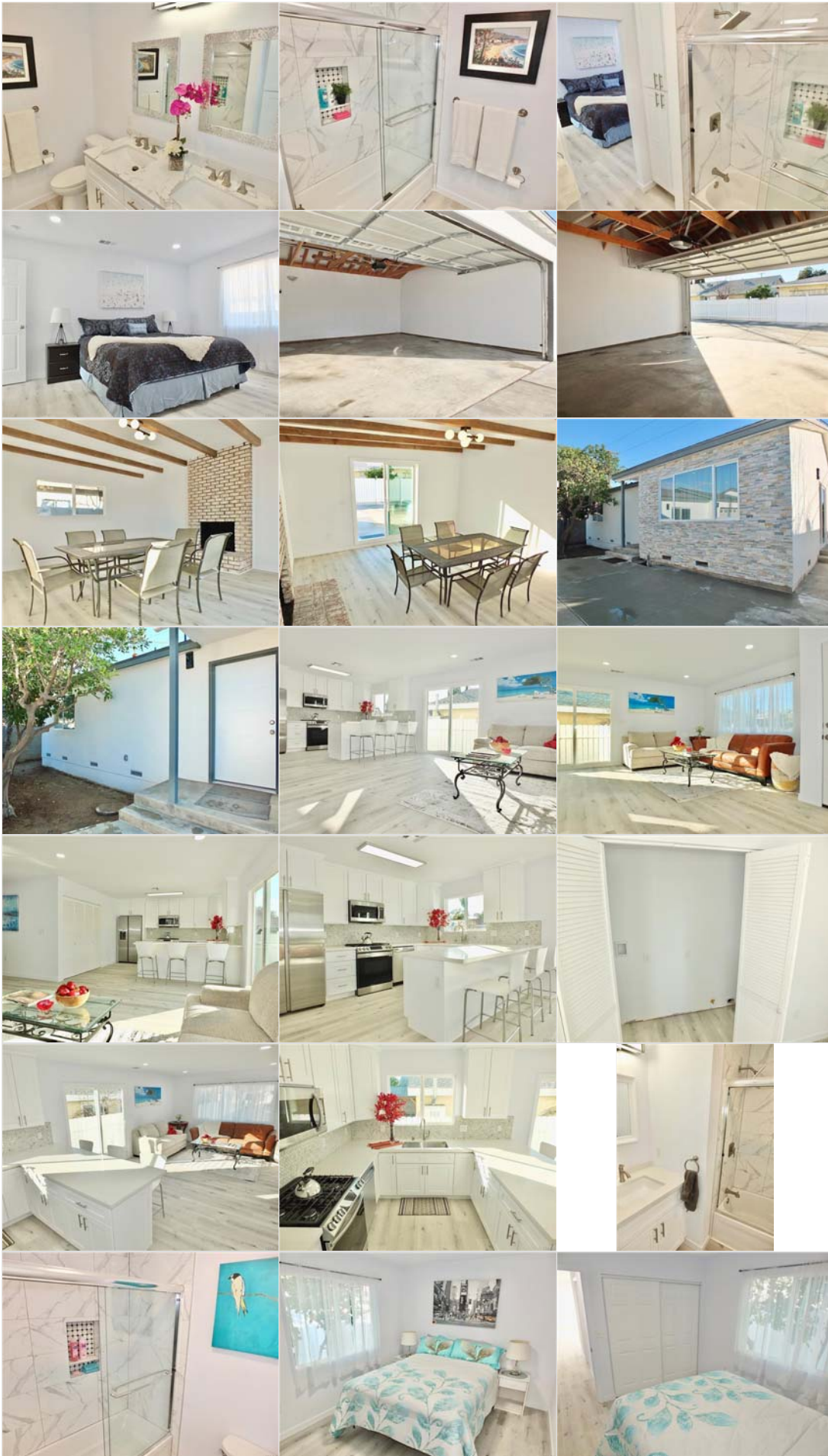
- Standard sale
- RK - Paramount South of Somerset area
- Los Angeles County
- Parcel # 7101005007

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

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

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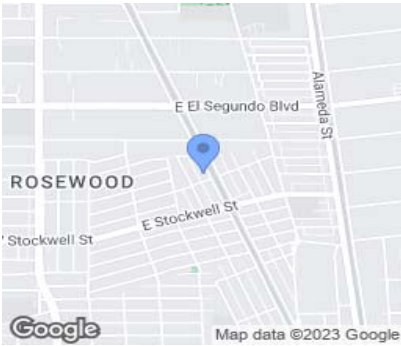


CUSTOMER FULL: Residential Income LISTING ID: RS23011333

Printed: 03/26/2023 9:14:24 AM

Closed • **Duplex**
13131 S Willowbrook Ave • Compton 90222
2 units • \$344,950/unit • 1,298 sqft • 3,626 sqft lot • \$531.51/sqft •
Built in 1950
Wayside St / E Lucian St

List / Sold: **\$689,900/\$689,900**
11 days on the market
Listing ID: DW23015069



Recently Remodeled 2 Units... Features include: 3 Bedrooms / 2 Bathrooms and 1 Bedroom / 1 Bathroom, Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking in the front and covered parking in the rear. Alarm on property, Freshly painted interior and exterior. On Title subject is 4 Bed/2 Bath. This is a must see!

Facts & Features

- Sold On 03/23/2023
- Original List Price of \$689,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- \$1,034 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Microwave

Exterior

- Lot Features: No Landscaping
- Fencing: None
- 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:	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
- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6152012011

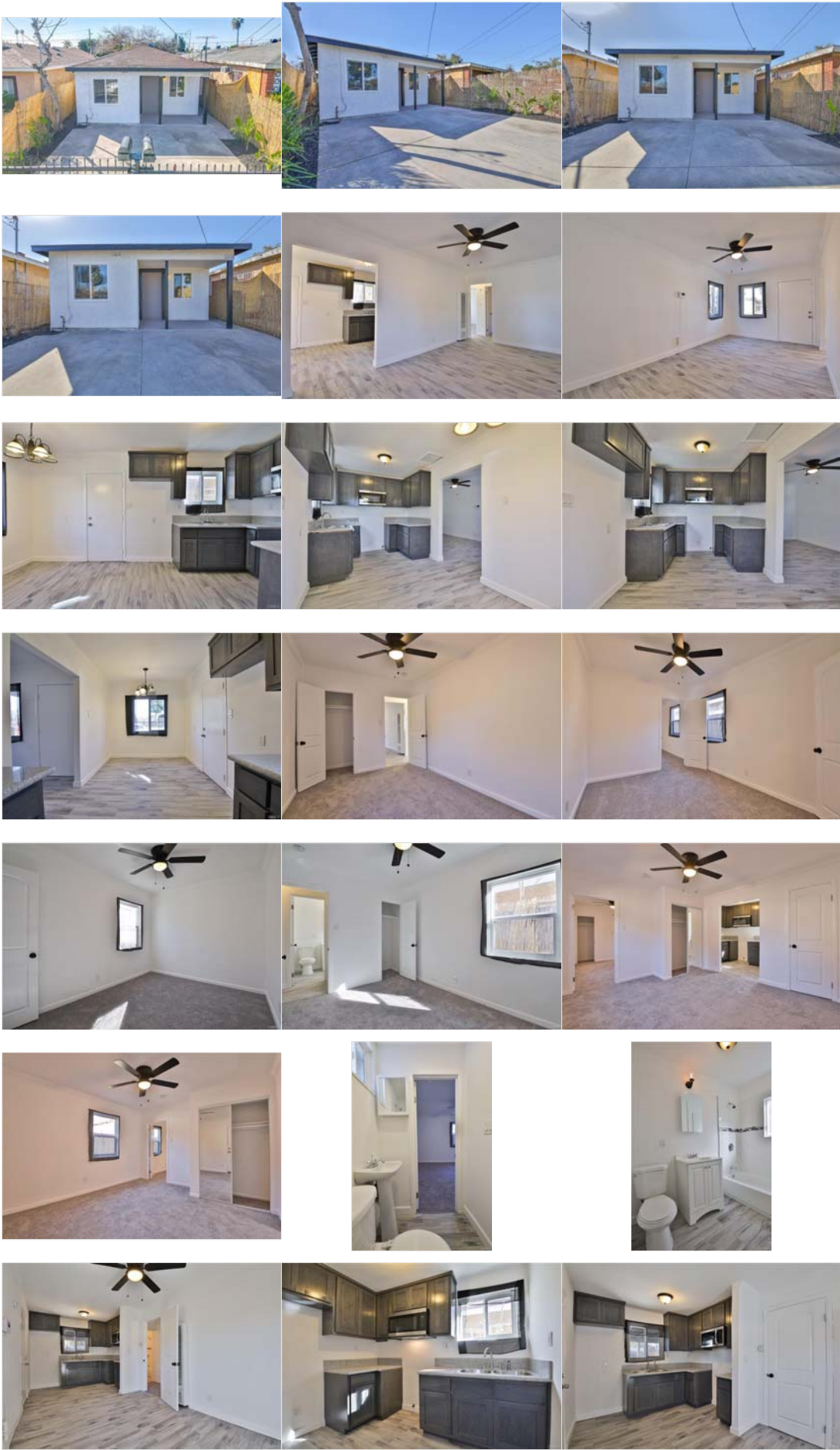
Michael Lembeck

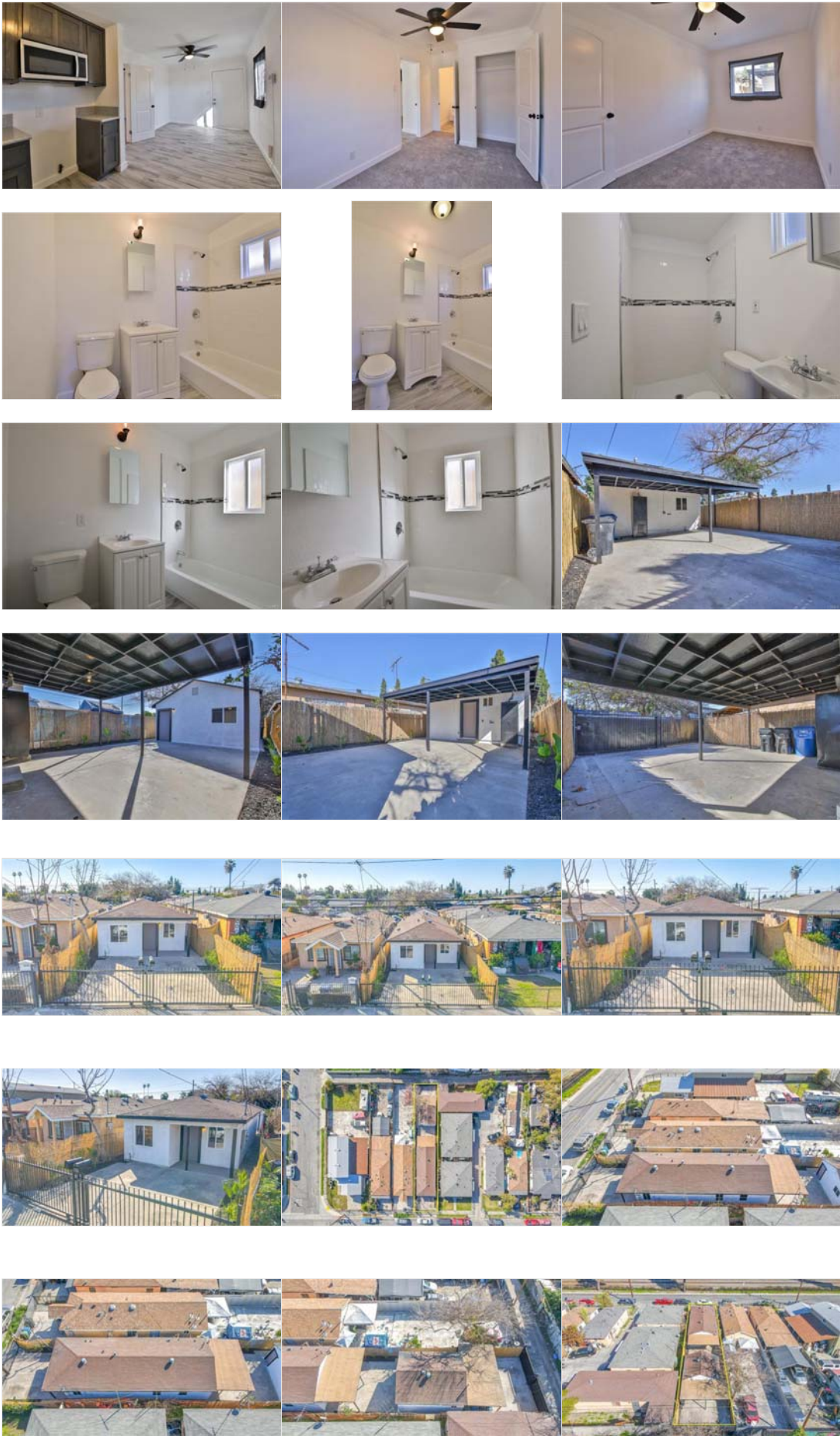
State License #: 01019397
Cell Phone: 714-742-3700

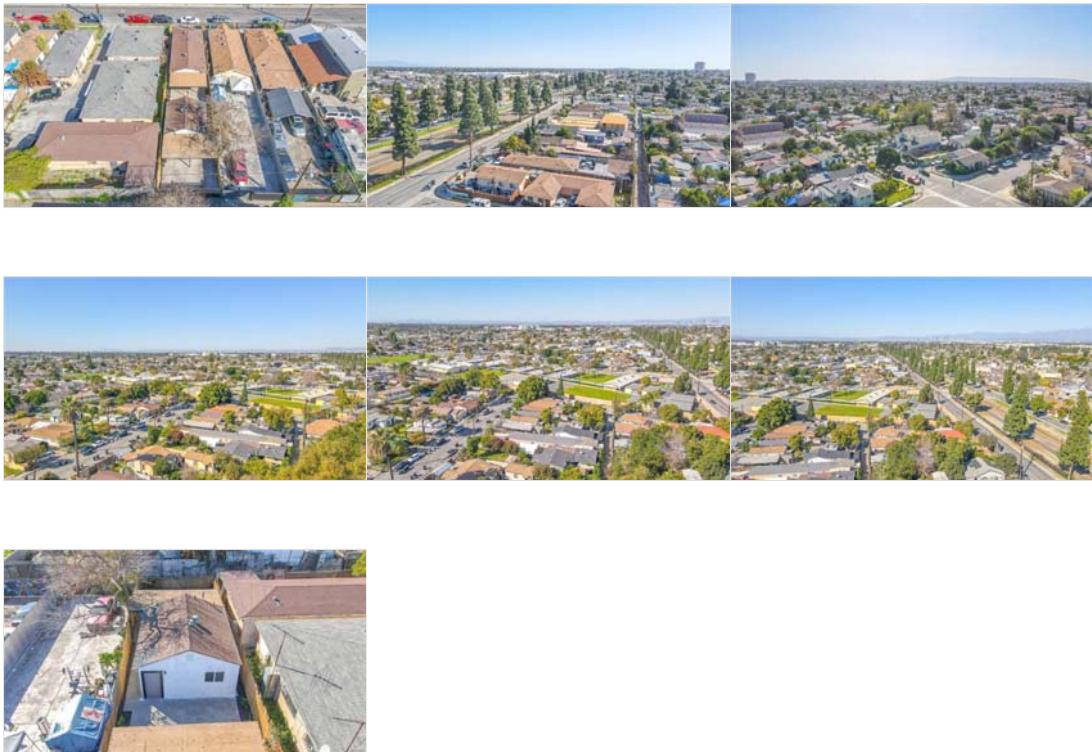
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW23015069

Printed: 03/26/2023 9:14:24 AM

Closed • Duplex

List / Sold: \$899,900/\$900,000 ↑

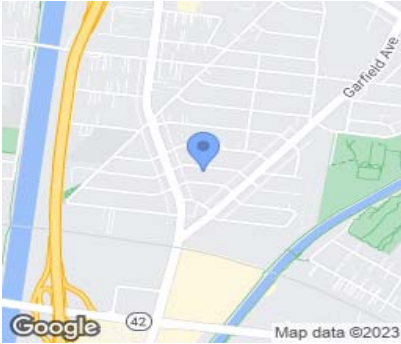
5856 Cecilia St • Bell Gardens 90201

8 days on the market

2 units • \$449,950/unit • 2,280 sqft • 11,701 sqft lot • \$394.74/sqft • Built in 1959

Listing ID: DW23018216

East of Eastern Ave, West of Garfield Ave.



Large lot (11,701 square feet), great location, two separate units and detached garage. Room to add. Front unit 3 bedrooms and 2 baths, recently upgraded, fresh interior and exterior paint. Back unit 2 bedrooms and 1 bath, upgraded bathroom, fresh exterior paint. two car detached garage. Spacious yard for your cars and family gathering. Blok fence and gate for security.

Facts & Features

- Sold On 03/23/2023
- Original List Price of \$899,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,729 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 3.3
- \$46200 Gross Scheduled Income
- \$30012 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,188
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01257782
- Gardener:
- Licenses: 0
- Insurance: \$700
- Maintenance: \$1,000
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$2,640
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6230004007

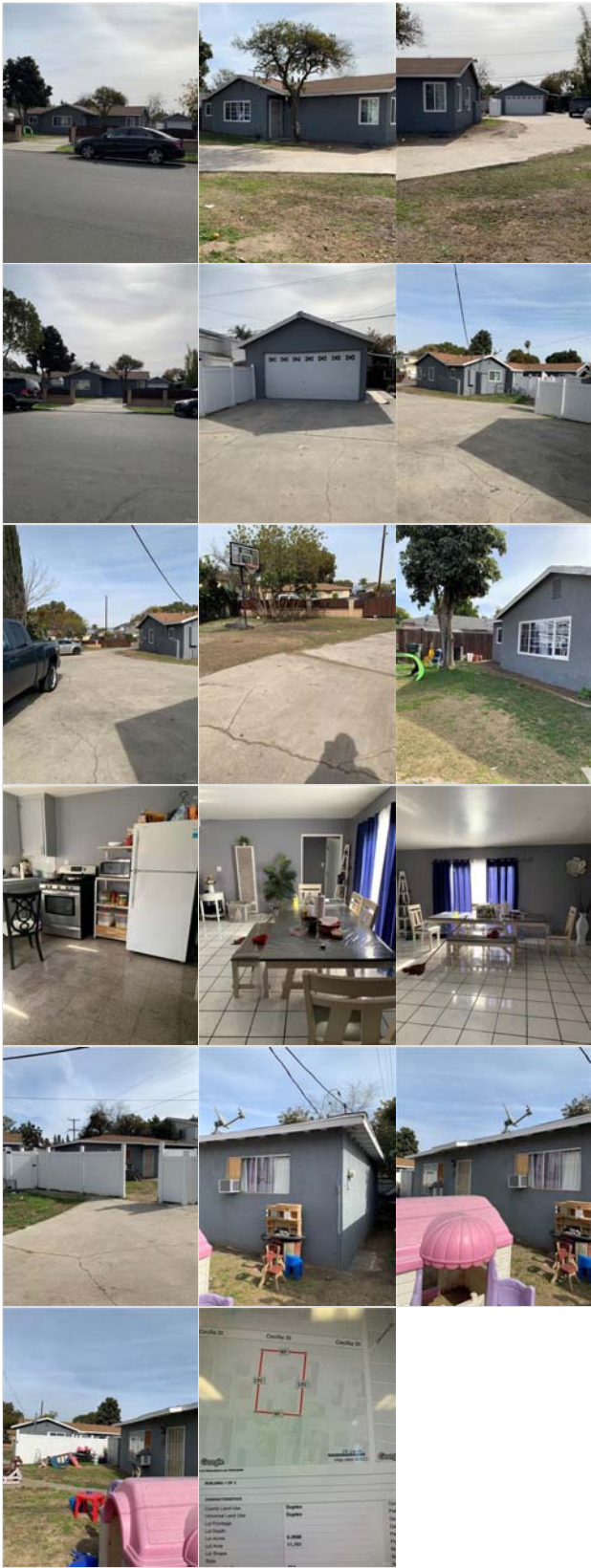
Michael Lembeck

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

Re/Max Property Connection

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

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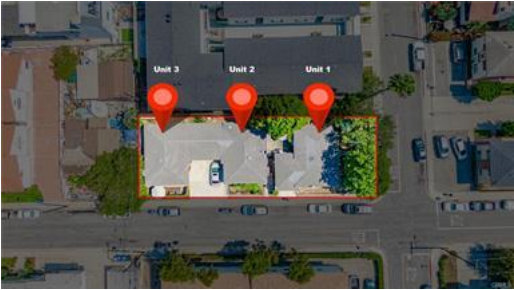
CUSTOMER FULL: Residential Income LISTING ID: DW23018216

Printed: 03/26/2023 9:14:24 AM

Closed • Triplex

2701 Ruhland Ave • Redondo Beach 90278
3 units • \$550,000/unit • 2,678 sqft • 7,500 sqft lot • \$616.13/sqft •
Built in 1961
North of Artesia Blvd

List / Sold:
\$1,650,000/\$1,650,000 ↓
62 days on the market
Listing ID: SB22203299



Excellent Income Property Located in a Prime Area of North Redondo Beach! Three spacious and well-maintained units sitting on a 7500 sqft corner lot with Upside Income Potential. Each unit offers Two Bedrooms, One Bathroom, a One-Car Garage, a Private Back/Side Yard, and a Laundry Area. Centrally located near schools, shops, and transportation. Hurry, hurry, don't miss this opportunity; it will not last! Probate Sale.

Facts & Features

- Sold On 03/24/2023
- Original List Price of \$1,799,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$2,079 (Estimated)
- Laundry: In Kitchen
- Cap Rate: 4.6
- \$77340 Gross Scheduled Income
- \$50582 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Tile, Vinyl, Wood
- Appliances: Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,758
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01845055
- Gardener:
- Licenses:
- Insurance: \$1,205
- Maintenance: \$2,678
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,705	\$1,550	\$3,500
2:	1	2	1	1	Unfurnished	\$1,540	\$1,400	\$3,200
3:	1	2	1	1	Unfurnished	\$3,200	\$1,400	\$3,200

Of Units With:

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

Additional Information

- Probate Listing sale
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4153031006

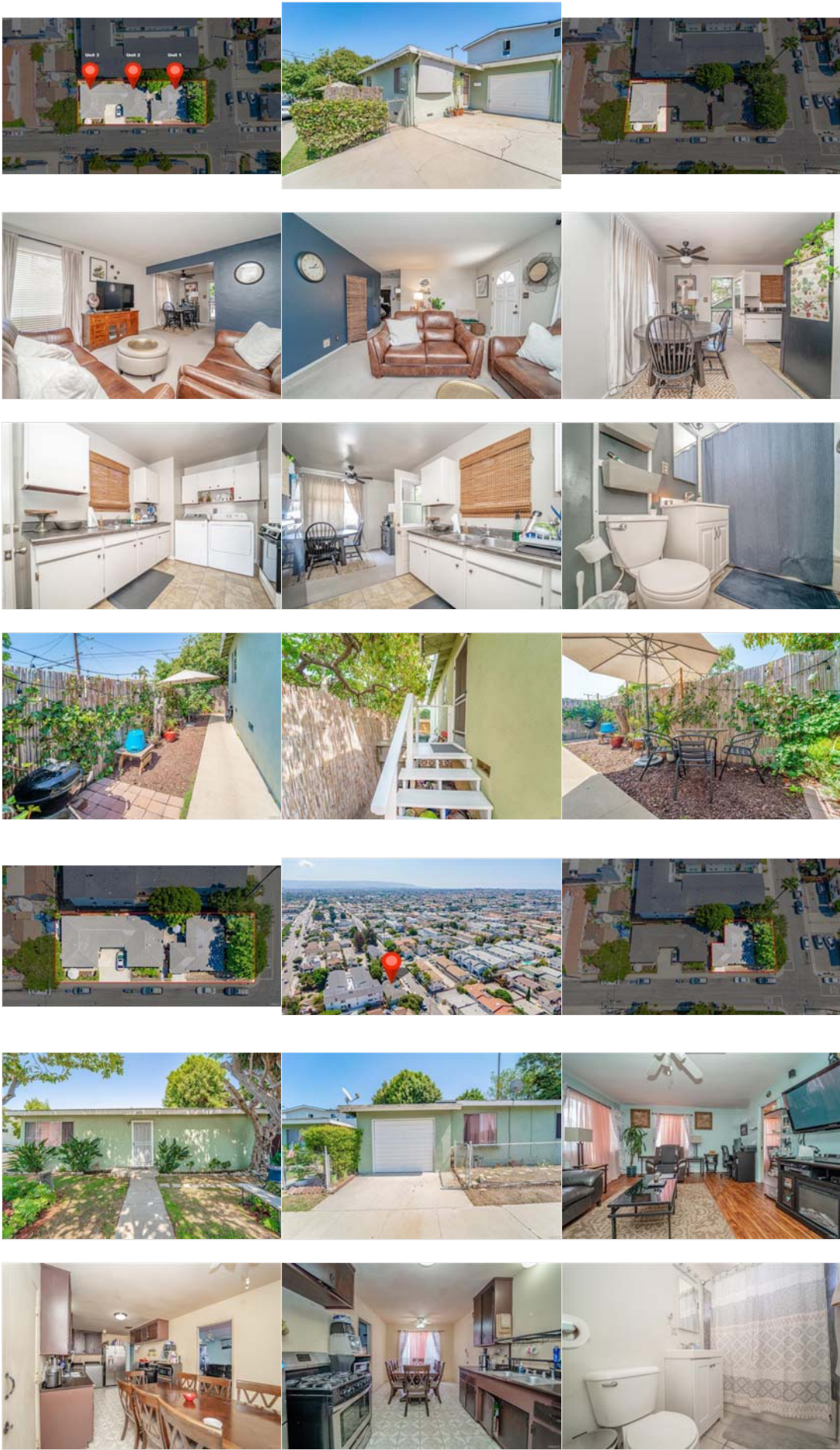
Michael Lembeck

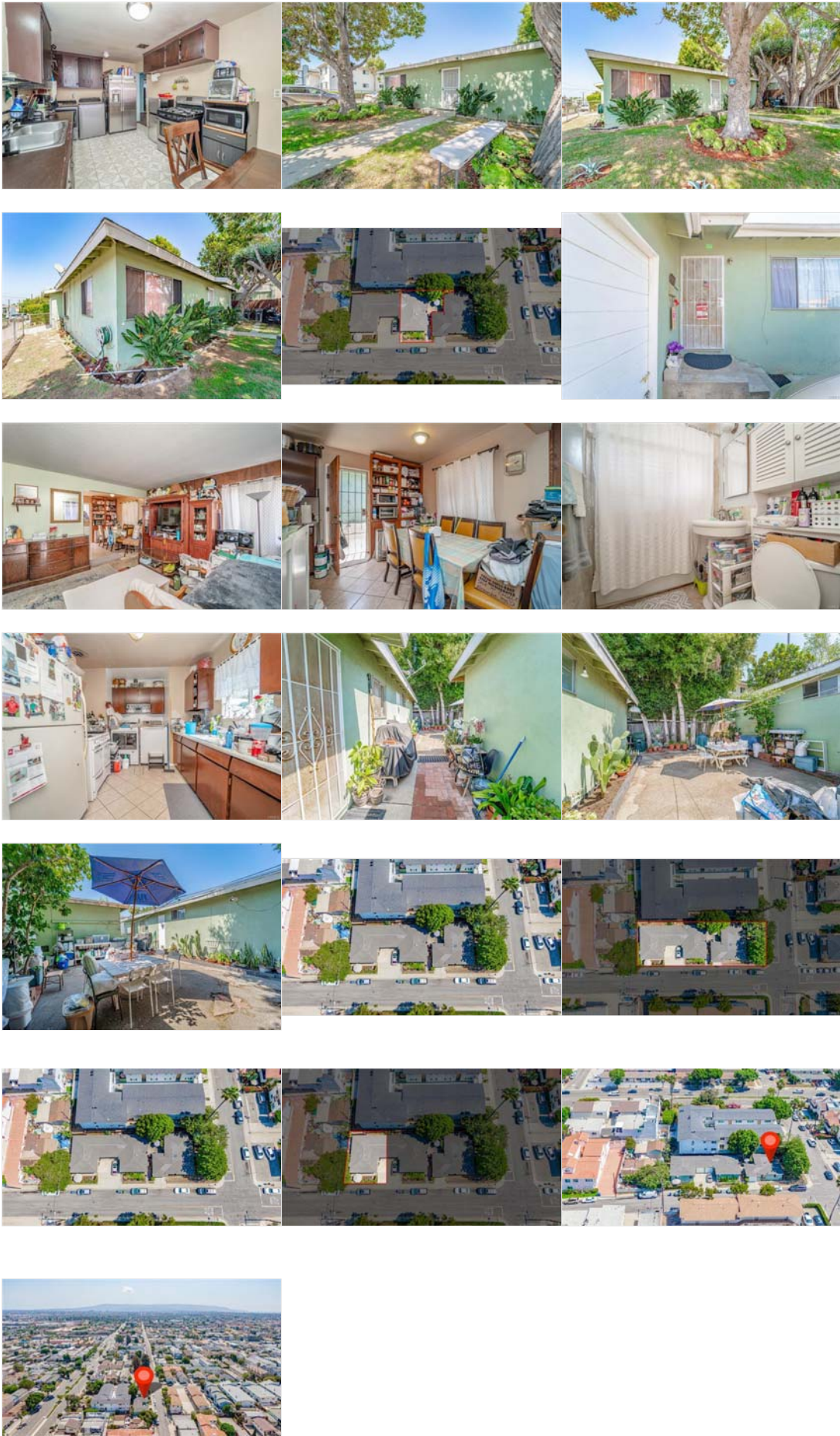
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed • Triplex

List / Sold:
\$1,250,000/\$1,315,000 ↑

190 W 9th St • Claremont 91711
3 units • \$416,667/unit • 2,824 sqft • 7,613 sqft lot • \$465.65/sqft •
Built in 1922
South of Foothill, east on 9th Street

14 days on the market
Listing ID: CV23025331



MULTI-FAMILY HERITAGE PROPERTY IN HISTORIC CLAREMONT VILLAGE. First time on the market in decades since owned by the same family since circa 1952! Rare Triplex, incorporating both a Duplex home and a charming cottage. Located in an incredibly desirable and friendly neighborhood of character homes. Coveted Sycamore Elementary School District. Prime locale near Claremont Colleges, Memorial Park, downtown Village shopping, and K-12 schools. All 3 units are subject to current tenant leases, which terminate at various times between 2023-2024. Thank you for your interest.

Facts & Features

- Sold On 03/22/2023
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One, Two
- 7 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Fireplace(s), Forced Air, Wall Furnace
- \$1,526 (Estimated)
- Laundry: Individual Room, Inside
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, See Remarks, Utility Room
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Refrigerator, Vented Exhaust Fan
- Other Interior Features: Built-in Features, Stone Counters, Storage

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Corner Lot, Front Yard, Lawn, Level with Street, Park Nearby, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Treed Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1
- Cable TV: 00528670
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$2,000	\$2,000	\$2,000
2:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,500
3:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,100

Of Units With:

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

Additional Information

- Standard sale
- 683 - Claremont area
- Los Angeles County
- Parcel # 8309015016

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

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

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV23025331

Printed: 03/26/2023 9:14:24 AM

Closed • Triplex

List / Sold: \$899,900/\$845,000 ↓

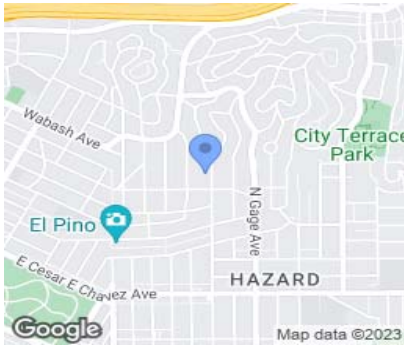
929 N Rowan Ave • Los Angeles 90063

69 days on the market

3 units • \$299,967/unit • 2,496 sqft • 8,437 sqft lot • \$338.54/sqft • Built in 1914

Listing ID: PW22228590

Rowan & Blanchard



Fully Occupied Los Angeles Triplex. The property consists of two buildings. 929 Rowan is a two bedroom 1 bathroom unit that is 804sqft, 929 1/2 Rowan is a 2 bedroom 1 bathroom unit that is 702sqft. 931 Rowan is a 3 bedroom 1 bathroom unit that is 1,056sqft. All units are currently occupied with all tenants paying. The property sits on an 8,000sqft lot which accommodates on site parking for all residents.

Facts & Features

- Sold On 03/20/2023
- Original List Price of \$949,900
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$1,623 (Estimated)
- \$85200 Gross Scheduled Income
- \$68100 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01121690
- 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	1	0	Unfurnished	\$2,100	\$25,200	\$2,300
2:	1	2	1	0	Unfurnished	\$2,100	\$25,200	\$2,300
3:	1	3	1	0	Unfurnished	\$2,900	\$34,800	\$3,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5231006020

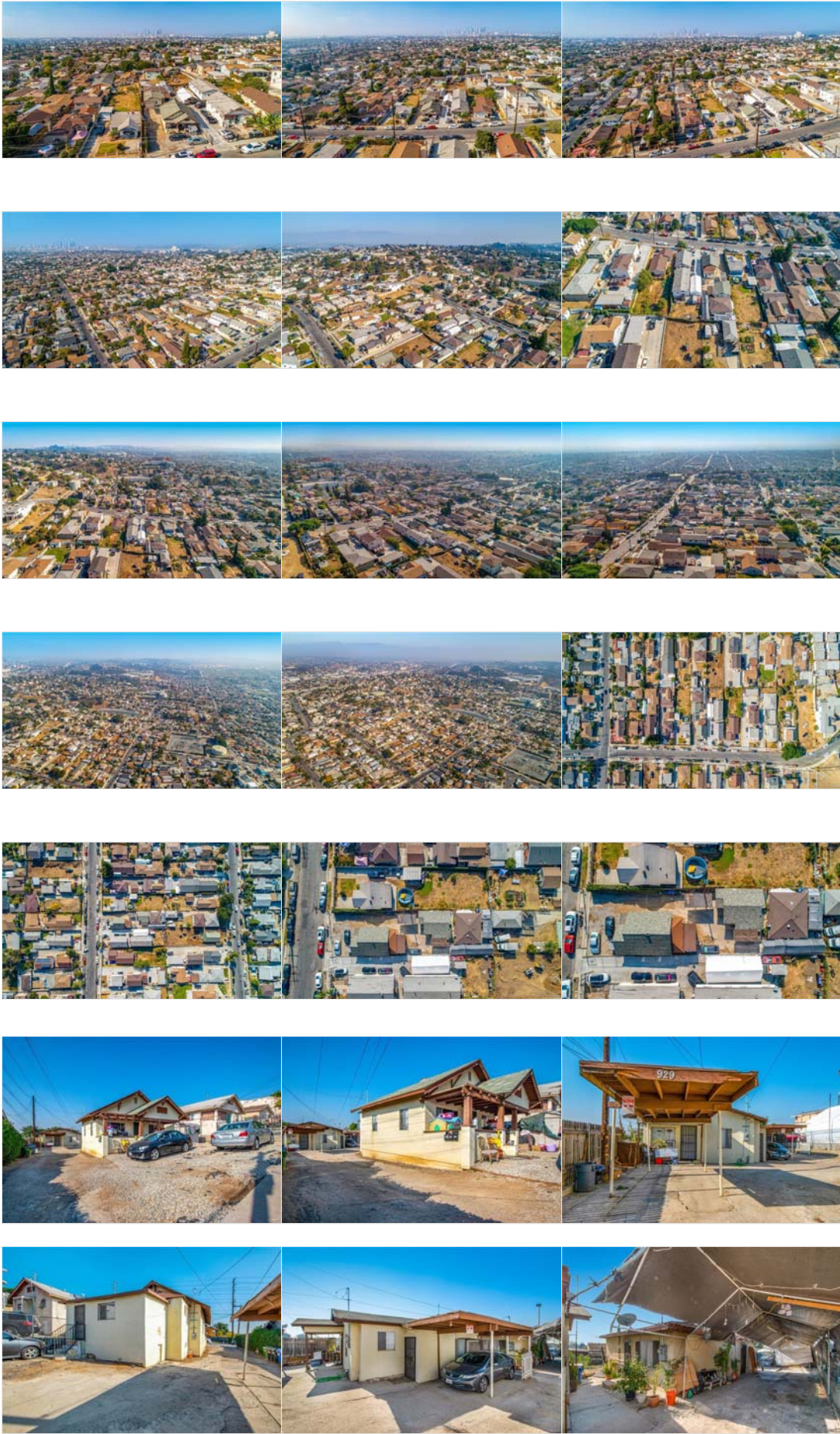
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW22228590

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Closed

• Triplex

5866 S Olive St • Los Angeles 90003

3 units • \$196,333/unit • 2,140 sqft • 5,079 sqft lot • \$273.36/sqft • Built in 1924

South of Slauson west of Broadway

List / Sold: \$589,000/\$585,000 ↓

0 days on the market

Listing ID: CV23007751



Great triplex in Los Angeles. Live in one and rent the other two units. This property has awesome potential for the investor or if you want to own a property and rent the other 2. The property will not last in the market. Frint unite features 2 bedrooms and 1 bathroom. The building in the back has the other 2 units with one bedroom and one bathroom each. Property is next to the 110 FWY and minutes from downtown Los Angeles

Facts & Features

- Sold On 03/22/2023
 - Original List Price of \$589,000
 - 2 Buildings
 - Levels: Two
 - 1 Total parking spaces
 - \$355 (Estimated)
- Laundry: See Remarks
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$150.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$100
 - Cable TV: 01927637
 - Gardener:
 - Licenses:
- Insurance: \$160
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$120
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1					
2:	2	1	1					

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
 - Rent Controlled
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6005007018

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV23007751

Printed: 03/26/2023 9:14:24 AM

Closed • Commercial/Residential

15352 Paramount Blvd • Paramount 90723
3 units • \$399,333/unit • 2,368 sqft • 7,501 sqft lot • \$521.54/sqft •
Built in 1908

List / Sold:
\$1,198,000/\$1,235,000 ↑

11 days on the market

Listing ID: SB23024833



Turn-key mixed-use investment property with an office/commercial front unit & two residential units in back. The front space has a front reception area, kitchen, bathroom, open office space, private office, plenty of storage, customer parking in the front & is handicap accessible along with security including 8 cameras & an alarm. The front commercial unit can be delivered vacant or with a tenant. The two back units have been renovated with new flooring throughout, updated kitchen, washer and dryer hook ups, recessed lighting and high quality dual paned windows. The front 2bedroom unit has AC/Heat & the back unit has wall unit. Both units share a well manicured lawn as well as 1 covered garage space and 1 uncovered parking space each. Centrally located in the city of Paramount with quick freeway access. Great rental income on this one!

Facts & Features

- Sold On 03/24/2023
- Original List Price of \$1,198,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central, Wall Furnace
- \$0 (Estimated)
- Laundry: Inside
- \$90840 Gross Scheduled Income
- \$84592 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,248
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01704269
- Gardener:
- Licenses:
- Insurance: \$1,445
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$2,883
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$3,000	\$36,000	\$3,000
2:	1	2	1	1	Unfurnished	\$2,070	\$24,840	\$2,300
3:	1	2	1	1	Unfurnished	\$2,250	\$27,000	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- RK - Paramount South of Somerset area
- Los Angeles County
- Parcel # 6270011008

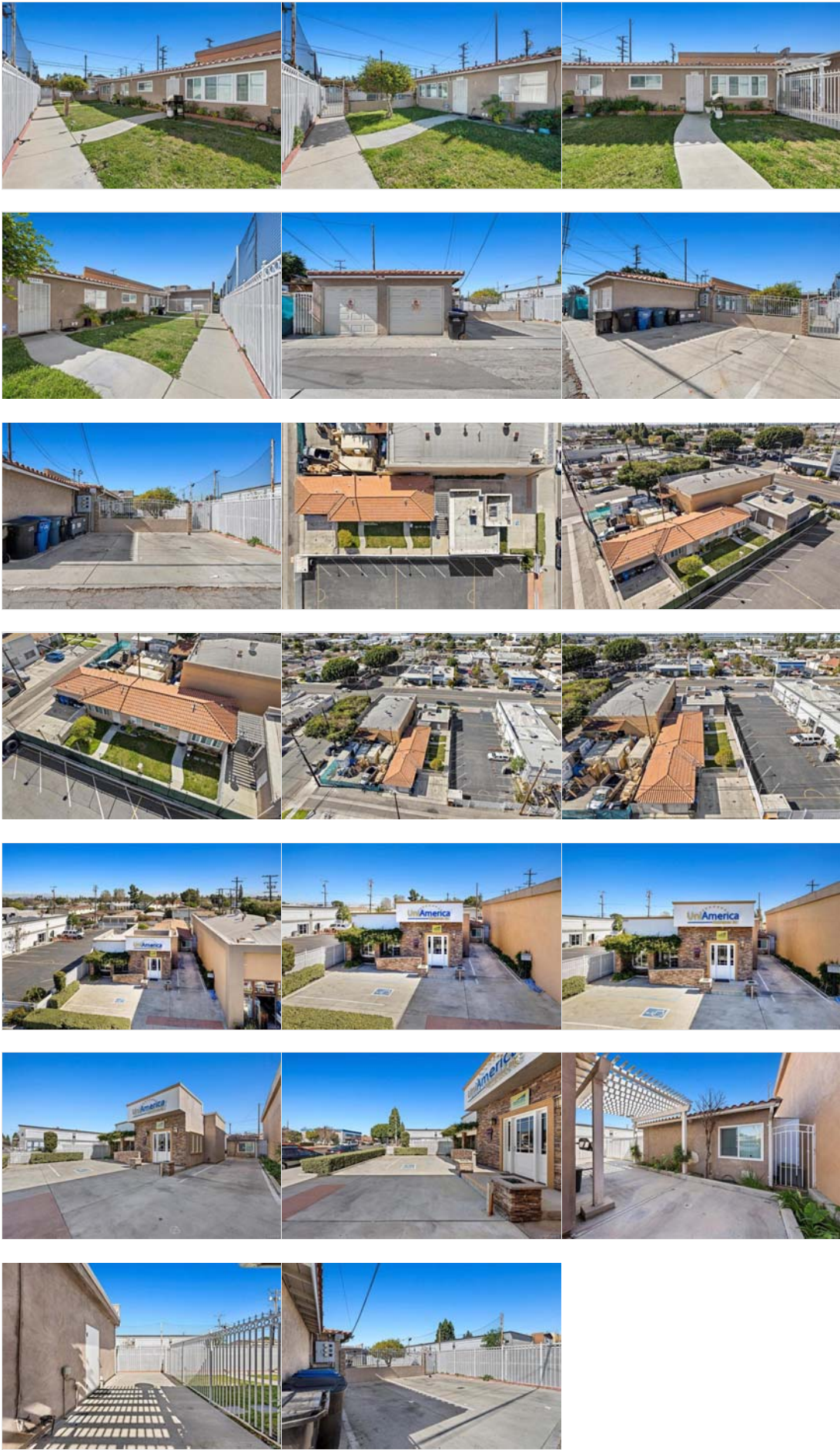
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Triplex

List / Sold:

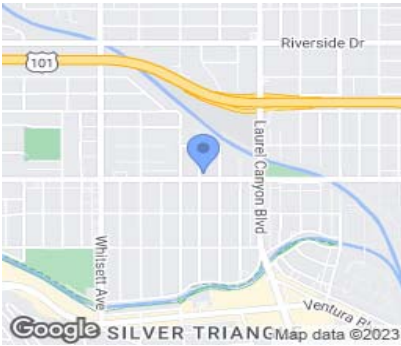
\$1,450,000/\$1,501,000 ↑

30 days on the market

Listing ID: SR22255814

12227 Moorpark St • Studio City 91604
3 units • \$483,333/unit • 3,256 sqft • 6,744 sqft lot • \$461.00/sqft •
Built in 1946

Exit 101 East - R onto Laurel Canyon - R onto Moorpark - 2 blocks on the right



Great contractor opportunity to buy a charmer with much upside potential. Located in highly desirable Studio City. Blocks from wonderful amenities. The property consists of 3 units. The detached one story main house in the front has 2 bedrooms and 2 bathrooms. The rear structure has a studio apartment located over the garage (currently tenant occupied), the last unit located at the rear is a real mid century charmer with lots of room for improvement. Bring your imagination to this property and make it shine again.

Facts & Features

- Sold On 03/23/2023
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- 2 Total carport spaces
- \$408 (Estimated)
- \$15600 Gross Scheduled Income
- \$11956 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01367726
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$0	\$0	\$3,297
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,928
3:	1	1	2	2	Unfurnished	\$0	\$0	\$2,730

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- STUD - Studio City area
- Los Angeles County
- Parcel # 2364003051

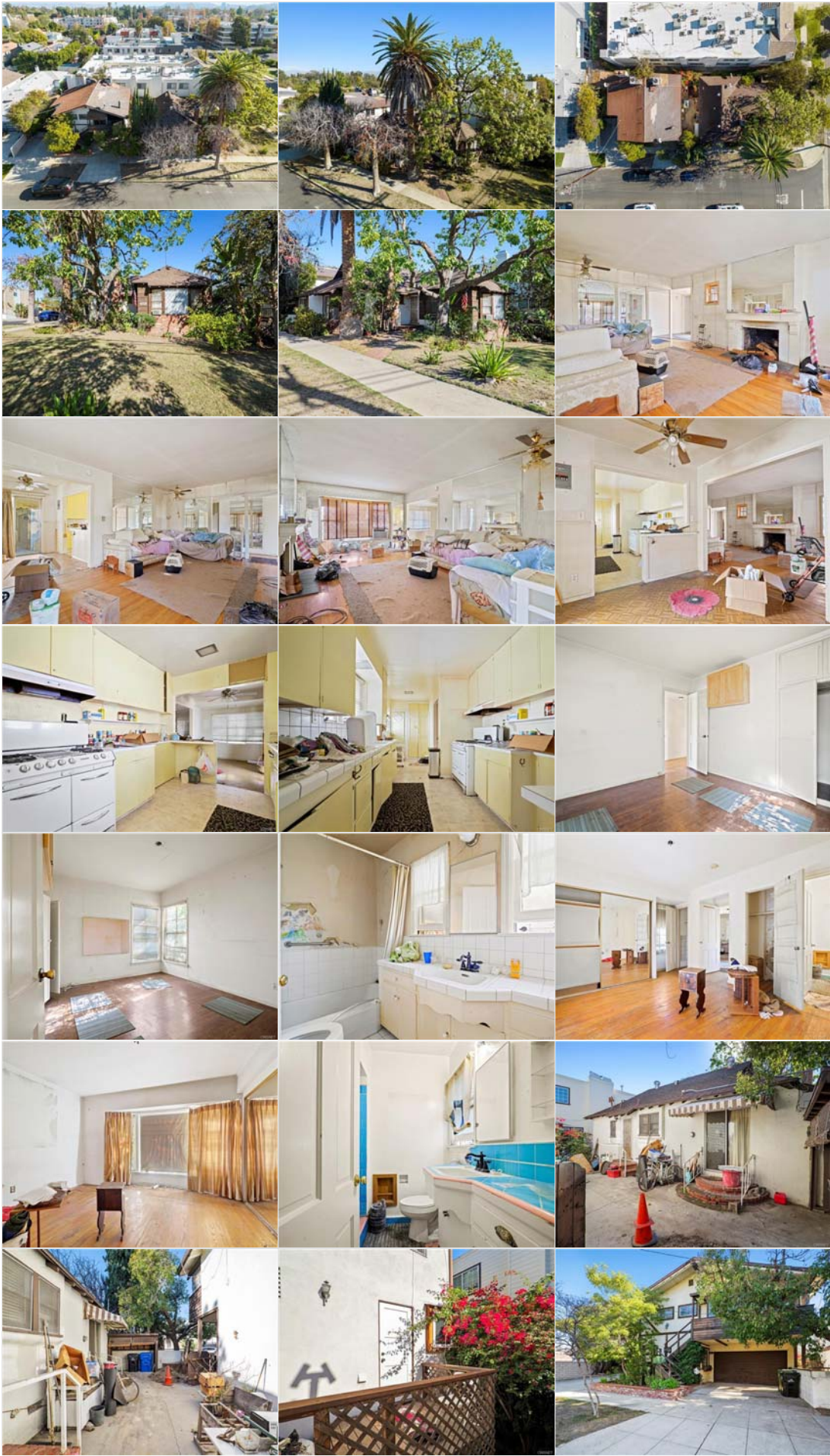
Michael Lembeck

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

Re/Max Property Connection

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

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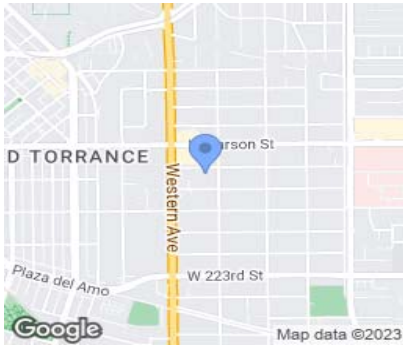
CUSTOMER FULL: Residential Income LISTING ID: SR22255814

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Closed • **Quadruplex**

1612 W 218th St • Torrance 90501
4 units • \$293,750/unit • 3,111 sqft • 9,001 sqft lot • \$353.58/sqft •
Built in 1963
Go east from Western on 218th St. Front Denker Ave. go west.

List / Sold:
\$1,175,000/\$1,100,000 ↑
95 days on the market
Listing ID: SB22228927



Well kept Fourplex in one of nicest parts of the Torrance Post Office. Good mix on the units with great off street parking. Each unit has a one car garage and there is a fifth one car garage that can be storage for the new owner or rented out (Three one car garages are side by side and may have ADU possibility). Also there is one uncovered parking space assigned to each unit. Front two units have direct access to their garages and laundry facilities in their garages (Units A & B). Front unit is a two bedroom, one bath. Second unit is a three bedroom, two bath. Two rear units above a three car garage and extra storage are both one bedroom, one bath. There are also three storage units on this property that have a sink and electric hookup for laundry room possibilities for the one bedroom apartments (Units C & D). Block wall fences on all three sides. Great bread and butter property or hold for future development. Convenient location. Walk to Downtown Torrance Business District, Public Transportation and Major Grocery and Home Improvement Shopping. Minutes from the Harbor and San Diego Freeways.

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$137,500
- 1 Buildings
- 9 Total parking spaces
- Heating: Floor Furnace, Forced Air
- \$400 (Estimated)
- Laundry: In Garage
- Cap Rate: 4.21
- \$75240 Gross Scheduled Income
- \$49734 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Built-In Range, Free-Standing Range, Disposal

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Level, Near Public Transit
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,506
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,824
- Cable TV: 00958467
- Gardener:
- Licenses: 426.76
- Insurance: \$1,604
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,760
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,495	\$1,495	\$2,500
2:	1	3	2	1	Unfurnished	\$2,200	\$2,200	\$2,900
3:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,750
4:	1	1	1	1	Unfurnished	\$1,425	\$1,425	\$1,750

Of Units With:

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

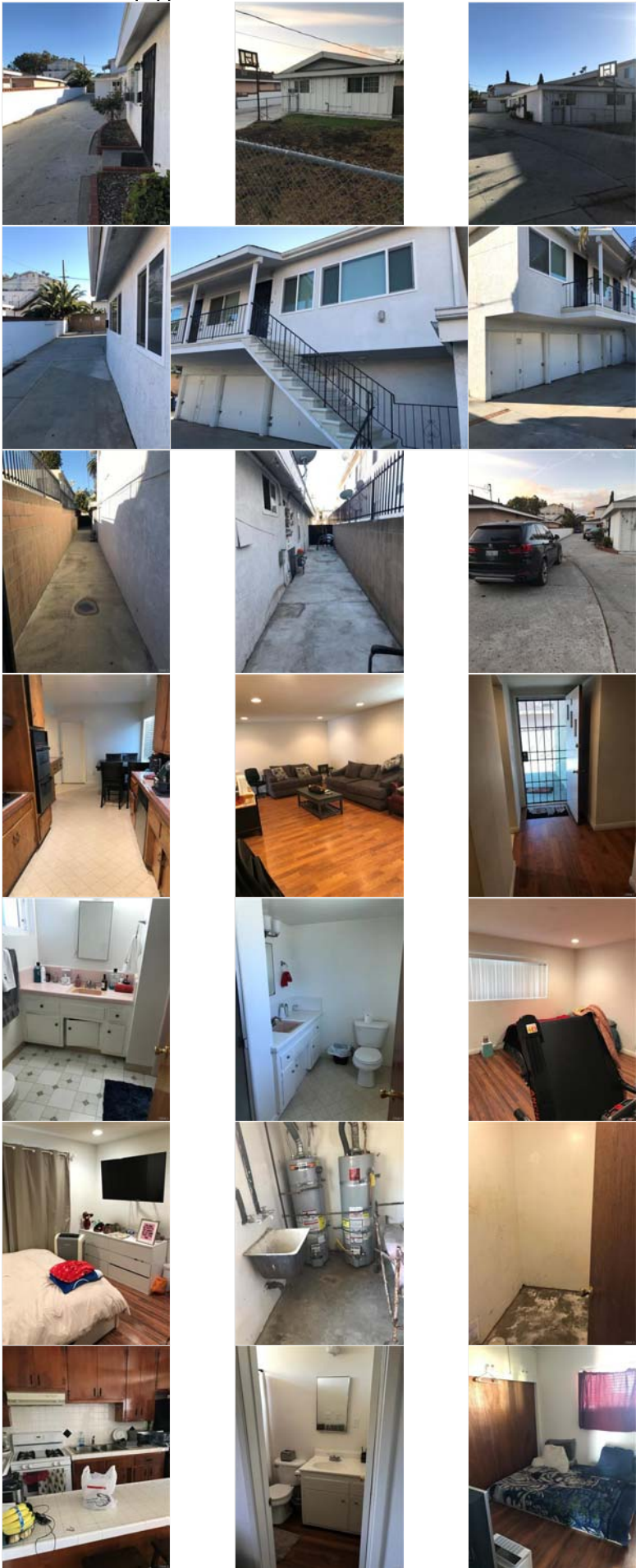
Additional Information

- Standard sale
- Rent Controlled
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7346004029

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

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

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CUSTOMER FULL: Residential Income LISTING ID: SB22228927

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Closed •

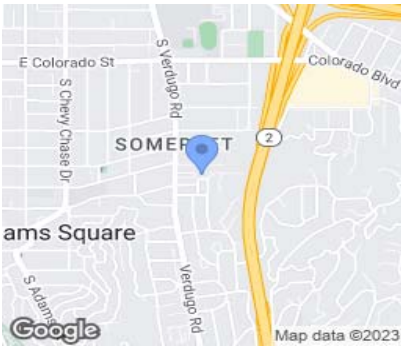
1431 Verd Oaks Dr • Glendale 91205
4 units • \$350,000/unit • 2,362 sqft • 7,872 sqft lot • \$580.02/sqft •
Built in 1942

List / Sold:
\$1,400,000/\$1,370,000 ↓

18 days on the market

Listing ID: 23233627

The asset is close to the 134, 2, 5 and 210 Freeways allowing tenants ease of access to all parts of Los Angeles and Los Angeles County.



We are pleased to present the opportunity to acquire 1431 Verd Oaks Drive, a 4-unit multifamily property located in the Somerset neighborhood of Glendale. Built in 1941, the asset has a building square footage of 2,362 square feet and sits on a 7,872 square foot lot zoned for R1R, making this an irreplaceable multifamily asset due to the zoning restrictions. The unit mix consists of four 1bed/ 1bath units along with a basement unit that can be used as a storage unit and laundry room for additional revenue streams. The property also provides four on-site parking spaces in the rear carport along with additional room for surface parking. The asset has been well maintained over the years with three updated units and two new spiral steel staircases that service the back entrance to each unit at the rear of the property. The current rents are under market for the area, allowing an investor to capture approximately 26% in rental upside with annual rental increases (AB1482: 5% + CPI) and additional interior renovations at the time of vacancies. The property has enough space in the rear to also add common area amenities such as a barbeque area and sitting area with a gazebo or pergola. Somerset is an upscale residential neighborhood in Glendale with urban roots whose tree-lined avenues are accompanied by paved sidewalks and distant mountain views. Although the area is mainly residential, its highly populated and lined with apartments, houses, and condos. Located south of Colorado Street and just east of Verdugo Road, 1431 Verd Oaks Drive is in proximity to Somerset's northern boundary, Colorado Street, which offers cafes, casual dining options, and local shops and services. Within a short drive, there is an abundance of shopping, dining, and entertainment options that can be found in Downtown Glendale. Tenants of this property will have ease of access to Downtown Glendale, Atwater Village, Eagle Rock, Highland Park, Pasadena, Los Feliz, and many other nearby neighborhoods and cities. For commuters, the asset is close to the 134, 2, 5 and 210 Freeways allowing tenants ease of access to all parts of Los Angeles and Los Angeles County.

Facts & Features

- Sold On 03/22/2023
- Original List Price of \$1,400,000
- 1 Buildings
- \$45442 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$26,843
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01079007
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$2,100
2:	1	1	1		Unfurnished	\$1,600	\$1,600	\$2,100
3:	1	1	1		Unfurnished	\$1,640	\$1,640	\$2,100
4:	1	1	1		Unfurnished	\$1,630	\$1,630	\$2,100
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5683009020

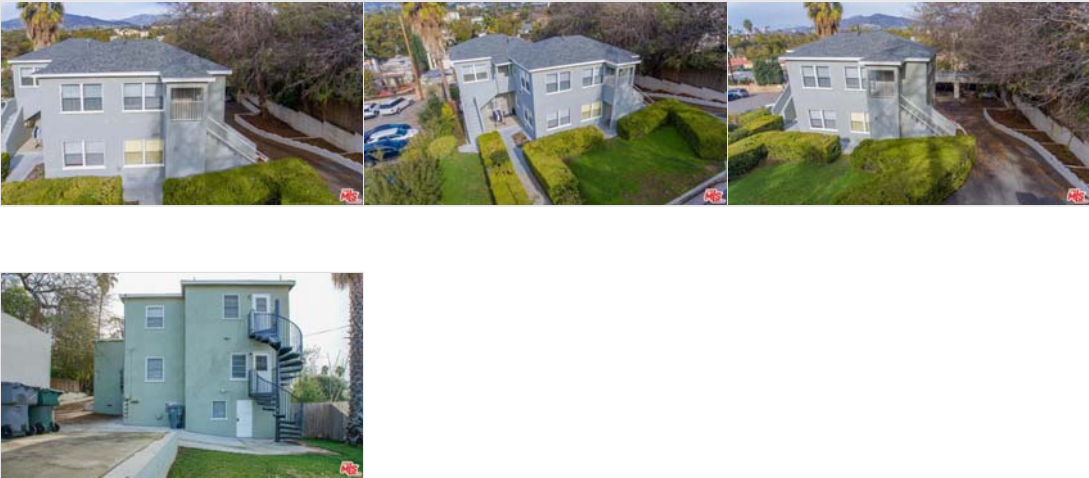
Michael Lembeck

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

Re/Max Property Connection

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

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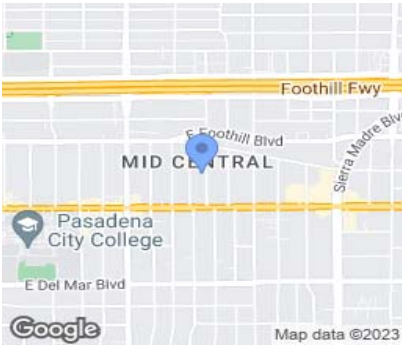
CUSTOMER FULL: Residential Income LISTING ID: 23233627

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Closed • **Quadruplex**

95 N San Marino Ave • Pasadena
4 units • \$362,000/unit • 3,360 sqft • 5,989 sqft lot • \$446.43/sqft •
Built in 1964
Located between Colorado and Walnut on the west side of the street.

List / Sold:
\$1,448,000/\$1,500,000 ↑
40 days on the market
Listing ID: P1-12452



This mid century 4-unit apartment complex is located in a great area of Pasadena about half way up the block between Colorado Blvd and Walnut Street. Although close to the Colorado business and shopping district and transportation, the property is located on a quieter side street surrounded by single family homes. Each apartment consists of 2 bedrooms and 2 bathrooms and each has a sliding glass door to a private patio area. Each unit has a carport space with storage cabinets. Community laundry is located in the carport area. This building has great potential and potential upside on the rents.

Facts & Features

- Sold On 03/22/2023
- Original List Price of \$1,448,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: In Carport
- Cap Rate: 3.4
- \$85860 Gross Scheduled Income
- \$49014 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sprinklers None
- Fencing: Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$36,846
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,718
- Cable TV: 01853619
- Gardener:
- Licenses:
- Insurance: \$713
- Maintenance: \$6,149
- Workman's Comp:
- Professional Management: 4075
- Water/Sewer: \$0
- Other Expense: \$1,198
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	1	Unfurnished	\$1,830	\$1,830	\$2,000
2:		2	2	1	Unfurnished	\$1,785	\$1,785	\$2,000
3:		2	2	1	Unfurnished	\$1,740	\$1,740	\$2,000
4:		2	2	2	Unfurnished	\$1,800	\$1,800	\$2,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 646 - Pasadena (NE) area
- Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: P1-12452

Printed: 03/26/2023 9:14:24 AM

Closed • **Quadruplex**

2248 20th St • Santa Monica 90405

4 units • \$472,500/unit • 2,488 sqft • 7,189 sqft lot • \$743.57/sqft • Built in 1928

South of Pico Blvd. Park in Alley Way.



List / Sold:
\$1,890,000/\$1,850,000 ↓

22 days on the market

Listing ID: OC23006589

Fantastic opportunity to own a trophy asset in an undeniably attractive neighborhood with tree lined streets and easy access to everything great that Santa Monica has to offer. This charming 4-Plex has a detached front home with a large private front yard and a shared courtyard in back. On the other side of the courtyard are three more units and a 4-car garage. There is also ample parking behind the garage and in the front driveway. The property already has great income (\$8,854/m) and offers many possibilities to add to the income. The front house can be expanded if the new owner wants to build their dream home while continuing to have income units in the back, and there is also the possibility to build a free-standing ADU in the courtyard or convert the garages into an ADU. This is a great property for an investor or someone looking to buy a home with rental income!

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$1,890,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s), Whole House Fan
- Heating: Natural Gas
- \$5,415 (Other)
- Laundry: Community
- \$106248 Gross Scheduled Income
- \$101948 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,020
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$4,025	\$4,025	\$4,400
2:	1	0	1	1	Unfurnished	\$1,166	\$1,166	\$1,500
3:	1	1	1	1	Partially	\$2,875	\$2,857	\$2,875
4:	1	1	1	1	Unfurnished	\$788	\$788	\$2,875

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
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4273002016

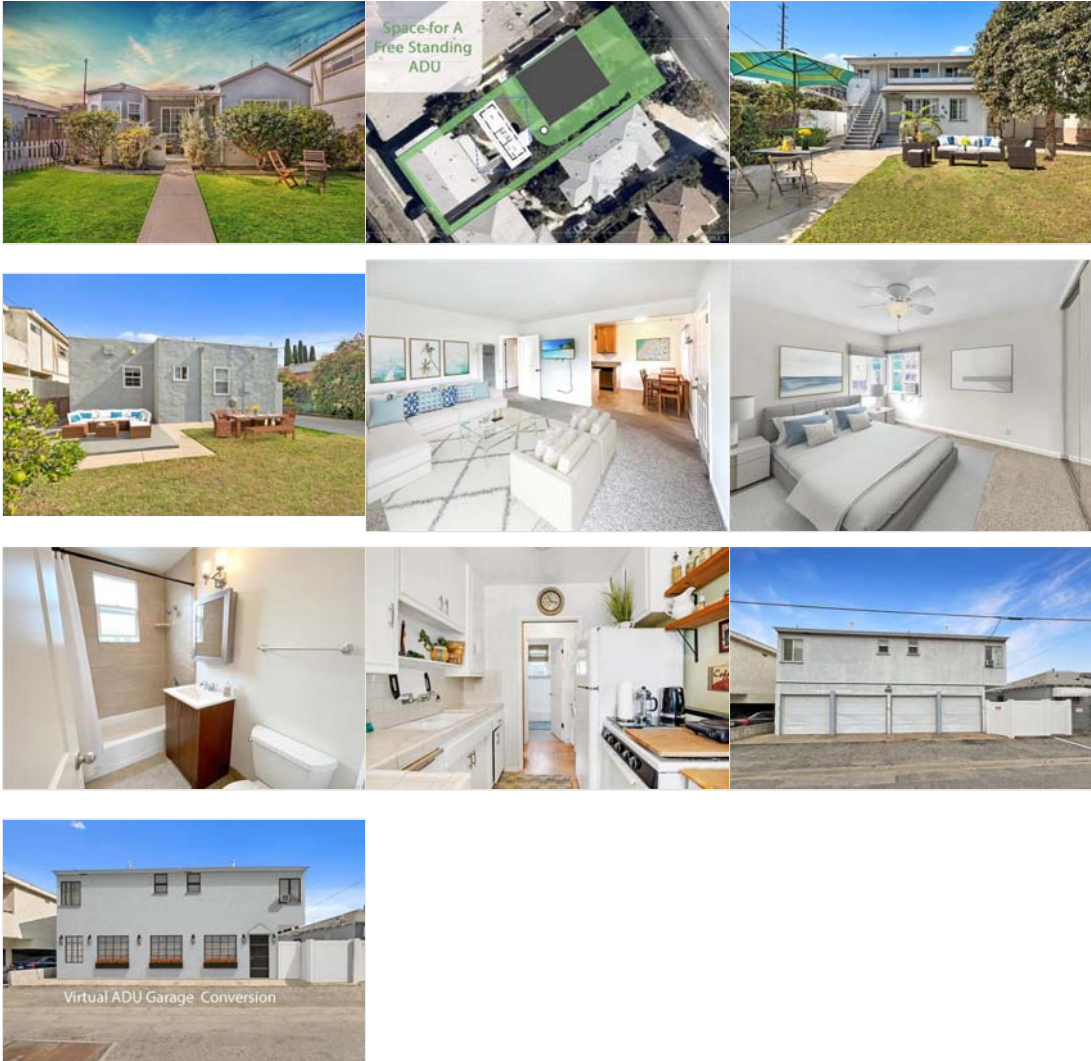
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC23006589

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Closed • [Quadruplex](#)

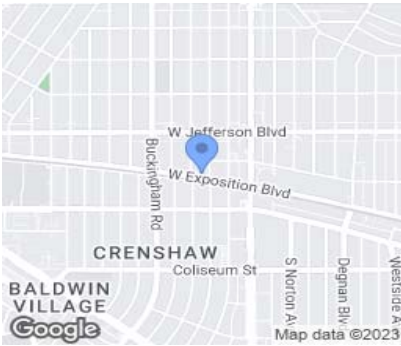
3811 Exposition Blvd • Los Angeles 90016
4 units • \$806,250/unit • 5,610 sqft • 5,371 sqft lot • \$574.87/sqft •
Built in 2023
Located on Exposition, South of Jefferson Blvd

List / Sold:

\$3,225,000/\$3,225,000

0 days on the market

Listing ID: BB23045805



Sold before processing.

Facts & Features

- Sold On 03/20/2023
- Original List Price of \$3,225,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 4.91
- \$214200 Gross Scheduled Income
- \$162137 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$43,495
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,244
- 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	3	4	1	Unfurnished	\$0	\$0	\$4,200
2:	1	3	4	2	Unfurnished	\$0	\$0	\$4,300
3:	1	4	5	0	Unfurnished	\$0	\$0	\$5,050
4:	1	3	3	0	Unfurnished	\$0	\$0	\$4,300

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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5046003026

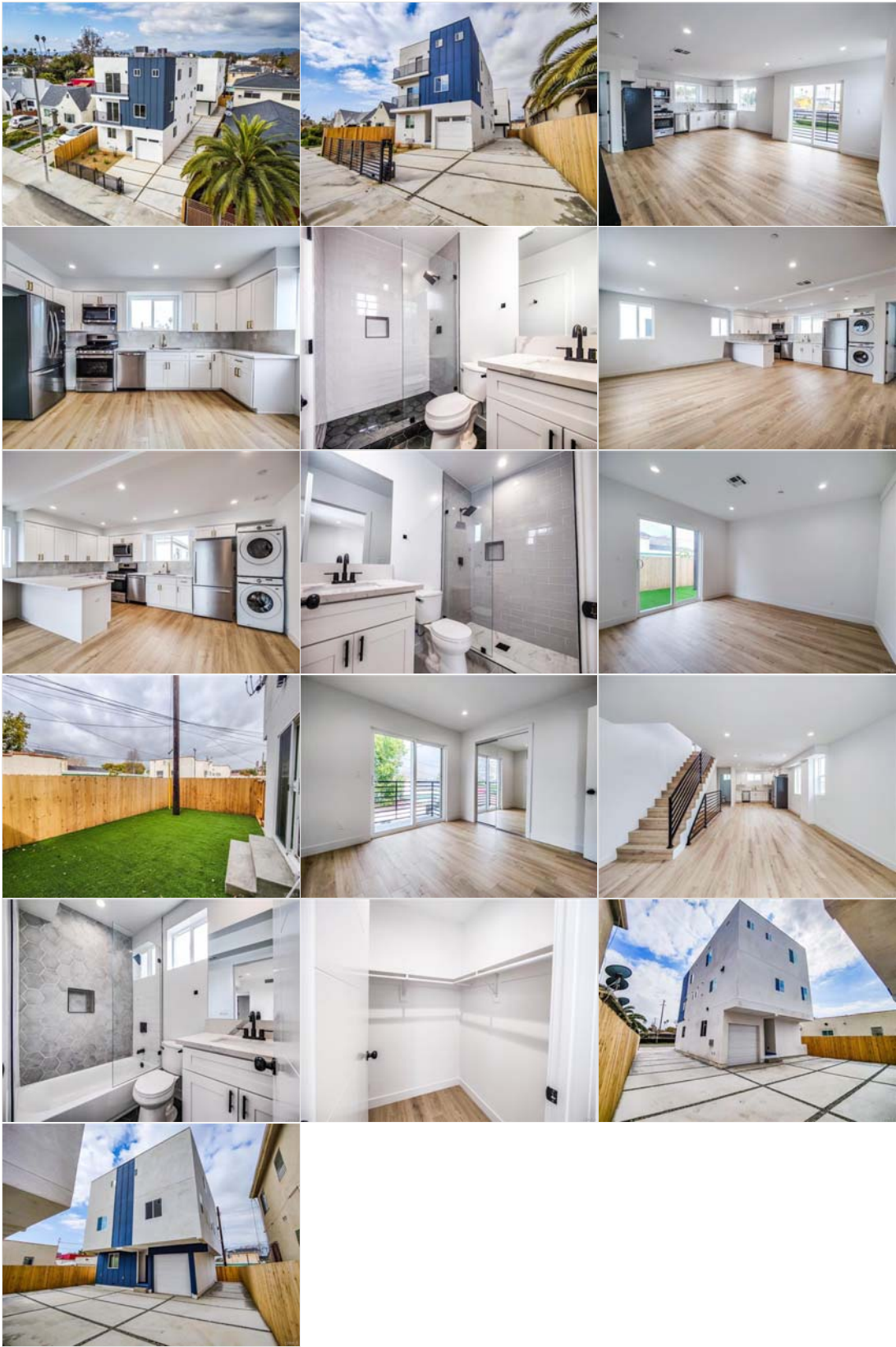
Michael Lembeck

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

Re/Max Property Connection

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

[Click arrow to display photos](#)



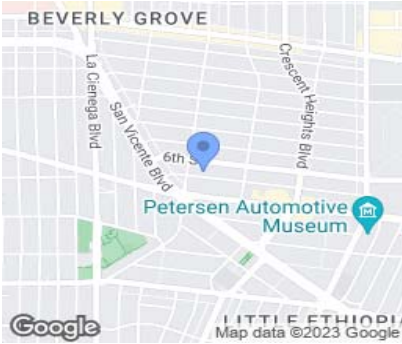
CUSTOMER FULL: Residential Income LISTING ID: BB23045805

Printed: 03/26/2023 9:14:24 AM

Closed •

6511 Orange St • Los Angeles 90048
4 units • \$518,750/unit • 5,216 sqft • 6,250 sqft lot • \$407.98/sqft •
Built in 1929
On Orange Street, between S. Sweetzer Avenue and S. La Jolla Avenue.

List / Sold:
\$2,075,000/\$2,128,000 ↓
49 days on the market
Listing ID: 22218357



All offers must be NON-CONTINGENT and on the California Association of Realtors (CAR) form with Probate Addendum. We are pleased to present the opportunity to acquire 6511 Orange Street, a four-unit multifamily investment opportunity located in the supply constrained city of Los Angeles, CA. Probate Sale - Subject to Court Confirmation.

Facts & Features

- Sold On 03/23/2023
- Original List Price of \$2,300,000
- 1 Buildings
- Cap Rate: 5.34
- \$110776 Net Operating Income

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$40,128
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01873088
- 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	\$3,208	\$12,832	\$15,000
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5510024014

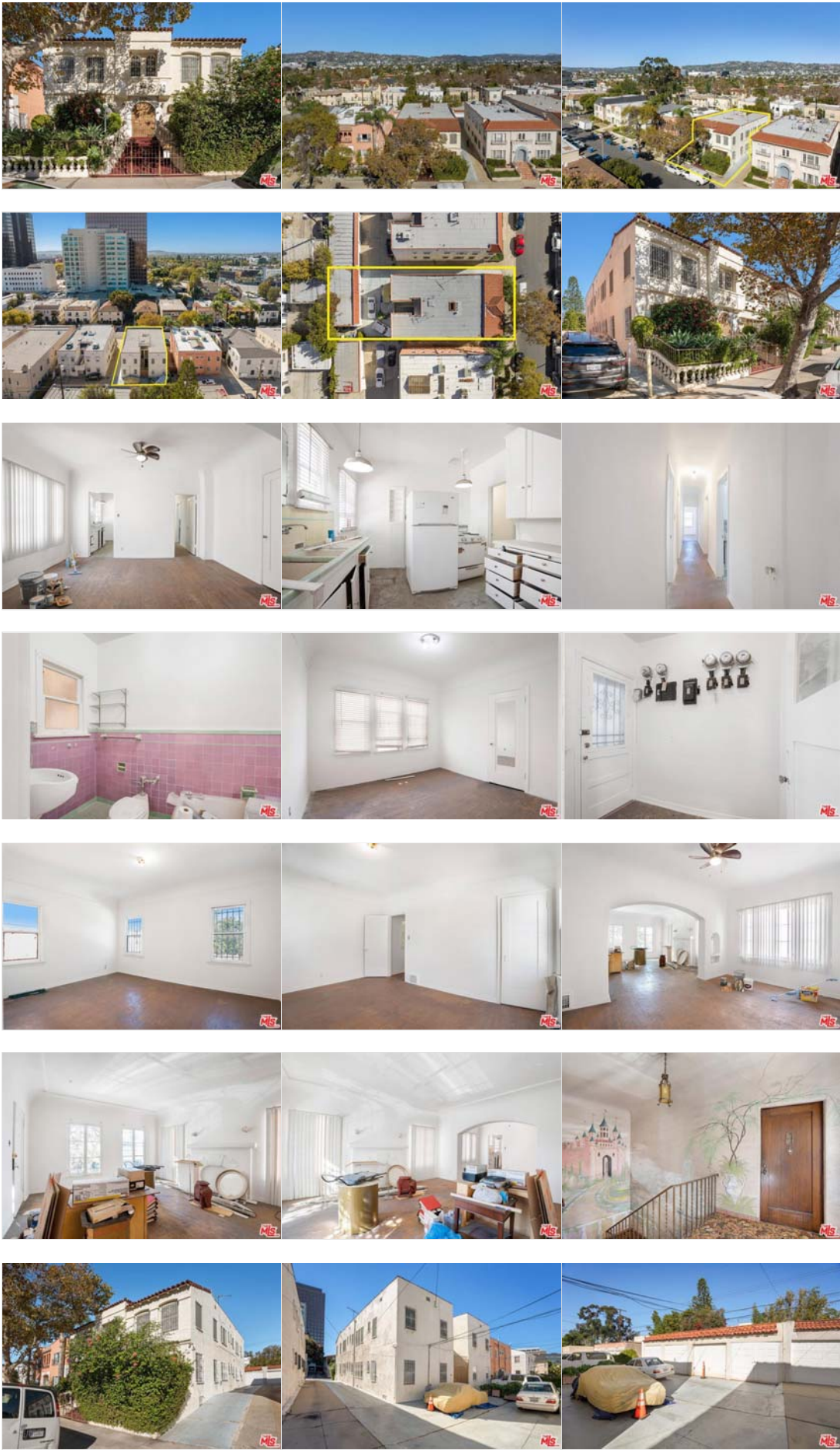
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 22218357

Printed: 03/26/2023 9:14:24 AM

Closed • **Quadruplex**

List / Sold: **\$880,000/\$900,000** ↑

6203 S Harvard Blvd • Los Angeles 90047

15 days on the market

4 units • \$220,000/unit • 3,505 sqft • 5,869 sqft lot • \$256.78/sqft • Built in 1940

Listing ID: MB23020769

Head North on S. Western hang right on 62nd st. Corner of 62nd and Harvard



These 4 Large units boast 3505 sq ft of Livng Space, consist of a 4 bedroom 2 bath, Three 1 bedroom 1 bath units each appoximtely 700 sq ft in living space ,5 Car Garages and on site Laundry room on a 5869 corner lot. . Quadruplex is made up of three residential buildings with Stunning curb appeal and drought tolerant landscape diagonal to the coveted Jackie Tatum/Harvards Baseball field . The 4 bedroom 2 bath unit sits over the 5 Car garage , each tenant has access to 1 car gargae while leaving 1 garage VACANT. This Garage conveniently faces the alley and shares a common wall with the Laundry room making it a potential space for an ADU ! The middle 2 Story building feautures a 1 bedroom 1 bath on the Top and Bottom level and the Single Level building at Front facing 62nd street is a Large 1 bedroom 1 bath House .Property is Zoned R3 and Located in a Tier 1 Opportunity Zone . Incredible opportunity to own half the block at Harvard blvd. wit HUGE Upside rent potential in a strong rental market while presently collecting good rents. Location is 2 miles away from Hyde Park , 1 mile away from the 110 Freeway, min away from the iconic Sofi Stadium,Down Town LA,Crypto arena, Banc of California Stadium and USC . Thee Perfect Buy and Hold property or 1031 Up-Leg Exchange

Facts & Features

- Sold On 03/23/2023
 - Original List Price of \$880,000
 - 3 Buildings
 - Levels: One, Two
 - 5 Total parking spaces
 - Heating: Wall Furnace
 - \$547 (Estimated)
- Laundry: Common Area, Individual Room, See Remarks
 - \$64248 Gross Scheduled Income
 - \$64248 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Gas Range
 - Other Interior Features: Balcony

Exterior

- Lot Features: Corner Lot, Front Yard, Near Public Transit, Park Nearby
- Fencing: Average Condition, Chain Link, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,785
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$0
 - Cable TV: 01843023
 - Gardener:
 - Licenses: 0
- Insurance: \$1,800
 - Maintenance: \$0
 - Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$231
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Partially	\$2,017	\$2,017	\$3,200
2:	1	1	1	1	Partially	\$1,314	\$1,314	\$1,900
3:	1	1	1	1	Partially	\$973	\$973	\$1,800
4:	1	1	1	1	Partially	\$1,050	\$1,050	\$1,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6002029026

Michael Lembeck

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

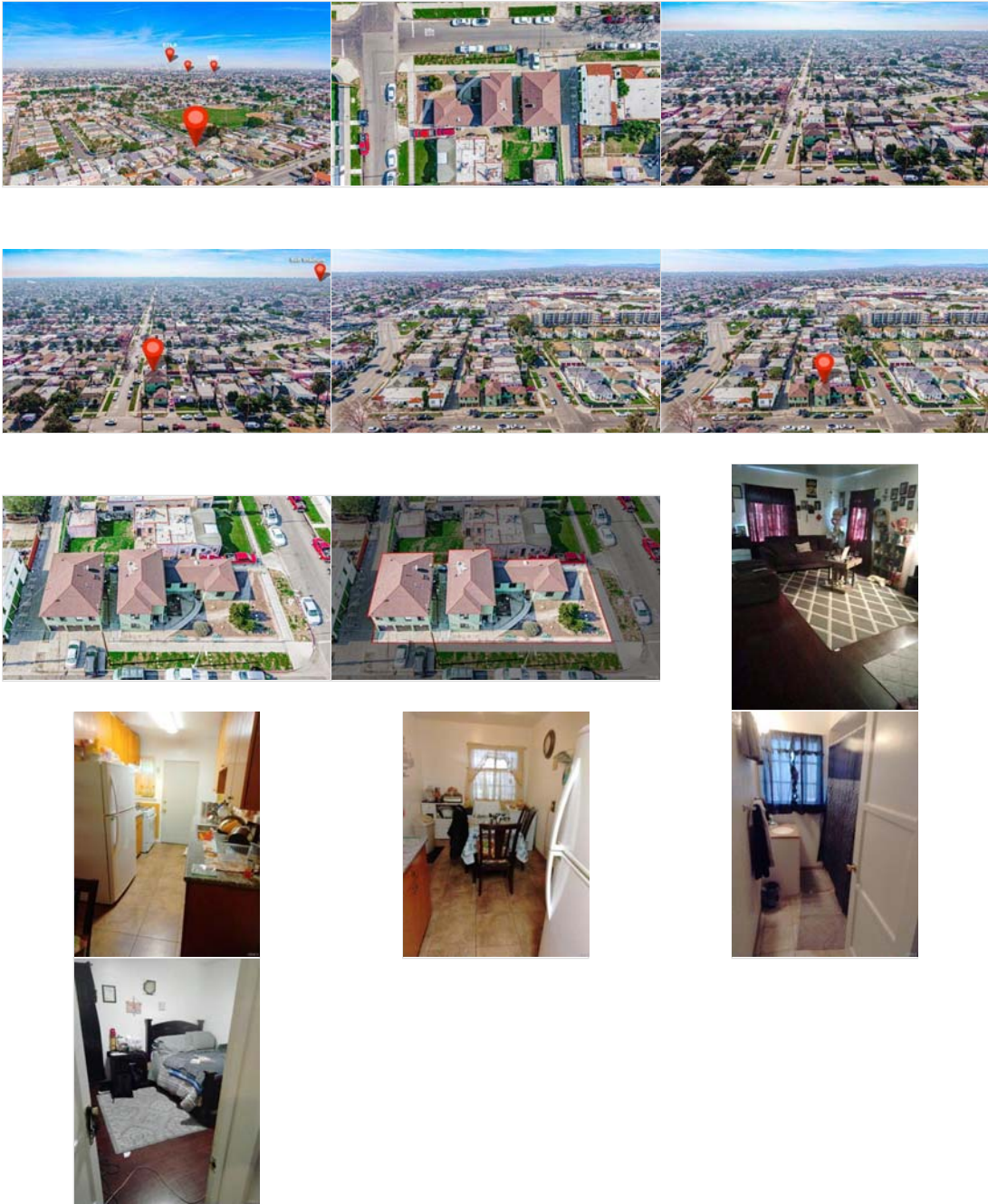
Re/Max Property Connection

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

Mission Viejo, 92691

Click arrow to display photos



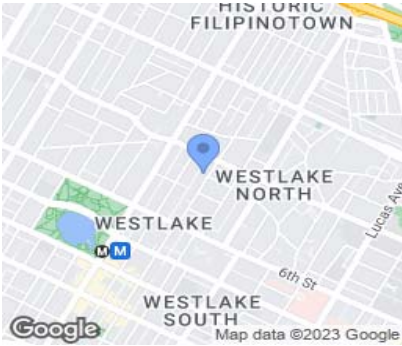


CUSTOMER FULL: Residential Income LISTING ID: MB23020769

Printed: 03/26/2023 9:14:24 AM

Closed •

329 S BONNIE BRAE St • Los Angeles 90057
4 units • \$775,000/unit • 4,508 sqft • 7,513 sqft lot • \$687.67/sqft •
Built in 1911
East of South Alvarado Street and South of 3rd Street



List / Sold:
\$3,100,000/\$3,100,000
5 days on the market
Listing ID: 21114365

RTI 30 Unit Development project in the area of Westlake - Downtown Los Angeles. This site is very close to Koreatown, Hancock Park, Silverlake, Hollywood and Echo Park. conveniently located close to major freeways such as 110 Fwy, 101 Fwy and 10 Fwy for an easy commute. Location is so easy for nightlife and famous restaurants here next to Koreatown and Downtown. PROPERTY LISTED AT \$3,100,000 AT RTI OR \$2,400,000 AS IS

Facts & Features

- Sold On 03/22/2023
- Original List Price of \$3,100,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Central

Interior

- Floor: Carpet

Exterior

- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	4	4		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

- Standard sale
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5154027008

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 21114365

Printed: 03/26/2023 9:14:24 AM

Closed • Apartment

List / Sold:

\$1,575,000/\$1,575,000

11 days on the market

Listing ID: CV23031198

8337 College Ave • Whittier 90605

5 units • \$315,000/unit • 4,344 sqft • 9,810 sqft lot • \$362.57/sqft •
Built in 1954

East of I-605, South of CA-60; Near the Intersection of Whittier Blvd & College Ave



We are pleased to exclusively offer for sale this 5 unit multi-family investment property located in the highly desirable rental community of Whittier. The property is comprised of a 2Bed/1Bath single-story detached cottage, and four additional 2Bed/1Bath units. All units are oversized and well-appointed with a total rental square footage of 4,344SqFt, all of which are situated on a LARGE 9,810 SqFt lot. The tenants enjoy garage parking for the cottage unit, open space parking for the remaining 4 units, as well as an onsite laundry facility. With decades of dedicated ownership, numerous units have recently undergone tasteful renovations and updates to ensure all tenants remain comfortable in their homes. All units are separately metered for electricity and gas, while the owner pays for water and trash. *The seller also owns the property to the rear (2 houses on a 9,900 SqFt Lot) and would be interested to sell to a buyer who purchases both properties. Inquire for more details.

Facts & Features

- Sold On 03/23/2023
- Original List Price of \$1,575,000
- 2 Buildings
- Levels: Two
- 9 Total parking spaces
- 0 Total carport spaces
- \$1,682 (Estimated)
- Laundry: Community, Inside
- \$106832 Gross Scheduled Income
- \$73639 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,989
- Electric: \$206.00
- Gas: \$340
- Furniture Replacement:
- Trash: \$2,200
- Cable TV: 01856718
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$3,750
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,492
- Other Expense: \$750
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,350
2:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$1,995
3:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$1,995
4:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,995
5:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$1,995

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 670 - Whittier area
- Los Angeles County
- Parcel # 8142028010

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV23031198

Printed: 03/26/2023 9:14:24 AM

List / Sold:

Closed • Apartment**\$1,595,000/\$1,450,000** ↓

18 days on the market

Listing ID: SR23000365

979 981 Manzanita St • Silver Lake 90029**6 units** • **\$265,833/unit** • **4,619 sqft** • **7,441 sqft lot** • **\$313.92/sqft** • **Built in 1962****South of Sunset on Manzanita**

This property current has a total of 6 units and is located in prime Silver Lake, California. There are three structures on a total of 7,440 square feet. The current total building square footage is 4,619 and offers one- and two-bedroom apartment homes in a variety of floor plans. Three units are vacant and already gutted for a potential remodel. The buildings are in the process of utilizing the Ellis Act for the other three occupied units, but that has been on hold through the Pandemic. It is the owner's understanding that this can recommence in Q1 2023. Or alternatively the process can be reversed if a Buyer decides to simply remodel and reposition the property. Some retrofit work is required. * Phenomenal Silver Lake Location * Tremendous Views & Potential Upside * Major Reposition or Redevelopment Opportunity * R3-1VL LA City Zoning with Tier 3 TOC (16 unit max density)

Facts & Features

- Sold On 03/23/2023
- Original List Price of \$1,595,000
- 3 Buildings
- 3 Total parking spaces
- 3 Total carport spaces
- \$1,039 (Estimated)
- \$170223 Gross Scheduled Income
- \$124331 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Sloped Down
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$40,786
- Electric: \$1,000.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02064441
- Gardener:
- Licenses: 640
- Insurance: \$5,000
- Maintenance: \$6,929
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5427002012

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR23000365

Printed: 03/26/2023 9:14:24 AM

Closed •

List / Sold:

\$2,600,000/\$2,500,000 ↓

13 days on the market

925 1/2 Del Valle Ave • La Puente 91744

8 units • \$325,000/unit • 5,755 sqft • 17,347 sqft lot • \$434.40/sqft •
Built in 1981

Listing ID: 23241157

The 8 unit apartments are located in the city of La Puente, on Del Valle Avenue. Nearest major cross streets are N Hacienda Blvd and Amar Rd.



We are pleased to present for sale 8 units in a great low density neighborhood of La Puente. These 8 units are comprised of two side by side 4 plexes and located on a quiet residential street. The building is comprised of four units built in 1981 and another 4 units built in 1962. The unit mix consists of six spacious 2 bedroom units as well as two spacious 1 bedroom units and there is also on-site laundry on the premises for the tenants use. The property has been very well maintained and currently yields an attractive cashflow with realistic rental upside potential for a new buyer. Gas and electricity are separately metered and all units have separate water heaters. There are 13 covered parking spaces on the property and plenty of street parking. The property sits on a large double lot measuring 17,347 Square Feet. Tenants also enjoy the convenience of being near the 60, 10 and 605 Freeways. Please note that this sale includes two side by side parcels which are 4 units each. Property can be financed via commercial or residential financing.

Facts & Features

- Sold On 03/23/2023
- Original List Price of \$2,600,000
- 3 Buildings
- \$1 Net Operating Income

Interior

Exterior

Annual Expenses

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

Of Units With:

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

Additional Information

- Standard sale
- 633 - Industry/La Puente/Valinda area
- Los Angeles County
- Parcel # 8251004011

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 23241157

Printed: 03/26/2023 9:14:24 AM

Closed •

3611 Cahuenga Blvd • Los Angeles 90068
8 units • \$328,125/unit • 6,635 sqft • 8,308 sqft lot • \$437.08/sqft •
Built in 1960
Located west of the Hollywood Freeway (101)

List / Sold:
\$2,625,000/\$2,900,000 ↑
36 days on the market
Listing ID: 22224163



Constructed in 1960 and 1973 on a 8,308 square foot LAC2 lot, 3611 Cahuenga Boulevard is a mixed-use commercial property comprised of a spacious, vacant triplex above office spaces with views of the east San Fernando Valley. The well-maintained property is positioned in a high-traffic area thoroughfare of the Cahuenga Pass, it is separately metered for gas and electric, serviced by a central water heater, and offers 15 parking spaces (covered and uncovered). The zoning for the property allows for a diverse range of uses including office, retail, residential and mixed-use. 3611 Cahuenga Boulevard offers an ideal unit mix of one one-bedroom/one-bathroom unit, two two-bedroom/one-bathroom units, and five office units. All units have been renovated and offer updated electrical, hardwood and carpet flooring, updated kitchens and bathrooms, quartz countertops, stainless steel appliances (range, dishwasher, and microwave), new fixtures and hardware, new blinds, new crown molding and baseboards, recessed lighting, ample closet and storage space, and central air & heat. The upper units offer vaulted and exposed beam ceilings, and the lower two-bedroom unit offers a European combo washer and dryer. The office units offer laminate wood and carpet flooring, central air & heat, and select units have a restroom.

Facts & Features

- Sold On 03/23/2023
- Original List Price of \$2,625,000
- 2 Buildings
- 12 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 5.54
- \$145534 Net Operating Income

Interior

- Floor: Wood, Carpet
- Appliances: Dishwasher, Microwave, Refrigerator, Range
- Other Interior Features: High Ceilings, Recessed Lighting

Exterior

Annual Expenses

- Total Operating Expense: \$72,399
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,132
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance: \$3,649
- Maintenance: \$5,600
- Workman's Comp:
- Professional Management: 10897
- Water/Sewer: \$5,500
- Other Expense: \$1,600
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	0	0		Unfurnished	\$2,213	\$11,067	\$11,490
2:	1	1	1		Unfurnished	\$2,350	\$2,350	\$2,350
3:	2	2	1		Unfurnished	\$2,850	\$5,700	\$5,700
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
- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County

• Parcel # 2425005039

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 22224163

Printed: 03/26/2023 9:14:24 AM

Closed • Apartment

3421 W 63rd St • Los Angeles 90043
8 units • \$193,750/unit • 4,700 sqft • 11,368 sqft lot • \$329.79/sqft •
Built in 1938
Two Blocks North of Hyde Park and 1 block west of Crenshaw



List / Sold:
\$1,550,000/\$1,550,000
53 days on the market
Listing ID: SB22259531

This fabulous corner lot asset is strategically situated near transportation corridors, including mass transit, and is only 2.5 miles from So-Fi Stadium in a quiet South LA neighborhood. Fully occupied with strong rents - well maintained. This is a terrific property that should perform very well into the future. Call for a more detailed set-up. This is an enormous lot that is underutilized. You can easily add units on top of existing for fantastic upside potential. Cap rate on existing is nearly 5%

Facts & Features

- Sold On 03/20/2023
- Original List Price of \$1,550,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.88
- \$125664 Gross Scheduled Income
- \$72863 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry

Exterior

- Lot Features: Corner Lot, Lot 10000-19999 Sqft, Level, Near Public Transit, Park Nearby
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$59,282
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$262
- Cable TV:
- Gardener:
- Licenses: 216
- Insurance: \$1,550
- Maintenance: \$10,053
- Workman's Comp:
- Professional Management: 6283
- Water/Sewer: \$8,323
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,425	\$17,100	\$1,425
2:	1	1	1	1	Unfurnished	\$1,257	\$15,084	\$1,425
3:	1	1	1	1	Unfurnished	\$1,246	\$14,962	\$1,425
4:	1	1	1	1	Unfurnished	\$1,400	\$16,800	\$1,425
5:	1	1	1	1	Unfurnished	\$1,390	\$17,790	\$1,425
6:	1	0	1	1	Unfurnished	\$1,132	\$13,584	\$1,200
7:	1	0	1	1	Unfurnished	\$1,187	\$14,244	\$1,200
8:	1	0	1	1	Unfurnished	\$895	\$10,740	\$1,200

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher: 8
- Disposal: 8
- Drapes: 8
- Patio:
- Ranges: 8
- Refrigerator: 8
- Wall AC: 0

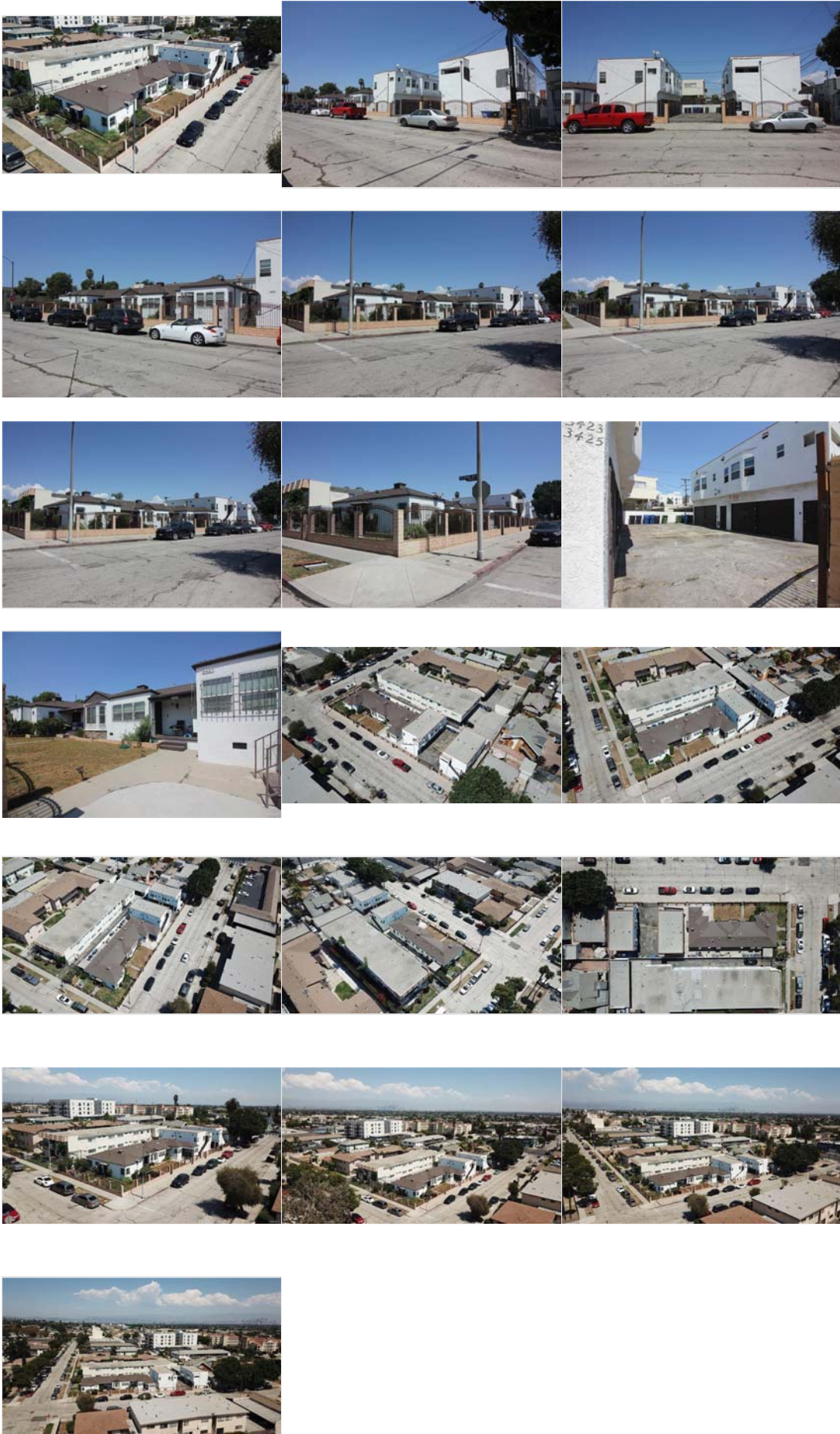
Additional Information

- Standard sale
- Rent Controlled
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4006004025

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

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

Click arrow to display photos



Closed • Apartment

List / Sold:

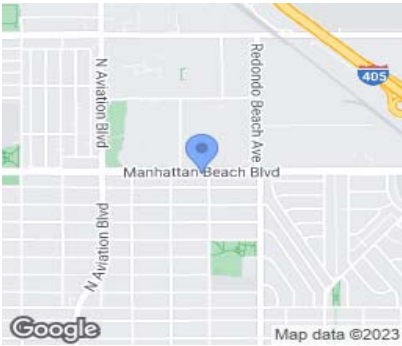
\$6,300,000/\$6,100,000 ↓

2118 - 2120 Manhattan Beach Blvd • Redondo Beach 90278
10 units • \$630,000/unit • 8,420 sqft • 11,227 sqft lot • \$724.47/sqft •
Built in 1958

7 days on the market

Listing ID: SB23027472

Head south on Aviation Blvd then make a left on to Manhattan Beach Blvd. The property is on your right.



Welcome to 2118-2120 Manhattan Beach Blvd (MBB), a masterfully upgraded 10-unit garden style community. MBB consists of two spacious, side-by-side, 5-unit buildings which benefit from a shared central courtyard that has been beautifully re-created with modern landscaping and custom pavers. The courtyard is further complemented with rear recreational space that provides residents with a unique outdoor living experience. MBB has recently been renovated with improvements including a full building electrical system upgrade, full roof replacement, new window system, new plumbing upgrades to include in unit washer/dryer infrastructure, new garage doors, a new paver walkway with an exterior lighting package, an exterior pergola for recreational use and improved landscaping. Unit interiors have been upgraded with modern two-tone cabinetry and Calacatta-quartz countertops, vinyl plank flooring with modern baseboards, new stainless steel appliance packages with Miele washer/dryers, new shaker doors, soaking tubs with custom tiled showers and new plumbing and lighting hardware. If you are looking for a safe place to invest, look no further as this property is sure to produce great long-term cash with very little maintenance headache!

Facts & Features

- Sold On 03/24/2023
- Original List Price of \$6,300,000
- 2 Buildings
- 10 Total parking spaces
- \$2,546 (Assessor)
- Laundry: Dryer Included, Gas Dryer Hookup, Washer Hookup, Washer Included
- Cap Rate: 3.51
- \$336072 Gross Scheduled Income
- \$221445 Net Operating Income
- 11 electric meters available
- 10 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$104,545
- Electric: \$500.00
- Gas: \$500
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$2,947
- Maintenance:
- Workman's Comp:
- Professional Management: 13442
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,875	\$3,875	\$4,200
2:	1	2	1	1	Unfurnished	\$3,301	\$3,301	\$3,500
3:	1	2	1	1	Unfurnished	\$3,450	\$3,450	\$3,450
4:	1	2	1	1	Unfurnished	\$1,749	\$1,749	\$3,500
5:	1	2	1	1	Unfurnished	\$1,611	\$1,611	\$3,500
6:	1	3	2	1	Unfurnished	\$2,145	\$2,145	\$4,200
7:	1	2	1	1	Unfurnished	\$3,348	\$3,348	\$3,500
8:	1	2	1	1	Unfurnished	\$3,450	\$3,450	\$3,500
9:	1	2	1	1	Unfurnished	\$1,677	\$1,677	\$3,500
10:	1	2	1	1	Unfurnished	\$3,400	\$3,400	\$3,500

Of Units With:

- Separate Electric: 11
- Gas Meters: 10
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

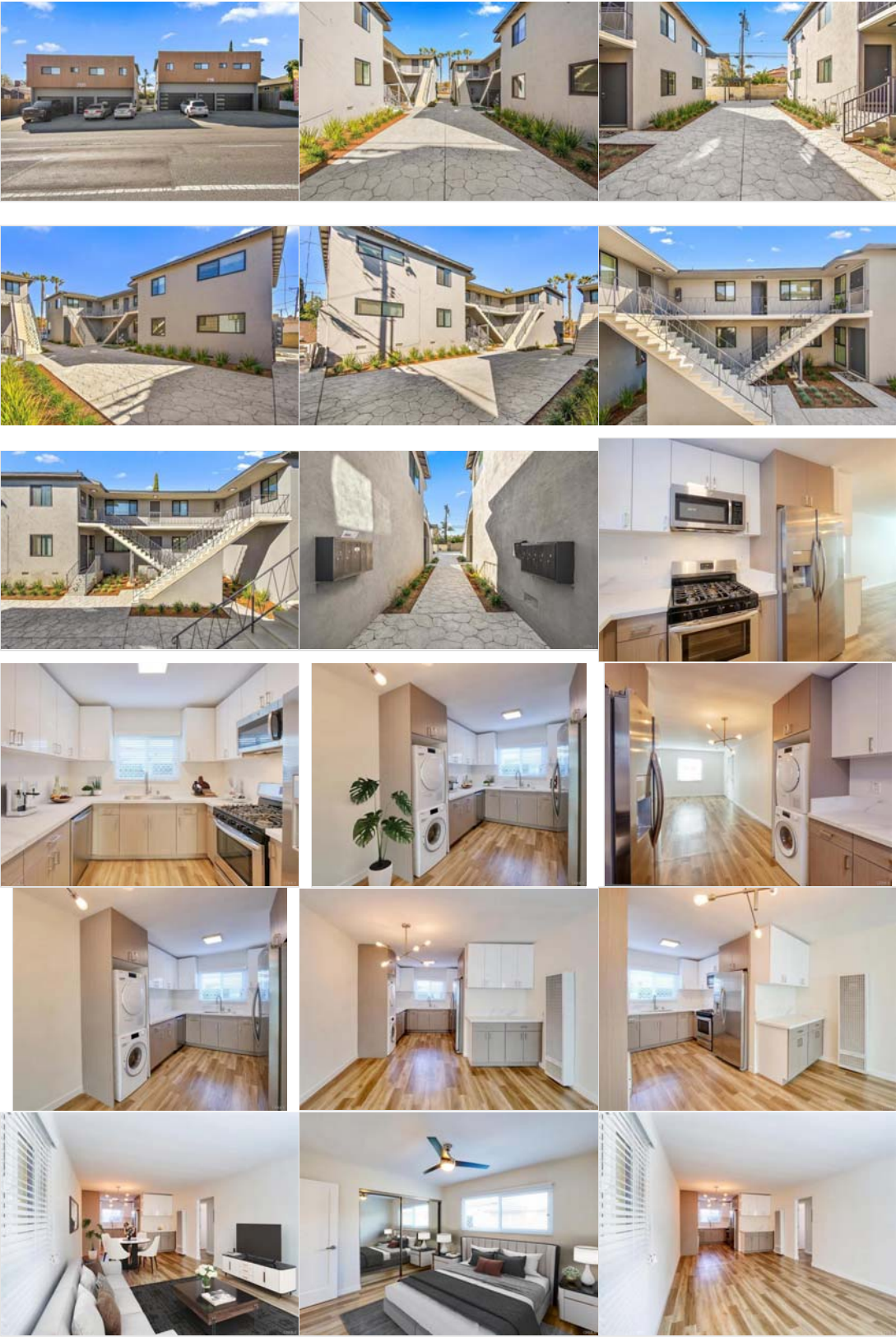
Additional Information

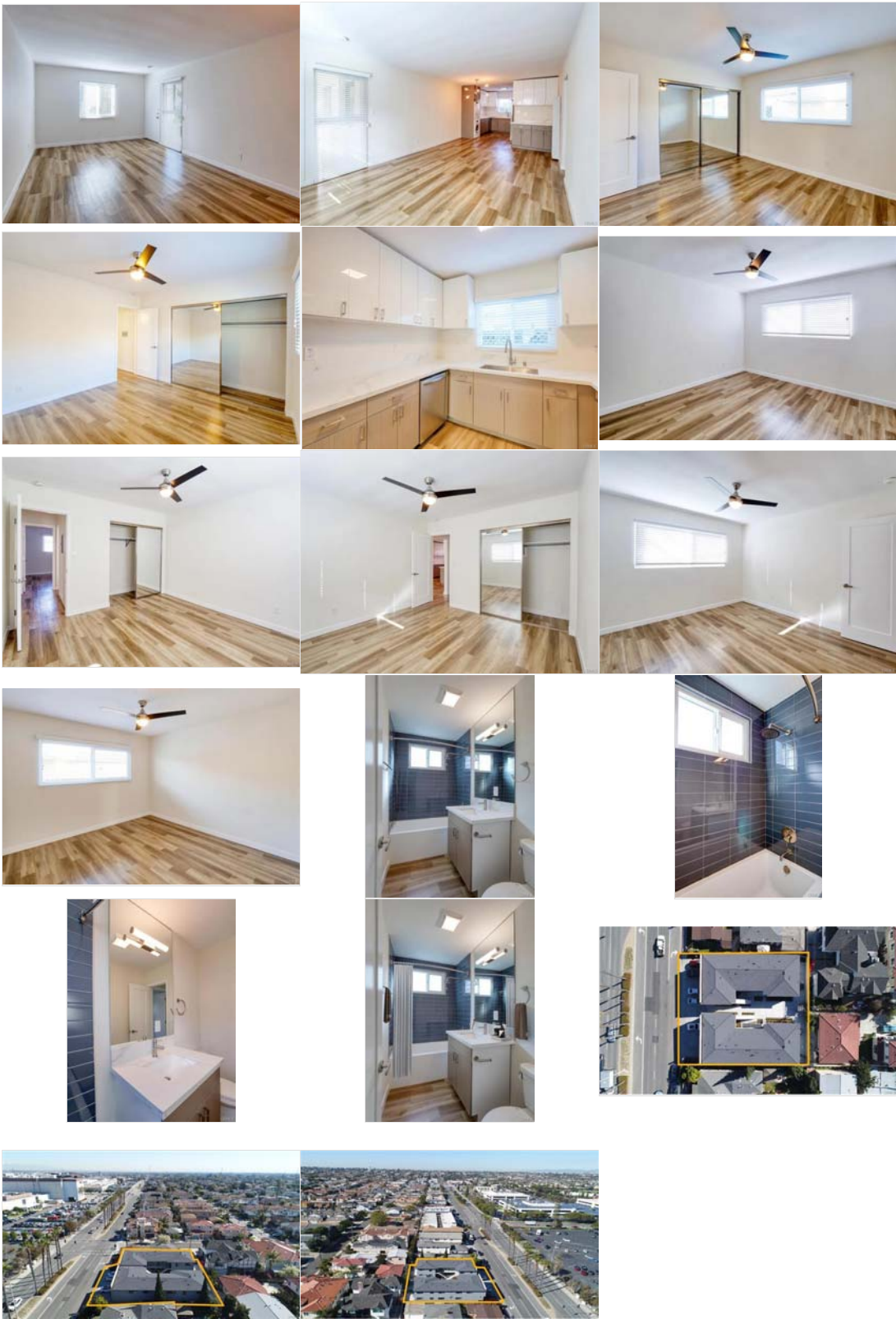
- Standard sale
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4150002037

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

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

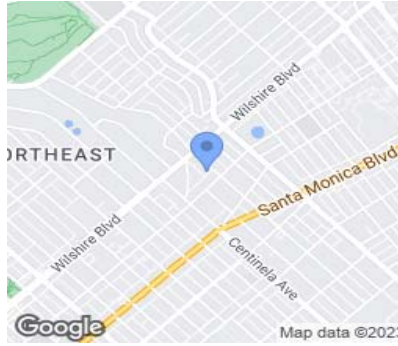
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CUSTOMER FULL: Residential Income LISTING ID: SB23027472

Printed: 03/26/2023 9:14:25 AM

Closed •**\$4,500,000/\$41,000,000** ↑**1243 Wellesley Ave # 6 • Los Angeles 90025****152 days on the market****11 units • \$409,091/unit • 9,842 sqft • 8,413 sqft lot • \$4165.82/sqft • Built in 1968****Listing ID: SR22205815****South Wilshire East Centinela**

The subject property is improved at 9,842 square feet of gross building area on a .19-acre lot. The improvements include 11 units and is currently 90% occupied. The subject property has been maintained in good condition which includes a totally remodeled unit (Unit #6) which includes new paint, bamboo hardwood flooring, new washer/dryer, new kitchen appliances and two remodeled bathrooms. Per the property manager, the subject property has also been improved with new plumbing and electrical systems along with a newer roof. The subject property has 14 on-site parking spaces. Each 2-bedroom unit has 2 tandem parking spots, and each 1-bedroom unit has 1 parking spot. Each unit in the subject property has a patio/balcony amenity and there is an on-site coin laundry room available for tenants. Some of the additional features include, Rare multifamily opportunity just south of Brentwood. Professionally managed with massive upside in rents for the new Buyer. Recent renovations. Low price per unit. Ample parking. First time on market since 2002.

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$5,200,000
- 1 Buildings
- 0 Total parking spaces
- \$1,430 (Estimated)
- Laundry: Common Area
- \$263400 Gross Scheduled Income
- \$157647 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$108,253
- Electric: \$16,246.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897136
- Gardener:
- Licenses:
- Insurance: \$6,500
- Maintenance: \$13,000
- Workman's Comp:
- Professional Management: 7507
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,850	\$22,200	\$48,000
2:	1	1	1	1	Unfurnished	\$1,800	\$21,600	\$31,200
3:	1	1	1	1	Unfurnished	\$1,900	\$22,800	\$31,200
4:	1	1	1	1	Unfurnished	\$2,100	\$25,200	\$28,800
5:	1	1	1	1	Unfurnished	\$1,800	\$21,600	\$30,000
6:	1	2	2	2	Unfurnished	\$4,000	\$48,000	\$48,000
7:	1	1	1	1	Unfurnished	\$700	\$8,400	\$31,200
8:	1	1	1	1	Unfurnished	\$1,900	\$22,800	\$31,200
9:	1	1	1	1	Unfurnished	\$1,100	\$13,200	\$28,800
10:	1	1	1	1	Unfurnished	\$2,200	\$26,400	\$30,000
11:	1	2	2	2	Unfurnished	\$2,600	\$31,200	\$50,400

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- WATT - Watts area
- Los Angeles County
- Parcel # 4267036012

Michael Lembeck

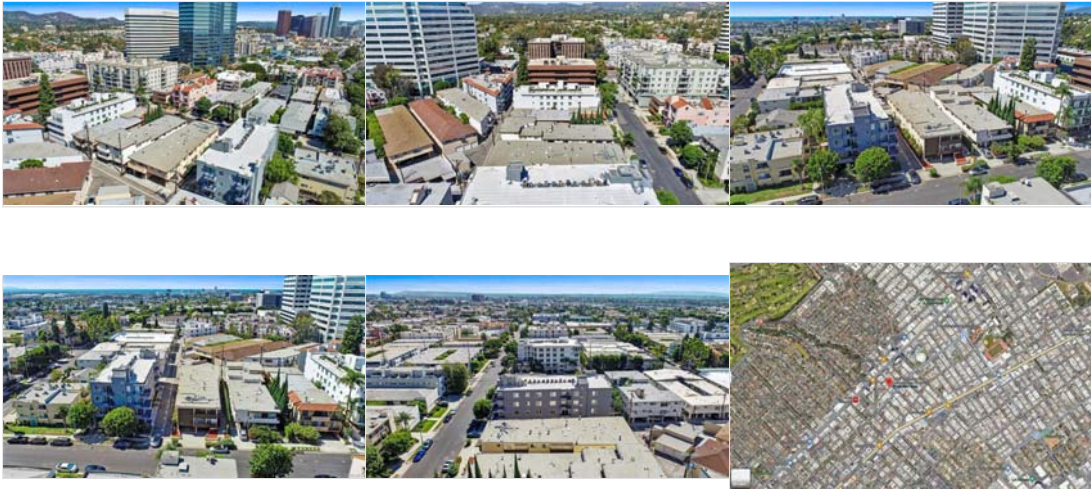
State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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Unit Number	Unit Mix	Sq. Ft.	Rent/Mo.	Rent/SF
1	2b/2b	996	\$1,850	\$1.86
2	1b/1b	805	\$1,800	\$2.24
3	1b/1b	805	\$1,900	\$2.36
4	1b/1b	636	\$2,100	\$3.30
5	1b/1b	761	\$1,800	\$2.37
6	2b/2b	996	\$0	\$0.00
7	1b/1b	805	\$700	\$0.87
8	1b/1b	805	\$1,900	\$2.36
9	1b/1b	636	\$1,100	\$1.73
10	1b/1b	761	\$2,200	\$2.89
11	2b/2b	1104	\$2,600	\$2.36
		9,110	\$17,950	\$2.21



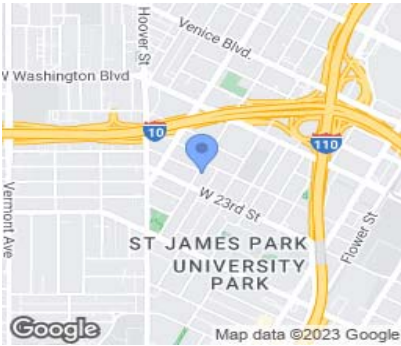
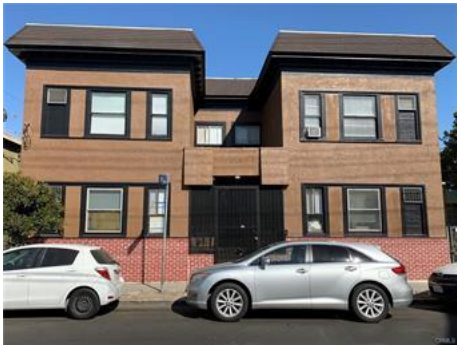
CUSTOMER FULL: Residential Income LISTING ID: SR22205815

Printed: 03/26/2023 9:14:25 AM

Closed •

2200 Toberman St • Los Angeles 90007
12 units • \$191,667/unit • 7,026 sqft • 5,481 sqft lot • \$284.66/sqft •
Built in 1909
23rd St and Hoover

List / Sold:
\$2,300,000/\$2,000,000 ↓
286 days on the market
Listing ID: SB22069017



Toberman Apartments is a 12 unit complex in Los Angeles close to USC, 110 and 10 freeways as well as major employers in Downtown Los Angeles. The building was built in 1909 and is a two story walk-up with a secured entry and center hallway. The neighborhood is comprised of primarily single family residences built in the early 1900's. There is an opportunity to convert the property to student housing and rent to USC students as the university less than 1 mile away. The building is master metered for gas and electric so the rents reflect the additional cost paid by the landlord in the operating expenses. When the City of Los Angeles RSO (Rent Stabilization Board) resumes annual rent increases, the RSO also allows an additional 1% increase in monthly rent for gas utilities paid by a landlord, and an additional 1% increase in monthly rent for electric utilities paid by a landlord. There is a laundry room on site with an ongoing contract operated by WASH. The parking is on street only. This investment opportunity is attractively priced at 11.29 times gross and \$191,667 per unit with future upside in rental income. The projected first year NOI is \$126,043 after allowing for a \$6,094 (3%) vacancy factor.

Facts & Features

- Sold On 03/24/2023
- Original List Price of \$2,700,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,181 (Estimated)
- Laundry: Common Area
- Cap Rate: 5.68
- \$207852 Gross Scheduled Income
- \$130621 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$71,595
- Electric: \$4,099.00
- Gas: \$2,928
- Furniture Replacement:
- Trash: \$4,099
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,664
- Maintenance: \$11,765
- Workman's Comp:
- Professional Management: 9777
- Water/Sewer: \$4,099
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	0	1	0	Unfurnished	\$1,277	\$10,213	\$1,325
2:	2	1	1	0	Unfurnished	\$1,523	\$3,045	\$1,595
3:	2	2	1	0	Unfurnished	\$1,835	\$3,670	\$1,875

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5124014011

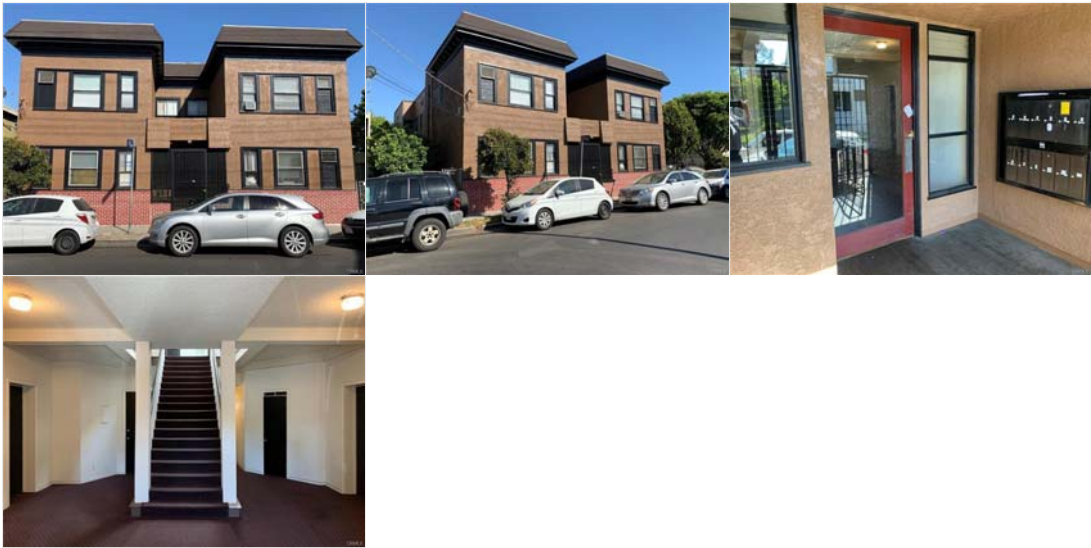
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB22069017

Printed: 03/26/2023 9:14:25 AM

Closed •

List / Sold:
\$7,000,000/\$6,825,000 ↓

60 days on the market

Listing ID: 22222361

1016 Tiverton Ave • Los Angeles 90024
13 units • \$538,462/unit • 12,567 sqft • 11,746 sqft lot • \$543.09/sqft •
Built in 1959

Take Wilshire North to Gayley, left on Lindbrook Drive and right onto Tiverton



We are very pleased to exclusively offer for purchase 1016 Tiverton Avenue, a 13-unit Mediterranean revival multi-family property perfectly located right in the heart of beautiful Westwood Village. Bordering the UCLA campus, Westwood Village centers on a 1920s Mediterranean-style shopping precinct, now home to chain boutiques, coffee shops, and casual eateries. The acclaimed Geffen Playhouse presents new plays and classics, while movie theaters include the 1931 Regency Village, with its distinctive Spanish-inspired tower. Exhibitions at the nearby Hammer Museum range from old masters to contemporary art. Built in 1928, Westwood Village was conceived and built by the Janus family as a retail village. Its charming streets and architecture offer some of the finest environments for retailing in Los Angeles. Many original tenants remain in the village, such as the single screen theatres and Stan's Donuts which add to the allure of Westwood Village as a charming destination. Situated walking distance to both UCLA and The W Hotel, 1016 Tiverton is also located just quick walk to Trader Joes, Whole Foods, In-N-Out, Starbucks, Pete's Coffee, Jamba Juice, and so much more. Built in 1929, this stunning Mediterranean Revival apartment building was designed by renowned architects Brokaw & Tuffs. It is one of several Period Revival multi-family residential buildings along Tiverton Avenue. 1016 Tiverton is an excellent example of a Mediterranean Revival apartment built in the late 1920's in Westwood. It has a two-story height, rectangular plan, hipped clay tile roof with open eaves and exposed rafters. The property also features a porte cochere, an entryway composed of recessed arches, balconettes and combination of wood windows and steel windows including fixed and casement windows. The building features a total of 13 units - 4 studios and 9 one-bedroom units, one of which is located at the rear of the property. Five units have been renovated and have achieved strong market rents of \$2,995 for the renovated one-bedrooms and \$1,995 for renovated studios. The units are separately metered for gas and electric and there are 8 carport parking spots at the rear of the building. Boasting a 96 Walk score, 1016 Tiverton totals 12,567 square feet and sits on an oversized 11,746 square foot lot zoned R3. The units feature hardwood floors, high ceilings and excellent natural light. Renovated units feature new stainless-steel appliances, quartz countertops, some with in-unit washer/dryer and all with fully remodeled bathrooms. With more than 25% income upside potential, 1016 Tiverton offers the very rare opportunity to purchase a beautiful Mediterranean revival 13-unit apartment property in prime Westwood, one of the most sought after and desirable neighborhoods of Los Angeles, benefitting from being an excellent capital preservation play as well as offering significant appreciation potential, plus excellent cash flow with the ability to increase over time.

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$7,000,000
- 1 Buildings
- 8 Total parking spaces
- 8 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- Laundry: Stackable
- Cap Rate: 3.02
- \$211098 Net Operating Income

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$110,550
- 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	0	1		Unfurnished	\$1,798	\$7,883	\$7,883
2:	8	1	1		Unfurnished	\$2,995	\$17,050	\$17,050
3:	1	1	1		Unfurnished	\$2,450	\$2,450	\$2,450
4:								
5:								
6:								
7:								
8:								
9:								
10:								

- 11:
- 12:
- 13:
- # Of Units With:
- Separate Electric:

• Gas Meters:

• Water Meters:

• Carpet:

• Dishwasher:

• Disposal:

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

Additional Information

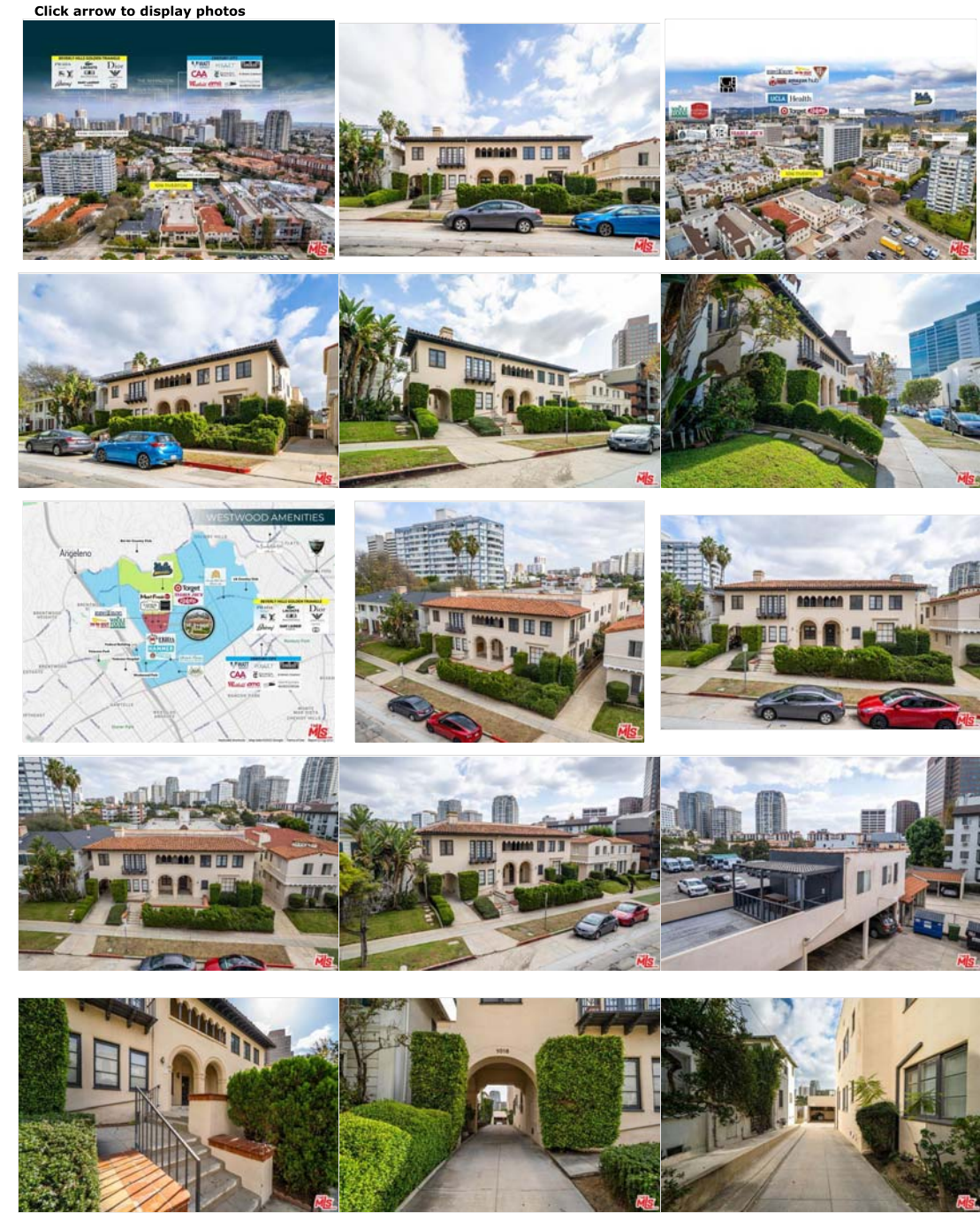
- Standard sale
- C05 - Westwood - Century City area

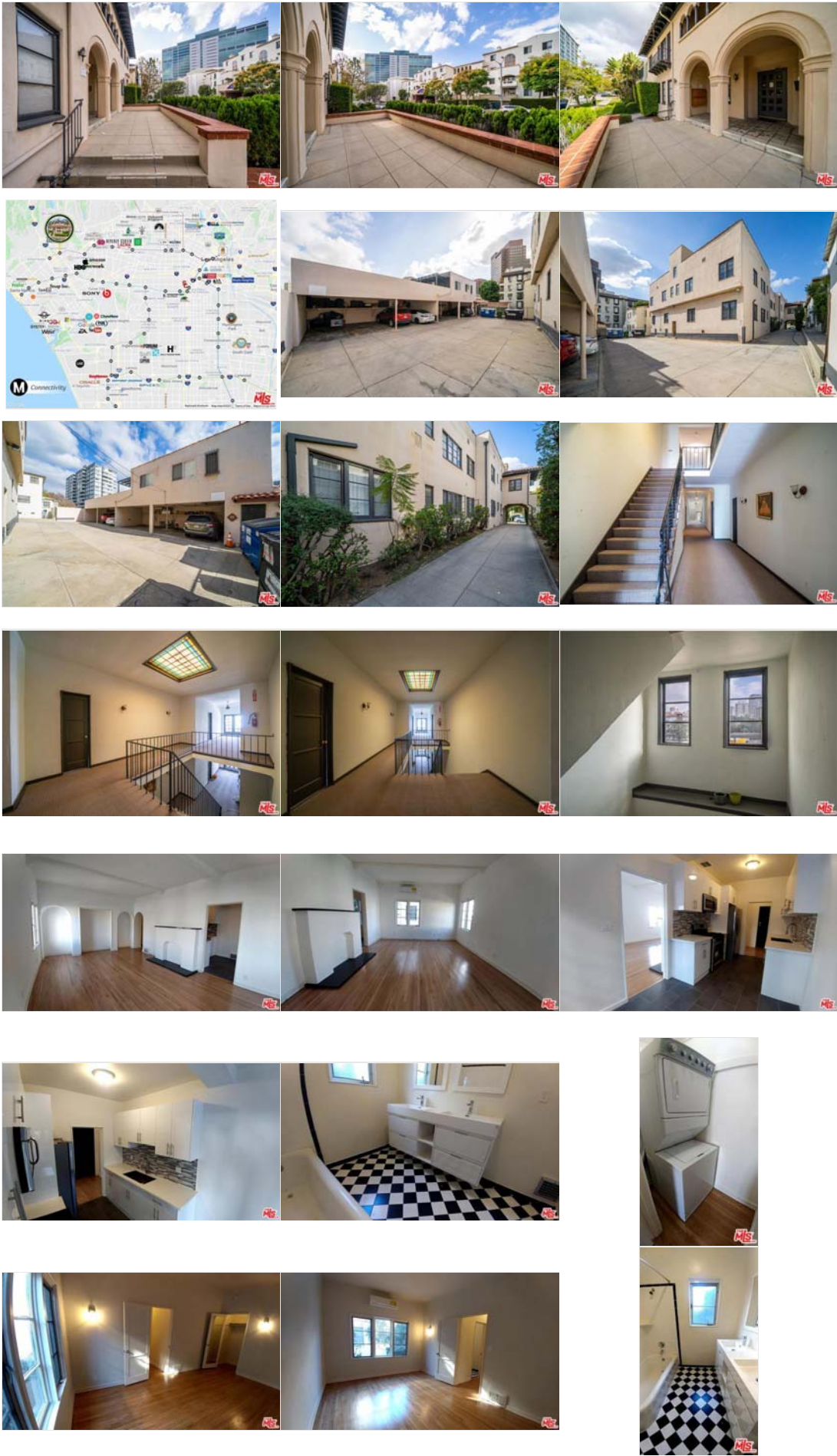
• Los Angeles County

• Parcel # 4360002002

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

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







Closed •

List / Sold:

\$7,150,000/\$6,900,000 ↓

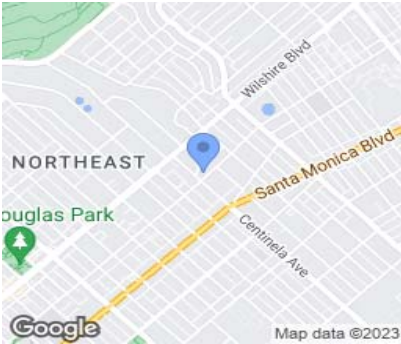
61 days on the market

Listing ID: 22223088

12425 Texas Ave • Los Angeles 90025

19 units • \$376,316/unit • 19,635 sqft • 20,840 sqft lot • \$351.41/sqft •
Built in 1960

Just south of Wilshire Blvd. & West of the 405 freeway. On the corner of Texas Ave., Centinela Ave. & McClellan Ave.



Rare opportunity to purchase a multi-family asset which would enable a savvy investor to acquire a large scale multi-family rental footprint in West Los Angeles. 12425 Texas Ave., is a 19 unit multi-family property in a prime West LA location. The subject property has an excellent unit mix of (1) 2 BR + den, (9) 2 BR, (2) 1 BR + den, (6) 1 BR & (1) studio unit. Trust sale, does not require court confirmation. Seller must sale before April. One of the 2 bedroom units is currently vacant. This trophy asset was originally constructed in 1960 and is approximately 19,635 SqFt of property on a large corner 20,840 SqFt lot. There is substantial rental upside, creating a quintessential "value-add" investment opportunity. This generational asset in an undeniable attractive location that will surely pay long term dividends to a savvy investor. The property still requires seismic retrofitting for its parking structure. The property is directly next door to 12415 Texas Ave, (10 units) which is also for sale and the property can be purchased with three other West LA properties located at 1338 Carmelina (8 units), 1352 Carmelina Ave. (26 units) & 11600 Rochester Ave (13 units).

Facts & Features

- Sold On 03/24/2023
- Original List Price of \$9,400,000
- 1 Buildings
- Cap Rate: 4
- \$285771 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$189,699
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,595	\$1,595	\$1,795
2:	8	1	1		Unfurnished	\$1,895	\$15,160	\$14,370
3:	10	2	2		Unfurnished	\$2,397	\$23,970	\$2,765
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:

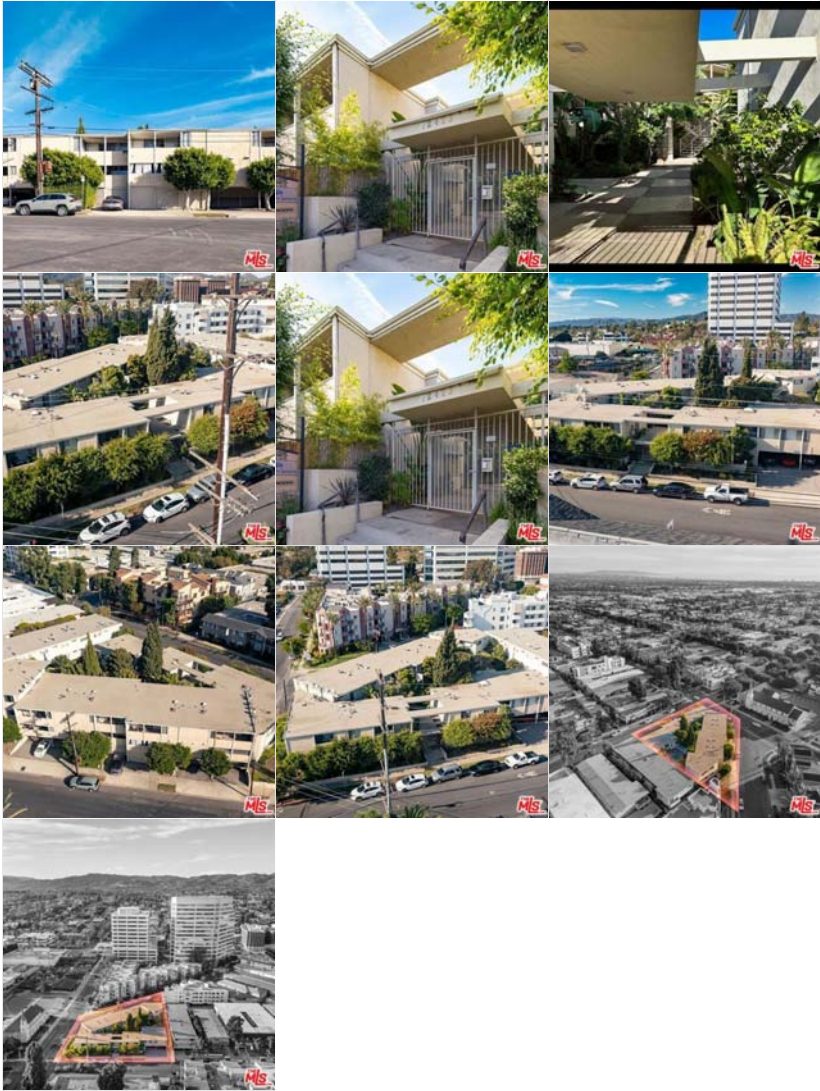
Additional Information

- Standard sale
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4267036030

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Click arrow to display photos



Closed •

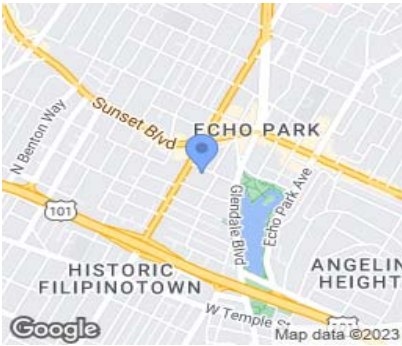
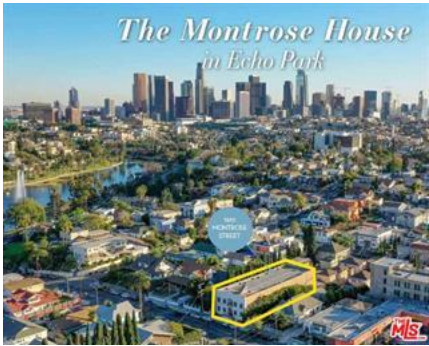
List / Sold:

\$5,395,000/\$5,285,000 ↓

376 days on the market

Listing ID: 22134443

1922 MONTROSE St • Los Angeles 90026
20 units • \$269,750/unit • 11,172 sqft • 7,501 sqft lot • \$473.06/sqft •
Built in 1927
Echo Park -- close to Echo Park Lake and many neighborhood hotspots.



1922 Montrose Street is a repositioned 1920's vintage turn-key asset in Echo Park. The offering provides a totally reimagined 20-unit multifamily community in one of the strongest and sought-after rental markets in LA and is ideally located near the iconic Echo Park Lake and within walking distance of many neighborhood hot spots. Seventeen of the twenty units have been thoughtfully renovated and boast a modern, clean aesthetic while still maintaining the original charm that Echo Park is so famous for. Other recent significant upgrades include: 1) The installation of 22 dual-glazed windows throughout the property, 2) The addition of anchored sill plates, plywood added to cripple walls, and a seismically retrofitted foundation 3) 17 Mini-Split air conditioning systems added and 4) New electrical in 17 of the units and all sub-panels were replaced and updated. The 17 fully renovated units feature sleek Scandinavian designs elements, new doors, beautiful hardwood flooring, new cabinetry, new fixtures, bright white wall finishes, and new stainless-steel appliances. Best of all, Echo Park is on the radar of in-the-know prospective apartment investors and renters. 1922 Montrose Streets is a "Walker's Paradise" and boasts an enviable Walk Score of 94. There are many stylish and trendy cafes, restaurants, and entertainment venues within walking distance.

Facts & Features

- Sold On 03/20/2023
- Original List Price of \$6,345,000
- 1 Buildings
- Laundry: Inside
- Cap Rate: 5.2
- \$298258 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$111,660
- 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	0	1		Unfurnished	\$853	\$1,704	\$3,790
2:	14	1	1		Unfurnished	\$1,858	\$26,015	\$26,530
3:	4	1	1		Unfurnished	\$1,741	\$6,963	\$8,780
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

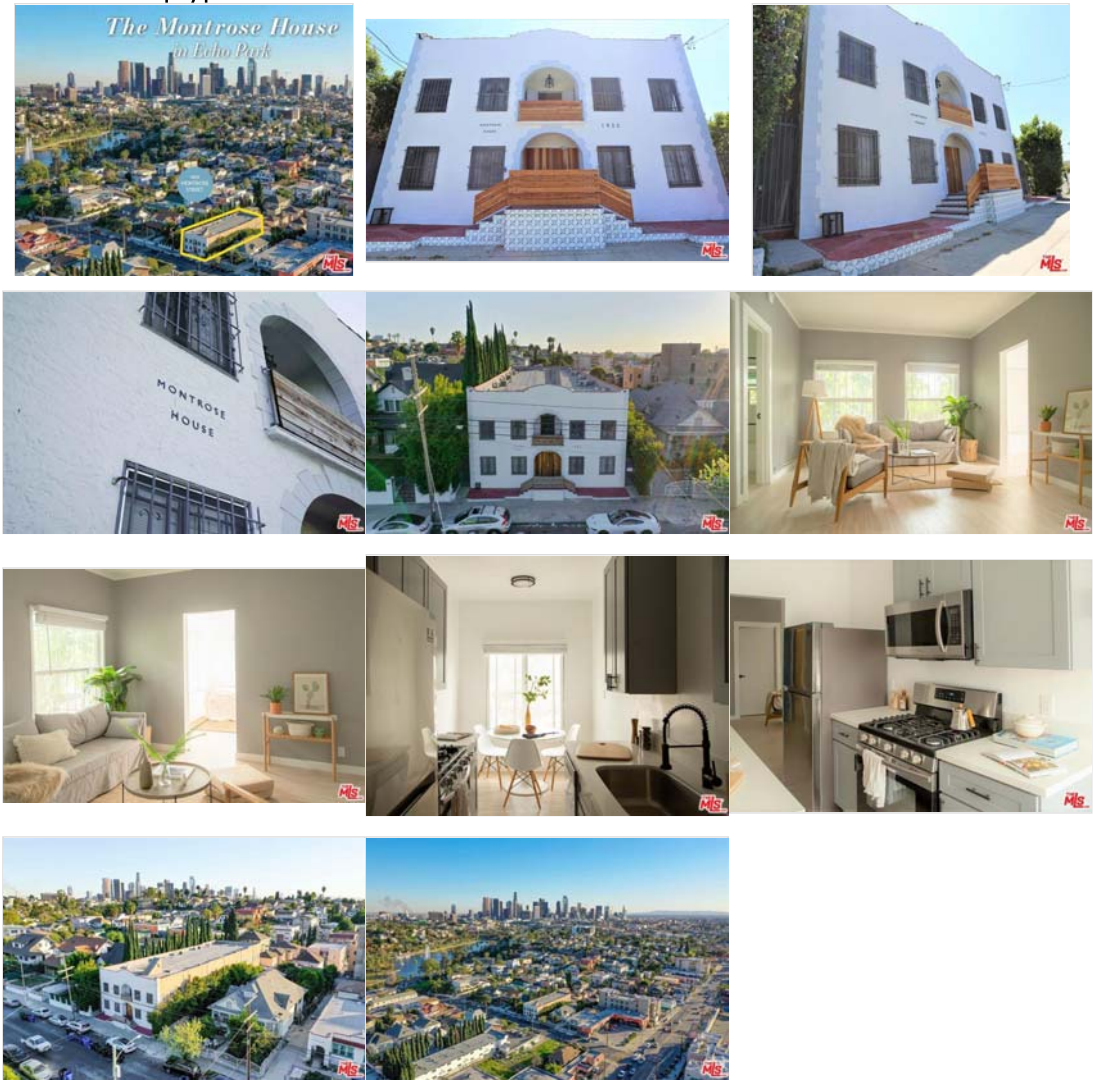
Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5404004008

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

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CUSTOMER FULL: Residential Income LISTING ID: 22134443

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Closed • Apartment

List / Sold:
\$6,599,000/\$5,535,000 ↓

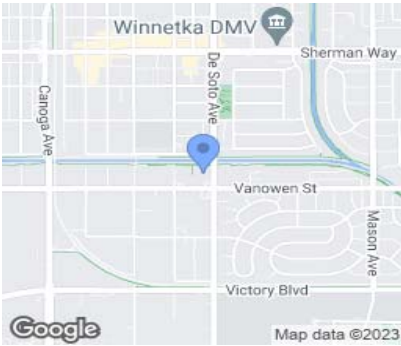
6825 De Soto Ave • Canoga Park 91303

78 days on the market

24 units • **\$274,958/unit** • **23,135 sqft** • **27,500 sqft lot** • **\$239.25/sqft** • **Built in 1963**

Listing ID: SR22245141

Located between Sherman Way and Vanowen off of De Soto



6825 De Soto Ave in Canoga Park, CA, the sale of 24 Unit multifamily apartment complex. Located on a major thoroughfare of De Soto Ave, the property has excellent visibility and is located in a high-demand rental location. The property is comprised of (11) Eleven (1) One Bedroom and (1) One Bath Units, (11) Eleven (2) Two Bedroom and (2) Bath Units, and (2) Two (3) Three Bedroom and (2) Two Bath Units. The property has large units and is building square footage of over 23,135 Sq.Ft. Additionally, the building is individually metered for gas and electricity. The property has secured entry, on-site parking, and a pool. The Seismic Retrofitting has been completed.

Facts & Features

- Sold On 03/24/2023
- Original List Price of \$6,599,000
- 1 Buildings
- Levels: Two
- 25 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$3,638 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.07
- \$473916 Gross Scheduled Income
- \$268855 Net Operating Income
- 25 electric meters available
- 25 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 21-25 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$190,843
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$8,640
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$11,568
- Maintenance:
- Workman's Comp:
- Professional Management: 18388
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	11	1	1	11	Unfurnished	\$15,591	\$15,591	\$19,800
2:	11	2	2	11	Unfurnished	\$19,393	\$19,393	\$22,550
3:	2	3	2	2	Unfurnished	\$4,109	\$4,109	\$5,400

Of Units With:

- Separate Electric: 25
- Gas Meters: 25
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 25
- Refrigerator:
- Wall AC: 25

Additional Information

- Standard sale
- Rent Controlled
- CP - Canoga Park area
- Los Angeles County
- Parcel # 2138029022

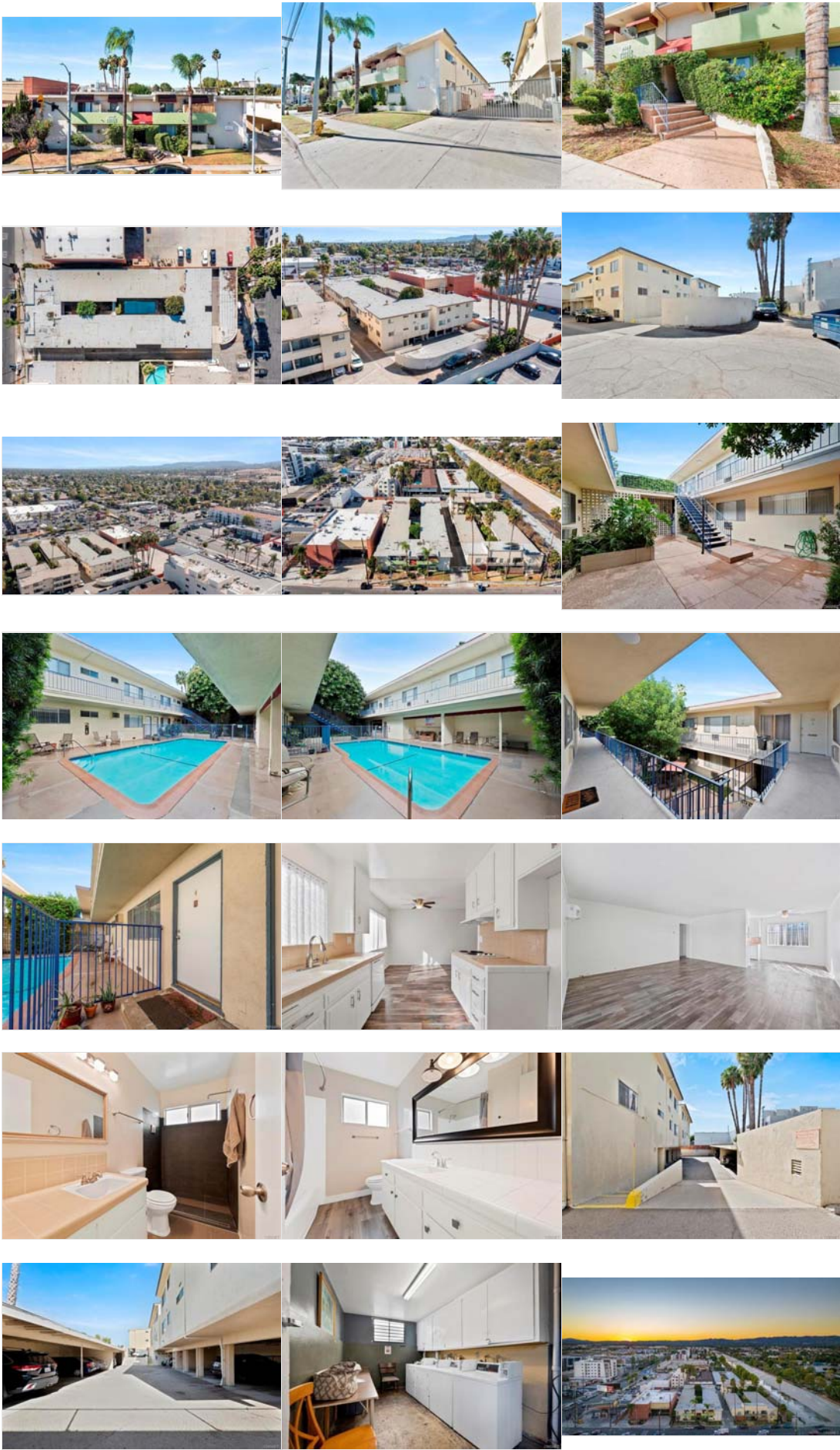
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Apartment

List / Sold:

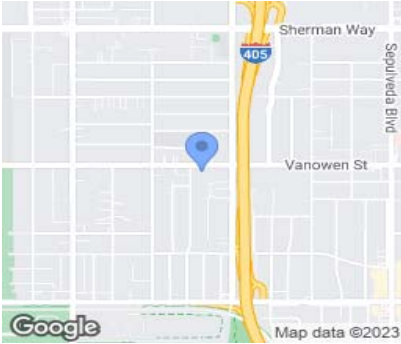
\$5,950,000/\$5,950,000

6 days on the market

15746 Vanowen St • Van Nuys 91406
24 units • \$247,917/unit • 22,898 sqft • 18,880 sqft lot • \$259.85/sqft •
Built in 1986

Listing ID: WS23030485

HWY405 N. EXIT VICTORY, RIGHT TURN ON HASKELL, LETT TRUN ON VANOWEN STREET



A RARE OPPORTUNITY TO OWN A LATE 80S BUILDING, PRIDE OF OWNERSHIP 24 UNITS: 1 - STUDIO, 5 - 1 BEDROOM 1 BATH, 18 - 2 BEDROOMS 2 BATHS, LOCATED IN VAN NUYS, LOW RISE STYLE TWO-STORY APARTMENT WITH GATED ACCESS TO BOTH UNIT AND PARKING. MOST UNITS WITH BALCONY/PATIO, CLOSE TO ALL SHOPPING, TRANSPORTATION AND 405/101 FREEWAYS. ALL UNITS HAVE NEWER REMODELED KITCHEN WITH GRANITE COUNTERTOPS, FIRST FLOOR UNITS INSTALLED WITH LAMINATED FLOORINGS. THE PROPERTY IS EQUIPPED WITH TANKLESS WATER HEATERS, CENTRAL A/C AND HEATING, COIN-OPERATED LAUNDRY FACILITY, THERE ARE RENTABLE STORAGE SPACES AVAILABLE TO TENANTS. A MULTIFAMILY TRUE GEM IN SAN FERNANDO VALLEY WITH ADDITIONAL UPSIDE FOR THE NEW INVESTOR.

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$5,950,000
- 1 Buildings
- Levels: Two
- 42 Total parking spaces
- Heating: Forced Air
- \$3,205 (Estimated)
- Laundry: Common Area, Community, Gas & Electric Dryer Hookup, Individual Room
- \$422324 Gross Scheduled Income
- \$211162 Net Operating Income
- 24 electric meters available
- 24 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 21-25 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,162
- Electric: \$6,400.00
- Gas: \$6,583
- Furniture Replacement:
- Trash: \$10,400
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$16,000
- Maintenance:
- Workman's Comp:
- Professional Management: 19000
- Water/Sewer: \$26,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	1	Unfurnished	\$900	\$900	\$1,200
2:	5	1	1	1	Unfurnished	\$1,150	\$5,750	\$8,250
3:	18	2	2	2	Unfurnished	\$1,550	\$27,900	\$36,000

Of Units With:

- Separate Electric: 24
- Gas Meters: 24
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2233001040

Michael Lembeck

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

Re/Max Property Connection

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

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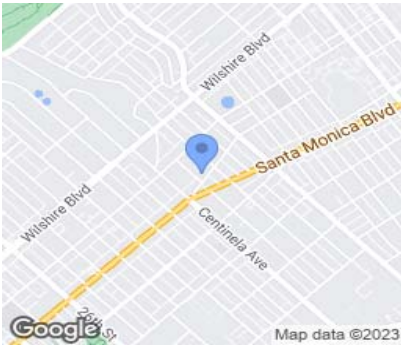
List / Sold:

\$10,950,000/\$10,350,000 ↓

61 days on the market

Listing ID: 22223625

1352 S Carmelina Ave • Los Angeles 90025
26 units • \$421,154/unit • 32,470 sqft • 21,794 sqft lot • \$318.76/sqft •
Built in 1972
North of Santa Monica Blvd and West of Bundy Drive.



Rare opportunity to purchase a multi-family asset which would enable a savvy investor to acquire a large-scale multi-family rental footprint in West Los Angeles. 1352 Carmelina Ave. is a large 26 unit multi-family property located in a prime West LA location. Trust sale which does not require court confirmation. Sellers must sale before April. This trophy asset has an excellent unit mix of (15) 2 BR + 2 Bath, (6) 1 BR + 1 Bath, (4) 3 BR + 2 3/4 Baths & (1) 2 BR + 1 3/4 Bath unit. The property was constructed in 1972 and is approximately 32,470 SqFt of building on a 21,794 SqFt lot. There is substantial rental upside, creating a quintessential "value-add" investment opportunity. The property does not require any seismic retrofitting work for its parking structure. This trophy asset in an undeniable attractive location that will surely pay long term dividends. The property directly next door at 1338 S. Carmelina Ave. (8 units), is also for sale and the subject property can be purchased individually or part of a five-property portfolio that also includes, 12415 Texas Ave. (10 units), 12425 Texas Ave., (19 units) & 11600 Rochester Ave. (13 units).

Facts & Features

- Sold On 03/23/2023
- Original List Price of \$14,900,000
- 1 Buildings
- Cap Rate: 4.14
- \$453287 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$268,918
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1		Unfurnished	\$1,890	\$11,340	\$2,395
2:	16	2	2		Unfurnished	\$2,395	\$38,315	\$2,889
3:	4	3	3		Unfurnished	\$3,039	\$12,156	\$3,395
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
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4267033026

Michael Lembeck

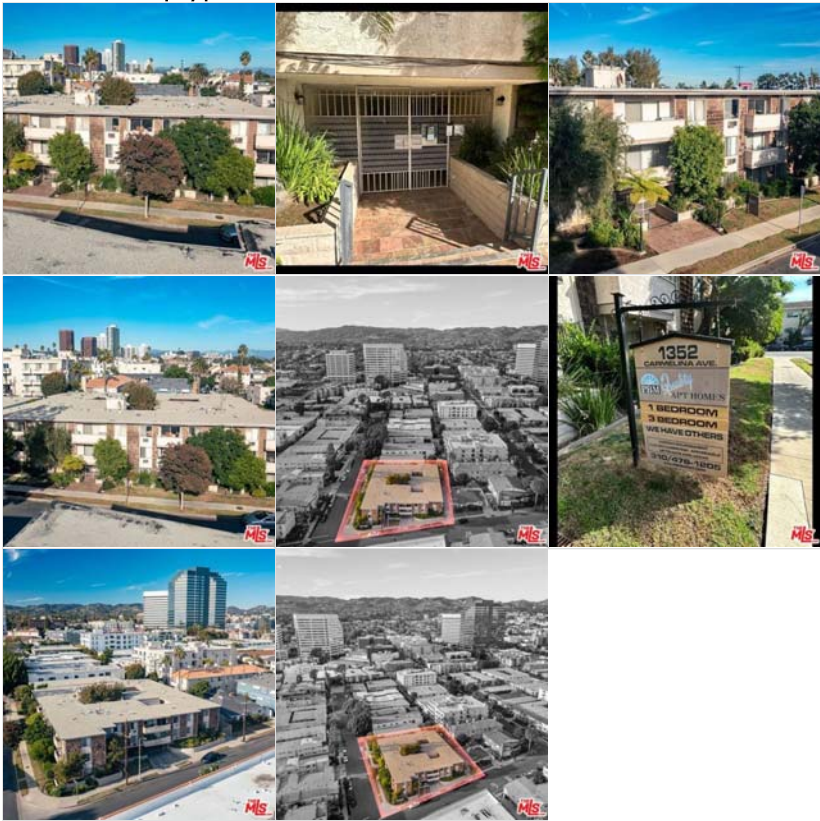
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 22223625

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Closed •

List / Sold:

\$15,950,000/\$15,875,000 ↓

4225 Inglewood Blvd • Los Angeles 90066

50 days on the market

31 units • \$514,516/unit • 35,851 sqft • 25,543 sqft lot • \$442.80/sqft •
Built in 1987

Listing ID: 22222615

North of Culver Blvd, South of Washington Blvd, East of Centinela and West of McLaughlin Ave.



Incredible investment opportunity! The one you've been looking for...Coral Tree is a 3 story 31 unit multifamily asset well located in Silicon Beach in the trendy and uber popular community of Mar Vista. The complex is made up a highly desirable and ideal attractive unit mix of 1 (0+1), 21 (2+2), and 9 (3+3) apartment homes. The property features gated entrance & semi-subterranean parking, has elevator service, balconies, fireplaces, storage rooms, laundry care facility and security cameras. There is approximately +27% in upside for the new investor to capture. This property is well positioned allowing new ownership to allocate their resources towards renovating units and bringing them to market rate levels. The property was built in 1987 and therefore not subject to Los Angeles RSO. NON-RENT CONTROL (AB1482 only). Management has indicated 42% of units next increase is due in March 2023; 5% + CPI / 10% max.

Facts & Features

- Sold On 03/21/2023
- Original List Price of \$15,950,000
- 1 Buildings
- Heating: Wall Furnace
- \$608210 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$340,461
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,493	\$1,493	\$1,550
2:	21	2	2		Unfurnished	\$2,327	\$48,869	\$3,000
3:	9	3	3		Unfurnished	\$2,993	\$26,940	\$3,800
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
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4232017040

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 22222615

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