

Cross Property Customer 1 Line

	Listing_ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	SB21191536	S	4222 W 168th ST	LAWN	113	STD	2	\$51,600		\$1,012,000↓	\$510.60	1982	1944/ASR	7,313/0.1679	N	0	03/24/22	167/167
2	SB21135824	S	245 & 245 :26th Street	HMB	148	STD	2	\$99,000	3	\$2,950,000↓	\$1,089.77	2707	1987/PUB	2,472/0.0567	N	2	03/25/22	185/185
3	22123915	S	433 W OLIVER ST	SP	189	STD	2			\$905,000↑	\$364.63	2482	1979	5,001/0.11			03/23/22	9/9
4	22128015	S	3444 FERNCROFT RD	LA	606	STD	2			\$1,500,000↑	\$736.02	2038	1931	5,199/0.11			03/22/22	9/9
5	RS21270356	S	1939 Fruitvale AVE	SELM	657	STD	2	\$31,200		\$715,000↓	\$491.07	1456	1959/PUB	7,722/0.1773	N	1	03/23/22	32/210
6	SR22005608	S	2212 Fair Oak View	LA	671	TRUS	2	\$79,440	4	\$1,254,000↑	\$696.28	1801	1950/ASR	6,299/0.1446	N	2	03/25/22	2/2
7	22129188	S	3134 SCOTLAND ST	LA	671	STD	2			\$1,383,365↑	\$974.20	1420	1953	3,680/0.08			03/24/22	11/11
8	22126789	S	1621 REDCLIFF ST	LA	671	STD	2			\$1,881,570↑	\$796.26	2363	1927	5,285/0.12		2	03/25/22	14/14
9	CV22028886	S	150 N Hicks AVE	LA	699	TRUS	2	\$5,400		\$830,000↑	\$359.46	2309	1959/PUB	6,642/0.1525	N	1	03/25/22	5/5
10	PW22027148	S	1708 E 3rd ST	LA	BOYH	STD	2	\$4,850		\$810,000↑	\$450.00	1800	1890/ASR	1,874/0.043	N	0	03/26/22	7/7
11	22126301	S	11341 DENAIR ST	LA	C06	STD	2			\$1,630,000↓	\$960.52	1697	1941	5,249/0.12			03/23/22	11/11
12	21790590	S	1029 N La Jolla AVE	WHO	C10	STD	2			\$2,575,000↓	\$881.85	2920	1925	6,481/0.14	N	2	03/24/22	102/102
13	21785406	S	946 N Croft AVE	LA	C10	STD	2			\$2,698,000↓	\$714.32	3777	1932	6,499/0.14		4	03/23/22	172/172
14	SB22031005	S	3201 W 18th ST	LA	C16	STD	2	\$51,600		\$966,000↑	\$394.93	2446	1908/PUB	6,878/0.1579	N	2	03/22/22	5/5
15	SB21216625	S	1741 S Normandie AVE	LA	C16	STD	2	\$0		\$1,000,000↓	\$428.45	2334	1905/ASR	6,094/0.1399	N	2	03/25/22	84/84
16	22127357	S	4422 VICTORIA PARK PL	LA	C16	STD	2			\$1,810,000↑	\$458.92	3944	1924	8,848/0.2		3	03/21/22	5/289
17	22119493	S	1322 N CHEROKEE AVE	LA	C20	STD	2			\$1,600,000↓	\$819.67	1952	1917	5,262/0.12			03/24/22	26/26
18	22121865	S	759 N LAS PALMAS AVE	LA	C20	STD	2			\$2,106,000↓	\$799.24	2635	1923	7,216/0.16	N		03/24/22	14/14
19	22116105	S	4150 MADISON AVE	CULV	C28	STD	2			\$3,150,000↓	\$1,204.59	2615	2021	6,751/0.15	N	0	03/22/22	39/39
20	SR22004269	S	309 E 65th ST	LA	C34	STD	2	\$11,212		\$465,000↑	\$484.38	960	1924/ASR	2,978/0.0684	N	0	03/22/22	11/11
21	PW22029020	S	652 W 97th ST	LA	C34	STD	2	\$0		\$625,000↑	\$451.92	1383	1945/ASR	5,053/0.116	N	0	03/21/22	7/7
22	SR22019988	S	1657 W 52nd ST	LA	C34	STD	2	\$52,800		\$640,000↓	\$366.55	1746	1923/OTH	6,500/0.1492	N	0	03/23/22	1/1
23	MB22005373	S	1129 W 93rd ST	LA	C34	STD	2	\$34,800		\$715,000↓	\$323.24	2212	1931/ASR	9,414/0.2161	N	0	03/24/22	12/12
24	CV21242373	S	9610 Juniper ST	LA	C34	STD	2	\$50,400		\$775,000↓	\$410.27	1889	1947/ASR	6,869/0.1577	N	2	03/25/22	90/90
25	OC22018284	S	329 W 83rd ST	LA	C37	STD	2	\$57,600		\$550,000↑	\$421.13	1306	1962/SLR	5,764/0.1323	N	0	03/23/22	6/6
26	OC21268743	S	9123 S Broadway	LA	C37	STD	2	\$48,960		\$750,000↑	\$265.21	2828	2001/ASR	4,935/0.1133	N	4	03/23/22	4/4
27	22116045	S	640 S EASTMAN AVE	LA	ELA	STD	2			\$600,000↓	\$378.79	1584	1924	3,792/0.08			03/22/22	21/21
28	SR21226282	S	165 167 S Mansfield AVE	LA	HPK	STD	2	\$0		\$2,375,000↓	\$477.10	4978	1927/ASR	7,155/0.1643	N	4	03/22/22	47/269
29	PW21260306	S	4831 5th AVE	LA	PHHT	STD	2	\$87,480		\$1,130,000↑	\$565.00	2000	1914/ASR	6,774/0.1555	N	0	03/23/22	42/42
30	SB21266063	S	939 W Arbutus ST	CMP	RN	STD	2	\$0		\$715,000↓	\$359.30	1990	1947/ASR	5,981/0.1373	N	1	03/21/22	19/19
31	SR21231873	S	11131 Sunshine TER	STUD	STUD	STD	2	\$0		\$1,400,000↓	\$636.36	2200	2011/ASR	4,001/0.0919	N	2	03/23/22	100/100
32	SR22016717	S	7920 Fair AVE	SUNV	SUNV	STD	2	\$86,400		\$1,330,000↑	\$463.09	2872	1938/ASR	11,184/0.2567	N	0	03/25/22	14/14
33	SB22006538	S	621 W 3rd ST	SP	189	STD	3	\$76,200		\$1,260,000↑	\$372.67	3381	1923/ASR	5,006/0.1149	N	4	03/21/22	18/18
34	22119153	S	1328 BARRINGTON WAY	GD	628	STD	3			\$1,100,000↑	\$555.84	1979	1924	4,911/0.11			03/25/22	10/10
35	PW22031039	S	231 Jasmine AVE	MNRO	639	STD	3	\$53,400		\$1,100,000↑	\$567.30	1939	1902/PUB	8,627/0.198	Y	2	03/23/22	10/10
36	22118841	S	1770 N SIERRA BONITA AVE	PAS	646	STD	3	\$87,612		\$1,350,000↓	\$453.02	2980	1920	11,004/0.25		0	03/22/22	18/18
37	SR21239157	S	317 N Union AVE	LA	671	TRUS	3	\$34,828		\$960,500↓	\$282.33	3402	1921/ASR	6,906/0.1585	N	2	03/22/22	95/95
38	22123707	S	1531 SARGENT PL	LA	671	STD	3			\$1,185,000↓	\$644.37	1839	1942	5,138/0.11	N	3	03/22/22	20/20
39	JV21253281	S	10820 S Manhattan PL	LA	699	STD	3	\$39,300		\$675,000↓	\$366.85	1840	1949/ASR	5,891/0.1352	N	3	03/23/22	68/68
40	PW22036663	S	12621 Shreve RD	WH	699	TRUS	3	\$33,840		\$740,000↑	\$291.80	2536	1960/ASR	9,981/0.2291	N	4	03/21/22	6/6
41	SB21112989	S	1630 W 104th ST	LA	699	STD	3	\$65,940	4	\$1,050,000↓	\$346.88	3027	1983/ASR	5,243/0.1204	N	0	03/23/22	151/151
42	21101376	S	2339 Abbot Kinney BLVD	VEN	C11	STD	3			\$1,817,800↓	\$1,014.40	1792	1949	4,859/0.11			03/23/22	57/204
43	21113319	S	7031 FLIGHT AVE	LA	C29	STD	3			\$1,300,000↑	\$552.72	2352	1951	7,212/0.16		3	03/23/22	48/48
44	CV22003349	S	1013 E 81st ST	LA	C37	STD	3	\$34,812	5	\$724,900	\$394.83	1836	1940/ASR	5,739/0.1317	N	3	03/24/22	22/22
45	P1-8130	S	4036 Walnut Grove AVE	RSMD		STD	4	\$65,520		\$1,585,000↑	\$656.86	2413	1957/ASR	11,272/0.25	N	2	03/25/22	7/7
46	P1-6868	S	601 W 49th ST	LA		STD	4	\$170,340	6	\$1,935,000↓	\$333.39	5804	1923/ASR	6,794/0.15	N	0	03/24/22	100/100
47	OC22001864	S	1524 S Atlantic BLVD	ALH	601	STD	4	\$91,200		\$1,695,000↓	\$550.32	3080	1949/APP	7,660/0.1758	N	3	03/22/22	25/25
48	SR22007603	S	1737 N Alexandria AVE	LFE	637	STD	4	\$87,912		\$1,650,000↓	\$476.33	3464	1918/ASR	6,804/0.1562	N	4	03/24/22	38/180
49	OC21199533	S	2101 Whitmore AVE	LA	671	STD	4	\$0		\$1,155,000↓	\$471.04	2452	1922/PUB	6,781/0.1557	N	0	03/24/22	125/125
50	AR21246835	S	685 Abbey LN	POM	687	STD	4	\$78,000		\$1,080,000↓	\$300.67	3592	1961/ASR	7,470/0.1715	N	4	03/25/22	76/76
51	OC22013625	S	2738 Southern AVE	SOG	699	PRO	4	\$0		\$672,000↑	\$494.12	1360	1922/ASR	8,807/0.2022	N	2	03/22/22	11/11
52	17239744	S	817 W 97TH ST	LA	C36	STD	4			\$300,000↑	\$136.86	2192	1927	10,001/0.22			03/21/22	1669/1669
53	17239704	S	815 W 97TH ST	LA	C36	PRO	4			\$300,000↑	\$136.86	2192	1927	10,001/0.22			03/21/22	1668/1668
54	22120829	S	11688 CENTRAL AVE	LA	C37	STD	4			\$1,225,000↓	\$357.77	3424	2003	5,504/0.12	N		03/25/22	33/33
55	22126621	S	437 W 56TH ST	LA	C42	STD	4			\$762,500↓	\$320.92	2376	1958	5,399/0.12			03/22/22	4/4
56	21797286	S	6612 S Figueroa ST	LA	C42	STD	4			\$900,000↓	\$258.32	3484	1987	4,201/0.09			03/23/22	101/101
57	22126007	S	702 W 30TH ST	LA	C42	STD	4			\$1,650,000↓	\$462.18	3570	1904	3,100/0.07			03/22/22	22/22
58	22124685	S	1425 EDGECLIFFE DR	LA	671	STD	5			\$1,390,000↑	\$411.36	3379	1921	7,353/0.16	N	2	03/23/22	8/8
59	SB21158772	S	1118 W 37th DR	LA	C34	STD	5	\$108,000		\$2,600,000↓	\$599.08	4340	1965/ASR	5,055/0.116	N	0	03/25/22	179/179
60	SB22021732	S	240 W 101st ST #5	LA	C37	STD	5	\$59,052	5	\$715,000↑	\$289.24	2472	1952/PUB	6,320/0.1451	N	3	03/25/22	4/4
61	CV22039178	S	211 E Center ST	CVN	614	STD	6			\$1,590,000↓	\$382.95	4152	1962/ASR	10,504/0.2411	N	6	03/24/22	5/5
62	22123989	S	3733 LOCKE AVE	LA	621	STD	6			\$1,300,000↑	\$326.80	3978	1965	7,500/0.17			03/22/22	21/21
63	21107971	S	9000 Burton WAY	BEVH	C01	STD	6			\$4,000,000↑	\$706.96	5658	1940	5,500/0.12			03/25/22	77/77
64	21790558	S	1110 S Sierra Bonita AVE	LA	C19	STD	6			\$1,400,000↓	\$316.74	4420		5,208/0.11			03/23/22	159/159
65	SR21251486	S	1556 S Orange Grove AVE	LA	C16	STD	7	\$158,760		\$2,600,000↓	\$434.27	5987	1961/ASR	6,885/0.1581	N	0	03/23/22	66/170
66	SR22036080	S	11307 Miranda ST															

	<u>Listing_ID</u>	<u>S</u>	<u>St#</u> <u>St Name</u>	<u>City</u>	<u>Area</u>	<u>SLC</u>	<u>Units</u>	<u>GSI</u>	<u>Cap</u>	<u>L/C Price</u>	<u>\$/Sqft</u>	<u>Sqft</u>	<u>YrBuilt</u>	<u>L/Sqft/Ac</u>	<u>PrvPool</u>	<u>Grg_Spcs</u>	<u>Date</u>	<u>DOM/CDOM</u>
71	AR21225397	S	7333 Comstock AVE	WH	678	STD	9	\$166,104		\$2,615,000 	\$402.37	6499	1962/ASR	7,140/0.1639	N	2	03/25/22	88/88
72	PW22004791	S	4724 S Main ST	LA	C42	STD	9	\$0		\$1,245,000 	\$238.87	5212	1928/ASR	6,863/0.1576	N	0	03/22/22	28/28
73	OC22056288	S	3713 W Imperial Hwy	ING	102	STD	10	\$0		\$975,000	\$386.90	2520	1942/ASR	7,938/0.1822	N	0	03/21/22	0/0
74	21765290	S	853 N Alta Vista BLVD	LA	C10	STD	10			\$2,650,000 	\$736.11	3600	1924	7,752/0.17			03/23/22	175/175
75	WS22019515	S	11844 Ferris RD	ELM	619	STD	11	\$207,600		\$2,850,000	\$295.06	9659	1979/ASR	18,237/0.4187	N	0	03/25/22	7/7
76	SB22017985	S	1865 Plaza del Amo	TORR	134	STD	13	\$243,000	4	\$4,025,000	\$432.98	9296	1977/PUB	22,651/0.52	N	16	03/23/22	0/0
77	21798702	S	106 E Avenue 37	LA	677	STD	25			\$5,270,000 	\$356.95	14764	1924	51,492/1.18			03/24/22	9/9

Closed •

4222 W 168th St • Lawndale 90260

2 units • \$497,500/unit • 1,982 sqft • 7,313 sqft lot • \$510.60/sqft •

Built in 1944

East of Hawthorne Blvd

List / Sold: **\$995,000/\$1,012,000** ↓

167 days on the market

Listing ID: SB21191536



Front Unit consist of 2 spacious bedrooms and 1 bathroom, back unit is a spacious 3 bedroom and 1 bath home. Each unit has their own separate yards, for privacy and perfect for family gatherings. Desirable area in Lawndale close to 405 freeway and beach cities! Great restaurants and shopping malls to visit and entertain. VERY large property! over 7000 sq ft! Long driveway for multiple cars. Great opportunity to convert ADU unit as well!!! Good for owner user or investment.

Facts & Features

- Sold On 03/24/2022
- Original List Price of \$1,100,000
- 3 Buildings
- 0 Total parking spaces
- \$838 (Estimated)
- Laundry: In Kitchen
- \$51600 Gross Scheduled Income
- \$50640 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01863730
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4075011023

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21191536

Printed: 03/27/2022 11:11:16 AM

Closed • Duplex

List / Sold:

\$2,995,000/\$2,950,000 ↓

185 days on the market

Listing ID: SB21135824

245 & 245 1/2 26th Street • Hermosa Beach 90254

2 units • \$1,497,500/unit • 2,707 sqft • 2,472 sqft lot • \$1089.77/sqft • Built in 1987

245 & 245 1/2 26th Street is located at Myrtle & 26th Street



Take Another Look - Back On The Market! Two 3 Bed / 3 Bath Homes! Great for Investors, Second/Vacation Home Buyers or Developers! Just blocks to the soft white sand & a block to the shade trees of Valley Park & green belt that connects the beach communities! Front house is a beautifully maintained & unique 1987 architectural home with 3 bedrooms & 3 baths each on their own floor. Remodeled kitchen with built-ins including large capacity Thermador refrigerator, Thermador stainless oven w/rotisserie, 5-burner professional range & hood, double-drawer dishwasher, Advantium microwave & garbage disposal. The beautiful tile & glasswork, natural quartzite stone counter tops & large breakfast bar are perfect for preparing meals & entertaining your beach-going friends. Newly refinished hardwood floors, custom plantation shutters & beautiful light fixtures throughout. Upper floor bedroom has spectacular views from the large West-facing windows & balcony, organized walk-thru closet to enter 3/4 bath. Main floor bedroom has views, main floor balcony & full bath down the hall. Entry-level bedroom has own 3/4 bath. Both balconies face SW with great ocean views! Vaulted ceilings with exposed beams, clerestory windows, built-in cabinets & shelves with custom Library ladder in Living area. Dual paned windows. Washer & Dryer closet on entry level. Large two car attached garage plus driveway parking with permit! Rear house was originally built in 1937 & still has a cool Hermosa vibe with newer twist! There are currently 3 bedrooms & 3 baths, unique beachy space. 2 bedrooms upstairs, the largest bedroom upstairs enjoys lots of natural light, the other down the hall share the 2019 updated bath with large decorative tile shower, white vanity, glass backsplash & medicine cabinet. Downstairs bedroom & ensuite bath have own entrance from 27th Court. Another bath downstairs off the large Living Room with high wood ceiling. Kitchen tucked away near the unit's entry & adjacent to the dining area with rustic Satillo tiles & split dutch-door leading to large useable patio. Newer large-capacity stacked washer/dryer upstairs. Dual Paned Windows. Patio is great for B B Qing, hanging with friends, relaxing or alfresco dining. Both houses were re-roofed in 2019. Walk to Martha's or Bottle Inn, staples in the neighborhood. Also equal distance to the great restaurants, shops & amenities of the Hermosa & Manhattan Beach downtown areas.

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$3,425,000
- 2 Buildings
- Levels: Two, Three Or More
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: Central, Wall Furnace
- Laundry: In Closet, Inside, Upper Level
- Cap Rate: 3
- \$99000 Gross Scheduled Income
- \$83218 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Dressing Area, Main Floor Bedroom
- Floor: Carpet, See Remarks, Stone, Tile, Vinyl, Wood
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Cooktop, Microwave
- Other Interior Features: 2 Staircases, Balcony, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s),

Granite Counters, High Ceilings, Living Room Deck Attached,
Recessed Lighting, Tile Counters, Vacuum Central

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,132
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$303
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$988
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$841
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$4,950	\$59,400	\$5,600
2:	1	3	3	0	Unfurnished	\$3,300	\$39,600	\$3,900

Of Units With:

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

Additional Information

- Standard sale
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4181024012

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 •

433 W OLIVER St • San Pedro 90731

2 units • \$437,500/unit • 2,482 sqft • 5,001 sqft lot • \$364.63/sqft •
Built in 1979

East of Gaffey Street and North of 1st. Street.

List / Sold: \$875,000/\$905,000 ↑

9 days on the market

Listing ID: 22123915



A rare find in today's market, an income property that will be delivered vacant at close of escrow. The property consists of a 3-bedroom 1 1/2 bath two story front house with 1,728 square feet of living space and a large 1 bedroom 1 bath rear house with 754 square feet of living space. This property is ideal for the owner occupant or savvy investor.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$875,000
- 2 Buildings

Interior

- Floor: Carpet, Tile
- Appliances: Disposal, Refrigerator
- Other Interior Features: Ceiling Fan(s)

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:	431	3	1		Unfurnished	\$0	\$0	\$3,500
2:	433	1	1		Unfurnished	\$0	\$0	\$2,000
3:								
4:								
5:								
6:								
7:								

8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 189 - Barton Hill area
- Los Angeles County
- Parcel # 7449010007

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,199,000/\$1,500,000 ↑

9 days on the market

Listing ID: 22128015

3444 FERNCROFT Rd • Los Angeles 90039

2 units • **\$599,500/unit** • **2,038 sqft** • **5,199 sqft lot** • **\$736.02/sqft** •
Built in 1931

Take Glenhurst Ave to Tyburn St, turn right onto Ferncroft Rd.



Character duplex in Atwater Village. The front unit is a charming Spanish home featuring 2 bedrooms and 1 bath, hardwood floors, exposed beam ceiling, and many more original details throughout. The light-filled rear unit offers 1 bedroom, 1 bath and an open floor plan. Head out back and enjoy the lush backyard with great space to hang and utilize the direct access to the LA river path. The 2-car garage is currently used as storage space & laundry for the rear unit. This magical property sits in close proximity to all the great Atwater shops and restaurants on the boulevard. But wait, there's more, included with the sale are plans and permits to convert the space below the rear unit into an additional ADU! Don't miss this great opportunity in one of Los Angeles' favorite neighborhoods!

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$1,199,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$3500 Net Operating Income

Interior

- Appliances: Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$1,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,400	\$3,400	\$3,650
2:	1	1	1		Unfurnished	\$1,700	\$1,700	\$2,000

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

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

Additional Information

- Standard sale

- 606 - Atwater area
- Los Angeles County
- Parcel # 5437022010

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22128015

Printed: 03/27/2022 11:11:16 AM

Closed • Duplex

List / Sold: **\$747,000/\$715,000** ↓

1939 Fruitvale Ave • South El Monte 91733

32 days on the market

2 units • **\$373,500/unit** • **1,456 sqft** • **7,722 sqft lot** • **\$491.07/sqft** •

Listing ID: RS21270356

Built in 1959

Rush Street & Fruitvale Avenue



A wonderful opportunity to own a great duplex in South El Monte. Units are two-bedroom, one-bathroom and One Bedroom One Bath. The property has a detached two-car garage. This location is centrally located. Drive-by only, subject to interior inspection. Please do not disturb the tenants. EXPLORE THE OPTION OF CONVERTING GARAGE TO ADU (PLEASE CHECK WITH THE CITY) FOR EXTRA INCOME

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$747,000
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$793 (Public Records)
- Laundry: Outside
- \$31200 Gross Scheduled Income
- \$2600 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,640
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$640
- Cable TV: 01908329
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

2: 1 1 0 0 Unfurnished \$1,000 \$1,000 \$0

Of Units With:

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

Additional Information

- Standard sale
- 657 - So. El Monte area
- Los Angeles County
- Parcel # 8113014017

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) RS21270356

Printed: 03/27/2022 11:11:16 AM

Closed • Duplex

List / Sold:

\$1,190,000/\$1,254,000 ↑

2 days on the market

Listing ID: SR22005608

2212 Fair Oak View • Los Angeles 90039

2 units • \$595,000/unit • 1,801 sqft • 6,299 sqft lot • \$696.28/sqft • Built in 1950

Oakglen Pl and Fair Oak View Terrace



Gorgeous view property in the heart of Silver Lake! Located on a quiet street this charming gated low rise duplex features a spacious 2 bedroom with a recently remodeled bathroom, granite in the kitchen, private gated entrance, private patio, side door balcony, and private garage, and a 1 bedroom 1 bath well maintained Spanish style unit located in a private location with a front door patio, hillside views, private garage and close access to the shared backyard. The separate laundry room is located at the back of the property an convenient for all units. The front driveway can be used for parking or a common patio area. Close to transportation, restaurants, entertainment, and Silver Lake Blvd.

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$1,190,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central, Electric
- \$0 (Unknown)
- Laundry: Common Area, Individual Room
- Cap Rate: 4
- \$79440 Gross Scheduled Income
- \$47664 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher, Free-Standing Range, Disposal
- Other Interior Features: Balcony

Exterior

- Lot Features: Back Yard, Near Public Transit
- Fencing: Security, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,776
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$420
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$997
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5422014029

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,250,000/\$1,383,365 ↑

11 days on the market

Listing ID: 22129188

3134 SCOTLAND St • Los Angeles 90039

2 units • **\$625,000/unit** • **1,420 sqft** • **3,680 sqft lot** • **\$974.20/sqft** •
Built in 1953

Going north on Hyperion: turn right onto Scotland. Property is on the right side of the street.



Silver Lake mid-century duplex delivered with one unit vacant. This 1954 income property is perfect for a savvy owner-user looking to take advantage of the vacant unit, or an investor looking for a solid investment property in one of LA's hottest neighborhoods. Located behind a lush hedge where Los Feliz and Silver Lake meet, this charming property contains two 1BR/1BA units. These side-by-side units include one that is currently tenant-occupied (\$2,395/month in active rent) and the other unit is vacant. Hardwood floors, period details, in-unit laundry, and off-street parking along with dedicated outdoor space for each unit. Located at the corner of Scotland and Griffith Park Blvd with easy access to Sunset Junction shops and restaurants, the Silver Lake reservoir, Gelson's, Trader Joe's, the 101 and 5 freeways and SO much more. Tremendous upside and a rare opportunity that is not to be missed.

Facts & Features

- Sold On 03/24/2022
- Original List Price of \$1,250,000
- 1 Buildings
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,395	\$2,395	\$2,750
2:	1	1	1		Unfurnished	\$0	\$0	\$2,800
3:								

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

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5432033001

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,499,000/\$1,881,570 ↑

14 days on the market

Listing ID: 22126789

1621 REDCLIFF St • Los Angeles 90026

2 units • \$749,500/unit • 2,363 sqft • 5,285 sqft lot • \$796.26/sqft • Built in 1927

From Silver Lake Blvd, take Murray which becomes Redcliff.



Perfect for an owner-user or investor, this pristine character-filled 1920's Spanish duplex located in a coveted pocket of Silver Lake is ready to make new history. The light-filled owner's unit flows graciously from spacious living room to formal dining room to charming vintage-tiled kitchen complete with antique Wedgewood stove. A spiral staircase leads down to a multi-use bonus room that opens to the freshly-sodded back yard and secret garden below. A large laundry room/half bath combo is on this level as well. The upstairs unit has the same floorplan (without the bonus level) plus a sweet breakfast nook off the kitchen. Highlights include newly refinished hardwood floors in lower unit, washer/dryers in both units, lots of storage space, newer roof, gorgeous front and rear gardens with mature fruit trees, views of Hollywood Hills, downtown, Griffith Observatory, partial Hollywood sign. The neighborhood is special, with easy access to the Silver Lake reservoir, secret stairs of Silver Lake, shops, restaurants, and what the current owners refer to as "amazing neighbors who look out for one another."

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: Three Or More
- 2 Total parking spaces
- Heating: Floor Furnace
- Laundry: Washer Included, Dryer Included, Stackable, Inside, Individual Room

Interior

- Rooms: Bonus Room, Basement, Entry
- Floor: Wood, Carpet
- Appliances: Refrigerator, Gas Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn
- 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:	1	2	1		Unfurnished	\$0	\$0	\$3,650
2:	2	2	1		Unfurnished	\$2,470	\$2,470	\$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
 - Rent Controlled
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5425001037

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: **\$740,000/\$830,000** ↑

150 N Hicks Ave • Los Angeles 90063

5 days on the market

**2 units • \$370,000/unit • 2,309 sqft • 6,642 sqft lot • \$359.46/sqft •
Built in 1959**

Listing ID: CV22028886

Cross Street Hicks And 1st Street



Whether you're on the hunt for a multi-generational home or simply looking for your next savvy real estate investment, be sure to check out this 2-unit residence in a convenient LA location. A gated entry and a nicely landscaped lawn entice you inside to explore. A bay window brightens the living room and adjacent dining room while plenty of cabinetry accentuated by tiled countertops awaits the home chef in the sunlit, dine-in kitchen. Your bedrooms are carpeted, and you'll have a laundry room with a sink. A long, secured driveway leads to a detached Second Unit that could provide additional rental income. In this second unit, you'll have a well-equipped kitchen, a comfortable living room, 2-bedrooms, and a laundry room. A shared courtyard offers an ideal spot for setting up your BBQ and dining al fresco in the warm California sun. Take advantage of the close proximity to shopping, dining, Downtown LA, and public transportation. Make your real estate dreams a reality by coming for a tour today!

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$740,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Individual Room
- \$5400 Gross Scheduled Income
- \$5000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Main Floor Bedroom

Exterior

- Lot Features: Back Yard, Yard
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,800
- Electric: \$1,200.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01914184
- Gardener:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Negotiable	\$0	\$0	\$2,100
2:	1	3	2	1	Negotiable	\$0	\$0	\$3,300

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5232013025

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

1708 E 3rd St • Los Angeles 90033

2 units • \$404,500/unit • 1,800 sqft • 1,874 sqft lot • \$450.00/sqft •
Built in 1890

Off Pecan

List / Sold: **\$809,000/\$810,000** ↑

7 days on the market

Listing ID: PW22027148



Beautifully Renovated Duplex near Arts District. Units are a 3+2 and a 2+2. High ceilings, Quartz countertops, Wood looking Porcelain tiles, stainless appliances are just a few of the highlights. W/D hookups in both units, street and inside parking, plenty of unique inside storage. Separate meters for water, gas, electric. Unique opportunity and Property. Very low maintenance.

Facts & Features

- Sold On 03/26/2022
- Original List Price of \$809,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: ENERGY STAR Qualified Equipment
- Heating: Baseboard, Combination, Ductless
- \$252 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, See Remarks, Washer Included
- \$4850 Gross Scheduled Income
- \$4250 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Concrete, Laminate, Stone, Tile
- Appliances: Dishwasher

Exterior

- Lot Features: Corner Lot, Cul-De-Sac
- Fencing: Wrought Iron
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$11,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	Negotiable	\$0	\$0	\$3,100
2:	1	2	2	0	Partially	\$0	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5172025024

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW22027148

Printed: 03/27/2022 11:11:16 AM

Closed •

11341 DENAIR St • Los Angeles 90049

2 units • \$795,000/unit • 1,697 sqft • 5,249 sqft lot • \$960.52/sqft • Built in 1941

West of Church Lane, South of Montana Ave

List / Sold:

\$1,590,000/\$1,630,000 ↑

11 days on the market

Listing ID: 22126301



Nestled in the coveted Brentwood Glen neighborhood, this enchanting cottage-style duplex is filled with character. A charming brick walkway invites you up to the manicured courtyard, with entrances to both units. The front 2 bedroom, 1 bath unit is vacant, and boasts warm wood floors, large windows & crown molding detail throughout. The spacious living area features a decorative brick fireplace, and opens to the sun-filled dining area. The kitchen has ample storage space, separate laundry area, and large window that fills the space with natural light. The back 1 bedroom, 1 bath unit is tenant-occupied, and features an open and cozy layout with fireplace, spacious bedroom, in-unit laundry, and a private tranquil backyard with wooden deck. A set-back two car garage could be used as a creative space, and has a gated driveway for added privacy. Located in close proximity to The Getty, UCLA, Brentwood, and Westwood Village, this unique gem is the perfect space for an owner-user to live in the front unit, or rent it out for additional income.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$1,590,000
- 1 Buildings
- Laundry: Washer Included, Dryer Included
- \$54600 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$23,400
- 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	\$4,500	\$0	\$4,500

2:	1	1	1	Unfurnished	\$2,000	\$2,000	\$2,000
3:							
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• C06 - Brentwood area• Los Angeles County• Parcel # 4365023012 |
|---|---|

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:

\$2,650,000/\$2,575,000 ↓

102 days on the market

Listing ID: 21790590

1029 N La Jolla Ave • West Hollywood 90046

**2 units • \$1,325,000/unit • 2,920 sqft • 6,481 sqft lot • \$881.85/sqft •
Built in 1925**

S of Santa Monica Blvd, E of La Cienega Blvd



Gorgeous Spanish duplex just a stone's throw away from prime West Hollywood's exquisite shopping and dining experiences. Two beautifully remodeled units with expansive stone patio, balcony and backyard to enjoy the best of the California sunshine. Lovely kitchens with a view and chef-grade stainless steel appliances. Ideal for indoor/outdoor living and entertaining. Central AC to compete with the strong summer sun. Back and front yard meticulously landscaped and maintained. Formerly used as a single-family home, this duplex could easily be converted back into a single-family home. - Please do not disturb tenants

Facts & Features

- Sold On 03/24/2022
- Original List Price of \$2,650,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable
- \$68078 Net Operating Income

Interior

- Rooms: Entry, Family Room
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range, Double Oven, Range Hood
- Other Interior Features: Ceiling Fan(s), 2 Staircases, Crown Molding, Living Room Balcony, Living Room Deck Attached, Recessed Lighting

Exterior

- Lot Features: Yard

Annual Expenses

- Total Operating Expense: \$48,691
- 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	\$5,061	\$5,061	\$5,300
2:	1	3	1		Unfurnished	\$4,959	\$4,959	\$5,700
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
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 5529013018

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:

\$2,988,000/\$2,698,000 ↓

172 days on the market

Listing ID: 21785406

946 N Croft Ave • Los Angeles 90069

2 units • **\$1,494,000/unit** • **3,777 sqft** • **6,499 sqft lot** • **\$714.32/sqft** •

Built in 1932

East of La Cienega, South of Santa Monica Blvd, North of Melrose, West of Orlando



WOW! ATTENTION Builders and Developers! LAR3 zoning, Los Angeles address, not West Hollywood. PRIME PRIME development potential or RARE OPPORTUNITY to restore a LARGE Authentic Spanish duplex, complete with stunning classic architecture, heavy character, original woodwork and ironwork details, many original fixtures, arched doorways, coved ceilings throughout. The entire 6500 sf flat lot leads to a generous detached garage structure. Amazingly gorgeous facade with all the authentic Spanish architectural roof lines, Spanish tiled roof, all the bones ideal for an authentic restoration. Centrally located near all the best restaurants, designer shops, world class entertainment venues and city services. The best prime location Los Angeles has to offer. Future assemblage potential. PLEASE DO NOT DISTURB OCCUPANTS.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$2,988,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$54000 Net Operating Income

Interior

- Rooms: Bonus Room, Living Room
- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$20,000
- 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	3	2		Unfurnished	\$3,100	\$3,100	\$7,500

2: 1 3 2 Unfurnished \$1,400 \$1,400 \$7,500
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: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5529002013

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 • **Single Family Residence**

List / Sold: **\$859,000/\$966,000** ↑

3201 W 18th St • Los Angeles 90019

5 days on the market

2 units • **\$429,500/unit** • **2,446 sqft** • **6,878 sqft lot** • **\$394.93/sqft** •
Built in 1908

Listing ID: SB22031005

I-10 West. Exit Arlington Ave. (Arlington Ave & 18th Street)



DUPLEX IN ARLINGTON HEIGHTS, LOS ANGELES! Extraordinary opportunity for the visionary who instantly recognizes a rare opportunity when they see one! Bring your A-Team to restore this unique craftsman duplex in Arlington Heights. FRONT UNIT - As you arrive at the entrance of the home, you are greeted by a large wrap-around porch, which surrounds the craftsman living room. The original wood-beam ceiling design and stained glass are not often seen in homes today. The spacious home also features two large bedrooms, a large bathroom, kitchen, laundry room, and half bathroom. In addition, the home has a lovely den with original wood & glass French doors. The many windows and glass doors allow the sun rays to come through during the golden hour. BACK UNIT - A large 1 bedroom, 1 bath home measuring 786 sq ft. The living room, bedroom, and kitchen are all spacious! The unique Craftsman characteristics are featured, including built-in custom wood cabinetry, and original black and white checkered tile in the living room. Both the front and back units have an attic with standing height measurements and runs from the front of the unit to the back. The possibilities are endless! LOCATION - The property is centrally located next to public middle & high schools, Mid City, and Korea Town.

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$859,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$436 (Estimated)
- Laundry: Common Area, Inside
- \$51600 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Attic, Basement, Kitchen, Laundry, Living Room
- Floor: Tile
- Appliances: 6 Burner Stove, Water Heater
- Other Interior Features: Beamed Ceilings, Block Walls, Brick Walls, Built-in Features, Ceiling Fan(s), Crown Molding, Formica Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

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
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5072031009

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold:

\$1,100,000/\$1,000,000 ↓

84 days on the market

1741 S Normandie Ave • Los Angeles 90006

**2 units • \$550,000/unit • 2,334 sqft • 6,094 sqft lot • \$428.45/sqft •
Built in 1905**

Listing ID: SB21216625

North of the 110, exit Normandie, between Washington & Venice Blvd. West side of st.



Premium centrally located home in the HPOZ historic area of Pico-Union, Koreatown, Mid-Wilshire of Los Angeles. This quaint Colonial Cottage has had permitted additions for a once large family. The City of LA-Building & Safety have approved plans to divide the main 4 bed, 2 bath home from the upper 2 bed, 1 bath into 2 separate units w/ their own utility meters. The two units would share the main floor laundry room that leads out to the back yard. This would act as the main entrance for the upper unit. The 2 car garage can be shared between the units, if desired. The driveway is long that can accommodate 4 - 5 cars. The patio area at the rear of the house provides a nice getaway surrounded by lots of greenery from the nice landscape of a well maintained yard. Potential exists to create an upper deck or balcony for upper unit outdoor area. The new owner can live one & the other. With such a central location, the owner can create a very lucrative Airbnb business. The proximity to DTLA, Staples Center, USC, UCLA, Airport, Baseball, Soccer and Football Stadiums, beaches like Santa Monica, Venice, LA Marina and Redondo Beach; Mountains areas such as Big Bear and Lake Arrowhead, Sierra Nevada and San Gabriel Mountains for both winter and summer fun; City life activities in Hollywood, Universal Studios, Warner Brothers Studios, Disneyland, Pacific Coast Highway drives, proximity to LAX, Universities: UCLA, USC, Loyola Marymount, etc and more is HUGE for such a business. Centrality is everything and you won't go wrong with this investment. Converting permits have been paid & approved. Remaining items for conversion consist of adding gas, water, electrical meters; mailbox and water heater for upstairs. No main building restructure or major alteration required. The house layout provides an easy conversion. Great investment opportunity for the right person/investor. Performa rents: 4 bed, 2 bath -\$4,000; 2/1 - \$2,500 Air BnB 2 bed/1 bath \$250 per night and/or the downstairs for groups 4 bd/2 bath with rates at \$355 or more per night depending on local activities and seasons.

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One, Two
- 8 Total parking spaces
- Cooling: Central Air, Gas
- Heating: Central
- \$363 (Estimated)
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, Individual Room, Washer Hookup, Washer Included
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Jack & Jill, Kitchen, Laundry, Living Room, Main Floor Bedroom, Walk-In Closet
- Appliances: Disposal, Gas Oven, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator, Water Heater
- Floor: Laminate, Tile, Wood
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Sprinkler System, Yard
- Fencing: Block, Chain Link, Wood
 - Sewer: Public Sewer
 - Other Exterior Features: Rain Gutters

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5075027026

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,749,000/\$1,810,000 ↑

5 days on the market

Listing ID: 22127357

4422 VICTORIA PARK PI • Los Angeles 90019

2 units • \$874,500/unit • 3,944 sqft • 8,848 sqft lot • \$458.92/sqft •

Built in 1924

Enter on Windsor / Pico



Trophy duplex in the heart of Victoria Park gated community. This stunning Mediterranean duplex features a three bedroom and a two bedroom unit with almost 2000 sq. ft. per unit. The upper unit has been totally transformed into a tasteful living space with designer done features. The primary bedroom is fit for a queen/king with a spa-like bath and walk-in closets from California closets and additional space with plenty of storage. There are blackout storm windows in the main and guest bedrooms. The hardwood floors are gorgeous, new double pane windows and one of a kind custom lighting. The kitchen is well equipped with quartz countertop, custom cabinetry and SS appliances including a sleek wine fridge. The dining room is open to the living room with North facing mountain views and plenty of natural light. HVAC and new roof are a few of the upgrades. There is a detached three car garage with potential for ADU and plenty of space for additional parking. There is a motorized gate and drought resistant vegetation with a drip water system. Victoria Park is a gated community in the heart of the city minutes away from Culver City, Downtown, Larchmont Village and L.A live. BOTTOM UNIT VACANT.

Facts & Features

- Sold On 03/21/2022
- Original List Price of \$1,749,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Oven, Oven, Range, Range Hood, Microwave, Double Oven

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01944726
- Gardener:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$4,500	\$4,500	\$5,200
2:	2	2	1		Unfurnished	\$0	\$0	\$5,200
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
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5082013025

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 •

1322 N CHEROKEE Ave • Los Angeles 90028

2 units • **\$792,500/unit** • **1,952 sqft** • **5,262 sqft lot** • **\$819.67/sqft** •
Built in 1917

South of Sunset Blvd

List / Sold:

\$1,585,000/\$1,600,000 ↓

26 days on the market

Listing ID: 22119493



Delighted to offer a rare piece of LA real estate. This side-by-side duplex in Hollywood's historic quarter is centrally located, on a quiet street yet in amongst the action. Close to Ameoba, Chinese Theater & Hollywood/Highland. The main house is a 1917 craftsman offering 2 beds, 2 baths. Enter to polished concrete floors, 18ft ceilings & a show-stopping spiral staircase which leads to your primary suite. Upstairs is a loft area perfect for an office, a spacious bedroom with walk-in closet, private balcony and a remodeled bathroom. The yard is the perfect spillover for your many visitors & dining alfresco, a beautiful private space. The recently remodeled Spanish bungalow is 2 bed, 1 bath and a private outdoor decking area. This 2nd unit has the option to be delivered VACANT. Both units each have their own driveway. Property is zoned RD1.5 - RARE HOLLYWOOD DUPLEX - DON'T MISS OUT!

Facts & Features

- Sold On 03/24/2022
- Original List Price of \$1,620,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- \$63240 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
-------	------	-------	--------	------------	-------------	------------	-----------

1:	1	2	2	Unfurnished	\$4,850	\$4,850	\$4,850
2:	2	2	1	Unfurnished	\$2,700	\$2,700	\$3,100

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
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5547030021

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22119493

Printed: 03/27/2022 11:11:16 AM

Closed •

List / Sold:

\$1,935,000/\$2,106,000 ↑

14 days on the market

Listing ID: 22121865

759 N LAS PALMAS Ave • Los Angeles 90038

2 units • **\$967,500/unit** • **2,635 sqft** • **7,216 sqft lot** • **\$799.24/sqft** •
Built in 1923

South of Santa Monica Blvd., North of Melrose Ave., East of North Highland



Introducing this rare opportunity to own two homes on a single lot in this coveted N. Hancock Park/Melrose adjacent location. Situated on a beautiful tree-lined street, this ideally located Duplex resides on a corner-lot providing both private and secure yards for each residence. Both homes are two bedrooms, one bathroom, and have a large one car garage; both will be delivered vacant!! The Las Palmas home features a private grass front yard, a step-up covered porch, a remodeled open kitchen, hardwood floors, a center hall floor plan, a large storage closet with built-ins for wine and audio storage. The home is also outfitted with an AV system, with surround sound installed in every room. Note the two patios, one has a great sitting area in the rear. Exit the front home thru a side gate and you see the garage parking and entry to the second home on Waring. Note the additional room for parking in front of the garages. This 2-bed home also has a step-up porch, hardwood floors, a center hall floorplan, a center storage closet and two side yards. Waring has great potential to remodel and make into an open floor plan. Note the Batchelder Fireplace. The lot, zoning and garage spaces may provide possibilities to build-out further or add a studio. Great long term location and investment. Delivered vacant!!

Facts & Features

- Sold On 03/24/2022
- Original List Price of \$1,935,000
- 2 Buildings
- Levels: One
- Heating: Forced Air
- Laundry: Individual Room

Interior

- Rooms: Jack & Jill, Utility Room, Walk-In Closet, Living Room, Master Bathroom
- Appliances: Dishwasher, Refrigerator
- Floor: Wood
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$4,900	\$4,900	\$5,900
2:	1	2	1		Unfurnished	\$3,700	\$3,700	\$4,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5524010001

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:

\$3,195,000/\$3,150,000 ↓

39 days on the market

Listing ID: 22116105

4150 MADISON Ave • Culver City 90232

2 units • \$1,597,500/unit • 2,615 sqft • 6,751 sqft lot • \$1204.59/sqft •

Built in 2021

South of Culver



Stunning gated property, currently in use as an extended family compound and will be delivered vacant. Property includes two distinct living spaces with separate entries and a bonus ASU (Auxiliary Structure Unit), perfect for 'work from home' and for gatherings. Larger rear main home includes custom designer features-backlit Caesarstone gemstone counters, top of the line appliances, dramatic ceilings and light and direct access to a lovely outdoor patio with Sun-Brite TV. Front unit includes charming features - open living space, free-standing tub and separate steam shower in baths -fireplaces and built-in TV's in both units. Smart Home throughout with Control 4 Technology. The dramatic ASU offers versatile use, and includes office space with wine cooler and bar, sleek polished concrete flooring, bath, storage and the main laundry. All units open to a delightful interior walkway with serene Zen seating and garden wall. This rare and exceptional property is situated well back and above the street with a grassy front yard and striking 100 yr. old Chinese Elm as the centerpiece. All of this in the most desirable Culver City Historic District with easy access to all that this vibrant City has to offer near Studios, Tech HQ and more! A must see-includes 4150-4152 Madison.

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$3,195,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable, Inside

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- Gardener:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$6,250	\$0	\$6,250
2:	1	2	2		Unfurnished	\$5,000	\$0	\$5,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C28 - Culver City area
 - Los Angeles County
 - Parcel # 4207016028

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 •

309 E 65th St • Los Angeles 90003

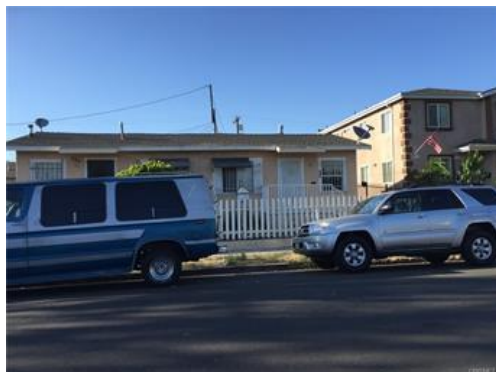
2 units • \$232,500/unit • 960 sqft • 2,978 sqft lot • \$484.38/sqft •
Built in 1924

110 Fwy off Gage, travel east to San Pedro turn south to 65th St

List / Sold: \$465,000/\$465,000

11 days on the market

Listing ID: SR22004269



Live in one, rent the other for income. Beautiful and WELL LOCATED property perfect for a new owner and get rent income help. Or for a new investor trying for the very first time Real Estate Investment. San Pedro & 65th St is great location near everything, coffee stores, schools, supermarkets, stores, bus stop, Frwys and just a few minutes from downtown Los Angeles.

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$465,000
- 1 Buildings
- 0 Total parking spaces
- \$230 (Estimated)
- \$11212.3 Gross Scheduled Income
- \$8812.3 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01147119
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$934	\$934	\$1,600
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6006017033

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR22004269

Printed: 03/27/2022 11:11:17 AM

Closed •

List / Sold: **\$615,000/\$625,000** ↑

652 W 97th St • Los Angeles 90044

7 days on the market

**2 units • \$307,500/unit • 1,383 sqft • 5,053 sqft lot • \$451.92/sqft •
Built in 1945**

Listing ID: PW22029020

Corner of 97th & Hoover



Front house has 3 beds/1 bath and has new floors & paint. Front house also has Central Heat/Air. Back house needs some work. It is 1 bedroom / 1 bath and has an unpermitted garage conversion. Buyer to satisfy themselves as to permits with city.

Facts & Features

- Sold On 03/21/2022
- Original List Price of \$615,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$384 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$225
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$75
- Cable TV: 01275057
- Gardener:
- Licenses:
- Insurance: \$150
- 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	0	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6054026001

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW22029020

Printed: 03/27/2022 11:11:17 AM

Closed • **Duplex**

List / Sold: **\$630,000/\$640,000** ↑

1657 W 52nd St • Los Angeles 90062

1 days on the market

2 units • **\$315,000/unit** • **1,746 sqft** • **6,500 sqft lot** • **\$366.55/sqft** •
Built in 1923

Listing ID: SR22019988

110 to exit 19, merge to S. Flower, go west to 54th Street, turn right onto Normandie Ave then left on 52nd Street



As Is fixer

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$630
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$330 (Estimated)
- Laundry: Inside
- \$52800 Gross Scheduled Income
- \$51300 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,700
- Electric: \$350.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$700
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$1,243	\$1,243	\$2,200

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5003006029

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR22019988

Printed: 03/27/2022 11:11:17 AM

Closed •

List / Sold: **\$730,000/\$715,000** ↓

1129 W 93rd St • Los Angeles 90044

12 days on the market

**2 units • \$365,000/unit • 2,212 sqft • 9,414 sqft lot • \$323.24/sqft •
Built in 1931**

Listing ID: MB22005373

Budlong & 93rd St



Attention all Investors! 2 Detached SFR in a great Los Angeles rental area just minutes from all freeways, shopping, and entertainment including the new Sofi Stadium, and the Forum. This property consists of (1) 2 Bedroom 3 Bath Front Unit & (1) 2 Bedroom 1 Bath Back Unit. Plenty of parking on a 9,414 Lot Size, Zoned R3. Perfect opportunity for an investor to generate great rental income. Rent out both homes for a great monthly return on investment and also enjoy the great appreciation on a property in a thriving neighborhood. Buyer and Buyer's Broker/Agent advised to independently verify all information herein and satisfy their own due diligence. ***The Front unit can be delivered vacant***

Facts & Features

- Sold On 03/24/2022
- Original List Price of \$730,000
- 2 Buildings
- 0 Total parking spaces
- \$1,129 (Estimated)
- Laundry: Individual Room
- \$34800 Gross Scheduled Income
- \$34800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3	0	Unfurnished	\$1,900	\$1,900	\$2,300
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,800

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6056003048

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) MB22005373

Printed: 03/27/2022 11:11:17 AM

Closed •

List / Sold: **\$797,000/\$775,000** ↓

9610 Juniper St • Los Angeles 90002

90 days on the market

**2 units • \$398,500/unit • 1,889 sqft • 6,869 sqft lot • \$410.27/sqft •
Built in 1947**

Listing ID: CV21242373

East of S. Alameda St, North of E. 97th St, South of E. 95th St



Beautifully remodeled House at the front of the Property: 3 Bedrooms, 1 Bath, New Kitchen Cabinets, Dinning Room and Family Room. New flooring, New Windows, New Paint. Plus brand new Unit with 802 S.F. at Rear built in 2021: 2 bedrooms, 1 Bath, Kitchen, Family Room, Solar Panels. Real nice design. Two car detach garage at the rear of the property close to the Alley. Plenty of car parking spaces with different entries. Gated at the front of the property as well as from the Alley. New Driveway and grass.

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$847 (Estimated)
- Laundry: In Closet
- \$50400 Gross Scheduled Income
- \$45744 Net Operating Income
- 2 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: \$4,656
- Electric:
- Gas: \$156
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00848848
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6046011005

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV21242373

Printed: 03/27/2022 11:11:17 AM

Closed • Duplex

List / Sold: **\$525,000/\$550,000** ↑

329 W 83rd St • Los Angeles 90003

6 days on the market

2 units • **\$262,500/unit** • **1,306 sqft** • **5,764 sqft lot** • **\$421.13/sqft** •
Built in 1962

Listing ID: OC22018284

S. Broadway and 83rd Street



Duplex with a large front yard. Both units are occupied with long-term, paying tenants, who will transfer with the property. One unit is 3 bedroom/1 bath and the second unit is 2 bedroom/1bath. Conveniently located near the 110 freeway, restaurants, and shopping centers. Potential for positive cash flow.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$525,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: See Remarks
- \$4,358 (Seller)
- Laundry: See Remarks
- \$57600 Gross Scheduled Income
- \$47240 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: See Remarks
- Floor: See Remarks

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard
- Fencing: Fair Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,358
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526567
- Gardener:
- Licenses:
- Insurance: \$4,358
- 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	Negotiable	\$2,400	\$2,400	\$2,400
2:	1	3	0	0	Negotiable	\$2,400	\$2,400	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6031033028

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) OC22018284

Printed: 03/27/2022 11:11:17 AM

Closed •

List / Sold: **\$749,995/\$750,000** ↑

9123 S Broadway • Los Angeles 90003

4 days on the market

2 units • **\$374,998/unit** • **2,828 sqft** • **4,935 sqft lot** • **\$265.21/sqft** •

Listing ID: OC21268743

Built in 2001

East of the 110. Broadways & 92nd



****DUPLEX**** Updated: 2/7/22. These units are extremely well maintained by both units. Building was built in 2001! Each Unit shows as 3 Bed/2.5 baths. The units total 2,828 sq ft of living space. Great Opportunity for a Large Family. Close to Freeways and Downtown Los Angeles & USC. Do Not miss this Opportunity to own two (2) units. Great for First Time Home Buyers and/or Investors. Hurry these Units will not last!!!

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$749,995
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- \$444 (Estimated)
- Laundry: Inside
- \$48960 Gross Scheduled Income
- \$41860 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: \$7,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01931743
- Gardener:
- Licenses:
- Insurance: \$1,890
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$1,980	\$23,760	\$2,550
2:	1	3	3	2	Unfurnished	\$2,100	\$25,200	\$2,550

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6040032020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: OC21268743

Printed: 03/27/2022 11:11:17 AM

Closed •

List / Sold: **\$650,000/\$600,000** ↓

640 S EASTMAN Ave • Los Angeles 90023

21 days on the market

2 units • **\$325,000/unit** • **1,584 sqft** • **3,792 sqft lot** • **\$378.79/sqft** •
Built in 1924

Listing ID: 22116045

Corner of S Eastman and Princeton St. Google Maps.



Located in East Los Angeles, 640 S Eastman St is a beautiful Spanish style duplex which offers a great opportunity for an owner-user or investor. The spacious main house (approximately 1,100 square feet) is a 3 bedroom / 1 bathroom with plenty of storage space throughout. The upstairs apartment is approximately 500 square feet and consists of a galley kitchen, bedroom, and bathroom. Electricity and gas are separately metered, while water is master-metered. There is a driveway that can fit approximately three cars tandem style. The location is an attractive destination for homeowners and renters alike. It is located close to Downtown and is very accessible to public transportation.

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$650,000
- 1 Buildings
- \$28140 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$12,060
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,150	\$2,150	\$2,300
2:	1	1	1		Unfurnished	\$1,200	\$1,200	\$1,500
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
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5238015001

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22116045

Printed: 03/27/2022 11:11:17 AM

Closed • Duplex

List / Sold:

\$2,399,000/\$2,375,000 ↓

47 days on the market

165 167 S Mansfield Ave • Los Angeles 90036

2 units • **\$1,199,500/unit** • **4,978 sqft** • **7,155 sqft lot** • **\$477.10/sqft** •
Built in 1927

Listing ID: SR21226282

Beverly Blvd. & S. Highland Ave.



Spectacular Duplex in Historic Hancock Park! This unique investment opportunity is perfect for an owner-user or to rent out both expansive units for a steady stream of passive income. On one of the best streets in the area, you'll find a tree-lined street welcoming you to a quaint property with a large front yard making you feel right at home. Totalling 4,978 sf of turnkey living space, the first-floor unit is a 3bd/2ba and the larger and updated unit on the second floor features a 3bd/2.5 bath with bonus room, remodeled kitchen and private balcony. Both light and bright units feature original hardwood floors, large windows, arched walkways, custom crown moldings, classic bathrooms, formal dining rooms, fireplaces and classic light fixtures. A peaceful patio and large yard out back provide a perfect space for kids, pets and to enjoy unrivaled California weather. Additional amenities include central HVAC, in-unit laundry and ample parking. Minutes from the Grove, Larchmont, LACMA, trendy restaurants and shopping, the 101, 2 and 10 freeways and so much more, this area is in high demand. Contact us today for more details!

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$2,399,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: See Remarks
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Center Hall, Kitchen, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom, Master Suite
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Cooktop, Refrigerator
- Floor: Tile, Wood
- Other Interior Features: Ceiling Fan(s), Granite Counters, Pantry

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01464124
 - Gardener:
 - Licenses:
- 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	0	0	Unfurnished	\$3,693	\$44,316	\$4,500
2:	1	3	0	0	Unfurnished	\$3,478	\$41,736	\$4,800

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
- C18 - Hancock Park-Wilshire area
 - Los Angeles County
 - Parcel # 5513016021

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,089,880/\$1,130,000 ↑

42 days on the market

Listing ID: PW21260306

4831 5th Ave • Los Angeles 90043

2 units • **\$544,940/unit** • **2,000 sqft** • **6,774 sqft lot** • **\$565.00/sqft** •
Built in 1914

East of Crenshaw, West of Arlington



Savvy investors and astute buyers alike can't go past this exceptional opportunity. This large and flat lot offers two homes in a sought-after Los Angeles location to make this a property you must have. This is an SFR + ADU. The front home has been beautifully remodeled with 4 bedrooms and 2 bathrooms, offering a stylish abode while the rear residence is brand-new and ready for you to enjoy. A charming bungalow facade with a porch and lush lawn welcomes you home, inviting you to rest a while before you step inside to explore this light-filled and modern interior. On-trend luxury flooring flows throughout the open-plan living, dining and kitchen zone while quality appliances and plenty of storage within the custom cabinetry await the budding chef. There is also air-conditioning so you can entertain in style and comfort, as well as recessed lighting and large windows that frame leafy views. The four bedrooms are all a great size and there are two impeccably appointed bathrooms including the master bath. In the back, a detached ADU offers comfortable accommodation for guests or tenants with 1 bedroom and 2 bathrooms, along with a bonus room that can be used as a 2nd bedroom or office. Both homes enjoy low-maintenance vinyl windows and stone countertops as well as a central location. You will live close to the new metro line and within easy reach of Leimert Park Village with shopping, restaurants and entertainment. For those who commute, freeways are nearby and the Super Bowl 2022 is also close to this must-see property.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$1,089,880
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- \$298 (Estimated)
- Laundry: Inside
- \$87480 Gross Scheduled Income
- \$53155 Net Operating Income
- 2 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: \$34,325
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Insurance: \$1,800
- Maintenance: \$17,250
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0

- Cable TV: 01969617
 - Gardener:
 - Licenses:
- Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$0	\$0	\$4,495
2:	1	1	2	0	Unfurnished	\$0	\$0	\$2,795

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5014018026

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 •

939 W Arbutus St • Compton 90220

2 units • \$337,500/unit • 1,990 sqft • 5,981 sqft lot • \$359.30/sqft •
Built in 1947

ROSECRANS/CENTRAL

List / Sold: \$675,000/\$715,000 ↑

19 days on the market

Listing ID: SB21266063



Great opportunity to own this great investment! 2 on a lot units, front unit is a 3 bedroom 2 baths, back unit is a 1 bedroom, 1 bath, 1 car garage attached to back unit, large lot, a must see to appreciate

Facts & Features

- Sold On 03/21/2022
- Original List Price of \$675,000
- 2 Buildings
- 1 Total parking spaces
- \$680 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014523
- 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	\$2,200
2:	1	1	1	100	Unfurnished	\$1,000	\$1,000	\$1,350

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6156021040

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB21266063

Printed: 03/27/2022 11:11:17 AM

Closed • Duplex

11131 Sunshine Ter • Studio City 91604

**2 units • \$697,500/unit • 2,200 sqft • 4,001 sqft lot • \$636.36/sqft •
Built in 2011**

S. VENTURA BLVD. W. VINELAND

List / Sold:

\$1,395,000/\$1,400,000 ↓

100 days on the market

Listing ID: SR21231873



Have you been dreaming of owning a duplex: living in one home and renting the other (so the rent will pay at least part of your mortgage?) Your opportunity has arrived!! We're in Studio City hills, South of the Boulevard, just moments to Universal Studios, to City Walk, to Weddington Park, to Metro Rail subway, to shops, restaurants and markets... in short: central location close to everything. This duplex is extraordinary: just barely 10 years-new, with separate entrances & separate utility meters for each house. Both homes have exquisite interiors. The main house at 11131 Sunshine Terrace is 3 BR + 2 BA, appx. 1,350 sq.ft. (per seller,) has gorgeous white Carrara Tiles with subtle light-grey interlace, all 3 bedrooms have eng. hardwood floors, 2 stylish bathrooms, kitchen w/ granite tops, stainless steel appliances & travertine splash-backs. Laundry is inside. A 2 car garage. The second house at 11129 Sunshine Ter., is appx. 825 sq.ft. (per seller,) 1 BR + 1.5 BA with its own entrance and meter, it's own attached garage with laundry. Interior has soaring high ceiling, beautiful eng. floors & stainless steel appliances. For the adventurous builders among you: the property is zoned RD1.5.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$1,425,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$321 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Gentle Sloping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01079007
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- STUD - Studio City area
 - Los Angeles County
 - Parcel # 2378009012

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

7920 Fair Ave • Sun Valley 91352

2 units • \$650,000/unit • **2,872 sqft** • **11,184 sqft lot** • \$463.09/sqft •
Built in 1938

cross streets: Fair Ave & Blythe St and Fair Ave & Arminta St

List / Sold:

\$1,300,000/\$1,330,000 ↑

14 days on the market

Listing ID: SR22016717



Wow!!! This is the one you have been waiting for, 2 large home in one hug lot! Main house has over 1600 sqft of living space with its own private driveway, front and back yards. Additionally the unit has its own gas and electric meters. The property is nestled in Sun Valley close to everything you could need! These 2 homes have been tastefully redone with no expense spared! This recently renovated delight features fresh paint, inside & out with wood laminate flooring throughout. The kitchen is a statement in style without sacrificing function. Cozy kitchen with appliances, quartz counters, backsplash, recessed lighting, and breakfast bar counters further highlighted by stylish pendant lighting! Home features central heat/AC, double pane windows, remodeled bathrooms, and a 1,200 sq ft ADU with 3 bedrooms. 2,872 sqft living space all in all! Two driveways, that can fit 5, 8 or 10 cars easily as well as RV's and more. You won't want to miss out on this home! This home is located close to all amenities & centrally located and adjacent to Burbank. Home is only minutes to shopping malls, studios, restaurants, parks, freeways and much much more! This magnificent home is a rare find, meant for those who truly value a sophisticated, comfortable & chic living experience. Perfect for those who are looking for a great investment or looking to live in one and rest the other. Rents in the area are great, you can easily rent each for 3600 due to extensive remodel & huge lots. Buyers to verify.

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$276 (Estimated)
- Laundry: Inside
- \$86400 Gross Scheduled Income
- \$75180 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,220
- Insurance: \$1,260
- Electric: \$0.00
- Maintenance:

- Gas: \$0
 - Furniture Replacement:
 - Trash: \$470
 - Cable TV: 01521876
 - Gardener:
 - Licenses:
- Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- SUNV - Sun Valley area
 - Los Angeles County
 - Parcel # 2314007024

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

List / Sold:

\$1,189,000/\$1,260,000 ↑

18 days on the market

Listing ID: SB22006538

621 W 3rd St • San Pedro 90731

**3 units • \$396,333/unit • 3,381 sqft • 5,006 sqft lot • \$372.67/sqft •
Built in 1923**

3rd Street and Grand Avenue



One-Of-A-Kind Craftsman Triplex with ALL units completely remodeled less than one year ago (April 2021) featuring (2) 1 bedroom/1 bathroom units, and (1) 4 bedroom /2.5 bathroom unit. Perfect Investment Opportunity in a high demand rental area for either an owner-occupied situation, or renting out all three units. New paint, new laminate floors, new kitchens with white shaker cabinets, quartz countertops, appliances including gas range ovens and dishwashers, new bathrooms, new wall heaters, new water heaters, new light fixtures and mostly all new double pane windows throughout. Front unit features 1 bedroom / 1 full bathroom, approximately 642 sq. ft., fenced front yard area, porch, bright living room plus dining area, and spacious remodeled kitchen. Attached middle unit features 3 Bedrooms + finished basement with one bedroom plus two large storage(bonus) rooms / 2.5 Bathrooms, and three stories. Main House is approximately 1,544 sq. ft., and finished basement is approximately 722 sq. ft. Entry level you will find a spacious bright living room with fireplace (decorative) and dining area, kitchen, full bath, and one bedroom. Upstairs offers two bedrooms and half bathroom. Downstairs massive "basement" area offers full living room with fireplace (decorative) plus extended bonus area, one bedroom, two roomy storage rooms, and a bathroom with stand-alone shower. Detached rear unit above garages is private, offering 1 bedroom / 1 full bathroom, approximately 451 sq. ft., with kitchen open to the living room. Below is a storage unit plus a 4-car garage! Each 1 bedroom unit has a motor operated 1-car garage, and the 4 bedroom unit has a 2-car garage. All units share a laundry room with (leased) coin operated washer/dryer. Separate gas and electric meters. Ample grassy yard space in between buildings. Rents are all at market value. Centrally located, walking distance to grocery stores, restaurants, shops, Starbucks, and has easy 110 freeway and Bridge access. Also located just minutes to Downtown San Pedro, new San Pedro Public Market, Cabrillo Beach, Point Fermin Park, Korean Bell, hiking and bike paths and much more!

Facts & Features

- Sold On 03/21/2022
- Original List Price of \$1,189,000
- 2 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Common Area, Community
- \$76200 Gross Scheduled Income
- \$71320 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Gas Range

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard
- Security Features: Closed Circuit Camera(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,880
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,880
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$0	\$0	\$3,300
2:	1	1	1	1	Unfurnished	\$1,625	\$1,625	\$1,625
3:	1	1	1	1	Unfurnished	\$1,425	\$1,425	\$1,425

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 189 - Barton Hill area
 - Los Angeles County
 - Parcel # 7451019012

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 •

1328 BARRINGTON Way • Glendale 91206
3 units • \$331,667/unit • 1,979 sqft • 4,911 sqft lot • \$555.84/sqft •
Built in 1924
Between E. Broadway Ave. and E. Wilson Ave.

List / Sold: **\$995,000/\$1,100,000** ↑
10 days on the market
Listing ID: 22119153



This is a great opportunity with great value and tremendous upside. Currently 2 of the 3 units are rented out. Your buyer could remodel the back unit(#1330) while receiving rental income on the other 2 front units or they could move into back unit and remodel at a later date. This property has close proximity to great shopping including; The Americana. Also, you have close freeway access including the 134 Hwy and the 2 Hwy. If you are an outdoors enthusiast then you are sure to enjoy the many great parks and ballfields. This property is being sold "As-Is, Where-Is, How-Is" and the seller is not entertaining offers in which there is a request for repairs or credits. The seller only pays for utilities for the vacant unit. The accepted purchase price is the final purchase price, no exceptions. Buyer to verify with the City of Glendale all current conditions, square footage, and permits to meet their satisfaction.

Facts & Features

- Sold On 03/25/2022
 - Original List Price of \$995,000
 - 1 Buildings
 - Heating: Floor Furnace
- \$33933 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$1,587
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,560	\$1,560	\$2,300
2:	2	1	1		Unfurnished	\$1,400	\$1,400	\$2,000

3:	3	1	1	Unfurnished	\$0	\$0	\$2,000
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• 628 - Glendale-South of 134 Fwy area• Los Angeles County• Parcel # 5645027007 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold:

\$1,000,000/\$1,100,000 ⬆

10 days on the market

Listing ID: PW22031039

231 Jasmine Ave • Monrovia 91016

3 units • \$333,333/unit • 1,939 sqft • 8,627 sqft lot • \$567.30/sqft • Built in 1902

210 FWY Exit Mountain Ave RT, Wildrose Ave LT, Jasmine Ave LT



Perfect investment opportunity! This beautiful craftsman style home was built in 1902 and includes 3 rental units. Each unit is 1 bedroom, 1 bathroom. The front unit includes a 2-car garage, front deck, and side patio for your renters to take in the breathtaking mountain views. The spacious front yard is gated and nicely landscaped - perfect for summer fun! The backyard includes storage for the back unit so they have plenty of space for their belongings. This property also includes street parking and alley access. Located in Monrovia, this home is directly across from an elementary school and is near shopping, parks, and restaurants with easy access to the freeway. This is a must-see for anyone looking for their next investment!

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$1,000,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- \$53400 Gross Scheduled Income
- \$27000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Wood
- Other Interior Features: Living Room Deck Attached

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,000
- Electric: \$3,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,284
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$2,500	\$2,500	\$2,500
2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,300
3:	1	1	1	0	Unfurnished	\$650	\$650	\$650

Of Units With:

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

Additional Information

- Standard sale
- 639 - Monrovia area
 - Los Angeles County
 - Parcel # 8517005009

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

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

Closed •

List / Sold:

\$1,395,000/\$1,350,000 ↓

18 days on the market

Listing ID: 22118841

1770 N SIERRA BONITA Ave • Pasadena 91104

3 units • \$465,000/unit • 2,980 sqft • 11,004 sqft lot • \$453.02/sqft •

Built in 1920

East on NY Drive, south on Sierra Bonita



100% Vacant. Character Craftsman home with two additional units each with its own address and gas and electric meters and separate entrances. Great opportunity to live in one and rent the others, or keep all three as income property, or convert into an expansive single family home. The property features spacious rooms with hardwood floors, wide moldings, and wonderful natural light. The large acre lot offers ample parking with room to expand, build an ADU, or potentially sub-divide with Californias new SB9 Main house (1774 Sierra Bonita) includes 3 bedrooms, 2 baths, living room with high ceilings, dining room with classic built-in hutch, large kitchen, laundry room, central heat and air, and a covered front porch and side patio. Unit 2 (1772 Sierra Bonita) has a living room, kitchen, 2 bedrooms and full bath. Unit 3 (1772 Sierra Bonita) is a 2 bedroom/ 1 bath. Common to estate homes of this era is a large attic space and a partially finished basement area-both ideal for additional storage, or flex space as needed. This charming 1920 bungalow style property is centrally located near Lake Ave and Orange Grove Ave, with close proximity to the 210 freeway, Metro line, and all the shopping, restaurants and culture Pasadena has to offer. The Property has an almost amazing Upside Potential without the hassles of any local Rent Control. There is land on site for potential expansions, which can benefit from ADU laws and even has TIC potential. See floor plans attached to listing.

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$87612 Gross Scheduled Income
- \$87612 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Attic, Basement, Bonus Room, Den, Master Bathroom
- Floor: Wood
- Other Interior Features: Crown Molding, Storage, Recessed Lighting, High Ceilings, Wainscoting

Exterior

- Lot Features: Lawn, Landscaped, Value In Land, Yard
- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$26,387
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5851002003

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

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

Closed • **Triplex**

317 N Union Ave • Los Angeles 90026

3 units • **\$398,333/unit** • **3,402 sqft** • **6,906 sqft lot** • **\$282.33/sqft** •

Built in 1921

East of Glendale Blvd and south of Temple Street

List / Sold: **\$1,195,000/\$960,500** ↓

95 days on the market

Listing ID: SR21239157



This 3 unit Craftsman style triplex is located close to the LA Metro, Downton LA and Echo Park Lake. Two 2+1 units occupy the front building. One 1+1 unit in the rear of the rear of the property. The two structures are separated by a large grassy yard. Two car garage and two car carport gives you off street parking for four cars.

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$1,195,000
- 22 Buildings
- Levels: Two
- 2 Total parking spaces
- \$480 (Estimated)
- \$34828 Gross Scheduled Income
- \$23636 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,192
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$3,397
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,356
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$1,606	\$1,606	\$3,106
2:	1	1	1	2	Unfurnished	\$1,189	\$1,189	\$1,189

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator: 3
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled

- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5159004009

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR21239157

Printed: 03/27/2022 11:11:17 AM

Closed •

List / Sold:

\$1,200,000/\$1,185,000 ↓

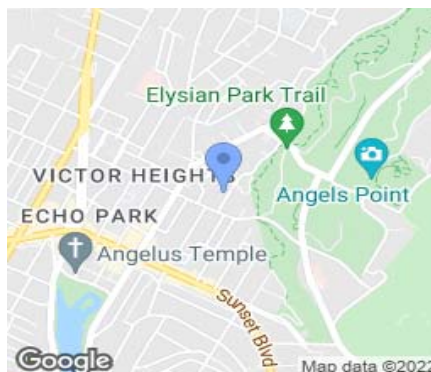
20 days on the market

Listing ID: 22123707

1531 SARGENT PI • Los Angeles 90026

3 units • **\$400,000/unit** • **1,839 sqft** • **5,138 sqft lot** • **\$644.37/sqft** •
Built in 1942

110N exit 24 toward Dodger Stadium. Continue to stadium way, turn left on Scott Ave and right on Sargent place. *I-5 S exit Stadium way turn left. Than right on Academy Rd, left onto Stadium way, right onto Scott Ave, than right onto Sargent Place



Silverlake corner triplex off cul-de-sac street with view of Downtown LA. Near Dodger Stadium and Elysian Park. Freeway easily accessible to 110, 5, 101. In the center of a revitalizing desirable area. Enclosed garage for each unit, open yard area. Delivered with one unit vacant and ready to rent or move in. Investment income property, or owner-user with income and land bank. Seller NOT exchanging.

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$41340 Net Operating Income
- 3 electric meters available
- 3 gas meters available

Interior

- Floor: Wood
- Appliances: Gas Range

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$22,260
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$3,300	\$1,500	\$5,300

2:
3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- 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 # 5419012022

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**

10820 S Manhattan Pl • Los Angeles 90047

3 units • **\$225,000/unit** • **1,840 sqft** • **5,891 sqft lot** • **\$366.85/sqft** •

Built in 1949

North of Imperial

List / Sold: **\$675,000/\$675,000** ↓

68 days on the market

Listing ID: IV21253281



BACK ON THE MARKET-BRING YOUR QUALIFIED BUYER FOR A QUICK ESCROW: This is a triplex in a very desirable area. Each unit consist of 1 bedroom and 1 bath. The units 10822-24 have been remolded with new wood and tile flooring. The kitchen consist of wood cabinet with granite counter tops. The bathroom has granite counter tops and wood cabinets. Owner pays for water bill, has not been more than \$79.00 per month. The property is conveniently located 0.7 miles from the 105 freeway, 1.70 miles from the 110 freeway, 3.30 miles from the 405 freeway and 7 miles from Manhattan Beach.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$779,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- \$1,434 (Estimated)
- Laundry: Washer Hookup
- \$39300 Gross Scheduled Income
- \$37226 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,074
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00641485
- Gardener:
- Licenses:
- Insurance: \$406
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$948
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$625	\$625	\$1,400
2:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,400

3:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,400
----	---	---	---	---	-------------	---------	---------	---------

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 3• Gas Meters: 3• Water Meters: 1• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale• Rent Controlled | <ul style="list-style-type: none">• 699 - Not Defined area• Los Angeles County• Parcel # 6078017005 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: IV21253281

Printed: 03/27/2022 11:11:17 AM

Closed •

List / Sold: **\$699,000/\$740,000** ↑

12621 Shreve Rd • Whittier 90602

6 days on the market

3 units • \$233,000/unit • 2,536 sqft • 9,981 sqft lot • \$291.80/sqft •

Listing ID: PW22036663

Built in 1960

Traveling S on Santa Fe springs Rd turn Rt on Shreve Road



Investors must see! 3 units on a lot- a duplex and free standing unit. Each unit in the duplex has 2 bedrooms and 1 bathroom, a wall furnace and washer/dryer hook ups in kitchen. Each with 778 square feet. Tenants are month to month; duplex will be delivered occupied. Front house will be delivered without tenants. It has 2 bedrooms, 1 bathroom and 979 square feet of living space. All units have separate meters for gas and electricity. 2 garages: one 2 car garage is attached to the duplex and there is a detached 2 car garage and additional on site parking. Lot is 10,057 square feet; built in 1960. Do not disturb tenants. Drive-by only.

Facts & Features

- Sold On 03/21/2022
- Original List Price of \$699,000
- 2 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace
- \$1,127 (Other)
- Laundry: In Kitchen
- \$33840 Gross Scheduled Income
- \$28999 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,841
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$960
- Cable TV: 01218499
- Gardener:
- Licenses: 68
- Insurance: \$919
- Maintenance: \$599
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,513
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$1,410	\$16,920	\$0
3:	1	2	1	1	Unfurnished	\$1,410	\$16,920	\$0

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 8166002010

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW22036663

Printed: 03/27/2022 11:11:17 AM

Closed •

List / Sold: **\$1,050,000/\$1,050,000**

1630 W 104th St • Los Angeles 90047

151 days on the market

**3 units • \$350,000/unit • 3,027 sqft • 5,243 sqft lot • \$346.88/sqft •
Built in 1983**

Listing ID: SB21112989

Off of Century Blvd and Western Ave



1983 construction 3-unit asset located in the heart of Westmont at 1630 W. 104th St., Los Angeles 90047. (1) 2Bed+1Bath unit to be delivered tenant ready; Perfect opportunity to live in one unit and let the other two pay off your mortgage! 1630 W 104th St., is comprised of (1) 2-Bd/2-Ba and (2) 2-Bd/1-Ba units. These spacious units feature upgraded flooring, countertops, appliances, fixtures, and dishwashers. Plumbing and electrical have been upgraded. Additionally, each units comes with their own parking spaces. There is still room to grow the monthly rental income once units are rented for market rate. The subject property is located in a quiet neighborhood comprised of primarily single-family homes. Additionally, 1630 W 104th St. is minutes from new developments such as SoFi Stadium, Clippers Arena, Hawthorne Mall, Ring, Hollywood Park and SpaceX. This is an ideal pickup for any investor or owner/user looking to live in one unit and let the others pay off the mortgage!

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$1,050,000
- 1 Buildings
- 0 Total parking spaces
- Cap Rate: 4.01
- \$65940 Gross Scheduled Income
- \$42100 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,861
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,650	\$1,650	\$1,995
2:	1	2	1	0	Unfurnished	\$1,650	\$1,650	\$1,995
3:	1	2	2	0	Unfurnished	\$2,195	\$2,915	\$2,195

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6059010024

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21112989

Printed: 03/27/2022 11:11:17 AM

Closed •

2339 Abbot Kinney Blvd • Venice 90291

**3 units • \$616,667/unit • 1,792 sqft • 4,859 sqft lot • \$1014.40/sqft •
Built in 1949**

Abbot Kinney & Marr

List / Sold:

\$1,850,000/\$1,817,800 ↓

57 days on the market

Listing ID: 21101376



We are proud to present for sale this very rare triplex opportunity in the heart of Venice, CA, located at 2339 Abbot Kinney Blvd, just 0.75 miles from the Venice Beach, and just steps from local shops, restaurants, and entertainment that the world famous Abbot Kinney Blvd has to offer. This 3-unit, 1,792 SqFt multifamily building sits on a 4,858 SqFt lot, and it has a good unit mix of (2) 1-Bed / 1-Bath units and (1) 2-Bed / 1-Bath unit. This property is perfect for an investor who wants to capitalize on the upside potential in rental income and the historically strong appreciation of this Venice market. It is also perfect for an owner occupy buyer who wants to live in one of the units and collect rent on the other two. Furthermore, this property's zoning also offers an investor the potential for future redevelopment of 4 units/ condos, with a maximum envelope of 8,561 SqFt.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$1,888,888
- 1 Buildings
- \$60950 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$29,842
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$2,350	\$4,700	\$6,000
2:	1	2	1		Unfurnished	\$3,100	\$3,100	\$3,500
3:								
4:								

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

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4229012008

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 •

7031 FLIGHT Ave • Los Angeles 90045
3 units • **\$433,000/unit** • **2,352 sqft** • **7,212 sqft lot** • **\$552.72/sqft** •
Built in 1951
North of La Tijera, West of La Cienega

List / Sold:
\$1,299,000/\$1,300,000 ↑
48 days on the market
Listing ID: 21113319



In the heart of Westchester lies this well maintained cozy triplex on a large sized lot. The building comprises 3 ample sized units with 2 Bed 1 Bath each and a detached 1- car garage servicing each unit. This income property offers a new owner, investor or end user an opportunity to live in one and earn income from the others. Minutes away from LAX, beaches and centrally located close to public transportation, eateries, malls and the freeways. There are a total of 6 Beds, 3 Baths and a detached 3- car garage separated by walls. Tenant occupied and will be delivered as such. Buyers to comply with seller's 1031 exchange. This rare investment opportunity won't last, submit an offer now! Each unit has its own address: 7031 (front unit) 7033 (Downstairs unit) 7035 (upstairs unit). Shown with accepted offer

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$1,299,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace

Interior

- Rooms: Living Room
- Appliances: Range
- Floor: Laminate, Carpet

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

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

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
-------	------	-------	--------	------------	-------------	------------	-----------

1:	1	2	1	Unfurnished	\$1,590	\$1,590	\$2,500
2:	1	2	1	Unfurnished	\$1,560	\$1,560	\$2,500
3:	1	2	1	Unfurnished	\$2,000	\$2,000	\$2,500
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: • Gas Meters: • Water Meters: • Carpet: 1 • Dishwasher: • Disposal: | <ul style="list-style-type: none"> • Drapes: • Patio: • Ranges: 3 • Refrigerator: • Wall AC: |
|---|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • C29 - Westchester area • Los Angeles County • Parcel # 4103007011 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

1013 E 81st St • Los Angeles 90001

**3 units • \$241,633/unit • 1,836 sqft • 5,739 sqft lot • \$394.83/sqft •
Built in 1940**

List / Sold: **\$724,900/\$724,900**

22 days on the market

Listing ID: CV22003349

South of Florence Ave & East of Avalon Blvd. 81st & Almost Corner with Central Avenue.



Great Income Property in the Heartland of South-Central Los Angeles for Sale. Property has some recent updates, and it is ready for the savvy investor with vision and ambitions. Each unit consist of One Bedroom, One Bathroom, Kitchen, Breakfast Nook Area, and Living Room. It also has three separate One Car Garage in the back with Alley Access. Property is fully occupied, and all tenants are paying their rent on time. The seller had requested information from the city regarding adding ADUs on top of the Garages and it seems that the city has given the okay for it. However, further investigation should be sought by Buyer(s) and their agent. Current rents on property are below market and so, there is room for increase. Please contact the listing broker for additional information.

Facts & Features

- Sold On 03/24/2022
- Original List Price of \$724,900
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$365 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4.8
- \$34812 Gross Scheduled Income
- \$25269 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Front Yard, Near Public Transit, Value In Land
- Fencing: Good Condition, Wrought Iron
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$9,543
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01987406
- Gardener:
- Licenses:
- Insurance: \$1,347
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,537
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$951	\$951	\$1,700
2:	1	1	1	1	Unfurnished	\$998	\$998	\$1,700
3:	1	1	1	1	Unfurnished	\$951	\$951	\$1,700

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6029005015

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,488,000/\$1,585,000 ↑

7 days on the market

Listing ID: P1-8130

4036 Walnut Grove Ave • Rosemead 91770

**4 units • \$372,000/unit • 2,413 sqft • 11,272 sqft lot • \$656.86/sqft •
Built in 1957**

From East Valley Blvd go north onto Walnut Grove. Property will be on the right or east side of the street.



INVESTOR'S GEM. Welcome to this beautiful one-of-a-kind family owned four-unit residential compound. First time on the market in over 50 years, it is well cared for, recently improved, and professionally managed. Each unit is currently tenant occupied. Located in a prime area in the city of Rosemead, it is convenient to many of the greater San Gabriel Valley amenities for public transportation, commuting, shopping, and dining. The first building is a duplex with a two bedroom, one bath front unit with a porch and large yard that could possibly be fenced in. Attached to the back is a one bedroom, one bath unit with an open floor plan, a fireplace and front porch. The second building is a standalone roomy one bedroom, one bath unit with its own front yard. The third structure has the garage storage, shared laundry, and the fourth newest one bedroom, one bath unit with an open floor plan and a spacious private backyard. An expansive driveway leads to a central grassy courtyard and provides ample off-street parking for each unit. With over 11,200 square-feet of land, this multi-family property would be a rewarding addition to anyone's real estate portfolio.

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$1,488,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community, In Garage, Individual Room, Inside
- \$65520 Gross Scheduled Income
- \$49520 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: Level, Yard
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,000
- Electric:
- Gas: \$2,000
- Furniture Replacement:
- Trash: \$765
- Cable TV: 01990490
- Insurance: \$2,307
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,200
- Other Expense:

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0	Unfurnished	\$2,200	\$2,250	\$0
2:		1	1	0	Unfurnished	\$975	\$975	\$0
3:		1	1	0	Unfurnished	\$1,050	\$1,065	\$0
4:		1	1	0	Unfurnished	\$1,155	\$1,170	\$0
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
 - Parcel # 5391006024

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

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

Closed •

List / Sold:

\$1,995,000/\$1,935,000 ↓

100 days on the market

Listing ID: P1-6868

601 W 49th St • Los Angeles 90037

**4 units • \$498,750/unit • 5,804 sqft • 6,794 sqft lot • \$333.39/sqft •
Built in 1923**

This building is located just a short 20-minute drive from Downtown Los Angeles and a short 10-minute drive to the University of Southern California perfect for commuting tenants entering LA or students attending USC.



Located in Los Angeles, 601 49th Street is a Four unit fully renovated apartment complex with a complete accessory dwelling unit for a total of five. The unit mix for the building is (1)- 1 bed / 1 bath, (2)- 4 bed / 2 bath, (1)- 5 bed / 2 bath, and (1)- 3 bed / 2 bath ADU. This property is a +/-5,546 SF building on a +/-6,794 SF lot including the ADU unit. This building has been renovated with four of the five units featuring freshly painted units, wood flooring, brand new kitchen cabinets and sink. Each bathroom has been updated with modern finishes such as new toilets, faucets and vanities and tub/showers. Each unit also offers separate water heaters and washer/dryer hookups offering tenants the ability to have in-unit laundry. Each unit was remodeled with updated electrical panels, individual water heaters and in-unit laundry hookups. All units are remodeled except for the 1 bed / 1 bath unit which is currently in need of renovations for a potential conversion to a 4 bed / 2 bath unit.

Facts & Features

- Sold On 03/24/2022
- Original List Price of \$2,075,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- Cap Rate: 6.29
- \$170340 Gross Scheduled Income
- \$125439 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Appliances: None
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: Sprinklers None
- Fencing: Wood

Annual Expenses

- Total Operating Expense: \$40,551
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02068079
- Gardener:
- Insurance: \$2,322
- Maintenance: \$8,278
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,125
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		4	2	0	Unfurnished	\$3,399	\$3,399	\$3,399
2:		1	1		Unfurnished	\$866	\$866	\$3,155
3:		4	2		Unfurnished		\$3,370	\$3,370
4:		5	2	0	Unfurnished		\$3,825	\$3,825
5:		3	2		Unfurnished		\$0	\$2,735
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

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
- Los Angeles County
 - Parcel # 5018025019

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold:

\$1,699,000/\$1,695,000 ↓

25 days on the market

1524 S Atlantic Blvd • Alhambra 91803

4 units • **\$424,750/unit** • **3,080 sqft** • **7,660 sqft lot** • **\$550.32/sqft** •
Built in 1949

Listing ID: OC22001864

Take the 605 freeway west to Los Angeles Downtown and exit on Atlantic Blvd for two blocks and make a right on Norwood PL



With the best location in the prime area of Alhambra, we are proud to present South Atlantic Apartments. A wonderful investment opportunity that offers 4 units with walking distance to many amenities, shops, restaurants, Atlantic Time Square and much more! This well-maintained quadruplex provides an excellent mix of units with very convenient access to Downtown LA through public transportation. There is tremendous rental potential. the largest unit is separated by the rest by a backyard. The rest of the units are all occupied. This property is settled on a corner with an extra-long front access of more than 130 feet which makes this property a truly unique opportunity in the Alhambra area. No doubts this will become a solid and secure source of income to any investor

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$1,699,000
- 2 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,292 (Estimated)
- Laundry: Individual Room, Inside
- \$91200 Gross Scheduled Income
- \$61832 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Corner Lot, Front Yard, Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,368
- Electric: \$4,062.00
- Gas: \$1,355
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01526842
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance: \$2,150
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$3,000
2:	2	1	1	1	Unfurnished	\$1,300	\$2,600	\$3,500
3:	1	0	1	0	Unfurnished	\$950	\$950	\$1,100

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5357001025

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 •

1737 N Alexandria Ave • Los Feliz 90027

4 units • \$425,000/unit • 3,464 sqft • 6,804 sqft lot • \$476.33/sqft • Built in 1918

Just south of Franklin

List / Sold:

\$1,700,000/\$1,650,000 ↓

38 days on the market

Listing ID: SR22007603



We are proud to represent this 4 unit apartment building in Los Feliz. The building was constructed in 1918. Its unit mix consist of (2) one-bedroom, one-bathroom units and (2) two bedroom one bath units. Upgrades on the property include new windows, tankless water heaters, new staircase, and copper plumbing. With a lot size of 6,816 square feet, the property has a total of 3,464 rentable square feet. An astute investor will enjoy significant upside in rents over time and a well maintained building. The property is separately metered for gas and electricity.

Facts & Features

- Sold On 03/24/2022
- Original List Price of \$1,700,000
- 1 Buildings
- 4 Total parking spaces
- \$577 (Estimated)
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$87912 Gross Scheduled Income
- \$54692 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,583
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,453
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	2	Unfurnished	\$1,822	\$3,644	\$4,400
2:	2	2	1	2	Unfurnished	\$1,841	\$3,682	\$5,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5589035014

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR22007603

Printed: 03/27/2022 11:11:18 AM

Closed •

2101 Whitmore Ave • Los Angeles 90039

4 units • **\$300,000/unit** • **2,452 sqft** • **6,781 sqft lot** • **\$471.04/sqft** •
Built in 1922

Off Allesandro Street to Whitmore

List / Sold:

\$1,200,000/\$1,155,000 ↓

125 days on the market

Listing ID: OC21199533



Silver Lake-Elysian Heights Area- California Classic 4plex Studio Apartment Building. (Plus 1 ADU). Lots of potential for this good sized corner lot 4plex property. Also has a 5th Unit which is a free standing studio. (No permit history on this unit) Excellent potential for an owner/investor to purchase and occupy as a primary residence with rental income or actively manage as a value-added investment property. Turnkey professional management available for an investment owner.

Facts & Features

- Sold On 03/24/2022
- Original List Price of \$1,269,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 3 Total carport spaces
- \$399 (Estimated)
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Unfurnished	\$690	\$690	\$1,595
2:	1	1	0	0	Unfurnished	\$0	\$0	\$1,500
3:	1	1	0	0	Unfurnished	\$1,395	\$1,395	\$1,500

4:	1	1	0	0	Unfurnished	\$1,495	\$1,495	\$1,595
----	---	---	---	---	-------------	---------	---------	---------

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 4• Gas Meters: 4• Water Meters: 1• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale• Rent Controlled | <ul style="list-style-type: none">• C21 – Silver Lake – Echo Park area• Los Angeles County• Parcel # 5443028017 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: OC21199533

Printed: 03/27/2022 11:11:18 AM

Closed • **Quadruplex**

685 Abbey Ln • Pomona 91767

**4 units • \$270,000/unit • 3,592 sqft • 7,470 sqft lot • \$300.67/sqft •
Built in 1961**

W of Indian Hill / N of Holt

List / Sold:

\$1,080,000/\$1,080,000 ↓

76 days on the market

Listing ID: AR21246835



A great opportunity to own a 4-unit income property in Pomona! This 2-story building totals approx. 3,600 SF and is situated on a nice gated 7,427 SF corner parcel with plenty of front and back yard space. All 4 units are spacious 2 bedrooms 1 baths each with approx. 900 SF of living space. Each unit is separately metered for electricity and gas and has its own water heater. Property provides an abundance of parking space, including a detach 4 car garage plus additional 4 onsite parking space. Conveniently located close to the I-10 fwy, transportations, restaurants, shops, schools & parks and a short commute to Cal Poly Pomona, Pomona Fairplex, Claremont Promenade & Mall!

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$921 (Estimated)
- Laundry: Gas Dryer Hookup, Outside, See Remarks, Washer Hookup
- \$78000 Gross Scheduled Income
- \$69148 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Gas Range, Range Hood, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,852
- Electric: \$96.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,556
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$1,900
2:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,900
3:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$1,900
4:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$1,900

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
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8323029032

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

2738 Southern Ave • South Gate 90280

4 units • **\$149,750/unit** • **1,360 sqft** • **8,807 sqft lot** • **\$494.12/sqft** •
Built in 1922

Long Beach Blvd to Souther Ave.

List / Sold: **\$599,000/\$672,000** ↑

11 days on the market

Listing ID: OC22013625



Quadruplex located in in the city of South Gate. Features include two separate structures and a detached garage. Close to Stanford Park, schools, dining and more!

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$599,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,121 (Estimated)
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 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	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,650
2:	1	1	1	0	Unfurnished	\$950	\$950	\$1,650
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,650
4:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,650

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6205002002

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) OC22013625

Printed: 03/27/2022 11:11:18 AM

Closed •

List / Sold: **\$300,000/\$300,000** ↑

817 W 97TH St • Los Angeles 90044

1669 days on the market

4 units • **\$75,000/unit** • **2,192 sqft** • **10,001 sqft lot** • **\$136.86/sqft** •

Built in 1927

Listing ID: 17239744

THIS PROPERTY IS LOCATED BETWEEN VERMONT AVENUE AND HOOVER STREET.



BACK ON THE MARKET!! "PROPERTY IS NOW FOR SALE"!! **UPON THE FILING OF THE COURT CONFIRMATION HEARING, EVICTION OF SQUATTERS WILL BEGIN** "THIS STANDARD SALE" & IS SUBJECT TO THE SAME TERMS AS PROBATE & OVERBID CONFIRMATION* THIS IS A STANDARD SALE OF 50% OWNERSHIP TO BE SOLD TOGETHER WITH THE REMAINING 50% OWNERSHIP PROBATE SALE LISTING MLS#17-239704 FOR SALE OF THE SAME PRICE TOO, & THE PROPERTY IS BEING SOLD IN IT'S "AS-IS" CONDITION WITHOUT FURTHER WARRANTIES AND/OR GUARANTEES. *815 1/4 NO PERMIT* NO REPAIRS OF ANY KIND WILL BE DONE. BUYER(S) AND THEIR AGENT(S) ARE TO DO THEIR DUE DILIGENCE IN BEING SATISFIED WITH THIS PROPERTY & PURCHASE. SELLER DOES NOT RESIDE ON PROPERTY. PROPERTY IS BEING SOLD WITH SQUATTER OCCUPANT(S)/NOT TENANT(S), AND IS THE BUYER(S) SOLE RESPONSIBILITY. THE EARNEST MONEY DEPOSIT IS 3% OF THE PURCHASE AMOUNT. NO SHOWINGS AT THIS TIME, "ONLY DRIVE BY"!! "NO WALKING OF THIS PROPERTY IN THE FRONT OR REAR IF ACCESSIBLE AT ALL, AND "DO NOT DISTURB THE SQUATTER OCCUPANT(S) AT ALL"!! BROKERS &/OR AGENT(S), & LICENSEES WILL NOT BE PAID A COMMISSION IF YOU ARE PURCHASING AS A PRINCIPAL(S). THANK YOU ALL FOR YOUR INQUIRY.

Facts & Features

- Sold On 03/21/2022
- Original List Price of \$267,500
- 4 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

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

2:	2	1	1	Unfurnished	\$0	\$0	\$0
3:	3	1	1	Unfurnished	\$0	\$0	\$0
4:	4	1	1	Unfurnished	\$0	\$0	\$0
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • C36 - Metropolitan Southwest area • Los Angeles County • Parcel # UNAVAILABLE |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$300,000/\$300,000** ↑

815 W 97TH St • Los Angeles 90044

1668 days on the market

4 units • **\$75,000/unit** • **2,192 sqft** • **10,001 sqft lot** • **\$136.86/sqft** •
Built in 1927

Listing ID: 17239704

PROPERTY LOCATED BETWEEN VERMONT AVENUE AND HOOVER STREET.



BACK ON THE MARKET!! "PROPERTY IS NOW FOR SALE"!! **UPON THE FILING OF THE COURT CONFIRMATION HEARING, EVICTION OF SQUATTERS WILL BEGIN**THIS IS A PROBATE SALE OF 50% OWNERSHIP TO BE SOLD TOGETHER WITH THE REMAINING 50% OWNERSHIP STANDARD SALE LISTING MLS#17-239744 OF THE SAME PRICE TOO, & THE PROPERTY IS BEING SOLD IN IT'S "AS-IS" CONDITION WITHOUT FURTHER WARRANTIES &/OR GUARANTEES, *815 1/4 HAS NO PERMIT* NO REPAIRS OF ANY KIND WILL BE DONE. BUYER(S) & THEIR AGENT(S) ARE TO DO THEIR DUE DILIGENCE IN BEING SATISFIED WITH THIS PROPERTY & PURCHASE. SELLER DOES NOT RESIDE ON PROPERTY. PROPERTY IS BEING SOLD WITH THE NON PAYING SQUATTER OCCUPANT(S) (NOT TENANTS) THERE, & IS THE BUYER(S) SOLE RESPONSIBILITY. THE REQ'D DEPOSIT IS 10% OF THE PURCHASE AMOUNT MADE OUT TO ESTATE & THE PROPERTY IS "SUBJECT TO COURT CONFIRMATION" & COURT DATE WILL BE MADE UPON ACCEPTED OFFER. "ONLY DRIVE BY"!! "NO WALKING OF THIS PROPERTY IN THE FRONT OR REAR IF ACCESSIBLE AT ALL"! BROKERS &/OR AGENTS OR LICENSEES WILL NOT BE PAID A COMMISSION IF YOU ARE PURCHASING AS A PRINCIPAL(S). STANDARD SALE IS SUBJECT TO SAME TERMS. THANK YOU ALL FOR YOUR INQUIRY.

Facts & Features

- Sold On 03/21/2022
- Original List Price of \$267,500
- 4 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

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

2:	2	1	1	Unfurnished	\$0	\$0	\$0
3:	3	1	1	Unfurnished	\$0	\$0	\$0
4:	4	1	1	Unfurnished	\$0	\$0	\$0
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- | | |
|--|--|
| <ul style="list-style-type: none"> • Probate Listing sale | <ul style="list-style-type: none"> • C36 - Metropolitan Southwest area • Los Angeles County • Parcel # 6054001020 |
|--|--|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$1,225,000/\$1,225,000**

11688 S CENTRAL Ave • Los Angeles 90059

33 days on the market

4 units • \$306,250/unit • 3,424 sqft • 5,504 sqft lot • \$357.77/sqft • Built in 2003

Listing ID: 22120829

Central and 105 Freeway



Excellent investment opportunity for a stabilized four-unit 2003 constructed building in a transit-rich location. Los Angeles Section 8 Voucher payment standards have recently been increased to \$2962 per month for 3 bedroom units. 6.27 cap conservative proforma and 6.92% cash on cash return conservative proforma with only a \$300 per month/unit increase. Proforma numbers are right around the corner! This property is under statewide rent control, not City nor County of Los Angeles rent control. You could be at proforma within 2-3 years. The building includes 2 parking spaces per unit and the additional lot that serves as the driveway from the back street. Plenty of room to build out a laundry area and perhaps even add an ADU in the current parking area.

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$1,225,000
- 1 Buildings
- Levels: Multi/Split
- \$59820 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Living Room
- Appliances: Disposal

Exterior

- Security Features: Gated Community
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$36,948
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01939139
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,025	\$2,025	\$2,495
2:	1	3	2		Unfurnished	\$1,996	\$1,996	\$2,495

3:	1	3	2	Unfurnished	\$1,548	\$1,548	\$2,495
4:	1	3	2	Unfurnished	\$0	\$0	\$2,495

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6148010053

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22120829

Printed: 03/27/2022 11:11:18 AM

Closed •

List / Sold: **\$775,000/\$762,500** ↓

437 W 56TH St • Los Angeles 90037

4 days on the market

4 units • **\$193,750/unit** • **2,376 sqft** • **5,399 sqft lot** • **\$320.92/sqft** •
Built in 1958

Listing ID: 22126621

North of Slauson West of 105 Freeway



This Excellent 4 plex is located in the Vermont-Slauson District adjacent to the 105 Freeway and close to Parks, Schools and commerce. It is well maintained with parking and there is over 95% upside in the rents. It has copper plumbing , new coated roof, new drain lines in 2 lower units and many other amenities. The units are separately metered for gas and electric and no seismic retro fit is required. Don't miss out on this potential windfall investment.

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$775,000
- 1 Buildings
- \$24551 Net Operating Income

Interior

- Appliances: Disposal, Gas Cooktop

Exterior

Annual Expenses

- Total Operating Expense: \$18,735
- 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	\$896	\$896	\$1,800
2:	1	2	1		Unfurnished	\$936	\$936	\$1,800
3:	1	2	1		Unfurnished	\$1,021	\$1,021	\$1,800
4:	1	2	1		Unfurnished	\$944	\$944	\$1,800
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

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5001036029

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22126621

Printed: 03/27/2022 11:11:18 AM

Closed •

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

6612 S Figueroa St • Los Angeles 90003

101 days on the market

4 units • **\$232,500/unit** • **3,484 sqft** • **4,201 sqft lot** • **\$258.32/sqft** •
Built in 1987

Listing ID: 21797286

Located On Figueroa Just South Of Gage Ave



Lots Of Upside, Large Units, Excellent Condition, Built In 1987, Parking For All Units. \$1150 Rent Is Section 8 and \$1175 Rent Is Section 8.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$930,000
- 1 Buildings
- Heating: Wall Furnace
- \$38885 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$18,980
- 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	\$1,150	\$1,150	\$2,000
2:	1	2	1		Unfurnished	\$1,750	\$1,750	\$2,000
3:	1	2	1		Unfurnished	\$1,175	\$1,175	\$2,000
4:	1	1	1		Unfurnished	\$1,000	\$1,000	\$1,700
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6013025025

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21797286

Printed: 03/27/2022 11:11:18 AM

Closed •

List / Sold: **\$1,650,000/\$1,650,000**

702 W 30TH St • Los Angeles 90007

22 days on the market

**4 units • \$412,500/unit • 3,570 sqft • 3,100 sqft lot • \$462.18/sqft •
Built in 1904**

Listing ID: 22126007

East of Hoover, West of Figueroa



4 Units in Prime USC Student Housing Area in the Blue zone. The Rental upside is over 100%!! This building has been owned by same family for 25 years and they are ready and motivated to move on. The unit mix is ideal for student housing with (1) 3BR/1 1/2 BA , (2) 2BR/2BA and (1) 1BR/1BA. The property is 1 block from Shrine Auditorium and the USC campus. It has separate meters for gas & electric and each unit has its own tankless water heater.

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Multi/Split
- \$16084 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$48,668
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$701	\$701	\$2,600
2:	2	2	2		Unfurnished	\$418	\$418	\$2,600
3:	3	3	2		Unfurnished	\$3,600	\$3,600	\$3,600
4:	4	2	1		Unfurnished	\$961	\$961	\$2,400
5:								
6:								
7:								

8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5123011025

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22126007

Printed: 03/27/2022 11:11:18 AM

Closed •

1425 EDGECLIFFE Dr • Los Angeles 90026

**5 units • \$243,800/unit • 3,379 sqft • 7,353 sqft lot • \$411.36/sqft •
Built in 1921**

Silver Lake Blvd to Sunset Blvd West to Edgecliffe South

List / Sold:

\$1,219,000/\$1,390,000 ↑

8 days on the market

Listing ID: 22124685



Two units vacant! Five unit rehab opportunity, just south of Sunset. First time on the market in over 50 years. Four 1 bed units in the front structure and a free standing 2 bed unit at the back of the property with two attached 1-car garages, possible ADU potential. Each unit is a well planned, bright and spacious 1 bedroom with ample closets, large bathrooms and good kitchen spaces. Slight floor plan alterations could make comfortable, modernized units. Excellent Silver Lake Junction location with easy access to shops, restaurants, farmers market and nightlife. Drought resistant landscaping, electric separately metered, four uncovered parking at end of driveway and additional 12x12 bonus space accessed at rear of main structure. Major upside potential! Excellent fixer project / investor special. Do not disturb tenants, showing by appointment only.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$1,219,000
- 2 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- 5 electric meters available
- 5 gas meters available

Interior

- Floor: Wood, Tile
- Appliances: Refrigerator, Gas Range
- Other Interior Features: High Ceilings

Exterior

- Lot Features: Front Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$211
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$2,700
2:	1	1	1		Unfurnished	\$518	\$518	\$2,700
3:	1	1	1		Unfurnished	\$0	\$0	\$2,700
4:	1	1	1		Unfurnished	\$1,287	\$1,287	\$2,700
5:	1	2	1		Unfurnished	\$425	\$425	\$3,200
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters:
- Carpet: 3
- Dishwasher: 0
- Disposal: 0
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4
- Wall AC: 5

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5427015021

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22124685

Printed: 03/27/2022 11:11:18 AM

Closed •

1118 W 37th Dr • Los Angeles 90007

**5 units • \$600,000/unit • 4,340 sqft • 5,055 sqft lot • \$599.08/sqft •
Built in 1965**

Vermont and Exposition Blvd

List / Sold:

\$3,000,000/\$2,600,000 ↓

179 days on the market

Listing ID: SB21158772



Huge price reduction Location, location, location, nestled on a cul-de-sac right across the street from USC, closer to USC than their own parking lot! Minutes from Exposition Park, the Natural History Museum, The Los Angeles Memorial Coliseum, and the Metro. First time on the market in nearly 40 years, All 5 units are recently remodeled and each has 2 bedrooms, 1 bathroom and washer dryer hook ups. Great property! *check with city on new building guidelines, great investment with loads potential*

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$3,900,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- Laundry: In Kitchen, Individual Room, Inside
- \$108000 Gross Scheduled Income
- \$103000 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry
- Floor: Carpet, Laminate, Tile
- Appliances: Gas Range, Gas Water Heater

Exterior

- Lot Features: Cul-De-Sac, Level
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$400
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 5• Gas Meters: 5• Water Meters: 1• Carpet: 0• Dishwasher: 1• Disposal: 5 | <ul style="list-style-type: none">• Drapes: 0• Patio: 0• Ranges: 5• Refrigerator: 4• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale• Rent Controlled | <ul style="list-style-type: none">• C34 - Los Angeles Southwest area• Los Angeles County• Parcel # 5040033023 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21158772

Printed: 03/27/2022 11:11:18 AM

Closed • **Commercial/Residential**

List / Sold: **\$650,000/\$715,000** ↑

240 W 101st St # 5 • Los Angeles 90003

4 days on the market

5 units • **\$130,000/unit** • **2,472 sqft** • **6,320 sqft lot** • **\$289.24/sqft** •
Built in 1952

Listing ID: SB22021732

Corner of S. Broadway and W. 101st Street



****Great Investment Opportunity**** 5 apartment units. 1 bed, 1 bath each. 5 off-street parking spaces (3 garages, 2 uncovered but gated). All 5 units are permitted and have their own water, gas, and electric meter. Current 5.33% CAP. RD1.5 zoning. Corner lot. Centrally located, close to shops, hospitals, schools, LAX, SoFi Stadium, Hollywood Park Casino, The Forum, the future Clippers Intuit Dome, and the beach. Minutes away from the 110 and 105 freeways and major public transportation hubs such as the LA Metro C & J Line Stations (Green & Silver). Property is being sold as-is and with tenants in place. Needs TLC. Tenants rent on a month-to-month basis.

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$650,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Estimated)
- Cap Rate: 5.33
- \$59052 Gross Scheduled Income
- \$34643 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Walk-In Closet

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,105
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$1,022	\$1,022	\$1,600
2:	1	1	1	2	Unfurnished	\$942	\$942	\$1,600
3:	1	1	1	0	Unfurnished	\$975	\$975	\$1,600
4:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,600
5:	1	1	1	0	Unfurnished	\$0	\$942	\$1,600

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 0
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio:
- Ranges: 0
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6053025008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB22021732

Printed: 03/27/2022 11:11:18 AM

Closed •

211 E Center St • Covina 91723

6 units • \$275,000/unit • 4,152 sqft • 10,504 sqft lot • \$382.95/sqft •
Built in 1962

South of Badillo, East of 2nd Ave

List / Sold:

\$1,650,000/\$1,590,000 ↓

5 days on the market

Listing ID: CV22039178



6 unit property located in the heart of Covina. All units are single-story 1 bedroom/1 bath. There are 6 single car garages and 2 enclosed carports on the property. The property is within walking distance (1 block) to downtown Covina which offers shopping and dining and has a Walk Score of 79. Conveniently located within walking distance to the Metrolink Station and near the 210, 10, and 57 freeways. Each unit is separately metered for gas and electricity. The property has a central laundry facility that provides additional monthly income. There is a potential for an ADU conversion of 2 of the garages in the rear. This is a great investment for a first-time investor or a seasoned investor looking to add a prime location to their portfolio.

Facts & Features

- Sold On 03/24/2022
- Original List Price of \$1,650,000
- 3 Buildings
- 9 Total parking spaces
- 2 Total carport spaces
- \$0 (Unknown)
- Laundry: Common Area
- \$91500 Gross Scheduled Income
- \$62804 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,696
- Electric: \$650.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,650
- Cable TV: 02021933
- Gardener:
- Licenses:
- Insurance: \$2,942
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,780
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,600
2:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$1,600

3:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$1,600
4:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,600
5:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,600
6:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,600

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
- 614 - Covina area
- Los Angeles County
- Parcel # 8445011020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: CV22039178

Printed: 03/27/2022 11:11:18 AM

Closed •

3733 LOCKE Ave • Los Angeles 90032

6 units • **\$215,833/unit** • **3,978 sqft** • **7,500 sqft lot** • **\$326.80/sqft** •
Built in 1965

North of Huntington Drive, west of Eastern

List / Sold:

\$1,295,000/\$1,300,000 ↑

21 days on the market

Listing ID: 22123989



6 unit apartment building on a quiet residential street in good El Sereno neighborhood, north of Huntington Drive and west of Eastern. There are 4 - 1 bedroom + 1 bath and 2 - 2 bedroom + 1 bath units. The building sits on a 7,500 sq. ft. lot. There is good upside in the rents. Covered parking for 6 cars. Individually metered for gas and electricity. Perfect for a first time investor or to add to an existing portfolio. Close to Downtown Los Angeles, South Pasadena, shops and restaurants.

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$1,295,000
- 1 Buildings
- \$45330 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$37,707
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01212427
- 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	\$907	\$907	\$1,495
2:	1	1	1		Unfurnished	\$1,495	\$1,495	\$1,495
3:	1	2	1		Unfurnished	\$990	\$990	\$1,850
4:	1	1	1		Unfurnished	\$1,110	\$1,110	\$1,495
5:	1	1	1		Unfurnished	\$1,495	\$1,495	\$1,495
6:	1	2	1		Unfurnished	\$1,285	\$1,285	\$1,850
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

- 621 - El Sereno area
- Los Angeles County
- Parcel # 5306011044

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22123989

Printed: 03/27/2022 11:11:18 AM

Closed •

9000 Burton Way • Beverly Hills 90211

6 units • \$658,333/unit • 5,658 sqft • 5,500 sqft lot • \$706.96/sqft • Built in 1940

East of Doheny Dr.

List / Sold:

\$3,950,000/\$4,000,000 ↑

77 days on the market

Listing ID: 21107971



Location, location, location!!! This is a tremendous opportunity to own a two story Art Deco building in an A+ desirable Beverly Hills area, just across from the Four Seasons Hotel. Situated on a 5,500 sqft lot, the property offers 5,700 rentable sqft, zoned BHR4YY. The current attractive unit mix consists of 3 (1+1), 1 (1+1+bonus) and 2 (2+2), all units are large with beautiful Crown Moldings and hardwood floors, some units have laundry inside. Each unit is separately metered for gas and electricity and has its own water heater. This is a perfect opportunity to purchase an investment property in a prime Beverly Hills location with HUGE upside potential which could be achieved through interior and exterior renovations. There are 6 covered on-site parking and plenty of street parking. There is no earthquake seismic retrofit required. Great location just a few blocks from the iconic Golden Triangle and numerous world-class retailers, restaurants, Rodeo Dr., Beverly Center and Cedars Sinai Hospital. Showing with accepted offers only. Two units will be delivered vacant.

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$3,950,000
- 1 Buildings
- Heating: Central
- \$132350 Net Operating Income

Interior

- Floor: Wood
- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$63,850
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00878444
- Gardener:
- Licenses:
- Insurance: \$4,380
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$2,263	\$9,050	\$12,000

2:	2	2	2	Unfurnished	\$3,000	\$6,000	\$9,000
3:							
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• C01 - Beverly Hills area• Los Angeles County• Parcel # 4335018001 |
|---|---|

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 •

1110 S Sierra Bonita Ave • Los Angeles 90019

**6 units • \$266,667/unit • 4,420 sqft • 5,208 sqft lot • \$316.74/sqft •
Built in**

West on San Vincente Blvd., North on S. Sierra Bonita Ave.

List / Sold:

\$1,600,000/\$1,400,000 ↓

159 days on the market

Listing ID: 21790558



Only \$361 per foot, \$266K/door, with a true 803% pro forma cap rate-this is the BEST value add deal in this market. Six unit multi-family building located in prime Mid-Wilshire of Los Angeles. The subject site is a major value-add site with approximately 110% upside in rent. Pro Forma cap rate is 8.3%! The unit mix consists of six 1bed / 1 bath and a large detached four car garage (currently not used as parking by any tenants) that can be converted into a one or two bedroom ADU. The units are large at approximately 760 square feet each. Only half a mile from retail and restaurants along S. Fairfax Avenue and one mile from the Mid-Town Shopping Center. Great location close to retail on both La Cienega Blvd. and La Brea Ave. Just 1.1 miles from the Los Angeles County Museum of Art.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$1,795,000
- 1 Buildings
- Heating: Central
- \$54485 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$34,752
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02062365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,658	\$19,906	\$25,200
2:	1	1	1		Unfurnished	\$1,554	\$18,658	\$25,200
3:	1	1	1		Unfurnished	\$1,167	\$14,015	\$25,200

4:	1	1	1	Unfurnished	\$953	\$11,444	\$25,200
5:	1	1	1	Unfurnished	\$1,016	\$12,193	\$25,200
6:	1	1	1	Unfurnished	\$998	\$11,981	\$25,200
7:	1	0	0	Unfurnished	\$400	\$4,800	\$38,400

8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5085004027

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: **\$2,600,000/\$2,600,000**

1556 S Orange Grove Ave • Los Angeles 90019

66 days on the market

**7 units • \$371,429/unit • 5,987 sqft • 6,885 sqft lot • \$434.27/sqft •
Built in 1961**

Listing ID: SR21251486



1556 S Orange Grove Avenue located in Mid-city, a seven-unit apartment community. Unit 1 will be delivered vacant. The Owner has completed earthquake retrofit of the garages. Monthly capital improvement reimbursement of approximately \$150/month could be added to the rental income. Located just south of Pico Blvd and East of Fairfax. The well-maintained property was built in 1961 consists of two 2 bedroom/1 bathroom units and five 1 bedroom/ 1 bath units. Two of the units were just remodeled with refinished hardwood flooring, new cabinets, quartz counters, stainless appliances. Bathrooms were remodeled with new tiled showers, floors, cabinets, quartz counters and fixtures. The subject has 5,987 of rentable sq/ft and is situated on 6,885 sq/ft lot per assessor. Separately metered for gas and electric. Excellent location minutes from Downtown LA, Beverly Hills, Culver City, and Santa Monica. Close to the Los Angeles Metro Line as well as a host of trendy restaurants, shopping and entertainment venues making it a highly desirable location to live in.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$2,600,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 5 Total carport spaces
- \$1,107 (Estimated)
- Laundry: Community
- \$158760 Gross Scheduled Income
- \$106625 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$49,118
- Electric: \$0.00
- Gas: \$1,632
- Furniture Replacement:
- Trash: \$4,692
- Cable TV: 01834818
- Gardener:
- Licenses: 32500
- Insurance: \$3,612
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,782
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	1	1	1	Unfurnished	\$1,850	\$1,850	\$2,000
3:	1	1	1	1	Unfurnished	\$2,000	\$2,000	\$2,000
4:	1	2	1	1	Unfurnished	\$1,840	\$1,840	\$2,700
5:	1	1	1	1	Unfurnished	\$1,640	\$1,640	\$2,000
6:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$2,000
7:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,700

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5068026014

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Apartment

List / Sold: **\$1,950,000/\$1,950,000**

11307 Miranda St • North Hollywood 91601

2 days on the market

**7 units • \$278,571/unit • 4,356 sqft • 7,309 sqft lot • \$447.66/sqft •
Built in 1953**

Listing ID: SR22036080

Off Tujunga Avenue head east on Miranda.



Prime North Hollywood offering! Located east of Tujunga / East of Lankershim / West of Cahuenga. 7 Total Units, covered parking structure, and income generating laundry room. On-site parking for 8 cars (4 covered / 4 uncovered). Unit mix: (1) 2+1 units, (4) 1+1 units, and (2) studios. Great location! Highly accessible to the 134, 101, & 170 freeways, close to the studios, and walking distance to the Metro station. Walk score rating of 71, and transit score of 63.

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$956 (Estimated)
- Laundry: Community, Dryer Included, Individual Room, Washer Included
- Cap Rate: 4.24
- \$120383 Gross Scheduled Income
- \$81390 Net Operating Income
- 2 electric meters available
- 8 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$38,991
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,704
- Cable TV: 02173137
- Gardener:
- Licenses:
- Insurance: \$3,600
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,020
- Other Expense: \$746
- Other Expense Description: LA City

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,645	\$1,645	\$1,900
2:	1	1	1	0	Unfurnished	\$1,495	\$1,495	\$1,550

3:	1	1	1	0	Unfurnished	\$1,437	\$1,437	\$1,550
4:	1	1	1	0	Unfurnished	\$1,415	\$1,415	\$1,550
5:	1	0	1	0	Unfurnished	\$1,295	\$1,295	\$1,375
6:	1	0	1	0	Unfurnished	\$1,295	\$1,295	\$1,350
7:	1	1	1	0	Unfurnished	\$1,450	\$1,450	\$1,595

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2337036013

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR22036080

Printed: 03/27/2022 11:11:18 AM

Closed •

List / Sold:

\$2,800,000/\$2,852,000 ↑

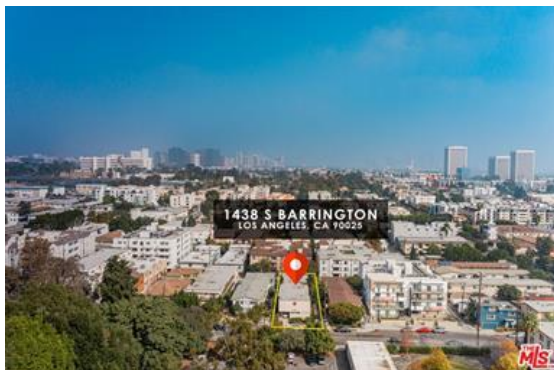
107 days on the market

Listing ID: 21106985

1438 S Barrington Ave • Los Angeles 90025

7 units • **\$400,000/unit** • **6,051 sqft** • **7,000 sqft lot** • **\$471.33/sqft** •
Built in 1961

North of Santa Monica Blvd; South of Wilshire Blvd; Between Ohio Ave and Rochester Ave; East side of the street



This is a tremendous opportunity to own a wonderfully located West Los Angeles 7-unit apartment building. This 7-unit property is 100% occupied and consists of three 1BR+1BA units and four 2BR+2BA units. It also includes 7 tandem parking spots for each unit. This building is 6,061 sq ft and sits on a 7,000 sq ft lot. This centrally located property is tucked between Wilshire Blvd and Santa Monica Blvd, and enjoys all of the great nearby restaurants and shops as well as easy access to Brentwood, Westwood, Santa Monica, and the 405 freeway. Additionally, this building has a 94 Walk Score, 73 Bike Score and 67 Transit Score, which is close to UCLA, University High School, and Santa Monica Community college. Permits and plans for the seismic retrofit, to be completed by the new owner, will convey with the sale of this property.

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$2,800,000
- 1 Buildings
- 7 Total parking spaces
- 7 Total carport spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Community
- \$123388 Net Operating Income
- 7 electric meters available
- 7 gas meters available

Interior

- Rooms: Living Room
- Floor: Wood
- Appliances: Disposal, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$49,101
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02098059
- 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	2		Unfurnished	\$2,035	\$8,140	\$2,780
2:	3	1	1		Unfurnished	\$2,039	\$6,118	\$2,250
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 7
 - Gas Meters: 7
 - Water Meters:
 - Carpet: 0
 - Dishwasher: 0
 - Disposal: 7
- Drapes:
 - Patio:
 - Ranges: 7
 - Refrigerator: 7
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- WLA - West Los Angeles area
 - Los Angeles County
 - Parcel # 4263020015

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:

\$3,399,700/\$3,400,000 ↑

28 days on the market

Listing ID: 22116489

845 S Mansfield Ave • Los Angeles 90036

8 units • **\$424,963/unit** • **8,597 sqft** • **8,475 sqft lot** • **\$395.49/sqft** •
Built in 1928

West of highland, South of Wilshire



NOW APPX 4% CAP WITH NEW PRICING First time on the market in almost 80 years! Here's the rare opportunity to acquire a trophy Storybook English Tudor classic eight-unit apartment complex. Exquisite plaster cast ceilings, pecan paneling, exceptional original hardware remain throughout. Enjoy a magical approximately 2,000 square feet, two-story light-filled three bedrooms, two baths Primary Unit' featuring a pitched high ceiling and pecan paneling that is fully renovated with attention to detail. An ideal home for owner users who are blessed with mesmerizing sunsets and tranquil views of Hills. The integrity remains in the carefully maintained building through almost a century. The seven other large one bedroom units are fully occupied by tenants mostly at market rates. Conveniently located in the Mid-Wilshire district of Miracle Mile, seconds away from LACMA, The GROVE, shops, and entertainment venues on bustling Wilshire Blvd boasting a Walk Score of 84. With Purple Line station completion just around the corner, this is one of the rarest opportunities to grab a solid property.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$3,399,800
- 1 Buildings
- Heating: Central
- Laundry: Individual Room
- \$127545 Net Operating Income

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$68,769
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01889629
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,202	\$1,202	\$2,195

2:	1	1	1	Unfurnished	\$2,000	\$2,000	\$2,195
3:	1	1	1	Unfurnished	\$1,850	\$1,850	\$2,095
4:	1	1	1	Unfurnished	\$1,800	\$1,800	\$2,095
5:	1	3	2	Unfurnished	\$3,795	\$3,795	\$2,095
6:	1	1	1	Unfurnished	\$2,195	\$2,195	\$2,195
7:	1	1	1	Unfurnished	\$1,950	\$1,950	\$1,995
8:	1	1	1	Unfurnished	\$1,566	\$1,566	\$2,095

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5084002020

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 •

8810 Etiwanda Ave • Northridge 91325

**8 units • \$309,375/unit • 8,062 sqft • 7,783 sqft lot • \$285.91/sqft •
Built in 1988**

8810 Etiwanda Ave. Northridge, CA 91325

List / Sold:

\$2,475,000/\$2,305,000 ↓

27 days on the market

Listing ID: SR21208707



Linterna Townhomes is a beautifully maintained luxurious 2-story, 8-unit multifamily investment property built in 1988 located in Northridge, CA. Construction is wood frame with a combination pitched and flat roof. The property features a painted stucco exterior with brick accent. The asset is 8,062± building square feet on a 7,783± square foot lot zoned LAR3. The apartment units are spacious and consist of (7) one-bedroom/one and half bath townhome units and (1) two-bedroom/two and half-bath townhome unit. Common area amenities include automatic gated subterranean parking, controlled intercom system, and large laundry/folding room. Unit amenities include central A.C. & heat, fireplaces, individual hot water heaters, dishwashers, plenty of closet space and balconies for select units. The building is accessible in the front of the property off Etiwanda Ave. and offers (16) subterranean parking spaces. Aesthetically, the property grounds and building are well maintained and attractive. The landscaping is well kept and manicured. The structure has impressive frontage and attractive curb appeal. 8810 Etiwanda Avenue is located in Northridge, CA north of Parthenia Street and west of Lindley Avenue. The property is centrally located near the 101, 405 & 118-freeways and boasts a "walk score" of 75! Nearby destinations include CSUN, shopping centers, parks & recreation center. The closest grocery store is Vallarta Supermarket and nearby coffee shops include Joyce's Coffee Shop and Restaurant, Cafe Aficionado and Starbucks. Low vacancy rates in the San Fernando Valley coupled with continued low interest rates have helped position multifamily investment properties as a highly attractive asset class. With many units at below market rents amidst a thriving rental market, 8810 Etiwanda Ave offers investors roughly 25% rental upside!

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$2,475,000
- 1 Buildings
- 16 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Public Records)
- Laundry: Common Area, See Remarks
- \$151038 Gross Scheduled Income
- \$90358 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$56,149
- Electric: \$0.00
- Gas: \$0
- Insurance: \$2,822
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash: \$2,813
- Cable TV: 01872625
- Gardener:
- Licenses:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	2	0	Unfurnished	\$1,529	\$1,529	\$1,900
2:	1	2	3	0	Unfurnished	\$1,788	\$1,788	\$2,395
3:	1	1	2	0	Unfurnished	\$0	\$0	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- NR - Northridge area
- Los Angeles County
- Parcel # 2769022031

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 •

14833 FRIAR St • Van Nuys 91411
9 units • \$238,889/unit • 5,262 sqft • 7,500 sqft lot • \$380.08/sqft •
Built in 1988

14833 Friar Street presents an attractive investment opportunity located in the Van Nuys Submarket of Los Angeles, CA.

List / Sold:

\$2,150,000/\$2,000,000 ↓

41 days on the market

Listing ID: 22123175



Pleased to present the opportunity to acquire 14833 Friar Street, a nine-unit multifamily investment plus two-non conforming units located in the Van Nuys submarket of Los Angeles, CA.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$2,150,000
- 1 Buildings
- \$43174 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$53,740
- 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	0	1		Unfurnished	\$893	\$3,641	\$5,400
2:	5	1	1		Unfurnished	\$948	\$4,755	\$8,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 2241001016

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22123175

Printed: 03/27/2022 11:11:18 AM

Closed •

7333 Comstock Ave • Whittier 90602

**9 units • \$277,778/unit • 6,499 sqft • 7,140 sqft lot • \$402.37/sqft •
Built in 1962**

N. Mar Vista , West of Greenleaf

List / Sold:

\$2,500,000/\$2,615,000 ↑

88 days on the market

Listing ID: AR21225397



COMSTOCK MANOR – 7333 Comstock Ave, a 9-unit beautiful garden style apartment investment opportunity located in the City of Whittier, CA. The property is located in the Uptown Whittier just a block from Greenleaf Ave. It is arguably in one the best locations in Whittier as it is within walking distance to plethora of boutique shops, restaurants, public library, city hall, park, hotels, Famers Market, and Whittier College. It is minutes away from PIH Health Whittier Hospital. It has a Walk Score of 92. It's an attractive two-story garden style apartment that has ±6500sf building size and situated on a 7280sf lot. It is situated a block from Greenleaf Ave and just across from City of Whittier Public Transportation and DoubleTree by Hilton hotel. The building offers an excellent unit mix of four (4) 2bedroom+1bathroom, four (4) 1bedroom+1bathroom, and a studio (non-conforming) unit (8 + 1 Unit building). Each unit is large and bright with functional layout. Most of the units have had some upgrades including quartz kitchen countertops on some units. Each unit has windows A/C, ceiling fans, tiled bathroom, and combination of wood/tile/carpet floorings. New owner can take the units to the next level and increase the rents to market potential.

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- 5 Total carport spaces
- \$2,772 (Estimated)
- Laundry: Common Area
- \$166104 Gross Scheduled Income
- \$107106 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$54,015
- Electric: \$200.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$2,895
- Cable TV: 01220332
- Gardener:
- Insurance: \$2,509
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	0	0	Unfurnished	\$5,630	\$5,630	\$6,600
2:	4	2	0	2	Unfurnished	\$6,792	\$6,792	\$7,980
3:	1	0	0	0	Unfurnished	\$1,300	\$1,300	\$1,350

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 678 - N. Whittier area
- Los Angeles County
- Parcel # 8141007007

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: AR21225397

Printed: 03/27/2022 11:11:18 AM

Closed •

4724 S Main St • Los Angeles 90037

9 units • \$138,889/unit • 5,212 sqft • 6,863 sqft lot • \$238.87/sqft •
Built in 1928

Main St and 47th Pl

List / Sold:

\$1,250,000/\$1,245,000 ↓

28 days on the market

Listing ID: PW22004791



We are pleased to present 9 units apartment complex centrally located in Los Angeles. Property consist of 2 buildings- 7 units building and duplex. All units are permitted. There are 3-1/1 and 6-studios. All separate electrical meters (tenants pay own electrical), one water meter (paid by owner), owner pays gas for 7 units.

Facts & Features

- Sold On 03/22/2022
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Unknown)
- 9 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Landscaped, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$4,200
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$8,410
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	0	0	Unfurnished	\$0	\$0	\$4,200
2:	6	0	0	0	Unfurnished	\$0	\$0	\$6,000

Of Units With:

- Separate Electric: 9
- Gas Meters: 2
- Drapes:
- Patio:

- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5109002001

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW22004791

Printed: 03/27/2022 11:11:18 AM

Closed •

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

3713 W Imperial Hwy • Inglewood 90303

0 days on the market

**10 units • \$97,500/unit • 2,520 sqft • 7,938 sqft lot • \$386.90/sqft •
Built in 1942**

Listing ID: OC22056288

Cross streets: Imperial Hwy & Doty Ave



Great investment opportunity! Bungalow style units that need TLC in but a hidden diamond in the rough with great cash flow potential!! Minutes from LAX, Space-X, LA Forum, New Sofi Stadium, Hollywood Park, & Nearby to local Parks & Recreation, Major Restaurants, & Big Box Retailers! Sold off market, inputted for MLS purposes only.

Facts & Features

- Sold On 03/21/2022
- Original List Price of \$975,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$2,767 (Estimated)
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,000
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,500
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4033027023

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) OC22056288

Printed: 03/27/2022 11:11:18 AM

Closed •

853 N Alta Vista Blvd • Los Angeles 90046

10 units • \$267,500/unit • 3,600 sqft • 7,752 sqft lot • \$736.11/sqft •
Built in 1924

The property is situated in one of the trendiest locations in Los Angeles, sitting just north of Melrose Avenue, sandwiched between Poinsettia Place to the west and Formosa Avenue to the east.

List / Sold:

\$2,675,000/\$2,650,000 ↓

175 days on the market

Listing ID: 21765290



Facts & Features

- Sold On 03/23/2022
 - Original List Price of \$2,825,000
 - 2 Buildings
 - Heating: Wall Furnace
- \$109977 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$70,526
 - 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:	10	0	1		Unfurnished	\$1,532	\$15,323	\$19,500
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5525001005

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21765290

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Closed • Apartment

List / Sold: **\$2,850,000/\$2,850,000**

11844 Ferris Rd • El Monte 91732

7 days on the market

11 units • **\$259,091/unit** • **9,659 sqft** • **18,237 sqft lot** • **\$295.06/sqft** •
Built in 1979

Listing ID: WS22019515

Whistler Ave



Excellent North El Monte location in a desirable neighborhood. Fully occupied and well maintained 11 units. Every unit has a den that can be used as another bedroom or formal dining room. Separate electric and gas meters plus laundry income. 11 carports plus 10 parking spaces. Stable tenants. Equipped with electric gate. Owner did a lot of upgrades including reroofing in Dec 2014, redoing plumbing in May 2018, installing dual pane windows for all units, installing new water heater in Oct 2017, and remodeling kitchen and bath and flooring from 2018 to 2021. Newer condo and PUD projects on both sides. Near supermarkets, shopping, schools, banks, public transportation, and much more. Easy access to Freeway 10 and 605. City of El Monte is a high demand rental area with diverse cultures.

Facts & Features

- Sold On 03/25/2022
- Original List Price of \$2,850,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- 10 Total carport spaces
- \$3,163 (Estimated)
- Laundry: Individual Room
- \$207600 Gross Scheduled Income
- \$127181.5 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$80,418
- Electric: \$990.59
- Gas: \$5,204
- Furniture Replacement:
- Trash: \$5,506
- Cable TV: 01121690
- Gardener:
- Licenses: 314
- Insurance: \$4,650
- Maintenance: \$9,025
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,899
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	11	22	11	0	Unfurnished	\$17,040	\$17,040	\$17,040
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Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 12• Gas Meters: 12• Water Meters: 1• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none">• Standard sale• Rent Controlled | <ul style="list-style-type: none">• 619 - El Monte area• Los Angeles County• Parcel # 8567009005 |
|---|--|

Michael Lembeck

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Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) WS22019515

Printed: 03/27/2022 11:11:19 AM

Closed •

List / Sold: **\$4,025,000/\$4,025,000**

1865 Plaza del Amo • Torrance 90501

0 days on the market

**13 units • \$309,615/unit • 9,296 sqft • .52 acre(s) lot • \$432.98/sqft •
Built in 1977**

Listing ID: SB22017985

NW Corner of Plaza del Amo and Border



This 13 unit complex sits on a .52 acre corner lot at the Southern end of Old Torrance. Each unit is an extra large ~715sqft 1 bedroom, 1 bath with gas stoves and radiant heat. Plenty of upside potential in updating interior and exterior conditions and bringing rents up to market rate. Bottom floor units have their own private outdoor fenced patios. Top floor units have balconies overlooking the green courtyard to the Southeast. There is a secure coin-op laundry facility on-site. Garage parking for 16 vehicles and another 7 off-street uncovered parking stalls in the west lot.

Facts & Features

- Sold On 03/23/2022
- Original List Price of \$4,025,000
- 2 Buildings
- Levels: Two
- 23 Total parking spaces
- \$0 (Unknown)
- Laundry: Community
- Cap Rate: 3.69
- \$243000 Gross Scheduled Income
- \$148310 Net Operating Income
- 14 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$94,690
- Electric: \$1,146.00
- Gas: \$2,880
- Furniture Replacement:
- Trash: \$4,316
- Cable TV: 01929798
- Gardener:
- Licenses:
- Insurance: \$6,600
- Maintenance:
- Workman's Comp:
- Professional Management: 14580
- Water/Sewer: \$13,840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	13	1	1	1	Unfurnished	\$20,250	\$243,000	\$27,300

Of Units With:

- Separate Electric: 14
- Gas Meters: 1
- Water Meters: 1
- Carpet: 13
- Dishwasher: 13
- Disposal: 13

- Drapes:
- Patio: 13
- Ranges: 13
- Refrigerator: 13
- Wall AC:

Additional Information

- Standard sale

- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7357021021

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22017985

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Closed •

List / Sold:

\$5,450,000/\$5,270,000 ↓

9 days on the market

Listing ID: 21798702

106 E Avenue 37 • Los Angeles 90031

**25 units • \$218,000/unit • 14,764 sqft • 51,492 sqft lot • \$356.95/sqft •
Built in 1924**

Across the street from the Heritage Square Gold Line Station. On the corner of Pasadena Avenue and Avenue 36.



The Heritage Square Portfolio features 3614-3618 Pasadena Avenue, 106-114 E. Avenue 37 and 103-117 E. Avenue 36, and is comprised of (22) residential units and (3) commercial spaces on 51,492 SF of land. 106-114 E. Avenue 37 & 103-117 E. Avenue 36 is comprised of (17) bungalow-style units sitting on two parcels totaling 38,583 SF of land. Please note, 13 of the 17 units are true bungalows with private entrances, no shared walls, side-yards and backyards. 3614-3618 Pasadena Avenue is comprised of 3 commercial spaces and 5 residential units sitting on 12,433 SF of land zoned RAS3. This portfolio offering is a true value-add opportunity as current rents are approx. 61% below market compared to renovated units in the area. Additionally, the portfolio sits directly across from the Heritage Square Gold Line station and is eligible for Tier 3 TOC incentives.

Facts & Features

- Sold On 03/24/2022
- Original List Price of \$5,450,000
- 16 Buildings
- \$217133 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$137,297
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1	\$1	\$1
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
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5446027024

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 21798702

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