

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	G
1	SB21022645	S	1424 252nd ST	HC	124	PRO	2	\$26,743		\$600,000	\$412.09	1456	1947/PUB	7,437/0.1707	
2	20647710	S	5122 Raphael ST	LA	632	STD	2			\$770,000	\$534.72	1440	1912	4,800/0.1	
3	21682846	S	1652 TALMADGE ST	LA	637	STD	2			\$1,785,000	\$647.91	2755	1923	4,482	
4	P1-3091	S	812 814 N Mar Vista AVE	PAS	646	STD	2	\$6,095		\$1,313,725			1922/ASR	8,191/0.19	
5	WS21052080	S	3235 Burton	RSMD	651	STD	2	\$0		\$1,040,000	\$506.33	2054	1959/ASR	12,937/0.297	
6	AR21022566	S	320 W Bencamp ST	SGAB	654	STD	2	\$0		\$1,808,000	\$462.17	3912	2021/PUB	9,016/0.207	
7	320004699	S	10006 100 Silverton AVE	TUJ	659	STD	2	\$0	0	\$760,000	\$633.33	1200	1950	4,204/0.0965	
8	QC20259367	S	138 S Madison AVE	LA	C17	STD	2	\$0		\$1,000,000	\$594.88	1681	1949/ASR	6,240/0.1433	
9	WS21021810	S	8014 W 4th ST	LA	C19	STD	2	\$72,000		\$1,425,000	\$505.86	2817	1928/ASR	3,604/0.0827	
10	20637724	S	1356 Masselin AVE	LA	C19	STD	2			\$1,435,000	\$451.26	3180	1936	5,818/0.13	
11	21685002	S	1139 S Crescent Heights BLVD	LA	C19	STD	2			\$1,789,000	\$592.38	3020	1934	6,373/0.14	
12	20646762	S	756 N WILTON PL	LA	C20	STD	2			\$1,630,000	\$558.79	2917	1910	6,051/0.13	
13	SB20240090	S	7888 Flight PL	WS	C29	STD	2	\$72,000		\$1,287,525	\$621.39	2072	1951/ASR	8,030/0.1843	
14	20668562	S	16 64th AVE	PDLR	C31	STD	2			\$2,700,000	\$1,038.46	2600	1953	2,102/0.04	
15	DW20221578	S	231 E 88th PL	LA	C34	TPAP	2	\$0		\$479,000	\$246.65	1942	1923/ASR	4,076/0.0936	
16	DW20066625	S	238 E 102nd ST	LA	C34	STD	2	\$37,200		\$530,000	\$339.74	1560	1950/ASR	5,378/0.1235	
17	IV21022632	S	1618 W 45th ST	LA	C34	STD	2	\$66,000		\$835,000	\$455.79	1832	1912/ASR	5,612/0.1288	
18	PW20263333	S	313 W 105th ST #315	LA	C34	STD	2	\$5,943		\$852,000	\$232.72	3661	2013/ASR	5,406/0.1241	
19	20667582	S	1826 W 73rd ST	LA	C36	STD	2			\$485,000	\$285.29	1700	1924	6,703/0.15	
20	21681164	S	10529 Haas AVE	LA	C36	STD	2			\$675,000	\$370.47	1822	1948	5,941/0.13	
21	20666710	S	947 E 106th ST	LA	C37	PRO	2			\$570,000	\$210.18	2712	1970	5,408/0.12	
22	21675744	S	315 W 90th ST	LA	C37	STD	2			\$640,000	\$281.57	2273	1990	5,694/0.13	
23	DW20252264	S	9414 Beach ST	LA	C37	STD	2	\$0		\$685,000	\$372.69	1838	1938/ASR	6,068/0.1393	
24	SR21007175	S	350 W 80th ST	LA	C42	STD	2	\$39,600		\$510,000	\$388.72	1312	1927/ASR	5,300/0.1217	
25	IV21022994	S	4720 Fisher ST	ELA	ELA	STD	2	\$51,600	5	\$800,000	\$437.16	1830	1961/ASR	5,596/0.1285	
26	BB20199063	S	5820 Craner AVE	NHLW	NHO	STD	2	\$96,000	5	\$1,400,000	\$413.96	3382	2020/BLD	6,750/0.155	
27	DW20178054	S	13103 Carl ST	PAC	PAC	STD	2	\$38,400		\$580,000	\$527.27	1100	1937/PUB	7,098/0.1629	
28	SR20193867	S	1513 Coronel ST	SF	SF	STD	2	\$54,570		\$750,000	\$362.49	2069	1954/ASR	6,276/0.1441	
29	DW21006609	S	6730 Vinevale AVE	BELL	T3	STD	2	\$2,970		\$655,000	\$365.51	1792	1925/ASR	8,706/0.1999	
30	CV21016096	S	1435 N Mariposa AVE	LA	699	PRO	2	\$0		\$420,000	\$411.76	1020	1915/ASR	2,100/0.0482	
31	RS21034352	S	6128 E Olympic BLVD	ELA	699	STD	2	\$24,600		\$450,000	\$258.77	1739	1951/ASR	2,567/0.0589	
32	AR20251567	S	315 E 109th ST	LA	699	STD	2	\$57,600		\$730,000	\$258.50	2824	2007/ASR	5,400/0.124	
33	20623110	S	1203 S Centre ST	SP	185	STD	3			\$595,000	\$403.12	1476	1921	4,001/0.09	
34	P1-2943	S	218 N Bushnell AVE	ALH	601	STD	3	\$0		\$1,540,000			1927	7,373/0.17	
35	BB21014010	S	3316 Perlite AVE	LA	606	STD	3	\$15,795		\$1,002,000	\$464.75	2156	1953/ASR	6,748/0.1549	
36	21680806	S	1038 N Columbus AVE	GD	626	STD	3			\$1,300,000	\$484.17	2685	1939	8,443/0.19	
37	BB21028579	S	1006 San Rafael AVE	GD	626	STD	3	\$77,100		\$1,500,000	\$647.67	2316	1920/ASR	8,572/0.1968	
38	320004953	S	1628 1630 Edgecliffe	LA	671	STD	3	\$0	0	\$1,225,000	\$614.65	1993	1956	7,345/0.1686	
39	SR21024075	S	1738 9th ST	SM	C14	STD	3	\$116,400		\$1,699,500	\$843.01	2016	1900/ASR	8,179/0.1878	
40	SR20158568	S	10318 S San Pedro ST	LA	C37	STD	3	\$46,800		\$435,000	\$299.17	1454	1957/ASR	3,000/0.0689	
41	21692476	S	1178 S Highland AVE	LA	HPK	STD	3			\$1,265,000	\$606.42	2086	1954	7,500/0.17	
42	QC20101434	S	5628 Craner AVE	NHLW	NHO	PRO	3	\$35,448		\$680,000	\$282.39	2408	1928/ASR	5,519/0.1267	
43	PW20074564	S	9160 Rose ST	BF	RF	STD,TRUS	3	\$67,200	5	\$760,000	\$320.68	2370	1947/ASR	10,124/0.2324	
44	PW21022574	S	12713 Waldorf DR	LNWD	RM	STD	3	\$69,600	5	\$995,000	\$237.58	4188	2000/ASR	9,614/0.2207	
45	SR21033244	S	11444 Riverside DR	VVL	VVL	STD	3	\$52,164	4	\$925,000	\$490.98	1884	1940/ASR	5,001/0.1148	
46	SB21016934	S	572 W 21st ST	SP	183	STD	4	\$63,000		\$857,000	\$452.96	1892	1942/ASR	5,083/0.1167	
47	PW21028118	S	577 W 4th ST	SP	189	STD	4	\$60,132	5	\$995,000	\$311.13	3198	1959/ASR	5,001/0.1148	
48	CV21032771	S	710 Sunset BLVD	ARCD	605	TRUS	4	\$24,000		\$1,473,500	\$500.00	2947	1951/ASR	9,136/0.2097	
49	AR20261239	S	33 Bonita ST	ARCD	605	STD	4	\$104,000		\$2,150,000	\$453.01	4746	1969/PUB	8,096/0.1859	
50	320004421	S	432 Myrtle ST	GD	628	STD	4	\$13,500	5	\$2,550,000	\$473.89	5381	2012	6,945/0.1594	
51	PF21017925	S	1442 Laveta TER	ECHO	671	STD,TRUS	4	\$120,000	5	\$1,774,000	\$420.18	4222	1926/PUB	7,035/0.1615	
52	SR21012707	S	2853 Buckingham RD	LA	C16	STD	4	\$104,280		\$1,570,000	\$301.52	5207	1930/ASR	7,000/0.1607	
53	PW21020410	S	6101 S Hobart BLVD	LA	C34	STD	4	\$3,215		\$600,000	\$216.61	2770	1947/ASR	6,442/0.1479	
54	DW20262130	S	6612 S Figueroa ST	LA	C36	STD,TRUS	4	\$39,900		\$750,000	\$215.27	3484	1987/ASR	4,201/0.0964	
55	DW21004909	S	6563 Southside DR	ELA	ELA	STD	4	\$46,200		\$749,000	\$401.82	1864	1953/ASR	4,913/0.1128	
56	PW20246007	S	12241 Cheshire ST	NWK	M1	STD	4	\$66,156		\$1,035,000	\$321.03	3224	1966/ASR	14,961/0.3435	
57	AR20235903	S	3302 Hope ST	HNPk	T1	STD	4	\$0		\$950,000	\$357.68	2656	1964/EST	6,869/0.1577	
58	320004442	S	4031 Ramsdell AVE	GD	635	STD	5	\$0	0	\$2,600,000	\$412.90	6297	1963	10,645/0.2444	
59	20666196	S	460 S Manhattan PL	LA	HPK	STD	5			\$2,260,000	\$261.06	8657	1923	8,602/0.19	
60	21676410	S	2014 Carnegie LN	REDO	152	STD	6	\$154,020		\$2,500,000	\$482.63	5180	1964	7,510/0.17	
61	21676938	S	1923 Vanderbilt LN	REDO	152	STD	6	\$153,580		\$2,520,000	\$470.59	5355	1970	7,509/0.17	
62	AR20229525	S	2529 Sichel ST	LA	677	STD	6	\$99,120		\$1,800,000	\$294.12	6120	2004/ASR	11,689/0.2683	
63	SB18289610	S	363 Virginia ST	ES	141	STD	7	\$117,120		\$3,300,000	\$539.57	6116	1969/PUB	7,152/0.1642	
64	20670412	S	14837 Erwin ST	VNS		STD	8			\$1,970,000	\$364.75	5401	1989	7,505/0.17	
65	PW20236759	S	1734 W 105th ST	LA	C36	STD	8	\$157,590	5	\$1,900,000	\$251.49	7555	1961/PUB	8,588/0.1972	
66	QC21018108	S	3934 Gibraltar AVE	LA	PHHT	TRUS	9	\$136,420	4	\$1,670,000	\$190.90	8748	1958/ASR	8,236/0.1891	
67	20670862	S	1320 Armocost AVE	LA	WLA	STD	9			\$3,775,000	\$538.75	7007	1970	7,850/0.16	
68	WS20167439	S	1628 South Huntington Dr.	SPAS	658	STD	10	\$253,200		\$4,250,000	\$364.87	11648	1963/ASR	17,528/0.4024	
69	21690002	S	6150 E Olympic BLVD	LA		STD	12			\$1,905,000	\$239.44	7956	1962	10,517/0.24	
70	20636062	S	12707 Mitchell AVE	LA	C13	STD	13			\$4,055,000	\$357.08	11356	1969	9,847/0.22	
71	21679590	S	1534 S Shenandoah ST	LA	C09	STD	16			\$4,970,000	\$378.64	13126	1964	13,003/0.29	
72	20665816	S	3939 Nicolet AVE	LA	PHHT	PRO	23			\$2,200,444	\$97.01	22682	1957	21,158/0.48	
73	20665748	S	3933 Nicolet AVE	LA	PHHT	PRO	23			\$2,200,444	\$97.01	22682	1957	21,158/0.48	
74	CV20170848	S	618 W Route 66	GLDR	629	STD	76	\$979,550	5	\$10,150,000	\$233.41	43486	1962/ASR	63,095/1.4485	

Closed •List / Sold: **\$650,000/\$600,000 ↓****1424 252nd St • Harbor City 90710****11 days on the market****2 units • \$325,000/unit • 1,456 sqft • 7,437 sqft lot • \$412.09/sqft • Built in 1947****Listing ID: SB21022645****Lomita and Belle Porte**

DUPLEX WITH POTENTIAL FOR ANOTHER UNIT!!! Great investment opportunity to add to your portfolio of rental properties. Large Lot with potential to add another unit within 2 of the 5 garages. Located in a great residential area near the 110 & Kaiser. Both units are 2 bed 1 bathroom with private yards and additional common space to expand in the future. 5 garages in the back. Do not miss this opportunity. Photos coming soon!

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$26743.3 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$979	\$979	\$1,800
2:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$2,100

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- 124 - Harbor City area
- Los Angeles County
- Parcel # 7410004034

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: **\$749,000/\$770,000** ↑

5122 Raphael St • Los Angeles 90042

24 days on the market

2 units • \$374,500/unit • 1,440 sqft • 4,800 sqft lot • \$534.72/sqft •

Built in 1912

Listing ID: 20647710

Avenue 50 to Irvington to Milo Terrace to Raphael Street



Two stand-alone homes, set on a knoll w/picture-perfect views of the mountains. Surrounded by vibrant landscaping, mature avocado tree, lovely citrus tree & butterfly/bird attracting natives. The Raphael homes feature: updated 1BR+1BA in front, all wood cabinetry & quartz countertop, mini-split system, newer H2O heater + laundry room & covered porch. Down a short pathway is the 2BR+1BA house. There was a fire in June 2020 & only roof/ceiling/drywall & flooring were removed. These are intact: exterior walls, interior framed walls/door frames, updated kitchen cabinetry w/quartz countertop, updated BA/fixtures & laundry room. Amenities include: 1-car garage, ABS sewer line, 2 updated electrical panels, 2 separate gas meters, privacy gates. Positioning allows for max privacy w/o intrusion. Custom design the back house & make this a wonderful investment or live in one and rent out the other! Moments from Figueroa & York eateries. DELIVERED VACANT!

- Facts & Features
- Sold On 03/24/2021
 - Original List Price of \$749,000
 - 2 Buildings
 - Cooling: Central Air
 - Heating: Central
 - Laundry: Individual Room

- Interior
- Appliances: Refrigerator

- Exterior
- Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)
 - Sewer: Other

- 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	\$0	\$0	\$1,900
2:	1	2	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
 - 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5469004017

Michael Lembeck

Re/Max Property Connection

3/28/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: 20647710

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Closed •

List / Sold:

\$1,795,000/\$1,785,000 ↓

1652 TALMADGE St • Los Angeles 90027
2 units • \$897,500/unit • 2,755 sqft • No lot size data • \$647.91/sqft •
Built in 1923

3 days on the market

Listing ID: 21682846

101 N. Hollywood, Exit Rampart Blvd., Left W. Sunset Blvd., Right on Fountain Ave., Left Talmadge St.



BOTH UNITS VACANT!!! Located in Franklin Elementary School district! Built in 1923, this Mediterranean duplex in Franklin Hills has been thoroughly re-worked inside & out and is a mix of modern updates & storybook charm. Comprised of two units, 1652 Talmadge (downstairs, front porch entrance) has 3 bedrooms + 2 remodeled spa-like baths. A covered porch entry opens to wide plank hardwood floors gracing a blended dining & living room w/character fireplace & crown molding. Beyond, a remodeled kitchen w/wood cabinetry, stone counters & stainless appliances leads to an office/multi-purpose space. 1650 Talmadge (upper unit, rear entrance) w/3 bedrooms + 2 updated baths is a bright & airy unit w/vaulted ceilings & hardwood floors throughout. A French door entry opens to a blended living & dining room + chefs kitchen w/wraparound bar seating, wood cabinetry, stone counters & stainless appliances. Two bedrooms at front, including an en-suite master, each have balconies opening to hillside views. Moments from the Shakespeare Bridge, shopping, entertainment & top-rated schools.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$1,795,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central

Interior

- Rooms: Living Room
- Appliances: Dishwasher, Microwave, Refrigerator
- Floor: Tile, Wood

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Insurance:
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash:
- Water/Sewer:
- Cable TV: 00899496
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 637 - Los Feliz area
- Los Angeles County

- Parcel # 5430002020

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:](#) 21682846

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Closed • Duplex

List / Sold:

\$1,329,000/\$1,313,725 ↓

13 days on the market

812 814 N Mar Vista Ave • Pasadena 91104

2 units • \$664,500/unit • sqft • 8,191 sqft lot • No \$/Sqft data • Built in 1922

Listing ID: P1-3091

North of Orange Grove.



Two fabulous separate craftsman style homes full of charm and character in desirable Pasadena's Historical Bungalow Heaven. Front house is approx 1767 sq ft and is ideal for owner use. This spacious home boasts 3 bedrooms & 3 bathrooms. Bright & light living room has an attractive fireplace & wood floors. Formal dining room off living room. Step down family room with timbered beams leads to a private master suite with high ceilings. Functional kitchen has tiled counters and floor. 2 Car attached garage. FA/CA. Laundry. Absolutely cute cottage with its own private oasis. Charming and cozy living room with 2 bedrooms & 1 bathroom. Laundry room off kitchen. Enclosed patio - approx 213 sq ft. Wood floors. FA/CA. 2 Parking spaces 2 patios bordered by matured greenery. Many upgrades in recent years - Upgraded electrical and plumbing, newer roofs on both houses, newly bolted foundation in both houses, new engineered wood flooring in both houses, newly painted both houses in & out, new faucets throughout, new FA/CA in front house, new water heater in back unit, new gas line to back unit, newly landscaped. Meyer lemon and orange trees. Separate gas and electric meters. Property beautifully maintained with pride. Close to restaurants, shops, parks, freeways, metro, etc. Great opportunity for investment or to live in one, rent out the other unit or extended family living. Pasadena living at its Best!

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$1,329,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: Inside
- \$6095 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Living Room, Master Suite
- Floor: See Remarks
- Appliances: Gas Range, Water Heater

Exterior

- Lot Features: Sprinklers Drip System
- Fencing: See Remarks
- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	3	2	Unfurnished	\$3,710	\$3,710	\$0
2:		2	1	2		\$2,385	\$2,385	
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5739008003

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: P1-3091

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Closed •

List / Sold: **\$988,000/\$1,040,000** ↑

3235 Burton • Rosemead 91770

3 days on the market

2 units • **\$494,000/unit** • **2,054 sqft** • **12,937 sqft lot** • **\$506.33/sqft** • **Built in 1959**

Listing ID: WS21052080

Garvey /Burton



GREAT INVESTMENT PROPERTY LOCATED AT ROSEMEAD.CLOSE TO FREEWAY, .TWO SEPARATE HOUSE IN THE GREAT CONDITION ON A LARGE LOT ,THE FRONT HOUSE HAS 2 BEDROOM AND 2 BATH, 1ATTACHED GARAGE ,THE GEAR HOUSE HAS 2 BEDROOM 1 BATH , LARGE BACK YARD ,EASY TO RENT .

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$988,000
- 2 Buildings
- 3 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01121690
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5289003053

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • Duplex**\$1,788,000/\$1,808,000** ↑

18 days on the market

Listing ID: AR21022566

320 W Bencamp St • San Gabriel 91776**2 units** • **\$894,000/unit** • **3,912 sqft** • **9,016 sqft lot** • **\$462.17/sqft** • **Built in 2021****Valley Blvd and south of Abbot Ave turn left on Bencamp**

Brand New Contemporary Duplex (Front and Back units) Homes in the Heart of San Gabriel. Front unit 1,961 sq ft. Back unit 1,951 sq ft. Each Home features 3 Bedrooms and 3.5 Bathrooms with a loft is ideal for a home office, yoga studio, gaming space or easily covered to be a 4th bedroom. Walk in from the front door with plenty of natural light and airy space is illuminated with recessed LED lighting plus double height ceilings and open floor plan concept. Living room, Dining room, kitchen and main floor laundry room are designed to be your perfect forever home. The most impressive is the first floor Jr. master suite for in-law or guests can enjoy some privacy. Second Floor Master suite includes a walk-in closet, a luxurious bathtub, glass shower stall and a dual sinks vanity. Don't forget the 3rd bedroom and loft/office also locate on the second floor. Other features include front yard area, each home has it's own attached 2 car garage, outside iron security gate/tankless water heater and so much more. Enjoy the convenient location in a quiet neighborhood, walking distance to Hilton Hotel, Focus Shopping Mall, Restaurants, Banks and Supermarkets. This rare opportunity to enjoy big family living, rental or live one and rent one out. Plenty of options for this highly desirable City of San Gabriel Brand New Homes.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$1,788,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Formal Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Suite, Walk-In Closet
- Floor: See Remarks
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Range Hood, Tankless Water Heater
- Other Interior Features: High Ceilings, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Rectangular Lot, Sprinkler System
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,919
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01121690
- Gardener:
- Licenses:
- Insurance: \$3,463
- 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	4	2	Unfurnished	\$0	\$0	\$3,200
2:	1	3	4	2	Unfurnished	\$0	\$0	\$3,200

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
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5360026011

3/28/2021

Matrix

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) AR21022566

Printed: 03/28/2021 7:00:27 PM

Closed •

List / Sold: **\$788,000/\$760,000** ↓

10006 10008 Silverton Ave • Tujunga 91042

27 days on the market

2 units • \$394,000/unit • 1,200 sqft • 4,204 sqft lot • \$633.33/sqft • Built in 1950

Listing ID: 320004699



Pride of ownership Duplex. Both units have been fully updated. Oak hardwood floors throughout. Each unit has their own separate secure outdoor living spaces - back unit with gas fire pit - front unit Red Mangaris wood exterior fencing with a raised deck great for entertaining. Gas, Water and Power are separately metered. Separate HVAC & Water Heaters for each unit. Double car garage offers the possibility for a future third unit (ADU conversion). Front Unit has a brand new kitchen with a breakfast bar. New concrete driveway. Front 2 bedroom unit is owner occupied and will be delivered vacant. Rear 1 bedroom great rental income. Great location near Pinewood elementary. Sewer lines are coming according to the city. Owner is a licensed real estate agent. Property is a must see.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$775,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Forced Air, Natural Gas
- Laundry: In Garage, Dryer Included
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Wood
- Appliances: Microwave, Counter Top, Gas Oven, Dishwasher, Range
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Back Yard, Sprinklers On Side, Front Yard
- Sewer: Conventional Septic

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	2	1		Unfurnished	\$0	\$0	\$2,500
2:	0	1	1		Unfurnished	\$0	\$1,550	\$0
3:	0	0	0			\$0	\$0	\$0
4:	0	0	0			\$0	\$0	\$0
5:	0	0	0			\$0	\$0	\$0
6:	0	0	0			\$0	\$0	\$0
7:	0	0	0			\$0	\$0	\$0
8:	0	0	0			\$0	\$0	\$0
9:	0	0	0			\$0	\$0	\$0
10:	0	0	0			\$0	\$0	\$0
11:	0	0	0			\$0	\$0	\$0
12:	0	0	0			\$0	\$0	\$0
13:	0	0	0			\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2568004007

Michael Lembeck

Re/Max Property Connection

3/28/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: 320004699

Printed: 03/28/2021 7:00:27 PM

List / Sold:

Closed •**\$1,059,500/\$1,000,000** ↓

16 days on the market

Listing ID: OC20259367

138 S Madison Ave • Los Angeles 90004**2 units** • **\$529,750/unit** • **1,681 sqft** • **6,240 sqft lot** • **\$594.88/sqft** •
Built in 1949**Freeway 101, exit Silver Lake Blvd, East of Vermont, South of 1st St.**

Great Investment. No Tenants Occupied. Price to sell Land Value, R3, Tier 3 Zoning, 52 X 120, 6,240 Sq Ft, good for multi-family project in the fast developed Mid-Wilshire area. This Duplex property (two separate units with no sharing walls) located in a very quiet Cul-De-Sac street, home owner may remodel the two units, lives in one and rents the other for generating income. Convenient location, walking a couple blocks to Metro Red Line, close to DTLA, Korea Town, Wilshire BLVD, Markets.....

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$1,059,500
- 2 Buildings
- 2 Total parking spaces
- Laundry: See Remarks
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Cul-De-Sac, Front Yard, Rectangular Lot, Level, Near Public Transit, Value In Land, Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5501015023

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$1,399,000/\$1,425,000** ↑

7 days on the market

Listing ID: WS21021810

8014 W 4th St • Los Angeles 90048**2 units • \$699,500/unit • 2,817 sqft • 3,604 sqft lot • \$505.86/sqft • Built in 1928****Please Google Map address Cross Streets: 4th/ Crescent Heights Blvd**

Just REDUCED! Pleased to offer for sale this fantastic Spanish style duplex conveniently located in sought after Beverly Center just outside of Beverly Hills. Both units provide a spacious floor plan that feature hardwood floors, attractive tile in kitchen & bathroom and fireplace in living room. Amenities for each unit include gas stove, refrigerator, washer & dryer. The roof is about 11 years old and plumbing is all copper. This is a great rental area and just nearby you'll find on 3rd Street & Fairfax Ave restaurants, theatre, The Grove and Farmers Market. This property is perfect for Owner/Users and Investors. Best price per build sqft in the area, low maintenance. Priced to sell.

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: Dryer Included, Washer Included
- \$72000 Gross Scheduled Income
- \$50000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Disposal, Gas Cooktop, Gas Water Heater, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,732
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$660
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$780
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5511040002

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:

\$1,475,000/\$1,435,000 ↓

111 days on the market

1356 Masselin Ave • Los Angeles 90019
2 units • \$737,500/unit • 3,180 sqft • 5,818 sqft lot • \$451.26/sqft •
Built in 1936

Listing ID: 20637724

According to Google maps: Located off of W. Pico and Masselin, 2 blocks west of Hauser.



"VACANT!! Built In 1936, this classic contemporary, two-story duplex is replete with original charm and lovingly maintained architectural details. Walk past a beautifully manicured lawn, through the gated front entry into a foyer leading to the upstairs/downstairs units. Each unit is 3bed/1 bath and boasts original crown moldings, ample built-ins and gleaming oak hard wood floors throughout. With an ideal floor plan - including large rooms, high ceilings, kitchen with eat-in breakfast nook, large primary bedroom, fireplace, laundry and separate HVAC systems for each unit this property is a dream. Fully fenced, backyard and open patio with mature vegetation for ultimate privacy. A rear entrance for each unit provides easy access to the parking area and detached 3-car garage. Located just down the street from The Beverly Center, The Grove, various schools, multiple places of worship, bus lines and restaurants. Both units to be delivered vacant at Close. Dont miss this beauty!

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: Multi/Split , Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$91500 Net Operating Income

Interior

- Rooms: Family Room, Master Bathroom, Great Room
- Floor: Wood, Laminate, Tile
- Appliances: Refrigerator, Gas Oven, Gas Cooktop, Built-In, Oven
- Other Interior Features: Crown Molding

Exterior

- Security Features: Gated Community, Window Bars

Annual Expenses

- Total Operating Expense: \$4,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02004120
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$3,850	\$7,311	\$4,100
2:	1	3	1		Unfurnished	\$3,850	\$7,311	\$4,100
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
- C19 - Beverly Center-Miracle Mile area

- Los Angeles County
- Parcel # 5085030028

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: 20637724

Printed: 03/28/2021 7:00:27 PM

Closed •

List / Sold: **\$1,789,000/\$1,789,000**

1139 S Crescent Heights Blvd • Los Angeles 90035
2 units • \$894,500/unit • 3,020 sqft • 6,373 sqft lot • \$592.38/sqft •
Built in 1934
GoogleMaps

12 days on the market
Listing ID: 21685002



Enter this Quintessential Art Deco property, sited up and off the street, and immediately feel the beauty and timelessness of the 1930s with its plentiful period details as well as hints of Mediterranean touches. This duplex in the prized South Carthay HPOZ, will be delivered fully vacant, further making it a true and rare investment for both owner-user or income potential. Both units feel like a home & feature spacious living rooms, gorgeous wood beamed ceilings, oversized picture windows, fireplaces, formal dining rooms, breakfast nooks, special built-ins, coved ceiling halls and bedrooms with ample closets. The Upper unit offers pristine original hardwood floors, art deco kitchen and striking Deco vintage bath. The Lower unit, recently renovated, has a newer kitchen, bath and bamboo flooring with an amazing oversized stained glass front window. There is also large backyard, a long driveway and 3 car garage. All this, and the home is Mills Acted for substantial tax savings.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$1,789,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside, Individual Room

Interior

- Floor: Wood, Bamboo
- Appliances: Dishwasher, Refrigerator

Exterior

- Sewer: Other

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

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5087014022

3/28/2021

Matrix

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21685002

Printed: 03/28/2021 7:00:27 PM

List / Sold:

Closed •**\$1,599,000/\$1,630,000** ↑

20 days on the market

Listing ID: 20646762

756 N WILTON PI • Los Angeles 90038**2 units** • **\$799,500/unit** • **2,917 sqft** • **6,051 sqft lot** • **\$558.79/sqft** •**Built in 1910****USE GOOGLE MAPS**

One of the most incredible new duplexes ever built in Hollywood - delivered vacant! Currently the property is an Airbnb, however it could be stabilized with huge market rent estimated at \$9,250 per month or a perfect owner/user opportunity. The main home is a spectacular 4 bed + office, 3 bath with 2 master bedrooms, modern finishes, cook's kitchen w/center island and one of the best roof decks in the city with dazzling 360 degree VIEWS. A finished 2 car garage, central AC/heat and private yard round out this home. In front find a 2 bedroom, 2 bath home with designer touches, high ceilings and 2 parking spaces behind a gated front entry. High quality construction. Steps from the CIM proposed 275,000 sq ft of retail project, Columbia Square, Larchmont Village, Paramount & Raleigh Studios and The Edmon.

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$1,599,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air, Zoned
- Laundry: Inside
- \$85470 Net Operating Income

Interior

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

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$25,530
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01292015
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$3,000
2:	1	4	3		Unfurnished	\$0	\$0	\$6,250

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

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5535014013

3/28/2021

Matrix

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 20646762

Printed: 03/28/2021 7:00:27 PM

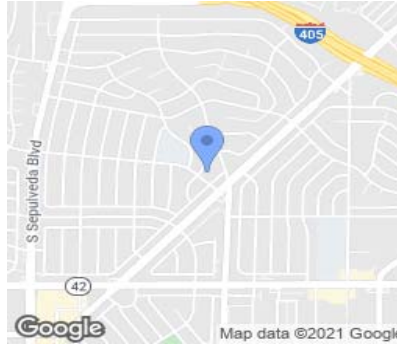
List / Sold:

Closed • Duplex**\$1,269,000/\$1,287,525 ↑**

93 days on the market

7888 Flight Pl • Westchester 90045**2 units • \$634,500/unit • 2,072 sqft • 8,030 sqft lot • \$621.39/sqft • Built in 1951**

Listing ID: SB20240090

Turn on W 79th St off La Tijera Blvd, Cross Flight Ave and turn right on Flight Place

Attractive, clean, well maintained Duplex in the highly desirable Westport Heights neighborhood of Westchester. With 2,072 square feet of living space, this property is larger than most other similar duplexes and sits on a large 8,030 square feet lot. This is a unique opportunity to own an income property in this quiet, desirable neighborhood. Both units are light and bright. Each unit has 2 bedrooms and a full bathroom, with separate stall showers. Crown molding adorns the living rooms in both units. The front unit has hardwood flooring, a sunny bay window in the living room and is updated with a remodeled bathroom. The back unit has a spacious, landscaped, private back yard and has carpeted over hardwood floors. This property's building structure and lot size is larger than most other nearby duplexes which adds to the income potential, property value and future building options. There is space to add an ADU. Duplex is conveniently located near the beach, LAX, Marina Del Rey, LMU, SoFi Stadium, Silicon Beach, and the freeway.

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$1,269,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- Laundry: Individual Room, Inside
- \$72000 Gross Scheduled Income
- \$52938 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Carpet, Wood
- Appliances: Dishwasher
- Other Interior Features: Copper Plumbing Full, Crown Molding

Exterior

- Lot Features: Back Yard, Garden, Landscaped, Lawn, Park Nearby, Sprinkler System
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$19,062
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C29 - Westchester area
- Los Angeles County
- Parcel # 4106030002

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:

\$2,750,000/\$2,700,000 ↓

71 days on the market

16 64Th Ave • Playa del Rey 90293

2 units • \$1,375,000/unit • 2,600 sqft • 2,102 sqft lot • \$1038.46/sqft •

Built in 1953

Listing ID: 20668562

Take Culver Blvd to Right onto Esplanade St. Left on Convoy St. then Right on Pacific Ave. all the way down to 64th. Left onto 64th and there is parking in the back of the building. (This is a detour as part of Pacific Ave. is closed at this time)



Prime location! 360-degree ocean, lagoon and mountain views! The top floor unit is 3 bedrooms and 2 baths. The second floor unit is also 3 bedrooms and 2 baths and is in use as a vacation rental and will be delivered fully furnished. Both units have ocean views and access to the roof deck that is great for entertaining and relaxing. The first level is a studio as well as a 2 car and two 1 car attached garages. Direct access from the garage into the building. There are also 2 additional spaces behind the building. Entire property will be vacant at the close of escrow. This is a wonderful investment opportunity in a beach community that is undergoing major revitalization spurred on by the influx of all the Tech companies in Playa Vista, Venice and surrounding areas. Potential to convert to a 3,800 sq. ft. single family house with interior stairwell. Studio is not permitted as 3rd unit. New windows and roof.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$2,750,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Central
- \$73875 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$40,125
- 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		Furnished	\$0	\$0	\$4,700
2:	2	3	2		Furnished	\$0	\$0	\$4,700
3:	3	0	1		Furnished	\$0	\$0	\$1,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C31 - Playa Del Rey area
- Los Angeles County
- Parcel # 4116002020

3/28/2021

Matrix

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 20668562

Printed: 03/28/2021 7:00:27 PM

Closed • Duplex

List / Sold: **\$489,900/\$479,000** ↓

231 E 88th Pl • Los Angeles 90003
2 units • **\$244,950/unit** • **1,942 sqft** • **4,076 sqft lot** • **\$246.65/sqft** •
Built in 1923
South Manchester and W of San Pedro st.

123 days on the market
Listing ID: DW20221578



Duplex located in the city of Los Angeles. Tenant occupied. Property will be delivered with current occupants on both units. Front unit is 5 bedrooms and 2 baths and back upper unit is a 1 bedroom 1 bath home. Drive by only

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$489,900
- 1 Buildings
- Levels: One, Two
- 0 Total parking spaces
- 2 electric meters available
- 2 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:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526567
- 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	5	2	0	Unfurnished	\$0	\$0	\$2,700
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,475

Of Units With:

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

Additional Information

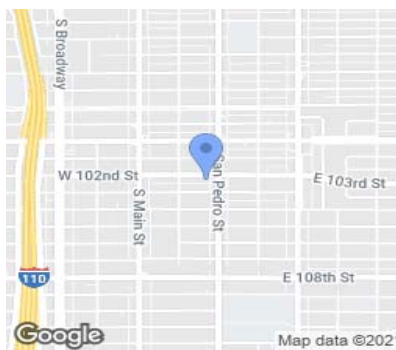
- Third Party Approval sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6041013025

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: **\$530,000/\$530,000****84 days on the market****238 E 102nd St • Los Angeles 90003****2 units • \$265,000/unit • 1,560 sqft • 5,378 sqft lot • \$339.74/sqft • Built in 1950****Listing ID: DW20066625****105 W get off on Central make right another a right on San Pedro left on to 102nd st**

Duplex 2 bed 1 bath each unit, has a carport in the back that can be converted.

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$530,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: In Kitchen
- \$37200 Gross Scheduled Income
- \$32700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,155
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$80
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,200
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6063010016

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: DW20066625

Printed: 03/28/2021 7:00:27 PM

Closed • DuplexList / Sold: **\$780,000/\$835,000** ↑**1618 W 45th St • Los Angeles 90062****6 days on the market****2 units • \$390,000/unit • 1,832 sqft • 5,612 sqft lot • \$455.79/sqft • Built in 1912****Listing ID: IV21022632****Please use navigation**

Fabulous income producing property in trending Los Angeles neighborhood. This 2-unit home is perfect for the growing family and to collect rent from the back unit to offset the mortgage payment. Upgrades galore with the latest in design trends. A secluded private front yard to watch your kids play. Smooth stucco finish and wood siding front porch brings a warm welcoming feel for any architectural enthusiast. As you open the custom wood door you will immediately notice the open floor plan with recessed lighting. The front unit boasts three bedrooms and two full bathroom with a 5-star design. Cool modern colors with wide wood floor planks throughout the home. The kitchen in both units feature quartz countertops, elegant tile backsplash and brand new stainless steel appliances. Additional upgrades include new plumbing, electrical, HVAC, new windows and solar panels just to name a few. This property is the smart buy with low taxes and additional 1bd/1bath unit with its own kitchen/living room for positive cash flow. Schedule a tour today!

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$780,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$66000 Gross Scheduled Income
- \$54000 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior**Exterior**

- Lot Features: 2-5 Units/Acre, Value In Land
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5016007020

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$829,000/\$852,000** ↑

27 days on the market

313 W 105th St # 315 • Los Angeles 90003**2 units • \$414,500/unit • 3,661 sqft • 5,406 sqft lot • \$232.72/sqft • Built in 2013**

Listing ID: PW20263333

Near Broadway and Century Blvd

313 W 105th St Los Angeles has finally arrived!!!! Centrally located in the heart of Los Angeles with convenient access to Downtown Los Angeles, LAX, USC and Orange County. Professionally managed making it an ideal asset for any investor seeking to add to their portfolio. Currently providing excellent cash flow with both units currently rented and on a month to month lease. With 5 bedrooms and 3 bathrooms in each unit and a combined 3661 square feet, there is more than enough room for any family or first time buyer needing extra space with the benefit of collecting immediate rental income. The possibilities are endless at 313 W 105th St!!!

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$829,000
- 1 Buildings
- Levels: Two, Multi/Split
- 6 Total parking spaces
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$5943 Gross Scheduled Income
- \$4962.75 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Formal Entry, Kitchen, Master Bathroom
- Floor: Carpet, Laminate
- Appliances: Gas Oven, Gas Cooktop, Microwave, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Rectangular Lot, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Brick, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,163
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$900
- Cable TV:
- Gardener:
- Licenses: 0
- Insurance: \$1,143
- Maintenance: \$2,400
- Workman's Comp: \$0
- Professional Management: 3720
- Water/Sewer: \$5,700
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	2	Unfurnished	\$2,922	\$2,922	\$2,922
2:	1	5	3	1	Unfurnished	\$3,021	\$3,021	\$3,021

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6074004021

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: **\$499,000/\$485,000** ↓

7 days on the market

1826 W 73Rd St • Los Angeles 90047**2 units • \$249,500/unit • 1,700 sqft • 6,703 sqft lot • \$285.29/sqft •****Built in 1924****Listing ID: 20667582****Florence/Western**

The property is being sold as is. Both units have tenants.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$499,000
- 1 Buildings
- Heating: Floor Furnace
- Laundry: Inside
- \$9963 Net Operating Income

Interior

- Appliances: Gas Oven

Exterior

- Security Features: Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$15,065
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01429337
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$1,030	\$1,030	\$1,030
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
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6017008008

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: **\$675,000/\$675,000**

10529 Haas Ave • Los Angeles 90047

7 days on the market

2 units • \$337,500/unit • 1,822 sqft • 5,941 sqft lot • \$370.47/sqft • Built in 1948

Listing ID: 21681164

From Crenshaw Blvd., East on W. 104th St. South on Haas Ave.



This well-kept property is convenient to the 405, 110 and 105 freeways, public transportation, shopping and dining. Less than two miles from the new Sofi Stadium, new home of the Los Angeles Rams and Chargers football teams, and three miles from the newly renovated Forum. Both units are two-bedroom, one-bath and feature updated kitchens with granite countertops, in-unit laundry rooms, dual pane windows and new exterior paint. Each unit has its own balcony or porch. Tenants enjoy a large grassy rear yard and one-car, detached garage space per unit. Large storage room with windows and exterior entrance.

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$675,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace

Interior

- Floor: Tile, Carpet, Laminate
- Appliances: Disposal

Exterior

- Lot Features: Back Yard

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	\$1,511	\$1,511	\$2,100
2:	2	2	1		Unfurnished	\$1,519	\$1,519	\$2,100
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
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6058016027

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: 21681164

Printed: 03/28/2021 7:00:28 PM

Closed •

List / Sold: **\$599,000/\$570,000** ↑

947 E 106Th St • Los Angeles 90002

18 days on the market

2 units • \$299,500/unit • 2,712 sqft • 5,408 sqft lot • \$210.18/sqft • Built in 1970

Listing ID: 20666710

West of S Central Avenue, North of E 108th Street



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

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$450,000
- 1 Buildings
- \$36468 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$17,124
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$2,266	\$2,266	\$2,266
2:	1	4	2		Unfurnished	\$2,200	\$2,200	\$2,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6051017006

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: **\$600,000/\$640,000** ↑

315 W 90Th St • Los Angeles 90003
2 units • \$300,000/unit • 2,273 sqft • 5,694 sqft lot • \$281.57/sqft •
Built in 1990

9 days on the market
Listing ID: 21675744

South of Manchester and west of Broadway or Google Map



Nice two units for an owner-user or for an investment opportunity. This unit is the youngest in this neighborhood where it was built in 1990. The actual size of the property is near 2,300 sq. ft. The front unit has 3 beds and 1 bath and the back unit has 2 beds and 1 bath. It has two 2 car garages, with a driveway where you can park up to 4. A very clean unit where you can just move in. Easy access to the freeway. It's current owner user. THE PROPERTY WILL BE DELIVERED VACANT

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$600,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Outside

Interior

- Floor: Laminate
- Appliances: Disposal, Gas Oven, Gas Range

Exterior

- Security Features: Smoke Detector(s), Gated Community, Window Bars
- Sewer: Other, 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	3	1		Unfurnished	\$0	\$0	\$2,300
2:	2	2	1		Unfurnished	\$0	\$0	\$1,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6040030018

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: **\$685,000/\$685,000**

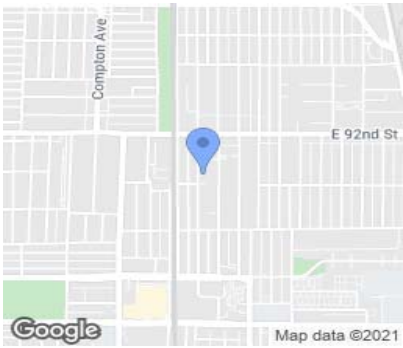
9414 Beach St • Los Angeles 90002

76 days on the market

2 units • \$342,500/unit • 1,838 sqft • 6,068 sqft lot • \$372.69/sqft • Built in 1938

Listing ID: DW20252264

92nd st/Alameda



Back on the market. Buyers could not perform. Opportunity knocks in the heart of Los Angeles. Move in ready. 2 separate vacant units one is a 2bed 1 bath Newly remodeled with a new spacious modern kitchen fully remodeled restroom new laminate and tile flooring new windows One car attached garage to unit. Second unit is detached Brand New 3 bed 2 bath. Amazing open space kitchen very large rooms with large mirror closets Brand new modern restrooms. 100% hardwood flooring through out the home. large ample driveway . A must see. Walking distance to public transportation close to markets and new major shopping centers.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$685,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- 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	\$2,800
2:	1	2	1	1	Partially	\$0	\$0	\$2,000

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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6048032036

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: **\$520,000/\$510,000** ↓

350 W 80th St • Los Angeles 90003

9 days on the market

2 units • \$260,000/unit • 1,312 sqft • 5,300 sqft lot • \$388.72/sqft • Built in 1927

Listing ID: SR21007175

between Grand Ave and S. Broadway blvd



Great opportunity to own 2 houses on a lot, easy access to fwy 110. Agents please read Agent's remarks

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$520,000
- 2 Buildings
- 0 Total parking spaces
- \$39600 Gross Scheduled Income
- \$9475 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: \$9,475
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,000	\$2,000	\$2,400
2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,600

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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6031027016

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$770,000/\$800,000** ↑

4 days on the market

4720 Fisher St • East Los Angeles 90022**2 units • \$385,000/unit • 1,830 sqft • 5,596 sqft lot • \$437.16/sqft • Built in 1961**

Listing ID: IV21022994

Exit 710 freeway at Caesar Chavez; just south of Floral

A great investment opportunity! Fabulous duplex property in an upcoming part of East Los Angeles. Upgrades galore with the latest in design trends. A private, gated property allows for kids to play, plus ample living space inside for various aged families. The back unit and the two 2-car garages were newly built in 2017 and both are in phenomenal condition! Very well made, custom unit, with gorgeous quartz counters and beautiful backsplash throughout the kitchen. Recessed lighting and fire sprinklers throughout. Two spacious bedrooms with stackable washer/dryer upstairs, for great convenience. The front unit is a very well maintained single-story 2 bedroom/1 bathroom home. Laminate wood floors in living area and bedrooms, with matching tile in the kitchen and bathroom. Two spacious, single story bedrooms make this desirable for any age group. Owners live in the neighborhood and have only allowed family to live in both units. Both are in phenomenal condition. Do due diligence, and look at the possibility of making the garages into another ADU.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$770,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 5.01
- \$51600 Gross Scheduled Income
- \$39227 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Kitchen, Living Room, Multi-Level Bedroom, Separate Family Room
- Appliances: Tankless Water Heater
- Other Interior Features: Ceiling Fan(s), Formica Counters
- Floor: Laminate, Tile

Exterior

- Lot Features: Rectangular Lot, Level, Patio Home
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,373
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$980
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5235018017

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$1,435,000/\$1,400,000** ↓**23 days on the market****Listing ID: BB20199063****5820 Craner Ave • North Hollywood 91601****2 units • \$717,500/unit • 3,382 sqft • 6,750 sqft lot • \$413.96/sqft • Built in 2020****On Craner, East of Vineland**

Calling all 1031 buyers, investors looking for an outstanding return, owner occupiers, and individuals in need of a family compound... this impressive property is for ALL OF YOU! 5820 Craner is made up of two sleek, freestanding, 2-story modern residences on a 6,750 square foot lot in an excellent NoHo Arts location! The property features a massive 4 bedroom, 4 bathroom front house (a whopping 2,146 square feet), plus a 1,236 square foot 3 bedroom, 2.5 bathroom accessory dwelling unit! This is a rare and exciting opportunity to buy 2 brand new residences for an unheard of price of \$717,500 a piece. New construction homes are selling for almost \$900,000 nearby. This property is ideal for both owner occupiers and investors! Live in one of the luxurious homes and use the other to pay the majority of the mortgage! Or rent both units out for a projected cap rate of 5.05%! This one-of-a-kind property is located LESS than 5 minutes from both the heart of the NoHo Arts District and NoHo West! Other notable features include: walk-in closets with impressive built-in cabinetry, enormous yards and patios, large balconies for each home, high ceilings, thoughtfully designed, spacious floorplans, stainless steel appliances, manicured landscaping, washer/dryer hookups, chic bathrooms, immaculate kitchens, 2 garage parking spaces and 2 side-by-side driveway spaces.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$1,435,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 5.05
- \$96000 Gross Scheduled Income
- \$72517 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

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

Exterior

- Lot Features: Front Yard, Landscaped, Level with Street, Level, Near Public Transit, Sprinklers Drip System, Yard
- Fencing: New Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,603
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,353
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

3/28/2021

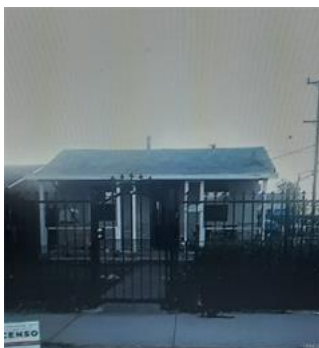
Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) BB20199063

Printed: 03/28/2021 7:00:28 PM

Closed •List / Sold: **\$589,000/\$580,000** ↑**13103 Carl St • Pacoima 91331****121 days on the market****2 units • \$294,500/unit • 1,100 sqft • 7,098 sqft lot • \$527.27/sqft • Built in 1937****Listing ID: DW20178054****w. of 210 FWY N.OF FOOTHILL**

This is a two units property in a very convenient location in the city of Pacoima, one is 2 beds one bath and the 2nd unit is one bed and one bath, ideal for owner occupied or investor looking to build more units, Property includes 2 parcels, close to transportation and stores and few minutes to the airport, couple block of costco wholesale, restaurants , laundry and more " bring your buyer, property has lot of potential to expand,

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$560,000
- 2 Buildings
- 0 Total parking spaces
- \$38400 Gross Scheduled 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: \$1,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01148112
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- PAC - Pacoima area
- Los Angeles County
- Parcel # 2535023017

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: DW20178054

Printed: 03/28/2021 7:00:28 PM

Closed • DuplexList / Sold: **\$749,900/\$750,000** ↑**1513 Coronel St • San Fernando 91340****143 days on the market****2 units • \$374,950/unit • 2,069 sqft • 6,276 sqft lot • \$362.49/sqft • Built in 1954****Listing ID: SR20193867****Main Cross Streets: Truman Ave & Hubbard St**

Welcome to this 6 bedroom and 3 bath home consisting of a 4 bedroom 2 bath main house and a 2 bedroom ADU situated in the Wonderful city of San Fernando perfect for investors! Or first time buyers. Both units have central heat and air separate electrical meters front house has the use of an attached two car garage Property is being sold occupied The front unit rents for \$2,625/month. The back unit rents for \$1,890. drive by only. Agents please write offers subject to interior inspection

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$749,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area
- \$54570 Gross Scheduled Income
- \$42252 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Tile

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,318
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$470
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$2,625	\$2,625	\$2,625
2:	1	2	1	0	Unfurnished	\$1,890	\$1,990	\$1,890

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
- SF - San Fernando area
- Los Angeles County
- Parcel # 2612010018

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: **\$650,000/\$655,000** ↑

6 days on the market

6730 Vinevale Ave • Bell 90201**2 units** • **\$325,000/unit** • **1,792 sqft** • **8,706 sqft lot** • **\$365.51/sqft** •**Built in 1925**

Listing ID: DW21006609

710 South Exit Florence Avenue Drive West make a right turn on Vinevale Avenue

Spacious lot with plenty of open space. Units are detached with their own private yard. Front unit features three good size bedrooms, living room, dinning room, bathroom, kitchen and rear enclosed patio. Rear unit features two bedrooms, 1 bath, living room, kitchen, bathroom with Jack and Jill entry. Long driveway with plenty of parking.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$2970 Gross Scheduled Income
- \$1370 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$450
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01853805
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	2	2	Unfurnished	\$2,970	\$2,970	\$4,350

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6326015003

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: **\$550,000/\$420,000** ↓

24 days on the market

1435 N Mariposa Ave • Los Angeles 90027**2 units • \$275,000/unit • 1,020 sqft • 2,100 sqft lot • \$411.76/sqft • Built in 1915**

Listing ID: CV21016096

Cross Streets : Hollywood Boulevard and Normandy

INVESTOR OPPORTUNITY!! FIXER!!PROBATE PROPERTY!!ZONED LAC2. DUPLEX WITH 1 BED AND 1 BA EACH. CLOSE TO KAISER PERMANENTE, SCHOOLS, RESTAURANTS AND FREEWAY. DON'T MISS THIS OPPORTUNITY. SELLER WILL LOOK AT ALL REASONABLE OFFERS. AGENTS PLS READ AGENT'S REMARKS.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$550,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5543026007

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: CV21016096

Printed: 03/28/2021 7:00:28 PM

Closed •List / Sold: **\$435,000/\$450,000** ↑

6 days on the market

Listing ID: RS21034352

6128 E Olympic Blvd • East Los Angeles 90022**2 units • \$217,500/unit • 1,739 sqft • 2,567 sqft lot • \$258.77/sqft • Built in 1951****between Hendricks Ave and Hanover Ave**

Location Location Location -- Calling all Investors !!! Here we have a fantastic opportunity for you to own a well maintained, income producing DUPLEX. Located in a desirable neighborhood just blocks away from Montebello and approximately 8miles from Downtown Los Angeles. Both RESPONSIBLE Long Term Tenants PAYING \$1025.00 EACH.. Each unit has its own laundry room & one car parking in garage, separate Gas & Electric Meters, newer window, plumbing and fixtures. Minimal Maintenance Property

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$435,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$24600 Gross Scheduled Income
- \$22800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02004320
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,025	\$1,025	\$1,800
2:	1	1	1	1	Unfurnished	\$1,025	\$1,025	\$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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6338012004

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$698,000/\$730,000** ↑**45 days on the market****315 E 109th St • Los Angeles 90061****2 units • \$349,000/unit • 2,824 sqft • 5,400 sqft lot • \$258.50/sqft • Built in 2007****Listing ID: AR20251567****NE of 110 and 105 Fwy**

Great investment opportunity, no rent control! Newer duplex with 4 bed/2 bath in each unit, situated on a quiet street, facing a school with a beautiful open field, close to public transportations, stores and restaurants, minutes from DTLA and USC. Interior photos available upon request. Each unit is well kept by the tenants who have been renting for a long time. Spacious 4 bedrooms and 2 bathrooms in each unit, large and open living room with plenty of natural light, kitchen with Oak cabinets, granite counters and enough room for two refrigerators, also a bright dining area that can be used as storage as well. Double pane windows, large parking space in back with carport for two, enough space for more parking and space to maneuver, kids to play and storage. Wrong iron gate in front. Don't miss out on this great property!

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$698,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: See Remarks
- Heating: Wall Furnace
- \$57600 Gross Scheduled Income
- \$43800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$13,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01854035
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	4	2	2	Unfurnished	\$2,300	\$2,300	\$2,500
2:	1	4	2	2	Unfurnished	\$2,200	\$2,200	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6073003018

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: **\$599,000/\$595,000** ↓

1203 S Centre St • San Pedro 90731

125 days on the market

3 units • \$199,667/unit • 1,476 sqft • 4,001 sqft lot • \$403.12/sqft • Built in 1921

Listing ID: 20623110

110 South to CA-47 N, Harbor Blvd. Exit. Property is located at the corner of West 12th St and S. Centre St.



PRICE REDUCTION! Bungalow style duplex is located on a walkable street, with easy access to markets, restaurants, and San Pedro Plaza Park. The duplex comes with a vacant, bonus loft studio unit...perfect for an owner occupant or use as an additional rental, or office space. Rented units are both 2 bd/1 ba and include parking spaces for each unit. PLEASE DO NOT DISTURB OCCUPANTS. Buyers and buyer agents, please conduct due diligence on property details. Broker/Agent does not guarantee the accuracy of square footage, lot size and other info concerning conditions or features of the property.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$649,000
- 2 Buildings
- Heating: Floor Furnace

Interior

- Appliances: Gas Cooktop

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

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	\$1,015	\$12,180	\$1,950
2:	1	2	1		Unfurnished	\$1,445	\$17,340	\$1,950
3:	1	0	1		Unfurnished	\$0	\$0	\$1,600
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
- 185 - Plaza area
 - Los Angeles County
 - Parcel # 7456009032

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: 20623110

Printed: 03/28/2021 7:00:28 PM

Closed • Triplex

List / Sold:

\$1,500,000/\$1,540,000 ↑

6 days on the market

Listing ID: P1-2943

218 N Bushnell Ave • Alhambra 91801
3 units • \$500,000/unit • sqft • 7,373 sqft lot • No \$/Sqft data •
Built in 1927

From the 210 freeway East, take Fremont Avenue/Alhambra Road to N. Bushnell Ave.



Newly remodeled and vacant triplex. All units are equipped with stainless steel appliances, custom cabinets, quartz countertops, new flooring and reimagined bathrooms. New exterior and interior paint and new recessed lighting throughout. New landscaping has also been added to the property. There is space in the back to possibly build an ADU. Unit one is a two bed, one bath, the second unit on the bottom is a three bed, one bath, and the penthouse unit is a two bed, two bath. There is also a laundry room with a commercial washer and dryer for extra income. On-site parking is also available.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Community
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Appliances: Gas Cooktop, Gas Range

Exterior

- Fencing: None
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078273
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1		0	Unfurnished	\$0	\$0	\$2,800
2:	3	1			Unfurnished			\$3,000
3:	2	2			Unfurnished			\$3,200
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 601 - Alhambra area
- Los Angeles County

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

3/28/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) P1-2943

Printed: 03/28/2021 7:00:28 PM

Closed • TriplexList / Sold: **\$949,000/\$1,002,000** ↑

25 days on the market

3316 Perlita Ave • Los Angeles 90039**3 units • \$316,333/unit • 2,156 sqft • 6,748 sqft lot • \$464.75/sqft • Built in 1953**

Listing ID: BB21014010

S of San Fernando, between Glendale Blvd and Silver Lake Blvd

BACK ON THE MARKET! Investor opportunity! Rare triplex, on the market, in the heart of Atwater Village sits on a beautiful tree lined street. This investment is an excellent three unit mix of (2) 1 bed / 1 bath and an unattached 3 bed / 1 bath with private backyard and garage. The property offers a unique opportunity to own in a desired, hip location with tremendous upside rental potential. Parking for all units. Close proximity to freeways, Frogtown and all of Atwater's shops and restaurants. This one won't last!

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$949,000
- 2 Buildings
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Laundry: Outside
- \$15795 Gross Scheduled Income
- \$10712 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: \$5,083
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$643
- 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	0	Unfurnished	\$775	\$775	\$0
2:	1	3	1	2	Unfurnished	\$1,190	\$1,190	\$0
3:	1	1	1	0	Unfurnished	\$740	\$740	\$0

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
- 606 - Atwater area
- Los Angeles County
- Parcel # 5436017009

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/\$1,300,000 ↑

11 days on the market

Listing ID: 21680806

1038 N Columbus Ave • Glendale 91202
3 units • \$399,667/unit • 2,685 sqft • 8,443 sqft lot • \$484.17/sqft •
Built in 1939
at Dryden



Unique opportunity to own three units in a fantastic North Glendale location. This street to street lot offers a fully remodeled single family home on Columbus and totally separate duplex on San Rafael, perfect for an owner-investor to live in the home with additional income or a savvy buyer building their portfolio. The single family home features a nice bright layout with wood floors, large remodeled kitchen with center island, two bedroom suites and a guest bath in addition to its own driveway and 2 car garage with laundry and newer tankless hot water heater. Private rear yard is fully fenced with a brick patio and multiple fruit trees. The duplex on San Rafael has its own separate driveway and garage, a 1+1 and a 2 +1, both featuring wood floors, great layouts, each with their own laundry areas. This rare offering is truly a great opportunity!

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$1,199,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Wall Furnace, Central, Forced Air
- Laundry: In Garage, Inside
- \$78000 Net Operating Income

Interior

- Floor: Wood, Vinyl
- Appliances: Dishwasher, Refrigerator

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:	1	2	2		Unfurnished	\$2,800	\$0	\$2,800
2:	1	1	1		Unfurnished	\$1,700	\$1,700	\$1,700
3:	1	2	1		Unfurnished	\$2,000	\$1,625	\$2,000
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
- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5636004037

Michael Lembeck

Re/Max Property Connection

3/28/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: 21680806

Printed: 03/28/2021 7:00:28 PM

List / Sold:

Closed**\$1,499,000/\$1,500,000** ↑

6 days on the market

Listing ID: BB21028579

1006 San Rafael Ave • Glendale 91202**3 units • \$499,667/unit • 2,316 sqft • 8,572 sqft lot • \$647.67/sqft • Built in 1920****Above Glenoaks between Pacific and Central.**

It is an excellent opportunity to own a 3-Unit in the Prime North Glendale area. Incredible Triplex in the North of Glenoaks With R-1250 Zoning- Great opportunity for an Owner or an investor. All three units have 2 Bedrooms and 1 Bath. Front Unit has a great living area and a beautiful kitchen with a granite countertop and stainless appliances. Middle unit has been completely remodeled. Central AC and Heating, Courts countertop, engineered wood laminate, New windows. All units have laundry hookups. One of the car garage's has an extra \$100 monthly income. Great location close to Americana at Brand, Glendale Galleria, Whole Foods, Trader Joes, and other amenities. Minutes to all studios, Dodger stadium, and Downtown LA.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$1,499,000
- 3 Buildings
- 3 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Laundry: Individual Room
- \$77100 Gross Scheduled Income
- \$77100 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Lot 6500-9999, Value In Land
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,975	\$1,975	\$1,975
2:	1	2	1	2	Unfurnished	\$2,300	\$2,300	\$2,300
3:	1	2	1	1	Unfurnished	\$2,050	\$2,050	\$2,050

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
- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5636007002

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 •

1628 1630 Edgecliffe • Los Angeles 90026
3 units • \$398,333/unit • 1,993 sqft • 7,345 sqft lot • \$614.65/sqft •
Built in 1956

List / Sold:
\$1,195,000/\$1,225,000 ↑

30 days on the market

Listing ID: 320004953



Three unit opportunity in Silverlake, Sunset Junction, Franklin Hills and Los Feliz adjacent. Circa 1907 main house with 2 bedrooms 1 bath plus a 1956 duplex, each with 1 bedroom 1 bath. All units are tenant occupied. Delivered to buyer WITH tenants in place. Situated on a pretty level 7345 square foot lot. Close to all conveniences and a nice hike to the lake.

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$1,195,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: See Remarks
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: See Remarks
- Appliances: Gas Cooking

Exterior

- Lot Features: Rectangular Lot

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01430290
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	2	1		Unfurnished	\$0	\$2,002	\$0
2:	0	1	1		Unfurnished	\$0	\$606	\$0
3:	0	1	1		Unfurnished	\$0	\$1,451	\$0
4:	0	0	0			\$0	\$0	\$0
5:	0	0	0			\$0	\$0	\$0
6:	0	0	0			\$0	\$0	\$0
7:	0	0	0			\$0	\$0	\$0
8:	0	0	0			\$0	\$0	\$0
9:	0	0	0			\$0	\$0	\$0
10:	0	0	0			\$0	\$0	\$0
11:	0	0	0			\$0	\$0	\$0
12:	0	0	0			\$0	\$0	\$0
13:	0	0	0			\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5429022031

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold: **\$1,699,500/\$1,699,500****Closed •****1738 9th St • Santa Monica 90404****0 days on the market****3 units • \$566,500/unit • 2,016 sqft • 8,179 sqft lot • \$843.01/sqft • Built in 1900****Listing ID: SR21024075****Lincoln Blvd, south to Michigan Ave, east to 9th Street, left in cul-de-sac.**

one unit are Vacant ,,,Beautiful Triplex bungalow located at the end of a cul-de-sac on 9th street in Santa Monica. Located next to Pico Blvd, downtown Santa Monica, and Metro's Expo line giving the buyer an option to live, work and travel without the need of a car. There are 3 units with individual back yards with space for a medium size dog for each. The first unit is a large studio with central A/C, beautiful floors, bathroom and kitchen with the appliances included. There is a dedicated washer and dryer for this unit located next to their own garage. The middle unit is a 1 bed/ 1.5bath with a den. The new appliances also include in unit washer and dryer inside the middle unit. This unit has its own 2 car garage. The third unit is a 1 bed/1bath, large back yard, own garage, and own washer and dryer. There are 2 more parking spots for guest to park. This 8178 SF Lot is zoned R2, thus allowing 4 Units! Explore the possibilities today!

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$1,699,500
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Zoned
- Heating: Central
- Laundry: Common Area, Dryer Included, In Garage, Inside
- \$116400 Gross Scheduled Income
- \$95324 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Galley Kitchen
- Floor: Laminate, Stone, Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop, Microwave, Refrigerator
- Other Interior Features: Granite Counters, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level with Street, Lot 6500-9999, Yard
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,076
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,160
- Maintenance: \$960
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4283019025

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: SR21024075

Printed: 03/28/2021 7:00:28 PM

Closed •

List / Sold: **\$499,500/\$435,000** ↓

10318 S San Pedro St • Los Angeles 90003

159 days on the market

3 units • \$166,500/unit • 1,454 sqft • 3,000 sqft lot • \$299.17/sqft • Built in 1957

Listing ID: SR20158568

Between Avalon Av and Main St



Standard Sale.. don't miss this opportunity to own 3 units, Located near Fwy 110 perfect for first time buyer

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$499,500
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$46800 Gross Scheduled Income
- \$37350 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: \$9,450
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,300
2:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,300
3:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$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 # 6063014006

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

ClosedList / Sold: **\$1,265,000/\$1,265,000****1178 S Highland Ave • Los Angeles 90019****0 days on the market****3 units • \$421,667/unit • 2,086 sqft • 7,500 sqft lot • \$606.42/sqft • Built in 1954****Listing ID: 21692476****From 10 FWY: Labrea north to 12th Street, turn right to Highland Ave, turn left. Property will be located on your right (east side of street).**

Take advantage of this centrally located Duplex adjacent to Mid-Wilshire/Hancock Park on the quiet, tree-lined section of Highland Ave. It offers easy access to restaurants, shopping, entertainment, and freeways. All appliances are included and less than two years old, and the flooring has been updated throughout. The property also includes mature fruit trees, a nice front yard & back yard, and onsite parking. The Grove, Midtown Crossing, Larchmont Village, and Melrose are all within minutes. This is a great property for a savvy investor or owner-occupant looking to purchase in a prime location.

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$1,265,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$3,250
2:	1	2	1		Unfurnished	\$0	\$0	\$3,000
3:	1	0	1		Unfurnished	\$950	\$950	\$1,150
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

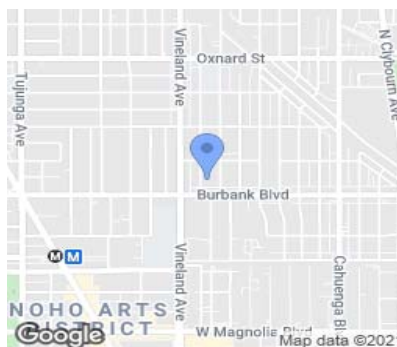
- Standard sale
- Rent Controlled
- HPK - Hancock Park area
- Los Angeles County
- Parcel # 5084023018

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**List / Sold: **\$725,000/\$680,000** ↓**5628 Craner Ave** • **North Hollywood 91601****154 days on the market****3 units** • **\$241,667/unit** • **2,408 sqft** • **5,519 sqft lot** • **\$282.39/sqft** •
Built in 1928**Listing ID: OC20101434****Off Burbank Blvd.**

Multi-unit investment opportunity in vibrant North Hollywood! Live here! Invest here! Or both! Your tenants' rent can help you pay the mortgage! This adorable Spanish-style home, currently divided into three units, is located in a residential neighborhood close to shopping, schools, mountains and hiking, an amusement park, movie studios, museums ... endless entertainment! The original home boasts charming, vintage architectural details, including arched doorways, an arched alcove, a front door portico, and the original Spanish-style fireplace. The white kitchen features a breakfast bar and plenty of storage. A double-sink bathroom and indoor laundry room make this first unit super convenient. The two additional units each include living spaces, full kitchens, and their own private bathrooms. There is a total of 6 bedrooms and 3.5 bathrooms on the property. The landscaped front yard garden is fenced for kids or pets to play. The property also includes parking spaces, a carport, and a garage for tenant parking or for your own tinkering.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$35448 Gross Scheduled Income
- \$21167 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$14,281
- Electric: \$0.00
- Gas: \$406
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526978
- Gardener:
- Licenses:
- Insurance: \$875
- Maintenance: \$1,686
- Workman's Comp:
- Professional Management: 2412
- Water/Sewer: \$5,693
- Other Expense: \$2,163
- Other Expense Description: LA Fee

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$850	\$850	\$850
2:	1	2	1	0	Unfurnished	\$1,285	\$1,285	\$1,285
3:	1	1	1	0	Unfurnished	\$819	\$819	\$819

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2415006011

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$790,000/\$760,000** ↓**9160 Rose St • Bellflower 90706****237 days on the market****3 units • \$263,333/unit • 2,370 sqft • 10,124 sqft lot • \$320.68/sqft • Built in 1947****Listing ID: PW20074564****West of Clark and South of Artesia**

Back on Market with a \$40k Price Reduction!! Investors Special! Commercial Front unit is approximately 700 sq ft Currently being used by the owner. It is set up for 2 bathrooms and has a Kitchenette that would be perfect for a small business. The Middle unit is 1 or 2 bed house with parking and is currently occupied by the owner. This home has tiled floors, a newer Hot Water Heater and Forced Air Heating. The Refrigerator, Stove, Washer, and Dryer are included in the sale. The back unit is a 3 bed 1 bath house, it has tiled floors, a newer Hot Water Heater, Forced Air Heating, it can be rented for up to \$2200 per month. There is Ample Parking at this location! Property is a Mixed Used duplex. Loans will need to be a commercial loan with at least 30% down. Submit! Seller is Motivated!! See commercial lender before presenting offers. Property is sold in 'as is' condition.

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$990,000
- 3 Buildings
- Levels: One
- 12 Total parking spaces
- Heating: Forced Air
- Laundry: In Kitchen
- Cap Rate: 4.5
- \$67200 Gross Scheduled Income
- \$49125 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$18,075
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$2,200
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,900
3:	1	0	2	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- RF - Bellflower South of 91 Frwy area
- Los Angeles County
- Parcel # 7162004023

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: **\$995,000/\$995,000****33 days on the market****12713 Waldorf Dr • Lynwood 90262****3 units • \$331,667/unit • 4,188 sqft • 9,614 sqft lot • \$237.58/sqft • Built in 2000****Listing ID: PW21022574****North of McMillan south of Olanda**

This offering presents the rare and sought-after opportunity for an investor to acquire three newer construction three-bedroom single-family homes on one lot. Additionally, a new investor may capture over 20 percent potential upside in rents. The property consists of a highly desirable mix of one three-bedroom/one-bath house that was built in 2002 and two three-bedroom/three-bath houses that were built in 2000. All three homes feature laundry hookups, a fenced yard, and a two-car garage. The homes are separately metered for all utilities, keeping expenses to a minimum. 12713 Waldorf Drive is located in a primarily residential neighborhood within easy walking distance of Foster Elementary School and proximate to the 710 and 105 freeways.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$995,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- Laundry: Inside, Washer Hookup
- Cap Rate: 4.82
- \$69600 Gross Scheduled Income
- \$48005 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,507
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	3	4	Unfurnished	\$2,100	\$4,200	\$2,450
2:	1	3	1	2	Unfurnished	\$1,600	\$1,600	\$2,150

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- RM - Lynwood area
- Los Angeles County
- Parcel # 6186021029

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 • TriplexList / Sold: **\$949,000/\$925,000 ↓****11444 Riverside Dr • Valley Village 91602****18 days on the market****3 units • \$316,333/unit • 1,884 sqft • 5,001 sqft lot • \$490.98/sqft • Built in 1940****Listing ID: SR21033244****On Riverside - West of the 170**

This Triplex offers old world charm. Built around a bricked courtyard setting. All 3 units are 1 bedroom 1 bath. Each have hardwood floors, window A/C (one of the units has a "split system") water heater, gas meter, and washer and dryer hook-ups. There are one 2-car detached garage and one 1-car garage. One unit will be vacant at the close of escrow. Other 2 units have tenants who are current and have always paid on time (per seller). Great investment in a great neighborhood. One unit available for viewing and the other two will be subject to inspection upon acceptance of an offer. 24 hour notice required.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$949,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Gas Dryer Hookup, Inside, Stackable, Washer Hookup
- Cap Rate: 3.9
- \$52164 Gross Scheduled Income
- \$37025 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior**Exterior**

- Lot Features: Front Yard, Landscaped, Lawn, Irregular Lot, Sprinklers In Front, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,139
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02067379
- Gardener:
- Licenses:
- Insurance: \$1,119
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$0	\$0	\$1,850
2:	1	1	1	2	Unfurnished	\$1,223	\$1,223	\$1,850
3:	1	1	1	0	Unfurnished	\$1,274	\$1,274	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- VVL - Valley Village area
- Los Angeles County
- Parcel # 2354013055

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 • QuadruplexList / Sold: **\$869,000/\$857,000** ↓**12 days on the market****572 W 21st St • San Pedro 90731****4 units • \$217,250/unit • 1,892 sqft • 5,083 sqft lot • \$452.96/sqft • Built in 1942****Listing ID: SB21016934****West of Pacific Ave on the right side**

This is the one you have been waiting for! This well maintained four unit income producing property is located on a corner lot in the highly desired Vista Del Oro neighborhood of San Pedro. The property features two separate buildings and each building consists of two 1 bedroom and 1 bathroom units. Each unit is about 495 sq ft in size with a living room, kitchen, walk in closet and a full bathroom. There are four parking spaces in the back of the property. One of the units just finished being remodeled and is not rented, which makes it possible for an owner/user/investor to move in. This great investment opportunity is only minutes away from local shops and restaurants, the new Port of Los Angeles Waterfront Development and schools.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$869,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$63000 Gross Scheduled Income
- \$50400 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Walk-In Closet
- Floor: Carpet
- Appliances: Gas Oven, Gas Range, Gas Cooktop, Microwave, Refrigerator

Exterior

- Lot Features: Corner Lot, Landscaped, Park Nearby, Sprinkler System, Sprinklers Timer
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,375	\$1,375	\$1,500
2:	1	1	1	0	Unfurnished	\$1,325	\$1,325	\$1,500
3:	1	1	1	0	Unfurnished	\$1,125	\$1,125	\$1,500
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7462019036

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: **\$999,000/\$995,000 ↓****22 days on the market****577 W 4th St • San Pedro 90731****4 units • \$249,750/unit • 3,198 sqft • 5,001 sqft lot • \$311.13/sqft • Built in 1959****Listing ID: PW21028118****On 4th Street Between Grand & Pacific**

577 West 4th Street is a 4 unit apartment building located in the Barton Hill community of San Pedro and consists of (4) two bedroom, 1 bathroom apartments all with garages, laundry hookups and green space. This property received a new roof, new stucco, new windows and new garage doors approximately 4 years ago. Each unit has separate gas and electric meters. Demand for rentals in this community is HUGE, it's centrally located within minutes of the LA Waterfront, shopping, restaurants, freeway access and much more! A 3-5 minute walk outside the door leads to Starbucks, Rite-Aid, and a plethora of shopping and restaurants. The city of San Pedro is experiencing a huge wave of development including plans for a \$150 million dollar redevelopment of the San Pedro Waterfront and the Ports O' Call Village. 577 West 4th Street is a perfect opportunity for a 1031 exchange, 1st time investor or seasoned investor alike. With a GRM of 16.6 and a CAP rate of 4.9, this is an excellent investment for your portfolio. This offering presents a great opportunity for an investor to acquire an asset with steady cash flow in a strong rental market and capture upside in rents.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$999,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- Cap Rate: 4.9
- \$60132 Gross Scheduled Income
- \$49689 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard, Near Public Transit, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,443
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,472
- Cable TV: 01968349
- Gardener:
- Licenses:
- Insurance: \$1,692
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,884
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,612	\$1,612	\$1,675
2:	1	2	1	1	Unfurnished	\$1,237	\$1,237	\$1,675
3:	1	2	1	1	Unfurnished	\$959	\$959	\$1,675
4:	1	2	1	1	Unfurnished	\$1,203	\$1,203	\$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

- Standard sale
- Rent Controlled
- 189 - Barton Hill area
- Los Angeles County
- Parcel # 7451027009

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: PW21028118

Printed: 03/28/2021 7:00:29 PM

List / Sold:

Closed •**\$1,488,888/\$1,473,500 ↓****6 days on the market****Listing ID: CV21032771****710 Sunset Blvd • Arcadia 91007****4 units • \$372,222/unit • 2,947 sqft • 9,136 sqft lot • \$500.00/sqft • Built in 1951****Off Huntington / Michillinda - South of 210 Freeway**

Charming Mid-Century 4 Plex / 3 ground level (1 Bed, 1 BA) & 1 upper (2 bed/ 1BA) located in Arcadia but only a stone's throw from East Pasadena and convenient to 210 Freeway. Front Unit has pretty hardwood floors, pink and gray vintage tile kitchen and bath with shower over tub. Unit B has carpeting, and teal tile kitchen and yellow tile bath also with shower over the tub. Rear Upstairs unit is the 2 Bedroom, 1 Bath. Down the concrete driveway are 4 garages with extra parking in front of each garage. Covered Patio and Laundry for tenant use on service contract with landlord dividend. Grounds are well maintained. Building is in good condition . Each unit has gas stove, wall heat & AC . 3 Refrigerators and 4 stoves will remain with building. All Units have two entry doors (front and back) APPOINTMENTS ARE A MUST TO VIEW PROPERTY. MUST Sell to Settle Family Trust . Sold AS-IS!

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$1,488,888
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Common Area
- \$24000 Gross Scheduled Income
- \$16392 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,608
- Electric: \$264.00
- Gas: \$264
- Furniture Replacement:
- Trash: \$1,680
- Cable TV: 01514230
- Gardener:
- Licenses: 200
- Insurance: \$1,980
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,050
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	5	4	4	Unfurnished	\$2,000	\$2,000	\$6,100

Of Units With:

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

Additional Information

- Trust sale
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5777037017

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • **Apartment****\$2,250,000/\$2,150,000 ↓****36 days on the market****Listing ID: AR20261239****33 Bonita St • Arcadia 91006****4 units • \$562,500/unit • 4,746 sqft • 8,096 sqft lot • \$453.01/sqft • Built in 1969****South of Huntington Drive, East of Santa Anita Avenue, West of 1st Avenue**

Superb & beautifully landscaped 4-unit residential apartment building with a total of 11 bedrooms, 6 bathrooms, and 8 parking spaces in Arcadia. Consistent income, great investment property. Very convenient and desirable location, within walking & biking distance to local restaurants, parks, shops, and schools. Located in the best ranked elementary school district of Arcadia (Holly Ave). Property has been cared for and remodeled over the years. 4 units are on the property totaling 4,746 square feet. Unit 1 is the largest at approximately 1,500 sq/ft, being two-floors and more similar to a two-story townhouse. It has 4 bedrooms, 2.5 bathrooms, new water heater & dishwasher, central AC, washer/dryer hookups, laminate floors, 2 detached garage parking spots, and a 3rd carport parking space. Unit 2 is approximately 1,100 sq/ft w/ 2 bedrooms, 1 bathroom, 2 parking spaces, laminate floors, stainless steel sink, split system A/C. Unit 3 is approximately 1,100 sq/ft w/ 3 bedrooms, 1.5 bathrooms, 2 parking spaces, completely remodeled, new kitchen cabinets, granite counter tops, stove, dishwasher, split system A/C, & hardwood flooring. Unit 4 is approximately 1,000 sq/ft w/ 2 bedrooms, 1 bathroom, 1 parking space, split system A/C, new paint, and laminate floors. Additional upgrades include a common area laundry room, and newer roof installed in 2015 with 10 year warranty. Property is extremely well-kept and easy to maintain w/ walking distance to Schools, Golf-Court, etc.

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$2,250,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s), See Remarks
- Heating: Combination
- Laundry: Community
- \$104002 Gross Scheduled Income
- \$74109 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$29,893
- Electric: \$624.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,992
- Cable TV: 01987971
- Gardener:
- Licenses:
- Insurance: \$2,089
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	3	Unfurnished	\$2,500	\$2,500	\$2,500
2:	1	2	1	2	Unfurnished	\$1,950	\$1,950	\$1,950
3:	1	3	1	2	Unfurnished	\$2,300	\$2,300	\$2,300
4:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5773018033

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: AR20261239

Printed: 03/28/2021 7:00:29 PM

Closed •

List / Sold:

\$2,685,000/\$2,550,000 ↓

43 days on the market

432 Myrtle St • Glendale 91203

4 units • \$671,250/unit • 5,381 sqft • 6,945 sqft lot • \$473.89/sqft • Built in 2012

Listing ID: 320004421



Here is a pride of ownership 2012 built townhouse style 4 unit building located in the heart of Glendale. Each unit represents 3 bedrooms, 2.5 baths, quality porcelain tile floors in the living room and kitchen, quality wood like floors on the stairs and in the bedrooms, central air and heat, tankless water heaters, recessed lights, base and crown moldings, fire sprinklers throughout, newer kitchen cabinets with granite countertops, stainless steel appliances, walk in closets in the master bedrooms, in unit laundry rooms. Front unit offers a large patio off of the living room and a den on the first level that can be used as a 4th bedroom or as an office. The building has 11 parking spaces in the subterranean parking structure. Each unit has its separate electric, gas and WATER meter. The building is equipped with a handicap chairlift from the parking structure to the first level. The building has a fantastic location and is very close to all the best Glendale has to offer, including shopping, dining, great schools and transportation. Property is EXEMPT from both local and state rent control ordinances.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$2,685,000
- 1 Buildings
- 11 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas, Central
- Laundry: Inside, Common Area
- Cap Rate: 4.58
- \$13500 Gross Scheduled Income
- \$123080 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 5 water meters available

Interior

- Rooms: Walk-In Closet, All Bedrooms Up
- Floor: Laminate, Wood
- Appliances: Disposal, Microwave, Tankless Water Heater, Dishwasher, Range
- Other Interior Features: Copper Plumbing Full, Granite Counters, High Ceilings, Balcony

Exterior

- Security Features: Fire Sprinkler System, Smoke Detector(s), Gated Community, Carbon Monoxide Detector(s)

Annual Expenses

- Total Operating Expense: \$38,920
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$1,400
- Cable TV:
- Gardener:
- Licenses: 0
- Insurance: \$2,400
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	3	2			\$3,400	\$3,400	\$3,500
2:	0	3	2			\$2,900	\$2,900	\$3,250
3:	0	3	2			\$3,250	\$0	\$3,250
4:	0	3	2			\$3,100	\$3,100	\$3,500
5:	0	0	0			\$0	\$0	\$0
6:	0	0	0			\$0	\$0	\$0
7:	0	0	0			\$0	\$0	\$0
8:	0	0	0			\$0	\$0	\$0
9:	0	0	0			\$0	\$0	\$0
10:	0	0	0			\$0	\$0	\$0
11:	0	0	0			\$0	\$0	\$0
12:	0	0	0			\$0	\$0	\$0
13:	0	0	0			\$0	\$0	\$0

Of Units With:

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

3/28/2021

Matrix

Additional Information

- Standard sale

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 9999999999

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:](#) 320004421

Printed: 03/28/2021 7:00:29 PM

List / Sold:

Closed • **Quadruplex****\$1,700,000/\$1,774,000** ↑**11 days on the market**

1442 Laveta Ter • **Echo Park 90026**
4 units • **\$425,000/unit** • **4,222 sqft** • **7,035 sqft lot** • **\$420.18/sqft** •
Built in 1926

Listing ID: PF21017925**East of Echo Park Blvd. South of Scott, east side of Laveta Terrace**

This classic Spanish fourplex features four 1BD/1BA units complete with original built-ins and Batchelder-style gas fireplaces. Situated upon an iconic hilltop with downtown views and Dodger Stadium just down the road, 1442 Laveta Terrace is one block away from the restaurants, clubs, and shops of Sunset Boulevard. While this location is definitely a tenant magnet, the interior appeal of the four units is timeless, stately, and warm. All units have coved ceilings, original wood floors, laundry areas, sewing rooms, and a butler's pantry off the dining area. The two bottom units have their own quaint front porches and the top units open up to "Juliet" balconies through floor-to-ceiling windows. Two separate secure entrance staircases lead to each upper unit for maximum privacy. Four carports with easy access to each unit through the rear doors makes this an all-around fabulous investment.

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 4.96
- \$120000 Gross Scheduled Income
- \$84400 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Floor: Wood
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Water Heater
- Other Interior Features: 2 Staircases, Built-in Features, High Ceilings

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Block, Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$35,600
- Electric: \$0.00
- Gas:
- Furniture Replacement: \$0
- Trash: \$488
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$408
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	4	Unfurnished	\$2,341	\$2,341	\$10,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5419026005

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,650,000/\$1,570,000** ↓**13 days on the market****Listing ID: SR21012707****2853 Buckingham Rd • Los Angeles 90016****4 units • \$412,500/unit • 5,207 sqft • 7,000 sqft lot • \$301.52/sqft • Built in 1930****Buckingham Rd and W 29th St**

PRICE REDUCED! Exceptional Spanish style 4 plex located in the West Adams area of Los Angeles. Located in the opportunity zone which can offer powerful tax incentives for investors. 2853 Buckingham is a stunning property located within 3 miles from the USC, 5 miles to LA Live/Staples Center and 4.5 miles from the Grove. For an unbeatable price of \$1,650,000, you'll get 3 remodeled units with actual income of \$104,280 and a current CAP rate of 4.5%. Utilizing rent raises through capital improvements and unit renovations increase CAP to 5.3%. The well-maintained building features four 2 bedrooms/1 bathroom units in the 2-story property with spacious floor plans and 4 car parking garages. The property is approximately 5,207 rentable sq/ft per assessor situated on 7,000 sq/ft lot per assessor. Each apartment has an in-unit washer/dryer room. Actual income of \$104,280. Separately metered for gas/electric and individual water heaters. Buyer to verify square footage, bedroom/bathroom count, lot size, permitted or unpermitted spaces and all other features of the property. Buyers to independently investigate the accuracy of all the information pertaining to the property and conduct their own due diligence through appropriate professionals.

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$1,675,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$104280 Gross Scheduled Income
- \$74118.82 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Wood
- Other Interior Features: Copper Plumbing Partial

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,033
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$2,258
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,887
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,520	\$1,520	\$2,400
2:	1	2	1	1	Unfurnished	\$2,400	\$2,400	\$2,400
3:	1	2	1	1	Unfurnished	\$2,400	\$2,400	\$2,500
4:	1	2	1	1	Unfurnished	\$2,095	\$2,095	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5050012025

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: SR21012707

Printed: 03/28/2021 7:00:29 PM

Closed • QuadruplexList / Sold: **\$550,000/\$600,000** ↑**1 days on the market****6101 S Hobart Blvd • Los Angeles 90047****4 units • \$137,500/unit • 2,770 sqft • 6,442 sqft lot • \$216.61/sqft • Built in 1947****Listing ID: PW21020410****Off 62nd between Western Ave & Harvard Blvd**

This well maintained 2,770 square foot multi-family building features 4 bedrooms, 4 bathrooms and is priced to sell. Hobart Blvd was built in 1947 and all 4 units have the same layout with 1 bedroom, 1 bathroom, a full kitchen, and a separate laundry room. All units come with 1 parking space in the detached garage. Great investment opportunity for anyone seeking to start or expand their Real Estate portfolio. Drive-by only, please do not disturb tenant. Owners have never lived at the property and the property will be sold "AS-IS" condition and with current tenants in place. Summit offers subject to interior inspection.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$550,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$3215 Gross Scheduled Income
- \$1815 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior**Exterior**

- Lot Features: 2-5 Units/Acre, Cul-De-Sac, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,228
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$1,020
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$624
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,000	\$12,000	\$1,400
2:	1	1	1	1	Unfurnished	\$975	\$11,700	\$1,400
3:	1	1	1	1	Unfurnished	\$700	\$8,400	\$1,400
4:	1	1	1	1	Unfurnished	\$540	\$6,480	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6002023009

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: **\$760,000/\$750,000****18 days on the market****6612 S Figueroa St • Los Angeles 90003****4 units • \$190,000/unit • 3,484 sqft • 4,201 sqft lot • \$215.27/sqft • Built in 1987****Listing ID: DW20262130****Off the 110 Fwy, exit Florence, West. Go North on Figueroa St. Property is on East side.**

Take a look at this investment opportunity. This 4 unit building offers good size units in a high rental demand area. There is parking and a laundry facility onsite for convenience. It is just down the street from The Coliseum, Bank of California Stadium, The Natural History Museum and the University of Southern California. With only minutes from downtown Los Angeles, it is close to shopping, eating and entertainment. Add this one to your portfolio or make it your first investment property.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$750,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Community
- \$39900 Gross Scheduled Income
- \$20220 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Near Public Transit, Paved
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$19,680
- Electric: \$660.00
- Gas: \$1,080
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses: 30
- Insurance: \$1,200
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,860
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$1,950
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,500
3:	1	2	1	0	Unfurnished	\$1,175	\$1,175	\$1,950
4:	1	2	1	0	Unfurnished	\$0	\$0	\$1,950

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- C36 - Metropolitan Southwest 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

Closed • QuadruplexList / Sold: **\$749,000/\$749,000****6563 Southside Dr • East Los Angeles 90022****46 days on the market****4 units • \$187,250/unit • 1,864 sqft • 4,913 sqft lot • \$401.82/sqft • Built in 1953****Listing ID: DW21004909****Southside Drive and Garfield**

Great cash flow Income Property, 4 Units, location, location! All 1 bedroom, 1 bath, 1 Car Garage each. Nicely Manicured, borderline of Montebello, fully occupied, long term tenants, all financials are current. DRIVE-BY ONLY, DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$749,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$46200 Gross Scheduled Income
- \$34051 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$11,549
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,160
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$800	\$800	\$1,200
2:	1	1	1	1	Unfurnished	\$900	\$900	\$1,200
3:	1	1	1	1	Unfurnished	\$950	\$950	\$1,200
4:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6351016020

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,095,000/\$1,035,000 ↓****77 days on the market****Listing ID: PW20246007****12241 Cheshire St • Norwalk 90650****4 units • \$273,750/unit • 3,224 sqft • 14,961 sqft lot • \$321.03/sqft • Built in 1966****North of Alondra Blvd, East of Norwalk Blvd**

Excellent value add opportunity in Norwalk! Four 2bd 1ba, single story units with tile flooring and personal laundry hook ups in each unit. There is the possibility of adding 2-3 additional units on the lot for extra income. New roof was installed in 2019 and interior repairs made to bring up to code. Long time tenants in place on month-to-month terms. Gas and electric individually metered. Long driveway with plenty of parking for all residents. Lawn areas in front and space in the back of the property for additional parking or storage. Minutes from Cerritos College, and many restaurants and shopping centers. Centrally located near the 5, 605, 105, and 91 freeways.

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$1,095,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- \$66156 Gross Scheduled Income
- \$49156 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$603
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$825
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,213
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,418	\$1,418	\$1,800
2:	1	2	1	0	Unfurnished	\$1,365	\$1,365	\$1,800
3:	1	2	1	0	Unfurnished	\$1,365	\$1,365	\$1,800
4:	1	2	1	0	Unfurnished	\$1,365	\$1,365	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- M1 - Norwalk area
- Los Angeles County
- Parcel # 8082018015

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: **\$1,000,000/\$950,000** ↓

97 days on the market

3302 Hope St • Huntington Park 90255**4 units • \$250,000/unit • 2,656 sqft • 6,869 sqft lot • \$357.68/sqft •**

Listing ID: PW20235903

Built in 1964**Merge onto E Florence Ave. Turn left onto California Ave. Turn right onto Hope St. Destination will be on the left.**

3302 Hope Street is a 4-unit fully occupied property, offering investors an excellent opportunity within a great community and a thriving rental market. This 2 building property was constructed in 1964, providing 2,656 of interior square footage, while sitting on a large 6,869 square foot lot. This property has a diverse unit mix, featuring 2 (2 bed / 1 bath) and 2 (1 bed / 1 bath) floor plans, 4 total parking spaces, while all units have separate electric and gas meters. The rear building offers the following recent upgrades: dual pain windows, interior light fixtures, laminate and tile floors. One unit has a new kitchen counter top while all units have freshly applied exterior and interior paint. Prime Location in Huntington Park and conveniently located near schools, Downtown LA, Parks & Recreation, Restaurants, Shopping Centers, and LAX.

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$1,090,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

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

Exterior

- Lot Features: Sprinklers In Front
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

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
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6213016015

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$2,650,000/\$2,600,000** ↓

37 days on the market

Listing ID: 320004442

4031 Ramsdell Ave • Glendale 91214**5 units • \$530,000/unit • 6,297 sqft • 10,645 sqft lot • \$412.90/sqft • Built in 1963**

Incredible income property opportunity located in the coveted city of La Crescenta! Totaling 5 units, each equipped with 2-bedrooms and 2-bathrooms, this property resides on a 10,645-sqft lot in a wonderful neighborhood. Each bright and spacious unit includes a great floorplan with beautiful flooring, baseboard moldings, plenty of built-in storage features, Central AC, and updated kitchens plus bathrooms. Kitchens are modernly designed with sleek countertops, an embellished backsplash, and stainless-steel appliances. Each unit are provided with washer/dryer units and are supplied with 2 side-by side parking spaces in the attached parking areas. Centrally located near many popular shops, dining, and local business along both Foothill Blvd and Verdugo Blvd, public transportation, local hiking trails and parks, as well as easy access to the 210 freeways!

Facts & Features

- Sold On 03/26/2021
- Original List Price of \$2,650,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Cap Rate: 0
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Master Bedroom, Living Room
- Floor: Laminate
- Appliances: Counter Top, Gas Oven, Dishwasher, Range
- Other Interior Features: Storage

Exterior

- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$50
- Cable TV:
- Gardener:
- Licenses: 0
- Insurance: \$200
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$400
- Other Expense: \$150
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$2,650	\$0
2:	1	2	2		Unfurnished	\$0	\$2,550	\$0
3:	1	2	2		Unfurnished	\$0	\$2,700	\$0
4:	1	2	2		Unfurnished	\$0	\$2,650	\$0
5:	1	2	2		Unfurnished	\$0	\$2,750	\$0
6:	0	0	0			\$0	\$0	\$0
7:	0	0	0			\$0	\$0	\$0
8:	0	0	0			\$0	\$0	\$0
9:	0	0	0			\$0	\$0	\$0
10:	0	0	0			\$0	\$0	\$0
11:	0	0	0			\$0	\$0	\$0
12:	0	0	0			\$0	\$0	\$0
13:	0	0	0			\$0	\$0	\$0

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale
- 635 - La Crescenta/Glendale Montrose & Annex area
- Los Angeles County
- Parcel # 5610008028

Michael Lembeck

Re/Max Property Connection

3/28/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: 320004442

Printed: 03/28/2021 7:00:29 PM

Closed •

List / Sold:
\$2,550,000/\$2,260,000 ↓

91 days on the market

Listing ID: 20666196

460 S Manhattan Pl • Los Angeles 90020
5 units • **\$510,000/unit** • **8,657 sqft** • **8,602 sqft lot** • **\$261.06/sqft** •
Built in 1923
West of Western Ave, South of 3rd Street



We are proud to present this value-add opportunity in Koreatown. The 5-unit building is located on a hard corner on Manhattan Place just west of Western Avenue and south of 3rd Street. The Letter of Determination is approved for a 30-unit site featuring 7 affordable units on the LAR4 zoned lot. That breaks down to \$90,000 per buildable unit.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$2,550,000
- 1 Buildings
- Heating: Central

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01217537
 - 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	\$983	\$983	\$2,000
2:	1	1	1		Unfurnished	\$877	\$877	\$2,000
3:	1	1	1		Unfurnished	\$786	\$786	\$2,000
4:	1	1	1		Unfurnished	\$1,408	\$1,408	\$2,000
5:	1	1	1		Unfurnished	\$1,123	\$1,123	\$2,000
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
- HPK - Hancock Park area
 - Los Angeles County
 - Parcel # 5503015011

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

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

List / Sold:

Closed**\$2,550,000/\$2,500,000** ↓

10 days on the market

Listing ID: 21676410

2014 Carnegie Ln • Redondo Beach 90278**6 units • \$425,000/unit • 5,180 sqft • 7,510 sqft lot • \$482.63/sqft • Built in 1964****South of Artesia Blvd, North of Grant Ave, East of Artesia Blvd, West of Inglewood Ave**

Well Maintained 6 Unit Building with 3 Br, 2.5 Ba Townhouse with fireplace, plus 5- 2 Br, 1.5 Ba apartments. Upgraded with newer windows and doors, Newer roof, Newer Main sewer line, Copper Plumbing. Each unit has separate water heaters and laundry hookups. 3 units have decks. All units have Italian tile floors and tile counter tops in kitchen and baths. Units 3 and 6 have dishwashers. Also, separate Laundry room with it's own water heater. 3-2 car garages. Building was converted from all electric to gas. Rents haven't been raised in 2020. Room for increases. Located in fantastic North Redondo neighborhood 2.5 miles to beach, close to restaurants, shopping, parks, transportation. Stated Expenses are Actual, maintenance expense is low due to "Hands on" landlord. Pride of ownership building. Do not disturb tenants.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$2,550,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Radiant
- Laundry: In Garage, Community
- \$154020 Gross Scheduled Income
- \$125930 Net Operating Income
- 6 electric meters available
- 4 gas meters available

Interior

- Floor: Wood, Carpet, Tile
- Appliances: Dishwasher, Disposal

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,090
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,428
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,473
- Maintenance: \$10,211
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,694
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,696	\$2,696	\$3,500
2:	1	2	1		Unfurnished	\$1,958	\$1,958	\$2,500
3:	1	2	1		Unfurnished	\$1,936	\$1,936	\$2,500
4:	1	2	1		Unfurnished	\$2,195	\$2,195	\$2,500
5:	1	2	1		Unfurnished	\$2,055	\$2,055	\$2,500
6:	1	2	1		Unfurnished	\$1,995	\$1,995	\$2,500
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 6
- Gas Meters: 4
- Water Meters:
- Carpet: 6
- Dishwasher: 2
- Disposal: 6
- Drapes:
- Patio: 3
- Ranges: 6
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4156010005

3/28/2021

Matrix

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21676410

Printed: 03/28/2021 7:00:29 PM

List / Sold:

Closed**\$2,550,000/\$2,520,000 ↓****10 days on the market****1923 Vanderbilt Ln • Redondo Beach 90278****6 units • \$425,000/unit • 5,355 sqft • 7,509 sqft lot • \$470.59/sqft •****Built in 1970****Listing ID: 21676938****South of Artesia Blvd, North of Grant Ave, West of Inglewood Blvd, East of Aviation Blvd.**

Well Maintained 6 Unit Building with 1-2Br, 2Ba; 4-2Br, 1Ba; 1-1Br, 1Ba. Each unit has dishwasher & stove, newer windows and doors, central heat, laundry hookups in private garages plus common laundry room. 3 Units have balconies. The 2 bedrooms have 1 car garage, 1br has a parking pad. The first floor units have hardwood floors. All units have new Italian tile floors in kitchens and baths with tile countertops. There is detached a 4 car garage that owner uses for storage; can be rented separately. Property has copper plumbing, new sewer line, newer roof, recently painted. Gated building. Central water heater. Rents haven't been raised in 2020. Room for increases. Corner lot located in fantastic North Redondo neighborhood, 2.5 miles to beach, close to restaurants, shopping, parks, transportation. Stated Expenses are Actual expenses but maintenance expense is low due to "Hands On" landlord. Do not disturb tenants.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$2,550,000
- 2 Buildings
- Levels: Two
- 9 Total parking spaces
- Heating: Central
- Laundry: In Garage, Community
- \$153588 Gross Scheduled Income
- \$119383 Net Operating Income
- 6 electric meters available
- 6 gas meters available

Interior

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

Exterior

- Lot Features: Rectangular Lot
- Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$34,205
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,510
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,510
- Maintenance: \$13,585
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,471
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,080	\$2,080	\$2,200
2:	1	2	2		Unfurnished	\$2,368	\$2,368	\$2,400
3:	1	2	2		Unfurnished	\$1,985	\$1,985	\$2,200
4:	1	2	2		Unfurnished	\$2,163	\$2,163	\$2,200
5:	1	2	2		Unfurnished	\$2,200	\$2,200	\$2,200
6:	1	1	1		Unfurnished	\$1,785	\$1,785	\$2,000
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters:
- Carpet: 6
- Dishwasher: 6
- Disposal: 6
- Drapes:
- Patio: 2
- Ranges: 6
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 152 - N Redondo Bch/Villas South area
- Los Angeles County

3/28/2021

Matrix

- Parcel # 4156003017

Michael Lembeck
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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:](#) 21676938

Printed: 03/28/2021 7:00:29 PM

List / Sold:

Closed**\$1,998,000/\$1,800,000** ↓

74 days on the market

Listing ID: AR20229525

2529 Sichel St • Los Angeles 90031**6 units • \$333,000/unit • 6,120 sqft • 11,689 sqft lot • \$294.12/sqft • Built in 2004****southwest corner of Sichel St. and Ave. 26th**

We are pleased to present the opportunity to acquire 2529 Sichel, a newer 6 unit apartment complex located in the heart of Lincoln Heights. This property was built in 2004 and offers 6,120 sq ft of rentable space situated on a 11,689 sq ft parcel. This 6 unit building offers a desirable mix of: two - large 4 bed | 2 bath units, three - 2 bed | 1 bath units and one 2 bed | 2 bath unit. Good long term tenants are in place and are below market rents. Each unit is separately metered for gas and electric and has its own water heater. Property offer tenants on-site laundry facilities and gated parking. High walkability, just steps from shops, restaurants, schools, library and more. The subject property is conveniently located within close proximity to the 10, 5, and 110 fwy and minutes away from Pasadena, Downtown Los Angeles, Glendale and Hollywood. 2529 Sichel is a great opportunity that will be appealing to an array of buyers including an owner/user, investor or anyone in a 1031 exchange looking for a well located asset in good condition with substantial upside in rents.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$1,998,000
- 1 Buildings
- 12 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area, Dryer Included, Individual Room, Washer Included
- \$99120 Gross Scheduled Income
- \$84680 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Corner Lot, Front Yard, Garden, Level with Street, Lot 10000-19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,440
- Electric: \$4,800.00
- Gas: \$420
- Furniture Replacement:
- Trash: \$2,520
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$1,680	\$1,680	\$2,700
2:	1	4	2	0	Unfurnished	\$1,450	\$1,450	\$2,700
3:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$2,000
4:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$2,000
5:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$2,000
6:	1	2	2	0	Unfurnished	\$1,150	\$1,150	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5204014002

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: AR20229525

Printed: 03/28/2021 7:00:29 PM

List / Sold:

Closed •**\$3,650,000/\$3,300,000 ↓****830 days on the market****Listing ID: SB18289610****363 Virginia St • El Segundo 90245****7 units • \$521,429/unit • 6,116 sqft • 7,152 sqft lot • \$539.57/sqft • Built in 1969****North of Grand Avenue at Holly**

NEW PRICE...BEST MULTI-RESIDENTIAL VALUE IN EL SEGUNDO!! SITUATED ON HIGH GROUND ON ONE OF THE BEST MULTI-RESIDENTIAL BLOCKS, THIS UNSURPASSED CORNER LOCATION IS ADJACENT TO ONE OF THE MOST SOUGHT-AFTER RESIDENTIAL NEIGHBORHOODS IN THE CITY. JUST 3 BLOCKS AND A 5 MINUTE WALK TO DOWNTOWN STORES, SHOPS AND RESTAURANTS AND A 10 MINUTE BIKE RIDE TO THE BEACH. CONVENIENT ACCESS TO LAX, DOWNTOWN LOS ANGELES AND THE WESTSIDE. EAST BLDG: 2 LEVELS; FIVE 2-BED, 1-BA SINGLE LEVEL APTS, 4 OPEN GARAGES, 4 OFF-STREET PKG SPACES. WEST BLDG: TWO 2-BED, 1-BA TOWNHOME STYLE APTS, 4 OPEN GARAGES, 1 STORAGE AREA. RENTS ARE LOW. SOME APARTMENTS HAVE DEFERRED MAINTENANCE AND REPAIR. LEGACY REAL ESTATE INVESTMENT ~ OFFERED FOR SALE FOR THE FIRST TIME IN 31 YEARS. CALL LISTING AGENT FOR ADDITIONAL INFORMATION.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$4,695,000
- 2 Buildings
- Levels: Two
- 11 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- Laundry: Community, Individual Room
- \$117120 Gross Scheduled Income
- \$76996 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$40,154
- Electric: \$491.00
- Gas:
- Furniture Replacement:
- Trash: \$4,395
- Cable TV: 02002741
- Gardener:
- Licenses: 98
- Insurance: \$3,026
- Maintenance: \$1,782
- Workman's Comp:
- Professional Management: 6720
- Water/Sewer: \$2,673
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,375	\$1,375	\$2,795
2:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$2,795
3:	1	2	1	2	Unfurnished	\$1,300	\$1,300	\$2,995
4:	1	2	1	2	Unfurnished	\$1,350	\$1,350	\$2,895
5:	1	2	1	2	Unfurnished	\$1,435	\$1,435	\$2,895
6:	1	2	1	1	Unfurnished	\$1,425	\$1,425	\$2,950
7:	1	2	1	1	Unfurnished	\$1,425	\$1,425	\$2,950

Of Units With:

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

Additional Information

- Standard sale
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4136018041

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: SB18289610

Printed: 03/28/2021 7:00:29 PM

Closed •

List / Sold:

\$2,000,000/\$1,970,000 ↓

43 days on the market

Listing ID: 20670412

14837 Erwin St • Van Nuys 91411
8 units • \$250,000/unit • 5,401 sqft • 7,505 sqft lot • \$364.75/sqft •
Built in 1989

A Few Doors away From Kester Avenue, South of Burbank Blvd



Property is located a few doors away from Kester Avenue, across the street from Brand New Multi-Million Dollar Condominiums. Six (6) out of 8 units fully remodeled with the highest quality appliances and craftsmanship, New drain lines, new sewer lines, copper plumbing throughout, new gutters. Four brand new central heating and air conditioning units recently installed. Built in 1989 and subject to State Rent Control of 5% increase plus CPI increase. No Earthquake Retrofit Required. One of the best values in todays market.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$2,150,000
- 1 Buildings
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Combination
- \$103427 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$51,511
- 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:	8	1	1		Unfurnished	\$1,619	\$12,950	\$14,000
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 2241009018

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,960,000/\$1,900,000 ↓****97 days on the market****Listing ID: PW20236759****1734 W 105th St • Los Angeles 90047****8 units • \$245,000/unit • 7,555 sqft • 8,588 sqft lot • \$251.49/sqft • Built in 1961****W 105th Street & Denker Avenue**

10.35 GRM Market - 12.44 GRM Current, Only \$259 Per Foot, Located in Opportunity Zone, Very Well-Maintained Units, 7/8 Units Large Two-Story Townhome Floorplans, Purchase with Under 30% Down Payment, +/- 20% Upside in rents, Onsite Laundry and Ample Parking, 100% Collections, Potential to add up to 4 Additional Units per AB 68. Contact Agent for Marketing Package

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$2,000,000
- 1 Buildings
- 16 Total parking spaces
- Laundry: Community
- Cap Rate: 5.09
- \$157596 Gross Scheduled Income
- \$99775 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$53,825
- Electric: \$1,612.00
- Gas: \$1,612
- Furniture Replacement:
- Trash: \$1,611
- Cable TV: 01297191
- Gardener:
- Licenses:
- Insurance: \$3,022
- Maintenance: \$4,400
- Workman's Comp:
- Professional Management: 7880
- Water/Sewer: \$1,611
- Other Expense: \$3,964
- Other Expense Description: Other

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$1,303	\$1,303	\$1,369
2:	7	2	1	0	Unfurnished	\$1,690	\$11,830	\$14,406

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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6059011010

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:

\$1,960,000/\$1,670,000 ↓

0 days on the market

3934 Gibraltar Ave • Los Angeles 90008
9 units • \$217,778/unit • 8,748 sqft • 8,236 sqft lot • \$190.90/sqft •
Built in 1958

Listing ID: OC21018108

Take I-10 to exit 8, La Brea Ave/La Brea Ave North, turn L onto S La Brea, L on Coliseum St, R on Stevely Ave, R on August St, continuing onto Gibraltar 305 feet up the road on left



RARE investment opportunity to own a Great 9 unit MID-CENTURY MODERN apartment building nestled in Baldwin Village, with a EXCEPTIONAL LOCATION! Garden Style Units with welcoming Courtyard Setting. Perfectly sited just 3 Apartments from Jim Gilliam Park & Recreation Center, with Tennis, Sports Courts, Rec Center... Hiking to Kenneth Hahn View Point, & Golf Course. Near a redevelopment project in negotiations at Crenshaw Plaza Mall & plans for 1.2 million sf of new housing (900+ apt & condos), hotel, 10-story office building & a walk-able "Retail Village." New Metropolitan Transportation Authority Station & Kaiser Medical Center, bringing high paying jobs to the area. Large Units! The property features (5) 2/2 units, (2) 2/1 Units and (2) 1/1 units, each individually metered for electricity & gas. Rent control area, community coined laundry room facility, courtyard setting, 5 covered parking per Permits, 7 covered parking spaces per lined spaces. PM States GSI: \$11,648.28, Monthly Laundry, Parking and other Income have Averaged over time: \$225.50/month, Annual GSI: \$139,779.38, Great Value at \$217,777/door! 4515 Santo Tomas Drive, with similar location Sold at \$232,400/door in 2018! The investment community is saying that with the right Capex, Re-positioned properties are running \$2.50+/SQ FT Presenting the potential for pro-forma GSI of \$262,440 & pro-forma NOI of \$202,954, using COSTAR Market operating expense averages of \$6.80 sf. Upside potential in excess of 53.2%.

Facts & Features

- Sold On 03/25/2021
- Original List Price of \$1,960,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: See Remarks
- Heating: Wall Furnace
- Laundry: Common Area, Community
- Cap Rate: 4.25
- \$136427 Gross Scheduled Income
- \$76941 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

- Rooms: Library
- Floor: See Remarks

Exterior

- Lot Features: Close to Clubhouse, Front Yard, Garden, Landscaped, Lawn, Lot 6500-9999, Rectangular Lot, Level, Park Nearby, Sprinkler System
- Fencing: Barbed Wire, Masonry, Wood
- Sewer: Public Sewer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$59,486
- Electric: \$1,353.00
- Gas: \$3,606
- Furniture Replacement: \$0
- Trash: \$5,539
- Cable TV: 01885470
- Gardener:
- Licenses:
- Insurance: \$3,600
- Maintenance:
- Workman's Comp:
- Professional Management: 5233
- Water/Sewer: \$3,951
- Other Expense:
- Other Expense Description: \$6.80/ft

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	2	5	Unfurnished	\$82,388	\$85,269	\$160,453
2:	2	2	1	1	Unfurnished	\$34,012	\$34,012	\$55,434
3:	2	1	1	1	Unfurnished	\$23,714	\$23,714	\$49,380

Of Units With:

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

Additional Information

- Trust sale
- PHHT - Park Hills Heights area
- Rent Controlled
- Los Angeles County

- Parcel # 5030003006

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:](#) OC21018108

Printed: 03/28/2021 7:00:30 PM

List / Sold:

Closed •**\$3,895,000/\$3,775,000** ↓

48 days on the market

Listing ID: 20670862

1320 Armacost Ave • Los Angeles 90025**9 units** • **\$432,778/unit** • **7,007 sqft** • **7,850 sqft lot** • **\$538.75/sqft** •
Built in 1970**From 405 N Take Wilshire Blvd West exit. Turn right on Wilshire and right again on Armacost. From the south take the Santa Monica Blvd exit from 405. Turn right on Armacost ave.**

Low-rise, walk-up apartment building adjacent to Brentwood with 32.4% rental upside. Owned by the same family for 23 years, it has been meticulously well-maintained with copper plumbing through out. Opportunity to add significant value through strategic renovations to the unit interiors, common areas, facade, and landscaping. All units feature spacious attached balconies or patios. Fully occupied with 100% collections. Highly walkable location in West Los Angeles, one of the metros most stable and desirable multifamily neighborhoods. One block to Wilshire and a 5 minute walk to San Vicente and Santa Monica boulevards, all lined with an abundance of restaurants, bars, and retail shops. Steps to affluent Brentwood submarket, a charming Westside enclave boasting one of the highest-income levels in the state. Convenient proximity to the major employment hubs in Santa Monica, Venice, Culver City, Beverly Hills and Century City.

Facts & Features

- Sold On 03/24/2021
- Original List Price of \$3,895,000
- 1 Buildings
- Heating: Central
- \$136551 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior**Annual Expenses**

- Total Operating Expense: \$81,173
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01908231
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,350	\$1,350	\$1,350
2:	4	1	1		Unfurnished	\$1,931	\$7,722	\$7,722
3:	3	2	2		Unfurnished	\$2,345	\$7,032	\$7,032
4:	1	3	2		Unfurnished	\$2,513	\$2,513	\$2,513
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4263023024

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

3/28/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 20670862

Printed: 03/28/2021 7:00:30 PM

List / Sold:

Closed**\$4,285,000/\$4,250,000 ↓**

94 days on the market

1628 South Huntington Dr. • South Pasadena 91030**10 units • \$428,500/unit • 11,648 sqft • 17,528 sqft lot • \$364.87/sqft • Built in 1963****Listing ID: WS20167439****Cross Streets: Fair Oak ave.**

10 Units in Highly Desirable South Pasadena !!! The Property consists two Identical buildings with excellent units Mix of 8 of 2-bedroom /2 bath and 2 of 3-bedroom /2 bath. All the units are spacious with various upgraded include laminated flooring ,upgraded kitchen ,bath (in some units) and patio or balconies. There are central A/C , water softener , two assigned parking space and laundry facility in complex . The average unit size is 1100+ sqft. PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS .

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$4,285,000
- 2 Buildings
- Levels: Two
- 20 Total parking spaces
- Laundry: Individual Room
- \$253200 Gross Scheduled Income
- \$164306 Net Operating Income
- 11 electric meters available
- 10 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$81,298
- Electric: \$1,560.00
- Gas:
- Furniture Replacement:
- Trash: \$3,300
- Cable TV: 01983717
- Gardener:
- Licenses: 250
- Insurance: \$3,300
- Maintenance: \$6,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$10,200
- Other Expense: \$1,248
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	2	0	Unfurnished	\$2,000	\$10,000	\$2,300
2:	3	2	2	0	Unfurnished	\$2,300	\$6,900	\$2,300
3:	1	3	2	0	Unfurnished	\$2,150	\$2,150	\$2,750
4:	1	3	2	0	Unfurnished	\$2,650	\$2,650	\$2,750

Of Units With:

- Separate Electric: 11
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher: 9
- Disposal: 8
- Drapes:
- Patio: 5
- Ranges: 10
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 658 - So. Pasadena area
- Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$2,200,000/\$1,905,000 ↓**

15 days on the market

Listing ID: 21690002

6150 E Olympic Blvd • Los Angeles 90022**12 units • \$183,333/unit • 7,956 sqft • 10,517 sqft lot • \$239.44/sqft • Built in 1962****Excellent location situated in Prime East Los Angeles Neighborhood. Sitting on East Olympic Blvd between South Hendricks Ave and Hanover Ave. Nearest major cross streets are Whittier Blvd and South Atlantic Blvd. Situated West of Garfield Ave.**

We are pleased to present for sale 12 units in a Prime East Los Angeles Neighborhood, Montebello Adjacent. This is the first time the property has been offered for sale in 18 years! Excellent unit mix of spacious 1 and 2 bedroom units. Rents are currently well below market level and have about +/- 83% in Rental Upside Potential. Tenants enjoy the convenience of Secured Entry, Pool, Laundry Room and On-Site Garage Parking. The property is Separately Metered for Gas & Electricity. Situated East of Garfield Avenue, a Short Commute to Downtown Los Angeles and Convenient Access to the 5, 710 & 60 Freeways.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$2,200,000
- 1 Buildings
- 11 Total parking spaces
- \$55880 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$64,885
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1		Unfurnished	\$906	\$3,625	\$7,000
2:	8	1	1		Unfurnished	\$818	\$6,550	\$11,600
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 # 6338011019

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: 21690002

Printed: 03/28/2021 7:00:30 PM

List / Sold:

Closed**\$4,250,000/\$4,055,000 ↓****157 days on the market****Listing ID: 20636062****12707 Mitchell Ave • Los Angeles 90066****13 units • \$326,923/unit • 11,356 sqft • 9,847 sqft lot • \$357.08/sqft • Built in 1969****North of Washington Pl., East of Beethoven, West of Centinela in Mar Vista**

13-unit (12+B/GR) Multifamily Income Property currently generating strong income for the popular westside Los Angeles neighborhood of Mar Vista. Significant to investors, is the ultra-low area price of \$374/SF & \$327K/Unit. Currently the income property earns in excess of \$282k annually, with an NOI of over \$166k, the GRM is 15.04, and the In-place Cap rate is 3.92%. Twin Tower attracts quality tenants in a top rental pocket, with an excellent track record of low vacancy. Located between popular Culver City, home to large new Apple and Amazon developments, and Silicon Beach which has attracted an estimated 500 tech companies, ranging from startups to established tech giants. Major technology companies that have opened offices in the region include Google, Facebook, Amazon, Apple, Netflix, Yahoo!, YouTube, Nike, BuzzFeed, Electronic Arts & Sony. Only one side requires tuck under seismic retrofit, \$33K bid.

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$4,250,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- \$166648 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$107,438
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,049	\$1,049	\$1,800
2:	9	1	1		Unfurnished	\$1,614	\$14,530	\$2,150
3:	3	2	2		Unfurnished	\$2,605	\$7,815	\$2,695
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
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4236019034

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 20636062

Printed: 03/28/2021 7:00:30 PM

List / Sold:

Closed •**\$5,250,000/\$4,970,000 ↓****7 days on the market****Listing ID: 21679590****1534 S Shenandoah St • Los Angeles 90035****16 units • \$328,125/unit • 13,126 sqft • 13,003 sqft lot • \$378.64/sqft • Built in 1964****Shenandoah at Cashio**

For sale is an incredible multifamily asset at 1534 S Shenandoah St in the coveted Westside enclave of Beverlywood at just \$328,125 per unit! 1534 S Shenandoah sits just a block and a half east of Robertson Blvd and two blocks south of Pico Blvd, both of which are glittered with restaurant and retail hotspots. With a Walkscore of 91, Shenandoah is truly a walkers paradise. Built in 1964, the property features a secured lobby opening to a beautiful central courtyard. There is on-site parking for 25 cars and an on-site laundry facility. The unit mix includes (11) 1-bed, 1-bath units and (5) 2-bed, 2-bath units. There are also 3 vacant units allowing a buyer to immediately renovate and capture significant rental upside. Overall, current rents hover significantly below market providing the astute investor with a long-term blueprint to add value and increase income.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$5,250,000
- 1 Buildings
- Heating: Wall Furnace
- \$195118 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$92,726
- 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:	5	2	2		Unfurnished	\$1,720	\$8,598	\$2,750
2:	11	1	1		Unfurnished	\$1,455	\$16,002	\$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
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4303012041

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: 21679590

Printed: 03/28/2021 7:00:30 PM

List / Sold:

Closed •**\$2,310,716/\$2,200,444 ↓**

20 days on the market

Listing ID: 20665816

3939 Nicolet Ave • Los Angeles 90008**23 units** • **\$100,466/unit** • **22,682 sqft** • **21,158 sqft lot** • **\$97.01/sqft** •
Built in 1957**East of La Brea Avenue, South of Coliseum Street**

Court is set. The list price is the minimum acceptable bid price. Agents please see private remarks for additional information. 23-unit apartment building with soft story retrofit completed. Unit mix is 13 - 2 bedrooms/2 bathrooms, 9 - 1 bedrooms/1 bathrooms and 1 single with 1 bathroom. Building square footage is 22,682 situated on a 21,158 square foot lot. Located in the Baldwin Village neighborhood of South Los Angeles. Probate sale, court confirmation is required.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$3,350,000
- 2 Buildings
- \$222360 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$136,680
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	2	24		Unfurnished	\$17,701	\$17,701	\$17,701
2:	9	1	9		Unfurnished	\$9,969	\$9,969	\$9,969
3:	1	0	1		Unfurnished	\$900	\$900	\$900
4:	1	2	2		Unfurnished	\$0	\$0	\$1,350
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5030007017

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:

\$2,310,716/\$2,200,444 ↓

20 days on the market

Listing ID: 20665748

3933 Nicolet Ave • Los Angeles 90008
23 units • \$100,466/unit • 22,682 sqft • 21,158 sqft lot • \$97.01/sqft •
Built in 1957
East of S. La Brea Ave, South of Coliseum Street



Court is set. The list price is the minimum acceptable bid price. Agents please see private remarks for additional information. 23-unit apartment building with soft story retrofit completed. Unit mix is 13 - 2 bedrooms/2 bathrooms, 9 - 1 bedrooms/1 bathrooms and 1 single with 1 bathroom. Building square footage is 22,682 situated on a 21,158 square foot lot. Located in the Baldwin Village neighborhood of South Los Angeles. Probate sale, court confirmation is required.

Facts & Features

- Sold On 03/23/2021
- Original List Price of \$3,350,000
- 2 Buildings
- \$222360 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$136,680
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	2	24		Unfurnished	\$17,701	\$17,701	\$17,701
2:	9	1	9		Unfurnished	\$9,969	\$9,969	\$9,969
3:	1	0	1		Unfurnished	\$900	\$900	\$900
4:	1	2	2		Unfurnished	\$0	\$0	\$1,350
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5030007016

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$11,600,000/\$10,150,000 ↓****180 days on the market****618 W Route 66 • Glendora 91740****76 units • \$152,632/unit • 43,486 sqft • 63,095 sqft lot • \$233.41/sqft •****Built in 1962****Listing ID: CV20170848****West of Grand Ave**

PRICE JUST REDUCED \$600,000. We are proud to present for sale 618 and 620 West Route 66 Glendora, CA. Royal Palms Apartments and Professional Building is a mixed-use investment opportunity comprised of 48 apartment units and 28 commercial suites. Royal Palms Apts is comprised of two-2 story buildings and consists of 24-studio/one bathroom units, 23-one bedroom/one bathroom units and 1-two bedroom/one bathroom unit. Approximately 50% of the apartments have been updated to feature laminate plank flooring, formica countertops and ceiling fans. The studio/one bathroom floorplans feature walk-in closets and are equipped with a gas stove/oven and a refrigerator. The one bedroom/one bathroom floorplans are spacious and feature his and her closets with a center vanity and are equipped with a gas stove/oven. The property features a secured entrance, 42 tuck-under parking spaces with storage units, two laundry rooms, four central water heaters and a swimming pool. The buildings have had recent improvements to include two new roofs in 2019, new exterior unit doors, a replastered swimming pool and pump. Royal Palms Professional Building is a two-story building that consists of 28 office/retail suites ranging from 293 sqft to 1,180 sqft and features 38 surface parking spaces. The property is situated with 225 feet of street frontage on Route 66 with 2 curbs cut outs. The building also features central air conditioning and heat, four common area restrooms and was re-roofed in 2017.

Facts & Features

- Sold On 03/22/2021
- Original List Price of \$12,200,000
- 3 Buildings
- Levels: Two
- 80 Total parking spaces
- Laundry: Common Area
- Cap Rate: 5.05
- \$979552 Gross Scheduled Income
- \$585686 Net Operating Income
- 49 electric meters available
- 49 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Lot Over 40000 Sqft, Over 40 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$354,725
- Electric: \$25,526.00
- Gas: \$6,996
- Furniture Replacement:
- Trash: \$18,100
- Cable TV:
- Gardener:
- Licenses: 4209
- Insurance: \$20,312
- Maintenance: \$51,386
- Workman's Comp:
- Professional Management: 62820
- Water/Sewer: \$9,595
- Other Expense: \$5,940
- Other Expense Description: Janitor

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	24	0	1	0	Unfurnished	\$1,169	\$28,050	\$1,295
2:	23	1	1	0	Unfurnished	\$1,240	\$28,510	\$1,595
3:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$1,750
4:	28	0	0	0	Unfurnished	\$772	\$21,628	\$929

Of Units With:

- Separate Electric: 49
- Gas Meters: 49
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 629 - Glendora area
- Los Angeles County
- Parcel # 8633005015

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: CV20170848

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